

Frank Otis Elementary School

SUMMARY OF SCHOOL CAMPUS

- **Address:** 3010 Fillmore Street, Alameda, CA 94501
- **Principal - Phone No. :** Shirley Clem - (510) 784-4013
- **Year Built:** 1951
- **Total Site Area:** 2.70 acres
- **Buildings Area:** 35,545 sf
- **6 Portables:** 6,1448 sf

FACILITY DESCRIPTION

Otis Elementary School was originally constructed in 1950 on concrete pad foundations with 1-story wood frame, cement plastered walls, and built-up membrane wood framed roofing. The original campus included 3 classroom wings and the Administration building. In 1956, a 2-story Classroom building added 9 classrooms, followed by a new Multi-Purpose/Cafeteria/Gym in 1997. In 1997, (2) modular buildings were permanently placed on concrete footings next to the new Multi-Purpose building.

This site currently serves 504 (K-5) students in 23 classrooms, including the most recently placed Portable classrooms in the summer of 2009. An asphalt playground extends throughout the site, and serves as the campus focal point, facing all the classroom buildings.

NOTABLE OBSERVATIONS

Otis Elementary School was seismically retro-fitted in 2001, and is Field Act compliant. Other modernization work occurred as a result of Measure "C" funds (2007), that included boiler replacement, electrical, telecom, clock, fire alarm and security upgrades, as well as elevator, site ramp, and toilet room Accessibility upgrades.

KEY ASSESSMENT ITEMS

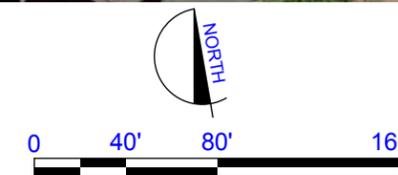
- Exterior windows, doors, roofing and plaster walls at end of service life
- Insufficient hydrant coverage and fire area requires added fire sprinklers
- Playground asphalt deterioration
- Modularity at end of service life
- Mechanical and plumbing fixtures at end of service life



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

FRANK OTIS ES
4/30/2012

Alameda USD Facilities Assessment



**Otis Elementary School
Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
1) Civil							\$978,510
A) Existing Site Conditions							
i) ACCESS							
1	Existing Deficiency	School lacks compliant ADA student drop off on either street frontage.	1C				
	Recommended Remedy	Convert on street ADA space on Filmore St to compliant ADA drop off per Caltrans Std, by removing curb to install drop off zone, and adding ramp. Restripe and resign to current ADA standards for student drop off.		200	SF	\$30.00	\$6,000
2	Existing Deficiency	ADA stall on Court St does not meet standards for parallel parking ADA stall: excessive cross slope, no drop off zone adjoining space, out of date signage.	2C				
	Recommended Remedy	Unclear if this is a District obligation since space is in public street. If District desires to have this as a compliant ADA parking stall, add drop off zone and modify ramp per Caltrans standard (attached), and update signage. It does not appear feasible to reduce cross slope without modifications to drainage along gutter line.		200	SF	\$30.00	\$6,000
3	Existing Deficiency	Walk to double entry doors straight 5% grade from back of public sidewalk to doors, with no level landing at doors.	3C				
	Recommended Remedy	Remove walk; replace with new walk with 5 ft level landing at doors, and 1:12 max ramp with railings to back of public sidewalk, or create longer walk to keep slope at 5% max. with no railings.		75	SF	\$18.00	\$1,350
4	Existing Deficiency	9.5% grade on access walk from back of public sidewalk to 5 ft from doors; 5" step up to landing at doors; slope of landing exceeds 2%	4C				
	Recommended Remedy	Remove walk and landing. Create level landing at doors, and lengthen path to public walk to provide either 1:12 max with railings, or 5% max without railings.		1,040	SF	\$15.00	\$15,600

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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
5 Existing Deficiency	2" drop at threshold of doors leading to interior walkway from paved playcourts.	5C				
Recommended Remedy	Remove asphalt adjoining building, and provide ramp with railings from entrance to new pavement grade. See next item.		200	SF	\$22.00	\$4,400
6 Existing Deficiency	Pavement cross slopes range to 9% along this side of the building.	6C				
Recommended Remedy	Remove 30 ft wide strip of pavement along building, lower grade to create 2% max slope from remaining pavement back towards building, and repave and restripe.		300	SF	\$12.00	\$3,600
7 Existing Deficiency	Slopes on all sections of existing ramp in the range of 9-11%.	7C				
Recommended Remedy	Remove existing ramps and railings. Reconstruct all ramp segments with 8.33% max slope. Salvage railings for reuse if possible.		4	EA	\$14,400.00	\$57,600
8 Existing Deficiency	Paved play court cross slopes average 4%	8C				
Recommended Remedy	No easy fixes for this. To create a compliant surface, all existing pavement will have to be removed, and the grade lowered along the building side, with ramps added at each exterior door location. Slope new pavement at 2% max to the south. Alternatively, hold grade a building, and raise pavement grades to limit slope to 2% max, and install ramp transitions at south side.			Item covered in Arch. item #3 below		\$0
9 Existing Deficiency	No level landing at exterior door.	9C				
Recommended Remedy	Create level landing at door, and coordinate with new paving options in 8 above.		120	SF	\$30.00	\$3,600
10 Existing Deficiency	Very steep cross slope at exit door.	10C				
Recommended Remedy	Remove existing pavement between building and fence from doorway to north end of building. Construct concrete landing at door, and concrete ramp with railings to transition down to pavement grade at north end.		4,300	SF	\$22.00	\$94,600

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
11	Existing Deficiency	No level landings at any doors exiting into paved playcourt. Pavement cross slopes too steep.	11C				
	Recommended Remedy	Remove existing pavement and landings. Construct level landings at all doors. Regrade paved play area with level transitions, or with ramps down from upper side doors to new pavement grade. Repave/restripe.		4,400	SF	\$22.00	\$96,800
ii) FIRE/LIFE SAFETY/HAZ MAT							
1	Existing Deficiency	Insufficient fire hydrant coverage at southeast portion of campus.	12C				
	Recommended Remedy	Extend private fire line to site from High Street to serve southeast area.		600	LF	\$85.00	\$51,000
2	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.		50,430	SF	\$12.00	\$605,160
iii) UTILITIES							
1	Existing Deficiency	Most drop inlet grates in pedestrian areas do not have ADA compliant grates.					
	Recommended Remedy	Replace existing grates with 1/2" max opening bolt down grates. Estimate 6 ea.		6	EA	\$300.00	\$1,800
2	Existing Deficiency	No evidence of backflow devices on domestic or irrigation water services.					
	Recommended Remedy	Add backflow devices per Water supplier standards.		2	EA	\$2,500.00	\$5,000
3	Existing Deficiency	It is reported that the domestic water line at this location requires frequent repair.	13C				
	Recommended Remedy	Replace existing line with new 3" Water Main & Shut-offs. Reconnect individual room/building services		400	LF	\$65.00	\$26,000

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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
2) Architectural						\$1,380,580
A) Exterior						
i) ACCESS						
1	Existing Deficiency	Multi-Use: (2) Exit door ramps exceeds 2% cross-slope	#1	2		
	Recommended Remedy	Regrade/pave for landing and exit path of travel Item covered in Civil #10				\$0
2	Existing Deficiency	Library: Egress door is non-accessible	#2, #3	1		
	Recommended Remedy	Regrade/pave for exit ramp path of travel. Item covered in Civil #4				\$0
3	Existing Deficiency	Asphalt Play Yard: excessive cracking	#4 #5			
	Recommended Remedy	Grind, grade, and re-pave		34,000	SF	\$6.00 \$204,000
ii) DEFERRED MAINTENANCE						
1	Existing Deficiency	Wood flag pole; non code compliant				
	Recommended Remedy	Replace with Aluminum pole		1	EA	\$2,500.00 \$2,500
2	Existing Deficiency	1951 Bldgs: Plaster cracking, moisture penetration, possible framing dry rot	#6, #7, #8, #11, #12			
	Recommended Remedy	Redesign with combination of stucco and metal siding; repaint complete		14,000	SF	\$15.00 \$210,000
3	Existing Deficiency	2-Story Bldg: stairwell windows unsafe; service life exceeded	#10			
	Recommended Remedy	Replace windows at all Bldgs with Alum. frame & dual pane glass		40	SF	\$80.00 \$3,200
4	Existing Deficiency	BUR roof at end of service life				
	Recommended Remedy	Replace all roofs with new 30-yr BUR w/ Cool roof coating		35,500	SF	\$9.00 \$319,500
5	Existing Deficiency	Exterior doors at end of service life				
	Recommended Remedy	Install painted galv. metal door frames with FRP doors and new hardware with high-security keying		42	EA	\$4,400.00 \$184,800
6	Existing Deficiency	No Trash Enclosure at this Site				
	Recommended Remedy	Install a 2-Bin Trash Enclosure per Health Dept. standards		1	LS	\$15,000.00 \$15,000

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7 Existing Deficiency	Modular Rms 114/115: wood siding degraded; steel structures rusting; units at end of service life	#9, #13, #14				
Recommended Remedy	Replace with all new modular buildings		3,072	SF	\$15.00	\$46,080
Existing Deficiency	4 Portable Classrooms: roof downspouts drop on wood footing with no site drainage. Beginning dry rot.					
Recommended Remedy	Add site drainage to street, install on new concrete footings and ramps, and install new RWLs.		4	EA	\$9,000.00	\$36,000
8 Existing Deficiency	Rain Gutter & Leaders leak	#16				
Recommended Remedy	Repair or Replace gutters and leaders		0		Included above	\$0
9 Existing Deficiency	Plaster and wood paint has service life has been exceeded.					
Recommended Remedy	Repaint entire school exterior (not included in item #2 above)		19,000	SF	\$3.00	\$57,000

B) Interior

i) GENERAL & MAINTENANCE						
1 Existing Deficiency	Health Office: non-accessible sink	#15				
Recommended Remedy	Replace cabinetry & sink	Allow	24	LF	\$500.00	\$12,000
2 Existing Deficiency	2-Story Corridors are dark					
Recommended Remedy	Install new acoustic tile drop ceiling with new troffer fixtures. See Electrical Lighting item also		7,000	SF	\$6.00	\$42,000
3 Existing Deficiency	Deteriorated painted wall and trim finish					
Recommended Remedy	Repaint all interior walls, trims, doors, and other painted items		35,500	SF	\$2.00	\$71,000
4 Existing Deficiency	Classroom/ Corridor flooring at end of service life					
Recommended Remedy	Replace all flooring with resilient flooring, and walk-off Entry carpet mat.		35,500	SF	\$5.00	\$177,500

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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity	Unit	COST / UNIT	TOTAL COST
3) Mechanical / Plumbing						\$365,360
A) Exterior						
i) SITE SYSTEMS						
	Add campus wide ddc control and create district standard for energy control systems		35,545	SF	\$2.00	\$71,090
1	Existing General conditions campus is aging and mechanical systems are in poor condition. Plumbing systems have been modernized throughout and meet ADA requirements.					
	Recommended Remedy replace mechanical systems throughout, (see below).					\$0
B) Interior						
ii) EXISTING SYSTEMS						
1	Existing Systems-Admin boiler has been removed and replaced with rooftop units. Units show signs of heavy wear and have likely reached the end of useful life, thermostats are analog dial tvbe stats					
	Recommended Remedy replace rooftop units with high efficiency rooftop ac units, clean duct systems and rebalance.		35,545	SF	\$6.00	\$213,270
2	Existing Deficiency-2 story Classroom Parker boiler installed in 2007 is in good condition, Trane unit ventilators throughout are in good condition. Some classrooms on South side have portable type wall a/c units installed, (PTAC) Installation is makeshift and not acceptable. Building is equipped with Trane Tracer DDC system. Piping systems are in good conditions					
	Recommended Remedy remove PTAC units on South side and replace with dedicated cooling only, ductless split systems. Interlock with DDC so heating/cooling cannot occur simultaneously.		7	EA	\$4,500.00	\$31,500
3	Existing Deficiency Restrooms have waterless urinals and plumbing fixtures meet ADA throughout. .					
	Recommended Remedy replace waterless urinals with ultra low flow (0.125 gpf) urinals.		7	EA	\$4,500.00	\$31,500
4	Existing Deficiency Kindergarten has rooftop unit for heating, and a separate cooling only fan coil unit, (Sanyo). Restrooms are ADA and in good condition.					
	Recommended Remedy remove separate systems and replace with single rooftop unit to provide heating and cooling. Return fan coil to district, as it is in good condition. Clean duct work and rebalance.		1	LS	\$12,000.00	\$12,000

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5	Existing Deficiency	Newer A/C unit on roof, Trane. The old air handler and pumps have been abandon in place.				
	Recommended Remedy	remove all abandon equipment	1	LS	\$6,000.00	\$6,000
6	Existing Deficiency-Portables	AC units are old and inefficient on the (4) classrooms				
	Recommended Remedy	replace with new ac units, one per room	4	LS	\$6,000.00	\$24,000
7	Existing Deficiency-MultiPurpose	Parker Boiler, 1992 vintage and pumps are nearing the end of useful life. UV's and wall convectors are heavily worn. Restrooms are vintage and do not meet current ADA requirements.				
	Recommended Remedy	replace with rooftop, high efficiency gas fired make up air unit, (rezonor or equal). Remove, boiler, pumps, piping and all relate equipment.	2	LS	\$55,000.00	\$110,000
		replace non-compliant toilet room fixtures with urinals (0.125 gpf), water closets (1.28gpf), and lavatories (0,5gpm) to bring into current code compliance and reduce water consumption.	2	LS	\$55,000.00	\$110,000
4) Electrical						\$111,500
A) General						
i)	EXISTING SYSTEMS					
	Description:	School Modernization in 2007 included upgrades to electrical service , tele communication, clock, security, and fire alarm systems. No cable TV service.				
B) Mandatory						
i)	EXTERIOR LIGHTING					
	Description:	Exterior building lighting provided by wallpaks and surface square downlights at covered walkways.				
1	Existing Deficiency	Inadequate exterior lighting provided, walkways dark for back to school nights, as noted by staff				
	Recommended Remedy	Add exterior walkway fixtures	20	EA	\$750.00	\$15,000
2	Existing Deficiency	No exterior emergency lighting provided for emergency egress				
	Recommended Remedy	Add exterior battery pack fixtures for minimum code coverage	15	EA	\$375.00	\$5,625

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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
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C) Deferred Maintenance						
i) FIRE ALARM /DETECTION						
	Description: Simplex 4020 control and expander panels, strobes, detectors are recent system upgrades					
1	Existing Deficiency	Due to parts and service, Simplex panel is not satisfactory.				
	Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	\$20,000.00	\$20,000
ii) TELEPHONE SYSTEM						
	Description: Rack mounted Rauland telephone system is recent upgrade					
1	Existing Deficiency	Panel problems require frequent reprogramming.				
	Recommended Remedy	Replace Rauland system with District standard VOIP.	1	EA	\$38,000.00	\$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	40	EA	\$425.00	\$17,000
3	Existing Deficiency	Surface raceway in media center has broken pieces and missing plates.				
	Recommended Remedy	Add plates and replace broken items	5	EA	\$75.00	\$375
4	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	5	EA	\$1,500.00	\$7,500
iii) BELL/CLOCK/SPEAKER SYSTEM						
	Description: Rack mounted Rauland bell/clock/speaker system is recent upgrade, bell tone via telephone and speakers.					
1	Existing Deficiency	Panel problems require frequent reprogramming. Station and all call do not function properly. Some speakers are not operating.				
	Recommended Remedy	Replace Rauland system with District standard VOIP.	1	EA	\$8,000.00	\$8,000
		Replace non operational speakers	15	EA	\$300.00	\$4,500

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			Quantity	Unit		
iv) INTERIOR LIGHTING						
1 Existing Deficiency	Existing surface mounted fluorescent wraparound lens fixtures appear to have T8 lamps and magnetic ballasts, 1x4 in offices, 2x4 in classrooms					
Recommended Remedy	Replace all fixtures with energy efficient T5 lamps and electronic ballasts		35,545	SF	\$2.00	\$71,090
2 Existing Deficiency	Fixtures observed with broken or missing lenses.					
Recommended Remedy	Replace broken lenses					Included above
3 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		35,500	SF	\$0.35	\$12,425
v) 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		30	EA	\$425.00	\$12,750
	Add vertical data/power poles for free standing location		6	EA	\$350.00	\$2,100
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		100	LF	\$20.00	\$2,000
3 Existing Deficiency	Power distribution problems, ie, tripped circuit breakers, in computer room noted by staff.					
Recommended Remedy	Install additional electrical branch circuits to computer room and (30) outlets w/ data.		6	EA	\$700.00	\$4,200
	Add (30) receptacles		30	EA	\$400.00	\$12,000
	Add (30) data outlets		30	EA	\$400.00	\$12,000

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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
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		2	EA	\$4,700.00	\$9,400
5) Structural						\$56,000
A) Exterior						
1 Existing Deficiency	(N) elevator added in 1999 has continuous footings and is attached to existing structure which is supported by piles.					
Recommended Remedy	Add Piles		6	EA	\$4,500.00	\$27,000
2 Existing Deficiency	excessive cracking in exterior stucco at two story bldg (minimal amount of shear wall in longitudinal exterior walls)					
Recommended Remedy	Add shearwall		15	LF	\$800.00	\$12,000
3 Existing Deficiency	North wall elevation of Mult-Purpose building appears to be lacking in lateral capacity - not critical					
Recommended Remedy	Add Shear Wall		10	LF	\$800.00	\$8,000
3 Existing Deficiency	Brick incinerator in 2-story Bldg is seismic hazard	#17				
Recommended Remedy	Remove incinerator complete, repair floor openings		1	LS	\$9,000.00	\$9,000
					Sub-Total	\$2,891,950

SOFT COSTS @ 2 \$722,988

TOTAL COSTS (not includin \$3,614,938

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FRANK OTIS ES

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