



Alameda High School

2201 Encinal Avenue

School Data

Date School Opened: 1924-1933,1975,1993

2013 - 2014 School Year Enrollment: 1,758

Standard Classrooms: 75

Modular Classrooms: 0

Portable Classrooms: 0

Classrooms Used for Other Programs: 0

Building Area: 221,255 sq. ft.

Site Area: 12.9 acres

Alameda High School - Background Information

Alameda High School consists of multiple buildings constructed between 1924 and 1993. The original campus (1924) is a registered Historical Landmark that consists of five distinct Classical Revival buildings that face Central Avenue. The only original buildings that can be used in their current condition are Kofman Auditorium, which includes six classrooms on the second and third floors, the Patton Gym, and the West Wing buildings, which have all been seismically upgraded to meet Field Act certification.

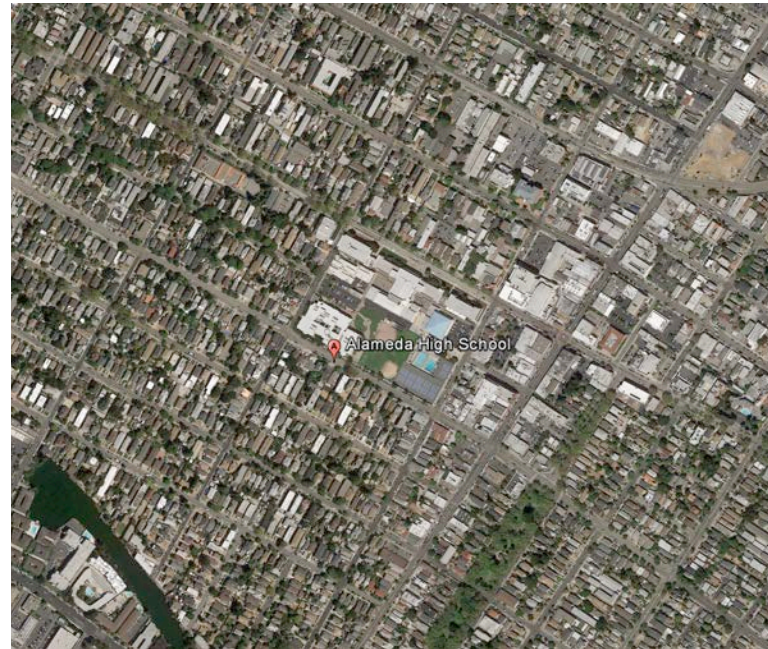
The West Wing, located at Central and Walnut Streets, was built later in 1957 to mimic the Classical Revival theme, but lacks the cast stone detailing of the originals. In 1994 it was seismically retrofitted and added accessibility ramps, elevator, restroom and fire alarm improvements. The West Wing has three floors (45,600 sq. ft.), with thirteen classrooms, an exercise gym, a small theater (2,715 sq. ft.), cafeteria with kitchen area (4,100 sq. ft.), and ground floor vocational programs.

In 1975, a major campus addition was completed to replace the original buildings that were not Field Act compliant. This addition consisted of the one-story Technical Arts building (13,800 sq. ft.), a two-story Academic building (62,800 sq. ft.), and a boiler/utility space (1,100 sq. ft.) servicing these buildings. These facilities were constructed as concrete pad foundations with concrete masonry unit exterior walls, steel and metal deck framing with parapet wall and membrane roofing. The Academic building serves as the current focal point of the high school, with 48 classrooms, administrative offices, and library/media center.

The newest addition to the campus is the gymnasium (1993) adjacent to the Emma Hood Aquatic Center (1955). The new gym (23,600 sq. ft.) is built on a concrete pad foundation, with steel post and truss framing, and cast-in place concrete exterior walls. The gym includes public restrooms, boys' and girl's locker rooms, and mechanical/electrical service area. It is unknown if this building has received any upgrade since its construction.

The Alameda High School campus currently serves 1,758 students in a total of 75 classrooms and various ancillary spaces as noted in the building descriptions above. This flagship campus also serves the island community as a focal point of the renovated historical downtown district, as well as a public resource with its 1200 seat auditorium.

Alameda Unified School District Facilities Master Plan



Alameda High School

Facilities Assessment Needs - Auditorium (1924)

- Exterior cement plaster is cracking.
- Fire escape steel stair deterioration requires repair or replacement.
- Replace heating, lighting, fire sprinkler, and alarm systems.
- Accessible audience seating at balcony
- Stage and dressing room accessibility
- Boiler system with radiators is obsolete and needs to be replaced.

Facilities Assessment Needs - Patton Gym (1924)

- Exterior cement plaster is cracking.
- Fire escape steel stair deterioration requires repair or replacement.
- Replace heating, lighting, fire sprinkler, and alarm systems.
- Boiler system with radiators is obsolete and needs to be replaced.

Facilities Assessment Needs - West Wing (1957)

- Classroom, exercise gym accessibility
- Window sash and trim are reaching end of service life and are deteriorating.
- Kitchen non-accessible and Alameda County health code violations
- Domestic hot water system is obsolete.
- Third floor skylights have reached the end of their service life and require replacement.
- Non-accessible corridor drinking fountains

Facilities Assessment Needs - Technical Arts (1975)

- Membrane roof blistering (2002 replacement)
- Excessive concrete floor moisture content

Facilities Assessment Needs - Academic Building (1975)

- HVAC discharges at classroom 42 atrium windows
- Excessive ground floor concrete moisture content
- Rain intrusion at ledge flashing between first and second floor

Alameda Unified School District Facilities Master Plan



Alameda High School

Facilities Assessment Needs-New Gymnasium (1993)

- Exterior concrete wall shear cracks
- Roof leaks on south and west sides
- Bleacher wood seating splintering

Facilities Assessment Needs - Emma Hood Aquatic Center (1955)

- Building exterior has deteriorated.
- Pool deck, fencing, lighting, and bleachers have deteriorated.
- Swimming pools need to be upgraded - outlasted life span.

Educational Program Needs

- Science classroom modernized and enlarged to meet program requirements.
- General classroom modernized and enlarged where undersized.
- Library/media center remodel: acoustical separation, breakout spaces, career and college counseling, instructional space
- New Student Union for student presentation and café with outdoor seating at Technical Arts building. This project would also trigger the following:
 - Relocation of weight room to east end of Patton Gym (currently used for storage)
 - Remodel of West Wing first floor south - replace old cafeteria with five classrooms, collaborative and support spaces.
 - Administration relocation, remodel and reconfiguration, including health center relocation - provides improved supervision and quad access.
- Upgrade Thompson track & field (remains limited size) or find new location for regulation size stadium.
- Improve secure access at remote entrances (at Historic Alameda High School).
- Renewal/remodel of existing main gym and locker rooms - acoustical improvements, public address system, bleacher repair and exterior maintenance
- Adult transition classroom, relocate and remodel.
- Aquatic center repairs and modernization: pool deck, fencing, lighting, repair building exterior and bleachers

Unique Opportunities

- Historic Alameda High School is a prominent Alameda landmark, listed in the National Register of Historic Places and located adjacent to historic Park Street Business District. Kofman Auditorium serves the community as a community performance venue.



Alameda High School - Master Plan Summary

Master Plan Features

- Development of a central quad linking Historic and new Alameda High Schools; demolish old boys' locker room (currently health classroom) to open plaza, provide outdoor performance space.
- Pedestrian boulevard along Alameda Avenue axis, spanning campus from Oak to Walnut Streets, with realigned driveway and pedestrian crossing at Walnut Street.
- New Student Union café at current weight room location in the Technical Arts building, with outdoor plaza seating, strong indoor/outdoor connection. Include performance, meeting and display areas, with support for staff development, gatherings and events. Consider glass roll-up doors, shade structures, and green space.
- Modernization and expansion of the library / media center on the ground level of the Academic building, with links to the new quad, with conference and meeting rooms, career and college counseling.
- Kofman Auditorium renovations, including accessibility, theatrical infrastructure and systems.
- New gymnasium updates to include locker room refresh, acoustical and public address improvements.
- Restore and reconfigure ball fields.
- Provide pool improvements and modernization.

Option 1: Full Modernization of Alameda High School:

- Modernize entire Academic building, utilizing both floors.
- Modernize and remodel Library wing of Historic Alameda High School as science lab classrooms.
- Historic Alameda High School east and east-central wings would be made available for other District uses.
- Administration reconfiguration:
 - Relocate/reconfigure administration to the Encinal Avenue entrance.
 - Reception and main office area to the southeast area of the ground floor
 - Attendance office to the north, with ample space for staff and students



Alameda High School - Master Plan Summary

- Counseling function to the northwest of the entrance hall (current administration area).
- Assistant Principal offices spaces to the northeast area of the building with views to the quad.
- Relocate health center to west of entry (currently special day care classrooms)
- Modernize Patton gym, weight room to east
- West Wing- renovated with:
 - Repurposing of cafeteria and kitchen
 - Five new classrooms
 - Breakout spaces
 - Department offices

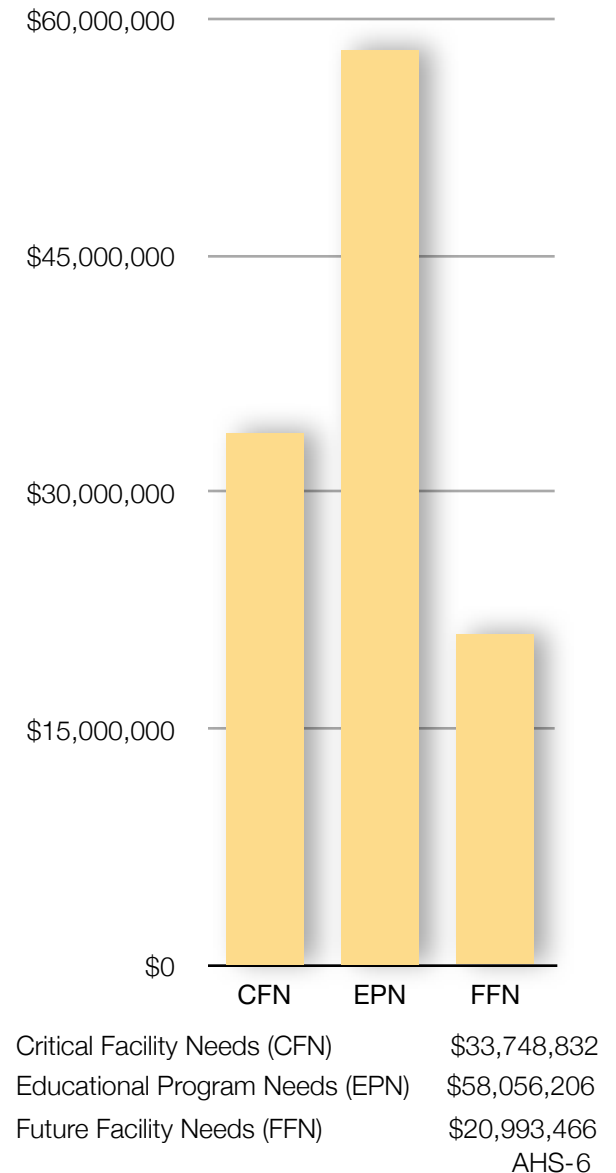
Option 2: Maximizes Renovation and Use of Historic Alameda High School

- Academic building would be remodeled, with Alameda High School utilizing approximately 40% of space on the north side of two floors, with orientation towards Historic Alameda High School and new quad.
- The remainder of the Academic building would be made available for other District uses, with dedicated entrances on Encinal Avenue.
- Library/media center expansion
- Administration would be relocated to the main Central Avenue entrance of Historic Alameda High School and a portion of an adjacent wing.
- The east courtyard between Historic Alameda High School and the gym would be developed as pedestrian and outdoor learning space.






Thompson Field

- Site study reveals that a full-size track, field and bleachers will not fit on the existing property
- Direction is to find an alternative location for Alameda High School track and field or upgrade the current Thompson Field to degree possible with renovated play field, an abbreviated track and bleachers as feasible.

Improvements by Category



Proposed Improvements by Trend

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Reposition administration with physical and visual connection to entrance, upgrade site lighting, secure gates at remote access locations and provide safety door hardware throughout campus.
	Accessibility	Renew damaged and heaved paving at walkways and plazas, improve restroom accessibility, adjust exterior path of travel slopes, drop-off, parking and doors, and provide way-finding signage.
	Technology	Improve data, power and wireless coverage, updated audio visual, presentation capabilities, and modernized media lab.
	Science, Technology, Engineering, Art, Mathematics	New, appropriately-sized science labs to replace undersized spaces, career technical classroom, collaborative small instruction spaces.
	Facilities Infrastructure	Develop a central quad and pedestrian spaces, provide a central café/ student union, perform major building modernization, replace mechanical systems and provide a campus energy-management system; remodel Thompson Field, Kofman Auditorium and Emma Hood Aquatic Center.

Alameda High 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 deficiencies throughout campus to be brought up to current codes, including exterior path of travel, Kofman seating, stage and dressing rooms, kitchen, toilet rooms, drinking fountains, and way-finding signage.
- Pedestrian safety; coordinate with city to improve crossings, expand pedestrian loading on Encinal Avenue.
- Structural/seismic upgrades
- HVAC replacement/upgrades
- Upgrade power, lighting and data systems
- Phone, clock, bell, and public address system upgrades
- Upgrade emergency lighting
- Fire, life, safety improvements
- Utilities improvement
- Mitigate deterioration of exterior finishes, roofing, rain intrusion
- Replace leaking and non-functioning windows
- Athletic safety
- Develop directional signage

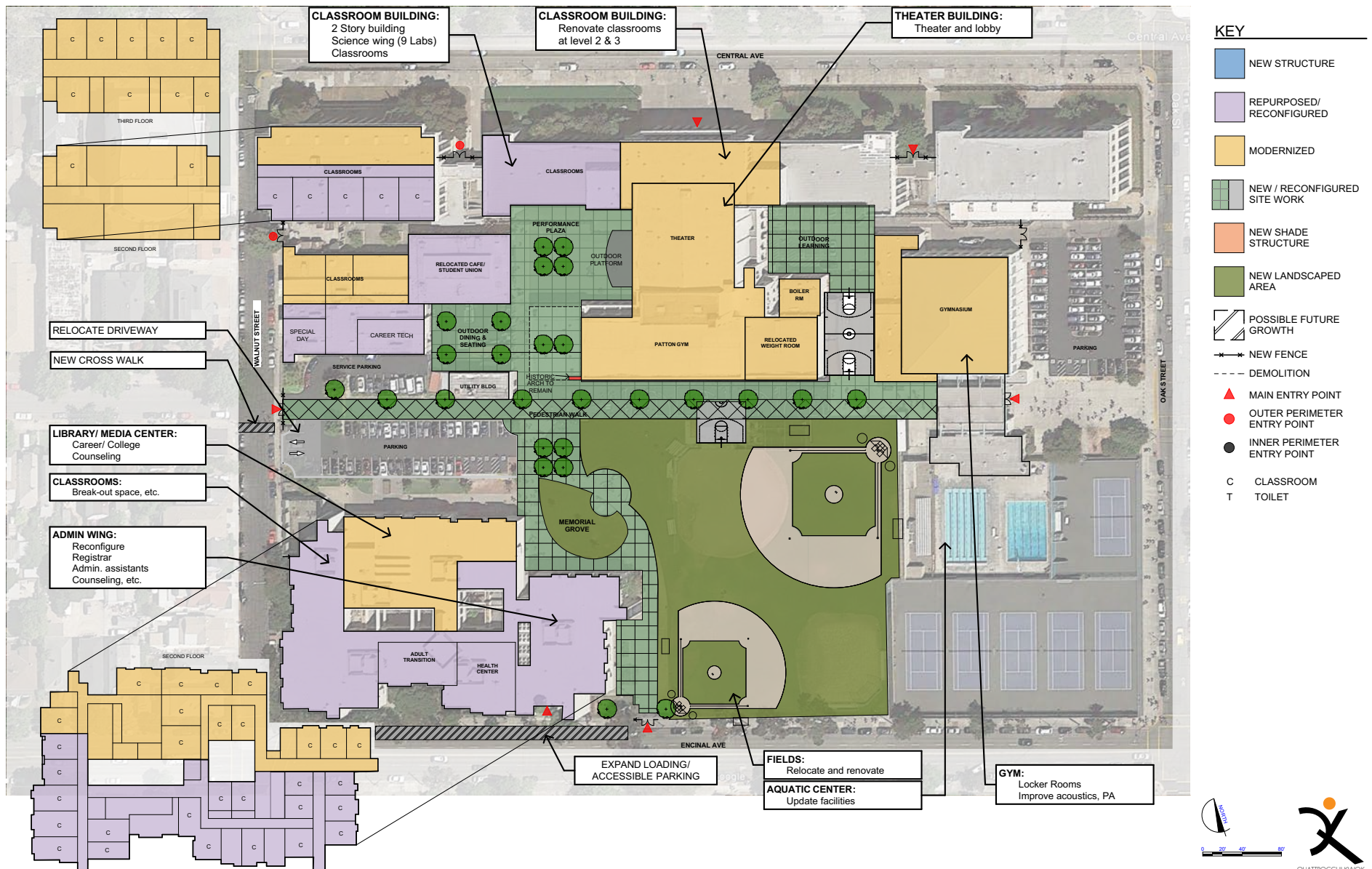
Educational Program Needs (EPN)

- Science classroom modernized/enlarged to meet program requirements.
- General classroom modernized/enlarged where undersized
- Library/media center remodel: acoustical separation, breakout spaces, career & college counseling, instructional space.

- New student union for student presentation/café and outdoor seating at Technical Arts building. This project would also trigger the following:
 - Relocation of weight room to east end of Patton Gym (currently used for storage)
 - Remodel of West Wing first floor south - replace old cafeteria with five classrooms, collaborative and support spaces
 - Administration relocation, remodel and reconfiguration, including health center relocation. Provides improved supervision and quad access.
- Upgrade Thompson track and field (remains limited size) or find new location for regulation size stadium.
- Improve secure access at remote entrances (at Historic Alameda High School)
- Renewal/remodel of existing main gym and locker rooms - acoustical improvements, public address system, bleacher repair, and exterior maintenance
- Adult transition classroom relocation and remodel
- Aquatic Center repairs and modernization of pool deck, fencing, lighting, repair building exterior and bleachers

Future Facility Needs (FFN)

- Develop central quad, pedestrian boulevards and plazas – includes demolition of west old locker room of Patton Gym
- Renovate and modernize performance elements of Kofman Auditorium (including rigging, performance lighting, acoustics, etc.)
- Renovate Patton Gymnasium
- Renovate and reconfigure play fields on school site
- Develop District use of unassigned spaces



Alameda High School Option 1 - 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	Signage is not to current standards. Update signage with the addition of \$250 fine signs. Restripe in conjunction with parking lot seal coat work.	2	Ea	648.0	\$389	\$1,685
CFN	FA	The ADA sign designating the path of travel has been twisted, indicating the wrong direction. Reset pole to restore proper orientation.	2	Ea	648.0	\$389	\$1,685
CFN	FA	The cross slope on the sidewalk across the bottom of the ramp area is 3%. Remove and replace existing walk (approximately 30') between joints, and replace with flatwork at 2% cross slope. Pending field survey verification, this may require removal and replacement of the walk leading to the nearby ADA stalls, at either 5% maximum or 8.33% maximum with railings.	240	SF	18.4	\$1,322	\$5,728
CFN	FA	Metal threshold transitions at these locations are not ADA-compliant, in that they do not provide a 5 foot level landing. Remove threshold transitions and approximately 10'x10' section of concrete flatwork, and reconstruct with level landing at threshold and 5% maximum transition back to existing flatwork on three sides.	300	SF	21.6	\$1,944	\$8,424
CFN	FA	No level landing at exterior door at media center. Remove and replace flatwork as required to create level landing at door and 5% maximum transition back to existing flatwork on three sides.	200	SF	18.4	\$1,102	\$4,774

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	There are joints offset more than 1/4" vertically in the flatwork in this area. Grind offset joints to eliminate offset.	105	SF	4.3	\$136	\$590
CFN	FA	Landing at main doors has 4.5% slope. Flattening the slope at the door to create a level landing, and breaking to a 5% maximum slope will likely result in not matching the elevation at the top riser, with no level landing at the top of the stairs. In order to achieve full compliance, completely rebuild the upper landing and stairs.	360	SF	4.3	\$467	\$2,022
CFN	FA	There are numerous joints in the concrete flatwork offset by more than 1/4" in this area. Grind offset joints to eliminate the offsets	200	SF	4.3	\$259	\$1,123
CFN	FA	Concrete flatwork in this area has cross slopes significantly exceeding ADA requirements. Remove all flatwork in this area. Reconstruct upper and lower walks with 2% maximum cross slope and shorter connecting walkways at no more than 8.33%. Any flatwork in excess of 5% requires railings.	1,200	SF	32.4	\$11,664	\$50,544
CFN	FA	The slope of the upper ramp is 9.1%. Since the slope of the lower ramp is less than 8.33%, it appears that a viable solution would be to remove and replace the flatwork, leaving railings in place, to reduce the slope of the upper ramp to not more than 8.33%, and to increase the slope of the lower ramp to not more than 8.33%.	960	SF	32.4	\$9,331	\$40,435
CFN	FA	Existing paving is deteriorating. Fill cracks, seal coat, and restripe.	49,794	SF	0.4	\$5,975	\$25,893

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing pavement is deteriorated Edge grind, fill cracks, pavement fabric, and 1.5" minimum overlay.	19,556	SF	2.8	\$16,427	\$71,184
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 flow.	268,633	SF	6.0	\$483,539	\$2,095,337
CFN	FA	Existing inlet in bicycle pen frequently clogs and ponds Clean small diameter pipes that discharge through curb. Cut a 6 inch notch out of concrete curb next to inlet to provide overland relief.	1	LS	1,080.0	\$324	\$1,404
CFN	FA	This area drained by one small diameter inlet which is easily clogged, flooding lower level. Remove existing inlet and replace with a 24 inch square inlet with 1/2-inch maximum opening grate.	1	LS	2,700.0	\$810	\$3,510
CFN	FA	West wing bridge: plaza area trip hazards * See ZFA report for structural bracing; At plaza, remove pavement, regrade, and replace with concrete pavement.	6	Tons	7,200.0	\$12,960	\$56,160
CFN	FA	Technical Arts building: required accessibility ramp is not ADA-compliant where landing exceeds 6 inches to adjacent pavement. Add 6 inch high concrete curb from hand rail to bottom of landing.	40	LF	32.4	\$389	\$1,685
CFN	FA	Technical Arts building exercise gym: exterior classroom door is not accessible. Replace steel door frame and install threshold.	1	EA	3,780.0	\$1,134	\$4,914

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	West wing first floor: small gymnasium is not accessible; east corridor entry is not ADA-compliant to plaza level. Demolish floor and install ramp into gym; redesign existing stairs to include accessible ramp with railings.	240	SF	167.4	\$12,053	\$52,229
CFN	FA	Main building entrance is not accessible at street entry. Apply historical status for a no-ramp retrofit, but provide required directional signage at street to accessible entry at east parking lot.	1	LS	540.0	\$162	\$702
CFN	FA	Patton Gymnasium: pavement subsidence at entry area to small gym create large pools. Add site drain inlet and regrade, repave area at seat wall/entry area.	300	SF	73.4	\$6,610	\$28,642
CFN	FA	No trash enclosure Install two three-bin trash enclosures per Health Department standards.	2	LS	21,600.0	\$12,960	\$56,160
CFN	FA	Broken and sunken concrete - possible sewer lateral trench failure. Remove and replace concrete. Verify sewer line integrity.	100	SF	23.8	\$713	\$2,376
CFN	FA	Raised or separated concrete Remove and replace concrete walkway.	150	SF	23.8	\$1,069	\$3,564
CFN	FA	Less than 36 inches clearance at top of lower ramp, small section of ramp with slopes greater than 8.33% Provide adequate clearance at top of ramp. Remove and replace section of ramp to provide 8.33% maximum slope.	1	LS	2,700.0	\$810	\$3,510
CFN	FA	Walkway with cross slopes exceeding 2% Remove and replace walkway with code-compliant path of travel.	2,000	SF	23.8	\$14,280	\$61,880

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Slopes greater than 5% without handrails Provide ADA path of travel with slopes less than 5% or code-compliant ramp with handrails.	250	SF	27.0	\$2,025	\$8,775
CFN	FA	Landing at door greater than 2% slope - non-compliant door threshold Remove and replace landing and threshold with ADA-compliant.	80	SF	23.8	\$571	\$2,475
CFN	FA	No accessible entry at this location Provide new ADA ramp as required for access at this location.	2	LS	16,200.0	\$9,720	\$42,120
CFN	FA	Ramp with slopes greater than 11%. Remove ramp and extend length of ramp to provide 8.33% maximum slope with handrails.	300	SF	23.9	\$2,151	\$9,321
CFN	FA	Non-compliant ramp, inadequate clearance at door Remove existing ramp and construct code-compliant access as required to lower classrooms.	1	LS	15,000.0	\$4,500	\$19,500
CFN	FA	Ramp with slopes greater than 8.33% and cross slopes greater than 2% Remove and replace ramp with code-compliant ramp.	200	SF	22.0	\$1,320	\$5,720
CFN	FA	Noncompliant door thresholds at six locations Remove and replace door threshold with ADA-compliant.	6	LS	250.0	\$450	\$1,950
CFN	FA	No fire hydrants observed on south side of historic high school Extend fire line to provide fire hydrants along fire access routes.	400	LF	150.0	\$18,000	\$78,000

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	No outdoor eating/gathering spaces exist on campus; café/student union to be located at Technical Arts building. Develop outdoor dining plaza to south of Technical Arts building in conjunction with new café/student union (see Technical Arts building for additional work).	5800	SF	104.0	\$180,960	\$784,160
FFN	FMP	Accessible drop-off zone along Encinal Avenue is inadequate for traffic needs. Extend drop-off zone along Encinal Avenue entrances, with appropriate signage.	4160	SF	50.0	\$62,400	\$270,400
FFN	FMP	Outdoor areas are isolated and enclosed, with no central spaces or defined circulation routes; pedestrian traffic crosses parking lot at Walnut Street, and has no defined crosswalk. Demolish existing health classroom (former boys' locker room) at Patton Gym, preserve historic facade at west end; develop plaza with outdoor performance stage, landscaping and paving; develop pedestrian boulevard along Alameda Avenue spine, with reconfigured driveway and crossing at Walnut Street; develop central quad around existing memorial grove adjacent to Academic building.	72500	SF	70.0	\$1,522,500	\$6,597,500
FFN	FMP	Existing play fields are in poor condition and poorly configured in relation to site and buildings. Renovate and reconfigure play fields.	74345	SF	22.0	\$490,674	\$2,126,254
Subtotal							\$12,532,334

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Built-up roofing is at end of service life, except Technical Arts and Academic buildings. Replace all roofing, scuppers, drains, caps and flashings except at Technical Arts and Academic buildings.	73,000	SF	17.3	\$378,870	\$1,641,770
CFN	FA	Painted finish is deteriorated at all building exteriors: Reseal and repaint all exterior walls, trims, fascia, etc.	44,000	SF	3.4	\$44,880	\$194,480
CFN	FA	Exterior windows have reached end of service life. Replace all remaining windows not listed in items #1, 2, and 4 (science, gym/lockers, auto shop, wings 600 and 700).	3,500	SF	87.0	\$91,350	\$395,850
CFN	FA	Exterior doors have reached end of service life. Replace all exterior doors with metal frame and fiberglass reinforced panel door.	28	Leaves	4,752.0	\$39,917	\$172,973
CFN	FA	All slab-on-grade (SOG) concrete floors: excessive moisture impedes flooring bond Prior to new flooring, strip/etch concrete, and apply vapor barrier.	86,000	SF	10.5	\$270,900	\$1,173,900
CFN	FA	Classrooms/corridors/miscellaneous flooring is at end of service life Replace all flooring with resilient flooring, and walk-off entry carpet mat.	75,000	SF	5.9	\$132,750	\$575,250
CFN	FA	All corridors, hallways and gymnasium walls: damaged and patched gypsum wallboard. Replace with 'high-impact' wallboard and 8 foot corner guards.	45,000	SF	6.0	\$81,000	\$351,000

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Interior walls: paint/wall coverings at end of service life Repaint all interiors campus wide	180,892	SF	2.8	\$151,949	\$658,447
CFN	FA	Student Lockers: most are in need of repairs at hinges and latches Replace with district standard Pemco lockers	2,000	EA	702.0	\$421,200	\$1,825,200
Subtotal							\$6,988,870
ACADEMIC BUILDING							
CFN	FA	Z-flash at second floor Rib band leaks at roof scupper downspouts Investigate reglet detail and replace flashing overall	140	LF	16.2	\$680	\$2,948
CFN	FA	Roofing membrane developing blisters Investigate with Garland Company for cause and remedy.	49,500	SF	17.3	\$256,163	\$1,110,038
CFN	FA	Street entry plaza and flag pole base damage Repair/replace pole base cap; investigate soil stability for pavement heave	1	LS	1,620.0	\$486	\$2,106
CFN	FA	First floor vinyl tile is delaminating due to excessive moisture release at floor slab. Strip tile, bead blast, seal concrete and apply new VCT flooring.	2,200	SF	6.0	\$3,960	\$17,160
EPN	FMP	Library/media center is dated, poorly configured, lacks adequate space and suffers from lack of acoustic separation between uses. Remodel and modernize library/media center to include adjacent TV studio spaces; provide lecture, reading, stack, office, breakout and computer spaces with glazed interior partitions; provide office space for college and career counseling.	8,800	SF	240.0	\$633,600	\$2,745,600

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Administration is scattered and located interior, precluding supervision of the main entry Relocate/reconfigure administration to the Encinal Avenue entrance.	15,900	SF	220.0	\$1,049,400	\$4,547,400
EPN	FMP	Health Center will be displaced by reconfigured administration offices. Relocate to area of existing rooms 145 and 150 (adult transition classrooms) - provide reception, office, examination and storage spaces.	1,925	SF	200.0	\$115,500	\$500,500
EPN	FMP	Adult transition classrooms will be displaced by reconfigured health center. Relocate to area of existing rooms 151, 152 and 153 (classrooms).	1,925	SF	200.0	\$115,500	\$500,500
EPN	FMP	Existing are undersized and in need of modernization. Reconfigure and modernize all classrooms to provide standard sizes and breakout spaces, including power, data, HVAC and other system upgrades.	13,600	SF	240.0	\$979,200	\$4,243,200
Subtotal							\$13,669,452
TECHNICAL ARTS BUILDING							
CFN	FA	Roofing membrane developing blisters Investigate with Garland Company for cause and remedy.	21,389	SF	17.3	\$111,007	\$481,028
CFN	FA	Floor vinyl tile is delaminating from excessive moisture release Strip tile, bead blast, seal concrete and apply new VCT.	2,200	SF	15.8	\$10,395	\$45,045
CFN	FA	Technical arts building corridor drinking fountain is noncompliant. Add barrier rails.	1	Pair	243.0	\$73	\$316

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Existing cafeteria is dated, poorly located and does not meet current accessibility or health codes. Construct new café/student union in former shop building (currently used as weight room) with kitchen, dining, performance and assembly functions. Provide new glazing and roll-up doors to serve outdoor dining plaza.	5800	SF	260.0	\$452,400	\$1,960,400
EPN	FMP	At existing classroom spaces (except media lab) finish materials are at end of service life; campus lacks career technical instruction spaces. Remodel and modernize classroom spaces at technical arts building (except new media lab) with spaces for career technical and special day classrooms.	9710	SF	230.0	\$669,990	\$2,903,290
Subtotal							\$5,390,079
HAHS - WEST WING							
CFN	FA	West wing bridge: corrosion and paint deterioration on all railings; missing second floor handrail Replace all stair railings.	100	LF	162.0	\$4,860	\$21,060
CFN	FA	West wing bridge: egress stair not structurally compliant; rebar corrosion and concrete spalling Replace stair with new compliant design; use specialty epoxy concrete repair.	14	CY	918.0	\$3,856	\$16,708
CFN	FA	West wing bridge: terrazzo and concrete steps deteriorating Repair or replace treads.	144	SF	15.1	\$652	\$2,827
CFN	FA	West wing: loading dock and stair damage Reconfigure to remove loading dock, capture interior space.	1	LS	21,600.0	\$6,480	\$28,080

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	West wing east elevation; rails noncompliant; north/south elevations: all rails have excessive corrosion with deterioration. East elevation: replace with 12 inch extension rails beyond first riser; north/south: prepare, treat corrosion, and repaint all railings.	124	LF	81.0	\$3,013	\$13,057
CFN	FA	West wing north elevation: second floor entry clearstory glass damaged; mismatched glazing replacement Replace with tempered glazing to match adjacent field.	40	SF	25.9	\$311	\$1,347
CFN	FA	West wing: first floor ceiling damage; concrete pedestal trip hazard Confirm leak is repaired and repair area, or replace with entire new corridor ceiling; install new district standard lockers on pedestal or demolish and replace concrete floor.	11,210	SF	6.9	\$23,205	\$100,554
CFN	FA	West wing second floor: some lockers and curb tiles are damaged/missing. Replace curb tile. Repair lockers until replacement with new district standard lockers.	66	Lockers	405.0	\$8,019	\$34,749
CFN	FA	West wing third floor: some skylight glazing damage Investigate skylight for service life before glass replacement.	224	SF	45.4	\$3,051	\$13,220
CFN	FA	Door hardware at entries are not compliant with current code standards. Replace door hardware at all exits.	16	leaves	1,500.0	\$7,200	\$31,200
CFN	FA	Interior spaces show signs of potential roof leakage (ceiling tile staining, wall staining, and peeling finishes). Replace roof	180	Squares	1,725.0	\$93,150	\$403,650

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Hydronic systems are old and inefficient with poor zone control. District has requested complete removal of all boiler systems within project areas					
		Remove boilers, all convectors, wall radiators, controls, piping completely	18,000	SF	3.0	\$210,000	\$910,000
		Replace with ductless spilt heat pumps system with heat recovery, i.e., Daikin VRV for independent zone control throughout with DDC controls.	100	ton	7,000.0		
EPN	FMP	Existing cafeteria is dated, poorly located, has non-functioning equipment, abandoned piping and does not meet current accessibility or health codes.					
		Locate new café/student union in former shop building - repurpose existing cafeteria, kitchen, snack bar, teacher dining, and associated storage areas into new classrooms, break out spaces and offices.	7,600	SF	270.0	\$615,600	\$2,667,600
EPN	FMP	Existing classrooms, small gym spaces, and theater finishes are beyond service life.					
		Modernize all interior spaces.	36,400	SF	200.0	\$2,184,000	\$9,464,000
Subtotal						\$13,708,052	
HAHS - CENTRAL WING							
CFN	FA	Historic Alameda is not Field Act compliant. Significant structural work to be done (at east-central wing only in option 1).					
		See previous order of magnitude cost estimate.	1	LS	\$2,017,474	\$605,242	\$2,622,716
CFN	FA	Door hardware at entries are not compliant with current code standards.					
		Replace door hardware at all exits.	16	leaves	1,500.0	\$7,200	\$31,200

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Interior spaces show signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Replace roof.	82	Squares	1,725.0	\$42,435	\$183,885
CFN	FA	Hydronic systems are old and inefficient with poor zone control. District has requested complete removal of all boiler systems within project areas. Remove boilers, all convectors, wall radiators, controls, and piping completely. Replace with ductless split heat pumps system with heat recovery, i.e., Daikin VRV for independent zone control throughout with DDC controls.	47,100 235	SF ton	6,500.0	\$458,250	\$1,985,750
CFN	FA	Possible liquefaction issues at the site. Impact unknown on previous structural schematic (item two above). Perform Geotechnical Investigation (Allowance)	1	LS		\$20,000	\$20,000
EPN	FMP	Central main building - existing second & third floor classrooms are dated and have accessibility issues. Modernize all central wing classrooms, including finishes, power, data, HVAC and other systems.	16,400	SF	200.0	\$984,000	\$4,264,000
EPN	FMP	Central west wing (former library wing) - existing spaces are dated and have accessibility issues. Modernize and reconfigure entire central west wing to create nine science classrooms, with prep rooms, including finishes, power, data, HVAC, and other systems.	19,600	SF	240.0	\$1,411,200	\$6,115,200
		Central east wing: no work in option 1 scope - see option 2	0		0.0	\$0	\$0
Subtotal							\$15,222,751

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
HAHS - EAST WING							
		No work in option 1 scope - see option 2				\$0	\$0
Subtotal						\$0	
GYMNASIUM BUILDINGS							
CFN	FA	Patton Gymnasium: all existing wood and steel frame windows have reached end of their service life. Replace all windows with FRP sash and IGU tempered glazing.	800	SF	87.0	\$20,880	\$90,480
CFN	FA	Patton Gymnasium: roll-up door jamb and header damaged and deteriorating. Repair wall framing/install new metal jamb and header, and new roll-up door.	1	LS	27,000.0	\$8,100	\$35,100
CFN	FA	Patton Gymnasium: 84 year old interior finishes are beyond service life. Remove all radiators, piping, miscellaneous items from brick walls; install furring and GWB; repaint	10,900	SF	10.8	\$35,316	\$153,036
CFN	FA	Patton Gymnasium: ceiling insulation is delaminating Remove, replace with insulated, acoustic ceiling	10,900	SF	10.5	\$34,335	\$148,785
CFN	FA	Patton Gymnasium: hardwood floor has moisture damage and is at the end of its service life. Remove all flooring and replace with new maple cushion floor system.	9,000	SF	23.2	\$62,694	\$271,674
CFN	FA	Patton Gymnasium: wood bleachers are splintered and broken Replace all bleachers with new wood bleachers.	1	LS	64,800.0	\$19,440	\$84,240

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Patton Gymnasium: all interior doors are wood and at the end of their service life. Replace all interior doors with galvanized metal frames and FRP doors throughout.	15	EA	4,752.0	\$21,384	\$92,664
CFN	FA	Patton Gymnasium: sports medicine in old locker room Demolish to create plaza	2,000	SF	135.0	\$81,000	\$351,000
CFN	FA	Patton Gymnasium: former weight room is in old girls locker room. Repurpose space into weight room and exercise gym; remove all piping, radiators; replace ceiling with insulated, acoustic ceiling, replace walls with hi-impact GWB; install cushioned athletic flooring; repaint; install new light fixtures	1,500	SF	162.0	\$72,900	\$315,900
CFN	FA	Patton Gymnasium: exercise gym toilets are beyond service life Remove existing, replace with tile walls, epoxy flooring, new fixtures, partitions, accessories, and lighting.	200	SF	216.0	\$12,960	\$56,160
CFN	FA	Excessive moisture infiltration at brick wall plaster veneer. Strip all paint finish to base plaster and treat with Zypex sealer, repaint.	13,800	SF	11.9	\$49,266	\$213,486
CFN	FA	New gymnasium east and north elevations display shear cracking in cast-in-place walls. Investigate for subsidence; repair using specialty concrete epoxy contractor.	6,600	SF	8.6	\$17,028	\$73,788
CFN	FA	New gymnasium entry: faded paint and corrosion at piping, frame, roof deck, fixtures and equipment. Prepare and repaint metal work.	1,600	SF	5.4	\$2,592	\$11,232

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	New gymnasium roof: roof leaks at metal roof joints, 20 feet from south and west walls. Reseal lap joints at standing seam metal roof.	13,400	SF	4.3	\$17,286	\$74,906
CFN	FA	New gymnasium entry: faded and deteriorated wall paint Prepare and repaint	1,200	SF	4.3	\$1,548	\$6,708
CFN	FA	New gymnasium - boys toilet rooms: urinal toilet leakage/wall and floor deterioration. Replace fixtures, clean out locations and rebuild plumbing wall. Install tile wainscot and epoxy floor covering.	1,200	SF	32.8	\$11,808	\$51,168
CFN	FA	New gymnasium - boys locker room has many broken lockers, dingy, faded walls, and deteriorated concrete floor. Remodel locker rooms, paint walls, replace lockers, add tile wainscot, Solatube daylighting, and epoxy flooring.	3,066	SF	59.7	\$54,912	\$237,952
CFN	FA	New gymnasium - girls locker room: dingy walls and stained concrete flooring Remodel locker rooms, paint walls, replace lockers, add tile wainscot, Solatube daylighting, and epoxy flooring.	1,200	SF	35.6	\$12,816	\$55,536
CFN	FA	New Gymnasium - west exit corridor: deteriorated wallboard, doors and exposed electrical boxes Remove electrical box, repair walls, prep and repaint, and install 8 foot corner guards.	1,488	SF	8.6	\$3,839	\$16,636
EPN	FMP	Public address and acoustics at the new gymnasium are poor. Provide new public address/audio system and install acoustical panels.	10900	SF	10.0	\$32,700	\$141,700
Subtotal							\$2,482,151

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
KOFMAN AUDITORIUM							
CFN	FA	The Kofman Auditorium has not had a formal structural review performed Recommend full structural review of the auditorium.	1			\$10,000	\$10,000
CFN	FA	Auditorium historic facade: cast stone, terrazzo and other surface damage Restore cast stone, bronze work, windows, doors and hardware.	9,048	SF	156.6	\$425,075	\$1,841,992
CFN	FA	Auditorium second floor exit stairs have excessive corrosion and noncompliant guardrails. Replace stairs, guardrail, and handrail in entirety.	2	Stairs	70,200.0	\$42,120	\$182,520
CFN	FA	Auditorium first floor west egress: there is no accessible entry/egress on east elevation. *(Per ZFA Seismic Report, this exit to be blocked) Reconstruct stair to accessible ramp.	400	SF	97.2	\$11,664	\$50,544
CFN	FA	Auditorium building first floor lobby: some plaster damage and paint scaling Investigate cause and repair plaster and repaint.	800	SF	43.2	\$10,368	\$44,928
CFN	FA	Auditorium building pipe; broken lockers; and ceiling tile delamination Replace drinking fountain with accessible fountain; replace lockers with new fire code standard, and repair wall and ceiling tiles.	9,500	SF	11.9	\$33,915	\$146,965
CFN	FA	Auditorium building: third floor corridor; no accessible drinking fountain; dim lighting Replace drinking fountain with accessible fountain; add Solatube sky lighting (includes all infrastructure needed).	1	LS	9,180.0	\$2,754	\$11,934

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Auditorium balcony: no accessible seating at second or third levels; stage lighting poles not seismic braced Reconfigure platform for more depth to allow wheelchair seating; structurally design lighting mounts- see audience chamber accessibility, below	1	LS	48,600.0	\$14,580	\$63,180
CFN	FA	Auditorium balcony second floor: no required handrails or minimum floor lighting during performance Confirm ramp is less than 8.33%, add handrails and strip lighting - see audience chamber accessibility.	360	SF	25.9	\$2,797	\$12,121
FFN	FMP	Theater production systems are obsolete and at the end of service life. Provide new production rigging, orchestra pit lift, production lighting and controls, drapes, audio visual systems, and seating refurbishment.	1	LS	3,507,000.0	\$1,052,100	\$4,559,100
FFN	FMP	Production systems accommodation Gridiron: walkable steel structure at the top of the fly tower capable of supporting rigging loads of ~2000#/foot of stage depth (front to back of the stage) with a 50% diversity. New access from stage to first gallery level on each side of stage, possibly using existing stairs behind stage house walls. · Six inch steel pipe "pin-rail" in place of upper guardrail at stage right gallery upper guard rail with 1" holes on 1'-0" centers top and bottom, on one side of stage to match existing "pin-rail" on the other side. · Assessment and possible replacement of existing wood side gallery floors with plywood, steel grate or checkered plate. · Spiral stair access from side gallery up to gridiron level. Lighting Positions	2000	SF	25.0	\$15,000	\$65,000

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Lighting positions in audience chamber</p> <p>Statically mounted lighting pipes in the audience chamber on side walls and balcony face. Walkable platforming and architectural accommodations for creating side lighting cove locations in the angled walls flanking the stage. Catwalks and tension grid above ceiling for front lighting, including alteration to historic ceiling to create lighting coves not visible from the audience.</p>	1	LS	500,000.0	\$150,000	\$650,000
FFN	FMP	<p>Control Rooms</p> <p>Conversion of existing projection room into a follow spot booth. Front wall and projector portals to be replaced by large (4'x12'), high transparency window (waterwhite glass by PPG). This room may need to be made accessible, which would require a higher ceiling. Construction of north control room under the balcony, built out to the existing support columns. Rooms would be acoustically isolated from the audience chamber and would have operable windows.</p>	1	LS	100,000.0	\$30,000	\$130,000

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Stage and Backstage</p> <p>Replace floor with wood build-up stage floor assembly of: 1/4" double tempered, painted Masonite hardboard screwed over 2 layers 3/4" AC plywood over 2x4 treated sleepers at 24" o.c. over 4" square x 3/4" thick Mason Industries "Super W" resilient pads and shims over concrete</p> <ul style="list-style-type: none"> · Install or replace smoke vents above the stage, equal to 5% of the stage area with manual and automatic means of opening. · Remove existing fire curtain with possible asbestos abatement required. · Architectural build out to proscenium frame to reduce width below threshold where framed fire curtain is required (roughly 50'). · Create wheelchair access to the lower dressing rooms, utilize existing abandoned mechanical shaft, or alternate route. · Renovate existing lower dressing rooms to create accessible spaces and add north makeup counters. · Add backstage restrooms at existing dressing rooms. · Create and accessible path between existing lower dressing rooms and north orchestra pit lift. · Create a piano storage room, 75 sq. ft. · Create orchestra shell storage bay, 150 sq. ft. · Replace existing gymnasium door with acoustically rated door. 	3000	SF	195.0	\$175,500	\$760,500

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Audience Chamber Accessibility</p> <p>Replace existing audience floor with north new audience floor. minimum 1-1/2" thick subfloor with wood, carpet or sheeting topping surface.</p> <ul style="list-style-type: none"> · Replace and reconfigure tiered balcony rows to create wider rows, wheelchair locations and compliant rear access points · Construction of audience entry vestibule. The vestibule will exist between the existing doors and the north control booth · Creation of wheelchair accessible location in the rear row of the main (orchestra) level · Replace existing entry ramps at balcony entry vomitories with 1:12 slope ramp. Create north wheelchair accessible seating at balcony sides at equal level with the rear row of the balcony forward seating section <p>Create north stepped entry to balcony cross aisle</p> <ul style="list-style-type: none"> · Construct north code complaint entry/exits in the rear of the balcony. Currently there is no landing at the rear doors · Create accessible path from front row of audience chamber to the stage · Remove existing slab under orchestra pit, excavate and create -13'-0" machine pit for pit lift machinery · Add vestibules at balcony entry points, in existing second floor vomitories and existing third floor exit doors 	12500	SF	320.0	\$1,200,000	\$5,200,000

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>AV Low-Voltage Conduit system</p> <p>The low-voltage portion of the AV system will comprise a significant amount of EMT conduit. The AV system is divided into five signal groups, which each requires its own conduit raceway:</p> <p>A: Mic Level B: Line Level C: Video & Communications Level D: Loudspeaker Level E: Empty</p> <p>As becomes clear, the amount of conduit becomes a significant cost factor, and should be accounted for accordingly. While the exact design is forthcoming, some general guidelines are shown below:</p> <p>Stage JB to Booth: 2 home runs, each ~150' length x 5 conduits, 1.5" typical</p> <p>On stage panels to JB: 6 panels, each with ~50' length x 5 conduits, 1.5" typical</p> <p>Catwalk / Grid panels to JB: 6 panels, each with ~50' length x 5 conduits, 1.5" typical</p> <p>Miscellaneous Panels to JB: 6 panels, each with ~50' length x 5 conduits, 1.5" typical</p>	12500	SF	2.0	\$7,500	\$32,500

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Electrical and Mechanical Allowance for mechanical systems in dressing rooms, stage and audience chamber. Existing mechanical systems are not in use due to disrepair (as reported by staff), (possible displacement system under North audience floor). · Minor service upgrade for electrical from available power on existing switchboard. · Install (N) 100KVA K-13 transformer for AV systems · Install (N) Isolated Ground systems for AV systems · Install (N) 500KVA K-13 transformer for production lighting systems	15531	SF	40.0	\$186,372	\$807,612
FFN	FMP	Miscellaneous Millwork: provide allowance for: · Make-up counters in green room and dressing/changing rooms. Pull pipe/wire way – 150 linear feet 10" diameter PVC pipe with 12" square floor boxes at ends.	1	LS	50,000.0	\$15,000	\$65,000
Subtotal							\$14,633,896
THOMPSON FIELD							
CFN	FA	Excessive cross slope on public sidewalk Remove and replace sidewalk and driveway approach to conform with existing site concrete.	200	SF	25.0	\$1,500	\$6,500
CFN	FA	Cross slope of sidewalk adjacent to snack bar exceeds 2%. Remove and replace sidewalk as required.	100	SF	22.0	\$660	\$2,860
CFN	FA	Cross slope of walkway in excess of 5% Remove and replace walkway to provide accessible path of travel as required.	500	SF	22.0	\$3,300	\$14,300

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Landings at locker doors and adjacent walkway exceed 2% cross slope. Remove and replace walkway as required.	1,200	SF	20.0	\$7,200	\$31,200
CFN	FA	Ramps exceed 8.3% slope Remove and replace ramps as necessary.	300	SF	22.0	\$1,980	\$8,580
CFN	FA	Ramp exceeds 8.3% slope - no accessible path from top or bottom of ramp Remove and replace ramp as necessary. Provide accessible path of travel.	200	SF	30.0	\$1,800	\$7,800
CFN	FA	Drinking fountains do not meet accessibility requirements Provide accessible drinking fountains.	1	LS	6,000.0	\$1,800	\$7,800
CFN	FA	Locker room building: drinking fountains are noncompliant Install code-compliant wing wall railing.	2	EA	400.0	\$240	\$1,040
CFN	FA	Thompson field bleacher ramp: compliant handrails are missing from ramp at home bleachers. Provide compliant handrails.	80	LF	100.0	\$2,400	\$10,400
CFN	FA	Thompson field bleachers wood landings and steps: wood is nearing the end of its expected performance life. Replace with aluminum or new wood components.	4,000	SF	22.0	\$26,400	\$114,400
CFN	FA	Locker room building team rooms: accessible shower stall benches are broken Replace with new	1	Bench	1,500.0	\$450	\$1,950

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Locker room building, typical all toilet rooms: interior wall paint is peeling Prepare and repaint interior walls.	1,200	SF	5.0	\$1,800	\$7,800
CFN	FA	Locker room building toilet rooms: one toilet room has graffiti on some stall partitions Remove graffiti.	1	LS	3,000.0	\$900	\$3,900
CFN	FA	Locker room building: ceramic wall tile in shower rooms damaged in two team rooms Replace damaged tiles to match existing.	200	SF	20.0	\$1,200	\$5,200
CFN	FA	Locker room building toilet rooms: two toilet seats broken at hinge Replace two toilet seats.	2	EA	100.0	\$60	\$260
CFN	FA	Lavatory knee protection missing from all lavatories Install code-complaint knee protection.	15	EA	300.0	\$1,350	\$5,850
CFN	FA	Toilet room soap and paper towel dispensers are not installed at ADA heights. Reinstall at proper ADA height - +40 inch to operable part, patch, repair, and paint walls.	2	Rooms	2,500.0	\$1,500	\$6,500
CFN	FA	Toilet room toilet paper dispensers not installed at ADA distance from toilet. Reinstall at proper ADA distance from stall (7-9" from front of toilet) and proper height (including new backing and finishes).	10	EA	1,000.0	\$3,000	\$13,000
CFN	FA	Locker rooms: identification signage missing from accessible lockers and benches Install code-complaint signage.	1	LS	4,000.0	\$1,200	\$5,200

Alameda High School Option 1 - Facilities Needs Spreadsheet

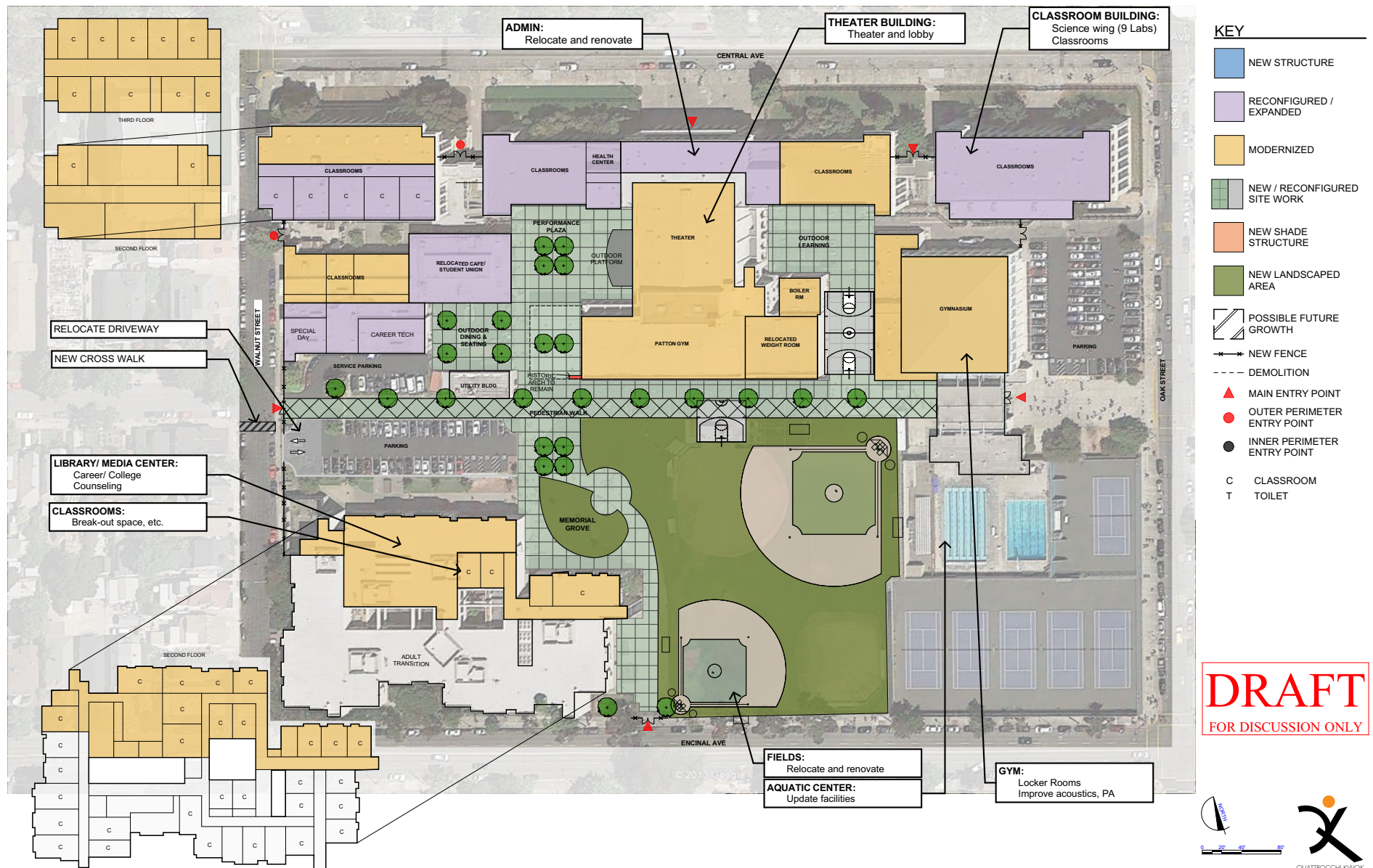
CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Locker and toilet room door signage: strike side ADA signage missing Assume install strike side sign at two locations.	2	EA	500.0	\$300	\$1,300
CFN	FA	No seismic gas valve at gas meter Install seismic gas valve.	1	units	7,200.0	\$2,160	\$9,360
CFN	FA	Rusted out outdoor hydronic and domestic storage system: boiler, storage tank and appurtenances. Provide new boiler system for hydronic heating. Remove existing domestic water storage tank and provide new tankless instantaneous domestic hot water heater i.e., "Takagi". Provide weather enclosure for outdoor boiler equipment and appurtenances.	2	units	10,000.0	\$6,000	\$26,000
CFN	FA	No exterior emergency lighting provided for emergency egress Add exterior battery pack fixtures for minimum code coverage.	30	EA	1,000.0	\$9,000	\$39,000
CFN	FA	No telephone system If telephone service desired, provide new telephone service from utility, including telephone switch and distribution equipment, five telephone handsets, and five telephone outlets.	5	Sets	2,500.0	\$3,750	\$16,250
CFN	FA	No data systems are provided If data systems desired, provide new data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, and five new data outlets.	1	LS	25,000.0	\$7,500	\$32,500

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Field public address system provided by two pole mounted (approximately 30 feet high) exterior speakers, each with four horns. No deficiencies were observed. Depending upon scope of new work, public address system improvement may be required.	1	LS	25,000.0	\$7,500	\$32,500
CFN	FA	Paper exit sign observed in restroom/locker building. Add exit sign with emergency battery pack.	1	EA	1,000.0	\$300	\$1,300
CFN	FA	Locker room/toilet room lighting controls consist of local room switches Replace toggle switches with ultrasonic/infrared room occupancy sensors.	8	EA	1,000.0	\$2,400	\$10,400
EPN	FMP	Track and field are uneven and at the end of their service life. Replace track and field with new all-weather surfaces and drainage.	1	LS	2,500,000.0	\$750,000	\$3,250,000
EPN	FMP	Bleacher seating is inadequate to seat game attendees Provide additional bleacher seating.	1,000	seats	500.0	\$150,000	\$650,000
Subtotal							\$4,323,150

Alameda High School Option 1 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
OTHER FACILITIES							
CFN	FA	Swimming pools are beyond useable lifespan and are in need of renovation. Remove all surfaces and plumbing, resurface, install new tile, provide new piping systems.	1	LS	2,000,000.0	\$600,000	\$2,600,000
CFN	FA	Pool deck is noncompliant and has numerous slope and crack issues. Remove and replace concrete deck.	1,800	SF	40.0	\$21,600	\$93,600
CFN	FA	Pool building exterior needs replacement. Replace all doors with galvanized frames and FRP doors, replace all windows with aluminum frames and dual glazing; install new built-up roofing with 'cool roof' coating; replace all fascia, trim, and paneling with cementitious board materials; paint complete building.	1	LS	140,000.0	\$42,000	\$182,000
CFN	FA	Pool fence, lighting and bleachers are rusted and beyond service life. Replace all chain-link fencing with galvanized, ply-coated chain link mesh, posts, and accessories.	320	LF	45.0	\$4,320	\$18,720
CFN	FA	Pool building interior concrete floor is degraded, piping and roof framing are exposed, and wall finishes not durable. Totally renovate with tile walls, epoxy flooring, insulated, dropped ceiling with integrated utilities and lighting, new lockers and plumbing fixtures.	1	LS	90,000.0	\$27,000	\$117,000
Subtotal					\$3,011,320		
TOTAL COSTS					\$91,962,055		



Alameda High School Option 2 - 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	Signage does not meet current code Update signage with the addition of \$250 fine signs. Restripe in conjunction with parking lot seal coat work	2	EA	648.0	\$389	\$1,685
CFN	FA	The ADA sign designating the path of travel has been twisted, indicating the wrong direction Reset pole to restore proper orientation	2	EA	648.0	\$389	\$1,685
CFN	FA	Metal threshold transitions at these locations are not ADA compliant, in that they do not provide a five foot level landing Remove threshold transitions and approximately 10'x10' section of concrete flatwork, and reconstruct with level landing at threshold and 5% maximum transition back to existing flatwork on three sides	300	SF	21.6	\$1,944	\$8,424
CFN	FA	No level landing at exterior door at media center Remove and replace flatwork as required to create level landing at door and 5% maximum transition back to existing flatwork on three sides	200	SF	18.4	\$1,102	\$4,774
CFN	FA	There are joints offset more than 1/4" vertically in the flatwork in this area Grind offset joints to eliminate offset	105	SF	4.3	\$135	\$587
CFN	FA	There are numerous joints in the concrete flatwork offset by more than 1/4" in this area Grind offset joints to eliminate the offsets	200	SF	4.3	\$258	\$1,118

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Concrete flatwork in this area has cross slopes significantly exceeding ADA requirements Remove all flatwork in this area. Reconstruct upper and lower walks with 2% maximum cross slope and shorter connecting walkways at no more than 8.33%. Any flatwork in excess of 5% requires railings	1,200	SF	32.4	\$11,664	\$50,544
CFN	FA	The slope of the upper ramp is 9.1% Since the slope of the lower ramp is less than 8.33%, it appears that a viable solution would be to remove and replace the flatwork, leaving railings in place, to reduce the slope of the upper ramp to not more than 8.33%, and to increase the slope of the lower ramp to not more than 8.33%	960	SF	32.4	\$9,331	\$40,435
CFN	FA	Existing paving is deteriorating Fill cracks, seal coat, and restripe	49,794	SF	0.4	\$5,975	\$25,893
CFN	FA	Existing pavement is deteriorated Edge grind, fill cracks, pavement fabric, and 1.5" minimum overlay	19,556	SF	2.8	\$16,427	\$71,184
CFN	FA	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 Consider adding fire sprinklers to existing buildings to reduce required fire flow	268,633	SF	6.0	\$483,539	\$2,095,337
CFN	FA	Existing inlet in bike pen frequently clogs and ponds Clean small diameter pipes that discharge through curb. Cut 6" notch out of concrete curb next to inlet to provide overland relief	1	LS	2,700.0	\$810	\$3,510

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	This area drained by one small diameter inlet which is easily clogged, flooding lower level Remove existing inlet and replace with a 24" square inlet with 1/2" maximum opening grate	1	LS	1,500.0	\$450	\$1,950
CFN	FA	West wing bridge: plaza area trip hazards evident * See ZFA Report for structural bracing; At Plaza, remove pavement, regrade, and replace with concrete pavement	300 6	SF Tons	7,200.0	\$12,960	\$56,160
CFN	FA	Technical Arts accessible ramp is noncompliant where landing exceeds 6" to adjacent pavement Add 6" high concrete curb from hand rail to bottom of landing	40	LF	32.4	\$389	\$1,685
CFN	FA	Technical Arts exercise gymnasium: exterior classroom door is not accessible Replace steel door frame and install threshold	1	EA	3,780.0	\$1,134	\$4,914
CFN	FA	West wing first floor: small gymnasium is not accessible; east corridor entry is noncompliant to plaza level Demolish floor and install ramp into gym; redesign existing stairs to include accessible ramp with railing	240	SF	167.4	\$12,053	\$52,229
CFN	FA	Auditorium building is not accessible at street entry Apply under historical status for no-ramp retrofit, but must provide directional signage at street to accessible entry at east parking lot	1	LS	540.0	\$162	\$702
CFN	FA	Patton Gymnasium: pavement subsidence at entry area to small gym creates large pools Add site drain inlet and regrade, repave area at seat wall/entry area	300	SF	73.4	\$6,610	\$28,642

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	No trash enclosure Install two three-bin trash enclosure per Health Department standards	2	LS	21,600.0	\$12,960	\$56,160
CFN	FA	No accessible entry at this location; threshold is not ADA compliant Provide new ADA ramp as required to serve this location. Replace threshold with ADA compliant threshold	1	LS	15,000.0	\$4,500	\$19,500
CFN	FA	Broken and sunken concrete - possible sewer lateral trench failure Remove and replace concrete. Verify sewer line integrity	100	SF	23.8	\$713	\$2,376
CFN	FA	No accessible entry at this location Provide new ADA ramp if necessary for access at this location	1	LS	15,000.0	\$4,500	\$19,500
CFN	FA	Raised or separated concrete Remove and replace concrete walkway	150	SF	23.8	\$1,069	\$3,564
CFN	FA	Slopes on existing steel ramp greater than 8.33% Replace or repair ramp to provide 8.33% maximum slope	1	LS	4,000.0	\$1,200	\$5,200
CFN	FA	Thresholds at two doors area not ADA compliant Remove and replace existing door threshold	2	EA	250.0	\$150	\$650
CFN	FA	Less than 36" clearance at top of lower ramp, small section of ramp with slopes greater than 8.33% Provide adequate clearance at top of ramp, remove and replace section of ramp to provide 8.33% maximum slope	1	LS	2,700.0	\$810	\$3,510
CFN	FA	Walkway with cross slopes exceeding 2% Remove and replace walkway with code compliant path of travel	2,000	SF	23.8	\$14,280	\$61,880

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Slopes greater than 5% without handrails Provide ADA path of travel with slopes less than 5% or code compliant ramp with handrails	250	SF	27.0	\$2,025	\$8,775
CFN	FA	Landing at door greater than 2% slope - non-compliant door threshold Remove and replace landing and threshold with ADA compliant	80	SF	23.8	\$571	\$2,475
CFN	FA	No accessible entry at this location Provide new ADA ramp if necessary for access at this location	2	LS	16,200.0	\$9,720	\$42,120
CFN	FA	Ramp with slopes greater than 11% Remove ramp and extend length of ramp to provide 8.33% maximum slope with handrails	300	SF	23.9	\$2,151	\$9,321
CFN	FA	Non-compliant ramp, inadequate clearance at door Remove existing ramp and construct code compliant access as required to lower classrooms	1	LS	15,000.0	\$4,500	\$19,500
CFN	FA	Ramp with slopes greater than 8.33% and cross slopes greater than 2% Removed and replace ramp with code compliant ramp	200	SF	22.0	\$1,320	\$5,720
CFN	FA	Noncompliant door thresholds at 6 locations Remove and replace door threshold with ADA compliant	6	LS	250.0	\$450	\$1,950
CFN	FA	Slopes on path of travel greater than 5% without handrails Provide handrails or removed walkway and replace with POT less than 5% slope.	200	SF	22.0	\$1,320	\$5,720

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Concrete joints with greater than 1/4" offset Remove and replace section of walkway	16	SF	20.0	\$96	\$416
CFN	FA	Accessible parking stalls with inadequate back up distance, slopes greater than 2%, faded or out of compliance pavement markings Relocate accessible parking to a location that provides backup space and slopes less than 2% in any direction. Provide current signage and striping	1	LS	1,000.0	\$300	\$1,300
CFN	FA	Pavement cracked and worn requiring maintenance Seal cracks in asphalt paving and provide slurry seal to entire surface Restripe as necessary	20,000	SF	3.0	\$18,000	\$78,000
CFN	FA	No fire hydrants observed on south side of historic high school Extend fire line to provide fire hydrants along fire access routes	400	LF	150.0	\$18,000	\$78,000
EPN	FMP	No outdoor eating/gathering spaces exist on campus; café/student union to be located at technical arts building Develop outdoor dining plaza to south of Technical Arts building in conjunction with new café/student union (see technical arts building)	5800	SF	104.0	\$180,960	\$784,160
FFN	FMP	Outdoor areas are isolated and enclosed, with no central spaces or defined circulation routes; pedestrian traffic crosses parking lot at Walnut Street, and has no defined crosswalk Demolish existing health classroom (former boys' locker room) at Patton Gym, preserve historic façade at west end; develop plaza with outdoor performance stage, landscaping and paving; develop pedestrian boulevard along Alameda Avenue spine, with reconfigured driveway and crossing at Walnut Street; develop central quad around existing memorial grove adjacent to academic building	72500	SF	70.0	\$1,522,500	\$6,597,500

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Existing play fields are in poor condition and poorly configured in relation to site and buildings Renovate and reconfigure play fields	74345	SF	22.0	\$490,674	\$2,126,254
Subtotal							\$12,385,008
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Roof: BUR roofing at end of service life, except technical arts and academic buildings Replace all roofing, scuppers, drains, caps and flashings except at technical arts and academic	73,000	SF	17.3	\$378,870	\$1,641,770
CFN	FA	All building exteriors: painted finish is deteriorated Reseal and repaint all exterior walls, trims, fascia, etc.	44,000	SF	3.4	\$44,880	\$194,480
CFN	FA	Exterior windows have reached end of service life Replace all remaining windows not listed in items #1, 2, and 4 (science, gym/lockers, auto shop, wings 600 and 700)	3,500	SF	87.0	\$91,350	\$395,850
CFN	FA	Exterior doors have reached end of service life Replace all exterior doors with metal frame and FRP door	28	leaves	4,752.0	\$39,917	\$172,973
CFN	FA	All slab on grade (SOG) concrete floors: excessive moisture impedes flooring bond Prior to installing new flooring, strip/etch concrete and apply vapor barrier	86,000	SF	10.5	\$270,900	\$1,173,900
CFN	FA	Classrooms/corridors/miscellaneous flooring is at end of service life Replace all flooring with resilient flooring and walk-off entry carpet mats	75,000	SF	5.9	\$132,750	\$575,250

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	All corridors, hallways and gymnasium walls: damaged and patched gypsum wallboard. Replace with 'high-impact' wallboard and 8-foot corner guards.	45,000	SF	6.0	\$81,000	\$351,000
CFN	FA	Interior walls: paint/wall covering at end of service life Repaint all interiors campus-wide	180,892	SF	2.8	\$151,949	\$658,447
CFN	FA	Student Lockers: most are in need of repairs at hinges and latches Replace with District standard Pemco lockers	2,000	EA	702.0	\$421,200	\$1,825,200
Subtotal							\$6,988,870
ACADEMIC BUILDING							
CFN	FA	Z-flash at second floor rib and leaks at roof scupper downspouts Investigate reglet detail and replace flashing overall	140	LF	16.2	\$680	\$2,948
CFN	FA	Roofing membrane developing blisters Investigate with Garland Company for cause and remedy	49,500	SF	17.3	\$256,905	\$1,113,255
EPN	FMP	Library/media center is dated, poorly configured, lacks adequate space and suffers from lack of acoustic separation between uses Remodel and modernize library/media center to include adjacent TV studio spaces; provide lecture, reading, stack, office, breakout and computer spaces with glazed interior partitions; provide office space for college and career counseling	8,800	SF	240.0	\$633,600	\$2,745,600
EPN	FMP	Existing classrooms are undersized and in need of modernization Reconfigure and modernize classrooms on north side of academic building to provide standard sizes and breakout spaces, including power, data, HVAC and other system upgrades	30,000	SF	220.0	\$1,980,000	\$8,580,000
Subtotal							\$12,441,803

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
TECHNICAL ARTS BUILDING							
CFN	FA	Roofing membrane developing blisters Investigate with Garland Company for cause and remedy	21,389	SF	17.3	\$111,007	\$481,028
CFN	FA	Technical arts building corridor drink fountain is noncompliant Add pipe rails	1	Pair	243.0	\$73	\$316
EPN	FMP	Existing cafeteria is dated, poorly located and does not meet current accessibility or health codes Construct new café/student union in former shop building (currently used as weight room) with kitchen, dining, performance and assembly functions. Provide new glazing and roll-up doors to serve outdoor dining plaza	5800	SF	260.0	\$452,400	\$1,960,400
EPN	FMP	At existing classroom spaces (except media lab) finish materials are at end of service life; campus lacks career technical instruction spaces Remodel and modernize classroom spaces at technical arts building (except newer media lab) with spaces for career technical and special day classrooms	9710	SF	230.0	\$669,990	\$2,903,290
Subtotal						\$5,345,034	
HAHS - WEST WING							
CFN	FA	West wing bridge is experiencing corrosion and paint deterioration on all railings and is missing second floor handrail Replace all stair railings	100	LF	162.0	\$4,860	\$21,060

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	West wing bridge egress stair is not structurally compliant; suffers rebar corrosion and concrete spalling Replace stair with new compliant design; use specialty epoxy concrete repair	14	CY	918.0	\$3,856	\$16,708
CFN	FA	West wing bridge terrazzo and concrete steps deteriorating Repair or replace treads	144	SF	15.1	\$652	\$2,827
CFN	FA	West wing loading dock has functional issues and stair damage Reconfigure to remove loading dock, capture interior space	1	LS	21,600.0	\$6,480	\$28,080
CFN	FA	West wing east elevation; rails non compliant; north/south elevations: all rails have excessive corrosion with deterioration East elevation: replace with 12" extension rails beyond first riser; north/south: prepare, treat corrosion, and repaint all railings	124	LF	81.0	\$3,013	\$13,057
CFN	FA	West wing north elevation: second floor entry clerestory glass is damaged; with mismatched glazing replacement Replace with tempered glazing to match adjacent field	40	SF	25.9	\$311	\$1,347
CFN	FA	West wing: first floor ceiling damage; concrete pedestal trip hazard Confirm leak is repaired and repair area, or replace with entire new corridor ceiling; Install new District standard lockers on pedestal or demo and replace concrete floor.	11,210	SF	6.9	\$23,205	\$100,554
CFN	FA	West wing second floor: some lockers and curb tiles damaged/missing Replace curb tile. Repair lockers until replacement with new District standard lockers	66	Lockers	405.0	\$8,019	\$34,749

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	West Wing third floor: some skylight glazing damage Investigate skylight for service life before glass replacement	224	SF	45.4	\$3,051	\$13,220
CFN	FA	Door hardware at entries not compliant with current code standards Replace door hardware at all exits	16	leaves	1,500.0	\$7,200	\$31,200
CFN	FA	Interior spaces show signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes) Replace roof	180	Squares	1,725.0	\$93,150	\$403,650
CFN	FA	Hydronic systems are old and inefficient with poor zone control. District has requested complete removal of all boiler systems within project areas					
		Remove boilers, all convectors, wall radiators, controls, piping completely. Replace with ductless split heat pumps system with heat recovery, i.e. Daikin VRV for independent zone control throughout with DDC controls	18,000 100	sq. ft. ton	3.0 7,000.0	\$210,000	\$910,000
EPN	FMP	Existing cafeteria is dated, poorly located, has nonfunctioning equipment, abandoned piping and does not meet current accessibility or health codes Locate new café/student union in former shop building - repurpose existing cafeteria, kitchen, snack bar, teacher dining, and associated storage areas into new classrooms, break out spaces and offices	7,600	SF	270.0	\$615,600	\$2,667,600
EPN	FMP	Existing classrooms, small gym spaces and theater finishes are beyond service life Modernize all interior spaces	36,400	SF	200.0	\$2,184,000	\$9,464,000
Subtotal							\$13,708,052

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
HAHS - CENTRAL WING							
CFN	FA	Historic Alameda is not Field Act compliant. Significant structural work is required for occupancy See previous order of magnitude cost estimate	1	LS	\$4,370,635	\$1,311,191	\$5,681,826
CFN	FA	Door hardware at entries not compliant with current code standards Replace door hardware at all exits	16	leaves	1,500.0	\$7,200	\$31,200
CFN	FA	Interior spaces show signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes) Replace roof	82	Squares	1,725.0	\$42,435	\$183,885
CFN	FA	Hydronic systems are old and inefficient with poor zone control. District has requested complete removal of all boiler systems within project areas					
		Remove boilers, all convectors, wall radiators, controls, piping completely. Replace with ductless spilt heat pumps system with heat recovery, i.e. Daikin VRV for independent zone control throughout with DDC controls	47,100 235	SF ton	3.0 6,500.0	\$458,250	\$1,985,750
EPN	FMP	Central Building - existing second and third floor classrooms are dated and have accessibility issues Modernize all central wing classrooms, including finishes, power, data, HVAC, and other systems	16,400	SF	200.0	\$984,000	\$4,264,000

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Central building - administration to relocate to HAHS main entry in option 2 scenario Modernize central wing administration areas, extending administration into adjacent central-east wing, including finishes, power, data, HVAC, and other systems	8,200	SF	240.0	\$590,400	\$2,558,400
EPN	FMP	Central building - health center to relocate to HAHS main entry in option 2 scenario Modernize and reconfigure central-west wing, adjacent to administration area, to provide new health reception, offices, examination and storage spaces, including finishes, casework, power, data, HVAC and other systems	1,600	SF	250.0	\$120,000	\$520,000
EPN	FMP	Central-west wing (former library) - existing spaces are dated and have accessibility issues Modernize and reconfigure entire central west wing to create classrooms, with breakout spaces, including finishes, casework, power, data, HVAC and other systems	19,600	SF	220.0	\$1,293,600	\$5,605,600
EPN	FMP	Central-East wing - existing classroom spaces are dated and have accessibility issues Modernize entire central-east wing, including finishes, casework, power, data, HVAC, and other systems	16,248	SF	220.0	\$1,072,368	\$4,646,928
Subtotal							\$25,477,589

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
HAHS - EAST WING							
CFN	FA	Historic Alameda is not Field Act compliant. Significant structural work is required prior to occupancy See previous order of magnitude cost estimate	1	LS	\$3,605,644	\$1,081,693	\$4,687,337
EPN	FMP	Existing science classrooms are undersized and at end of service life Modernize and reconfigure entire East wing to create nine science classrooms with prep rooms, and one floor of standard classrooms, including finishes, casework, power, data, HVAC, and other systems	23444	SF	240.0	\$1,687,968	\$7,314,528
Subtotal						\$12,001,865	
GYMNASIUM BUILDINGS							
CFN	FA	Patton Gymnasium: all existing windows wood and steel frame windows have reached end of service life Replace all windows with FRP sash and IGU tempered glazing	800	SF	87.0	\$20,880	\$90,480
CFN	FA	Patton Gymnasium: roll-up door jamb and header damaged and deteriorating Repair wall framing/install new metal jamb and header, and new roll-up door	1	LS	27,000.0	\$8,100	\$35,100
CFN	FA	Patton Gymnasium: 84 year old interior finishes are beyond service life Remove all radiators, piping, miscellaneous items from brick walls; install furring and GWB; repaint	10,900	SF	10.8	\$35,316	\$153,036
CFN	FA	Patton Gymnasium: ceiling insulation is delaminating Remove, replace with insulated, acoustic ceiling	10,900	SF	10.5	\$34,335	\$148,785
CFN	FA	Patton Gymnasium: hardwood floor is moisture damaged at end of service life	9,000	SF	23.2	\$62,640	\$271,440

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
		Remove all flooring and replace with new maple cushion floor system					
CFN	FA	Patton Gymnasium: wood bleachers are splintered and broken Replace all bleachers with new wood bleachers	1	LS	64,800.0	\$19,440	\$84,240
CFN	FA	Patton Gymnasium: all interior doors are wood and at end of service life Replace all interior doors with galvanized metal frames, and FRP doors throughout	15	EA	4,752.0	\$21,384	\$92,664
CFN	FA	Patton Gym: sports medicine in old locker room Demolish to create plaza (see Site #S-26)	2,000	SF	135.0	\$81,000	\$351,000
CFN	FA	Patton Gymnasium: former weight room in old girls locker room Repurpose space into new weight room and exercise gym; remove all piping, radiators; replace ceiling with insulated, acoustic ceiling, replace walls with hi-impact GWB; install cushioned athletic flooring; repaint complete; install new light fixture	1,500	SF	162.0	\$72,900	\$315,900
CFN	FA	Patton Gymnasium: exercise gym toilets are beyond service life Remove existing fixtures and finishes complete, replace with tile walls, epoxy flooring, new fixtures, partitions, accessories, and lighting	200	SF	216.0	\$12,960	\$56,160
CFN	FA	Excessive moisture infiltration at brick wall plaster veneer. Strip all paint finish to base plaster and treat with Zypex sealer, repaint	13,800	SF	11.9	\$49,266	\$213,486

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	New Gymnasium east and north elevation: shear cracking in cast in place walls Investigate for subsidence; repair using specialty concrete epoxy contractor.	6,600	SF	8.6	\$17,028	\$73,788
CFN	FA	New Gymnasium entry: faded paint and corrosion at piping, frame, roof deck, fixtures and equipment Prepare and repaint metal work	1,600	SF	5.4	\$2,592	\$11,232
CFN	FA	New Gymnasium roof: roof leaks at metal roof joints, 20' from south and west walls Reseal lap joints at standing seam metal roof	13,400	SF	4.3	\$17,286	\$74,906
CFN	FA	New Gymnasium entry: faded and deteriorated wall paint Prepare and repaint	1,200	SF	4.3	\$1,548	\$6,708
CFN	FA	New Gymnasium - boys' toilet room: urinal toilet leakage/ wall and floor deterioration Replace fixtures, cleanout locations and rebuild plumbing wall, Install tile wainscot and epoxy floor covering	1,200	SF	32.8	\$11,808	\$51,168
CFN	FA	New Gymnasium - boys' locker room: many broken lockers; dingy, faded walls, deteriorated concrete floor Remodel locker rooms, paint walls, replace lockers, add tile wainscot, Solatube daylighting, and epoxy flooring	3,066	SF	59.7	\$54,912	\$237,952
CFN	FA	New Gymnasium - girls' locker room: dingy walls and stained concrete flooring Remodel locker rooms, paint walls, replace lockers, add tile wainscot, Solatube daylighting, and epoxy flooring	1,200	SF	35.6	\$12,816	\$55,536

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	New Gymnasium west exit corridor: deteriorated wall board, doors and exposed electrical box Remove electrical box, repair walls, prepare and repaint, and install 8' corner guards	1,488	SF	8.6	\$3,839	\$16,636
EPN	FMP	Public address and acoustics at the New Gymnasium are poor Provide new public address/audio system and install acoustical treatment	10900	SF	10.0	\$32,700	\$141,700
Subtotal							\$2,481,917
KOFMAN AUDITORIUM							
CFN	FA	Kofman Auditorium has not had a formal structural review performed Suggest Review of Kofman Auditorium	1			\$10,000	\$10,000
CFN	FA	Kofman Auditorium facade: cast stone, terrazzo and other surface damage Restore cast stone, bronze work, windows, doors and hardware	9,048	SF	156.6	\$425,075	\$1,841,992
CFN	FA	Kofman Auditorium second floor exit stairs have excessive corrosion and noncompliant guardrails Replace stairs, guardrail, and handrail in entirety	2	Stairs	70,200.0	\$42,120	\$182,520
CFN	FA	Kofman Auditorium first floor west egress: there is no accessible entry/egress on East elevation. *(Per ZFA Seismic Report, this exit to be blocked) Reconstruct stair to accessible ramp	400	SF	97.2	\$11,664	\$50,544
CFN	FA	Kofman Auditorium first floor Lobby: some plaster damage and paint scaling in lobby Investigate cause and repair plaster; repaint	800	SF	43.2	\$10,368	\$44,928

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Kofman Auditorium second floor corridor: no accessible drink fountain; exposed wall pipe; broken lockers; and ceiling tile delamination Replace drinking fountain with accessible fountain; replace lockers with new District standard, and repair wall and ceiling tiles	9,500	SF	11.9	\$33,915	\$146,965
CFN	FA	Kofman Auditorium: third floor corridor; no accessible drink fountain; dim lighting Replace drinking fountain with accessible fountain; add Solatube sky lighting (includes all related infrastructure)	1	LS	9,180.0	\$2,754	\$11,934
CFN	FA	Kofman Auditorium balcony: no accessible seating from second or third level; stage lighting poles not seismic braced Reconfigure platform for more depth to allow wheelchair seating; structurally design lighting - see audience chamber accessibility, below	1	LS	48,600.0	\$14,580	\$63,180
CFN	FA	Kofman Auditorium balcony second floor: no handrail and needs minimum floor lighting during performance Confirm ramp is less than 8.33%, add handrails and strip lighting - see audience chamber accessibility, below	360	SF	25.9	\$2,797	\$12,121
FFN	FMP	Theater production systems are obsolete and at end of service life Provide new production rigging, orchestra pit lift, production lighting and controls, drapes, AV systems, and seating refurbishment	1	LS	3,507,000.0	\$1,052,100	\$4,559,100

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Production systems accommodation</p> <p>Gridiron: walk-able steel structure at the top of the fly tower capable of supporting rigging loads of ~2000#/foot of stage depth (front to back of the stage) with a 50% diversity.</p> <p>New access from stage to first gallery level on each side of stage, possibly using existing stairs behind stage house walls.</p> <ul style="list-style-type: none"> • Six inch steel pipe "pin-rail" in place of upper guardrail at stage right gallery upper guard rail with 1" holes on 1'-0" centers top and bottom, on one side of stage to match existing "pin-rail" on the other side. • Assessment and possible replacement of existing wood side gallery floors with plywood, steel grate or checkered plate. • Spiral stair access from side gallery up to gridiron level. <p>Lighting Positions</p>	2000	SF	25.0	\$15,000	\$65,000
FFN	FMP	<p>Lighting positions in audience chamber</p> <p>Statically mounted lighting pipes in the audience chamber on side walls and balcony face. Walkable platforming and architectural accommodations for creating side lighting cove locations in the angled walls flanking the stage. Catwalks and tension grid above ceiling for front lighting, including alteration to historic ceiling to create lighting coves not visible from the audience.</p>	1	LS	500,000.0	\$150,000	\$650,000

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Control Rooms</p> <p>Conversion of existing projection room into a follow spot booth. Front wall and projector portals to be replaced by large (4'x12'), high transparency window (waterwhite glass by PPG). This room may need to be made accessible, which would require a higher ceiling. Construction of north control room under the balcony, built out to the existing support columns. Rooms would be acoustically isolated from the audience chamber and would have operable windows.</p>	1	LS	100,000.0	\$30,000	\$130,000

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Stage and Backstage</p> <p>Replace floor with wood build-up stage floor assembly of: 1/4" double tempered, painted Masonite hardboard screwed over 2 layers 3/4" AC plywood over 2x4 treated sleepers at 24" o.c. over 4" square x 3/4" thick Mason Industries "Super W" resilient pads and shims over concrete</p> <ul style="list-style-type: none"> • Install or replace smoke vents above the stage, equal to 5% of the stage area with manual and automatic means of opening. • Remove existing fire curtain with possible asbestos abatement required. • Architectural build out to proscenium frame to reduce width below threshold where framed fire curtain is required (roughly 50'). • Create wheelchair access to the lower dressing rooms, utilize existing abandoned mechanical shaft, or alternate route. • Renovate existing lower dressing rooms to create accessible spaces and add north makeup counters. • Add backstage restrooms at existing dressing rooms. • Create and accessible path between existing lower dressing rooms and north orchestra pit lift. • Create a piano storage room, 75 square feet • Create orchestra shell storage bay, 150 square feet • Replace existing gymnasium door with acoustically rated door 	3000	SF	195.0	\$175,500	\$760,500

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Audience Chamber Accessibility</p> <p>Replace existing audience floor with new audience floor. minimum 1-1/2" thick subfloor with wood, carpet or sheeting topping surface</p> <ul style="list-style-type: none"> · Replace and reconfigure tiered balcony rows to create wider rows, wheelchair locations and compliant rear access points · Construction of audience entry vestibule. The vestibule will exist between the existing doors and the north control booth · Creation of wheelchair accessible location in the rear row of the main (orchestra) level · Replace existing entry ramps at balcony entry vomitories with 1:12 slope ramp. Create north wheelchair accessible seating at balcony sides at equal level with the rear row of the balcony forward seating section · Create north stepped entry to balcony cross aisle · Construct north code complaint entry/exits in the rear of the balcony. Currently there is no landing at the rear doors · Create accessible path from front row of audience chamber to the stage. · Remove existing slab under orchestra pit, excavate and create -13'-0" machine pit for pit lift machinery · Add vestibules at balcony entry points, in existing second floor vomitories and existing third floor exit doors 	12500	SF	320.0	\$1,200,000	\$5,200,000

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>AV Low Voltage Conduit system</p> <p>The low-voltage portion of the AV system will comprise a significant amount of EMT conduit. The AV system is divided into five signal groups, which each requires its own conduit raceway:</p> <p>A: Mic Level B: Line Level C: Video & Communications Level D: Loudspeaker Level E: Empty</p> <p>As becomes clear, the amount of conduit becomes a significant cost factor, and should be accounted for accordingly. While the exact design is forthcoming, some general guidelines are shown below:</p> <p>Stage JB to Booth: 2 home runs, each ~150' length x 5 conduits, 1.5" typical</p> <p>On stage panels to JB: 6 panels, each with ~50' length x 5 conduits, 1.5" typical</p> <p>Catwalk / Grid panels to JB: 6 panels, each with ~50' length x 5 conduits, 1.5" typical</p> <p>Miscellaneous Panels to JB: 6 panels, each with ~50' length x 5 conduits, 1.5" typical</p>	12500	SF	2.0	\$7,500	\$32,500

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	<p>Electrical and Mechanical</p> <p>Allowance for mechanical systems in dressing rooms, stage and audience chamber. Existing mechanical systems are not in use due to disrepair (as reported by staff), (possible displacement system under north audience floor).</p> <ul style="list-style-type: none"> Minor service upgrade for electrical from available power on existing switchboard. Install (N) 100KVA K-13 transformer for AV systems Install (N) Isolated Ground systems for AV systems Install (N) 500KVA K-13 transformer for production lighting systems. 	15531	SF	40.0	\$186,372	\$807,612
FFN	FMP	<p>Miscellaneous</p> <p>Millwork: provide allowance for:</p> <ul style="list-style-type: none"> Make-up counters in green room and dressing/changing rooms. Counters in control booths. <p>Pull pipe/wire way – 150 linear feet 10" diameter PVC pipe with 12" square floor boxes at ends</p>	1	LS	50,000.0	\$15,000	\$65,000
Subtotal							\$14,633,896
THOMPSON FIELD							
CFN	FA	<p>Excessive cross slope on public sidewalk</p> <p>Remove and replace sidewalk and driveway approach to conform with existing site concrete</p>	200	SF	25.0	\$1,500	\$6,500
CFN	FA	<p>Cross slope of sidewalk adjacent to snack bar exceeds 2%</p> <p>Remove and replace sidewalk as required</p>	100	SF	22.0	\$660	\$2,860

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Cross slope of walkway in excess of 5% Remove and replace walkway to provide accessible path of travel as required.	500	SF	22.0	\$3,300	\$14,300
CFN	FA	Landings at locker doors & adjacent walkway exceed 2% cross slope Remove and replace walkway as required.	1,200	SF	20.0	\$7,200	\$31,200
CFN	FA	Ramps exceed 8.3% slope Remove and replace ramps as necessary.	300	SF	22.0	\$1,980	\$8,580
CFN	FA	Ramp exceeds 8.3% slope - no accessible path from top or bottom of ramp Remove and replace ramp as necessary. Provide accessible path of travel	200	SF	30.0	\$1,800	\$7,800
CFN	FA	Drinking fountains do not meet accessibility requirements Provide accessible drinking fountains	1	LS	6,000.0	\$1,800	\$7,800
CFN	FA	Locker room building: drinking fountains are non complaint Install code compliant wing wall railing	2	EA	400.0	\$240	\$1,040
CFN	FA	Thompson field bleachers: ramp: compliant handrails are missing from ramp at home bleachers. Provide compliant handrails	80	LF	100.0	\$2,400	\$10,400
CFN	FA	Thompson field bleachers: wood landings and steps: wood is nearing the end of its expected performance life Replace with aluminum or new wood components	4,000	SF	22.0	\$26,400	\$114,400

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Locker room building: team rooms: accessible shower stall benches are broken Replace with new	1	Bench	1,500.0	\$450	\$1,950
CFN	FA	Locker room building: typical all toilet rooms: interior wall paint is peeling Prepare and repaint interior walls	1,200	SF	5.0	\$1,800	\$7,800
CFN	FA	Locker room building: toilet rooms: one toilet room has graffiti on some stall partitions Remove graffiti	1	LS	3,000.0	\$900	\$3,900
CFN	FA	Locker room building: ceramic wall tile in shower rooms damaged in two team rooms Replaced damaged tiles to match existing	200	SF	20.0	\$1,200	\$5,200
CFN	FA	Locker room building: toilet rooms: two toilet seat broken at hinge Replace two toilet seats with new	2	EA	100.0	\$60	\$260
CFN	FA	Lavatory knee protection missing from all lavatories Install code complaint knee protection	15	EA	300.0	\$1,350	\$5,850
CFN	FA	Toilet room soap and paper towel dispensers not installed at ADA heights Reinstall at proper ADA height - +40" to operable part	2	Rooms	2,500.0	\$1,500	\$6,500
CFN	FA	Toilet room toilet paper dispensers not installed at ADA distance from toilet Reinstall at proper ADA distance from stall (7-9" from front of toilet) and proper height	10	EA	1,000.0	\$3,000	\$13,000

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Locker Rooms: identification signage missing from accessible lockers and benches Install code complaint signage	1	LS	4,000.0	\$1,200	\$5,200
CFN	FA	Locker and toilet room door signage: strike side ADA signage missing	2	EA	500.0	\$300	\$1,300
CFN	FA	No seismic gas valve at gas meter Install seismic gas valve	1	units	7,200.0	\$2,160	\$9,360
CFN	FA	Rusted out outdoor hydronic and domestic storage system: boiler, storage tank and appurtenances Provide new boiler system for hydronic heating. Remove existing domestic water storage tank and provide new tankless instantaneous domestic hot water heater i.e., "Takagi". Provide weather enclosure for outdoor boiler equipment and appurtenances.	2	units	10,000.0	\$6,000	\$26,000
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage	30	EA	1,000.0	\$9,000	\$39,000
CFN	FA	No telephone system If telephone service desired, provide new telephone service from utility, including telephone switch and distribution equipment, five telephone handsets, five telephone outlets	5	sets	2,500.0	\$3,750	\$16,250
CFN	FA	No data systems are provided. If data systems desired, provide new data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, and five new data outlets	1	LS	25,000.0	\$7,500	\$32,500

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Field public address system provided by two pole mounted (approximately 30' high) exterior speakers, each with four horns. No deficiencies were observed Depending upon scope of new work, public address system improvement may be required.	1	LS	25,000.0	\$7,500	\$32,500
CFN	FA	Paper exit sign observed in restroom/locker building Add exit sign with emergency battery pack	1	EA	1,000.0	\$300	\$1,300
CFN	FA	Locker room/toilet room lighting controls consist of local room switches Replace toggle switches with ultrasonic/infrared room occupancy sensors	8	EA	1,000.0	\$2,400	\$10,400
EPN	FMP	Track and field are uneven and at end of service life. Replace track and field with new all-weather surfaces	1	LS	2,500,000.0	\$750,000	\$3,250,000
EPN	FMP	Bleacher seating is inadequate to seat game attendees Provide additional bleacher seating	1,000	seats	500.0	\$150,000	\$650,000
Subtotal							\$4,323,150
OTHER FACILITIES							
CFN	FA	Swimming pools are beyond useable lifespan and in need of renovation Remove all surfaces and plumbing, resurface, install new tile, provide new piping systems	1	LS	2,000,000.0	\$600,000	\$2,600,000
CFN	FA	Pool deck is non-compliant and has numerous slope and crack issues. Remove and replace concrete deck.	1,800	SF	40.0	\$21,600	\$93,600

Alameda High School Option 2 - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Pool building exterior needs replacement. Replace all doors with galvanized frames & FRP doors, replace all windows with aluminum frames and dual glazing; install new built-up roofing with 'cool roof' coating; replace all fascia, trim, and paneling with cementitious board materials; paint complete building.	1	LS	140,000.0	\$42,000	\$182,000
CFN	FA	Pool fence, lighting and bleachers are rusted and beyond service life. Replace all chain-link fencing with galvanized, ply-coated chain link mesh, posts, and accessories.	320	LF	45.0	\$4,320	\$18,720
CFN	FA	Pool Building interior concrete floor is degraded, piping and roof framing are exposed, and wall finishes not durable Totally renovate with tile walls, epoxy flooring, insulated, dropped ceiling with integrated utilities and lighting, new lockers and plumbing fixtures.	1	LS	90,000.0	\$27,000	\$117,000
Subtotal							\$3,011,320
TOTAL COSTS							\$112,798,504