Frank Otis Elementary School

3010 Fillmore Street

School Data

Date School Opened:	1951
2013 - 2014 School Year Enrollment:	565
Standard Classrooms:	23
Modular Classrooms:	2
Portable Classrooms:	4
Classrooms Used for Other Programs:	2
Building Area:	35,545 sq. ft.
Site Area:	2.70 acres

Frank Otis Elementary School - Background Information

Frank Otis Elementary School is a neighborhood school located near the southern end of Alameda's main island, near High Street and Otis Drive.

Otis Elementary School was originally constructed in 1950 on concrete pad foundations with one story wood frame, cement plastered walls, and built-up membrane wood framed roofing. The original campus included three classroom wings and the administration building. In 1956, a two story Classroom building added nine classrooms, followed by a new multi-purpose room in 1997. In 1997, two modular buildings were permanently placed on concrete footings next to the new multi-purpose room building.

This site currently serves 565 (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.

Frank Otis Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Exterior windows, doors, roofing, and plaster walls are at the end of their service life.
- Insufficient hydrant coverage and fire area requires additional fire sprinklers.
- Modular classrooms are at the end of their service life.
- Mechanical and plumbing fixtures are at the end of their service life.

Educational Program Needs

- Need additional instructional space
- Add dedicated space for before- and after-school programs, adjacent to multi-purpose room and play areas.
- Provide collaboration spaces for faculty and small group instruction.
- Enlarged and modernized library/ media center
- Remodeled administration, staff room,and health office
- Modernize the computer lab.

Unique Opportunities

- Otis Elementary School borders on Krusi Park, an Alameda city park that includes athletic fields, play areas, group picnic and barbecue sites, tennis courts, a recreation building, and sports group storage facilities. A planned City project will replace the existing park building to provide on-site recreation facilities to Frank Otis Elementary School students.

Frank Otis Elementary School - Master Plan Summary

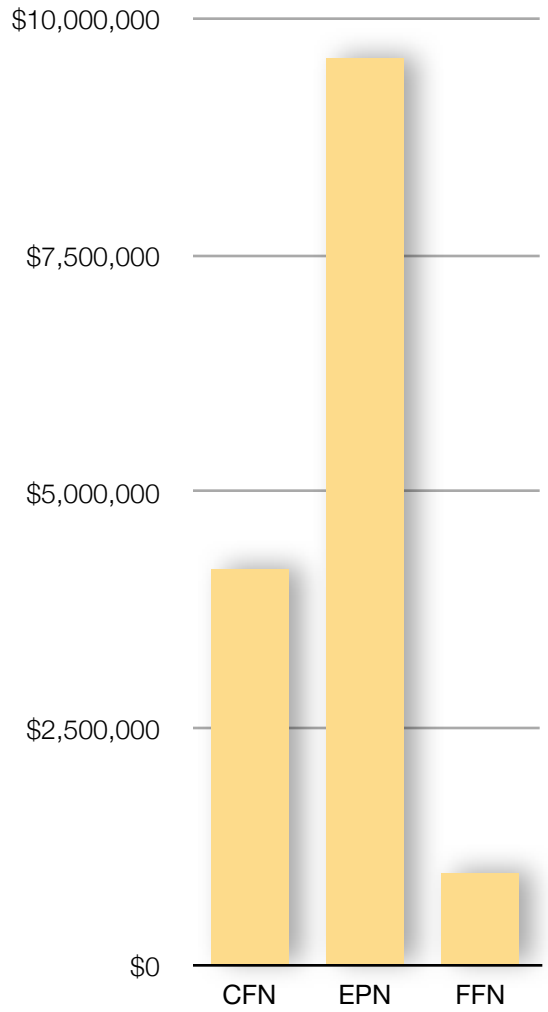
Master Plan Features

- Two story classroom building replaces portable classrooms and provides for growth.
- Updated classrooms
- Expanded multi-purpose room with music room
- Reconfigured and modernized administration area
- Remodeled media center/library
- New art and science classroom
- Covered lunch area and covered walkways
- Outdoor learning and garden space
- Updated HVAC, electrical ,and data systems
- New fencing
- Improved site lighting
- Dedicated drop-off/pick-up zone

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Extend perimeter fencing, improve site lighting, relocate administrative offices to primary entrance, provide improved drop off and parking restriction.
	Accessibility	Improve interior and exterior paths of travel, improve restroom accessibility, add accessible drinking fountains, re-grade playground to accessible slope tolerances, and provide way- finding signage.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities, and modernize media labs.
	Science, Technology, Engineering, Art, Mathematics	Provide dedicated classrooms for science, music and art instruction,
	Facilities Infrastructure	Provide new classrooms, add meeting, collaboration and assessment spaces, expand the multi-purpose room building, install a campus energy-management system and replace existing heating system equipment.

Improvements by Category



Critical Facility Needs (CFN)	$4,185,357
Educational Program Needs (EPN)	$9,577,829
Future Facility Needs (FFN)	$973,899

Frank Otis Elementary School - Committee Facilities Improvement Categories

The Master Plan Committee 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)

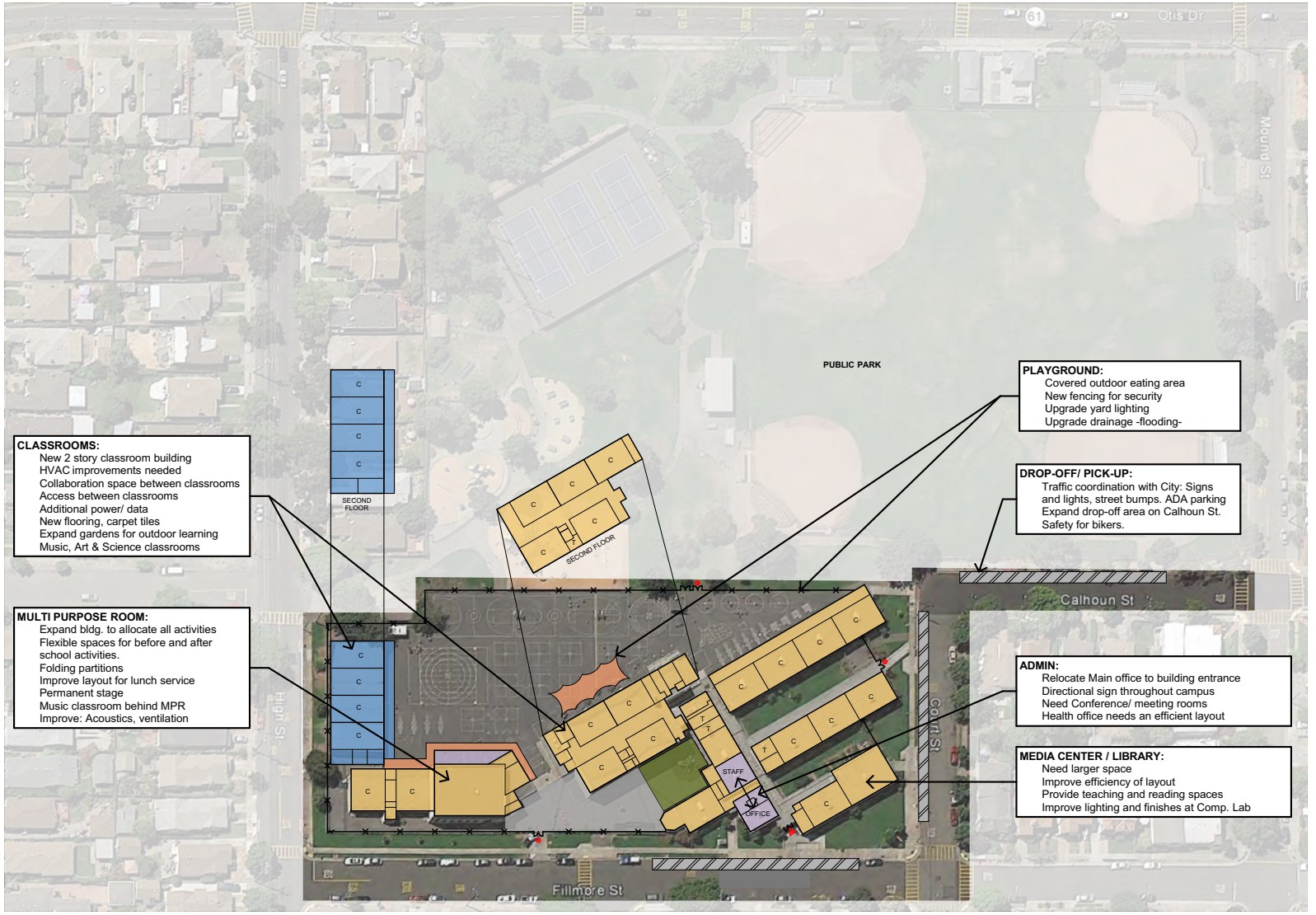
- Accessibility issues throughout the campus
- Traffic safety is an existing problem and a priority; expand drop-off area at Calhoun St. and consider coordination with the City of Alameda to control traffic.
- Structural/seismic mitigation measures at shear walls and elevator
- New domestic water service piping
- Replace obsolete fire alarm system.
- Install phone, clock/bell, and PA system upgrades.
- Provide new electrical power and data infrastructures.
- Provide HVAC system replacement.
- Upgrade exterior lighting.
- Replace classroom and corridor flooring.
- Upgrade emergency egress lighting.
- Provide an accessible sink at the Health office.
- Locate a screened trash enclosure, adjacent to the multi-purpose room accessible from Fillmore Street.

Educational Program Needs (EPN)

- Additional instructional space
- Replace portable classrooms with new construction (possibly a two-story addition).
- Provide dedicated classrooms for science, music and art.
- Provide private meeting/assessment rooms.
- Add dedicated space for before- and after-school programs, adjacent to multi-purpose room and play areas.
- Provide collaboration spaces for faculty and small group instruction.
- Enlarge and reconfigure the library/media center with ample space for reading groups and instruction.
- Consider a remodel of the administration area to relocate reception to the main school entry, relocating the staff room, providing meeting room(s), reconfigured health room, work room and other functions. Consider utilizing the old boiler room to the west side of the main corridor, possibly as conference or office functions.
- Consider relocating the existing interior computer lab, built in a former toilet room. Alternately, install window wall to provide light and visual connection to the exterior hallway.
- Provide additional, accessible drinking fountains.

Future Facility Needs (FFN)

- Upgrade lighting and finishes at computer lab in the library/ media center.
- Expand gardens between classroom wings for outdoor learning areas; provide a mix of paved and green area.
- Install new window coverings and flooring throughout.
- Improve lunch service layout at multi-purpose room; consider expanding the service window for additional serving and queuing.
- Develop kindergarten yard to provide a mix of paving and green area, and provide screening from street.
- Locate covered outdoor eating area at playground, adjacent to the multi-purpose room.
- Improve drainage at playground to mitigate existing flooding issues.
- Consider replacing the existing portable multi-purpose room stage with a permanent one and install acoustic treatment.
- Adjacent music room with opening door to act as stage.
- Provide vision lights and safety locks at all classroom doors.
- Provide quiet student areas at play yard as an alternative to sports play.
- Storage is needed at classrooms for surplus furniture.
- Provide dedicated rooms spaced throughout the classroom buildings for technology storage.
- Consider a two-story classroom addition to achieve space needs without increasing the building footprint.
- Explore the possibility of acquiring a part of the adjacent Krusi Park for expansion of the school.
- Provide storage space for technology, books, etc.



FRANK OTIS ELEMENTARY SCHOOL SITE PLAN

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	School lacks ADA-compliant student drop-off on either street frontage Convert on-street ADA space on Fillmore St to compliant ADA drop-off per Caltrans standard by removing curb to install drop off zone and adding a ramp. Restripe and resign to current ADA standards for student drop off.	200	SF	32.4	$1,944	$8,424
CFN	FA	ADA stall on Court Street does not meet standards for parallel parking ADA stall, with excessive cross slope, no drop-off zone adjoining the space, and out-of-date signage It is unclear if this is a district obligation since the space is in public street. If the district desires to have this made a compliant ADA parking stall, add a drop-off zone and modify the ramp per Caltrans standard and update signage. It does not appear feasible to reduce cross slope without modifications to drainage along gutter line	200	SF	32.4	$1,944	$8,424
CFN	FA	Walk to double-entry doors straight 5% grade from back of public sidewalk to doors, with no level landing at doors Remove walk and replace with new walk and 5-foot level landing at doors and 1:12 maximum ramp with railings to back of pubic sidewalk or create a longer walk to keep slope at 5% maximum with no railings	75	SF	19.4	$437	$1,895
CFN	FA	9.5% grade on access walk from back of public sidewalk to 5 feet from doors; 5" step up to landing at doors; slope of landing exceeds 2% Remove walk and landing. Create level landing at doors and lengthen path to public walk to provide either 1:12 maximum ramp with railings or 5% maximum slope without railings	1,040	SF	16.2	$5,054	$21,902

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	2" drop at threshold of doors leading to interior walkway from paved play courts prevents accessible passage Remove asphalt adjoining building, and provide ramp with railings from entrance to new pavement grade. See next item.	200	SF	23.8	$1,426	$6,178
CFN	FA	Pavement cross slopes range to 9% along this side of the building. Remove 30-foot wide strip of pavement along building, lower grade to create 2% maximum slope from remaining pavement back towards building, and repave and restripe.	300	SF	13.0	$1,166	$5,054
CFN	FA	Slopes on all sections of existing ramp in the range of 9-11% Remove existing ramps and railings. Reconstruct all ramp segments with 8.33% maximum slope. Salvage railings for reuse if possible.	4	EA	15,552.0	$18,662	$80,870
CFN	FA	No level landing at exterior door Create level landing at door, and coordinate with new paving options in above item.	120	SF	32.4	$1,166	$5,054
CFN	FA	Very steep cross slope at exit door 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	23.8	$30,650	$132,818

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	No level landings at any doors exiting into paved play court, pavement cross slopes are too steep 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 and restripe play areas as required.	4,400	SF	23.8	$31,416	$136,136
FFN	FA	Insufficient fire hydrant coverage at southeast portion of campus Extend private fire line to site from High Street to serve southeast area.	600	LF	91.8	$16,524	$71,604
FFN	FA	The interconnected nature of the buildings will likely result in a large fire area and correspondingly high required fire hydrant flows, which the surrounding hydrants may not be able to meet. Consider adding fire sprinklers to existing buildings to reduce required fire flow.	50,430	SF	13.0	$196,072	$849,645
CFN	FA	Most drop inlet grates in pedestrian areas do not have ADA-compliant grates. Replace existing grates with 1/2" maximum opening bolt-down grates. The number of grates is estimated to be six.	6	EA	32.4	$58	$253
CFN	FA	No evidence of backflow devices on domestic or irrigation water services Add backflow devices per water-supplier standards.	2	EA	2,700.0	$1,620	$7,020

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	It is reported that the domestic water line at this location requires frequent repair. Replace existing line with new 3-inch water main and shut-offs. Reconnect individual room/building services	400	LF	70.2	$8,424	$36,504
CFN	FA	Asphalt play yard shows excessive cracking Grind, grade, and re-pave play yard	34,000	SF	6.5	$66,096	$286,416
FFN	FA	Wood flag pole is not code-compliant Replace with aluminum pole.	1	EA	2,700.0	$810	$3,510
FFN	FA	No trash enclosure Install a two-bin trash enclosure per health department standards	1	LS	16,200.0	$4,860	$21,060
CFN	FA	Site lacks adequate exterior lighting, walkways are dark for nighttime activities, as noted by staff. Add exterior walkway fixtures.	20	EA	810.0	$4,860	$21,060
CFN	FA	No exterior emergency lighting is provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	15	EA	405.0	$1,823	$7,898
EPN	FMP	Outdoor shade is lacking. Install new outdoor shade structure at playground area.	1	LS	110,000.0	$33,000	$143,000

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Rain protection is lacking at MPR and adjacent portable buildings. Install new covered walkway along MPR building and extending to new classroom wing.	1,982	SF	40.0	$23,778	$103,039
EPN	FMP	Site fencing is inconsistent and not extensive enough to provide a secure perimeter. Remove existing and install new site perimeter fencing. Use ornamental fencing along Fillmore and Court Streets and chain link elsewhere.	750	LF	110.0	$24,750	$107,250
EPN	FMP	Kindergarten outdoor areas require improvement. Develop kinder yard to provide a both a mix of paving and green area and provide screening from the street.	1	LS	50,000.0	$15,000	$65,000
EPN	FMP	Playground occasionally floods. Improve drainage at playground to mitigate existing flooding issues.	20,700	SF	32.0	$198,720	$861,120
					Subtotal		$2,991,135
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Single-story classroom wings and administration building: Plaster cracking, moisture penetration, possible framing dry rot Redesign with combination of stucco and metal siding.	14,000	SF	16.2	$68,040	$294,840
CFN	FA	Two-story classroom building: stairwell windows unsafe; service life exceeded Replace windows at all buildings with aluminum frame and dual pane glass	40	SF	86.4	$1,037	$4,493

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Built-up roofing is at end of service life Replace all roofs with new 30-year built-up roofing and 'cool roof' coating.	17,534	SF	17.3	$90,738	$393,200
CFN	FA	Exterior doors are at end of service life. Install painted galvanized metal door frames with FRP doors and new hardware with high-security keying.	42	EA	4,752.0	$59,875	$259,459
CFN	FA	ervice life of all exterior plaster and wood paint has exceeded service life. Repaint entire school exterior.	19,000	SF	3.2	$18,468	$80,028
CFN	FA	Restrooms have waterless urinals, and plumbing fixtures meet ADA throughout the site.. Replace waterless urinals with ultra low flow (0.125 gpf) urinals.	7	EA	4,860.0	$10,206	$44,226
CFN	FA	No campus energy-control systems Add campus wide DDC control and create district standard for energy-control systems.	35,545		2.2	$23,033	$99,810
FFN	FA	Fire Alarm: due to parts and service availability issues, Simplex panel is not satisfactory. Replace fire alarm panel with district-preferred manufacturer (Firelite).	1	EA	21,600.0	$6,480	$28,080
CFN	FA	Telephone panel requires frequent reprogramming. Replace Rauland system with District-standard VOIP.	1	EA	41,040.0	$12,312	$53,352

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Telephone system: Add data distribution equipment, including fiber-optic panels, patch panels, switches, and wireless data transmitters to accommodate new data outlets noted above. Add data distribution equipment to activate all data outlets.	1	LS	90,000.0	$27,000	$117,000
CFN	FA	Bell / clock / speaker system: Panel problems require frequent reprogramming. Station and all call do not function properly. Some speakers are not operating. Replace Rauland system with District-standard VOIP.	1	EA	8,640.0	$2,592	$11,232
CFN	FA	Bell / clock / speaker system: Panel problems require frequent reprogramming. Station and all-call do not function properly. Some speakers are not operating. Replace non-operational speakers.	15	EA	324.0	$1,458	$6,318
CFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	35,500	SF	0.4	$4,026	$17,445
CFN	FA	Power distribution problems, i.e. tripped circuit breakers in computer room, noted by staff Add (30) receptacles.	30	EA	432.0	$3,888	$16,848

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate power distribution for receptacles for data system as noted above. For added receptacles noted above, install new panel board (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard.	2	EA	5,076.0	$3,046	$13,198
CFN	FA	Excessive cracking noted in exterior stucco at two-story building (minimal amount of shear wall in longitudinal exterior walls). Add shear wall.	15	LF	864.0	$3,888	$16,848
CFN	FA	Brick incinerator in two-story building is a seismic hazard. Remove incinerator completely and repair floor openings.	1	LS	9,720.0	$2,916	$12,636
					Subtotal		$1,469,013
CLASSROOMS							
CFN	FA	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 air conditioning units installed, but installation is makeshift and not acceptable. Building is equipped with Trane Tracer DDC system. Piping systems are in good conditions. Remove ortable type wall air conditioning units on south side and replace with dedicated, cooling-only, ductless split systems. Interlock with DDC so heating/cooling cannot occur simultaneously.	7	EA	7,500.0	$15,750	$68,250

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Kindergarten building has rooftop unit for heating and a separate cooling-only fan coil unit (Sanyo). Restrooms are ADA-compliant and in good 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	12,960.0	$3,888	$16,848
CFN	FA	Newer air conditioning unit on roof (Trane). The old air handler and pumps have been abandoned in place. Remove all abandoned equipment.	1	LS	6,480.0	$1,944	$8,424
CFN	FA	Air conditioning units are old and inefficient in classrooms. Replace with new air conditioning units in each room.	4	LS	6,480.0	$7,776	$33,696
EPN	FA	Flooring, ceilings and paint are at end of service life in single-story classroom buildings. Power and data and AV systems, window coverings, and lighting require upgrading Fully modernize single-story classroom buildings, including media center.	6,370	SF	220.0	$420,420	$1,821,820
EPN	FA	Two-story classroom building flooring, ceilings and paint are at end of service life. Power and data and AV systems, window coverings, and lighting require upgrading. Fully modernize two story classroom building.	8,848	SF	200.0	$530,880	$2,300,480

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Modular classrooms 114 and 115: wood siding is degraded; steel structures are rusting; units are at end of service life. Fully renovate modular buildings and fully modernize interior, including new electrical, data, lighting, HVAC, AV and finishes.	1,590	SF	250.0	$119,250	$516,750
EPN	FA	Existing portable buildings will have a shorter life span than site-built buildings. Additional classrooms are required. Remove portable buildings and install a new two-story site-built classroom building. Include one dedicated science classroom, one dedicated art classroom, and one dedicated music classroom.	5,970	SF	370.0	$662,670	$2,871,570
					Subtotal		$7,637,838
RESTROOMS							
CFN	FA	Campus toilet rooms have non-compliant fixtures. 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.	1	LS	50,000.0	$15,000	$65,000
					Subtotal		$65,000
MULTI-PURPOSE BUILDING							
CFN	FA	Parker boiler (1992 vintage) and pumps are nearing the end of useful life. Unit ventilators and wall convectors are heavily worn. Restrooms are vintage and do not meet current ADA requirements. Replace with rooftop, high-efficiency gas-fired make-up air unit, (Rezone or equal). Remove, boiler, pumps, piping and all related equipment.	2	LS	55,000.0	$33,000	$143,000
CFN	FA	Replace non-compliant toilet room fixtures with urinals (0.125 gaff), water closets (1.28gpf), and lavatories (0,5gpm) to bring into current code compliance and to reduce water consumption.	400	SF	129.6	$15,552	$67,392.00

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	North wall elevation of multi-purpose room appears to be lacking in lateral capacity. Add shear wall	10	LF	864.0	$2,592	$11,232
CFN	FA	Multi-purpose room flooring, ceilings, and paint are at end of service life. Power and data and AV systems and lighting require upgrading. Fully modernize single-story MPR building, including permanent platform area.	2,060	SF	250.0	$154,500	$669,500
EPN	FA	Multi-purpose room is too small to accommodate activities Add building addition to MPR building.	420	SF	550.0	$69,300	$300,300
					Subtotal		$1,191,424
ADMINISTRATION							
CFN	FA	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-type. Replace rooftop units with high-efficiency rooftop heating/cooling units, clean duct systems and rebalance.	35,545	SF	6.5	$69,099	$299,431
CFN	FA	New elevator was added in 1999 with continuous footings and is attached to existing structure, which is supported by piles, and not isolated. Add structural piles.	6	EA	4,860.0	$8,748	$37,908
EPN	FA	Single-story administration building flooring, ceilings and paint are at end of service life. Power, data, audio-visual systems, and lighting require upgrading. Fully modernize single-story administration building.	2,130	SF	250.0	$159,750	$692,250
					Subtotal		$1,029,589

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
LIBRARY/MEDIA CENTER							
CFN	FA	Library egress door is non-accessible. Regrade and pave for exit ramp and accessible path of travel. Item covered in Civil #4	1	LS	15,000.0	$4,500	$19,500
CFN	FA	Surface raceway in media center has broken pieces and missing plates. Add plates and replace broken items.	5	EA	81.0	$122	$527
EPN	FA	Single-story media center / library flooring, ceilings and paint are at end of service life.ower, data, audio-visual systems, and lighting require upgrading. Fully modernize single-story media center / library.	960	SF	250.0	$72,000	$312,000
					Subtotal		$332,027
OTHER FACILITIES							
CFN	FA	Health office sink is not accessible. Replace cabinetry and sink with accessible fixtures.	24	LF	675.0	$4,860	$21,060
					Subtotal		$21,060
					TOTAL COSTS		$14,737,085