



Historic Alameda High School

2200 Central Avenue

School Data

Date School Opened:	1925
Standard Classrooms:	n/a
Modular Classrooms:	0
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area*:	76,788 sq. ft.
Site Area:	12.9 acres

* Non-Field Act approved spaces only

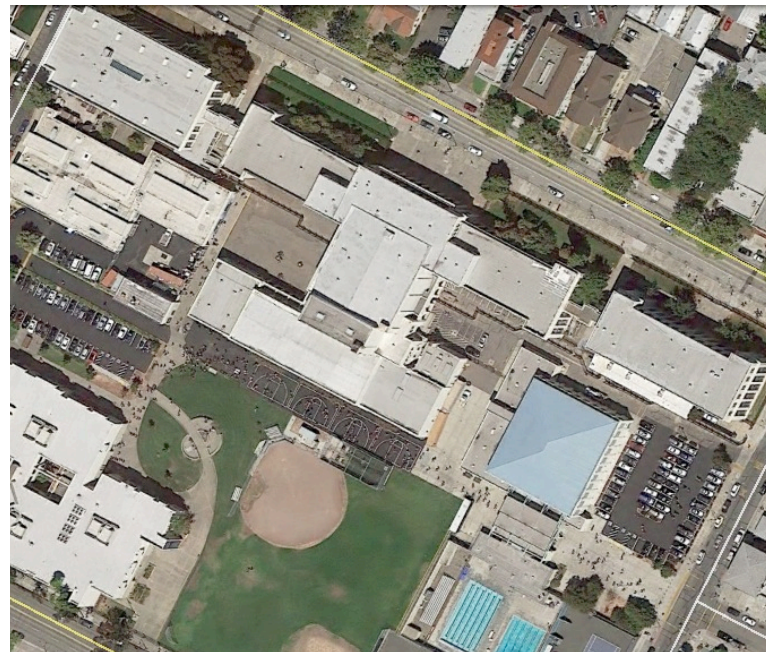
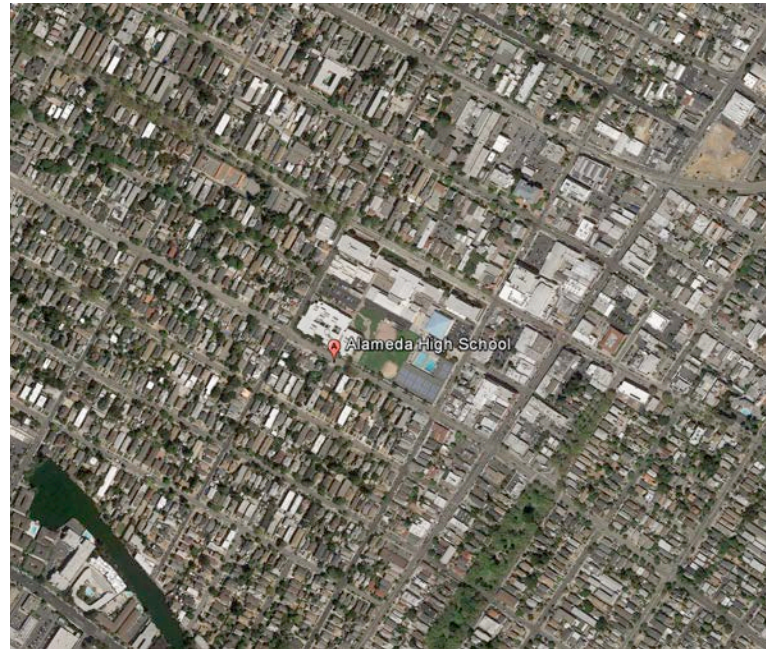
Historic Alameda High School - Background Information

The historic wings of the Alameda High School consist of multiple buildings constructed from 1924 through 1975. The original campus (1924) is a registered Historic Landmark that consists of five distinct Classic Revival buildings all facing Central Avenue. The only original buildings that can currently be used by the school are the Kofman Auditorium wing, which includes six classrooms on the second and third floors, the Patton Gym, and the West Wing buildings (cafeteria and arts wing), which have all been seismically upgraded to meet Field Act certification. For additional information of those portions of the original campus not in current use by the school, refer to “Historic Alameda High School Seismic Report”, issued separately from this assessment report.

The east and west/library wings of the main building (all floors) are the focus of this assessment, along with the entire Adult School building; to the north east corner of campus. The balance of the historic buildings were included in the 2012 Facility Assessment dated February 17, 2012 and are not addressed here.

This flagship campus has over the years served the island community as a focal point of the renovated historical Downtown District, as well as a public resource with its 600 seat auditorium, Adult Education Center, and District Offices.

The District has directed a separate seismic analysis and report for both The east and west/library wings of the Central Building which are currently not certified by the state of California. The east and west/library wings of the main building (all floors), along with the entire Adult School building to the north east corner of campus, are the focus of this assessment.

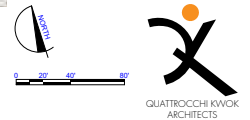
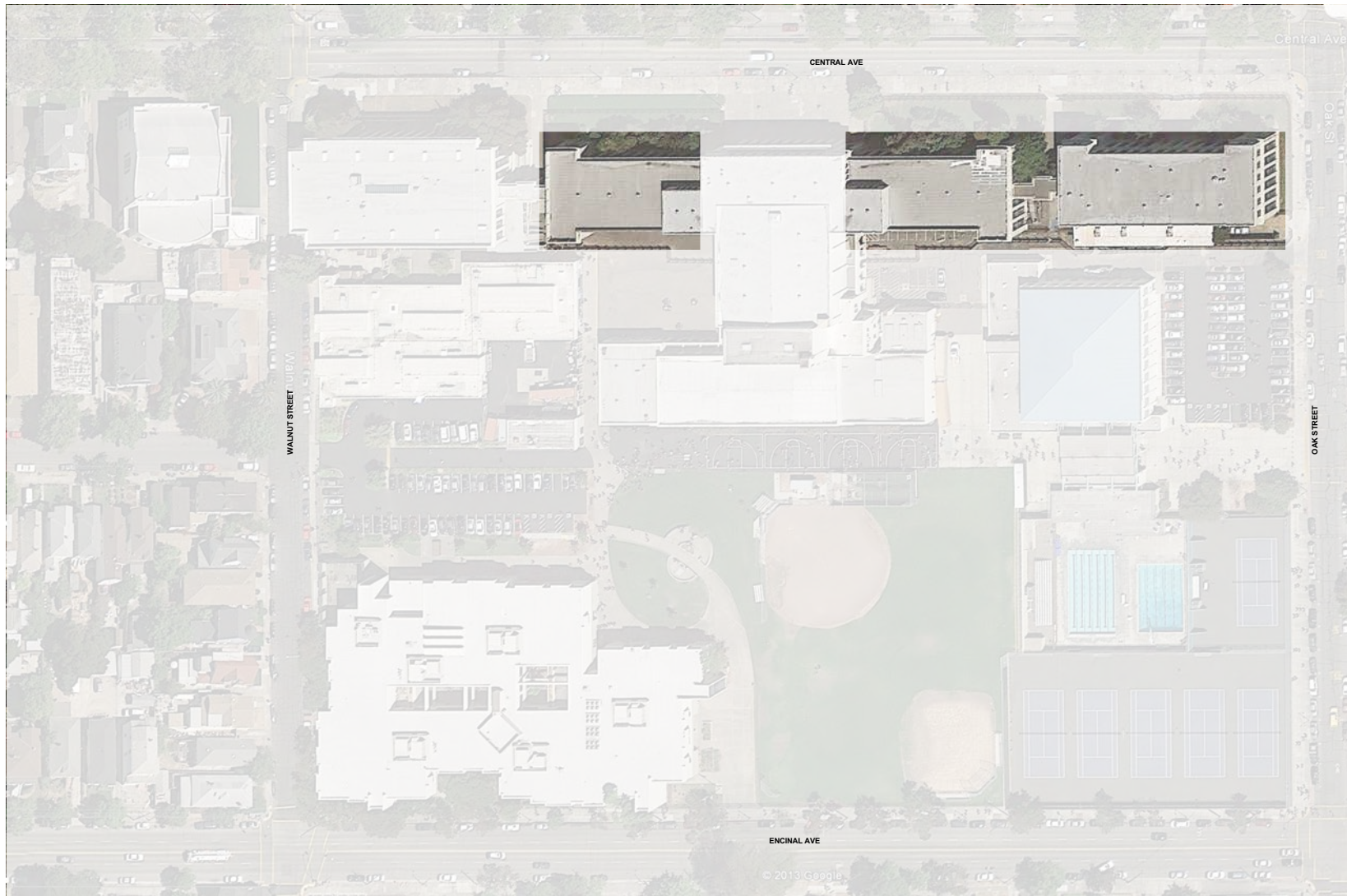


Historic Alameda High School - Existing Conditions Summary

Facilities Assessment Needs

- Exterior cement plaster is cracking.
- Fire escape steel stair deterioration requires repair or replacement.
- All interior finishes are worn, damaged, failing, or contain hazardous materials.
- Replace heating, lighting, fire sprinkler, and alarm systems.
- Boiler system with radiators is obsolete and needs to be replaced.
- Window sash and trim are reaching end of service life and are deteriorating.
- Accessible exits, door clearances, and hardware needed.
- Restroom accessibility requires complete reconfiguration at all locations.
- Skylights have reached the end of their service life and require replacement.
- Roofing has reached the end of its service life and requires replacement.
- Electrical lighting, controls, and data/telecom has reached the end of its service life or are not code compliant.





HISTORIC ALAMEDA HIGH SCHOOL SITE PLAN

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
	FA	East wing: broken and sunken concrete between adult school and east wing - possible sewer lateral trench failure Remove and replace concrete. Verify sewer line integrity.	100	S.F.	22.00	660.00	\$2,860
	FA	Central Wing: no accessible entry at main central wing Provide new ADA ramp if necessary for access at this location.	1	L.S.	15,000.00	4,500.00	\$19,500
	FA	Central Wing: raised or separated concrete at main central wing Remove and replace concrete walkway.	150	S.F.	22.00	990.00	\$4,290
	FA	Central wing east: slopes on existing steel ramp greater than 8.33% Replace or repair ramp to provide 8.33% max slope	1	L.S.	4,000.00	1,200.00	\$5,200
	FA	Central wing east: thresholds at 2 doors between adult school and east wing not ADA compliant Remove and replace existing door threshold.	2	EA	250.00	150.00	\$650
	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% max slope.	1	L.S.	2,500.00	750.00	\$3,250
	FA	Central wing west: walkway along back of cafeteria building and west wing with cross slopes exceeding 2% Remove and replace walkway with code compliant path of travel.	1,000	S.F.	22.00	6,600.00	\$28,600

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	West wing: walkway along back of building with cross slopes exceeding 2% Remove and replace walkway with code compliant path of travel.	1,000	S.F.	22.00	6,600.00	\$28,600
	FA	West wing: slopes at south side of bldg. are greater than 5% without handrails Provide ADA path of travel with slopes less than 5% or code compliant ramp with handrails.	250	S.F.	25.00	1,875.00	\$8,125
	FA	West wing: landing at door at south side of bldg. are greater than 2% slope - non compliant door threshold Remove and replace landing and threshold with ADA compliant	80	S.F.	22.00	528.00	\$2,288
	FA	West wing: no accessible entry at this location. Provide new ADA ramp if necessary for access at this location.	2	L.S.	15,000.00	9,000.00	\$39,000
	FA	Ramp with slopes greater than 11% Remove ramp and extend length of ramp to provide 8.33% max slope with handrails.	300	S.F.	22.00	1,980.00	\$8,580
	FA	West wing: non compliant ramp, inadequate clearance at door Remove existing ramp and construct code compliant access as required to lower classrooms	1	L.S.	15,000.00	4,500.00	\$19,500
	FA	Kofman: ramp with slopes greater than 8.33% & cross slopes greater than 2% Remove and replace ramp with code compliant ramp.	200	S.F.	22.00	1,320.00	\$5,720
	FA	West wing: snack bar not ADA accessible Modify bar height and access as necessary to provide ADA accessibility.	1	L.S.	20,000.00	6,000.00	\$26,000

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Kofman: non compliant door thresholds at 6 locations Remove and replace door threshold with ADA compliant.	6	L.S.	250.00	450.00	\$1,950
	FA	Kofman: slopes on path of travel greater than 5% without handrails Provide handrails or removed walkway and replace with POT less than 5% slope.	200	S.F.	22.00	1,320.00	\$5,720
	FA	Kofman: concrete joints with greater than 1/4" offset Remove and replace section of walkway.	16	S.F.	20.00	96.00	\$416
	FA	Kofman: 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	L.S.	1,000.00	300.00	\$1,300
	FA	Kofman: pavement cracked and worn requiring maintenance Seal cracks in asphalt paving and provide slurry seal to entire surface. Restripe as necessary.	20,000	S.F.	3.00	18,000.00	\$78,000
	FA	No fire hydrants observed on west side of historic high school. Extend fire line to provide fire hydrants along fire access routes.	400	L.F.	150.00	18,000.00	\$78,000
	FA	East wing: no accessible entry at this location. Threshold not ADA compliant. Provide new ADA ramp if necessary to serve this location. Replace threshold with ADA compliant threshold.	1	L.S.	15,000.00	4,500.00	\$19,500
Sub-Total							\$387,049

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
TYPICAL EXTERIOR FOR CENTRAL EAST AND WEST, AND EAST (ADULT SCHOOL) BUILDING							
	FA	Door hardware at entries not compliant with current code standards Replace door hardware at all exits.	16	leaves	1,500.00	7,200.00	\$31,200
	FA	Interior spaces show signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Repair roofs	415	Squares	1,200.00	149,400.00	\$647,400
	FA	Mechanical: campus has some Trane Tracer DDC controls, on the wings that have been modernized within the past 8-10years. Older portions of the campus have no DDC. Add campus wide DDC control and create district standard for energy control systems (SF of conditioned space).	180,892	S.F.	2.00	108,535.20	\$470,319
	FA	Hydronic systems are old and inefficient with poor zone control. District has requested complete removal of all boiler systems within in the district office building. Remove boilers, all convectors, wall radiators, controls and piping completely.	180,892	SF	\$3	162,802.80	\$705,479
	FA	Hydronic systems are old and inefficient with poor zone control. District has requested complete removal of all boiler systems within in the district office building. Replace with ductless spilt heat pumps system with heat recovery, i.e. Daikin VRV for independent zone control throughout first, second and third floors.	300	ton	\$7,000	630,000.00	\$2,730,000
	FA	Domestic plumbing is original vintage and has reached end of it's design life. Replace plumbing line.	4,800	S.F.	20.00	28,800.00	\$124,800
	FA	Waste and vent lines are original vintage and has reached end of it's design life. Replace waste and vent line.	4,800	S.F.	20.00	28,800.00	\$124,800
Sub-Total							\$4,833,998

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
INTERIOR-CENTRAL WING EAST							
	FA	Flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	1,212	S.F.	6.00	2,181.60	\$9,454
	FA	Interior shows signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Remove and replace interior ceiling and wall finishes.	18,634	S.F.	6.00	33,541.20	\$145,345
	FA	Interior shows signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Remove and replace interior ceiling and wall finishes.	48,432	S.F.	10.00	145,296.00	\$629,616
	FA	Interior face of exterior walls: paint/plaster peeling Allowance for R&R Ceilings for full access to surfaces Remove and replace with new wall finish. 5/8" GB w/ paint	16,120	S.F.	6.00	29,016.00	\$125,736
	FA	Interior face of exterior walls: paint/plaster peeling Allowance for R&R Ceilings for full access to surfaces Remove and replace with new wall finish. 5/8" GB w/ paint	9,792	S.F.	12.00	35,251.20	\$152,755
	FA	Window frames and casings: paint is peeling, may contain lead. Windows are single pane divided lites. Remove windows and casings. Replace with historically accurate, duel pane windows to meet current energy code stds, replace wood casings and paint per district standards.	1,300	S.F.	300.00	117,000.00	\$507,000
	FA	Interior wood casing at doors and cabinetry: finishes deteriorated and may contain lead Test for lead. Remediate as required. Refinish per district standards.	18,634	S.F.	3.00	16,770.60	\$72,673

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Toilet Rooms: clearances not per current CBC standards Remove fixtures and replace with new at proper clearances.	572	S.F.	40.00	6,864.00	\$29,744
	FA	Toilet Rooms: clearances not per current CBC standards Remove partitions and replace with new at proper clearances.	8	Stalls	4,000.00	9,600.00	\$41,600
	FA	Toilet room doors and signage: width, hardware and signage not compliant Remove, reframe opening as required, replace with new doors, hardware and signage	2	Lvs	8,000.00	4,800.00	\$20,800
	FA	Toilet room windows: frames failing with gaps open to exterior Remove and replace with new	60	S.F.	300.00	5,400.00	\$23,400
	FA	Toilet Rooms: floor slopes are not CBC compliant (slope is too steep to floor drains) Replace with level flooring (2% max slope) finish per district standard.	572	S.F.	20.00	3,432.00	\$14,872
	FA	Corridors are not constructed to proper 1-hour rated construction standards (single pane clerestorey windows to classrooms, etc.). Reconstruct corridor walls and ceilings to be 1-hour code complaint.	7,200	S.F.	15.00	32,400.00	\$140,400
	FA	Corridors are not constructed to proper 1-hour rated construction standards (single pane clerestorey windows to classrooms, etc.). Reconstruct corridor walls and ceilings to be 1-hour code complaint.	8,400	S.F.	15.00	37,800.00	\$163,800
	FA	Stairwells: handrail extensions are not code compliant Install new hand rails with code compliant extensions.	80	LF	110.00	2,640.00	\$11,440
	FA	Display case glazing does not appear to be tempered Remove and replace with tempered glazing	100	S.F.	110.00	3,300.00	\$14,300

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Corridor flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	4,222	S.F.	7.00	8,866.20	\$38,420
	FA	Strike side clearances, signage and door hardware at classrooms not compliant Reframe wall at classroom doors to allow for complaint strike side clearances. Install accessible door hardware and signage.	20	LVS	7,000.00	42,000.00	\$182,000
	FA	Classroom flooring: floor tiles are chipped, worn, stained and may contain asbestos based on age Remove and replace with new	13,000	S.F.	6.00	23,400.00	\$101,400
	FA	Room 117 - current server room: not accessible due to floor level changes Reframe flooring to provide proper door landings and install code compliant ramp at floor level change.	260	S.F.	40.00	3,120.00	\$13,520
Sub-Total							\$2,438,275
INTERIOR-CENTRAL WING WEST							
	FA	Flooring: Floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	14,228	S.F.	6.00	25,610.40	\$110,978
	FA	Interior shows signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Remove and replace interior ceiling and wall finishes.	49,000	S.F.	10.00	147,000.00	\$637,000
	FA	Interior shows signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Remove and replace interior ceiling and wall finishes.	18,450	S.F.	6.00	33,210.00	\$143,910

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Interior face of exterior walls: paint/plaster peeling Remove and replace with new wall finish	16,120	S.F.	6.00	29,016.00	\$125,736
	FA	Interior face of exterior walls: paint/plaster peeling Remove and replace with new wall finish	9,792	S.F.	12.00	35,251.20	\$152,755
	FA	Window frames and casings: paint is peeling, may contain lead. Windows are single pane divided lites. Remove windows and casings. Replace with historically accurate, dual pane windows to meet current energy code stds. Replace wood casings and paint per district standards.	1,300	S.F.	300.00	117,000.00	\$507,000
	FA	Existing wall radiators are/have leaked. Remove and replace with new heating system. See mechanical notes.				0.00	\$0
	FA	Interior wood casing at doors and cabinetry: finishes deteriorated and may contain lead Test for lead. Remediate as required. Refinish per district standards.	18,450	S.F.	3.00	16,605.00	\$71,955
	FA	Ceiling finish: missing at +/- 20 percent of perimeter rooms due to seismic upgrade Replace with new surface mounted to match existing.	4,800	S.F.	7.00	10,080.00	\$43,680
	FA	Toilet Rooms: clearances not per current CBC standards Remove fixtures and replace with new at proper clearances.	572	S.F.	40.00	6,864.00	\$29,744
	FA	Toilet Rooms: clearances not per current CBC standards Remove partitions and replace with new at proper clearances.	8	Stalls	4,000.00	9,600.00	\$41,600

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Toilet room doors and signage: width, hardware and signage not compliant Remove, reframe opening as required, replace with new doors, hardware and signage.	2	LVS	8,000.00	4,800.00	\$20,800
	FA	Toilet Room windows: frames failing with gaps open to exterior Remove and replace with new.	60	S.F.	300.00	5,400.00	\$23,400
	FA	Toilet Rooms: floor slopes are not CBC compliant (slope is too steep to floor drains) Replace with level flooring (2% max slope) finish per district standard.	520	S.F.	30.00	4,680.00	\$20,280
	FA	Stairwells: handrail extensions are not code compliant Install new hand rails with code compliant extensions.	80	S.F.	110.00	2,640.00	\$11,440
	FA	Corridor/stacks flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	4,222	S.F.	7.00	8,866.20	\$38,420
	FA	Strike side clearances, signage and door hardware at offices not compliant. Reframe wall at classroom doors to allow for complaint strike side clearances. Install accessible door hardware and signage.	10	LVS	7,000.00	21,000.00	\$91,000
	FA	Office flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	800	S.F.	6.00	1,440.00	\$6,240
	FA	Old Human Resources room: internal doors are 30" wide Remove and replace with new 36" wide doors.	1	LV	5,000.00	0.00	\$0

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Existing in office suites not code compliant - exiting through multiple intervening spaces into "A-2" occupancy Reconstruct office suites and provide code compliant exiting.	800	S.F.	200.00	48,000.00	\$208,000
Sub-Total							\$2,283,939
INTERIOR-EAST WING							
	FA	Interior finish of exterior walls = rough painted concrete Install furring, rigid insulation and gypsum board.	13,920	S.F.	15.00	62,640.00	\$271,440
	FA	Flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	0	S.F.	7.00	0.00	\$0
	FA	Interior shows signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Remove and replace interior ceiling and wall finishes.	13,920	S.F.	15.00	62,640.00	\$271,440
	FA	Interior shows signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes). Remove and replace interior ceiling and wall finishes.	31,800	S.F.	8.00	76,320.00	\$330,720
	FA	Interior face of exterior walls: paint/plaster peeling Remove and replace with new wall finish	31,800	S.F.	12.00	114,480.00	\$496,080
	FA	Window frames and casings: paint is peeling, may contain lead. Windows are single pane divided lites. Remove windows and casings. Replace with historically accurate, dual pane windows to meet current energy code stds, replace wood casings and paint per district standards.	1,200	S.F.	300.00	108,000.00	\$468,000

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Interior wood casing at doors and cabinetry: finishes deteriorated and may contain lead Test for lead. Remediate as required. Refinish per district standards.	31,800	S.F.	3.00	28,620.00	\$124,020
	FA	Toilet Rooms: clearances not per current CBC standards Remove fixtures and replace with new at proper clearances.	400	S.F.	40.00	4,800.00	\$20,800
	FA	Toilet rooms: clearances not per current CBC standards Remove partitions and replace with new at proper clearances.	8	Stall	4,000.00	9,600.00	\$41,600
	FA	Toilet room doors and signage: width, hardware and signage not compliant Remove, reframe opening as required, replace with new doors, hardware and signage.	2	LVS	8,000.00	4,800.00	\$20,800
	FA	Toilet Room windows: frames failing with gaps open to exterior Remove and replace with new	60	S.F.	300.00	5,400.00	\$23,400
	FA	Toilet Rooms: floor slopes are not CBC compliant (slope is too steep to floor drains) Replace with level flooring (2% max slope). Finish per district standard.	400	S.F.	30.00	3,600.00	\$15,600
	FA	Corridors are not constructed to proper 1-hour rated construction standards (single pane clerestorey windows to classrooms, etc.). Reconstruct corridor walls and ceilings to be 1-hour code complaint.	8,640	S.F.	15.00	38,880.00	\$168,480
	FA	Corridors are not constructed to proper 1-hour rated construction standards (single pane clerestorey windows to classrooms, etc.). Reconstruct corridor walls and ceilings to be 1-hour code complaint.	3,600	S.F.	15.00	16,200.00	\$70,200

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Stairwells: handrail extensions are not code compliant Install new hand rails with code compliant extensions.	80	LF	110.00	2,640.00	\$11,440
	FA	Display case glazing does not appear to be tempered. Remove and replace with tempered glazing	120	S.F.	110.00	3,960.00	\$17,160
	FA	Corridor flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	3,600	S.F.	6.00	6,480.00	\$28,080
	FA	Strike side clearances, signage and door hardware at classrooms not compliant. Reframe wall at classroom doors to allow for complaint strike side clearances. Install accessible door hardware and signage.	28	EA	7,000.00	58,800.00	\$254,800
	FA	Classroom flooring: floor tiles are chipped, worn, stained, and may contain asbestos based on age Remove and replace with new	28,000	S.F.	8.00	67,200.00	\$291,200
Sub-Total							\$2,925,260
ELECTRICAL- TYPICAL FOR CENTRAL EAST AND WEST, AND EAST (ADULT SCHOOL) BUILDING							
School Modernizations in past have included upgrades to electrical service , tele communication, bell/clock/speaker, and fire alarm systems. Central Wing appears to have its own service, main switchboard is original equipment (circa 1957?) and at the end of service life. West Wing, Academic and Technical Arts buildings appear to share the same electrical service , located in West Wing basement. Main switchboard is original equipment (circa 1975?) and at end of service life. Gymnasium has a separate electrical service (circa 1993?) Swim Center has a separate electrical service (circa 1955?). T-Mobile cell phone site on roof of Academic building. No cable TV service.							
	FA	Exit signs and dual head battery packs observed. Low level exits observed in some areas. Fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup, paper exit signs observed. Replace and add exit signs.	25	EA	800.00	6,000.00	\$26,000

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Inadequate number of emergency egress fixtures were observed. Add dual head battery packs at egress paths.	25	EA	1,000.00	7,500.00	\$32,500
	FA	Exterior building lighting: inadequate exterior lighting provided, walkways dark for back to school nights, as noted by staff Add exterior walkway fixtures.	30	EA	1,500.00	13,500.00	\$58,500
	FA	Exterior building lighting: inadequate lighting provided at exterior stairs Add exterior step lights at stairways.	20	EA	1,000.00	6,000.00	\$26,000
	FA	Exterior building lighting: no exterior emergency lighting provided for emergency egress Add exterior battery pack fixtures for minimum code coverage.	25	EA	1,000.00	7,500.00	\$32,500
	FA	Interior building lighting: suspended fixtures do not have seismic supports & cables to prevent lateral sway and shifting Add horizontal bracing and diagonal restraint wires per code.	31800	S.F.	2.00	19,080.00	\$82,680
	FA	Interior building lighting: fixtures observed with broken housings or pendants Replace broken fixtures.	50	EA	1,200.00	18,000.00	\$78,000
	FA	Interior building lighting: minimal lighting control in central & west wings, circuit breakers at panels used for daily switching, original push button switches still in use. Provide with new branch circuit wiring. Provide with new branch circuit wiring	1500	LF	6.00	2,700.00	\$11,700

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Interior building lighting: Minimal lighting control in Central & West wings, circuit breakers at panels used for daily switching, original push button switches still in use. Provide with new branch circuit wiring Provide with new occupancy sensors and branch circuit wiring.	35	EA	800.00	8,400.00	\$36,400
	FA	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts	1	EA	1,000.00	300.00	\$1,300
	FA	Fixtures observed with broken or missing lenses. Replace fixtures lenses	50	EA	75.00	1,125.00	\$4,875
	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls and do not comply with current Title 24 requirements Replace toggle switches with ultrasonic/infrared room occupancy sensors	1	EA	800.00	240.00	\$1,040
	FA	Fire Alarm: Broken devices were observed Replace broken devices	30	EA	250.00	2,250.00	\$9,750
	FA	Fire Alarm: Fire alarm strobes inadequate in several areas, particularly in classrooms, auditorium and conference in historic building. Add fire alarm strobes	20	EA	600.00	3,600.00	\$15,600
	FA	In Central & West Wings, fire alarm cable is not in conduit Provide raceway for cable	750	LF	10.00	2,250.00	\$9,750
	FA	Fire alarm panels are not preferred manufacturer. Problems with false alarms and trouble signals. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	25,000.00	7,500.00	\$32,500

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Consolidate all buildings on campus into single fire alarm system, with new panel in Administration Provide new fire alarm devices and cables to replace existing system	31800	S.F.	3.50	33,390.00	\$144,690
	FA	TELEPHONE/DATA SYSTEM: Existing telephone service is faulty and is not preferred manufacturer. Replace existing system with one preferred by District, includes new head end equipment and all phones .	31,800	S.F.	3.00	28,620.00	\$124,020
	FA	TELEPHONE/DATA SYSTEM: In typical classrooms, inadequate number of data outlets Provide additional data outlets	50	EA	1,000.00	15,000.00	\$65,000
	FA	TELEPHONE/DATA SYSTEM: Surface raceway in several locations has broken pieces, loose data cable. Replace broken raceway	500	LF	20.00	3,000.00	\$13,000
	FA	TELEPHONE/DATA SYSTEM: Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets note above Add data distribution equipment to activate all data outlets	2	RACKS	30,000.00	18,000.00	\$78,000
	FA	TELEPHONE/DATA SYSTEM: In some classrooms, plastic floor thresholds used to cover data cables to tables and work stations. Add data outlets to eliminate use of thresholds	50	EA	800.00	12,000.00	\$52,000
	FA	TELEPHONE/DATA SYSTEM: In some classrooms, plastic floor thresholds used to cover data cables to tables and work stations. Add vertical data poles	15	EA	1,500.00	6,750.00	\$29,250

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Existing bell/clock/speaker system is outdated, parts & service difficult to find. At Central wing, 2nd flr only is connected to High School bell/clock/speaker system. Bell/clock/speaker system not provided in all areas Add bell/clock/speaker assemblies and system wiring	35	EA	800.00	8,400.00	\$36,400
		Existing bell/clock/speaker system appears to be consolidation of several buildings and bell/clock/speaker functions are not working properly. Existing system is not preferred manufacturer. Replace existing system with one preferred by District, as noted above in Tele/Data systems.	31,800	S.F.	3.00	28,620.00	\$124,020
	FA	Security System: Some parts of campus are not protected Add door contacts and motion sensors	50	EA	400.00	6,000.00	\$26,000
	FA	Security System: Consolidate all buildings on campus into single security system, with new panel in Administration Provide new security panel, devices and cables to replace existing system	31,800	S.F.	2.50	23,850.00	\$103,350
	FA	In some areas, i.e., media center, classrooms, offices, plastic floor thresholds used to cover power cables to tables and work stations. Add power outlets to eliminate use of thresholds Add power outlets to eliminate use of thresholds	75	EA	\$800	18,000.00	\$78,000
	FA	In some areas, i.e., media center, classrooms, offices, plastic floor thresholds used to cover power cables to tables and work stations. Add power outlets to eliminate use of thresholds Add vertical power poles	30	EA	\$1,000	9,000.00	\$39,000

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	In some areas, i.e., media center, classrooms, offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed. Replace broken raceways	500	LF	20.00	3,000.00	\$13,000
	FA	In typical Central & West wing classrooms, inadequate number of receptacles, two per room were observed. Provide additional receptacles	60	EA	800.00	14,400.00	\$62,400
	FA	In some areas, devices are missing cover plates with data or power cables exposed Replace cover plates	35	EA	50.00	525.00	\$2,275
	FA	In Central Wing basement boiler room, existing electrical equipment is outdated and rusted due to periodic flooding. Replace 1200 amp distribution board, panels and motor control center	1	L.S.	20,000.00	6,000.00	\$26,000
	FA	Inadequate power distribution for receptacles for data system as noted above For added receptacles noted above, install new panel board (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard	2	PANELS	12,000.00	7,200.00	\$31,200
Sub-Total							\$1,506,700
STRUCTURAL							
	FA	The Auditorium has not had a formal structural review performed Suggest Structural Review of the Auditorium				0.00	\$0
	FA	Historical Alameda is non-field act compliant. Significant Structural work to be done. See previous order of magnitude cost estimate					See previous Estimate for order of magnitude

Historic Alameda High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Possible liquefaction issues at the site. Impact unknown on previous structural schematic (Item 2 above) Perform Geotechnical Investigation	1	L.S.	17,600.00	5,280.00	\$22,880
Sub-Total							\$22,880
TOTAL COSTS							\$14,398,101