

# Washington Elementary School

---

## SUMMARY OF SCHOOL CAMPUS

- **Address:** 825 Taylor Ave, Alameda, CA 94501
- **Principal - Phone No. :** Judith Goodwin - (510) 748 4007
- **Year Built:** 1955
- **Total Site Area:** 2.60 acres
- **Building Area:** 52,210 sf
- **Portables:** None

## FACILITY DESCRIPTION

Washington School was constructed in 1955 with no other additions in building area to the original floor plan, since then. Both the 2-story classroom wing, and the 1-story multi-purpose, administration wing are constructed on concrete foundation pads, with cast-in-place concrete post, floor, and shear wall, moment-frames throughout. It received a seismic retrofitting in 2001, as well as accessible barrier removal, restroom upgrades, an accessible elevator, re-painting, and fire alarm, telecom improvements. In 2007, Measure "C" funds provided HVAC, and Fire Alarm replacement, playground resealing, and additional electrical and lighting upgrades. This campus serves 266 (K-5) students with 24 classrooms, a multi-purpose/cafeteria/gym, library/ media center, administration offices with staff lounge, 2 computer labs, and a large asphalt playground.

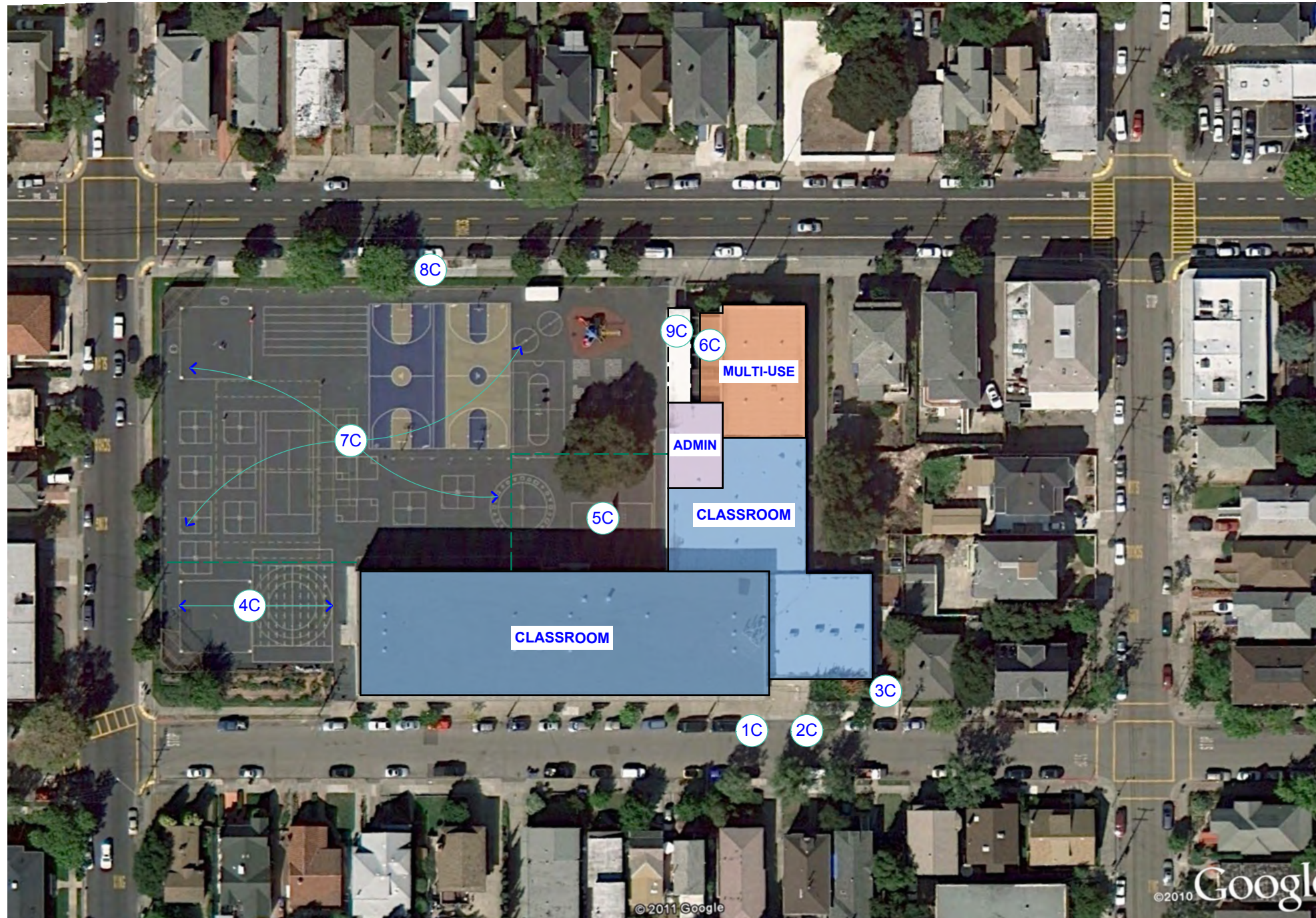
## STRUCTURAL OBSERVATIONS

The 2-Story concrete classroom building requires further structural analysis for several existing conditions. These include insufficient coupling beam support, excessive shear wall openings, and wall anchorage along the north and south facing walls. See a full report by ZFA Structural Engineers, of these conditions in the Appendix

## KEY ASSESSMENT ITEMS

- Playground asphalt exceeds cross-slope and is deteriorated

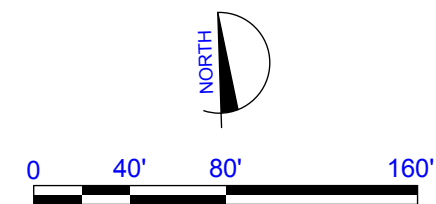
- Deteriorated wood trellis above Multi-Purpose entry
- Exterior windows, doors, roofing and wall finish has exceeded service life
- Play structure must be replaced with current District standard
- Interior wall floor and ceiling finishes have exceeded service life
- Multi-Use stage lacking accessible lift
- Cafeteria kitchen is not Health code compliant
- Mechanical equipment has exceeded service life



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

WASHINGTON ES  
4/30/2012

# Alameda USD Facilities Assessment



**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>1) Civil</b>						<b>\$947,873</b>
<b>A) Existing Site Conditions</b>						
<b>i) ACCESS</b>						
<b>1</b>	<b>Existing Deficiency</b> ADA student drop off zone lacks unloading zone at pavement level, compliant ramp, and current signage. Cross slope of public street pavement exceeds 2%.  <b>Recommended Remedy</b> Saw cut and remove approximately 35 ft of existing curb, gutter, walk (5 ft wide), and existing pedestrian ramp. Install 5 ft wide unloading zone at pavement level, new curb, and ramp at east end per Caltrans standard. Patch flatwork as necessary. Update signage. No practical fix to excessive cross slope in public street.	1C	263	SF	\$28	\$7,233
<b>2</b>	<b>Existing Deficiency</b> ADA parallel stall in public street has excessive cross slope, no unloading zone at pavement level, and out of date signage.  <b>Recommended Remedy</b> Remove approximately 30 ft of existing curb and 5 ft of sidewalk. Install 5 ft of new pavement at grade, new curb, pedestrian ramp at east end, and upgrade signage, per Caltrans standard. No practical fix to excessive cross slope in public street.	2C	240	SF	\$28	\$6,720
<b>3</b>	<b>Existing Deficiency</b> No accessible entrance from public street to Head Start area at east end of school.  <b>Recommended Remedy</b> Remove existing walk and stairs leading to entrance. Replace with 30 ft (max) of ramp at 1:12 max with railings.	3C	240	SF	\$28	\$6,720
<b>4</b>	<b>Existing Deficiency</b> Cross slope on paved play court exceeds 2%.  <b>Recommended Remedy</b> Remove existing pavement, lower grade at east end by stairs/5% path. Lengthen path approximately 10 ft, and add another riser at bottom of stairs (all sides), and modify hand rails. Repave play court for 2% max slope.	4C	7,500	SF	\$11	\$82,500

**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
5	Existing Deficiency	Area of steep cross slope on paved play court.	5C			
	Recommended Remedy	Remove pavement in this area, and regrade to lower cross slope to 2%. Extend existing ramps and add level landings and ramps at other doors, parallel to building, down to new pavement grade. Repave and restripe.		3,800	SF	\$10 \$38,000
6	Existing Deficiency	6.5% slope on POT from public street to school.	6C			
	Recommended Remedy	Add handrails along both sides of path.		90	LF	\$40 \$3,600
7	Existing Deficiency	Pavement is deteriorating.	7C			
	Recommended Remedy	Fill cracks, seal coat, and restripe.		55,200	SF	\$5 \$276,000
<b>ii) FIRE/LIFE SAFETY/HAZ MAT</b>						
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.		52,210	SF	\$10 \$522,100
<b>iii) UTILITIES</b>						
1	Existing Deficiency	Backflow device on irrigation service does not appear to be of the reduced pressure variety.	8C			
	Recommended Remedy	Replace backflow device with reduced pressure type per water company standard.		1	EA	\$5,000 \$5,000
<b>2) Architectural</b>						<b>\$2,240,680</b>
<b>A) Exterior</b>						
<b>i) ACCESS</b>						
1	Existing Deficiency	<b>Taylor St. Access:</b> Numerous trip hazards	#1, #2, #7			
	Recommended Remedy	Repair/replace concrete walk		220	SF	\$22 \$4,840
2	Existing Deficiency	<b>Play Structure:</b> Replace and add (1) new Play Structure, and (1) new Ball Wall				
	Recommended Remedy	Provide new playground equipment; add rubberized surface at (N) play structure		1	LS	\$75,000 \$75,000

**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>ii) DEFERRED MAINTENANCE</b>						
<b>1</b>	<b>Existing Deficiency</b>	<b>All Cast-in Place Walls:</b> shearwall cracking and paint deterioration	#3, #8, #9			
	<b>Recommended Remedy</b>	Restore concrete surface for new sealer/ and repaint entire campus		4,000	SF	\$9
<b>2</b>	<b>Existing Deficiency</b>	<b>Alum. Window Wall:</b> missing sills, bottom panels deteriorating, and single glazed	#10, #4, #20			
	<b>Recommended Remedy</b>	Replace all windows with Alum. frame & dual pane glass		13,800	SF	\$55
<b>3</b>	<b>Existing Deficiency</b>	Exterior doors beyond service life				
	<b>Recommended Remedy</b>	Replace all ext. doors with metal frame and FRP door		24	EA	\$4,400
<b>4</b>	<b>Existing Deficiency</b>	BUR roof at end of service life				
	<b>Recommended Remedy</b>	Replace all roofs with new 30-yr BUR w/ Cool roof coating		52,210	SF	\$9
<b>5</b>	<b>Existing Deficiency</b>	No Trash Enclosure at this Site				
	<b>Recommended Remedy</b>	Install a 2-Bin Trash Enclosure per Health Dept. standards		1	LS	\$15,000
<b>6</b>	<b>Existing Deficiency</b>	<b>Multi-Use Entry:</b> overhead wood trellis dry rot	#5			
	<b>Recommended Remedy</b>	Remove wood beam trellis complete. Patch all anchor holes		850	SF	\$6
<b>7</b>	<b>Existing Deficiency</b>	<b>Exterior wall-mounted conduit and boxes:</b> extensive rusting.	#11			
	<b>Recommended Remedy</b>	Add U.G. conduit and pullboxes in playyard before paving, for expansion of data/power/ signal systems	ALLOW	1	LS	\$75,000
<b>B) Interior</b>						
<b>i) GENERAL &amp; MAINTENANCE</b>						
<b>1</b>	<b>Existing Deficiency</b>	<b>2-Story Seismic Gap:</b> water damage and shear cracking.	#15			
	<b>Recommended Remedy</b>	Replace with (N) expansion cover		48	LF	\$60
<b>2</b>	<b>Existing Deficiency</b>	Classroom/ Corridor flooring at end of service life	NA			
	<b>Recommended Remedy</b>	Replace all flooring with resilient flooring, and walk-off Entry carpet mat.		52,210	SF	\$5

**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>3 Existing Deficiency</b>	Deteriorated interior painted walls and trim finish	NA				
<b>Recommended Remedy</b>	Repaint all interior walls, trims, doors, and other painted items		52,210	SF	\$2	\$104,420
<b>4 Existing Deficiency</b>	<b>Multi-Purpose Room:</b> No ADA Stage access	NA				
<b>Recommended Remedy</b>	Add built-in place Accessible lift		1	LS	\$20,000	\$20,000
<b>5 Existing Deficiency</b>	<b>Multi-Purpose Kitchen:</b> Does not meet current Health Code	#21, #22				
<b>Recommended Remedy</b>	Remove walk-in; Remodel complete w/ all new equipment; install epoxy floor/cove base and FRP wall panels		1,200	SF	\$120	\$144,000
<b>6 Existing Deficiency</b>	<b>Classrooms:</b> No Marker boards	NA				
<b>Recommended Remedy</b>	Install new Marker Boards		23	EA	\$500	\$11,500
<b>7 Existing Deficiency</b>	<b>South Window Wall:</b> Heat gain with no A/C system					
<b>Recommended Remedy</b>	Provide window shade treatment at south windows	ALLOW	1,800	SF	\$12	\$21,600
<b>8 Existing Deficiency</b>	<b>All Corridors:</b> exposed conduit, boxes for data, signal and power.	#14				
<b>Recommended Remedy</b>	Add suspended acoustic ceiling with drop in fixtures		7,600	SF	\$14	\$106,400
<b>9 Existing Deficiency</b>	<b>Main Entry Lobby:</b> drink fountain is non-accessible; Fire hose is not allowed.	#16				
<b>Recommended Remedy</b>	Replace D. fountain, and remove fire hose.		1	LOT	\$15,000	\$15,000
<b>10 Existing Deficiency</b>	<b>Kindergarten Staff Rm:</b> Kitchen sink is non-accessible	#17				
<b>Recommended Remedy</b>	Replace cabinets, sink, appliances, add exhaust fan		12	LF	\$700	\$8,400

**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>3) Mechanical / Plumbing</b>						<b>\$463,620</b>
<b>A) Exterior</b>						
<b>i) SITE SYSTEMS</b>						
<b>1</b>	<b>Energy Management</b>	campus energy management system does not exist				
	<b>Recommended Remedy</b>	add campus wide ddc control and create district standard for energy control systems	52,210	SF	\$2	\$104,420
<b>2</b>	<b>Existing Plumbing</b>	overall plumbing systems are in good condition w/ upgrades to waterless urinals and sensor activated faucets. However maintenance is lacking, as restrooms are very odorous				
	<b>Recommended Remedy</b>	Replace waterless urinals, and increase ventilation requirements	2,300	SF	\$10	\$23,000
<b>B) Interior</b>						
<b>i) ACCESS</b>						
<b>1</b>	<b>Existing Deficiency</b>	N/A				
<b>ii) EXISTING SYSTEMS</b>						
<b>1</b>	<b>Existing Systems</b>	central plant; boilers and piping are 1991 circa, and are inefficient. District has requested removal of all boiler systems completely.				
	<b>Recommended Remedy</b>	replace boilers, pumps, and central plant to high efficiency rooftop packaged ac equipment. Remove boilers, pumps, piping and all related equipment.	50,000	SF	\$2	\$100,000
<b>2</b>	<b>Existing Deficiency-hallways</b>	unit ventilators in hallways are in fair condition, but will be obsolete with removal of hot water system.				
	<b>Recommended Remedy</b>	remove and replace with ductless split heat pumps	7,600	SF	\$7.00	\$53,200
<b>3</b>	<b>Existing Deficiency-kitchen</b>	make up air unit at kitchen is original equipment				
	<b>Recommended Remedy</b>	replace with gas fired make up air unit, reznor or equal	1,500	SF	\$22	\$33,000
<b>4</b>	<b>Existing Deficiency-Multi use bld</b>	air handler and ductwork are original equipment and have exceeded design life.				
	<b>Recommended Remedy</b>	replace air handler, clean duct, rebalance system, add co2 sensor and outside air control	50,000	SF	\$3	\$150,000



**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
5	<b>Existing Deficiency-Admin</b> unit ventilators are in good condition, overhead ducting also exists in					
	<b>Recommended Remedy</b> remove unit ventilators, replace ac units with new rooftop packaged ac units, clean duct systems and rebalance.		50,000	SF	\$1.50	\$75,000
6	<b>Existing Deficiency-Kindergarten</b> rooftop units are in good condition					
	<b>Recommended Remedy</b> clean ductwork, rebalance system		50,000	SF	\$0.40	\$20,000
7	<b>Existing Deficiency-</b> Water Heater at end of service life					
	<b>Recommended Remedy</b> Replace gas water heater		1	LS	\$4,000.00	\$4,000
8	<b>Existing Deficiency-</b> <b>Exterior:</b> No hose bibbs and Gas Main lacking seismic coupler					
	<b>Recommended Remedy</b> Add (8) hose biis and gas main coupler		1	LS	\$5,500.00	\$5,500
<b>4) Electrical</b>						<b>\$282,408</b>
<b>A) General</b>						
<b>i) EXISTING SYSTEMS</b>						
	<b>Existing System</b>	School Modernization in 2007 included upgrades to electrical service , tele communication, clock, security, and fire alarm systems. No cable TV Service. Emergency lighting inverter (60amp, 120v) provides backup power to selected lighting circuits, per staff. Cell phone site on roof.				
<b>B) Mandatory</b>						
<b>i) EXTERIOR LIGHTING</b>						
	<b>Existing System</b>	Exterior building lighting provided by wallpacks and floodlights, surface square dropped lens at covered walkways.				
1	<b>Existing Deficiency</b> Inadequate exterior lighting provided, walkways dark as noted by staff.					
	<b>Recommended Remedy</b> Add exterior walkway and building fixtures at east alley		20	EA	\$800	\$16,000
2	<b>Existing Deficiency</b> No exterior emergency lighting provided for emergency egress.					
	<b>Recommended Remedy</b> Add exterior battery pack fixtures for minimum code coverage		10	EA	\$400	\$4,000

Washington Elementary School  
Facility Assessment Spreadsheet

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>C) Deferred Maintenance</b>						
<b>i) FIRE ALARM /DETECTION</b>						
	<b>Existing System</b>	Simplex control and expander panels, strobes, detectors are recent system upgrades				
<b>1</b>	<b>Existing Deficiency</b>	Simplex panel is not preferred manufacturer				
	<b>Recommended Remedy</b>	Replace fire alarm panel with district preferred manufacturer (Firelite)		1	EA	\$18,000
						\$18,000
<b>ii) TELEPHONE/DATA SYSTEM</b>						
	<b>Existing System</b>	Rack mounted Rauland telephone system upgrade				
<b>1</b>	<b>Existing Deficiency</b>	Rauland panel is not preferred manufacturer				
	<b>Recommended Remedy</b>	Replace Rauland system with District standard VOIP.		1	EA	\$58,000
						\$58,000
<b>2</b>	<b>Existing Deficiency</b>	<b>Classrooms</b> ; lacking data and power drops				
	<b>Recommended Remedy</b>	Provide (6) power and data drops at each classroom		23	EA	\$450
		Add (6) data outlets to each classroom (6x24classrooms)		144	EA	\$350
						\$10,350
<b>3</b>	<b>Existing Deficiency</b>	Surface raceway in several locations has broken pieces.				
	<b>Recommended Remedy</b>	Replace broken raceway		50	LF	\$15
						\$750
<b>4</b>	<b>Existing Deficiency</b>	Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets note above				
	<b>Recommended Remedy</b>	Add data distribution equipment to activate all data outlets		6	EA	\$1,500
						\$9,000
<b>iii) BELL/CLOCK/SPEAKER SYSTEM</b>						
	<b>Existing System</b>	Rack mounted Rauland bell/clock/speaker system is recent upgrade				
<b>1</b>	<b>Existing Deficiency</b>	Clocks have been faulty, many replaced, according to staff.				
	<b>Recommended Remedy</b>	Replace Rauland system with District standard VOIP.		15	EA	\$300
						\$4,500
<b>2</b>	<b>Existing Deficiency</b>	Rauland panel is not preferred manufacturer				
	<b>Recommended Remedy</b>	Replace Rauland system with one preferred by District, as noted above in Tele/Data systems.		1	EA	\$12,000
						\$12,000

**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>iv) INTERIOR LIGHTING</b>						
<b>Existing System</b>	Surface wraparound 1x4 fluorescent fixtures in typical classrooms, offices, & hallways Surface wraparound 2x4 fluorescent fixtures in Multi Purpose room, floodlights at stage.					
<b>1 Existing Deficiency</b>	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts.					
<b>Recommended Remedy</b>	Replace with energy efficient T5 lamps and electronic ballast fixtures.		52,210	SF	\$1.40	\$73,094
<b>2 Existing Deficiency</b>	Fixtures observed with broken or missing lenses.					
<b>Recommended Remedy</b>	Replace with new fixtures		10	EA	\$25	\$250
<b>3 Existing Deficiency</b>	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls					
<b>Recommended Remedy</b>	Replace toggle switches with ultrasonic/infrared room occupancy sensors		52,210	SF	\$0.35	\$18,274
<b>v) EXIT SIGNS</b>						
<b>Existing System</b>	Exit signs and dual head battery packs observed. Low level exit signs in several areas.					
<b>1 Existing Deficiency</b>	Fixtures observed with broken or missing lenses.					
<b>Recommended Remedy</b>	Replace exit signs		6	EA	\$440	\$2,640
<b>2 Existing Deficiency</b>	Inadequate number of emergency egress fixtures were observed, according to staff inverter provides emergency backup power for egress lighting.					
<b>Recommended Remedy</b>	Add dual head battery packs at egress paths		8	EA	\$375	\$3,000
<b>vi) POWER</b>						
<b>1 Existing Deficiency</b>	In some areas, ie, media center, classrooms, offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed.					
<b>Recommended Remedy</b>	Replace broken raceways		100	LF	\$20	\$2,000
<b>2 Existing Deficiency</b>	In some areas, devices are missing coverplates with data or power cables exposed.					
<b>Recommended Remedy</b>	Replace coverplates		10	EA	\$15	\$150

**Washington Elementary School  
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
3 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		2	EA	\$4,700	\$9,400
<b>5) Structural</b>						<b>\$116,500</b>

**A) Exterior**

1 Existing Deficiency	Visible diagonal cracking at west classroom 2 story concrete shear wall					
Recommended Remedy	Monitor cracking; Repair/patch	ALLOW	1	EA	\$12,000	\$12,000
2 Existing Deficiency	Vertical Discontinuity at 2 story classroom, transverse 2nd story shear wall does not align with wall below					
Recommended Remedy	Bolted channel collector assembly	ALLOW	1	EA	\$80,000	\$80,000
3 Existing Deficiency	Multi-Purpose room: Existing roof to wall anchorage provided in voluntary seismic retrofit does not develop into diaphragm					
Recommended Remedy	Add blocking, threaded rod, and strapping		25	EA	\$500	\$12,500
4 Existing Deficiency	Openings at shear walls					
Recommended Remedy	Additional structural analysis (fee only)		1	LS	\$4,000	\$4,000
5 Existing Deficiency	Insufficient coupling beam support at 2 story concrete classroom building					
Recommended Remedy	Additional structural analysis (fee only)		1	LS	\$8,000	\$8,000
6 Existing Deficiency	Wall anchorage along north and south facing walls is not adequate - see ZFA report					
Recommended Remedy	Improve Anchorage		50	EA	\$500	\$25,000

**Sub-Total \$4,051,080**

\* NEEDS FURTHER INQUIRY FOR ACCURATE ESTIMATE

SOFT COSTS @ 25% \$1,012,770

**TOTAL COSTS (not including escalation) \$5,063,850**

1



2



3



4



5



6



7



8



9



10



WASHINGTON ES

11



12



13



14



15



16



17



18



19



WASHINGTON ES

20



21



22



WASHINGTON ES