

Academy Of Alameda

SUMMARY OF SCHOOL CAMPUS

- **Address:** 401 Pacific Avenue, Alameda, CA 94501
- **Executive Director - Phone No. :** Matt Huxley - (510) 748 4017
- **Year Built:** 1965
- **Total Site Area:** 4.0 acres
- **Building Area:** 44,230 sf
- **1 Portable:** 960 sf

FACILITY DESCRIPTION

Academy of Alameda with a student enrollment of 480 is a charter Middle School (6th – 8th) occupying the site formerly known as Chipman Middle School. This site also serves 224 students (K-5) in the Nea CLC program. The Academy occupies the original 2-story Classroom and Multi-Purpose buildings which were built in 1965 on concrete pad footings, with cast-in-place concrete framing and masonry infill walls. The Nea program occupies the 2-story wing built in 1992 on concrete pad foundation with concrete framing and stud exterior walls with cement plaster. There are a total of 31 classrooms, a Multi-Purpose building with gym/cafe/tertia, stage, band room, and Cadet Corps classroom, Kitchen, Library/Media center, and the Academy Administration offices.

KEY ASSESSMENT ITEMS

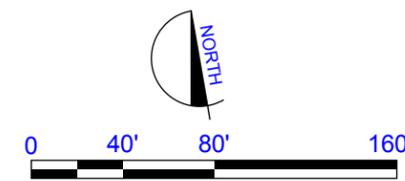
- Pavement deterioration and walkways exceed allowable cross slope
- Classroom and Staff sink accessibility
- Exterior windows, doors and finishes at end of service life
- Kitchen equipment deferred maintenance
- Interior finishes and flooring at end of service life
- Computer classrooms require added cooling systems
- Inadequate exterior lighting and inefficient interior fixtures



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

ACADEMY OF ALAMEDA
4/30/2012

Alameda USD Facilities Assessment



**Academy of Alameda
Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
1) Civil						\$693,046
A) Existing Site Conditions						
i) ACCESS						
1 Existing Deficiency	The existing ADA stall needs to be a "van" stall, with an 8 ft unloading zone; has a slope of 4.6%; has out of date signage; and has no ramp to the unloading zone.	1C				
Recommended Remedy	Remove portions of the concrete flatwork at the head of the unloading zone as required to install an ADA compliant ramp with 3 ft band of truncated domes. Edge grind at the perimeter of the ADA stall and out into the drive aisle, and install variable depth overlay to reduce slope in ADA stall to 2% max. Taper into aisle. Update signage, and restripe stall. Paint out stall stripes of adjoining stalls to allow unloading zone to be widened from 6 ft to 8 ft, and restripe remaining stalls as compact stalls.		381	SF	\$22	\$8,382
2 Existing Deficiency	The parking lot ADA entry sign is not located at the entrance to the parking lot.	2C				
Recommended Remedy	Relocate sign to parking lot entry. Fill in phone number to reclaim car.		1	EA	\$400	\$400
3 Existing Deficiency	The longitudinal slope of the sidewalk at the bottom of the ramp leading down from the entrance is 3.2% (2% allowed)	3C				
Recommended Remedy	Remove the sidewalk at the bottom of the ramp, and sufficient walk to the south to allow for the walk to be reconstructed at 2% max slope for 5 ft at the bottom of the ramp, then no more than 5% max from there to the conform. Conform in the east/west directions also		1312	SF	\$22	\$28,864
4 Existing Deficiency	Cross slope of existing walk is approximately 3.7%.	4C				
Recommended Remedy	Remove this portion of walk as a part of item 3, and reconstruct at 2% max cross slope.		7209	SF	\$22	\$158,598
5 Existing Deficiency	The cross slope of this section of walk, on the path of travel, is 4.7%	5C				
Recommended Remedy	Remove and replace walk at 2% max cross slope. Replace pedestrian ramp (w/domes) at the west end of this segment.		600	SF	\$22	\$13,200

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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
6 Existing Deficiency	There is no level landing at the bottom of the stairs leading up to the school, and the cross slope of this area as it adjoins the walk in item 4 exceeds 2%.	6C				
Recommended Remedy	Remove this area of flatwork and reconstruct with 5 ft at 2% at bottom of stairs, and 5 ft at 2% adjoining the curb, with the intervening walk at not more than 5%.		600	SF	\$30	\$18,000
7 Existing Deficiency	Most doors from classrooms to courtyards have 3/4" rubber threshold transition mats, which do not constitute level landings.	7C				
Recommended Remedy	Remove and replace approximately 8'x10' square of concrete at each location, and reconstruct with 5 ft level landing at door, and transitions to surrounding grade at 5% max.		320	SF	\$17	\$5,440
8 Existing Deficiency	There is a 6" drop off the end of the north end of the walk along the unloading zone.	8C				
Recommended Remedy	Add transition section of walk at 5% max off sidewalk onto asphalt.		60	SF	\$30	\$1,800
9 Existing Deficiency	There is no ADA unloading zone along the drop off area.	9C				
Recommended Remedy	Remove approximately 32 lf of existing curb and sidewalk to create an ADA unloading zone near the south end, with pedestrian ramps down and back up to walk grade. Paint vertical curb at back of depressed area yellow.		256	SF	\$22	\$5,632
10 Existing Deficiency	The cross slope on the north end of the walkway from the campus to the play courts varies from 2.5% to 5%.	10C				
Recommended Remedy	Remove and replace pavement to reduce cross slope to 2% max.		2374	SF	\$5	\$11,870
11 Existing Deficiency	There is no ramp off the landing outside the exit doors from the north side of the MU room. Approximately an 8" drop.	11C				
Recommended Remedy	Add a 1:12 max ramp with handrails along the face of the building from the exit doors down to the asphalt pavement.		240	SF	\$30	\$7,200
12 Existing Deficiency	Existing paving is deteriorating	12C				
Recommended Remedy	Grind, regrade and repave; restripe.		1800	SF	\$6.20	\$11,160

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				Quantity	Unit		
13	Existing Deficiency	Existing paved play courts are deteriorating.	13C				
	Recommended Remedy	Fill cracks, seal coat, and restripe.		84000	SF	\$5	\$420,000
ii) UTILITIES							
1	Existing Deficiency	The trench drain in the narrow courtyard between the buildings drains poorly.	14C				
	Recommended Remedy	* A review of record plans suggests that these trench drains flow north and outlet through the curb into the public street at the knuckle northeast of the multipurpose building. The trench drains and connecting pipes should be cleaned and video inspected to determine if there are minor or significant restrictions in the line, or any intermediate low points that will slow the flow of drainage water. Identified deficiencies should be repaired.		1	LS	\$2,500	\$2,500
2) Architectural							\$2,509,263
A) Exterior							
i) ACCESS							
1	Existing Deficiency	Property line fencing: rusted and loose throughout	NA				
	Recommended Remedy	Replace with chainlink fence; 900-ft of 12'-0"; 320-ft of 6'-0"	12' 6'	900 320	LF LF	\$58.00 \$42.56	\$52,200 \$13,619
2	Existing Deficiency	West Prop. Line: grade erosion fromelevation difference with adjacent property	NA				
	Recommended Remedy	Install 320-ft of 48-inch high concrete retaining wall; install chainlink noted above		102	CY	\$732	\$74,664
3	Existing Deficiency	2nd Fl. Handrails: non accessible; must extend 12" beyond step	#7				
	Recommended Remedy	Replace handrails with compliant		8	Rails	\$1,200	\$9,600
3	Existing Deficiency	Cadet Classroom: non compliant egress	#2				
	Recommended Remedy	Add ramp and handrail		1	LS	\$3,500	\$3,500
4	Existing Deficiency	Cafeteria Counters: current Code requires a 34" max. height x 3-ft wide accessible service counter	#3				
	Recommended Remedy	Reconfigure counters and roll-up doors		1	LS	\$9,000	\$9,000
5	Existing Deficiency	Health Office: non accessible toilet and sink	#4, #8				
	Recommended Remedy	Remodel toilet for accessible dimensions. Replace base cabinet and sink		1	LS	\$13,000	\$13,000

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			Quantity	Unit		
6	Existing Deficiency Corridor D. Fountain: non compliant Playground D. Fountain: non compliant	#5 #9				
	Recommended Remedy Add pipe barriers @ corridor; Replace D. Fountains at Playground		1	LS	\$8,000	\$8,000
7	Existing Deficiency Corridor Gap: dirt space with uneven adjacent pavements creates trip hazard. Also See Civil Item iii (1).	#10				
	Recommended Remedy Fill in gap with trench drain/grate, and concrete paving; paint higher curb yellow.		40	SF	\$57	\$2,280
8	Existing Deficiency ADA Drink Fountains: DF at play yard is non-compliant, and none at NEA courtyard	#25				
	Recommended Remedy Replace (E) DF and provide level concrete area; add (2) DFs at 1st and 2nd Floors of NEA		1	LS	\$9,000	\$9,000
ii) DEFERRED MAINTENANCE						
1	Existing Deficiency 2nd Fl. Guard Rail: not compliant with current 42" rail height.	#6				
	Recommended Remedy Replace with 42" rail		240	LF	\$42	\$10,080
2	Existing Deficiency Multi-Purpose Girls Restroom: Accessible door opener broken	#11				
	Recommended Remedy Replace with new		1	EA	\$900	\$900
3	Existing Deficiency Exterior Doors: most exterior doors are wood at end of service life	#12, #17				
	Recommended Remedy Replace all ext. doors with metal frame and FRP door		42	DOORS	\$4,400	\$184,800
4	Existing Deficiency NEA Portable: wood foundation plate dry rot; no site drainage for downspouts; some wood/ metal deterioration	#13, #14				
	Recommended Remedy Add site drainage, concrete foundationb/ramp, and replace with new Modular		1	LS	\$120,000	\$120,000
5	Existing Deficiency Corridor Lockers: many lockers missing latches and deteriorated; end of service life					
	Recommended Remedy Replace with District standard Pemko lockers		500	EA	\$650	\$325,000
6	Existing Deficiency Roofs: BUR roofing at end of service life					
	Recommended Remedy Replace all roofing, dome strainers, scuppers, caps, & flashings. Flush all roof drain lines		44230	SF	\$9	\$398,070

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7 Existing Deficiency	Exterior windows w/ Plexiglas beyond Service life					
Recommended Remedy	Replace all windows with Alum. frame & dual pane glass	Allow	7500	SF	\$42	\$315,000
8 Existing Deficiency	No Trash Enclosure at this Site					
Recommended Remedy	Install a 2-Bin Trash Enclosure per Health Dept. standards		1	LS	\$15,000	\$15,000
9 Existing Deficiency	Exterior painted finish is deteriorated					
Recommended Remedy	Reseal and repaint all exterior walls, trims fascia, etc.		34000	SF	\$4.50	\$153,000

B) Interior

i) GENERAL & MAINTENANCE						
1 Existing Deficiency	Staff Lounge: non accessible kitchen sink	#15				
Recommended Remedy	Replace base cabinet and sink		12	LF	\$700	\$8,400
2 Existing Deficiency	Cafeteria Kitchen: non-working oven and mixer; no longer Health Code compliant; equipment at end of service life	#16				
Recommended Remedy	Replace Exhaust hood, and upgrade equipment to "food prep" facility. Tile over (E) brick area (300 sf)		1	LS	\$145,000	\$145,000
3 Existing Deficiency	Cafeteria/Gym: no daylighting	#20				
Recommended Remedy	Add Solatube daylighting skylights.	ALLOW	12	EA	\$1,700	\$20,400
4 Existing Deficiency	Classroom Sinks: non accessible throughout	#21, #22, #23				
Recommended Remedy	replace base cabinets, countertop and sink.		12	SINKS	\$4,800	\$57,600
5 Existing Deficiency	Cadet Classroom: floor mounted electrical outlets are broken and trip hazards; floor covering is damaged	#18, #19 #24, #26				
Recommended Remedy	Remove floor outlets and industrial arts loft and exhaust hood equipment . Install resilient flooring, new classroom sink, cabinets/counter, and repaint throughout		1	LOT	\$28,000	\$28,000
6 Existing Deficiency	Classroom/ corridor flooring at end of service life					
Recommended Remedy	Replace all flooring with resilient flooring, and walk-off Entry carpet mat.	Allow	38000	SF	\$6.50	\$247,000
7 Existing Deficiency	Interior painting wall covering at end of service life					
Recommended Remedy	Repaint all interiors		44230	SF	\$5	\$221,150

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8	Existing Deficiency	Multi-Use Gym/Cafeteria: floor covering deteriorated and delaminating from concrete					
	Recommended Remedy	Install District standard concrete athletic floor covering		6500	SF	\$10	\$65,000
3) Mechanical / Plumbing							\$249,060
A) Exterior							
i) SITE SYSTEMS							
1	Existing Restrooms: Academy & NEA Bldg.	Main toilet rooms have been modernized w/waterless urinals . Admin/Staff toilet not ADA compliant.					
	Recommended Remedy	upgrade all non ada toilet rooms, student and staff and replace waterless urinals with ultra low flow, 0.125 gpf urinals	ALLOW	200	SF	\$125	\$25,000
B) Interior							
i) EXISTING SYSTEMS							
1	Existing Systems	boiler in good conditon. Pumps show signs of wear; 'smell gas' complaints in winter.					
	Recommended Remedy	Since the boiler systems is fairly new, it will remian. Replace pumps; extend boiler exhaust flue above height of adjacent MU Bldg.	ALLOW	1	LS	\$20,000	\$20,000
2	Existing Deficiency	Teacher Lounge noisy. Library Diffusers Fair condition.					
	Recommended Remedy	Adjust fan speed as necessary, replace old diffusers. Add dx cooling coils to existing fan coil systems. Add roof mounted condensing units. Modify ductwork as necessary.		1	LS	\$2,500.00	\$2,500
3	Existing Deficiency: Auditorium/Cafeteria	Diffusers in poor condition (includes Lobby).					
	Recommended Remedy	clean ductsystem and replace diffusers. Add DX cooling to existing system and roof mounted condnesing unit.		1	LS	\$4,000	\$4,000
4	Existing Deficiency-kitchen	Users prop doors open for ventilation.					
	Recommended Remedy	replace mehanical system, provide heating ventilation and cooling with ductless split heat pump system		44230	SF	\$2	\$88,460
5	Existing Deficiency:	NEA & ACAD: No Cooling					
	Recommended Remedy	Provide Cooling at NEA & ACAD Computer labs and south facing rooms by adding DX cooling coils and condensing units on roofs. Add cooling coils to existing fan coils systems, modify ductwork as required.	Allow	24000	SF	\$4	\$96,000

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6 Existing Deficiency Fan Rooms	Noisy, and adjacent to classroom.					
Recommended Remedy	Provide acoustical insulation in plenum to isolate noise from neighboring classrooms and insulate fan closet walls	Allow	620	SF	\$5	\$3,100
7 Existing Deficiency	Relays for HV units at MU Bldg are used replacements					
Recommended Remedy	Install new Equipment Relays for ACAD & MU Bldgs.	ALLOW	1	LS	\$10,000	\$10,000
4) Electrical						\$411,002
A) General						
i) EXISTING SYSTEMS						
Existing Systems	School Modernization in 2009; included upgrades to electrical service , (not) clock, security, and fire alarm systems. Emergency generator (Onan, 70smp, 208v) for backup power to selected lighting circuits and equipment, according to staff. No cable TV Service. Existing pad mount transformer at exterior of boiler building does not appear to have adequate clearance at one side.					
B) Mandatory						
i) EXTERIOR LIGHTING						
Existing Systems	Exterior building lighting provided by wallpacks, and recessed 2x2 and surface square dropped lens downlights in walkways.					
1 Existing Deficiency	Inadequate exterior lighting provided, walkways dark as noted by staff. Soffit lights at Entry blocked by trees and can't be reached by staff.					
Recommended Remedy	Add exterior LED walkway fixtures/ replace existing; Add LED wall lights at columns to replace soffit lites.		50	EA	\$900	\$45,000
2 Existing Deficiency	No exterior emergency lighting provided for emergency egress.					
Recommended Remedy	Add exterior battery pack fixtures for minimum code coverage.		25	EA	\$375	\$9,375
C) Deferred Maintenance						
i) FIRE ALARM /DETECTION						
Existing Systems	Siemens control and expander panels,strobes, detectors are recent system upgrades					
1 Existing Deficiency	Siemens panel is not preferred manufacturer					
Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite)		1	EA	\$18,000	\$18,000

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ii) TELEPHONE/DATA SYSTEM						
Existing Systems	Rack mounted Rauland telephone system (2 racks)					
1 Existing Deficiency	Panel problems require frequent reprogramming.					
Recommended Remedy	Replace Rauland system with District standard VOIP.		1	EA	\$38,000	\$38,000
2 Existing Deficiency	Surface raceway in several locations has broken pieces and missing plates.					
Recommended Remedy	Replace with alum raceway and covers in all classrooms		10	EA	\$15	\$150
			80	LF	\$15	\$1,200
iii) BELL/CLOCK/SPEAKER SYSTEM						
Existing Systems	Rack mounted Rauland bell/clock/speaker system is recent upgrade					
1 Existing Deficiency	Panel problems require frequent reprogramming.					
Recommended Remedy	Replace Rauland system with District standard VOIP.		1	LS	\$80,000	\$80,000
iv) INTERIOR LIGHTING						
Existing Systems	Recessed lensed 2x4 fluorescent fixtures in typical classrooms and offices, 2x2 in walkways, 1x4 fluorescent fixtures, recessed downlights, & stage projection lights in Multi Purpose room.					
1 Existing Deficiency	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts.					
Recommended Remedy	Replace with energy efficient T5 lamp/electronic ballast Fixtures.		44230	SF	\$1.55	\$68,557
2 Existing Deficiency	Fixtures observed with broken or missing lenses.					
Recommended Remedy	Replace lenses (Included above)					\$0
3 Existing Deficiency	Music Band Rm: Existing fixtures at ceiling can't be reached by staff with ladders					
Recommended Remedy	Replace with Pendant fixtures	ALLOW	100	LF	\$266	\$26,600
4 Existing Deficiency	Cadet Classroom: Existing fixtures at ceiling can't be reached by staff with ladders					
Recommended Remedy	Add acoustic tile ceiling system with dropin troffer fixtures at 12' AFF	ALLOW	1200	SF	\$18.60	\$22,320
5 Existing Deficiency	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls					
Recommended Remedy	Replace toggle switches with ultrasonic/infrared room occupancy sensors	ALLOW	44230	SF	\$1	\$44,230

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vi) EXIT SIGNS							
	Existing Systems	Exit signs and dual head battery packs observed.					
1	Existing Deficiency	Fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup.					
	Recommended Remedy	Replace exit signs		10	EA	\$400	\$4,000
2	Existing Deficiency	Inadequate number of emergency egress fixtures observed; *unclear if generator provides emergency backup power for egress lighting.					
	Recommended Remedy	Add dual head battery packs at egress paths		35	EA	\$375	\$13,125
vii) POWER							
1	Existing Deficiency	ACAD & MU Bldg: U.G. metal conduit has corroded causing conductor shorts					
	Recommended Remedy	Replace all U.G. conduit and test conductors for replacement	ALLOW	300	LF	\$85	\$25,500
2	Existing Deficiency	Roof Access: No power outlets for roof maintenance					
	Recommended Remedy	Add (10) outlets for maintenance	ALLOW	10	EA	\$600	\$6,000
2	Existing Deficiency	In several locations, broken devices or boxes					
	Recommended Remedy	Replace broken devices or boxes		10	EA	\$800	\$8,000
2	Existing Deficiency	In some areas, devices are missing coverplates with data or power cables exposed from walls.					
	Recommended Remedy	Replace broken raceways		50	LF	\$15	\$750
3	Existing Deficiency	In some areas, devices are missing coverplates with data or power cables exposed.					
	Recommended Remedy	Replace coverplates		10	EA	\$15	\$150
4	Existing Deficiency	At stage in Multi Purpose, floorboxes are missing coverplates.					
	Recommended Remedy	Replace coverplates		3	EA	\$15	\$45
5)	Structural						
1	Existing Deficiency	none					
Sub-Total							\$3,862,371
* FURTHER INQUIRY REQUIRED FOR ESTIMATE INCREASE							
SOFT COSTS @ 25%							\$965,593
TOTAL COSTS (not including escalation)							\$4,827,963

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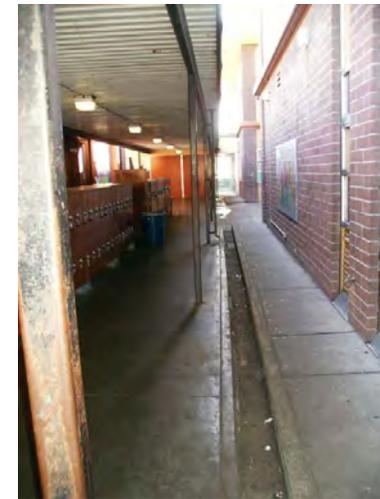
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ACADEMY OF ALAMEDA

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