



William G. Paden
Elementary School
444 Central Avenue

School Data

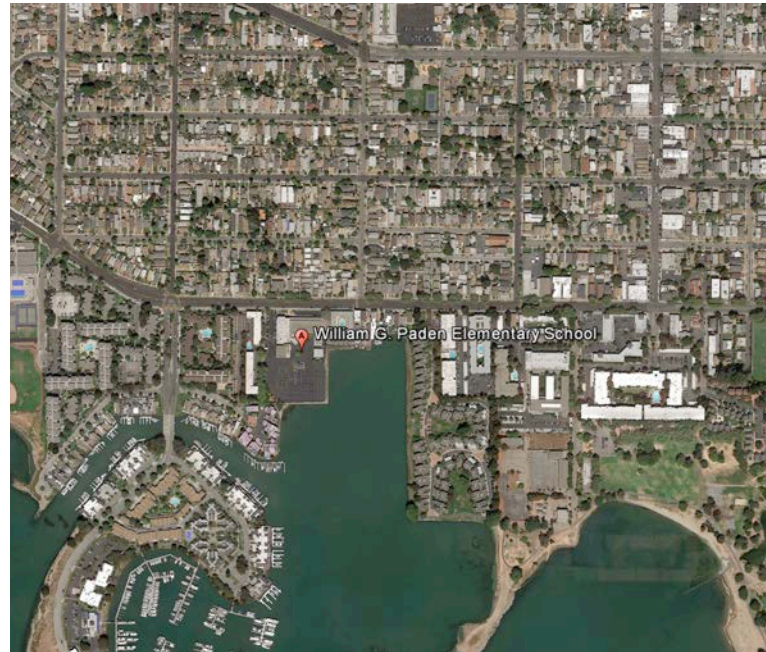
Date School Opened:	1954
2013 - 2014 School Year Enrollment:	329
Standard Classrooms:	20
Modular Classrooms:	0
Portable Classrooms:	2
Classrooms Used for Other Programs:	0
Building Area:	41,714 sq. ft.
Site Area:	4.30 acres

William G. Paden Elementary School - Background Information

William G. Paden Elementary School is a neighborhood school located on the central-southern end of Alameda's main island, on Central Avenue.

The school was originally constructed in 1954 on concrete pad foundations with one and two-story wood framed, cement plaster walls, and built-up membrane roofing. This facility included 15 classrooms and the administration offices. In 1964, a four room wing was added with north-facing monitor roof windows for classroom day lighting. The multi-purpose room, and library/media center were added in 1997. In 2000, the original 1954 buildings were seismically retrofitted and the entire campus received accessible barrier removal, restroom upgrades, re-painting, and electrical, data, clock, security, and fire alarm upgrades. In 2007, Measure C funds provided boiler/mechanical improvements, and other fire, life, safety system upgrades. Two portable buildings have been installed on the asphalt playground since 2002.

William G. Paden Elementary School currently serves 329 (K-5) students in 22 classrooms, including the two portables. The south facing asphalt playground extends to the water's edge, providing adequate play area and stunning views of the San Francisco Bay.



William G. Paden Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Parking and playground asphalt has deteriorated and needs to be replaced.
- Roofing membrane has exceeded its service life.
- HVAC systems have exceeded their service life.
- Exterior windows, doors, and finishes have exceeded their service life.
- Interior floor, wall, and ceiling finishes have exceeded their service life.
- Mechanical and plumbing fixtures are at the end of their service life.

Educational Program Needs

- Projection technology and Wi-Fi infrastructure improvements are required.
- Window shades with room-darkening capability are needed.
- Security cameras at entrances are desired.
- Need added windows at administration office for control and safety.
- Would like wheeled, multi-function furniture for flexibility at classrooms and library.
- Need improved acoustics at kindergarten classrooms.
- Shade structures needed at play areas, adjacent to multi-purpose room.
- Additional storage is needed throughout.

Unique Opportunities

- William G. Paden Elementary School features waterfront access on San Francisco Bay with stunning views of the Bay and Peninsula.








William G. Paden Elementary School - Master Plan Summary

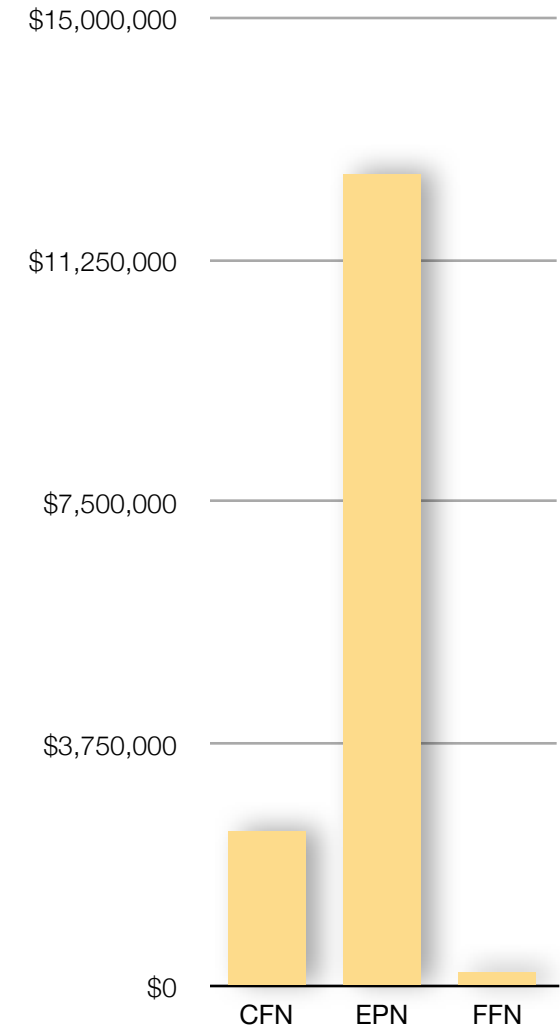
Master Plan Features

- Two classroom building to replace portable classrooms
- Updated classrooms
- Expanded and modernized multi-purpose room with music room
- Reconfigured and modernized administration area
- Media center/library updates
- Covered lunch area and covered walkways
- Outdoor learning and garden space
- Updated HVAC, electrical, and data systems
- Improved site lighting
- Shade structures at playground and multi-purpose room

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Improve site lighting; reposition administration with physical and visual connection to entrance.
	Accessibility	Improve restroom accessibility and supervision; re-grade playground to accessible slope levels; adjust exterior path of travel, drop-off, parking, and doors; and provide way-finding signage.
	Technology	Improved data, power, and wireless coverage. Updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Dedicated art/science classroom
	Facilities Infrastructure	Replace portable classrooms with permanent structure. Install new windows, replace mechanical systems, and provide a campus energy-management system.

Improvements by Category



Critical Facility Needs (CFN)	\$2,405,501
Educational Program Needs (EPN)	\$12,584,020
Future Facility Needs (FFN)	\$2,127,651

William G. Paden 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)

- Accessibility issues throughout the campus are to be brought up to current codes, including exterior path of travel, drop-off, parking, doors, signage, playground, and way-finding signage.
- Add drains to improve site drainage.
- Replace roof and flashing.
- Repair dry rot, water leaks, etc.
- Paint and patch exterior and interior.
- Replace leaking and inoperable windows and exterior doors.
- Replace stained and damaged acoustic ceilings.
- Replace classroom and corridor flooring
- Do structural/seismic improvements.
- Upgrade emergency egress and site lighting.
- Upgrade power and data infrastructure throughout.
- Do HVAC upgrades: boiler replacement, new rooftop units, etc.

Educational Program Needs (EPN)

- Projection technology and Wi-Fi infrastructure to support mobile technology at all classrooms
- Window shades with room-darkening capability
- Security cameras at entrances
- Added window at administration office for control & safety
- New wheeled, multi-function furniture for flexibility at classrooms and library
- Improved acoustics at kindergarten classrooms

- Covered shade structures
- Additional storage

Future Facility Needs (FFN)

- Dedicated art/science classroom
- Permanent stage with storage and dedicated music room, ideally adjacent to multi-purpose room
- Green areas at upper play yard
- Replace portable classrooms with permanent classrooms.
- Improved noise control between classrooms, possible addition of doors between classrooms at existing openings
- Reconfigure the circulation at the library/media center to improve control and circulation.
- Additional skid resistance on stair flooring
- New ball wall for PE use
- Possible implementation of a previously proposed landscape plan to include greenbelt, amphitheater, interpretative learning areas, and pedestrian dock on the Bay.



PLAYGROUND:
 Covered lunch area
 Shade at play structures
 Exterior lighting
 Clean perimeter trail
 Green areas at higher yard

NEW CLASSROOM BUILDING:
 Science & Art

CLASSROOMS:
 Improve acoustics at Kinder classrooms
 Enlarge some classrooms,
 New windows and/ or window shades
 New FA/ phone/ clock/ bell/ speaker
 New furniture and storage
 Art sinks, hot water and outdoor sink
 Projector, screen or flat screen
 WIFI for mobile tech.

MULTI PURPOSE ROOM:
 Permanent stage
 Storage
 New sound system and fixed large screen
 Improve layout for lunch service
 New Music classroom attached

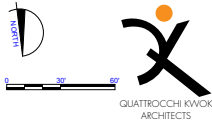
MULTI-MEDIA/ LIBRARY:
 Power outlets and Wi-Fi
 Mobile furniture, bookcases, flexible layout
 Upgrade student bathrooms
 New carpet

ADMIN:
 Office closer to main entry for safety and control

- KEY**
- NEW STRUCTURE
 - REPURPOSED/ RECONFIGURED
 - MODERNIZED
 - NEW / RECONFIGURED SITE WORK
 - NEW SHADE STRUCTURE
 - NEW LANDSCAPED AREA
 - POSSIBLE FUTURE GROWTH
 - NEW FENCE
 - DEMOLITION
 - MAIN ENTRY POINT
 - OUTER PERIMETER ENTRY POINT
 - INNER PERIMETER ENTRY POINT
 - C CLASSROOM
 - T TOILET

SECOND FLOOR

CENTRAL AVE



WILLIAM G. PADEN ELEMENTARY SCHOOL SITE PLAN

William G. Paden 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	Slope in ADA stalls varies from 2.3% to 4%; signage out of date. Edge grind perimeter of stalls and out into drive aisle. Install variable depth asphalt overlay to reduce slope in ADA stalls and unloading zones to 2% max. Update signage, and restripe stalls.	720	SF	5.4	\$1,166	\$5,054
CFN	FA	ADA parking lot entrance sign not located at parking lot entrance. Relocate sign to parking lot entrance.	2	EA	594.0	\$356	\$1,544
CFN	FA	Landing outside of main doors is 3% cross slope. Reduce slope to 2% max for 5 feet by either installing a concrete leveling course, or removing and replacing the concrete flatwork outside the main doors to work with the threshold and the stairs.	300	SF	18.4	\$1,652	\$7,160
CFN	FA	Cross slope on asphalt path adjoining north side of bike enclosure exceeds 2%. Remove existing asphalt and repave for 2% maximum cross slope.	300	SF	8.6	\$778	\$3,370
CFN	FA	Drop-off zone pavement is badly deteriorated. Grind existing asphalt for possible reuse elsewhere as class 2 AB. Repave with 3-inch minimum depth of new asphalt. Restripe per existing.	7,400	SF	7.6	\$16,783	\$72,727

William G. Paden 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	Pavement in the parking stalls and drive aisle is deteriorated. Grind existing asphalt for possible reuse elsewhere as Class 2 AB. Re-grade for drainage and repave with 3-inch minimum depth of new asphalt. Restripe per existing.	3,900	SF	6.8	\$7,898	\$34,223
CFN	FA	Pavement in this portion of paved play courts is deteriorated. Edge grind, fill cracks, install pavement fabric and 1.5-inch minimum depth overlay.	3,900	SF	5.9	\$6,845	\$29,660
CFN	FA	Playground pavement in paved play courts is deteriorating. Fill cracks, seal coat, and restripe.	78,900	SF	1.0	\$23,670	\$102,570
CFN	FA	Poor fire hydrant coverage for entire campus, particularly the south side of the buildings. Construct a private fire service and fire hydrant at the south central portion of the campus.	1	EA	19,440.0	\$5,832	\$25,272
CFN	FA	Parking lot has no site drainage Add storm drain inlet and coordinate with replaced asphalt in item #7	1	LS	10,800.0	\$3,240	\$14,040
CFN	FA	Domestic water main has no back-flow prevention. Install a back-flow prevention valve	1	LS	6,480.0	\$1,944	\$8,424
CFN	FA	Upper playground has numerous trip hazards. Grind, regrade, and repave asphalt.	24,000	SF	6.4	\$45,801	\$198,469
CFN	FA	Entry canopy has water damage at plaster framing. Remove roofing membrane and any dry rotted wood; repair / replace plaster, framing & membrane	2,000	SF	10.8	\$6,480	\$28,080

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Play and outdoor eating areas lack shade protection Provide and install shade structures at outdoor eating area and at play structure areas.	1	LS	100,000.0	\$30,000	\$130,000
FFN	FA	Wood flag pole is not code-compliant Replace with new aluminum flagpole	1	EA	2,700.0	\$810	\$3,510
FFN	FA	Irrigation is manually operated Replace with remote programmable irrigation system	1	LS	21,600.0	\$6,480	\$28,080
FFN	FMP	Committee expressed desire to add green space to campus Add landscaping at trail and upper yard as indicated on plan.	4248.5	SF	18.0	\$22,942	\$99,415
Sub-Total							\$791,599
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	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 water flow.	42,243	SF	9.7	\$123,181	\$123,181

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Rake flashing leaks over the entire roof area, and roof shingles are at end of service life Replace with standing seam metal roof where shingled, and new built-up roofing at flat roofs. Include allowance for reframing of any dry-rotted wood members at the library / media center.	23,553	SF	21.0	\$148,384	\$642,997
CFN	FA	Exterior windows are at end of service life, with many glazed with plexiglass. Replace all windows with aluminum frames and dual-pane glass	2,700	SF	47.5	\$38,491	\$166,795.20
CFN	FA	Exterior doors are beyond service life. Replace all exterior doors with metal frames and FRP doors.	32	EA	4,752.0	\$45,619	\$197,683.20
CFN	FA	Exterior painted finish is deteriorated. Reseal and repaint all exterior walls, trim, fascia, etc.	28,000	SF	4.4	\$36,960	\$160,160.00
CFN	FA	No campus energy-management system Add campus-wide DDC control and create District standard for energy-control systems	42,243	SF	2.8	\$35,484	\$153,764.52
CFN	FA	Exterior building lighting provided only by wall pack fixtures and floodlights, with flush, square dropped lens at covered walkways. Add (3) LED wall fixtures for parking area; Add (3) fixtures at street drop-off & (3) at east alley	9	EA	4,320.0	\$11,664	\$50,544.00
CFN	FA	No exterior emergency lighting provided for emergency egress Add exterior battery pack light fixtures for minimum code coverage.	15	EA	405.0	\$1,823	\$7,897.50

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate number of emergency egress fixtures were observed, according to staff inverter provides emergency backup power for egress lighting. Add dual head battery packs at egress paths.	15	EA	405.0	\$1,823	\$7,897.50
CFN	FA	Inadequate power distribution and receptacles for data system For added receptacles throughout modernization, install new panel board (42-pole, 100amp, 120/208volt, 3-phase, with Transient Voltage Surge Suppression) and new feeder from switchboard.	1	LS	5,076.0	\$1,523	\$6,598.80
CFN	FA	Discontinuous roof diaphragm steps at 1-story Building A. Add steel bracing.	1		81,000.0	\$24,300	\$105,300.00
CFN	FA	Lateral support appears to be lacking on west side at 2-story building south side at single-story Add shear wall.	30	LF	864.0	\$7,776	\$33,696.00
EPN	FMP	All interior areas require full modernization scope, including improved power and data distribution, new finishes, door hardware, etc. Fully Modernize all spaces not slated to be demolished or replaced with new or reconfigured space. Include new power and data and wireless data distribution, new audio-visual components, new finishes, door hardware, storage space, etc.	39222	SF	210.0	\$2,470,986	\$10,707,606.00

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	No trash enclosure Install a two-bin trash enclosure per health Department standards.	1	LS	16,200.0	\$4,860	\$21,060.00
FFN	FA	Fire alarm utilizes a Notifier panel and not the Distric-preferred manufacturer Replace fire alarm panel with District-preferred manufacturer (Firelite)	1	EA	9,180.0	\$2,754	\$11,934.00
FFN	FA	Telephone/data system: Rauland panel is not the District- preferred manufacturer Replace Rauland system with District-standard VOIP system.	42,243	SF	0.5	\$6,159	\$26,689.13
FFN	FA	Bell/ clock/ speaker system is a Rauland panel and not District-preferred manufacturer. The master clock system does not work, and is used for public address only Replace Rauland system with District standard VOIP system.	42,243	SF	0.5	\$6,336	\$27,457.95
Sub-Total							\$12,451,261
CLASSROOMS							
FFN	FMP	Campus lacks a dedicated art classroom. Provide a new building addition for new art classroom, including covered walkway extension.	1215	SF	370.0	\$134,865	\$584,415.00
FFN	FMP	Campus lacks a dedicated science classroom building. Provide a new building addition with new science classroom, including covered walkway extension	1215	SF	420.0	\$153,090	\$663,390.00
FFN	FMP	Campus needs a dedicated music classroom building as well as a permanent stage. Provide MPR building addition to house permanent stage and music classroom along with neded storage spaces for both.	1150	SF	420.0	\$144,900	\$627,900.00

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Portable classroom buildings are nearing end of service life. Remove portable classrooms	1	LS	26,000.0	\$7,800	\$33,800.00
Sub-Total							\$1,909,505
RESTROOMS							
CFN	FA	Toilet rooms are in generally good condition throughout, with waterless urinals and sensor faucets. Some exterior drinking fountains are not ADA-compliant. Toilet rooms are odorous due to poor ventilation and deferred service of waterless urinals. Replace waterless urinals with ultra low flow (0.125 gaff) urinals throughout. Add exhaust fans at each toilet room (six total)	800	SF	5.4	\$1,296	\$5,616.00
CFN	FA	Wall unit ventilators have been abandoned and systems have been converted to rooftop package systems with ducted distribution. Roof top units are old, worn and inefficient. Replace rooftop units and clean duct systems throughout.	4,480	SF	5.4	\$7,258	\$31,449.60
Sub-Total							\$37,066
MULTI-PURPOSE BUILDING							
CFN	FA	Boiler and pumps are original equipment, standard-efficiency. Unit ventilators are worn and show signs of heavy wear. Toilet rooms are not ADA-compliant. Replace boiler, pumps, and related equipment with high-efficiency, gas-fired make-up air units. Remove boilers, pumps, piping and all related equipment.	4,480	SF	13.0	\$17,418	\$75,479.04
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
Sub-Total							\$142,871

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
CFN	FA	Wall unit ventilators have been abandoned and systems have been converted to rooftop packaged systems with ducted distribution. Roof top units are old, worn and inefficient. Replace rooftop units and clean duct systems throughout.	1,416	SF	5.4	\$2,294	\$9,940.32
CFN	FMP	Campus has security concerns regarding supervision of entrances. Install security cameras at entrances.	4	EA	3,000.0	\$3,600	\$15,600.00
EPN	FMP	Existing administration and student services office is undersized and the location of reception provides poor supervision of the main entrance. Relocate and expand the administration and student services.	3021	SF	420.0	\$380,646	\$1,649,466.00
Sub-Total							\$1,675,006
LIBRARY/MEDIA CENTER							
CFN	FA	Unit ventilators, although in fair condition, utilize hot water, and would have to be replaced with removal of the boiler system. Replace with ductless, split-system heat pump.	2,300	SF	4.3	\$2,981	\$12,916.80
EPN	FMP	Library lacks flexibility in its configuration. In addition to the modernization listed above, provide easily movable furniture to aid in flexibility.	2983	SF	25.0	\$22,373	\$96,947.50
Sub-Total							\$109,864
TOTAL COSTS							\$17,117,172