



Bay Farm Elementary School

200 Aughinbaugh Way

School Data

Date School Opened:	1991
2013 - 2014 School Year Enrollment:	561
Standard Classrooms:	16
Modular Classrooms:	0
Portable Classrooms:	10
Classrooms Used for Other Programs:	5
Building Area:	30,800 sq. ft.
Site Area:	8.0 acres

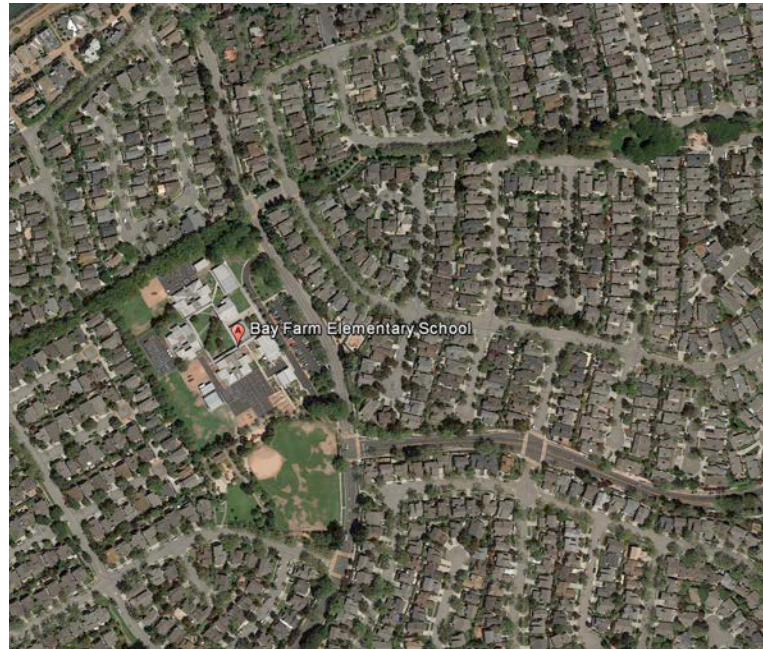
Bay Farm Elementary School - Background Information

Bay Farm Elementary School was built in 1991 and is one of the District's newer facilities, which was constructed as part of the Bay Farm Development.

It is constructed on concrete pad foundations with one story wood frame, cement plastered walls, and standing seam metal roofing. The campus was modernized in 2004 using Measure C funds, but only included exterior painting, and repaving of the parking lot and access road. Since 2004, there have been a total of ten portable classrooms placed at this facility. A new roof was installed in 2013.

This campus includes a multi-purpose room with a cafeteria, administration building, media center/library, three classroom clusters with sixteen classrooms, and ten portable classroom buildings.

Bay Farm currently serves 561 (K-7) students for the 2013-2014 school year. Beginning in 2014-2015 it will add 8th graders to the campus, increasing the enrollment by approximately 48 students.



Bay Farm Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Secure perimeter fencing is lacking
- Ground subsidence affects throughout site
- Site paving not compliant with accessibility code requirement for slope, cross slope, and obstructions and trip hazards
- Playground pavement is deteriorating and in need of sealing and re-stripping
- Irrigation water supply needs to be separated from domestic supply
- Windows in classroom wings are leaking
- Exterior doors show wear and damage
- Site has no trash enclosure
- Flooring throughout campus is near the end of its useful life
- Interior walls and ceilings need repair or refurbishment
- Ball field drainage is poor

Educational Program Needs

- New classrooms for 8th grade students who will be added to the campus 2014-2015
- A larger multi-purpose building with stage, storage, warming kitchen, toilet rooms, music classroom
- Kindergarten classrooms need to be located adjacent to each other with dedicated toilet rooms
- Replace portable buildings at end of service life
- Science lab space
- Additional administration space for meetings and offices
- Media center space to accommodate a proper computer lab, meeting and breakout spaces

Unique Opportunities

- K-8 campus
- Existing pod design of classroom buildings lends well to breakout and outdoor learning spaces

Alameda Unified School District Facilities Master Plan








Bay Farm Elementary School - Master Plan Summary

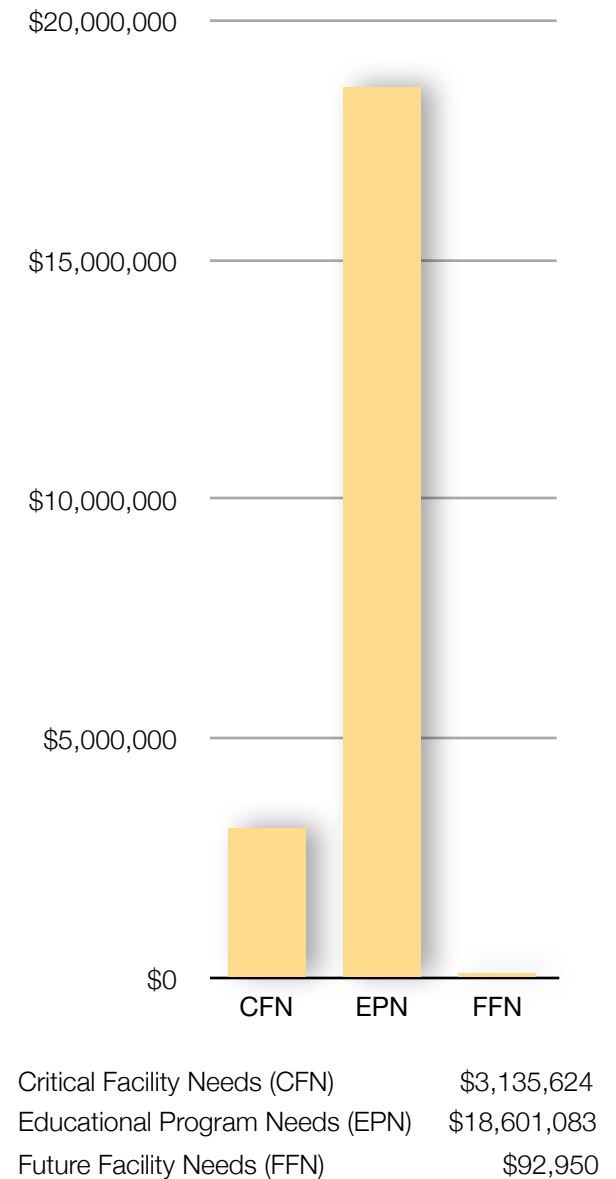
Master Plan Features

- Provide a new classroom building to house six 6th-8th grade classrooms.
- Demolish undersized multi-purpose room building and replace with properly sized multi-purpose room building including music classroom and all necessary amenities.
- Add one new science classroom in the 300 wing.
- Reconfigure the 100 wing to house three kindergarten classrooms.
- Relocate grade level play areas to be close to same grade classrooms.
- Provide a new building to house the learning center and the daycare.
- Reconfigure classroom wings in order to expand breakout spaces.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Extension of perimeter and secondary fencing, improve site lighting, provide a clear and obvious primary campus entrance at administration with visual connection, and improve parking and vehicular circulation.
	Accessibility	Extensive repair or replacement of walkways, ramps and door thresholds
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Flexible science lab classroom
	Facilities Infrastructure	Provide a campus energy-management system, replace existing original heating system equipment, and improve site drainage, provide more meeting and breakout space.

Improvements by Category



Bay Farm Elementary 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)

- Perimeter fencing for site safety
- Revised parking for improved safety during drop-off and pick-up
- Site walkways that are not ADA compliant
- Pedestrian safety and campus drop-off
- Parking improvements to allow safe path of travel

Educational Program Needs (EPN)

- New 6th-8th grade classroom building
- Improve field and site drainage
- Multi-purpose room expansion including music classroom and stage
- New learning center building
- New science lab
- Expanded breakout spaces
- Media/library addition after science lab
- Expanded administration building
- New daycare building to remove daycare from multi-purpose room

Future Facility Needs (FFN)

- Playground reconfiguration for basketball striping and expanded blacktop
- Classroom reconfiguration for inner connectivity between classrooms



BAY FARM ELEMENTARY SCHOOL SITE PLAN

Bay Farm Elementary 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	Ground subsidence affects throughout site. Geotechnical Report with extensive soil boring and testing by a consultant well versed in bay fill projects, is a required prerequisite to any work to remedy the subsidence issue. 100% Soft Cost.	1	LS	\$62,308	\$18,692	\$81,000
CFN	FA	The main covered walkway leading from the drop-off loop into the campus adjoining the multi-purpose building has settled resulting in a 16% slope on the portion of the walkway leading from the covered walk to the main doors of the building, with no ADA level landing outside the doors. Remove the existing concrete walk under the covered walkway, add 8" of lightweight aggregate to raise the grade and construct new concrete walkway to building floor level. This will require that the drop-off loop end of the walkway be reconstructed as a ramp, with handrails, to gain the additional elevation. It must also be determined if there is sufficient vertical clearance to the structural members of the covered walkway to accommodate the 8" rise in walkway surface grades.	1,808	SF	38.0	\$20,611	\$89,315
CFN	FA	The ADA unloading zone at the front of the school has no curb-ramp, and is signed to resemble accessible parking stalls. Remove signage, install ADA complaint curb cut.	256	SF	27.0	\$2,074	\$8,986

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	<p>The sidewalk at the multi-purpose building along the drop-off loop, has a five-foot wide area adjoining the curb that is at 2% cross slope, but obstructed with tree wells. The adjoining five-foot width of walk, extending up to the building, has slopes substantially in excess of 2% due to settlement of the site. This condition results in a noncompliant path of travel along this side of the school.</p> <p>Remove trees and tree wells adjoining curb, and fill in with concrete to create accessible path along curb.</p>	16	EA	550.0	\$2,640	\$11,440
CFN	FA	<p>The pedestrian ramps on both sides of drop-off loop have slopes exceeding 1:12, and no bands of truncated domes.</p> <p>Demolish and rebuild ramps and adjoining length of other flatwork to reduce ramp slope to 1:12 max, with 2% max level landing at top of ramp. Install a three-foot band of truncated domes at bottom of each ramp.</p>	128	SF	22.0	\$845	\$3,661
CFN	FA	<p>The existing paving stones leading from the covered walkway to the eating area have settled significantly along the north and east sides, precluding compliant access to this area.</p> <p>Remove pavers along east side. Replace with lightweight concrete walk sloping up at 5% max from covered walkway to concrete slab level. Leave pavers in place along north face.</p>	700	SF	13.0	\$2,730	\$11,830
CFN	FA	<p>The combination of tightly and widely spaced pavers leading to a required accessible entrance to multi-purpose room. Where there are widely spaced pavers, they do not create an accessible surface. Where they are tightly spaced closer to the building, they have settled, eliminating the required 2% level landing at the door.</p> <p>Recommended Remedy: Remove wide expanse/length of pavers, and replace with five-foot wide sidewalk from circulation path to building entrances.</p>	2,200	SF	18.0	\$11,880	\$51,480

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	As a result of settlement over time, there is no level landing at the south doors from this building to the paved play courts. Remove existing concrete in north/south and east/west directions. Provide new concrete walks with flat five-foot wide landing at doors, then 5% maximum slope towards paved play courts. Replace concrete at drinking fountains with 2% maximum slope. Provide curb at transition to paved play courts.	1,956	SF	27.0	\$15,844	\$68,656
CFN	FA	Pavers have settled so that there is no level landing at exit door. Remove band of pavers between building and asphalt; replace with level concrete landing at door, and slopes concrete walkway along building down to asphalt grade.	5,100	SF	18.0	\$27,540	\$119,340
CFN	FA	No ADA ramp into one play equipment yards with "chip" cushion. Add ADA ramps and rubberized cushion on new asphalt base.	4,000	SF	11.0	\$13,200	\$57,200
CFN	FA	There is a two-inch drop from finished floor to finished grade at threshold. Remove sufficient quantity of pavers to allow for installation of level concrete landing at doors, and 5% max slope on walk down to adjoining pavement.	1,020	SF	18.0	\$5,508	\$23,868
CFN	FA	Vertically offset joint where exterior flatwork joins building slab. Grind offset joint to be flush.	30	SF	5.0	\$45	\$195
CFN	FA	Play court pavement have deteriorated. Seal cracks 1/4 inch and larger, seal coat, and restripe.	20,580	SF	1.0	\$6,174	\$26,754
CFN	FA	Pavement deteriorated. Crack seal, paving fabric, and 1.5" minimum overlay.	18,000	SF	5.5	\$29,700	\$128,700

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Settlement of pavers between building slab and covered walkway flatwork along front of the Pod classroom structures. Crack seal, paving fabric, and 1.5" minimum overlay.	2,900	SF	5.5	\$4,785	\$20,735
CFN	FA	All drop inlet grates in pedestrian areas have larger openings than allowed by ADA. Replace non-compliant grates with half-inch maximum opening, bolt down grates.	7	EA	540.0	\$1,134	\$4,914
CFN	FA	Sparse onsite fire hydrant coverage, particularly at north end of site. Consider adding fire hydrant either along Aughinbaugh Way at north end of site or onsite hydrant in north paved play court.	1	EA	10800.0	\$3,240	\$14,040
CFN	FA	No evidence of backflow device for private onsite hydrants. Install proper valve assembly per water agency standards.	1	LS	16200.0	\$4,860	\$21,060
CFN	FA	Site pavers have settled unevenly. Replace pavers with concrete walkway.	3,600	SF	17.3	\$18,684	\$80,964
CFN	FA	No secured bike storage. Add 20'x40' secured chain-link bike enclosure.	1,200	SF	8.6	\$3,096	\$13,416
CFN	FA	Exterior drinking fountains are not code compliant. Replace with code compliant fixtures.	4	Pair	3780.0	\$4,536	\$19,656
CFN	FA	Exterior building lighting provided by wallpaks and surface rectangular dropped-lens fixtures at covered walkways. No exterior emergency lighting provided for emergency egress. As noted by staff, light levels are low for back to school nights. Replace exterior wall pack fixtures and down lights at covered walkways.	35	EA	567.0	\$5,954	\$25,799

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			Qty.	Unit			
CFN	FA	Exterior building lighting provided by wallpaks and surface rectangular dropped-lens fixtures at covered walkways. No exterior emergency lighting provided for emergency egress. As noted by staff, light levels are low for back to school nights. Add exterior battery-pack fixtures for minimum code coverage.	30	EA	405.0	\$3,645	\$15,795
CFN	FA	Replace existing underground data conduit with new conduit and fiber optic cable. Replace existing underground phone and speaker conduit with new conduit and fiber optic cable.	900	LF	110.0	\$29,700	\$128,700
CFN	FA	Significant settlement of the concrete flatwork at covered walkway locations of three inches. Structural design required based on Geotech analysis (design fee).	1	LS		\$21,600	\$21,600
CFN	FMP	Site lacks full perimeter and second level fencing. Install perimeter and second level security fencing and gates (6' tall ornamental fencing i.e. Ameristar or similar)	780	LF	95.0	\$22,230	\$96,330
CFN	FMP	Expand parking for improved safety during drop-off and pick-up. Add two ADA parking stalls, loading zone, signage, and curb cut access to existing walkway. Assume average section of three-inch AC over twelve-inch class two aggregate over compacted fill to minus 30". Assume some lava rock fill due to bay mud conditions.	6100	SF	33.0	\$60,390	\$261,690
EPN	FMP	Improve field and site drainage. Allow for storm drain additions and re-grading for proper drainage. Reseed/restore turf and restore irrigation system.	31500	SF	14.0	\$132,300	\$573,300
EPN	FMP	Remove (10) portable buildings. Demolition, Hauling, and minor hazardous material abatement.	10	EA	13500.0	\$40,500	\$175,500

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	K-1 black top area is not large enough. Expand the K-1 black top area as shown on site plan.	5625	SF	25.0	\$42,188	\$182,813
EPN	FMP	One play structure area needs to be removed, two new ones need to be built. Demolish one play structure and wood-chip fall-area complete and install two new play structures in two new woo-chip fall-areas with ADA ramp and rubberized cushion on new AC base at each play area.	2	EA	75000.0	\$45,000	\$195,000
Sub-Total							\$2,533,735
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior paint has degraded. Reseal /repaint entire campus except the demolished MPR building and portables.	30000	SF	3.2	\$28,800	\$124,800
CFN	FA	Classroom Windows: south facing leaks through frames at wall. Replace all windows with Aluminum framed, dual pane glass windows.	3,200	SF	45.0	\$43,200	\$187,200
CFN	FA	Exterior doors have reached end of service life. Replace all ext. doors with metal frame and FRP door.	48	EA	4752.0	\$68,429	\$296,525
CFN	FA	Campus flooring has reached end of service life. Replace all flooring with resilient flooring and walk-off Entry mat.	30,000	SF	5.8	\$52,200	\$226,200
CFN	FA	Interior painting and wall covering at end of service life. Repaint all interiors.	45000	SF	2.0	\$27,000	\$117,000
CFN	FA	Campus energy management system does not exist. Add campus wide ddc control and create district standard for energy control systems.	69300	SF	2.0	\$41,580	\$180,180

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			Qty.	Unit			
CFN	FA	I.T. data closets have no exhaust, or cooling. Add cooling as needed. Assumes four to five Ton new split system.	8	EA	9000.0	\$21,600	\$93,600
CFN	FA	Original heating furnaces, standard efficiency throughout. Replace, with high efficiency condensing furnaces with DX coils and condensing units and clean ductwork throughout (one per classroom).	20	EA	4500.0	\$27,000	\$117,000
CFN	FA	Exterior drain lines, Gas & Water lines along building perimeters are failing due to soil settlement. Need flexible type connections Assume 3 per building.	24	EA	2160.0	\$15,552	\$67,392
CFN	FA	Suspended fixtures do not have seismic supports to prevent sideways shifting. Add horizontal bracing and diagonal restraint wires per code.	30000	SF	1.7	\$15,300	\$66,300
CFN	FA	Local room switches are typical classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	50	EA	280.0	\$4,200	\$18,200
Sub-Total							\$1,494,397
CLASSROOMS							
EPN	FMP	Existing support rooms into classrooms are insufficient as break out spaces. Remodel support rooms into classroom break out spaces: 3 new interior glazed doors to classrooms, new power and data, projection screen, ceiling mounted projector, double glazed doors to exterior, acoustic paneling on walls, interior paint' lighting etc. 2 new marker boars.	3,000	SF	180.0	\$162,000	\$702,000

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Lattice at building courtyards do not provide rain protection (typical for 3 locations). Install translucent rain protection (i.e. Kalwall etc.) over existing framing.	2800	SF	125.0	\$105,000	\$455,000
EPN	FMP	Campus lacks classrooms for the middle school grades. Build a new 2-story (6) classroom building for 6-8 grade classes with breakout spaces of 300 S.F. per classroom.	11800	SF	350.0	\$1,239,000	\$5,369,000
EPN	FMP	Campus currently lacks a science classroom. Build new science classroom addition at the 300 classroom wing.	1200	SF	400.0	\$144,000	\$624,000
EPN	FMP	Currently the Learning Center and Day care are housed in portable buildings. Build a new (4) classroom building to house the learning center and daycare facility. Includes 3 office/break out spaces with doors to adjacent classrooms, a folding partition between 2 classrooms.	6370	SF	370.0	\$707,070	\$3,063,970
FFN	FMP	Classrooms currently lack inner connectivity. Provide for inner connectivity between classrooms by adding glazed doors and frames between all classrooms (typical for 13 openings).	13	Loc	5500.0	\$21,450	\$92,950
Sub-Total							\$10,306,920
RESTROOMS							
EPN	FMP	Currently there are not 3 adjacent kindergarten classrooms with toilet rooms serving them. Reconfigure 200 s.f. of existing space adjacent to three 100 wing classrooms into dedicated single occupancy toilet rooms, one per kindergarten classroom.	200	SF	200.0	\$12,000	\$52,000
Sub-Total							\$52,000

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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							
EPN	FMP	Existing MPR is undersized, lacks permanent stage and adequate storage space, Music Classroom is lacking. Demolish existing. Build new building containing MPR, Stage, Music Classroom, Warming Kitchen, Toilet rooms and storage.	8900	SF	450.0	\$1,201,500	\$5,206,500
Sub-Total						\$5,206,500	
ADMINISTRATION							
CFN	FA	Admin. Bldg: Wallboard cracking from settlement. Remove damaged drywall and install new painted drywall.	200	SF	7.6	\$456	\$1,976
CFN	FA	Staff Lounge: Kitchen sink is non-accessible. Replace cabinets & sink.	12	LF	650.0	\$2,340	\$10,140
CFN	FA	Panel problems require frequent reprogramming; Subsidence at U.G. data/phone/speaker systems has compromised conduit and wiring. Replace Rauland system with District standard VOIP.	800	LF	70.2	\$16,848	\$73,008
CFN	FA	Panel problems require frequent reprogramming. Replace Rauland system with District standard VOIP. Head End and Gear.	1	LS	81000.0	\$24,300	\$105,300
EPN	FMP	Administration space is currently undersized and requires modernization. Modernize existing administration building and build addition to Administration building.	2000	SF	370.0	\$222,000	\$962,000
Sub-Total						\$1,152,424	

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
LIBRARY/MEDIA CENTER							
CFN	FA	Media Center: Occupant load for main room requires 2nd Exit. Add 36" Exit door at east wall, with conc. Walkway.	1	EXIT	5400.0	\$1,620	\$7,020
CFN	FA	In Media Center, rack intrudes into code required clearance (3' min) for adjacent panel. Relocate rack to provide required clearance.	1	LS	16200.0	\$4,860	\$21,060
EPN	FMP	Current space is undersized for large meetings and educational break out space. Build addition onto the existing structure to house new meeting and break out capacity.	2000	SF	400.0	\$240,000	\$1,040,000
Sub-Total						\$1,068,080	
OTHER FACILITIES							
CFN	FA	400 amp main Breaker constantly trips. Conduct Megger testing to check for grounding potential, and Replace breaker if OK	1	LS	12000.0	\$3,600	\$15,600
Sub-Total						\$15,600	
TOTAL COSTS						\$21,829,656	