

Henry Haight Elementary School

SUMMARY OF SCHOOL CAMPUS

- **Address:** 2025 Santa Clara Ave, Alameda, CA 94501
- **Principal - Phone No. :** Richard Aguirre - (510) 748 4005
- **Year Built:** 1975
- **Total Site Area:** 3.20 acres
- **Building Area:** 53,570 sf
- **1 Modular Classroom:** 1320 sf
- **3 Portables:** 2,880 sf

FACILITY DESCRIPTION

Haight Elementary is a 2-story concrete/ steel frame, with masonry shear wall and flat membrane roof that was extensively modified in 1991 from its original open classroom plan, to the current, more traditional classroom layout. Measure "C" funds (2005) added seismic reinforcement, accessible barrier removal, fire alarm, and mechanical upgrades at the Classroom building. This campus currently serves 380 (K-5) students with 25 classrooms, 1-story Multi-purpose/Gym/Cafeteria, Administration offices, and a Library/Media Center located on the 2nd floor. 3 Portable classrooms and 1 Modular have been added since 2002

KEY ASSESSMENT ITEMS

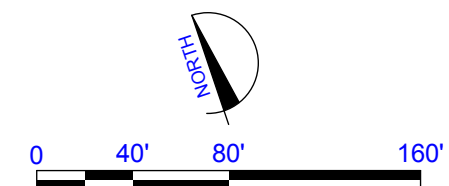
- Asphalt playgrounds exceed allowable cross-slope
- Fire area of the 2-Story building require addition of fire sprinklers
- South facing windows leak and all are at end of service life
- Slab on grade excessive moisture content, and Gym floor covering damaged
- 2nd floor southwest facing deck leaks
- Remaining 2nd floor accessibility barriers
- Stair tower CMU walls leak
- Exterior doors and finishes at end of service life



- CLASSROOM BUILDING
- ADMINISTRATION
- MULTI-PURPOSE / CAFETERIA BUILDING
- MODULAR BUILDING
- PORTABLE BUILDING
- COVERED WALKWAYS
- #C SEE ASSESSMENT SPREADSHEET FOR CIVIL KEYNOTES, TYP.

HENRY HAIGHT ES
4/30/2012

Alameda USD Facilities Assessment



Haight Elementary School
Facility Assessment Spreadsheet

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
1) Civil							\$937,860
A) Existing Site Conditions							
i) ACCESS							
1	Existing Deficiency	ADA parking lot entry sign lacks phone number	1C				
	Recommended Remedy	Add phone number for towed car location.		1	EA	\$400	\$400
2	Existing Deficiency	ADA stall signs lacking "fine" signs	2C				
	Recommended Remedy	Add \$250 fine signs below both existing signs		2	EA	\$400	\$800
3	Existing Deficiency	Thresholds appear to be 3/4", exceeding max. allowable drop.	3C				
	Recommended Remedy	Remove sections of concrete walks at doors, and repour for 1/4" max drop across threshold, and required level landing. Transition to walks on either side.		3,800	SF	\$22	\$83,600
4	Existing Deficiency	Thresholds appear to be 3/4", exceeding max allowable drop.	4C				
	Recommended Remedy	Remove concrete band at building, and asphalt at each door to allow for construction of new surface with 1/4" max. drop at threshold, required level landing, and appropriate transitions to existing surfaces.		1,380	SF	\$22	\$30,360
5	Existing Deficiency	Badly deteriorated pavement in drive aisle	5C				
	Recommended Remedy	Crack seal, edge grind, pavement fabric, and 1.5" minimum overlay of these areas.		13,200	SF	\$5	\$66,000
6	Existing Deficiency	Paved playcourts were recently seal coated/ restriped, and in good condition; but the average cross slope in this area is in excess of ADA allowance at 3%.	7C				
	Recommended Remedy	There is no practical or economical solution to this problem short of regrading and repaving the entire play court area to reduce the cross slope.	ALLOW	44,200	SF	\$5	\$221,000

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ii) FIRE/LIFE SAFETY/HAZ MAT							
1	Existing Deficiency	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.					
	Recommended Remedy	Consider adding fire sprinklers to existing buildings to reduce required fire flow.		53,570	SF	\$10	\$535,700
Architectural							\$971,540
) Exterior							
i) ACCESS							
1	Existing Deficiency	Staff Parking: stall doesn't allow passenger side egress on pavement.	#1				
	Recommended Remedy	Add 3-ft conc. walkway, designate stalls for carpool	ALLOW	300	SF	\$17	\$5,100
ii) DEFERRED MAINTENANCE							
1	Existing Deficiency	Exterior doors have reached end of service life					
	Recommended Remedy	Replace all ext. doors with metal frame and FRP door		25	EA	\$4,400	\$110,000
2	Existing Deficiency	No Trash Enclosure at this Site					
	Recommended Remedy	Install a 2-Bin Trash Enclosure per Health Dept. standards		1	LS	\$15,000	\$15,000
3	Existing Deficiency	SW 2nd Fl Deck: window leaks; end of service life	#2, #7				
	Recommended Remedy	Replace all exterior windows with new alum frame, dual pane glass		1,800	SF	\$44	\$79,200
4	Existing Deficiency	South Stairwells: Moisture penetration; paint spall	#1, #8, #9				
	Recommended Remedy	Strip CMU, reseal & repaint entire exterior	ALLOW	1,800	SF	\$12	\$21,600
5	Existing Deficiency	Main Roof: repair damaged roof and apply cool roof coating					
	Recommended Remedy	Repair roofing and insulation per Report. Apply cool roof on entire roof (Repair area = 3,000 sf)		34,100	SF	\$9	\$306,900
	Existing Deficiency	2nd Floor Decks: Leaks at perimeter	#15				
	Recommended Remedy	Replace entire deck.		2,700	SF	\$12	\$32,400

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			Quantity	Unit		
6 Existing Deficiency	C24 Modular: plywood siding/ trim and downspouts damaged	#3, #4, #10				
Recommended Remedy	Replace east wall with cement board panel/ trim and repaint. Replace downspouts with RWL		480	SF	\$9	\$4,320
7 Existing Deficiency	C25 Portable: wood foundation has dry rot; missing vent screens	#5, #6				
Recommended Remedy	Replace wood foundation with concrete.		15	CY	\$900	\$13,500
8 Existing Deficiency	C26 & C27 Portables: wood foundation has dry rot; damaged/ missing downspouts and no site drainage.	#11, #16, #17				
Recommended Remedy	Replace wood foundation with concrete, add site drainage and RWLs		30	CY	\$900	\$27,000

B) Interior

i) GENERAL & MAINTENANCE						
1 Existing Deficiency	Multi-Purpose: floor covering has numerous rips and holes; moveable partitions hard to move	#12, #13				
Recommended Remedy	Replace with district standard athletic floor covering; replace tracking hardware		5,000	SF	\$5.50	\$27,500
2 Existing Deficiency	Classroom/ corridor flooring at end of service life					
Recommended Remedy	Replace all flooring with resilient flooring, and walk-off Entry carpet mat.		28,700	SF	\$5.00	\$143,500
3 Existing Deficiency	Interior painting wall covering at end of service life					
Recommended Remedy	Repaint all interiors		28,700	SF	\$2.00	\$57,400
4 Existing Deficiency	Multi-Purpose Stage: missing accessible lift					
Recommended Remedy	Install Accessible Lift		1	EA	\$25,000	\$25,000
5 Existing Deficiency	Kitchen: CMU painted walls, base cove and flooring, no longer compliant per Health code	#14				
Recommended Remedy	Install epoxy flooring w/ cove base and FRP panels		1,080	SF	\$4	\$4,320

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6	Existing Deficiency	Staff Lounge: Kitchen is at end of service life					
	Recommended Remedy	Replace with new floor, wall finish, cabinets and appliances		200	SF	\$120	\$24,000
7	Existing Deficiency	Corridors: too dimly lit					
	Recommended Remedy	Add more 2x2 ceiling fixtures		44	EA	\$1,700	\$74,800
3) Mechanical / Plumbing							\$747,755
A) Exterior							
i) SITE SYSTEMS							
1	Existing System	campus energy management system does not exist					
	Recommended Remedy	add campus wide ddc control and create district standard for energy control systems		53,370	SF	\$10	\$533,700
2	Existing Central plant	Closed circuit cooler is totally rusted out, (BAC). Boiler, (Parker, 1992 vintage) is experiencing water hammer issues, and makeup water system appears to have some faults. svstem pressure is fluxuating signifcantly					
	Recommended Remedy	replace central plant, closed circuit cooler, boiler, pumps, valves, controls, piping, etc. with ductless split systems, see below.		1	LS	\$125,000	\$125,000
3	Existing Deficiency	most toilet rooms and drinking fountains have been upgraded to meet ADA requirements and are in good condition. Sensor flush and waterless urinals, typical throughout. Staff toilet is non-comoliant					
	Recommended Remedy	Replace Admin. Staff Toilet, and waterless urinals. Replace all plumbing fixtures, complete, including, urinals (0.125 gpf), water closets (1.28gpf), and lavatories (0,5gpm) to bring into current code compliance and reduce water consumption.	ALLOW	10	EA	\$900	\$9,000

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B) Interior							
i) EXISTING SYSTEMS							
1	Existing Systems	campus wide water source heat pumps are at the end of their design life, and are R-22 refrigerant machines, (Climate Master). Some have been replaced on an as needed basis.					
	Recommended Remedy	replace completely with non-CFC refrigerant heat pumps. Replace <u>refrigerant piping</u> , controls and vaves completely.		53,370	SF	\$1.50	\$80,055
4) Electrical							\$288,923
A) General							
i) EXISTING SYSTEMS							
	Existing System	School Modernization in 2005 included upgrades to electrical service , tele communication, clock, security, and fire alarm systems. No cable TV service. Small emergency generator for backup power to telephone equipment, according to staff. ☐					
B) Mandatory							
i) EXTERIOR LIGHTING							
1	Existing System	Exterior building lighting provided by wallpaks					
	Existing Deficiency	Inadequate exterior lighting provided, walkways dark for back to school nights, as noted by staff.					
	Recommended Remedy	Add exterior walkway fixtures		15	EA	\$900	\$13,500
2	Existing Deficiency	Exterior building lighting provided by wallpaks No exterior emergency lighting provided for emergency egress..					
	Recommended Remedy	Add exterior battery pack fixtures for minimum code coverage		10	EA	\$375	\$3,750
C) Deferred Maintenance							
i) FIRE ALARM /DETECTION							
1	Existing System	Notifier control and expander panels, strobes, detectors are recent system upgrades					
	Existing Deficiency	Notifier panel is not preferred manufacturer					
	Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite).		1	EA	\$24,000	\$24,000

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ii)	TELEPHONE/DATA SYSTEM						
	Existing System	Rack mounted Rauland telephone system is recent upgrade, typical classrooms furnished with power/telephone/data/clock/speaker/light switch wall console.					
1	Existing Deficiency	Panel problems require frequent reprogramming. Used for bell function only.					
	Recommended Remedy	Replace Rauland system with District standard VOIP.		1	EA	\$38,000	\$38,000
2	Existing Deficiency	In some areas, ie, media center, classrooms, offices, plastic floor thresholds or rugs used to cover data cables to tables and work stations.					
	Recommended Remedy	Add data outlets to eliminate use of thresholds		25	EA	\$350	\$8,750
3	Existing Deficiency	Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets note above					
	Recommended Remedy	Add data distribution equipment to activate all data outlets		3	EA	\$1,500	\$4,500
iii)	BELL/CLOCK/SPEAKER SYSTEM						
	Existing System	Rack mounted Rauland bell/clock/speaker system is recent upgrade.					
1	Existing Deficiency	Panel problems require frequent reprogramming. Station and all call do not function properly. Used for bell function only.					
	Recommended Remedy	Replace Rauland system with District standard VOIP.		53,570	SF	\$1	\$53,570
iv)	INTERIOR LIGHTING						
1	Existing Deficiency	Recessed lensed 2x4 fluorescent fixtures in typical classrooms and offices, 2x2 in hallways, 2x2 mercury vapor fixtures in Multi Purpose room, 1x4 in closets and storage.					
	Recommended Remedy	Replace with energy efficient T5 lamps and electronic ballasts		53,570	SF	\$1.40	\$74,998

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				Quantity	Unit		
2	Existing Deficiency	Fixtures observed with broken or missing lenses. (Also see Arch. Item # B-7					
	Recommended Remedy	Replace fixtures		15	EA	\$75	\$1,125
3	Existing Deficiency	Multi-Purpose lamps are HID					
	Recommended Remedy	Replace with new LED Fixtures		16	EA	\$800	\$12,800
	Existing Deficiency	Stairwell lighting is too dim					
	Recommended Remedy	Replace with LED fixtures at (4) stairwells		4	EA	\$1,500	\$6,000
4	Existing Deficiency	Interior Classrooms have no emergency lighting					
	Recommended Remedy	Provide Classroom emergency lighting		22	EA	\$550	\$12,100
5	Existing Deficiency	Portable and Modular fixtures are older non-efficient					
	Recommended Remedy	Replace w/ new T5 fixture w/ electronic ballast		48	EA	\$75	\$3,600
6	Existing Deficiency	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls					
	Recommended Remedy	Replace toggle switches with ultrasonic/infrared room occupancy sensors		53,370	SF	\$0.35	\$18,680
vi)	EXIT SIGNS						
	Existing System	Exit signs and dual head battery packs observed.					
1	Existing Deficiency	Fixtures observed with broken or missing lenses.					
	Recommended Remedy	Replace lenses		2	EA	\$75	\$150
vii)	POWER						
1	Existing Deficiency	In some areas, ie, media center, classrooms, offices, plastic floor thresholds used to cover power cables to tables and work stations.					
	Recommended Remedy	Add power outlets to eliminate use of thresholds		25	EA	\$400	\$10,000
		Add vertical data/power poles for free standing locations		5	EA	\$440	\$2,200

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				Quantity	Unit		
2	Existing Deficiency	In some areas, ie, media center, classrooms, offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed.					
	Recommended Remedy	Replace broken raceways		50	LF	\$18	\$900
3	Existing Deficiency	In some areas, devices are missing coverplates with data or power cables exposed.					
	Recommended Remedy	Replace coverplates		20	EA	\$15	\$300
4	Existing Deficiency	Inadequate power distribution for receptacles for data system as noted above					
	Recommended Remedy	For added receptacles noted above, install new panelboard (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard		1	LS	\$4,700	\$4,700
5) Structural							\$0
1	Existing Deficiency	none					

Sub-Total \$2,946,078

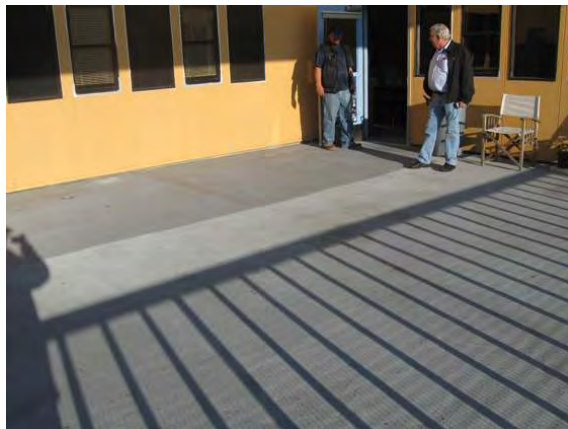
SOFT COSTS @ 2 \$736,519

TOTAL COSTS (not includin **\$3,682,597**

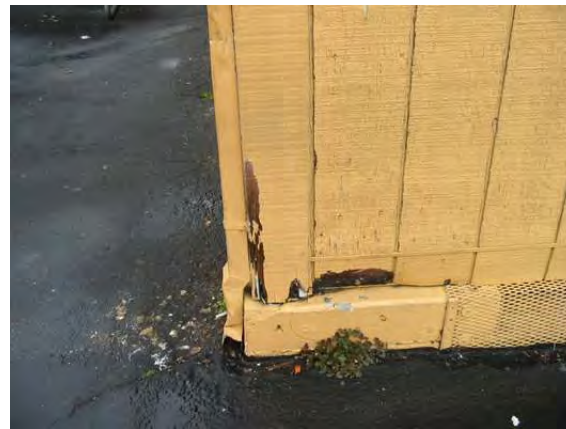
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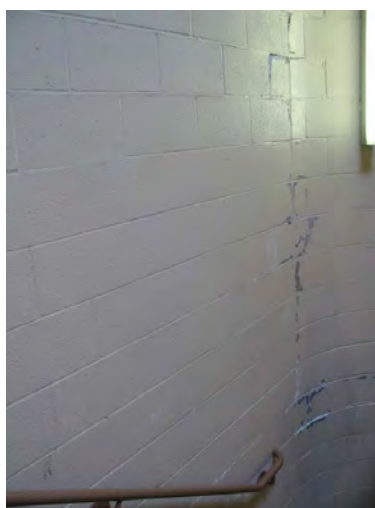
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HENRY HAIGHT ES

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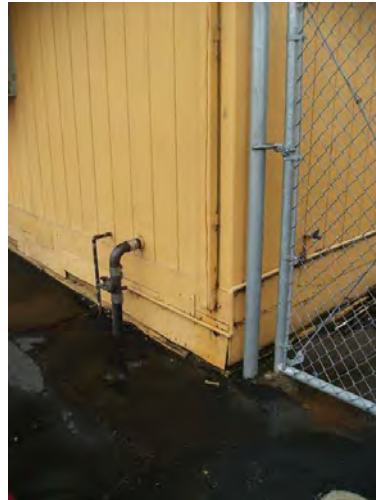
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