

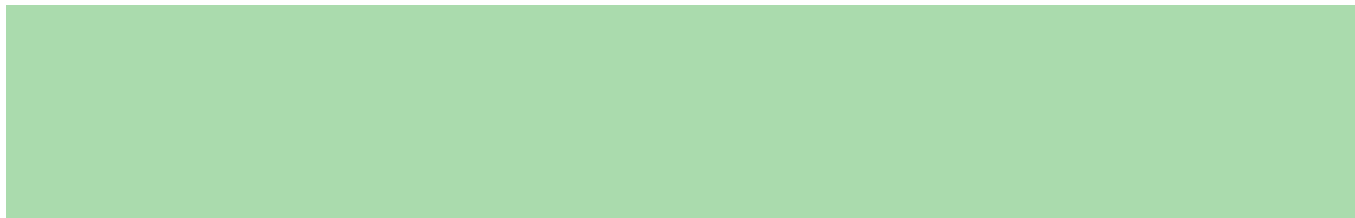


Alameda Unified School District

Facilities Master Plan

Excellence & Equity For All Students

May 27, 2014



QUATTROCCHI KWOK
ARCHITECTS

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Acknowledgements

Alameda Unified School District's 2014 Facilities Master Plan could not have been completed without the valuable contributions of the district's staff, faculty, students, and parents/guardians, as well as the participation of other community members.

Approximately 400 people attended at least one of the 54 meetings held between November 2013 and April 2014. Those gatherings included Educational Specifications meetings, school site meetings, and community outreach meetings.

Quattrocchi Kwok Architects and the Alameda Unified School District would like to sincerely thank all of the participants for their time, effort, and expertise. Public schools are an integral part of local communities and both QKA and AUSD deeply value the opinions and insights offered by the people who learn in these facilities, work in these facilities, gather in these facilities, and live near these facilities.

See the Acknowledgements (Appendix A) for a complete list of participants.

Introduction

“All students have the ability
to achieve academic and
personal success.” [AUSD](#)
[Guiding Principles](#)

Alameda Unified School District
(AUSD) serves a diverse and vibrant
community with a variety of schools
and educational programs.

More than 9,500 students in grades
pre-K through 12, as well as a wide
range of community members, use
the district’s 18 school sites.

The 2014 Facilities Master Plan
(FMP) is the first step in what will be
a multi-year effort to transform the
district’s facilities into 21st century
learning environments that support
the success of Alameda’s children
and adults alike.

“School Facilities affect learning...we already know what is needed: clean air, good light, and a quiet, comfortable, safe learning environment.”

- *National Clearinghouse for Educational Facilities*

Background

Like many school districts in California, the Alameda Unified School District is largely composed of aging facilities. Of the eighteen school sites, only three were built in the last 40 years and just one was built in this century. Most were built in the 1930s, 1940s, and 1950s; Historic Alameda High School was built in 1924. The average age of Alameda’s school sites is 52 years old.

The district has worked to maintain these facilities and keep them in good working condition. However, like schools across the state, they have suffered from years of continuous, heavy use, combined with declining state funds for public school maintenance, changing curricula, and rapid advances in the kinds of technology required to meet state educational standards.

Measure C

AUSD’s last facilities improvement program was funded by Measure C, a \$63 million facilities bond that Alameda voters approved in 2004. AUSD used this funding to repair, upgrade, and modernize its schools, including:

- Infrastructure and utilities
- Technology
- Mechanical systems
- Lighting systems
- Accessibility upgrades
- Windows and roofs
- Interior finishes
- Playgrounds

These improvements, unfortunately, only scratched the surface of what is needed to provide AUSD’s students and community members with facilities that truly meet their needs. Indeed, a 2012 Facilities Assessment Report found that AUSD’s facilities require about \$92 million worth of work in order to meet current codes and regulations, replace infrastructure that had reached the end of its service life (such as heating systems), and upgrade roofs, power and data systems, lighting, PA and phone systems, drop-off areas, and many other features that are crucial to providing a safe, secure, and modern education to the community’s public education students.

In addition, in recent years, changes in curriculum both across the district (e.g., the adoption of the Common Core State Standards) and at individual schools (e.g., the creation of magnet and innovative programs) have led to changing facility needs across the district.



The mission of the Facilities Master Plan is to guide facilities decision making to support student learning and achievement.

Facilities Master Plan (FMP)

The combination of these factors led AUSD's Board of Education to approve the creation of a Facilities Master Plan in September, 2013. The goal of the plan was to evaluate the district's campuses and identify improvements that would ensure the comfort and safety of students and staff, support the district's educational programs, and fulfill the needs of each school community.

That same month, through a competitive selection process, AUSD selected the architectural firm of Quattrocchi Kwok Architects (QKA) to evaluate the District's facilities, engage the schools and community in a collaborative planning process, and create a Facilities Master Plan. The firm began its work in October, 2013.

The Facilities Master Plan has four primary goals:

- Assess the physical condition of each facility.
- Identify facilities improvements to meet the needs of the district's educational programs.
- Engage each school community in a discussion about facilities needs and priorities for their schools.
- Develop a comprehensive Facilities Master Plan for each facility that establishes a long-term vision for the school.

Methodology

Working with AUSD staff, Quattrocchi Kwok Architects developed a comprehensive process to engage the Alameda community and develop a 2014 Facilities Master Plan.

That process was composed of five major components:

1. Educational Specifications
2. Demographic Analysis
3. Facilities Assessments
4. School Site Master Planning Meetings
5. Community Outreach

1. Educational Specifications

The purpose of the Educational Specifications (“Ed Specs”) is to provide a physical standard for facilities across the district. The Ed Specs reflect the educational programs and goals at each grade level (elementary, middle and high schools) and the corresponding facility requirements to meet those goals. It is intended to provide a standard level of facilities for each school type and to help ensure equity among campuses throughout the district.

Created with input from school site principals and staff, as well as department heads and district office personnel, the Ed Specs served as an invaluable verification tool during the school site Facilities Master Planning process. AUSD's Board of Education approved the Ed Spec as a stand-alone document on March 25, 2014. It is referenced, but not included in this document.

2. Demographic Analysis

Long-term master planning for a school district cannot happen without an accurate projection of long-term demographic trends in the surrounding community. Building on their 2009 enrollment projections, Jack Schreder & Associates conducted a new demographic analysis in the spring of 2014.

The firm found that overall, AUSD will experience moderate growth in the next 10 years. Within that overall trend, however, some schools' enrollments will increase, while others will decrease. All of the school site master plans reflect the new enrollment projections through the 2023-2024 school year.

AUSD's Board of Education approved the Demographic Analysis on April 29, 2014. It is referenced, but not included in this document.

3. Facilities Assessments

In 2012 QKA performed a comprehensive facilities assessment of 17 AUSD school sites. ASTI at the College of Alameda was not included. The first step in this process was meeting with AUSD maintenance personnel to review the conditions of building infrastructure and mechanical systems, including plumbing systems, HVAC (Heating, Ventilation and Air Conditioning) and electrical systems. The next step in the Facilities Assessment was a review of existing data regarding each site including record drawings and the Division of the State Architect (DSA) records, where available.

After spending 150 hours at the school sites and producing hundreds of pages of detailed notes, QKA identified more than \$92 million of needed improvements. The 2012 facilities assessment work has been combined with the results of the Facilities Master Planning at each school to create a comprehensive list of proposed facility improvements for each campus.

The results of the 2012 Facilities Assessment are also summarized in the "Existing Conditions Summary" for each school.

2014 Supplemental Facilities Assessment

In conjunction with this Facilities Master Plan, the Board of Education directed QKA to perform a supplemental assessment of all district properties not currently used as educational facilities. Those properties included:

1. Historic Alameda High School (currently unoccupied)
2. Thompson Field
3. 2472 Eagle Avenue (former Island High School site)
4. Food Services Warehouse
5. Maintenance and Supplies Yard
6. 240 Singleton Avenue (formerly WCDC, currently unoccupied)
7. 250 Singleton Avenue (formerly Island High School and Miller School, currently unoccupied)

The centerpiece of the supplemental assessment was an on-site visual inspection of each site. The 7 site visits were conducted by QKA and AUSD staff and included a review of the site with the MOF personnel at each facility, plus a thorough room-by-room inspection of every building. QKA and AUSD assessed the condition of various features at every site to identify needed facilities improvements — defined as changes required in order for the facilities to operate safely, effectively and efficiently.

As these sites are not school facilities, QKA did not hold planning meetings. Instead, QKA and MOF consulted with district staff to assess the condition and improvements needed at each facility.

Authentic community engagement re-establishes the connection between schools and communities, creating more effective schools and healthier neighborhoods.

10 Principles of Authentic Community Engagement. KnowledgeWorks Foundation

4. School Sites Master Planning Meetings

QKA conducted School Site Master Planning Meetings with each school site community throughout the winter and spring of 2014 to gather data on a wide range of factors, including safety, security, technology, enrichment programs, enrollment projections, performance space, athletic fields, traffic control, and classroom sizes. Altogether, QKA facilitated:

- Two meetings at each elementary and charter school
- Three meetings at the middle schools
- Two meetings at Alameda Science and Technology Institute (a high school)
- Three meetings at Island High School/Woodstock Child Development Center
- Four meetings at Encinal High School
- Five meetings at Alameda High School

The comments collected at the school site master planning meetings were combined with the physical and programmatic needs identified in the 2012 Facilities Assessment Report, as well as the 2014 Ed Specs, to create a comprehensive Facilities Master Plan for each site. Each Facilities Master Plan includes draft site drawings, a detailed list of proposed improvements, and a Master Plan Summary.

Meeting attendees sorted the identified improvements into three categories developed by the district and QKA staff:

- 1) Critical Facility Needs
- 2) Educational Program Needs
- 3) Future Facility Needs



Category 1: Critical Facility Needs (CFN)

Improvements to meet code requirements, student safety, building infrastructure systems and preservation of buildings from the deleterious impacts of the environment.

Examples include:

- ADA – Code compliancy to the Americans with Disabilities Act
- Roofing repair or replacement
- Building weather protection, including windows, siding & exterior doors
- Mechanical, plumbing, electrical, utility systems repair or replacement
- Security/student safety upgrades
- Improvements for student safety such as pedestrian paths or unsafe vehicular traffic crossing
- Notification systems (phones and intercoms)
- New lock systems

Category 2: Educational Program Needs (EPN)

Improvements that impact the student learning environment and support the District's Educational Program/Education Specifications. EPN improvements will impact more than just classrooms.

Examples include:

- Spaces needed for enrollment capacity
- Information technology improvements
- Architectural upgrades, including finishes and cabinetry
- Outdoor learning environments and libraries
- PE and playground improvements including fields
- Energy efficiencies upgrades
- Parking and traffic – not identified in CFN
- Site improvements, such as drainage or paving

Category 3: Future Facility Needs (FFN)

Improvements not covered under Critical Facility Needs or Educational Program Needs, such as aesthetic considerations, optional upgrades or other non-critical but desired work to each school.

5. Community Outreach

District and QKA staff used a wide range of methods to inform and solicit responses from the community about the plan.

Meetings

In addition to 54 school site meetings held at individual school sites, QKA hosted three community-wide meetings in late April. To make it easier for community members to attend, the meetings were held at school sites across the island (Alameda High School, Encinal High School, and Lum Elementary School). At the first two meetings, the architects described the general state of AUSD's facilities, presented the results of the individual school site master planning meetings, and asked for feedback on the plans (which had been enlarged and posted around the room). At the final meeting, QKA incorporated the feedback from the first two meetings and also initiated a broad conversation on the general direction that the community would like the District to go in implementing the plan.

To encourage still more community feedback, the Board of Education conducted a Facilities Master Planning workshop on May 27, 2014. The workshop specifically focused on the general direction the community wants to take with the implementation of its Facilities Master Plan.

Facilities Master Plan website

Alameda Unified School District Facilities Master Plan

District staff created a website within the district's website solely devoted to the FMP process. That website included:

- FAQs on Facilities Master Plans
- PowerPoints developed by the architects
- Notes from every Ed Specs meeting
- The Ed Specs
- The Demographic Analysis
- Video, transcripts, and comment cards from the community outreach meetings
- School site pages that contained links to each school's 2012 Facility Assessment Report, as well as the agendas, meeting notes, draft site plans, and improvement lists generated during the Facilities Master Planning process. Each school site page also contained an email link that community members could use to send in comments.

Communications

To educate the community about the Facilities Master Plan process, inform them of meeting dates, and solicit feedback, district staff sent out regular communications (including Community Bulletins and a monthly Superintendent's Letter) to district staff, parent/guardians, the media, and the broader community. Several local publications ran these communications in their Letters to the Editor section. In addition, district staff tweeted regularly about upcoming meetings and additions to the FMP website and "live tweeted" Board

of Education meetings where the FMP was discussed.

To communicate directly with district employees, staff wrote short articles in the monthly Employee Bulletins and a bi-weekly newsletter that goes to principals.

The District also took out newspaper advertisements for the community outreach meetings (these ran for three weeks).

Cost Estimating

An estimated construction cost in today's dollars (June 2014) has been provided for each proposed facility improvement by Counterpoint Construction Services, in coordination with QKA.

Escalation of these costs will occur over time. Projects that begin several years from this date will, almost certainly cost significantly more to build as a result of escalation. These estimated costs were used to help develop the implementation plan and were based upon the following assumptions:

Estimates: All the improvements contained in the Facilities Master Plans are estimated.

Current costs: The cost of work specified in the 2012 Facilities Assessment has been re-calculated in 2014 dollars, as well as adjusted to reflect improvements identified during the FMP process.

Conceptual descriptions: All costs are based on conceptual descriptions of facility improvements. Detailed plans and specifications have not been developed at this time.

Bids: The construction will be competitively bid as required by California Contracts Code for public schools. A high degree of quality control will be enforced.

Contingencies: Design and Change Order contingencies are factored in to the hard construction cost. It is expected that significant hazardous materials abatement will be required in most modernization projects. **An abatement allowance of 1.5% of the project costs has been added to the overall construction cost.**

Soft costs: Total costs include "soft costs," such as approvals, permits, inspections, testing, bidding, and architecture and engineering fees and expenses. They are estimated at 30% of the hard construction costs including contingencies.

Costs are based upon the assumption of a separate contractor for each campus and prevailing wages as of 2014.

The project cost estimates do not include:

- Furniture and other moveable equipment (such as computers)
- Temporary or interim housing costs (portables) for impacted school sites
- Legal fees, bond counsel, financing consultants and internal district administration costs.

Public School Construction Costs

Public school construction is generally 25% to 30% more expensive than most commercial construction. That's primarily due to two factors. First, because they house children, school buildings are designated as "Essential Facilities" by law and require a greater level of structural safety and engineering. Second, because public school construction involves government contracting, workers need to be paid "prevailing wage" (the hourly wage and benefits paid to the majority of workers in a trade in that region, as established by state agencies). This tends to keep the hourly rate of workers higher than in the private sector.

School Capacity Calculations

The FMP report for each campus contains a calculation of the campus' student capacity. The capacity was determined using a standard formula and classroom loading standards that are consistent with District and California Department of Education standards. The ratios are not intended to correlate to the actual number of students in a classroom at any one time or the maximum capacity of a classroom. They are a guideline used to track the overall capacity of school campuses.

The FMP uses the current loading ratio of the California Department of Education (CDE) of twenty-five (25) students per classroom and defines a classroom as a space greater than 750 square feet.

Portable Classrooms

AUSD, like most school districts in California, possesses a significant number of prefabricated relocatable classrooms (portables). These are stand-alone classrooms that are manufactured and delivered to the school sites on trucks. They are typically installed on non-permanent foundations with metal ramps. They are an inexpensive and quick way to provide classroom space.

The portable classrooms currently in AUSD range in age from 10 to 45 years and are in a wide range of conditions. The life span of a portable is 25 years. Some are relatively new and in good shape; others are in a state of significant disrepair.

Due to the fact that portables are inexpensive and not designed to be permanent, it does not generally make sense to renovate existing portable classrooms. Therefore, the FMP does not include renovations of portable classrooms at any of the school sites. Instead, where portables are in significant disrepair, the FMP recommends their removal and replacement with permanent buildings. Where existing portables are new (or relatively new) and in good condition, however, the FMP reflects their continued use.

Energy Efficiency and Photovoltaics

Alameda Unified School District is committed to energy efficiency and minimizing their carbon footprint. To that end, each improvement project will seek to take advantage of available energy and cost saving measures whenever possible. During programming and schematic design, photovoltaic systems will be evaluated for their initial and long term cost savings potential.

Executive Summary

The Facilities Master Plan includes a considerable amount of data and information about each of the District's school sites.

The purpose of the Executive Summary is to summarize detailed information and present an overview of the FMP. The intent is to provide a concise view of the facilities issues and opportunities that Alameda Unified School District faces. The Executive Summary also provides a cumulative view of all of the campuses to give a holistic picture of District facility needs.






Although not specifically a part of the Facilities Master Planning process, values for improvements to the seven non-educational District facilities also are included in this summary.

District Wide Trends

As the FMP was developed, QKA identified a number of consistent trends throughout the District. Many of these trends were first identified in the development of the Educational Specifications with the establishment of District-wide facilities standards. QKA also identified a number of common issues during the Facilities Assessment of each campus.

In addition, as we completed the school site meetings, attendees identified which types of improvements were most important. During subsequent community outreach meetings, the trends were further described and a set of similar solutions revealed themselves.

QKA aggregated five broad facilities need trends to capture these issues. They are represented in the table below along with a brief list of common improvements in each category. The FMP includes a Master Plan Summary for each campus, which includes a similar table describing the proposed improvements for each trend on that campus.

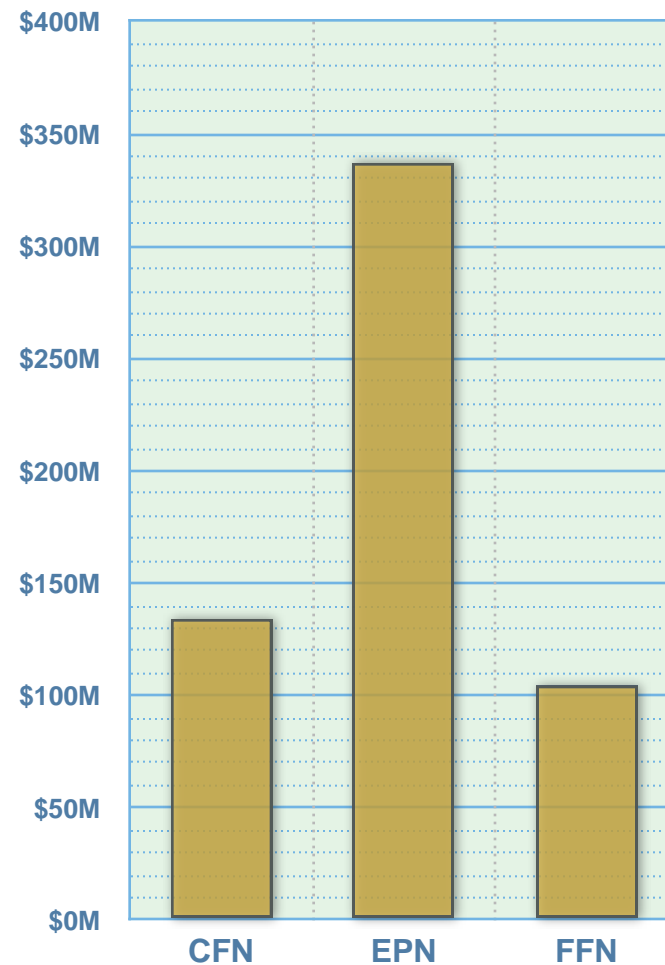
	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	New or better fencing to create a secure perimeter, door hardware and visual control, access control through administration
	Accessibility	Upgraded wheelchair ramps, restroom upgrades, accessible parking improvements and changes to site features
	Technology	Audio visual systems in classrooms, wireless internet access, and audio visual systems at multi-purpose rooms
	Science, Technology, Engineering, Art, Mathematics	21st Century adaptable and flexible classrooms and lab spaces, small group learning spaces and outdoor work areas
	Facilities Support Infrastructure	Additional private meeting spaces of various sizes, a clear and welcoming sense of entry and administrative reception area

Facilities Master Plan Summary - Costs by Category

To better understand the wide range of needed facility improvements, QKA and district staff created categories for sorting the improvements, as described in the previous *Methodology* section.

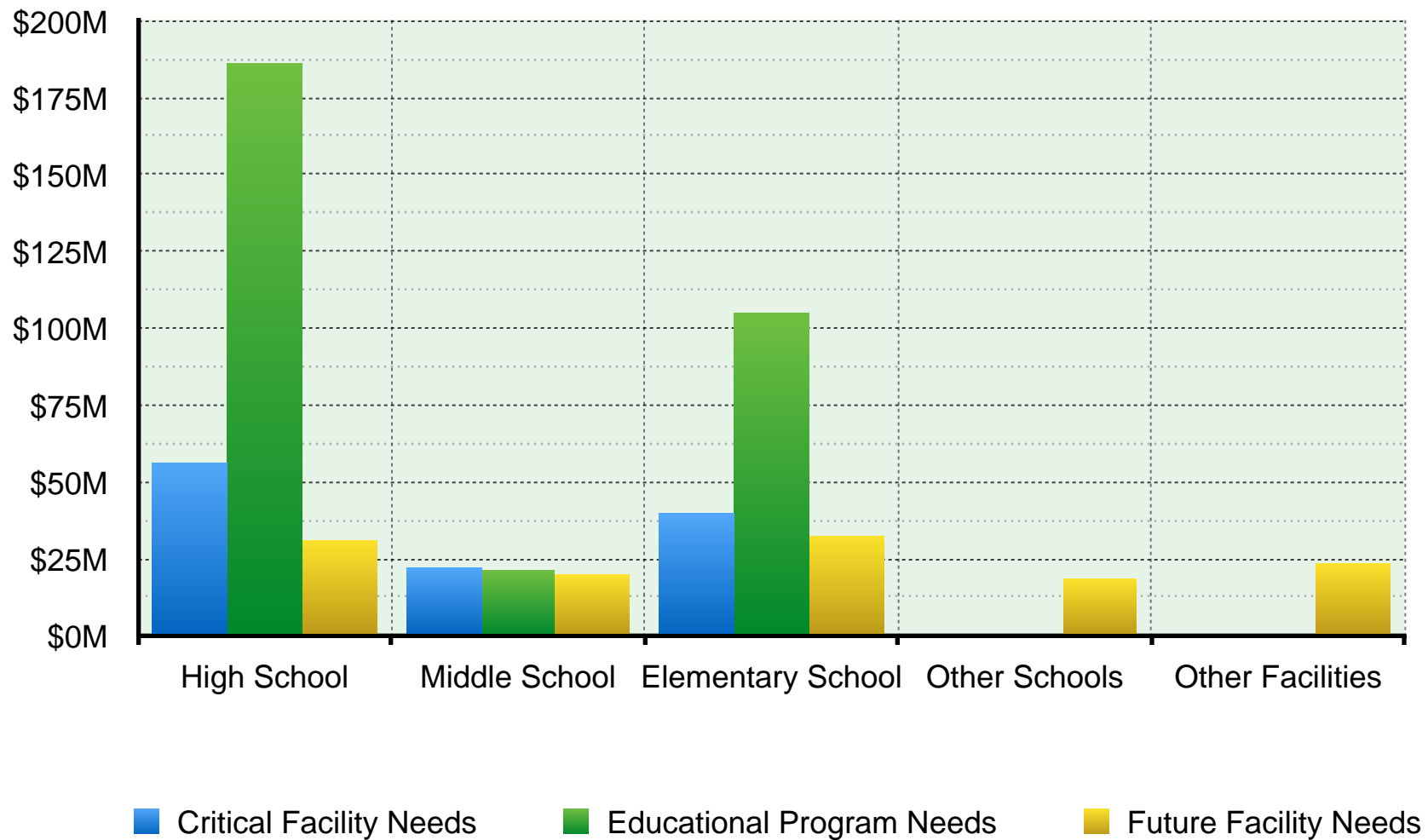
Below is the total estimated cost of all proposed improvements in each of the three categories.

CATEGORY	COST
Critical Facility Needs (CFN)	\$133,567,587
Educational Program Needs (EPN)	\$337,322,594
Future Facility Needs (FFN)	\$104,681,126
Hazardous Materials Abatement Allowance	\$8,633,570
Total	\$584,204,877



Facilities Master Plan Summary - Costs by School Type and Category

Proposed improvements shown by type of school and category. The graph indicates that the majority of costs of the proposed improvements are concentrated in high schools. It also shows that a significant percentage of the needed improvements are in response to Educational Program Needs.



Facilities Master Plan Summary - Costs by School

	CFN	EPN	FFN	TOTAL	Current Enrollment
Alameda HS, Option 2 (1975,1993)	\$33,748,832	\$58,056,206	\$20,993,466	\$112,798,504	1,758
Encinal HS (1950-1953)	\$10,500,801	\$107,739,740	\$8,283,849	\$126,524,390	1,222
ASTI High School (2004)	\$644,280	\$10,531,820	\$213,832	\$11,389,932	170
WCDC/Island HS (1942)	\$11,301,959	\$10,074,242	\$1,602,055	\$22,978,256	403
Lincoln MS (1977)	\$9,995,082	\$3,198,260	\$16,760,671	\$29,954,013	956
Wood MS (1965)	\$11,967,175	\$18,195,502	\$3,271,190	\$33,433,867	444
Bay Farm ES (1991)	\$3,135,623	\$18,601,083	\$92,950	\$21,829,656	561
Earhart ES (1979)	\$5,915,965	\$6,839,388	\$17,777,240	\$30,532,593	618
Edison ES (1940-1942)	\$4,562,189	\$16,502,447	\$24,570	\$21,089,206	484
Franklin ES (1950)	\$1,698,207	\$8,814,656	\$7,326,134	\$17,838,997	318
Haight ES (1975)	\$5,789,014	\$11,229,082	\$439,707	\$17,457,802	435
Lum ES (1959)	\$6,157,033	\$6,208,626	\$1,160,183	\$13,525,842	509
Maya Lin (1955)	\$5,005,970	\$12,153,596	\$1,091,928	\$18,251,494	325
Otis ES (1951)	\$4,185,357	\$9,577,829	\$973,899	\$14,737,085	565
Paden ES (1954)	\$2,405,501	\$12,584,020	\$2,127,651	\$17,117,172	329
Ruby Bridges ES (2006)	\$888,265	\$2,116,426	\$1,302,977	\$4,307,667	558
Academy of Alameda (1965)	\$2,759,894	\$15,834,774	\$127,270	\$18,721,937	480
ACLC/Nea (1950)	\$12,906,440	\$9,064,900	\$2,563,782	\$24,535,122	172
Subtotal	\$131,418,713	\$341,897,164	\$106,231,779	\$557,023,535	
Allowance for Hazardous Materials Abatement (1.5%)				\$8,633,570	

Continued...

Facilities Master Plan Summary - Costs by School

	CFN	EPN	FFN	TOTAL
The Warehouse	N/A	N/A	\$1,435,070	\$1,435,070
Maintenance & Supplies Yard	N/A	N/A	\$6,885,099	\$6,885,099
2472 Eagle Avenue	N/A	N/A	\$273,000	\$273,000
240 Singleton Avenue	N/A	N/A	\$3,402,370	\$3,402,370
250 Singleton Avenue	N/A	N/A	\$5,427,234	\$5,427,234
District Office (at AHS)	N/A	N/A	\$1,125,000	\$1,125,000
GRAND TOTALS	\$133,567,587	\$337,322,594	\$104,681,126	\$584,204,877

Renovation versus Replacement Costs

Many schools in Alameda are reaching the end of their useful life. In some cases, the compounding issues of poor soils and inadequate structural systems make bringing the facilities up to current codes expensive. When these spaces also require new infrastructure, such as heating, electrical and plumbing systems, in addition to renovations to meet curriculum needs, renovation can become cost prohibitive.

When the indicated improvements for a building exceed 75% of the value to demolish and replace the structure, QKA recommends consideration be given to building new structures. The smaller the gap between renovation and replacement, the stronger the case for replacement.

On a campus wide scale, the same 75% rule applies. If a master plan involves renovations of existing structures that exceeds 75% of the cost of building an entirely new school, it is advisable to consider a complete replacement school.

For each school site, **Appendix B** provides the cost to build a new replacement campus. Candidates for replacement are highlighted in yellow. Additionally, to assist in decision making, the age of the replacement candidates are shown.

Consolidating High Schools

During the Facilities Master Planning process, QKA was asked about the possibility of consolidating the two comprehensive high schools into one new facility. Based on current enrollment and demographic projections, this would require a high school to accommodate 3,000 students now and approximately 3,165 in 2023-24.

Both comprehensive high schools have size constraints that prevent them from fully providing the types of facilities that are prescribed in the Education Specifications. Although demolition and multi-story new construction may provide the building spaces required, neither school has adequate site area for the desired athletic fields.

The Facilities Master Plan presents the cost to improve Alameda and Encinal High School facilities as required on their existing sites. The decision to implement these improvements, however, should be judged against the costs to build a single new high school on an adequately sized site. Based on California Department of Education standards, a high school with that enrollment requires over 65 acres. **Exclusive of the purchase of land, a new 3,200 student high school could cost \$180 to \$200 million.**

Facilities Master Plan Summary - Assumptions

Assumptions

Temporary Housing Costs

In cases when significant portions of school campuses are proposed to be demolished and/or reconstructed, it may become necessary to provide temporary housing for students displaced by the construction. Since temporary housing solutions can vary wildly, a hypothetical portable building scenario was estimated with the following conditions and costs:

17 classrooms (approximately 320 students)

1 administration building

1 cafeteria building

3 portable toilet buildings

For a period of 18 months

Total projected temporary housing costs:

\$3.5 million, including hard and soft costs, no furniture.

\$170/sq. ft. of temporary building space

Alameda High School Options

By an overwhelming majority, the preferred solution at Alameda High School was **Option 2**. Although costs for both options are provided in the FMP, only the higher Option 2 costs were used for the purpose of tabulating overall costs.

Additionally, costs associated with improvements to Thompson Field and Historic Alameda HS are included with Option 2 at Alameda High School, since they are directly associated with that school.

Prototype Classroom

A baseline assumption is that classroom improvements shall include all the features necessary to provide a future focused educational experience for the students of Alameda. To that end each new, modernized, expanded or reconfigured classroom space includes the following elements:

- Wired/wireless technology
- Video projection or large format monitors
- Appropriate power and data outlets including phone, intercom and bell systems
- New interior finishes including acoustics, selected tackable walls, whiteboards and cabinetry
- Energy efficient mechanical, electrical and lighting systems
- Where possible, access to outdoor learning spaces
- Breakout spaces for small groups and collaboration
- Where appropriate, connections between classrooms for collaboration
- Accessibility upgrades where required
- Building envelope improvements as warranted
- Safety and security measures as required

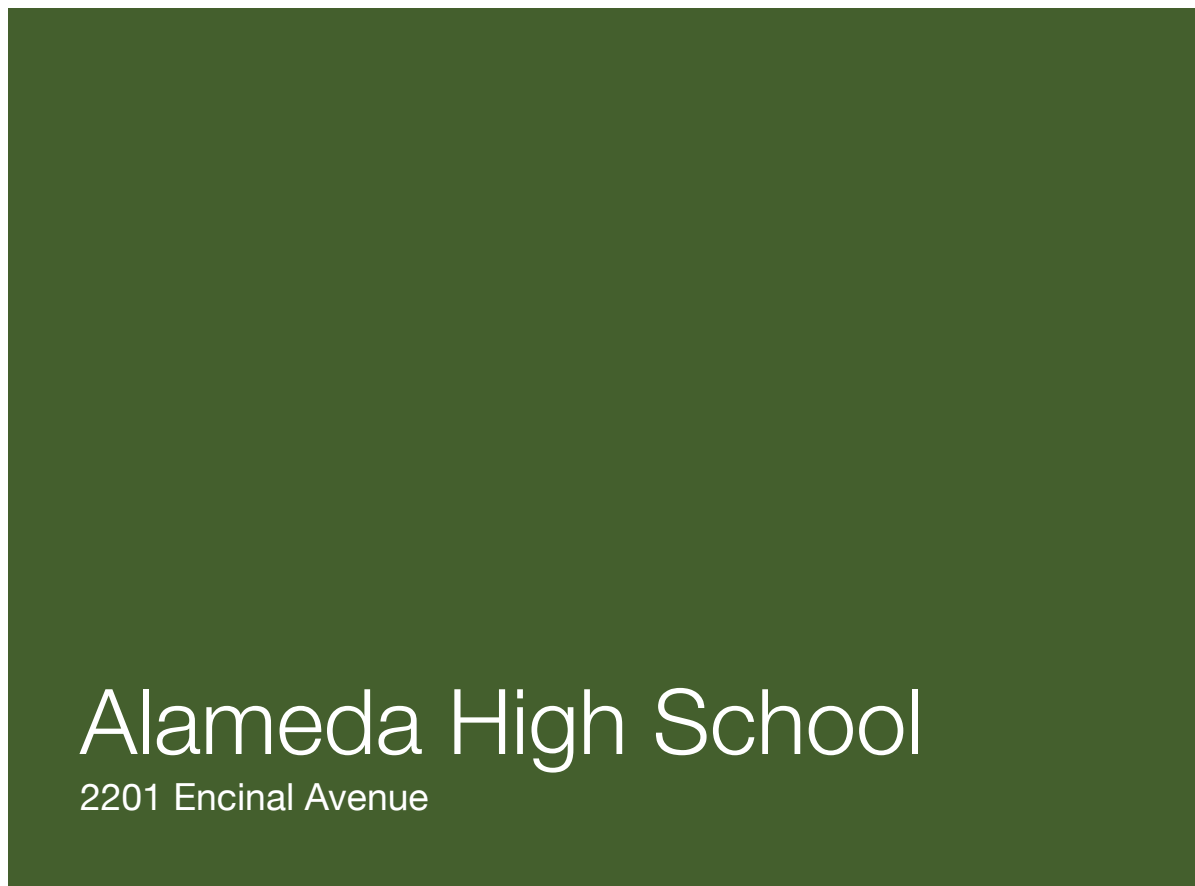
Facilities Master Plan Summary - Conclusion

Conclusion

The Facilities Master Plan is the starting point for each facility improvement project, but it represents only the beginning of the design process. Each project that is selected will also entail a collaborative design process, in which the ideas and opinions of the school staff, teachers, parents/guardians, students, and community members will play an integral role.

As a long-term plan, the FMP is intended to be a living document. Educational programs, community needs, and physical conditions change over time. The FMP should be updated and re-visited as these conditions change, so that it can continue to provide effective guidance for decision making.

The Facilities Master Plan process was a lengthy and complex endeavor. The end product — this Facilities Master Plan — will help guide the District for many years to come, as it strives to create the 21st Century educational facilities the children of Alameda so richly deserve.



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.

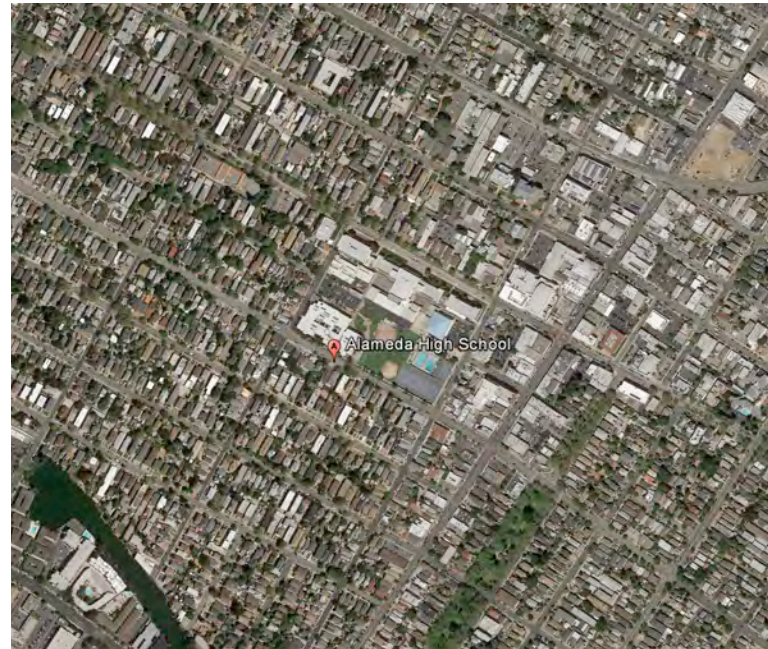
The West Wing, located at Central and Walnut Streets, was built later in 1957 to mimic the Classical Revival theme, but lacks the cast stone detailing of the originals. In 1994 it was seismically retrofitted and added accessibility ramps, elevator, restroom and fire alarm improvements. The West Wing 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

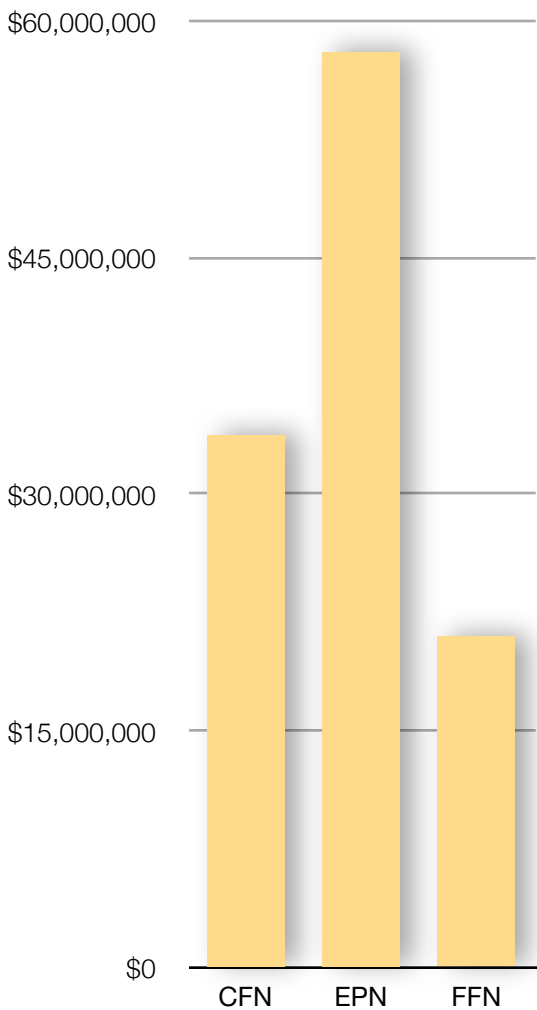
Option 2: Maximizes Renovation and Use of Historic Alameda High School

- 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



Critical Facility Needs (CFN)	\$33,748,832
Educational Program Needs (EPN)	\$58,056,206
Future Facility Needs (FFN)	\$20,993,466

AHS-6

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

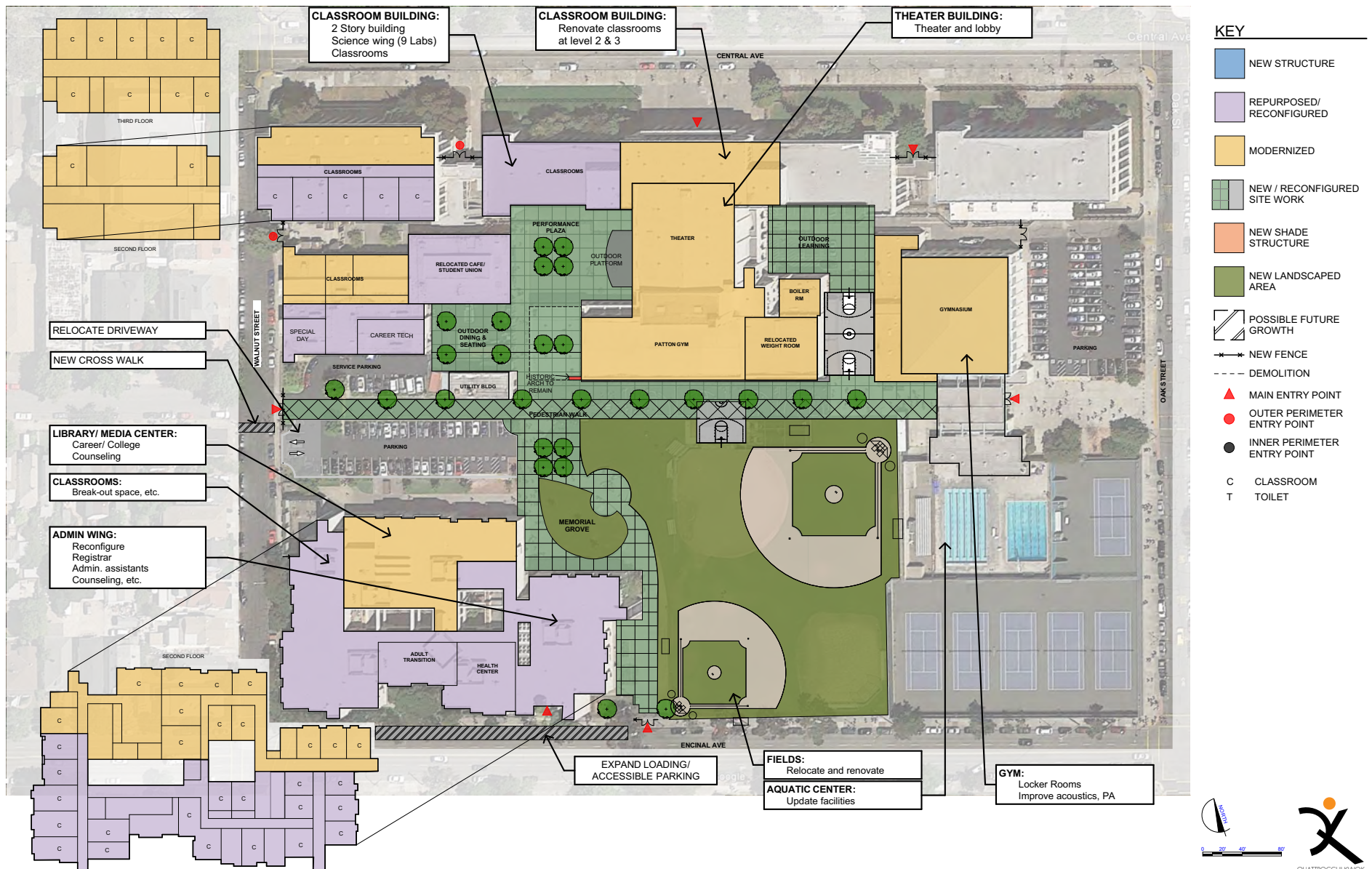
Educational Program Needs (EPN)

- Science classroom modernized/enlarged to meet program requirements.
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- 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 fistrict 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	Lighting positions in audience chamber 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.	1	LS	500,000.0	\$150,000	\$650,000
FFN	FMP	Control Rooms 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.	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	<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. <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
CFN	FA	<p>Cross slope of walkway in excess of 5%</p> <p>Remove and replace walkway to provide accessible path of travel as required.</p>	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

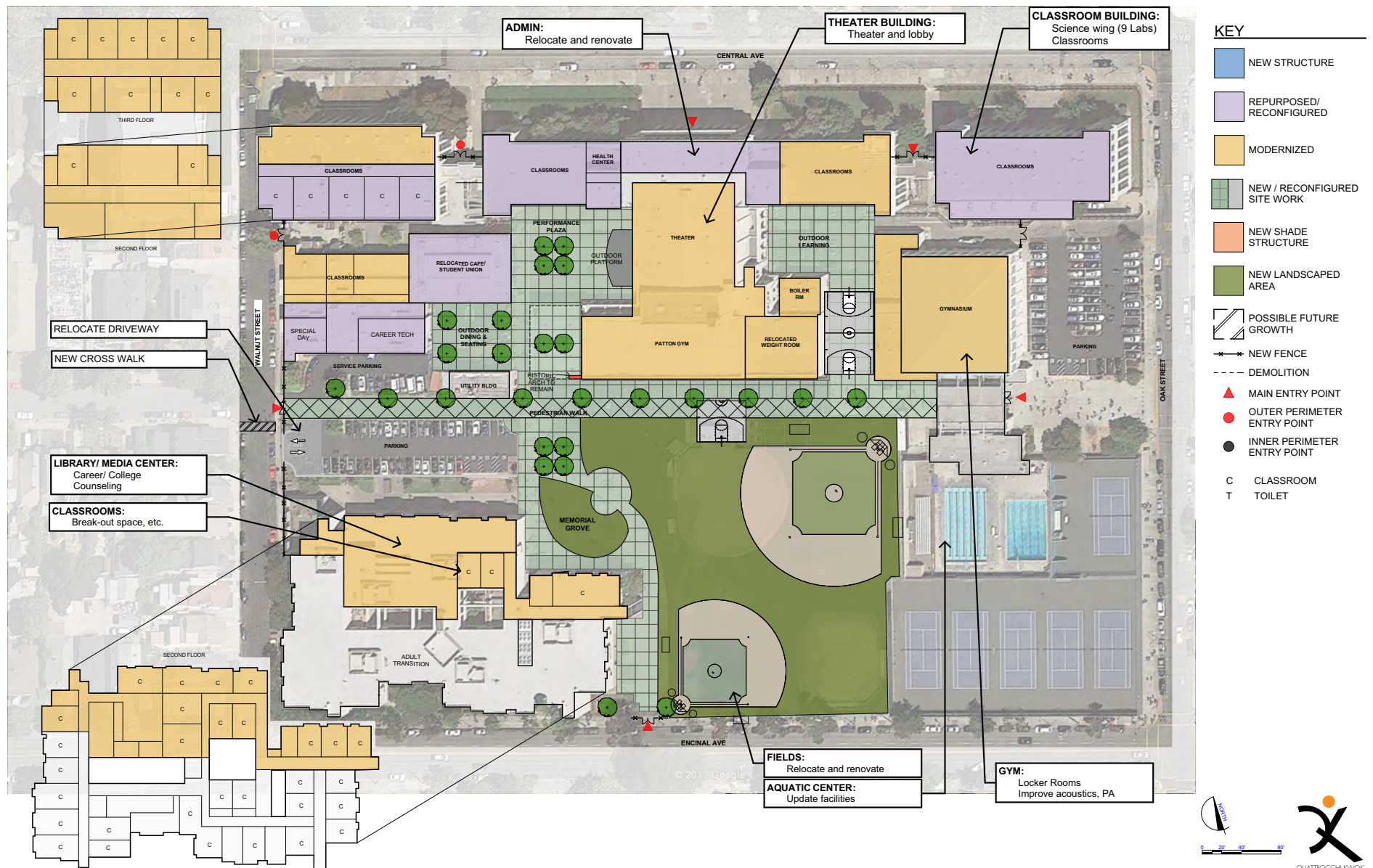
CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Locker and toilet room door signage: strike side ADA signage missing Assume install strike side sign at two locations.	2	EA	500.0	\$300	\$1,300
CFN	FA	No seismic gas 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 SITE PLAN - OPTION 2

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



School Data

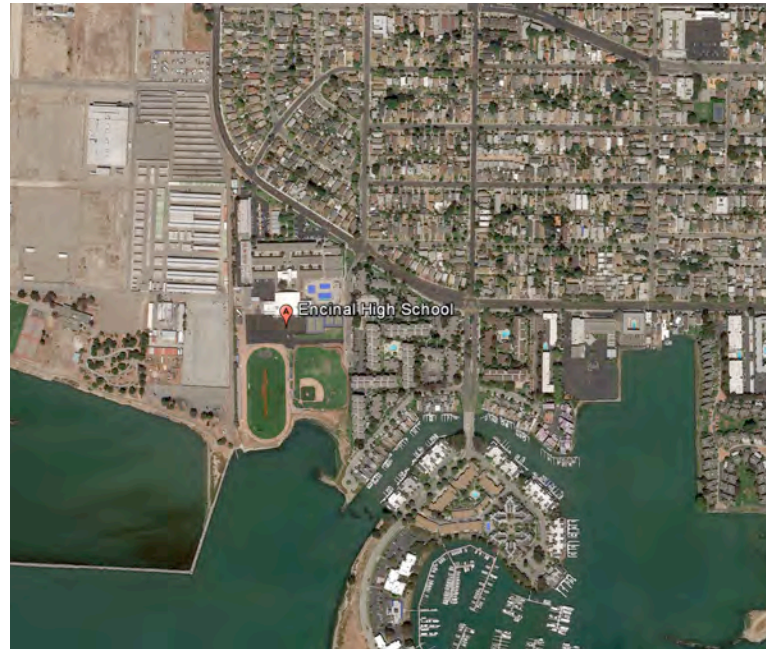
Date School Opened:	1950-1953
2013 - 2014 School Year Enrollment:	1,222
Standard Classrooms:	53
Modular Classrooms:	10
Portable Classrooms:	1
Classrooms Used for Other Programs:	6
Building Area:	134,440 sq. ft.
Site Area:	21.9 acres

Encinal High School - Background Information

Originally built in 1950 and 1953, this campus currently serves 1,222 students in sixty-four classrooms, a media center/library, gymnasium with locker rooms, multi-purpose room that also houses a cafeteria and kitchen, band/music room, two vocational shops, a swim center, and the Junior Jets Middle School. The campus site and buildings were extensively modernized in 1991, when Building 200 received interior reconfiguration, a seismic upgrade, and a utility upgrade. Wings 300 and 400 had south-facing windows and HVAC units replaced; Building 400W received extensive reconstruction and was renamed the Business Wing. New construction in 1991 added the administration and science buildings, an accessible elevator tower, and the library/media center.

In 2001, bond funds provided further improvements campus wide, including seismic upgrades, restroom upgrades, some new interior finishes, and site accessibility upgrades. In 2009, Measure C funds added fire alarm upgrades, HVAC repairs campus wide, and extensive building reconstruction of the gymnasium, which included complete roofing replacement, exterior accessible ramps, interior painting, and girl's locker room and staff restroom upgrades. In 2005 the Alameda Community Learning Center (ACLC) installed five portable classrooms. In 2012 ACLC moved out and the Junior Jets moved in.

The student body is anticipated to grow by 331 students by the 2023-2024 school year.



Encinal High School - Existing Conditions Summary

Facilities Assessment Needs

- Many of the building envelopes (roofs, exterior siding, door and windows, etc.) are nearing or at the end of their service life and need repair or replacement.
- Many interior finishes (flooring, ceiling tiles, wall tiles, etc.) are at the end of their service life.
- Site accessibility is not up to code in many respects due to uneven settlement of exterior pavement .
- Mechanical and plumbing infrastructure nearing end of it's service life.
- Lockers at end of their service life.
- Portable buildings at end of their service life.
- Parking area lighting levels are inadequate.
- Pool building and adjacent pool facilities are in need of modernization.

Educational Program Needs

- Junior Jets Middle School growth will require six additional classrooms if enrollment requires.
- Eleven new classrooms are needed to replace portables.
- Eleven additional classrooms will be needed to house growth in student body by the 2023/2024 school year.
- Many of the remaining classrooms are smaller than the Districts Educational Specification Standard, expanding these will displace an additional 7 classrooms.
- Second gymnasium with locker rooms and PE classrooms needed.
- Student commons space, STEM space and a computer lab needed.
- Performance space including drama and music classrooms needed.

Unique Opportunities

- Portion of site south of baseball field fronts on the bay and remains undeveloped.
- Vacant property adjacent to west property line








Encinal High School - Master Plan Summary

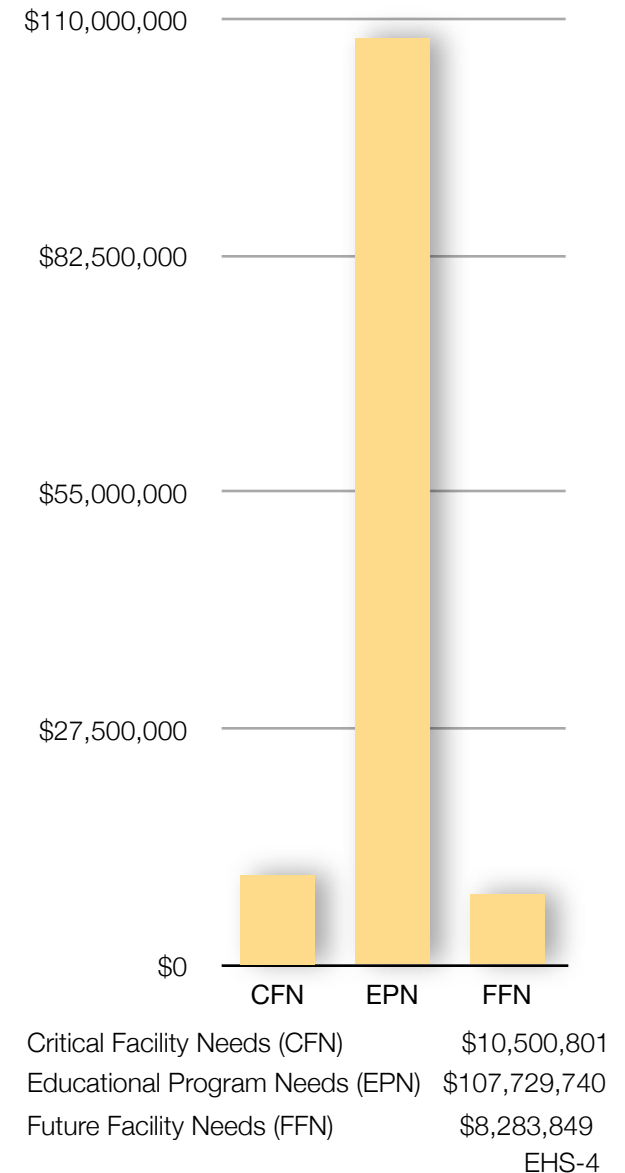
Master Plan Features

- Move the administration offices to the more centralized main classroom building, at main tree-lined walk.
- Provide a centralized student commons.
- Provide a new cafeteria building to replace the small, antiquated, and poorly located one currently on the site.
- Demolish existing cafeteria building and replace with new performing arts facility.
- Create a main quad area that is bounded by the commons, the gym, and the new cafeteria.
- Provide a new theater building including art and music classroom space.
- Provide a second gymnasium building that includes locker rooms, a weight room, and PE classrooms.
- Replace two single story classroom wings with a new two-story classroom building to absorb current growth and to replace portable buildings.
- The existing health clinic and 700 wing will also be demolished and replaced with a new theater.

Proposed Improvements by Trend

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Extend perimeter and secondary fencing, improve site lighting, provide a clear campus entrance at administration with visual connection, and improve parking and vehicular circulation.
	Accessibility	Improve site accessible paths of travel and building entrances.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide vocational technology classrooms, provide a science, technology, engineering and math classroom.
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system equipment, provide performing arts facility, provide second gym and locker rooms.

Improvements by Category



Encinal 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)

- Replace roofing at end of service life.
- Replace old windows.
- Repair cracked and failing exterior plaster finish.
- Improve site and security lighting throughout site including pool deck and parking areas.
- Repair leaking sewage lines and fixtures.
- Perform code-required accessibility upgrades.
- Perform code required fire, life, safety upgrades.
- Upgrade phone, clock, bells, speaker and fire alarm systems.
- Upgrade power and data distribution systems.
- Provide code-compliant lighting within buildings.
- Repair drainage problems between classroom wings.
- Perform code related improvements to pool equipment.

Educational Program Needs (EPN)

- Obtain city and former naval base land next to Encinal High School for expansion.
- Reconfigure classroom wings to provide larger classrooms to meet district standards.
- Provide space for additional breakout and resource rooms.
- Provide a new STEM lab.
- Provide a new vocational/career technical education type flexible lab space.
- Modernize pool building and adjacent facilities.
- Provide second gym.
- Improve technology and wifi infrastructure.
- Upgrade science room fixtures and utilities.

- Provide additional locker rooms including two PE classrooms.
- Relocate existing ROTC classroom.
- Provide a new theater building with music and drama classrooms.
- Reconfigure area between existing gym and media center into new student quad.
- Provide new entry gates and snack bar/toilet building at football field.
- Install new artificial turf at ball fields.
- Install new track surface with regulation size lanes.
- Provide a dance studio.
- Relocate library/media center to current administration area and enlarge as necessary.
- Centralize the administration and enlarge to include all necessary guidance and support services.
- Provide a new cafeteria/student commons building including a staff lounge.
- Provide new health center building to replace existing buildings.
- Reconfigure parking lots for safer entrances and additional parking capacity.
- Provide additional bleacher seating in existing gym and football field.

Future Facility Needs (FFN)

- Provide divider in gym(s).
- Provide a new environmental science building at bay front.
- Provide expanded bleachers at football field.
- Repave parking lots.

Encinal 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							
CFN	FA	The landings (concrete flatwork) at the bottom of the various main entry stairs are not level as required by code. Making these compliant requires removal and replacement of concrete flatwork at the bottom of the stairs, out to the curb. It appears also necessary to remove curb and replace it with a higher curb, so that the new flatwork could be placed at 2% maximum cross slope.	400	SF	21.6	\$2,592	\$11,232
CFN	FA	A total of four room entry doors in these two wings have 1" to 1 1/2" thresholds that transition from the finished floor to the adjoining covered walk with short concrete transitions. There are no level landings at the doors. Remove an approximately 10'x10' area of existing flatwork at each door, and pour new concrete to form a level landing at the finished floor height, out 5 feet then transitioning to adjoining flatwork at 5% maximum. Maintain 4' minimum clear between end of transition to covered walk columns. If 4' minimum clear cannot be maintained at certain locations, provide transition parallel to building wall.	1,400	SF	17.3	\$7,258	\$31,450
CFN	FA	Landing at bottom of stairs has 6% slope. Remove concrete landing and 5' of adjoining asphalt. Replace landing at 2% maximum slope. Repave to conform at 5% maximum slope.	100	SF	23.8	\$713	\$3,089

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Lower ramp has offset joints and 10.9% longitudinal slope. Remove concrete on lower ramp, intermediate landing, and upper walk. Reconstruct lower ramp at 8.33% maximum slope, landing at 2% maximum and convert upper walk to ramp with 8.33% maximum slope. Add handrails.	400	SF	23.8	\$2,851	\$12,355
CFN	FA	Threshold at double entry doors is 1" high, and landing slope exceeds 2% Remove approximately 15' of existing flatwork at door. Reconstruct with level landing and 5% maximum slope to conform.	90	SF	37.8	\$1,021	\$4,423
CFN	FA	Walk along building has 3.5% cross slope. Remove walk, and reconstruct at 2% maximum cross slope.	1,200	SF	18.4	\$6,610	\$28,641.60
CFN	FA	Cross slope of walk along building has 3.2% cross slope. Remove walk and reconstruct at 2% maximum cross slope.	800	SF	18.4	\$4,406	\$19,094
CFN	FA	The cross slope of this walk along the building is 4.4% Remove walkway, and reconstruct at 2% maximum cross slope	800	SF	18.4	\$4,406	\$19,094
CFN	FA	Approximately 3/4" thresholds at this one entrance at locker room Remove approximately 10'x15' section of flatwork at each door, and reconstruct to create level landings at doors with transitions back to grade in both directions along building, and perpendicular to building.	150	SF	23.8	\$1,069	\$4,633

Encinal 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							
CFN	FA	The landings (concrete flatwork) at the bottom of the various main entry stairs are not level as required by code. Making these compliant requires removal and replacement of concrete flatwork at the bottom of the stairs, out to the curb. It appears also necessary to remove curb and replace it with a higher curb, so that the new flatwork could be placed at 2% maximum cross slope.	400	SF	21.6	\$2,592	\$11,232
CFN	FA	A total of four room entry doors in these two wings have 1" to 1-1/2" thresholds that transition from the finished floor to the adjoining covered walk with short concrete transitions. There are no level landings at the doors. Remove an approximately 10'x10' area of existing flatwork at each door, and pour new concrete to form a level landing at the finished floor height, out 5 feet then transitioning to adjoining flatwork at 5% maximum. Maintain 4 foot minimum clear between end of transition to covered walk columns. If 4 foot minimum clear cannot be maintained at certain locations, provide transition parallel to building wall.	1,400	SF	17.3	\$7,258	\$31,450
CFN	FA	Landing at bottom of stairs has 6% slope. Remove concrete landing and 5 feet of adjoining asphalt. Replace landing at 2% maximum slope. Repave to conform at 5% maximum slope.	100	SF	23.8	\$713	\$3,089

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Lower ramp has offset joints and 10.9% longitudinal slope. Remove concrete on lower ramp, intermediate landing, and upper walk. Reconstruct lower ramp at 8.33% maximum slope, landing at 2% maximum and convert upper walk to ramp with 8.33% maximum slope. Add handrails.	400	SF	23.8	\$2,851	\$12,355
CFN	FA	Threshold at double entry doors is 1 inch high, and landing slope exceeds 2%. Remove approximately 15 feet of existing flatwork at door. Reconstruct with level landing and 5% maximum slope to conform.	90	SF	37.8	\$1,021	\$4,423
CFN	FA	Walk along building has 3.5% cross slope. Remove walk, and reconstruct at 2% maximum cross slope.	1,200	SF	18.4	\$6,610	\$28,642
CFN	FA	Cross slope of walk along building has 3.2% cross slope. Remove walk and reconstruct at 2% maximum cross slope.	800	SF	18.4	\$4,406	\$19,094
CFN	FA	The cross slope of this walk along the building is 4.4% Remove walkway and reconstruct at 2% maximum cross slope.	800	SF	18.4	\$4,406	\$19,094
CFN	FA	Approximately 3/4" thresholds at this one entrance at locker room Remove approximately 10'x15' section of flatwork at each door, and reconstruct to create level landings at doors with transitions back to grade in both directions along building, and perpendicular to building.	150	SF	23.8	\$1,069	\$4,633
CFN	FA	Ramp to double doors has slope of 8.9% Remove ramp flatwork; reconstruct/lengthen for 8.33% maximum slope.	150	SF	21.6	\$972	\$4,212

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	6% landings at these two doors Remove 6 foot band of concrete at and between doors along building. Replace with level landing at both doors, and transition down to existing grade at 5% maximum along building to center conform.	200	SF	21.6	\$1,296	\$5,616
CFN	FA	Landing at bottom of stairs is not level. Remove existing asphalt landing, and replace with 2% maximum landing for 5 feet, then transition at 5% maximum to match existing.	40	SF	37.8	\$454	\$1,966
CFN	FA	Pavement cross slopes in this plaza area generally exceed 2% in all directions. Possible solution would be to remove and replace outer 5 foot band of concrete walk to make a pathway with 2% maximum cross slope to access most areas in the plaza.	550	SF	23.8	\$3,920	\$16,988
CFN	FA	Upper ramp at this location is 9.7%; lower ramp is 7.7% Remove ramp, and rebuild with 8.33% maximum slopes.	300	SF	18.4	\$1,652	\$7,160
CFN	FA	Visitor and gym area parking: pavement is deteriorated. Fill cracks, edge grind, pavement fabric, minimum 1.5" asphalt overlay, and restripe.	56,400	SF	6.3	\$106,596	\$461,916
CFN	FA	Fire lane: pavement has failed. Grind existing pavement structural section, and reuse at aggregate base. Repave with 3 inch minimum asphalt.	17,000	SF	8.3	\$42,075	\$182,325
CFN	FA	Most internal courtyards in main campus are exposed aggregate paving, and have numerous instances of vertically offset joints. Grind to eliminate vertical offset joints where they occur.	2,000	SF	3.2	\$1,944	\$8,424

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Courtyard tree wells: roots are heaving concrete paving. Prune trees and install root barrier.	17	EA	1,080.0	\$5,508	\$23,868
CFN	FA	Courtyard paving: no site drainage inlets at courtyards between wings. Add site drainage; requires system survey for added tributary area increase.	640	LF	129.6	\$24,883	\$107,827
CFN	FA	Science wing ramp; exceeds 2% cross-slope, walkway appears to be subsiding. Geotechnical report at this location required; remove pavement, install sub-surface drainage at retaining wall, regrade, and re-pave.	1	LS	37,800.0	\$11,340	\$49,140
CFN	FA	Pool deck; one drain inlet exceeds 2% cross-slope; trip hazards at drains. Demolish/replace concrete and drain inlet to not exceed 2% cross slope.	1,400	SF	23.8	\$9,979	\$43,243
CFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
CFN	FA	Pool deck: pool fencing and deck lighting are rusted and the end of their service life; bleachers are not code-compliant. Replace with galvanized poly-coat posts, mesh, and accessories; replace pole light with all new fixtures and PVC conduit/boxes; rebuild bleachers with polyvinyl seating and new poly-coat railing all around.	1	LS	160,000.0	\$48,000	\$208,000
CFN	FA	Inadequate parking lot lighting. Both street lots and rear football field parking is dark, as noted by staff. Add 16 foot pole mount luminaries with LED lamps.	16	EA	19,500.0	\$93,600	\$405,600

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate exterior lighting. Walkways are dark at night, as noted by staff. Add exterior walkway fixtures (includes walk between pool & science).	60	EA	702.0	\$12,636	\$54,756
CFN	FA	Inadequate exterior lighting provided at the ticket booth at the football field, as noted by staff. Add exterior walkway fixtures.	10	EA	702.0	\$2,106	\$9,126
CFN	FA	Inadequate exterior lighting provided at the front of the gym, as noted by staff. Add exterior wall pack fixtures.	10		702.0	\$2,106	\$9,126
CFN	FA	Inadequate exterior lighting provided at swim center pathways to parking lot, as noted by staff. Add exterior wall pack fixtures.	10	EA	702.0	\$2,106	\$9,126
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	50	EA	405.0	\$6,075	\$26,325
CFN	FA	At football field, theft of copper wire for field lights has occurred three times. Install locking pull box covers.	12	EA	162.0	\$583	\$2,527
EPN	FMP	The campus lacks a central outdoor quad area for student gatherings and functions. Reconfigure the paved area south of the 400 west wing and the existing library building into a student quad area, with concrete seat walls, landscaping, proper lighting and audio visual infrastructure.	19,463	SF	46.8	\$273,257	\$1,184,114

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Football field lacks a proper sense of entry, ticket booth, and snack bar structures with toilet rooms. Build a new entry gate, ticket booth building, concessions, and toilet buildings; includes new flatwork.	3,040	SF	420.0	\$383,040	\$1,659,840
EPN	FMP	Football field turf is worn and attracts flocks of geese, which becomes very problematic. Replace natural turf with new synthetic turf field.	99,385	SF	8.4	\$250,451	\$1,085,287
EPN	FMP	Existing track surface is at the end of its service life. Lanes may not be regulation size. Replace with new synthetic track surface with properly sized lanes.	32,000	SF	6.4	\$61,200	\$265,200
FFN	FMP	Football field bleachers are undersized. Replace with new, larger bleachers with proper accessibility.	2,500	seats	500.0	\$375,000	\$1,625,000
FFN	FMP	Parking lots are congested and traffic backs up on street during drop-off and pick-up times. Reconfigure parking lots at front of school. Provide right turn exits only. Repave and restripe.	40,906	SF	22.0	\$269,979	\$1,169,910
FFN	FMP	Student outdoor gathering space lacks shade and rain protection. Install tensile membrane shade structure.	1	LS	75,000.0	\$22,500	\$97,500
Subtotal							\$8,879,195

Encinal High School - 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 (does not include buildings to be demolished)							
CFN	FA	Roof: BUR roofing at the end of its service life, except gym. Replace all roofing, scuppers, drains, caps and flashings.	43,896	SF	17.3	\$227,162	\$984,368
CFN	FA	All building exteriors: painted finish has deteriorated. Reseal and repaint all exterior walls, trims, fascia, etc.	62,000	SF	3.0	\$55,744	\$241,558
CFN	FA	Exterior doors have reached the end of their service life. Replace all exterior doors with metal frame and FRP door.	50	EA	7,128.0	\$106,920	\$463,320
CFN	FA	Exterior windows have reached the end of their service life. Replace windows.	10,000	SF	48.0	\$144,000	\$624,000
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.	43,896	SF	12.3	\$161,976	\$701,897
CFN	FA	All corridors/hallways and gym walls: damaged and patched gypsum wall board (GWB). Replace with 'hi-impact' GWB and 8 foot corner guards.	102,000	SF	3.4	\$103,275	\$447,525
CFN	FA	Interior walls: paint/wall covering at the end of their service life. Repaint all interiors.	102,000	SF	2.8	\$84,915	\$367,965
CFN	FA	Campus energy management system does not exist. Add campus wide DDC control and create district standard for energy control systems.	43,896	SF	2.2	\$28,445	\$123,260

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Add data distribution equipment, including fiber-optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets noted above. Add data distribution equipment to activate all data outlets.	1	LS	40,000.0	\$12,000	\$52,000
CFN	FA	Inadequate number of emergency egress fixtures were observed. Add dual head battery packs at egress paths.	50	EA	405.0	\$6,075	\$26,325
CFN	FA	In some areas (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.	75	EA	3,785.4	\$85,172	\$369,077
FFN	FA	Telephone based bell/clock/speaker system: existing system is not preferred manufacturer. Master clock system is telephone based and is not working properly, faulty clocks. Replace Rauland system with district standard VOIP.	43,896	SF	2.0	\$26,311	\$114,015
FFN	FA	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.	43,896	SF	1.0	\$13,169	\$57,065
FFN	FA	Except in newer construction, administration, science, and media center: fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamp and electronic ballast fixtures.	43,896	SF	18.0	\$237,038	\$1,027,166

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	43,896	SF	0.4	\$4,978	\$21,570
Subtotal							\$5,621,112
CLASSROOMS							
CFN	FA	Wing 100/200: south facing windows leak at head jams and sill. Redesign detailing and replace all windows; replace loose and damaged tiles.	600	SF	48.6	\$8,748	\$37,908
CFN	FA	Elevator tower: south wall cement plaster is delaminating from CMU wall; excessive moisture penetration through block wall. Investigate construction details and specifications for recommendation. Complete removal is probable. (Allow repairs to finishes and new elastomeric coating on CMU).	400	SF	16.2	\$1,944	\$8,424
CFN	FA	Wing 100/200: north facing windows: are single pane with steel frame and putty. Wings 300, 400, and business are wood sash with putty. All are close to end of their service life. Replace all windows in wings 300-400 with aluminum dual glass units.	18,000	SF	34.6	\$186,624	\$808,704
CFN	FA	Wing 100/200 student toilets: sinks missing drain line padded boot; no accessible soap dispenser (40 inch AFF). Install padded boots, reset one soap dispenser, repair tiles, and install corner guard.	4	EA	1,296.0	\$1,555	\$6,739
CFN	FA	Wing 100/200 student toilets: FRP panels damaged, discolored; damaged tiles. Replace with full wall tile.	600	SF	13.5	\$2,430	\$10,530

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Wing 100/200: second floor staff toilet sink is noncompliant. Relocate sink at 24 inch to centerline from wall.	1	EA	4,320.0	\$1,296	\$5,616
CFN	FA	Wing 600 - ceramics room: not accessible sink, and noncompliant door clearance. Relocate water heater; replace sink and plumb for ADA knee clearance; reverse door swing and reconfigure wall for ADA clearance.	1	LS	5,940.0	\$1,782	\$7,722
CFN	FA	Wing 600: noncompliant headroom clearance at exhaust hood. Remove exhaust hood, patch/repaint.	1	EA	1,620.0	\$486	\$2,106
CFN	FA	Classroom/corridor flooring at end of service life. Replace all flooring with resilient flooring, and walk-off entry carpet mat.	28,181	SF	5.4	\$45,653	\$197,831
CFN	FA	100 wing: unit ventilators, McQuay, are in fair-good condition. Science labs have original vintage fixtures. Parker Boiler, 1993 and pumps are nearing end of design life. Water heater is showing signs of corrosion. Upgrade science room fixtures, sinks, and faucets. Replace boiler systems with rooftop package air conditioning units in all classrooms. Remove all piping boilers, pumps, completely throughout.	12,400	SF	5.9	\$22,097	\$95,753

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	200 wing; the radiant slab heating system has been abandoned and replaced with unit ventilators by McQuay. Units are in fair-good condition, but inefficient and provide poor zone control without cooling. There is no heat in the corridors. Boiler is Parker, 1993 and is reaching the end of its useful life. Replace boiler systems with rooftop package air conditioning units in all classrooms. Remove all piping boilers, pumps, completely throughout. Increase ventilation in student restrooms.	32,000	SF	4.3	\$41,472	\$179,712
CFN	FA	Computer classrooms: have ceiling suspended fan coils with rooftop condensing units (CU) for cooling. CU's appear to be nearing the end of design life, and refrigerant is likely CFC. Replace fan coils and condensing units with high efficiency non-cfc based equipment.	3,000	SF	6.5	\$5,832	\$25,272
CFN	FA	Suspended fixtures do not have seismic supports and cables to prevent sideways shifting. Add horizontal bracing and diagonal restraint wires per code.	43,896	SF	1.7	\$22,045	\$95,526
CFN	FA	In typical classrooms there is an inadequate number of data outlets. Provide additional data outlets (4x47 classrooms).	188	EA	378.0	\$21,319	\$92,383
CFN	FA	Two-story classroom building appears to be lacking for lateral force resisting system in longitudinal direction. Additional analysis required. Allowance is for analysis only.	1	LS	0.0	\$6,000	\$6,000

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Existing classrooms in the 100/200 wing are below the standard size prescribed in the AUSD education specification and CDE. Remove non-structural walls between classrooms, typical. Install new partitions at locations that increase the size of each classroom to 960 sq. ft. minimum. Include one smaller recourse/break-out room per floor. Typical both floors.	21,600	SF	210.0	\$1,360,800	\$5,896,800
EPN	FMP	Due to expansion of Junior Jet program, demographic growth, and the removal of portables, additional classroom spaces are required. The existing single story 300 and 400 wings contain undersized classrooms that are in need of modernization and code upgrades. Space is limited for additional building foot print. Demolish existing 300 and 400 classroom wings. Replace with new, two-story classroom buildings in their place, with properly sized classrooms. Include over sized wet and dirty rooms and break-out space on each floor for use as art or flex lab spaces (two of each per floor).	58,486	SF	370.0	\$6,491,946	\$28,131,766
EPN	FMP	Existing science classroom building is in need of modernization. Modernize the science classroom building (new finishes, fixtures, power data infrastructure and distribution, audio visual, and new HVAC as required by facility assessment).	12501	SF	210.0	\$787,563	\$3,412,773
FFN	FMP	Portions of the existing 600 wing classroom building has been modernized recently but its use is evolving and now currently serves the Junior Jets and still contains some rooms that require modernization or improvement based on change of use. Modernize the 600 wing classroom building (new finishes, fixtures, power data infrastructure and distribution, audio visual, and new HVAC) as required by facility assessment.	10000	SF	210.0	\$630,000	\$2,730,000
Subtotal							\$41,751,565

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Corridor toilets (media & business wing): sewer line leaking in plumbing wall Open up wall, replace all piping and install new fixtures, tile wall, and partitions.	10	EA	3,780.0	\$11,340	\$49,140
CFN	FA	Most of the plumbing systems have been modernized and meet current ADA requirements. Waterless urinals, (where occurs) maintenance is lacking, as many of the cartridges are in need of replacing. This causes slow drainage and odorous rooms. Replace all waterless urinals with ultra low flow urinals, 0.125gpf.	18	EA	972.0	\$5,249	\$22,745
CFN	FA	Toilet rooms are not ADA compliant with old high volume fixtures. Replace plumbing fixtures to ADA 1.28gpf toilets, 0.125gpf urinals, 0.5gpm faucets	400	SF	13.0	\$1,555	\$6,739
CFN	FA	200 wing; boys restrooms have waterless urinals, and sensor faucets. Both restrooms are very odorous and fixtures show signs of heavy wear. Second floor staff restrooms are not modernized and ADA compliant. Upgrade staff restrooms to meet ADA, by replacing toilets and lavatories. Replace boys and girls plumbing fixtures to ADA, 1.28gpf toilets, 0.125gpf urinals, and 0.5gpm faucets.	1,940	SF	129.6	\$75,427	\$326,851
Subtotal					\$405,475		

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
MULTI-PURPOSE BUILDING							
EPN	FMP	The existing 700 wing building houses an undersized and antiquated cafeteria, staff room, music classroom and ancillary spaces. Demolish existing 700 wing building and replace with new cafeteria building including warming kitchen, servery, dining areas for students and for staff, and storage spaces. Include large open glazed wall that faces the new quad.	14382	SF	520.0	\$2,243,592	\$9,722,232
Subtotal						\$9,722,232	
GYM BUILDING							
CFN	FA	Gym locker rooms: staff toilet sink is not compliant. Reconfigure staff toilet room.	130	SF	81.0	\$3,159	\$13,689
CFN	FA	Boys locker room; many locker hasps are broken. Replace with district standard Pemco gym lockers (include girls).	420	EA	702.0	\$88,452	\$383,292
CFN	FA	Gym bleachers: wood seats are splintering Replace with new metal or polyvinyl (like American Eagle).	500	Seats	121.5	\$18,225	\$78,975
CFN	FA	Gym ceiling tile: tiles are delaminating Replace all ceiling tiles.	15,600	SF	6.0	\$28,080	\$121,680
CFN	FA	Gym - ROTC basement: floor and ceiling deterioration Investigate basement ceiling leaks; replace ceiling tiles and new vinyl floor covering.	1,200	SF	8.6	\$3,110	\$13,478

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Square high bay HID fixtures in gymnasium, 1x4 wraparound fluorescents in lockers, 2x4 fluorescents in office, surface square dropped lens fixtures in hallways, projection lights at stage with suspended 2x4 fluorescent fixtures backstage. Add new lighting systems and lighting control systems at gym/locker rooms/stage.	1	LS	27,000.0	\$8,100	\$35,100
CFN	FA	In gym, inadequate quantity of receptacles, branch circuits faulty Provide additional receptacles.	30	EA	378.0	\$3,402	\$14,742
CFN	FA	Steel transverse moment frames at locker rooms are not to current day standards. Additional analysis required. Allowance is for analysis only.	1	LS	4,320.0	\$1,296	\$5,616
CFN	FA	Roofing: wood horizontal straight sheathed diaphragm over stage Install new ply at roof.	3,300	SF	5.9	\$5,881	\$25,483
EPN	FMP	Existing locker room buildings is in need of modernization Modernize the existing locker room buildings (new finishes, fixtures, power, data infrastructure and distribution, audio visual, and new HVAC) as required by facility assessment.	12695	SF	220.0	\$837,870	\$3,630,770
EPN	FMP	With the addition of the Junior Jets, Encinal High School requires a second gym. Build a new gym.	14640	SF	520.0	\$2,283,840	\$9,896,640

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	With the addition of the Junior Jets Encinal High School requires a second set of locker rooms to house the middle school component of its curriculum. Campus lacks proper physical education classrooms. Demolition of portable and modular buildings will displace existing weight room. Build two new locker room wings, including two physical education classrooms and a weight room. New building should contain toilet rooms and storage spaces.	13660	SF	400.0	\$1,639,200	\$7,103,200
FFN	FA	Gym 'crows nest': lighting and sound control wiring/equipment no longer works. Replace conduit/wiring, and add new lighting/sound controls for stage productions.	1	LS	81,000.0	\$24,300	\$105,300
FFN	FA	Gym - ROTC basement classroom: small transformer in closet under stage Remove/replace noncompliant transformer to exterior location.	1	LS	27,000.0	\$8,100	\$35,100
FFN	FMP	Existing gym contains a stage that does not meet district standards and requires additional bleachers. Convert stage area to new bleacher seating. (See addition of theater building below for stage replacement). Install folding divider wall in gym.	1	LS	50,000.0	\$15,000	\$65,000
Subtotal							\$21,528,065

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
CFN	FA	Administration building: south facing window/fascia leaks; ceiling tiles damaged and loose. Repair stucco holes and repaint east entry wall. Redesign detailing and replace all windows; replace loose and damaged tiles.	1,800	SF	65.0	\$35,100	\$152,100
CFN	FA	Administration; wall convectors provide heating with hot water, they appear to be in good condition, but are old and inefficient with poor zone control. District has requested cooling be added to building. No cooling in data information technology (IT) room. Replace all heating hot water systems completely with ductless split heat pumps with heat recovery, i.e., Daikin VRV for lower levels, and rooftop packaged air conditioning for top floor. Add ductless split air conditioning to all data/IT closets.	4,700	SF	13.0	\$18,274	\$79,186
EPN	FA	Existing location of the administration is not at the perceptual main entrance of campus, nor does it have good visual supervision or connection to the campus. It is also slightly undersized per AUSD Education Specifications. Reconfigure the central portion of the 100/200 building and build an addition here to house the necessary administration and student support spaces, including clear sense of entry and good visual supervision to the entrance as well as back into campus.	16700	SF	290.0	\$1,452,900	\$6,295,900

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FA	The vacated administration building is a newer structure, and is located next to parking and adjacent to primary classroom wings, making it a good candidate to house the library and media center. Reconfigure the existing administration building into the library and media center. Expand as required to meet AUSD Education Specifications for proper size.	6020	SF	260.0	\$469,560	\$2,034,760
Subtotal							\$8,561,946
LIBRARY/MEDIA CENTER							
CFN	FA	Media center: south facing windows and roof leaks Replace all ceiling tile.	5,800	SF	6.0	\$10,440	\$45,240
CFN	FA	Media center: combination of wall convectors and unit ventilators that are in fair-good condition, but are inefficient and zone control is poor. Units are somewhat noisy for this space and water piping sounds as though there is air in the lines. Replace boiler systems, wall convectors, and unit ventilators with rooftop package air conditioning units. Remove all piping boilers, pumps, completely throughout.	8,800	SF	3.2	\$8,554	\$37,066
EPN	FA	The campus currently lacks a student commons and a science, technology, engineering, mathematics (STEM) lab facility. These uses would be nicely located in the center of campus. Reconfigure the existing library media center building into the new student commons, STEM lab and computer lab.	5912	SF	240.0	\$425,664	\$1,844,544
Subtotal							\$1,926,850

Encinal High School - 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	Pool building: doors, windows, and paint have reached the end of their service life. Replace all doors with galvanized frames and FRP doors; replace with aluminum frame dual glass windows; total repaint exterior.	4	EA	8,000.0	\$9,600	\$41,600
CFN	FA	Pool building: fascia and roofing are at the end of their service life. Replace with cement board fascia/soffit trim, and 30-BUR roofing with cool-roof coating.	3,020	SF	6.8	\$6,116	\$26,501
CFN	FA	Pool building: wall paint, cabinets, lockers, and lighting are at the end of their service life. Replace cabinets, lockers, light fixtures, and repaint all interiors.	3,200	SF	90.0	\$86,400	\$374,400
CFN	FMP	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	Main SWB and Feeders: original equipment/breakers are obsolete and beyond service life; maxed out on power and lug space. Replace in kind; include new underground conduit feeders, sub-panels to wings 200, 300, 400, 600, 700 and media center. Increase service load size (assume 1200a).	1	LS	529,200.0	\$158,760	\$687,960
CFN	FA	Replace existing main switchboard with new 1200 amp, 277/480volt utility service and main switchboard, including five transformers (112.5kva, 480vprimary~208volt secondary).	1	LS	51,840.0	\$15,552	\$67,392

Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Replace existing panel boards with new panel boards (42 pole, 100 amp, 120/208 volt, 3 phase, with transient voltage surge suppression) and new feeder from switchboard.	25	EA	3,629.6	\$27,222	\$117,963
EPN	FMP	Existing aquatic center building is in need of modernization. Modernize the aquatic center building (new finishes, fixtures, power, data infrastructure and distribution, audio visual, and new HVAC) as required by facility assessment.	28530	SF	26.0	\$222,534	\$964,314
EPN	FMP	There is a health clinic on campus that is housed in buildings that are past their service life. Demolish the existing buildings. Build new health clinic wing onto the new theater building. The health clinic will have its own facade and entrance separate from the theater.	3267	SF	400.0	\$392,040	\$1,698,840
EPN	FMP	The campus lacks a proper theater, music and drama classroom space. Build a new theater building that includes seating for 400-500, stage, greenroom, storage and stage craft space, toilet rooms, lobby, and music and drama classrooms.	26042	SF	600.0	\$4,687,560	\$20,312,760
FFN	FA	Siemens panel is not preferred manufacturer. Problems with false alarms and trouble signals. Exterior sensors/devices are corroded. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	7,020.0	\$2,106	\$9,126

Encinal High School - Facilities Needs Spreadsheet t

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Siemens panel is not preferred manufacturer. Problems with false alarms and trouble signals. Exterior sensors/devices are corroded. Replace exterior sensors and devices.	60	EA	432.0	\$7,776	\$33,696
FFN	FA	Existing telephone service is faulty and is not preferred manufacturer. Replace existing system with District standard VOIP.	1	LS	162,000.0	\$48,600	\$210,600
FFN	FMP	The campus property fronts on the bay with unused land adjacent to the baseball field. This space could be integrated into science curriculum in some manner. Build a new science building between baseball field and bay.	1800	SF	420.0	\$226,800	\$982,800
					Subtotal		\$28,127,951
					TOTAL COSTS		\$126,524,390



Alameda Science and Technology Institute

555 Atlantic Avenue

School Data

Date School Opened:	2004
2013 - 2014 School Year Enrollment:	170
Standard Classrooms:	0
Modular Classrooms:	0
Portable Classrooms:	6
Classrooms Used for Other Programs:	0
Building Area:	5,760 sq. ft.
Site Area:	n/a

Alameda Science and Technology Institute - Background Information

Alameda Science and Technology Institute (ASTI) is a public magnet high school, founded in 2004 through a grant from the Bill and Melinda Gates Foundation. ASTI exists as a partnership between Alameda Unified School District and the Peralta Community College District (PCCD), located on the College of Alameda campus. As an Early College High School, ASTI provides students the opportunity to enroll as full-time community college students during their 11th and 12th grades. This allows students to complete significant college credits while simultaneously completing a high school degree. These units are transferable to the University of California and California State Universities and may be transferable to other institutions.

ASTI is currently housed in seven portable classroom buildings (six used as classrooms and one for administration), with a stand-alone toilet room building, located on the College of Alameda campus through a long-term lease. ASTI serves 170 students in grades 9 through 12.



Alameda Science and Technology Institute - Existing Conditions Summary (from 2012 Assessment)

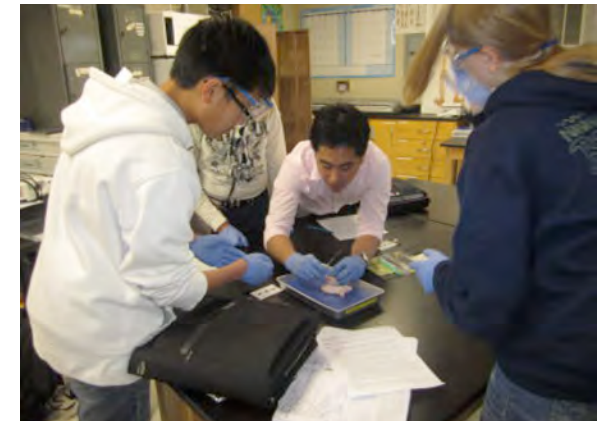
Facilities Assessment Needs

- Accessibility to some key areas is lacking.
- Portable buildings are congested with ramp system.
- Phone and public address systems are inadequate.



Educational Program Needs

- Replace aging portable classroom space with permanent buildings (general, computer lab, and science instruction) in the same approximate location.
- Move College of Alameda career center out of ASTI cluster to provide space for new buildings.
- Add a common room, adjacent to administration offices.
- Provide administrative offices with ability for privacy.
- Update technology infrastructure.



Unique Opportunities

- ASTI is located on the College of Alameda campus, with its facilities available for the high school use.








Alameda Science and Technology Institute - Master Plan Summary

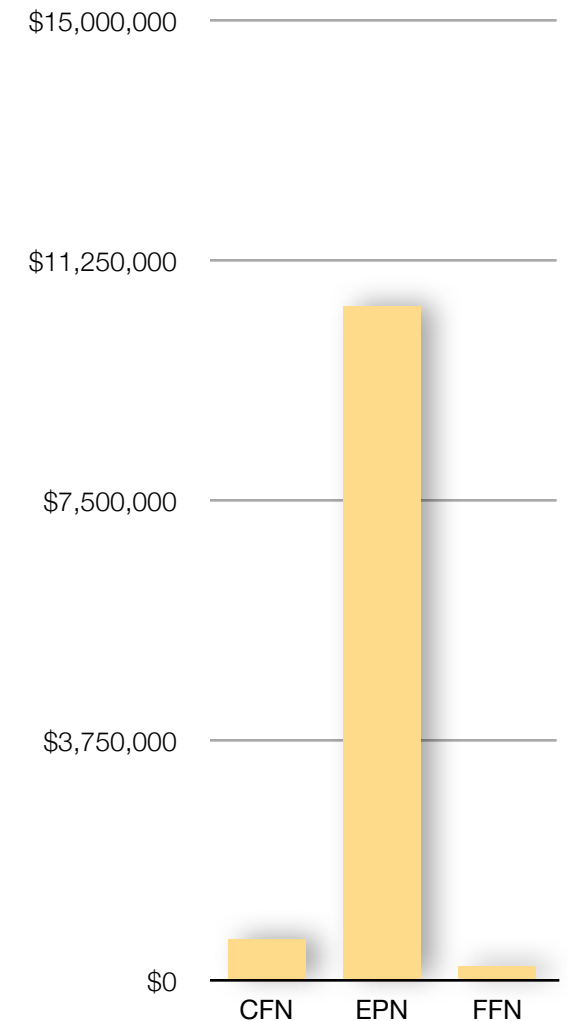
Master Plan Features

- New modular single story and two-story classroom buildings with elevator
- Distinct entry for ASTI
- Nine classrooms: seven general, one science, one media lab
- Administration and commons spaces
- New fencing along driveway to north
- Central courtyard with outdoor seating
- New toilet room building with student, staff and custodial spaces

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Reposition administration with visual connection to entrance and upgrade site lighting.
	Accessibility	Provide new accessible walkways and central courtyard, improve restroom accessibility, provide elevator at new two-story building and provide way-finding signage.
	Technology	Improved data, power and wireless coverage, updated audio visual and presentation capabilities and modernized media lab.
	Science, Technology, Engineering, Art, Mathematics	New science lab, new media center and flexible project space
	Facilities Infrastructure	Develop a central courtyard flanked by new classroom, collaboration, administrative and lab spaces with toilet rooms, custodial and storage functions.

Improvements by Category



Critical Facility Needs (CFN)	\$644,280
Educational Program Needs (EPN)	\$10,531,820
Future Facility Needs (FFN)	\$213,832

Alameda Science and Technology Institute - Committee Facilities Improvement

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)

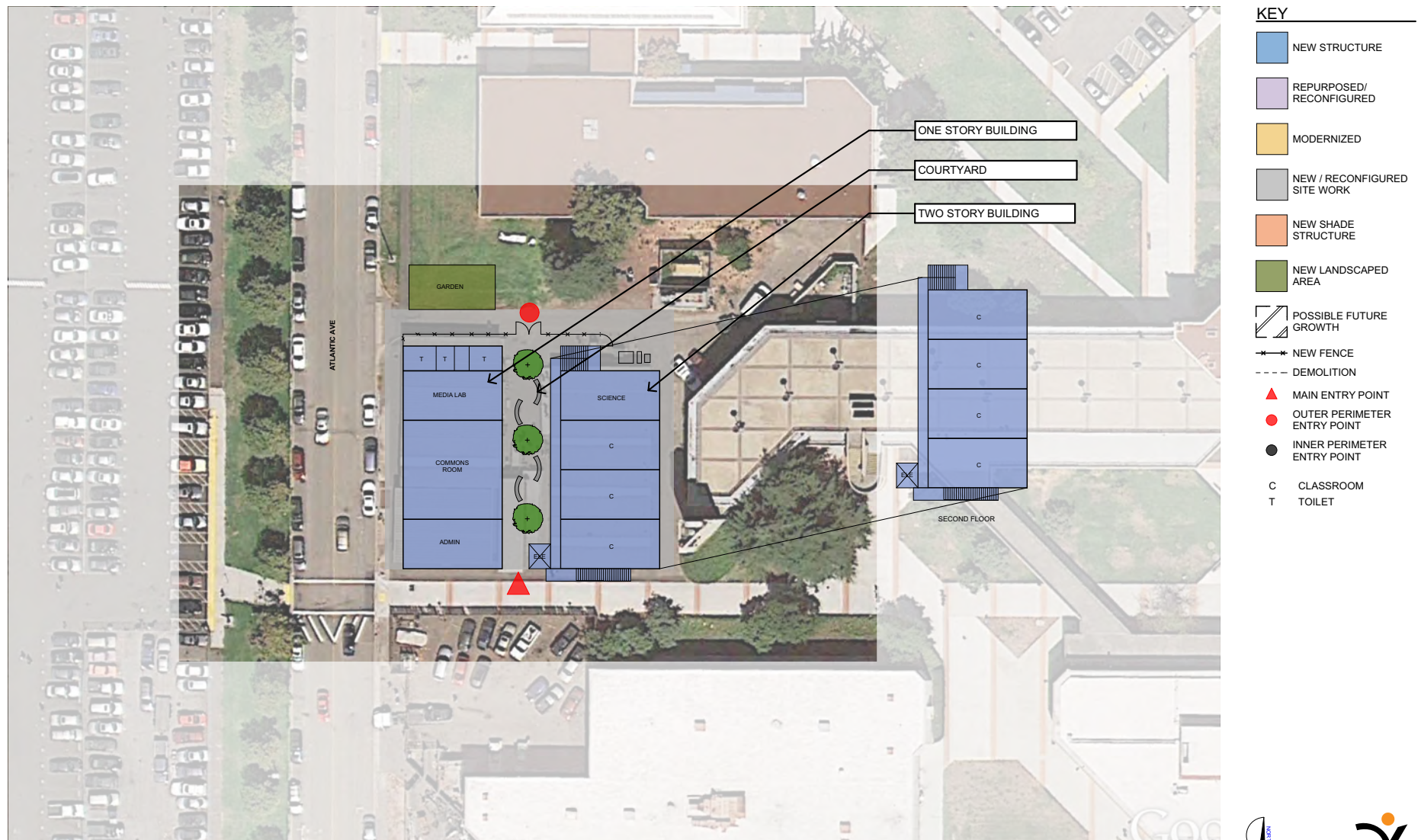
- Accessibility deficiencies throughout campus need to be brought up to current codes, including exterior path of travel, interior walkways, toilet rooms, drinking fountains, and way-finding signage.
- Phone and public address systems are inadequate.

Educational Program Needs (EPN)

- Replace aging portable classroom space with permanent buildings (general and science instruction) in the same approximate location.
- Move College of Alameda career center out of ASTI cluster to provide space for new buildings.
- Add a common room, adjacent to administrative offices.
- Provide administrative offices with capacity for privacy.
- Update technology infrastructure.

Future Facility Needs (FFN)

- Provide ASTI entry identity.
- Create exterior courtyard gathering/learning space.



ALAMEDA SCIENCE AND TECHNOLOGY INSTITUTE SITE PLAN

Alameda Science and Technology Institute - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FMP	Site requires accessible path of travel upgrades. From street parking, throughout ASTI portion of the campus, provide accessible paved paths of travel.	2800	SF	25.0	\$21,000	\$91,000
FFN	FMP	Site lacks a formal or permanent outdoor student space. Create an exterior courtyard gathering/learning space, including landscaping and seat walls.	2267	SF	58.0	\$39,446	\$170,932
FFN	FMP	Site lacks a distinct entry and clear identification. Provide ASTI entry with signage.	1	LS	33,000.0	\$9,900	\$42,900
Subtotal							\$304,832
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FMP	Site requires technology infrastructure for data, Wi-Fi, power distribution, etc. Provide new and adequate technology infrastructure for each building including power, data and wireless distribution, clock, bell, phone, public address, and audio-visual systems.	21280	SF	20.0	\$127,680	\$553,280
EPN	FMP	Entire campus is housed in aging portable classroom buildings. Replace aging buildings with one one-story permanent building, to include new general and science classrooms. Provide storage rooms, toilet rooms, media lab, commons, and administration spaces.	5160	SF	400.0	\$619,200	\$2,683,200
EPN	FMP	Entire campus is housed in aging portable buildings. Replace aging buildings with one two-story permanent buildings with new classrooms, storage, circulation, elevator, and stairs to upper level.	16120	SF	370.0	\$1,789,320	\$7,753,720
Subtotal							\$10,990,200

Alameda Science and Technology Institute - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CLASSROOMS							
EPN	FMP	College of Alameda (COA) career center is currently housed within the ASTI portable cluster. Move COA career center out of ASTI cluster to provide space for new buildings.	1	LS	13,000.0	\$3,900	\$16,900
Subtotal						\$16,900	
RESTROOMS							
EPN	FMP	Permanent toilet rooms are lacking and nonaccessible. No custodial space is provided. Provide new toilet rooms within new buildings for students and staff; provide dedicated custodial room with supply storage.	800	SF	75.0	\$18,000	\$78,000
Subtotal						\$78,000	
MULTI-PURPOSE BUILDING							
EPN	FMP	No common/gathering space. See above for new building to include space for common room.				\$0	\$0
Subtotal						\$0	
LIBRARY/MEDIA CENTER							
EPN	FMP	Currently housed in aging portable. See above for new building to include space for media center.				\$0	\$0
Subtotal						\$0	
TOTAL COSTS						\$11,389,932	



WCDC/Island High School
500 Pacific Avenue

School Data

Date School Opened:	1942, 1951
2013 - 2014 School Year Enrollment:	403
Standard Classrooms:	18
Modular Classrooms:	1
Portable Classrooms:	1
Classrooms Used for Other Programs:	10
Building Area:	33,480 sq. ft.
Site Area:	2.79 acres

WCDC/Island High School - Background Information

The original 1942 Longfellow buildings consist of three single story buildings at the east end of the site. The original administration and classroom wings are almost identical to the Edison Elementary School buildings and similarly constructed. The multi-purpose building was seismically retrofitted at an unknown date and serves as the cafeteria and gym.

The two-story buildings along the south edge of the site were constructed in 1951 and appear to have been seismically upgraded in 2001 when the elevator was added. Other modernization improvements included accessible barrier removal, restroom and fire alarm upgrades, play structure addition, and campus wide repainting. In 1991, the Building F modular was added as a library/media center, but currently serves as a district conference room. There is also a portable building on site that appears to be used as meeting and storage space.

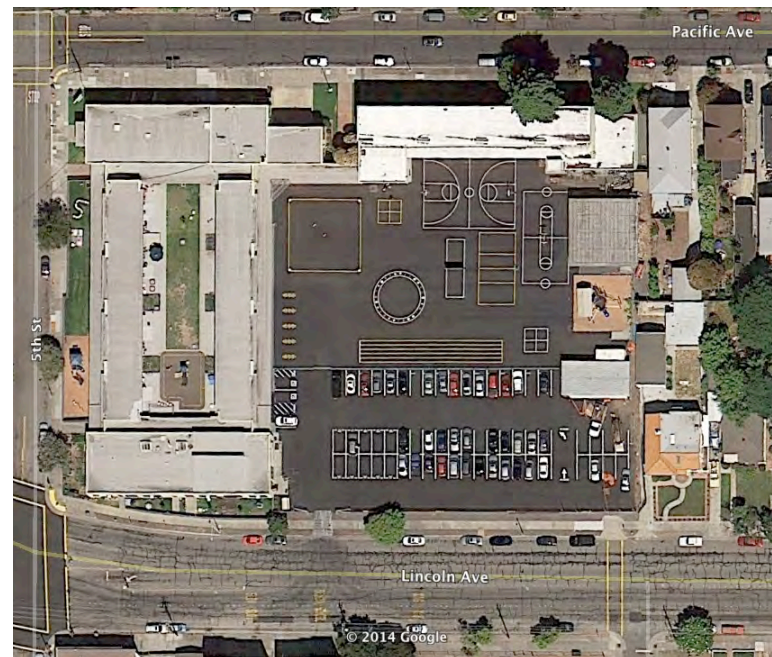
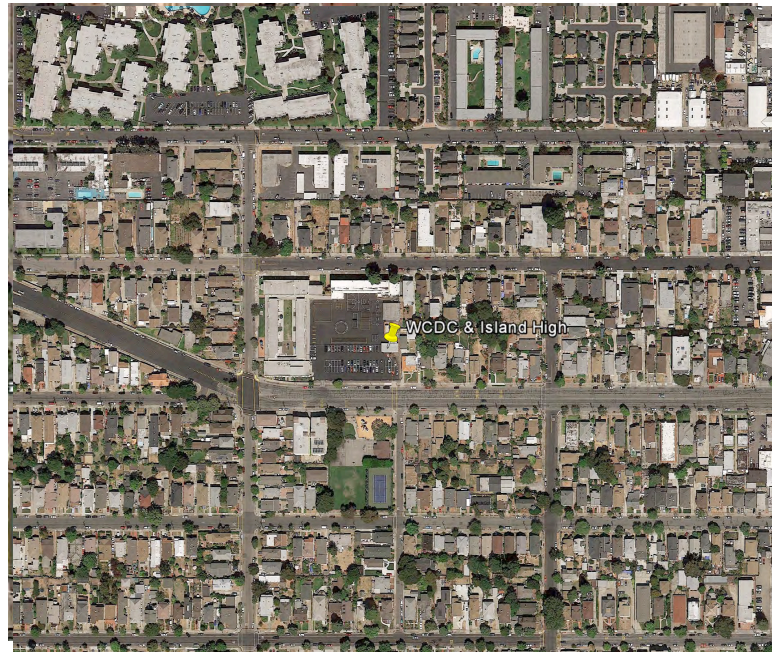
Currently this campus houses both the Woodstock Child Development Center(WCDC) and the Nea Community Learning Center, which is a district public charter school. Beginning in the fall of the 2014-15 Nea will be moving to another location and Island High School will be moving into the vacated spaces.

The WCDC has been a continuous District program since 1943, to serve special needs students ranging from 18-months to 11 years of age on a year round basis. It currently serves 210 children. Previous to its current location at Longfellow, WCDC was housed at 240 Singleton Ave. The facility on Singleton Avenue was specifically designed as a preschool facility.

Island High School

Island High School is currently housed at the Woodstock campus and serves 193 students. It was previously housed at the old Miller School at 250 Singleton Avenue.

Alameda Unified School District Facilities Master Plan



WCDC/Island High School - Existing Conditions Summary

Facilities Assessment Needs

- Playground and parking lot asphalt is seriously deteriorated and needs repair.
- Severe plaster cracking at multi-purpose room requires repair.
- Interconnected nature of fire area requires addition of fire sprinklers.
- Exterior windows, doors, and finishes have exceeded their service life.
- Interior floor and wall finishes have exceeded their service life.
- Mechanical and plumbing fixtures have exceeded their service life.

Educational Program Needs - WCDC

- Safety requirements dictate fenced play yards at all classrooms.
- Toilet rooms are needed at all classrooms.
- Adequately sized administration and meeting spaces are required.
- Provide a clear and secure point of entrance.
- Need adequate parking and drop off space.

Educational Program Needs - Island High School

- Need adequately sized administration and meeting spaces, centrally located with visibility of campus.
- Flexible lab spaces are required for vocational training.
- Need a Cal-SAFE classroom and adjacent outdoor play area.
- Need outdoor learning areas.
- Provide state of the art security system.

Unique Opportunities

- Diverse programs at shared campus
- Vocational training at Island High School
- Partnership with local trade unions at Island High School






Alameda Unified School District Facilities Master Plan



WCDC/Island High School - Master Plan Summary

Master Plan Features

- Clear division of the site is between the two entities required for logistics and security.
- Specific sized outdoor play area per WCDC classroom are required per state licensing.
- Island High School has a Cal-SAFE room and outdoor play area requirement and it should be housed adjacent to the WCDC spaces.
- There are acoustic separation issues due to the nap time schedule of WCDC and the outdoor eating and learning schedules of Island High School.
- Island High School administration needs to be centrally located with good visual contact to all of campus.
- Separate parking areas are required.
- Additional classroom space is required for Island High School.

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter fencing, provide inner fencing at WCDC, improve site lighting, provide dedicated and clearly marked primary entrances for each school, reposition administration with physical and visual connection to primary site entrance and improve parking and vehicular circulation.
	Accessibility	Improve site accessible paths of travel and building entrances.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities for Island High School.
	Science, Technology, Engineering, Art, Mathematics	Provide vocational technology classrooms, a science classroom and an art classroom.
	Facilities Infrastructure	Provide new administration and classroom building for Island High School, expand WCDC administration space to provide meeting and conference rooms, add toilet rooms to each WCDC classroom.

Improvements by Category



Critical Facility Needs (CFN)	\$11,301,959
Educational Program Needs (EPN)	\$10,074,242
Future Facility Needs (FFN)	\$1,602,055

WCDC/Island High School - Committee Facilities Improvement Categories

Attendees of 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)

- Playground and parking lot asphalt is seriously deteriorated.
- Severe plaster cracking at multi-purpose room
- Interconnected nature of fire area requires the addition of fire sprinklers.
- Exterior windows, doors, and finishes have exceeded their service life.
- Interior floor and wall finishes have exceeded their service life
- Mechanical and plumbing fixtures have exceeded their service life.
- Security and safety measures (security cameras, key cards)

Educational Program Needs (EPN) - WCDC

- Fenced play yards at classrooms are necessary.
- Toilet rooms at classrooms are necessary.
- Maintain number and size of playground spaces.
- Need adequately sized administration and meeting spaces.
- Clear and secure point of entrance
- Teacher workroom is needed.
- Nurses station is needed.
- Adequate parking and drop off is required.

Educational Program Needs (EPN) - Island HS

- Adequately sized administration and meeting spaces, centrally located with plenty of visibility
- Flex lab spaces for vocational training

- Science and art classrooms
- Cal-SAFE classroom and outdoor play area is required.
- Outdoor learning areas are needed.
- State of the art security systems are necessary.
- Adequate parking
- Need the required program classroom spaces.

Future Facility Needs (FFN) - WCDC

- Additional storage space
- Water in playgrounds for wash sinks, to hose off messes, etc.
- Additional special education classroom

Future Facility Needs (FFN) - Island High School

- Vocational training center
- On-site health clinic
- Kiln room for the art class

WCDC/Island 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							
CFN	FA	Parallel ADA stall on Fifth Street has excessive cross slope, out of date signage, and lacks required unloading zone flush with pavement. Remove approximately 26 feet of curb and gutter, and 5 feet width of sidewalk. Install new 5 foot paved unloading zone flush with pavement, and new 6 inch curb, with pedestrian ramp at north end per Caltrans standard. Update signage to current standards. Remove existing curb ramp at north end of ADA stall and replace with standard curb, gutter, and walk.	130	SF	23.8	\$927	\$4,015
CFN	FA	Designated ADA student drop-off zone lacks unloading zone flush with pavement, has out of date signage, noncompliant pedestrian ramp, and excessive cross slope (public street). Remove approximately 26 feet of curb and gutter, and 5 feet width of sidewalk. Install a new 5 foot paved unloading zone flush with pavement, and new 6 inch curb, with pedestrian ramp at south end per Caltrans standard. Update signage to current standards. No practical fix for excessive cross slope in public street.	260	SF	23.8	\$1,853	\$8,031
CFN	FA	Existing ramp to classroom level slopes at 6.8% and has no railings. Add railings to existing ramp.	100	LF	34.6	\$1,037	\$4,493
CFN	FA	Existing walkways fronting classroom doors have 2.7% cross slope. At classroom doors, noncompliant 4% cross slope landings have been provided. Remove sidewalks and landings and reconstruct with 2% maximum cross slope starting at door thresholds. In some locations, it may be possible to address this issue with a leveling compound in lieu of removal and replacement.	3,360	SF	15.1	\$15,241	\$66,044

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing ramp slopes at 9.4% which is in excess of code tolerances. Remove and replace ramp and handrails to reduce ramp slope to 8.3% maximum. There appears to be space to lengthen ramp towards building to reduce its slope.	400	SF	23.8	\$2,851	\$12,355
CFN	FA	Landing at doors has 4.3% cross slope. Remove landing and stairs. Replace with landing at 2% maximum and new stairs with equal riser height. Replace stair railings.	400	SF	27.0	\$3,240	\$14,040
CFN	FA	Ramp slope at exit is a consistent 17% from threshold of doors to back of public sidewalk. Remove existing ramp and railings. Construct new 5 foot level landing at exit doors, and new ramp at 1code compliant slope with railings, to the west along the face of the building. Construct level landing at bottom of ramp to connect to existing public sidewalk.	144	SF	23.8	\$1,026	\$4,448
CFN	FA	This below street level area is reported to flood during heavy rain events, resulting in water entering the boiler room on the lower level of the school. Clean and video inspect the storm drain, replace any line deficiencies. Convert existing sump to a storm drain pumping station with a force main connection to the gravity main.	56,053	SF	1.1	\$18,161	\$78,698
CFN	FA	Chain link fence: east (18 feet) and south (6 feet) property line fencing is very rusted and unsafe. Replace chain link fencing to match existing heights.	2,600	SF	7.6	\$5,897	\$25,553

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Below grade waste piping has failed beyond repair, throughout entire site. Replace all sewer below grade, campus wide.	33690	SF	4.3	\$43,662	\$189,203
CFN	FA	Inadequate exterior lighting provided and the walkways are dark as noted by staff. Add 16 foot pole fixtures for parking and play yard areas.	10	EA	17,280.0	\$51,840	\$224,640
CFN	FA	Inadequate exterior parking lot lighting. Add exterior walkway fixtures and replace existing.	65	EA	810.0	\$15,795	\$68,445
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	40	EA	405.0	\$4,860	\$21,060
CFN	FMP	Island High School and WCDC require their own parking lots. Existing parking lot paving is failing. Provide two brand new parking lots, one for Island High School and one for WCDC. Each to include proper entrance signage, striping, handicapped parking stall striping, and signage.	27806	SF	25.0	\$208,544	\$903,692
CFN	FMP	WCDC requires 3 foot tall open (chain link) fenced play yards outside each of the eight classrooms with gates. Provide and install 3 foot tall open (chain link) fenced play yards outside each of the eight classrooms with gates.	12435	SF	27.0	\$100,722	\$436,464

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	WCDC and Island High School require clear and secure visitor entry points. Provide new concrete flatwork and fencing at each administration space.	5460	SF	25.0	\$40,950	\$177,450
EPN	FMP	Island High School requires a ball court area. Provide paving striping and backstops for two basketball courts.	7200	SF	17.0	\$36,720	\$159,120
EPN	FMP	Island High School requires outdoor learning and eating areas, and a sense of a quad for students. Provide new concrete seat walls, concrete flat work, and a shade structure.	10906	SF	49.0	\$160,323	\$694,733
EPN	FMP	There needs to be a clear separation barrier between Island High School and WCDC. Provide new 6 foot tall chain link fencing with privacy slats between the portion of the campus that is allotted to Island High School and that allotted to WCDC.	542	LF	51.0	\$8,293	\$35,935
EPN	FMP	WCDC requires dedicated play yards for each of the eight classrooms. Convert existing parking/blacktop area into play areas including rubberized ground surfaces and play equipment.	5100	SF	6.8	\$10,328	\$44,753
EPN	FMP	WCDC requires shade at existing play areas between classroom wings. Install shade structures at each play yard between classroom wings.	4	EA	57,000.0	\$68,400	\$296,400

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
Subtotal							\$3,490,631
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior doors have deteriorated and are at the end of its service life. Replace all exterior doors with metal jamb and FRP doors with new hardware and high security keying.	28	EA	4,752.0	\$39,917	\$172,973
CFN	FA	Exterior windows with Plexiglas are beyond service life. Replace all windows with aluminum frame and dual pane glass.	2,900	SF	62.0	\$53,940	\$233,740
CFN	FA	Exterior painted finish is deteriorated. Reseal and repaint all exterior walls, trims, fascia, etc.	35,182	SF	2.2	\$22,798	\$98,791
CFN	FA	Campus energy management system does not exist. Add campus wide DDC control and create district standard for energy control systems.	22,946	SF	2.2	\$14,869	\$64,432
CFN	FA	Several restrooms are not furnished with strobe devices. Staff reports that this campus only has heat detectors. Add strobes and smoke detectors in upgrade.	8	EA	405.0	\$972	\$4,212
CFN	FA	Add data distribution equipment, including fiber-optic panels, patch panels, switches and wireless data transmitters to accommodate new data outlets noted above. Add data distribution equipment to activate all data outlets.	22,946	SF	3.2	\$22,028	\$95,455

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Light fixtures are obsolete with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballast fixtures.	22,946	SF	18.0	\$123,908	\$536,936
CFN	FA	Exterior surface cracking observed in several locations at multi-story building. If this structure is to be renovated, further investigation of soil and structure should be done to limit future cracking. Additional analysis required. Allowance is for analysis and crack repair only.	14,400	SF	11.9	\$51,322	\$222,394
FFN	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. Add fire sprinklers to existing buildings to reduce required fire flow.	22,946	SF	21.6	\$148,690	\$644,324
Subtotal							\$2,073,257
CLASSROOMS							
CFN	FA	Existing two-story classroom buildings along south property line: BUR roof is at the end of its service life Replace roofs and corridors with new 30-year BUR with cool roof coating.	7,154	SF	17.3	\$37,022	\$160,428
CFN	FA	Two-story wing: handrails at stairs are noncompliant. Extend steel pipe handrail.	1	LS	6,480.0	\$1,944	\$8,424
CFN	FA	Two-story wing: plywood clad one-story wood frame addition is deteriorated. Reclad in cement board/trim.	1,600	SF	13.0	\$6,221	\$26,957

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing classrooms interior finishes are at the end of its service life. Electrical power and data distribution is lacking, accessibility issues exist, and lighting is not up to code. Modernize the classrooms campus wide with new finishes, fixtures, power, data infrastructure and distribution, audio visual, new HVAC as required by facility assessment and code compliant, plumbing fixtures, and new lighting.	19846	SF	210.0	\$1,250,298	\$5,417,958
EPN	FMP	Island High School requires a daycare classroom and play yard for the Cal-SAFE program. Provide a new classroom building with outdoor play area including rubber ground cover and play equipment with 4 foot tall fence around play yard.	1092	SF	390.0	\$127,764	\$553,644
EPN	FMP	Island High School requires six additional classrooms. Provide six new classrooms in new building. See below for new administration building which includes these classrooms.	7200	SF	370.0	\$799,200	\$3,463,200
EPN	FMP	Island High School requires flexible shop/lab type spaces for vocational training. Reconfigure the split level east wing of the multi-purpose building into a single story, at-grade facility to house two large, flexible, industrial arts type spaces.	2824	SF	240.0	\$203,328	\$881,088
Subtotal							\$10,511,699

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Two-story classroom building (formerly Nea): toilet room fixtures are vintage with original equipment and are not ADA-compliant. Replace all plumbing fixtures, including, urinals (0.125 GPF), water closets (1.28 GPF), and lavatories (0.5 GPM) to bring into current code compliance and reduce water consumption.	820	SF	102.6	\$25,240	\$109,372
EPN	FMP	WCDC requires single occupancy toilet rooms to be added to each of the eight classrooms. WCDC requires single occupancy toilet rooms to be added to each of the eight classrooms. Plumbing fixtures to be preschool size and heights.	800	SF	425.0	\$102,000	\$442,000
FFN	FA	Most toilet rooms and drinking fountains have been upgraded to meet ADA requirements, although, they are showing signs of wear. Replace all fixtures.	38	EA	3,672.0	\$41,861	\$181,397
Subtotal						\$732,768	
MULTI-PURPOSE BUILDING							
CFN	FA	Administration and multi-purpose room building: stucco cracking; moisture penetration; assume extensive framing dry-rot. Replace wall/plate framing (assume 20%); redesign exterior and apply metal cladding and new stucco.	1,600	SF	21.6	\$10,368	\$44,928

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing multi-purpose room building interior finishes are at the end of its service life. Electrical power and data distribution is lacking, accessibility issues exist, and lighting is not up to code. Modernize the multi-purpose room building (new finishes, fixtures, power data infrastructure and distribution, audio visual, and new HVAC as required by facility assessment, and new lighting).	3100	SF	265.0	\$246,450	\$1,067,950
CFN	FA	Existing multi-purpose room kitchen interior finishes are at the end of its service life. Electrical power and data distribution is lacking, accessibility issues exist, and lighting is not up to code. Reconfigure and modernize the multi-purpose room kitchen (new finishes, fixtures, power data infrastructure and distribution, plumbing fixtures, new HVAC as required by facility assessment, and new lighting).	1	LS	165,000.0	\$49,500	\$214,500
CFN	FA	Pump at two-story classroom building is failing. Replace pump and back check assembly.	1	LS	19,440.0	\$5,832	\$25,272
Subtotal							\$1,352,650
ADMINISTRATION							
CFN	FA	Building A at WCDC administration wing: boy's and girls' toilets - light well plaster damage; floor deterioration Replace skylight unit, repair wall damage, and repaint. Replace floor paint with epoxy flooring.	600	SF	59.4	\$10,692	\$46,332

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	WCDC administration space is too small without necessary meeting and office space. Reconfigure the administration wing entirely, creating a properly located reception space, administration, student support offices, conference rooms, toilet rooms, and a small warming kitchen. Maintain two classroom spaces with toilet rooms, reconfigured and modernized.	6240	SF	260.0	\$486,720	\$2,109,120
EPN	FMP	Island High School requires an adequately sized and properly located administration space. Provide a new building which includes properly located reception space, administration, student support offices, conference rooms, and toilet rooms. The new building will be two-stories and include six classroom spaces, including, a science and an art classroom.	2400	SF	390.0	\$280,800	\$1,216,800
Subtotal							\$3,372,252
OTHER FACILITIES							
CFN	FA	Boiler, (Raypack) and related equipment are in fair-good condition but are inefficient. Piping is not insulated and there is no expansion tank. Systems are a combination of steam and hot water. District has requested all boilers, pumps, piping, and related equipment be replaced with ductless split heat pumps. One system per room.	35,182	SF	8.6	\$91,192	\$395,164
CFN	FA	Two-story classroom building: steam boiler (Parker) is working but is old and inefficient. Piping is showing signs of leaking, no hartford loop, but low pressure, i.e., 5psi. Remove steam system completely, replace high efficiency roof mounted air conditioning units and controls throughout building.	1	LS	189,000.0	\$56,700	\$245,700

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Main panel switchboards: existing equipment is obsolete. Replace both main panels, switch gear, and sub-panels. Allow 20% for feeder replacement, replace existing 400amp, 120/208volt main switchboard with new 600amp, 120/208volt utility service, and main switchboard.	1	EA	17,280.0	\$5,184	\$22,464
CFN	FA	Main panel/switchboards: existing equipment is obsolete. Replace existing panel boards with new panel boards (42pole, 100amp, 120/208volt, 3phase, with transient voltage surge suppression) and new feeders from switchboard.	4	EA	5,076.0	\$6,091	\$26,395
FFN	FA	Rauland panel is not preferred manufacturer. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	19,440.0	\$5,832	\$25,272
FFN	FA	Rauland panel is not preferred manufacturer. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	19,440.0	\$5,832	\$25,272
FFN	FA	Rauland telephone system is faulty and is not preferred manufacturer. Replace Rauland system with district standard VOIP. One for WCDC and one for Island High School.	1	EA	59,400.0	\$17,820	\$77,220

WCDC/Island High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Rauland system has not been functioning properly and the clock/speaker are not working. Replace Rauland system with district standard VOIP. One for WCDC and one for Island High School.	35,182	SF	1.1	\$11,610	\$50,310
FFN	FMP	Island High School requires a health clinic with full health services located near their administration wing. Provide a facility, roughly the size of a classroom, for this purpose. Allot one of the possible future growth area shown on plan.	1,200	SF	370.0	\$133,200	\$577,200
Subtotal							\$1,444,998
TOTAL COSTS							\$22,978,256



Lincoln Middle School
1250 Fernside Boulevard

School Data

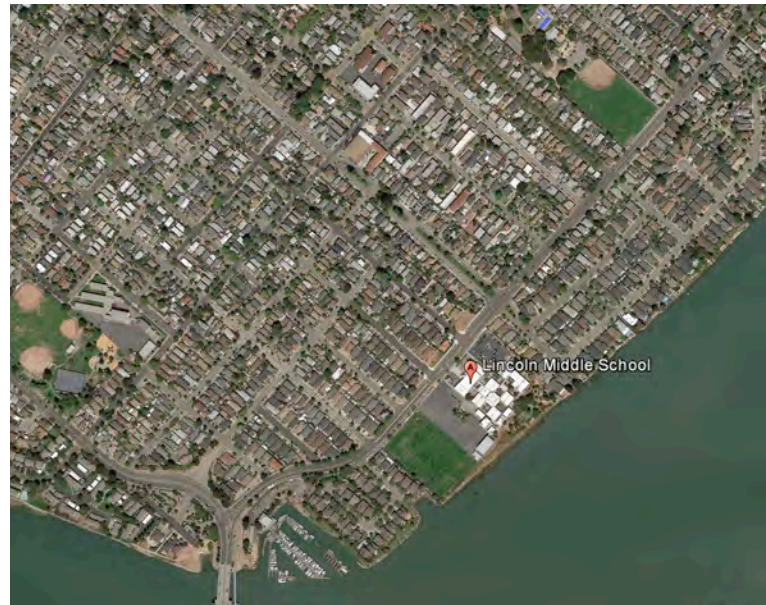
Date School Opened:	1977
2013 - 2014 School Year Enrollment:	956
Standard Classrooms:	30
Modular Classrooms:	8
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	55,320 sq. ft.
Site Area:	10.22 acres

Lincoln Middle School - Background Information

Lincoln Middle School is located at the southeast end of Alameda's main island, just a few blocks away from the bridge connecting Bay Farm Island to Alameda. Located directly on San Leandro Bay with views to Oakland. Lincoln Middle School's ten acre campus includes a large outdoor learning center with gardens to the northeast and shared soccer fields to the south.

Lincoln Middle School was constructed from 1975 to 1977, mostly as one-story masonry block walls, with steel trussed roof framing, sheet metal parapet facade wall, and membrane roofing. In 1987, a portion of the eastern classroom wing was destroyed in a fire, and subsequently rebuilt. With burgeoning enrollment, a further expansion in 1991 added two two-story concrete block and steel framed classroom buildings, two one-story classrooms, and an administration building. In 2005, Measure C funds provided seismic upgrades to the administration/media center building, accessible upgrades to restrooms, a playground, roof membrane replacement, boiler replacement, electrical, lighting, telecom, clock, fire alarm, and security upgrades. A two-story classroom modular and a one-story toilet modular on concrete foundations were also added in 2005.

This campus currently serves approximately 956 6th through 8th grade students in 38 classrooms, a multi-purpose room, library/media center, a large asphalt playground with outdoor amphitheater, adjacent soccer fields, and an outdoor learning garden.



Lincoln Middle School - Existing Conditions Summary

Facilities Assessment Needs

- Accessibility upgrades, caused by extensive asphalt deterioration
- Membrane roofing at end of service life
- Walkway surface accessibility in courtyards
- Corridor lockers at end of service life
- Exterior windows, doors, and finishes near end of service life
- Interior finishes and acoustic tile at end of service life
- Classroom and multi-purpose room flooring at end of service life
- Inadequate storage for media center/library
- Mechanical and plumbing fixtures at end of service life
- Storm drain issues

Educational Program Needs

- School entry, office identity, and campus directional signage
- Projection technology at all classrooms
- Switch location of large computer lab at shop wing with science classroom
- Multi-media/library remodel - locate media area at existing textbook storage
- Improve lunch service layout and efficiency at multi-purpose room; provide for onsite cooking
- Upgrade exterior lighting

Unique Opportunities

- Lincoln Middle School features waterfront access on San Leandro Bay, a large outdoor garden area, and direct bicycle access to Bay Farm Island.








Lincoln Middle School - Master Plan Summary

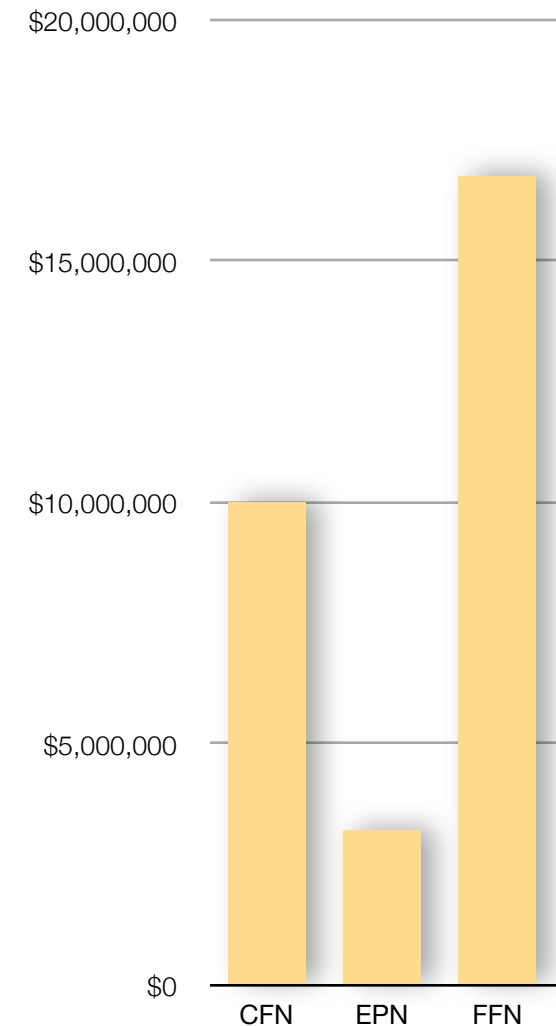
Master Plan Features

- Street and parking lot traffic improvements
- Entrance and administration upgrades
- Science lab classroom relocation to technical wing
- Media center/library remodel
- Modernized classrooms
- Music classroom expansion and remodel
- Playground improvements
- Completed covered walk system to all buildings
- Sun shading at amphitheater
- Developed outdoor spaces at art and shop classrooms
- New two-story classroom wing
- New gymnasium with locker rooms
- Remodeled multi-purpose room and repurposed locker room space

Proposed Improvements by Theme

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Improve traffic routing and drop-off, upgrade site lighting, define administration with physical and visual connection to entrance and provide safety door hardware throughout campus.
	Accessibility	Renew damaged and heaved paving and striping at walkways and play yard, improve restroom, adjust exterior path of travel slopes, drop-off, parking and doors and provide way-finding signage.
	Technology	Improved data, power and wireless coverage, updated audio visual and presentation capabilities and expanded media lab.
	Science, Technology, Engineering, Art, Mathematics	New appropriately-sized science lab to replace undersized space, outdoor art space.
	Facilities Infrastructure	Provide new classrooms and gymnasium, modernized multi-purpose room and music classroom, replace mechanical systems, provide a campus energy-management system.

Improvements by Category



Critical Facility Needs (CFN)	\$9,995,082
Educational Program Needs (EPN)	\$3,198,260
Future Facility Needs (FFN)	\$16,760,671
	LMS4

Lincoln Middle 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)

- ADA accessibility issues
- Flooding in lower play area
- Site security/fencing, single point of access needed during the day
- Boiler old, radiators now in use, kids get burned
- No ventilation at restrooms
- Site lighting improvements
- Window from office to corridor for supervision

Educational Program Needs (EPN)

- Acoustical improvements are needed between upstairs, downstairs, and between classrooms.
- All interior finishes need repair/replacement including flooring (keep wood flooring) and base.
- Multi-purpose room: too small, drop down screen and projector needed
- Small group instruction spaces lacking. Many classrooms are too small to accommodate small groups.
- Rooms 1 and 10 are too small to support classroom uses.
- Windows, doors, and frames are damaged.
- Need library
- Planters in front are target for vandals, bark mulch is not wanted: remove both mulch and planters.
- Drinking fountains needed in multi-purpose room and classrooms 8 and 9.
- Bigger sink needed at staff area.

- Hand dryers have inadequate airflow to function efficiently.

Future Facility Needs (FFN)

- Keep historic feel and materials
- Staff collaboration areas needed
- Possible outdoor learning space in courtyard area
- Grass areas at exterior
- Parent resource center
- Hot water in all classrooms
- Media center for classrooms, mounted projectors and screens
- Natural lighting and ventilation
- Science, technology, electronics, art and mathematics (STEAM) program lab space, sinks, work tables, flex space
- Upgrade asphalt paved areas, play structure not adequate
- Broken up sidewalks, oak tree acorns, and debris create hazards.

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	Accessible parking stall: longitudinal slope in ADA stall area ranges from 2-4%. Signage is incomplete/out of date. Edge grind at perimeter of ADA stalls/unloading zones, and construct variable thickness overlay to reduce slope to 2% maximum. Taper overlay into adjoining drive aisle. Update/add to signage to current standards and restripe.	2,000	SF	6.5	\$3,888	\$16,848
CFN	FA	Accessible drop-off zone: cross slope of pavement in ADA student drop off is 2.3%, and signage is missing. Edge grind at perimeter of unloading zone, and install variable depth asphalt overlay to flatten slope to 2% maximum. Taper overlay into adjoining drive aisle. Add signage to current standards.	400	SF	7.6	\$907	\$3,931
CFN	FA	Parking lot ADA entry signage is incomplete. Replace sign to current standards.	1	EA	540.0	\$162	\$702
CFN	FA	Walk slopes from public sidewalk to far side of access aisle has 6.6% cross slope, and next section up to building has 17.6% slope. Designate accessible path of travel.	1	LS	756.0	\$227	\$983
CFN	FA	No ADA seating areas in amphitheater; no railing on edge of stage with approximately 4-foot drop-off Modify perimeter seating area to incorporate ADA seating locations. Lower height of stage to 30 inches maximum drop, or fill in lower area of amphitheater to reduce stage drop to 30 inches.	1	LS	12,960.0	\$3,888	\$16,848

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Hydrant coverage deficient on west side of campus Add private fire hydrant service from public main on Fernside Avenue to serve the west side of the campus.	1	LS	81,000.0	\$24,300	\$105,300
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.	49,204	SF	13.0	\$191,305	\$828,989
CFN	FA	Storm drain between courtyard and bay outfall reported to drain unreliably Clean and video inspect line. If areas of root intrusion are found, remove them. If pipe is in generally poor condition with open joints, leaks, etc., consider slip lining storm drain to restore reliable function.	1	LS	28,080.0	\$8,424	\$36,504
CFN	FA	Most drop inlet grates in pedestrian areas have non-compliant grates. Replace noncompliant grates with 1/2" maximum opening, bolt-down grates. Allow for 14 grates.	14	EA	324.0	\$1,361	\$5,897
CFN	FA	8-inch site drain line running between media center and wing C is clogged with tree roots. Replace 8-inch site drain line at this location and at site drain line in multi-use courtyard	160	LF	113.4	\$5,443	\$23,587
CFN	FA	Courtyard paving has numerous trip hazards. Replace pavers with concrete walkways.	600	SF	21.6	\$3,888	\$16,848

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Playground and parking lot have excessive asphalt cracking and numerous trip hazards. Grind existing asphalt, regrade, and repave.	51,000	SF	6.5	\$99,144	\$429,624
CFN	FA	Bicycle cage is too small to accommodate need. Double size of chain link bike cage and add lighting.	200	SF	32.4	\$1,944	\$8,424
CFN	FA	Play yard: volleyball inserts are trip hazard and rusted out, poles are beyond service life Replace insert sleeves with brass or stainless steel, and provide new poles.	6	SET S	540.0	\$972	\$4,212
CFN	FA	Many corridor lockers are corroded and broken. Replace with new District-standard Pemko lockers.	1,100	EA	459.0	\$151,470	\$656,370
CFN	FA	Inadequate exterior lighting provided, walkways dark as noted by staff Add exterior walkway fixtures and building wall fixtures to illuminate play yard and amphitheater areas.	40	EA	756.0	\$9,072	\$39,312
EPN	FA	Perimeter fencing is not contiguous. Add additional perimeter fencing at gaps.	400	LF	95.0	\$11,400	\$49,400
FFN	FA	Inadequate exterior shade protection for outdoor eating Install tensile membrane shade structure for outdoor eating adjacent to cafeteria.	1	LS	95,000.0	\$28,500	\$123,500

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Inadequate exterior shade protection for outdoor amphitheater Install tensile membrane shade structures at perimeter of amphitheater.	1	LS	105,000.0	\$31,500	\$136,500
FFN	FA/FMP	No trash enclosure Install chain link fencing screen around existing bin area to create three-bin enclosure.	1	LS	16,200.0	\$4,860	\$21,060
FFN	FA	Parking and pedestrian safety are a concern at campus parking lot and entries Reconfigure parking for better traffic flow and pedestrian safety; add parking stalls	30,667	SF	28.0	\$257,605	\$1,116,289
Subtotal							\$3,641,128
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Built-up roofing at end of service life; roof drains missing strainers and most are clogged Replace all roofing, dome strainers, caps, and flashings; clean out all roof drain lines.	65,230	SF	17.3	\$337,565	\$1,462,783
CFN	FA	Exterior windows are beyond service life, with some glazed in plexiglass. Replace all windows with aluminum frames and dual pane glass.	4,200	SF	47.5	\$59,875	\$259,459

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior doors are deteriorated, end of service life Replace all exterior doors with metal jamb and FRP doors with new hardware and high security keying	54	EA	4,752.0	\$76,982	\$333,590
CFN	FA	Exterior painted finish is deteriorated Reseal and repaint all exterior walls, trims fascia, etc.	49,204	SF	2.2	\$31,884	\$138,165
CFN	FA	Deteriorated painted walls, trims and miscellaneous finish Repaint all interior walls, trims, doors, and other painted items	49,204	SF	1.6	\$23,913	\$103,624
CFN	FA	All flooring at end of service life Replace all flooring with resilient flooring, and walk-off entry carpet mat at classrooms	49,204	SF	6.0	\$88,567	\$383,791
CFN	FA	Campus energy management system does not exist- (need to confirm) Add campus wide control and create district standard for energy control systems	49,204	SF	2.6	\$39,058	\$169,252
CFN	FA	Boiler plant was replaced in 2005 and is in good condition, however exposed piping is not insulated District has requested the removal of centralized boiler plants throughout and replacement with rooftop packaged air conditioning units and controls	1	LS	81,000.0	\$24,300	\$105,300

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Overall, the mechanical systems are in fair-good condition, however district has requested the removal of boiler systems. Replace air handlers, unit ventilators, etc., throughout with rooftop packaged air conditioning units and controls	49,204	SF	1.1	\$15,942	\$69,082
CFN	FA	Duct diffusers are missing grilles Clean duct system and replace diffusers	49,204	SF	0.3	\$4,783	\$20,725
CFN	FA	Water heaters at end of service life Replace with high efficiency gas hot water heaters	6	EA	4,320.0	\$7,776	\$33,696
CFN	FA	Some exterior emergency dual head fixtures provided for emergency egress in exterior locker areas and stairways Add exterior battery pack fixtures for minimum code coverage	25	EA	405.0	\$3,038	\$13,163
CFN	FA	Notifier panel is not preferred manufacturer Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	16,200.0	\$4,860	\$21,060
CFN	FA	Telephone/data Rauland panel is not preferred manufacturer Replace Rauland system with District standard VOIP phone system.	1	EA	41,040.0	\$12,312	\$53,352

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	In some areas, i.e., media center, classrooms, offices, plastic floor thresholds or rugs used to cover data cables to tables and work stations. Add data outlets to eliminate use of thresholds	50	EA	459.0	\$6,885	\$29,835
CFN	FA	Surface raceway in several locations has broken pieces Replace broken raceway	200	LF	561.6	\$33,696	\$146,016
CFN	FA	Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets noted above Add data distribution equipment to activate all data outlets	10	EA	1,620.0	\$4,860	\$21,060
CFN	FA	Bell/clock/speaker Rauland panel is not preferred manufacturer Replace Rauland system with District standard VOIP phone system	1	LS	10,260.0	\$3,078	\$13,338
CFN	FA	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts Replace with energy efficient T5 lamps and electronic ballasts	49,204	SF	2.2	\$31,884	\$138,165
CFN	FA	Fixtures observed with broken or missing lenses Replace lenses	25	EA	81.0	\$608	\$2,633

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls Replace toggle switches with ultrasonic/infrared room occupancy sensors	49,204	SF	0.4	\$5,580	\$24,179
CFN	FA	Fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup Replace exit signs	15	EA	540.0	\$2,430	\$10,530
CFN	FA	Inadequate number of emergency egress fixtures were observed, according to staff inverter provides emergency backup power for egress lighting Add dual head battery packs at egress paths	25	EA	459.0	\$3,443	\$14,918
CFN	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; all classrooms to receive six new power/data outlets = 576	108	EA	459.0	\$14,872	\$64,444
CFN	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	200	LF	21.6	\$1,296	\$5,616

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate power distribution for receptacles for data system as noted above For added receptacles noted above, install new panel board (42 pole, 100 amp, 120/208 volt, 3 phase, with Transient Voltage Surge Suppression) and new feeder from switchboard	4	EA	5,076.0	\$6,091	\$26,395
CFN	FA	Campus will add more classrooms in future Upgrade main service for increased load; and add site lighting, data/phone/fire alarm and security. Replace existing 1200 amp, 277/480 volt main switchboard with new 1600 amp, 277/480 volt utility service and main switchboard, including five transformers (112.5 kva, 480 volt primary ~208 volt secondary)	1	LS	32,940.0	\$9,882	\$42,822
CFN	FA/FMP	Electrical infrastructure (Power, data, Wi-Fi, AV and lighting) requires upgrades campus wide Improve power, data, wifi distribution (additional outlets etc.), AV and lighting within, typical campus wide	49204	SF	40.0	\$590,448	\$2,558,608
Subtotal							\$6,265,599
CLASSROOMS							
CFN	FA	Music room: delaminating ceiling tiles Replace ceiling tiles	1,200	SF	6.8	\$2,430	\$10,530

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Classrooms 713, 712 Sinks: nonaccessible Replace cabinetry and sinks	48	LF	630.0	\$9,072	\$39,312
EPN	FMP	Computer lab is larger then necessary, and a science classroom is smaller than it should be Reconfigure existing computer lab to become a science lab, with new cabinetry, countertops, utilities, etc.	1200	SF	220.0	\$79,200	\$343,200
EPN	FMP	Computer lab is larger then necessary, and a science classroom is smaller than it should be Reconfigure existing science lab to become a computer lab, with flexible workstations, utilities, Wi-Fi, etc.	960	SF	220.0	\$63,360	\$274,560
FFN	FMP	Music classroom is small and has poor acoustic isolation Expand music classroom and provide proper acoustics	1400	SF	200.0	\$84,000	\$364,000
FFN	FMP	Currently classrooms are filled to capacity and there is future growth anticipate Construct a new two story classroom building, possibly as a two story addition on the southeast side of campus, linked to existing two story buildings	7980	SF	370.0	\$885,780	\$3,838,380
Subtotal							\$4,869,982
RESTROOMS							
CFN	FA	Restroom building: Boys and Girls drinking fountains are not accessible Replace with compliant drinking fountain and place pipe barriers	2	PAIR	6,480.0	\$3,888	\$16,848

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Toilet modular buildings: sinks are missing drain line boots; urinal partitions missing Install molded rubber boots; install partitions with floor/ceiling support	1	LS	15,552.0	\$4,666	\$20,218
CFN	FA	Most toilet rooms and drinking fountains have been upgraded to meet ADA requirements, although they are showing signs of wear. Replace fixtures as needed. Replace waterless urinals with low flow 0.125 gallon urinals	44,264	SF	2.2	\$28,683	\$124,293
Subtotal							\$161,359
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-purpose room: accessible drinking fountain is noncompliant Add pipe barriers	1	PAIR	6,480.0	\$1,944	\$8,424
CFN	FA	Multi-purpose room: tears in gym flooring; moveable partition binds Install District standard concrete athletic floor covering; replace partitions with lightweight manual panels	8,400	SF	5.4	\$13,608	\$58,968
EPN	FMP	Lunch service line is inefficient. Kitchen is warming only Reconfigure kitchen serving line for better efficiency. Provide for small scale on site cooking	1	LS	195,000.0	\$58,500	\$253,500
FFN	FMP	Currently the multi-purpose room serves as the multi-use facility as well as the gym and there are no locker rooms Build a new gym building and include locker rooms	13026	SF	450.0	\$1,758,510	\$7,620,210

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Multi-purpose room requires remodel and modernization Complete a multi-purpose room remodel to accommodate dining and performance functions, including a music classroom, a green room and a stage	10326	SF	240.0	\$743,472	\$3,221,712
Subtotal							\$11,162,814
ADMINISTRATION							
CFN	FA	Administration: staff toilets and kitchen need upgrades Upgrade walls, flooring cabinets and appliances. Add exhaust fan at stove.	1	LS	59,400.0	\$17,820	\$77,220
CFN	FA	Administration and multi-purpose room: all fixtures are slow drain and often clog probably from root invasion Replace existing line and increase to 6'-8" to protect from future root invasion	1	LS	27,000.0	\$8,100	\$35,100
CFN	FMP	Reception area has poor identity and visibility to the main entrance of campus Build small addition onto the administration wing to house a properly located reception area with windows on the entrance	250	SF	600.0	\$45,000	\$195,000
EPN	FMP	Administration offices including faculty room require modernization and minor reconfiguration Modernize and reconfigure the administration offices	2500	SF	240.0	\$180,000	\$780,000
Subtotal							\$1,087,320
LIBRARY/MEDIA CENTER							
CFN	FA	Media center/library entry: drinking fountain is nonaccessible Replace with compliant drinking fountain and place pipe barriers	1	PAIR	6,480.0	\$1,944	\$8,424

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Media center: noncompliant fire exits from stored equipment Add storage space on campus	2,000	SF	216.0	\$129,600	\$561,600
CFN	FA	Air handlers are heating only Replace with rooftop packaged air conditioning units, clean ductwork	44,264	SF	1.1	\$14,342	\$62,147
EPN	FMP	Library/media center requires reconfiguration and modernization Reconfigure and modernize interior finishes. See above for electrical and mechanical upgrades	4800	SF	240.0	\$345,600	\$1,497,600
Subtotal							\$2,129,771
OTHER FACILITIES							
CFN	FA	Boys/girls locker rooms: replace older lockers Replace with new District standard lockers	200	EA	473.0	\$28,382	\$122,990
CFN	FA	Gym/locker; shower areas have been converted to lockers. Showers have been abandoned Remove group shower areas completely and repurpose area, replace fixtures with urinals (0.125 gallon) water closets (1.28 gallon), and lavatories (0.5gpm)	1,500	SF	81.0	\$36,450	\$157,950
CFN	FA	West CMU shear wall between gym and adjacent locker rooms appears to be lacking in length - not critical * Additional Analysis				\$8,000	\$8,000

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Building C east/west interior wall lines at middle seismic joints appear to be lacking in shear wall length - not critical Add approximately 20' of CMU shear wall	20	LF	1,080.0	\$6,480	\$28,080
FFN	FMP	Classroom lockers are showing signs of aging and needing replacement Replace exterior lockers with new	1	LS	120,000.0	\$36,000	\$156,000
FFN	FMP	Covered walkways do not extend to all buildings. Install additional covered walkways throughout campus.	2280	SF	55.0	\$37,620	\$163,020
Subtotal							\$636,040
TOTAL COSTS							\$29,954,013



School Data

Date School Opened:	1965
2013 - 2014 School Year Enrollment:	444
Standard Classrooms:	22
Modular Classrooms:	11
Portable Classrooms:	3
Classrooms Used for Other Programs:	0
Building Area:	50,430 sq. ft.
Site Area:	9.60 acres

Wood Middle School - Background Information

Wood Middle School was constructed in 1965 on bay fill sediments placed by the land developer of this tract in 1962-63. The three-story classroom building sits on a concrete pad foundation, with cast in place concrete wall and floor framing and a flat membrane roof. It was seismically retro-fitted with exterior steel moment frames in 2000. The multi-purpose building is similarly constructed but did not receive a seismic upgrade. Other 2000 improvements included HVAC and fire alarm repairs, an elevator tower, accessible barrier removal and restroom upgrades. In 2008, Measure C funds provided additional accessible barrier removal in the playground, and other site path of travel routes, fire alarm replacement, three-story building roof replacement, administration offices upgrades, and repainting throughout.

This campus serves 444 (6th-8th) grade students in 23 classrooms. Additional spaces include a multi-purpose room, media center, one computer lab, and an art studio.

Of special interest is the food services area (approx. 2,600 sq. ft.) in the multi-purpose room. This facility prepares hot and cold school lunches for campuses across the district.

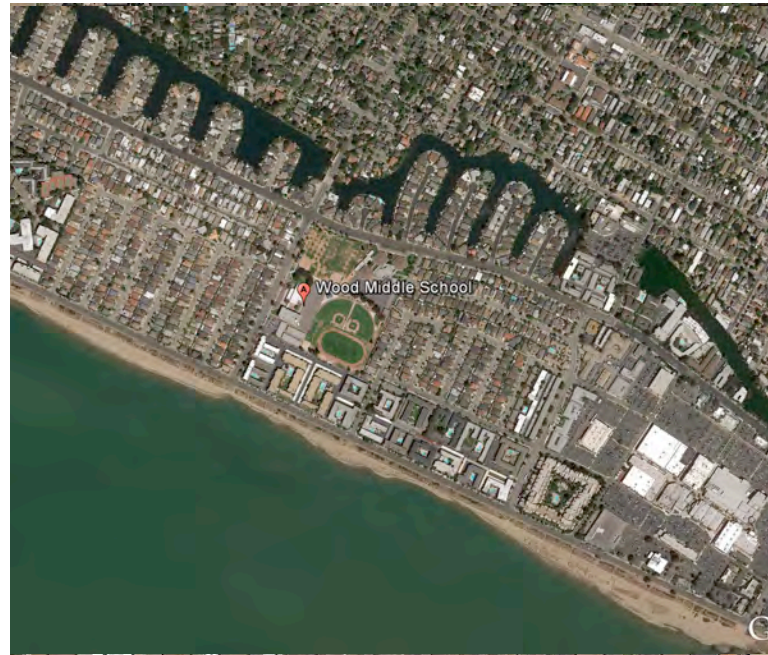
Currently thirteen classroom spaces are occupied by Alameda County Learning Center (ACLC), however ACLC is relocating beginning in the fall of 2014.

Wood Middle School is undergoing restructuring and beginning in the fall of 2014 will begin refining its curriculum and reducing teacher to student ratios to 1:25 as a result.

The modular buildings currently housing ACLC are now 47-years old, and have reached the end of their designed service life, with extensive framing dry rot, exterior framing and flashing rust, and interior, floor, and wall finish degradation.

Enrollment is expected to increase to 470 by the 2023-2024 school year.

Alameda Unified School District Facilities Master Plan



Wood Middle School - Existing Conditions Summary

Facilities Assessment Needs

- Modular classroom wings are at the end of their service life.
- Excessive asphalt deterioration
- Corridor lockers are at end of their service life.
- Interior flooring, walls, and ceilings are at end of their service life.
- Gym flooring is deteriorated and delaminating from excessive moisture.
- Telecom, data, speaker, and fire alarm wiring are all exposed in classroom corridors.
- Mechanical and plumbing fixtures are at end of their service life.
- This school does not have an energy-management system.
- Lighting is inefficient and at end of its service life.
- Provide secure perimeter fencing.

Educational Program Needs

- Science, technology, engineering, art, and mathematics (STEAM) lab spaces are needed.
- Expanded media center is needed.
- Expanded administration and support service spaces with reception fronting on the primary campus entry and adequate visibility.
- Need adequately sized gymnasium with locker rooms, PE classroom, and storage.
- Stage and music classroom is needed.
- Modernized power and data infrastructure is required.

Unique Opportunities

- Share parcel with Donald Lum Elementary School.
- Campus is adjacent to bay frontage and community park.








Wood Middle School - Master Plan Summary

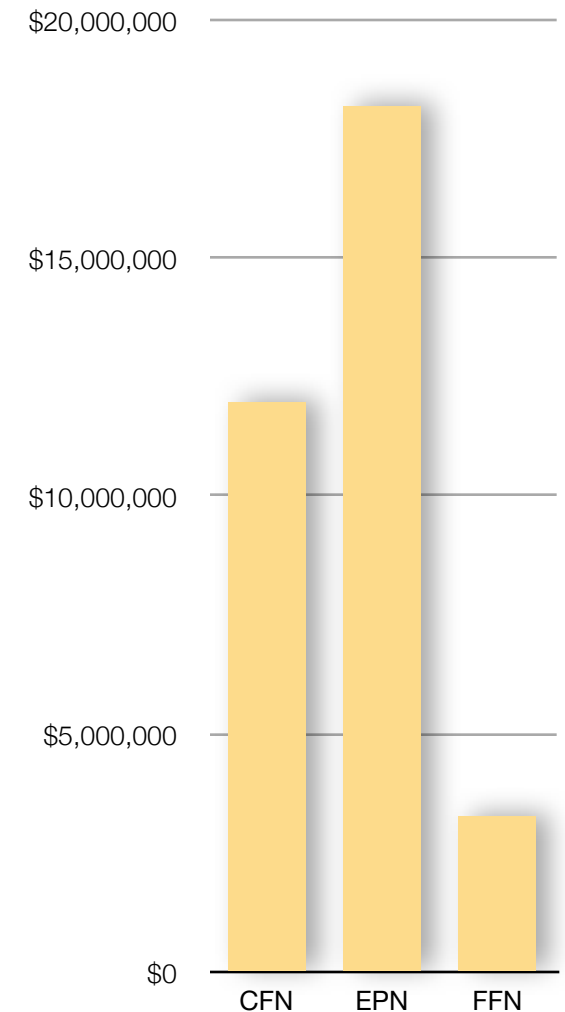
Master Plan Features

- Build a new multi-purpose building.
- Convert existing multi-purpose building into new STEAM academy.
- Reconfigure ground floor of main building to provide for expanded administration and media center.
- Convert vacated and undersized science classrooms into standard classrooms.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter fencing, improve site lighting, provide a clear primary entrance, reposition administration with physical and visual connection to entrance and improve parking and vehicular circulation.
	Accessibility	Improve site accessible paths of travel and building entrances.
	Technology	Improve wireless coverage and performance, updated audio visual, and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide a science, technology, engineering, art, and math academy to accommodate Wood Middle School curriculum restructuring.
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system, provide gym and locker room facility, provide more meeting and breakout space.

Improvements by Category



Critical Facility Needs (CFN)	\$11,967,175
Educational Program Needs (EPN)	\$18,195,502
Future Facility Needs (FFN)	\$3,271,190

Wood Middle 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)

- Perform fire, life, safety upgrades to site and buildings as required by code.
- Provide clock, bell and speaker upgrades.
- Perform code required site and accessibility upgrades.
- Provide code compliant lighting within buildings.
- Improve site and security lighting throughout the site.
- Repair utility (sewer and gas lines) infrastructure.
- Replace boiler system with efficient HVAC units.
- Replace interior (flooring, paint) finishes.
- Repair site drainage problems at amphitheater and playground near ball fields.
- Replace exterior windows.
- Replace hardware on exterior doors.

Educational Program Needs (EPN)

- Provide additional teaching spaces required by restructuring and STEAM curriculum.
- Upgrade power, data, and Wi-Fi distribution systems.
- Modernize upper level classrooms.
- Improve daylighting with new windows and/or skylights where possible.
- Reconfigure the administration with reception at campus “front door” and enlarge to include all necessary offices, guidance and support services.
- Reconfigure library/media center and enlarge as necessary to serve as campus hub.

- Provide a new larger cafeteria/gym building with locker rooms, bleachers, and PE classroom.
- Provide space for additional breakout and resource rooms.
- Improve the drop-off loop.
- Reconfigure parking lot(s) for safer entrance and additional parking capacity, motorcycle and electric vehicle stalls.

Future Facility Needs (FFN)

- Install security cameras and “buzzer” entrance system.
- Eliminate exterior alcoves.
- Repave path between Wood Middle School and Donald Lum Elementary School
- Replace lockers in main building with new larger lockers.
- Relocate bike rack to a more secure location and include skate board storage.
- Install new track surface.
- Install a new trash enclosure.
- Solar Photovoltaic panels at building roof tops, carports or shade structures



WOOD MIDDLE SCHOOL SITE PLAN

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	The first five feet of sidewalk at the curb has a cross slope of 2.3%, and the next ten feet of sidewalk has a cross slope of 5.6%. Both exceed allowable ADA tolerances. Remove existing concrete flatwork along drop-off loop and replace with new at correct slopes and cross slopes	200	SF	32.4	\$1,944	8,424
CFN	FA	There are no on-site fire hydrants, and no building sprinkler systems, making fire protection coverage of the east side of the campus deficient. The new building will need to be sprinklered. Make necessary site fire flow improvements	620	LF	97.2	\$18,079	78,343
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.	28,818	SF	13.0	\$112,043	485,521
CFN	FA	There is a low point at this location that is drained by a single four-inch diameter grated inlet, resulting in frequent ponding during virtually any rain event. We recommend the storm drain be video inspected/cleaned to determine the pipe size, and any obstructions. If the pipe is 8" diameter or larger, it may only need cleaning and replacement of the vertical pipe riser inlet with a 24" sq. ft. standard drop inlet. If the pipe is smaller than 8", or badly deteriorated, replacement is recommended. Replacement could be via the pipe bursting technique, which allows construction without the need to excavate the play fields.	19,000	SF	2.2	\$12,312	53,352

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate exterior lighting provided; walkways and play yard areas are too dark as noted by staff. Add exterior walkway and building wall fixtures.	30	EA	810.0	\$7,290	31,590
CFN	FA	There is no exterior emergency lighting provided for emergency egress. Add an exterior battery pack fixtures for minimum code-coverage.	20	EA	607.5	\$3,645	15,795
EPN	FMP	Drop-off and parking are extremely congested and dangerous. Reconfigure and extend the drop-off loop, include bus drop-off area in the drop-off aisle, restripe area to include a clear drive aisle and visitor parking. Stripe for one-way traffic and right-turn-only exit.	24355	SF	21.8	\$159,283	690,226
EPN	FMP	Staff parking lot is congested and the entrance is too close to the drop-off loop Reconfigure the staff parking for better flow. Relocate the entrance/exit to the south end of the lot.	15033	SF	21.8	\$98,316	426,036
EPN	FMP	Site lacks shade protection Install a new shade structure	1	LS	65000.0	\$19,500	84,500
FFN	FMP	Bike rack enclosure is small and in poor location Remove the existing enclosure and install new fenced bike enclosure at northeast corner of existing multi-purpose building.	1600	SF	61.2	\$29,376	127,296
FFN	FMP	Track surface is not the quality required by the district Education Specifications Install new track surface to meet district Education Specifications	24100	SF	20.0	\$144,600	626,600

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	There is no solar-generated power on campus, nor electric vehicle charging stations Install panels on roof of new building or on new carport shade structures. Provide one electric vehicle charging stall.	200	Kw	6800.0	\$408,000	1,768,000
Subtotal							4,395,683
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior windows with plexiglass beyond service life Replace all windows with aluminum frame and dual pane glass	4,200	SF	71.3	\$89,813	389,189
CFN	FA	Exterior doors beyond service life Replace all exterior doors with metal frame and FRP door	35	EA	4752.0	\$49,896	216,216
CFN	FA	Deteriorated interior painted walls and trim finish Repaint all interior walls, trims, doors, and other painted items	48,000	SF	3.2	\$46,656	202,176
CFN	FA	Boiler plant was replaced in 1995 and is in good condition, however piping accessories are not insulated. Pump motor shows signs of wear District has requested elimination of centralized boiler systems throughout. Replace with package units	15	EA	16500.0	\$74,250	321,750
CFN	FA	Boiler plant was replaced in 1995 and is in good condition, however piping accessories are not insulated. Pump motor shows signs of wear Reconfigure abandoned boiler room spaces into storage or expanded toilet rooms as shown on plan	500	SF	250.0	\$37,500	162,500
CFN	FA	Inadequate number of emergency egress fixtures were observed, according to staff, generator provides emergency backup power for egress lighting Add dual-head battery packs at egress paths	25	EA	607.5	\$4,556	19,744

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exit sign fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup, paper exit signs observed Replace exit signs	20	EA	688.5	\$4,131	17,901
FFN	FA	No trash enclosure at this site Install a two-bin trash enclosure per Health Department standards	1	LS	16200.0	\$4,860	21,060
FFN	FMP	Exterior alcoves at various entrance points create vandalism opportunities Enclose exterior alcoves	5	Loc	12000.0	\$18,000	78,000
Subtotal							1,428,536
EXISTING CLASSROOMS BUILDING AND ART CLASS							
CFN	FA	Unit ventilators are in fair to poor condition, most have reached end of useful life and are heating only Replace with new high-efficiency rooftop packaged air conditioning units for third floor level. For first and second floor levels, replace with ductless split heat pumps, Daikin or equal	50,430	SF	10.0	\$151,290	655,590
CFN	FA	Door holders at elevator not operating Replace door holders	1	LS	2000.0	\$600	2,600
CFN	FA	Classrooms require modernization. Power, data, audio visual, systems are not adequate. Interior finishes are nearing end of service life. Light fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts Modernize all existing classrooms that are to remain. Replace light fixtures with energy efficient T5 lamp and electronic ballast fixtures.	30126	SF	220.0	\$1,988,316	8,616,036

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing security system does not cover all entry points Extend security alarm door contacts and motion sensors throughout existing and new portions of campus	30126	SF	1.7	\$15,364	66,578
CFN	FA	Three story corridors: lighting is too dim; data/phone/fire alarm conduit is exposed and some wires are not in conduit Add acoustic tile drop ceiling with drop-in troffer fixtures to hide exposed conduits/wiring	30,126	SF	6.5	\$58,565	253,781
CFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls Replace toggle switches with ultrasonic/infrared room occupancy sensors	30,126	SF	1.2	\$10,845	46,997
CFN	FA	Exterior braced frames at main classroom building do not have pier foundations, cannot find DSA Application number. Additional structural analysis (fee only)	1	LS		\$35,000	35,000
CFN	FMP	Natural lighting is poor in classrooms Install tubular skylights in each third-story classroom, additional windows in first and second-story classrooms	1	LS	60000.0	\$18,000	78,000
EPN	FMP	This school is restructuring its curriculum and lacks required Science, Technology, Engineering, Art and Mathematics (S.T.E.A.M.) lab spaces required by new curriculum Reconfigure the existing multi-purpose room facility into a new S.T.E.A.M. academy, complete with necessary utility infrastructure upgrades. Include glazed folding partitions at each classroom into break-out space, doors between classrooms	12810	SF	270.0	\$1,037,610	4,496,310

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Three-story building: steel moment frames need constant painting and are unsightly Design and place non-corrosive metal clad sheathing	1	LS	97200.0	\$29,160	126,360
FFN	FA	Corridor lockers: many are broken, missing parts, etc. Replace banks of lockers with new district standard 'Pemco' lockers.	600	Units	459.0	\$82,620	358,020
Subtotal							14,735,272
RESTROOMS							
CFN	FA	Most toilet rooms have been modernized with waterless urinals. Older urinals on first floor are floor mounted type. Exhaust system imbalances exist and doors difficult to open. Replace noncompliant toilet room fixtures and waterless urinals with urinals (0.125 GPF), water closets (1.28 GPF), and lavatories (0.5 GPF) to bring into current code-compliance and reduce water consumption.	800	SF	12.0	\$2,880	12,480
CFN	FA	Replace exhaust fans throughout	8	LS	2160.0	\$5,184	22,464
Subtotal							34,944
MULTI-PURPOSE BUILDING							
CFN	FA	The existing multi-purpose room building appears to be lacking low-roof-to-high-wall anchorage. Add roof-to-wall anchorage.	20	EA	540.0	\$3,240	14,040
EPN	FMP	Multi-purpose room is too small and lacks necessary support spaces. Provide new multi-purpose room building with warming kitchen, stage, locker rooms, classrooms, toilet rooms, and support spaces. Include required utility infrastructure and fire protection systems.	17,264	SF	450.0	\$2,330,689	10,099,651
Subtotal							10,113,691

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
EPN	FMP	The administration space is undersized and reception is poorly situated without good visual connection to primary entrance. Reconfigure first floor of the main building for expanded administration space and properly located reception area with plenty of visual connection to the primary entrance.	4396	SF	220.0	\$290,136	1,257,256
FFN	FA	Siemens panel is not preferred manufacturer Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	25920.0	\$7,776	33,696
FFN	FA	Existing telephone service is faulty and is not preferred manufacturer Replace Rauland system with district standard VOIP.	1	EA	59400.0	\$17,820	77,220
FFN	FA	Edwards panel is not preferred manufacturer system is outdated, parts and service not available Replace Rauland system with District standard VOIP	1	LS	10260.0	\$3,078	13,338
FFN	FMP	Campus security system is not adequate Install security cameras at entry points to campus. Install an intercom/buzzer entrance system at primary entrance	10	Loc	3200.0	\$9,600	41,600
Subtotal						1,423,110	
LIBRARY/MEDIA CENTER							
EPN	FMP	The existing library/media center needs to be expanded and modernized to serve the 21st century learning model that the school is adopting Expand and reconfigure the library/media center. Remove partition between library/media center and corridor	3991.3	SF	220.0	\$263,428	1,141,523
Subtotal						1,141,523	

Wood Middle School - 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	Campus energy management system does not exist Add campus-wide DDC control and create district standard for energy control systems	50,430	SF	2.2	\$32,679	141,607
CFN	FA	Three-story building: Main panel and sub-panels are maxed out. Some breakers are doubled up Add panel and breaker capacity for this building due to increased HVAC and computer loads	1	LS	15000.0	\$4,500	19,500
Subtotal						161,107	
TOTAL COSTS						33,433,867	



Bay Farm Elementary School

200 Aughinbaugh Way

School Data

Date School Opened:	1991
2013 - 2014 School Year Enrollment:	561
Standard Classrooms:	16
Modular Classrooms:	0
Portable Classrooms:	10
Classrooms Used for Other Programs:	5
Building Area:	30,800 sq. ft.
Site Area:	8.0 acres

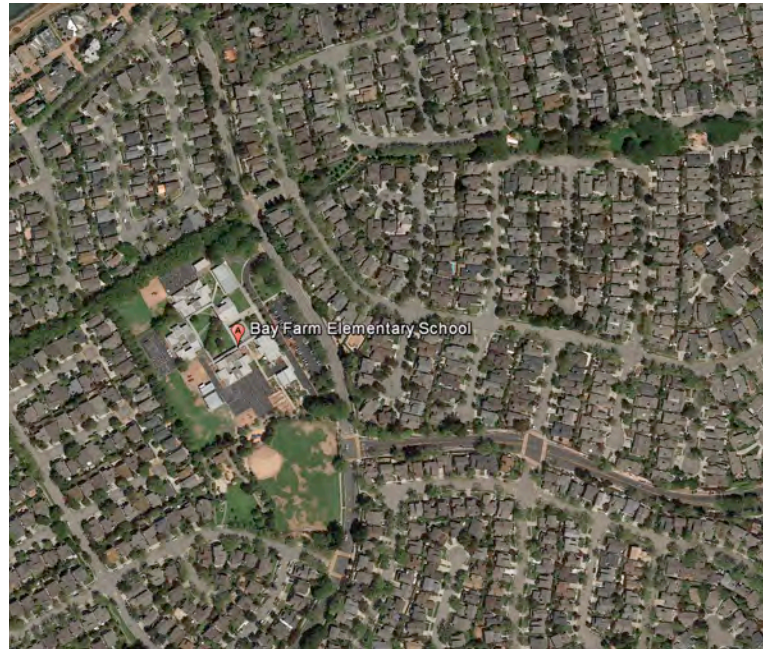
Bay Farm Elementary School - Background Information

Bay Farm Elementary School was built in 1991 and is one of the District's newer facilities, which was constructed as part of the Bay Farm Development.

It is constructed on concrete pad foundations with one story wood frame, cement plastered walls, and standing seam metal roofing. The campus was modernized in 2004 using Measure C funds, but only included exterior painting, and repaving of the parking lot and access road. Since 2004, there have been a total of ten portable classrooms placed at this facility. A new roof was installed in 2013.

This campus includes a multi-purpose room with a cafeteria, administration building, media center/library, three classroom clusters with sixteen classrooms, and ten portable classroom buildings.

Bay Farm currently serves 561 (K-7) students for the 2013-2014 school year. Beginning in 2014-2015 it will add 8th graders to the campus, increasing the enrollment by approximately 48 students.



Bay Farm Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Secure perimeter fencing is lacking
- Ground subsidence affects throughout site
- Site paving not compliant with accessibility code requirement for slope, cross slope, and obstructions and trip hazards
- Playground pavement is deteriorating and in need of sealing and re-stripping
- Irrigation water supply needs to be separated from domestic supply
- Windows in classroom wings are leaking
- Exterior doors show wear and damage
- Site has no trash enclosure
- Flooring throughout campus is near the end of its useful life
- Interior walls and ceilings need repair or refurbishment
- Ball field drainage is poor

Educational Program Needs

- New classrooms for 8th grade students who will be added to the campus 2014-2015
- A larger multi-purpose building with stage, storage, warming kitchen, toilet rooms, music classroom
- Kindergarten classrooms need to be located adjacent to each other with dedicated toilet rooms
- Replace portable buildings at end of service life
- Science lab space
- Additional administration space for meetings and offices
- Media center space to accommodate a proper computer lab, meeting and breakout spaces

Unique Opportunities

- K-8 campus
- Existing pod design of classroom buildings lends well to breakout and outdoor learning spaces

Alameda Unified School District Facilities Master Plan








Bay Farm Elementary School - Master Plan Summary

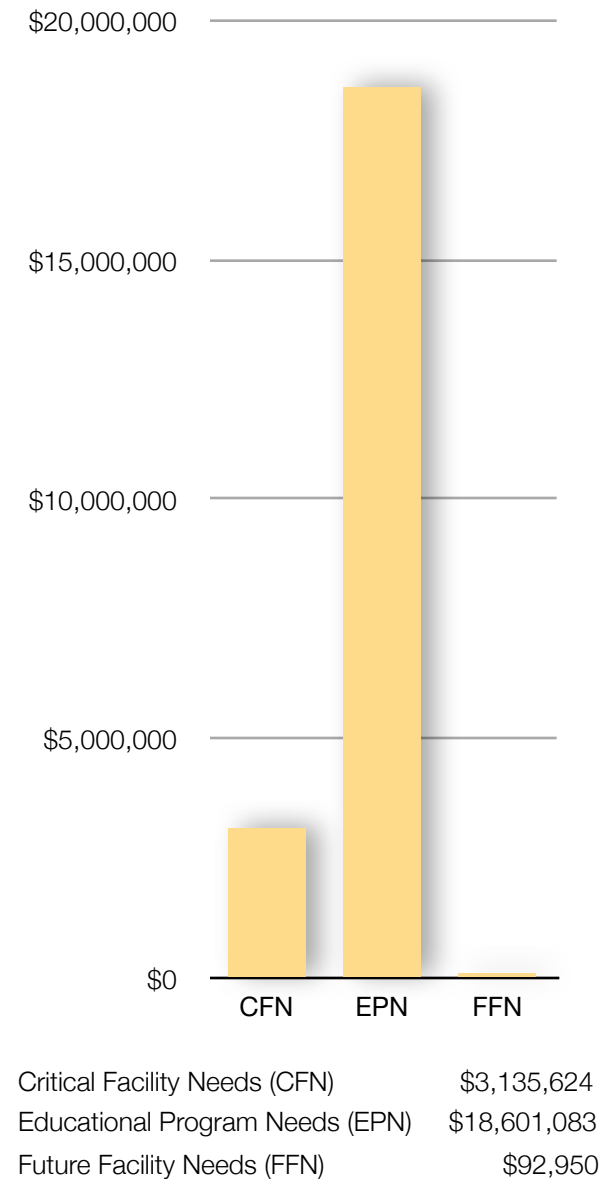
Master Plan Features

- Provide a new classroom building to house six 6th-8th grade classrooms.
- Demolish undersized multi-purpose room building and replace with properly sized multi-purpose room building including music classroom and all necessary amenities.
- Add one new science classroom in the 300 wing.
- Reconfigure the 100 wing to house three kindergarten classrooms.
- Relocate grade level play areas to be close to same grade classrooms.
- Provide a new building to house the learning center and the daycare.
- Reconfigure classroom wings in order to expand breakout spaces.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Extension of perimeter and secondary fencing, improve site lighting, provide a clear and obvious primary campus entrance at administration with visual connection, and improve parking and vehicular circulation.
	Accessibility	Extensive repair or replacement of walkways, ramps and door thresholds
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Flexible science lab classroom
	Facilities Infrastructure	Provide a campus energy-management system, replace existing original heating system equipment, and improve site drainage, provide more meeting and breakout space.

Improvements by Category



Bay Farm Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Perimeter fencing for site safety
- Revised parking for improved safety during drop-off and pick-up
- Site walkways that are not ADA compliant
- Pedestrian safety and campus drop-off
- Parking improvements to allow safe path of travel

Educational Program Needs (EPN)

- New 6th-8th grade classroom building
- Improve field and site drainage
- Multi-purpose room expansion including music classroom and stage
- New learning center building
- New science lab
- Expanded breakout spaces
- Media/library addition after science lab
- Expanded administration building
- New daycare building to remove daycare from multi-purpose room

Future Facility Needs (FFN)

- Playground reconfiguration for basketball striping and expanded blacktop
- Classroom reconfiguration for inner connectivity between classrooms



BAY FARM ELEMENTARY SCHOOL SITE PLAN

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	Ground subsidence affects throughout site. Geotechnical Report with extensive soil boring and testing by a consultant well versed in bay fill projects, is a required prerequisite to any work to remedy the subsidence issue. 100% Soft Cost.	1	LS	\$62,308	\$18,692	\$81,000
CFN	FA	The main covered walkway leading from the drop-off loop into the campus adjoining the multi-purpose building has settled resulting in a 16% slope on the portion of the walkway leading from the covered walk to the main doors of the building, with no ADA level landing outside the doors. Remove the existing concrete walk under the covered walkway, add 8" of lightweight aggregate to raise the grade and construct new concrete walkway to building floor level. This will require that the drop-off loop end of the walkway be reconstructed as a ramp, with handrails, to gain the additional elevation. It must also be determined if there is sufficient vertical clearance to the structural members of the covered walkway to accommodate the 8" rise in walkway surface grades.	1,808	SF	38.0	\$20,611	\$89,315
CFN	FA	The ADA unloading zone at the front of the school has no curb-ramp, and is signed to resemble accessible parking stalls. Remove signage, install ADA complaint curb cut.	256	SF	27.0	\$2,074	\$8,986

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	<p>The sidewalk at the multi-purpose building along the drop-off loop, has a five-foot wide area adjoining the curb that is at 2% cross slope, but obstructed with tree wells. The adjoining five-foot width of walk, extending up to the building, has slopes substantially in excess of 2% due to settlement of the site. This condition results in a noncompliant path of travel along this side of the school.</p> <p>Remove trees and tree wells adjoining curb, and fill in with concrete to create accessible path along curb.</p>	16	EA	550.0	\$2,640	\$11,440
CFN	FA	<p>The pedestrian ramps on both sides of drop-off loop have slopes exceeding 1:12, and no bands of truncated domes.</p> <p>Demolish and rebuild ramps and adjoining length of other flatwork to reduce ramp slope to 1:12 max, with 2% max level landing at top of ramp. Install a three-foot band of truncated domes at bottom of each ramp.</p>	128	SF	22.0	\$845	\$3,661
CFN	FA	<p>The existing paving stones leading from the covered walkway to the eating area have settled significantly along the north and east sides, precluding compliant access to this area.</p> <p>Remove pavers along east side. Replace with lightweight concrete walk sloping up at 5% max from covered walkway to concrete slab level. Leave pavers in place along north face.</p>	700	SF	13.0	\$2,730	\$11,830
CFN	FA	<p>The combination of tightly and widely spaced pavers leading to a required accessible entrance to multi-purpose room. Where there are widely spaced pavers, they do not create an accessible surface. Where they are tightly spaced closer to the building, they have settled, eliminating the required 2% level landing at the door.</p> <p>Recommended Remedy: Remove wide expanse/length of pavers, and replace with five-foot wide sidewalk from circulation path to building entrances.</p>	2,200	SF	18.0	\$11,880	\$51,480

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	As a result of settlement over time, there is no level landing at the south doors from this building to the paved play courts. Remove existing concrete in north/south and east/west directions. Provide new concrete walks with flat five-foot wide landing at doors, then 5% maximum slope towards paved play courts. Replace concrete at drinking fountains with 2% maximum slope. Provide curb at transition to paved play courts.	1,956	SF	27.0	\$15,844	\$68,656
CFN	FA	Pavers have settled so that there is no level landing at exit door. Remove band of pavers between building and asphalt; replace with level concrete landing at door, and slopes concrete walkway along building down to asphalt grade.	5,100	SF	18.0	\$27,540	\$119,340
CFN	FA	No ADA ramp into one play equipment yards with "chip" cushion. Add ADA ramps and rubberized cushion on new asphalt base.	4,000	SF	11.0	\$13,200	\$57,200
CFN	FA	There is a two-inch drop from finished floor to finished grade at threshold. Remove sufficient quantity of pavers to allow for installation of level concrete landing at doors, and 5% max slope on walk down to adjoining pavement.	1,020	SF	18.0	\$5,508	\$23,868
CFN	FA	Vertically offset joint where exterior flatwork joins building slab. Grind offset joint to be flush.	30	SF	5.0	\$45	\$195
CFN	FA	Play court pavement have deteriorated. Seal cracks 1/4 inch and larger, seal coat, and restripe.	20,580	SF	1.0	\$6,174	\$26,754
CFN	FA	Pavement deteriorated. Crack seal, paving fabric, and 1.5" minimum overlay.	18,000	SF	5.5	\$29,700	\$128,700

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Settlement of pavers between building slab and covered walkway flatwork along front of the Pod classroom structures. Crack seal, paving fabric, and 1.5" minimum overlay.	2,900	SF	5.5	\$4,785	\$20,735
CFN	FA	All drop inlet grates in pedestrian areas have larger openings than allowed by ADA. Replace non-compliant grates with half-inch maximum opening, bolt down grates.	7	EA	540.0	\$1,134	\$4,914
CFN	FA	Sparse onsite fire hydrant coverage, particularly at north end of site. Consider adding fire hydrant either along Aughinbaugh Way at north end of site or onsite hydrant in north paved play court.	1	EA	10800.0	\$3,240	\$14,040
CFN	FA	No evidence of backflow device for private onsite hydrants. Install proper valve assembly per water agency standards.	1	LS	16200.0	\$4,860	\$21,060
CFN	FA	Site pavers have settled unevenly. Replace pavers with concrete walkway.	3,600	SF	17.3	\$18,684	\$80,964
CFN	FA	No secured bike storage. Add 20'x40' secured chain-link bike enclosure.	1,200	SF	8.6	\$3,096	\$13,416
CFN	FA	Exterior drinking fountains are not code compliant. Replace with code compliant fixtures.	4	Pair	3780.0	\$4,536	\$19,656
CFN	FA	Exterior building lighting provided by wallpaks and surface rectangular dropped-lens fixtures at covered walkways. No exterior emergency lighting provided for emergency egress. As noted by staff, light levels are low for back to school nights. Replace exterior wall pack fixtures and down lights at covered walkways.	35	EA	567.0	\$5,954	\$25,799

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior building lighting provided by wallpaks and surface rectangular dropped-lens fixtures at covered walkways. No exterior emergency lighting provided for emergency egress. As noted by staff, light levels are low for back to school nights. Add exterior battery-pack fixtures for minimum code coverage.	30	EA	405.0	\$3,645	\$15,795
CFN	FA	Replace existing underground data conduit with new conduit and fiber optic cable. Replace existing underground phone and speaker conduit with new conduit and fiber optic cable.	900	LF	110.0	\$29,700	\$128,700
CFN	FA	Significant settlement of the concrete flatwork at covered walkway locations of three inches. Structural design required based on Geotech analysis (design fee).	1	LS		\$21,600	\$21,600
CFN	FMP	Site lacks full perimeter and second level fencing. Install perimeter and second level security fencing and gates (6' tall ornamental fencing i.e. Ameristar or similar)	780	LF	95.0	\$22,230	\$96,330
CFN	FMP	Expand parking for improved safety during drop-off and pick-up. Add two ADA parking stalls, loading zone, signage, and curb cut access to existing walkway. Assume average section of three-inch AC over twelve-inch class two aggregate over compacted fill to minus 30". Assume some lava rock fill due to bay mud conditions.	6100	SF	33.0	\$60,390	\$261,690
EPN	FMP	Improve field and site drainage. Allow for storm drain additions and re-grading for proper drainage. Reseed/restore turf and restore irrigation system.	31500	SF	14.0	\$132,300	\$573,300
EPN	FMP	Remove (10) portable buildings. Demolition, Hauling, and minor hazardous material abatement.	10	EA	13500.0	\$40,500	\$175,500

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	K-1 black top area is not large enough. Expand the K-1 black top area as shown on site plan.	5625	SF	25.0	\$42,188	\$182,813
EPN	FMP	One play structure area needs to be removed, two new ones need to be built. Demolish one play structure and wood-chip fall-area complete and install two new play structures in two new woo-chip fall-areas with ADA ramp and rubberized cushion on new AC base at each play area.	2	EA	75000.0	\$45,000	\$195,000
Sub-Total							\$2,533,735
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior paint has degraded. Reseal /repaint entire campus except the demolished MPR building and portables.	30000	SF	3.2	\$28,800	\$124,800
CFN	FA	Classroom Windows: south facing leaks through frames at wall. Replace all windows with Aluminum framed, dual pane glass windows.	3,200	SF	45.0	\$43,200	\$187,200
CFN	FA	Exterior doors have reached end of service life. Replace all ext. doors with metal frame and FRP door.	48	EA	4752.0	\$68,429	\$296,525
CFN	FA	Campus flooring has reached end of service life. Replace all flooring with resilient flooring and walk-off Entry mat.	30,000	SF	5.8	\$52,200	\$226,200
CFN	FA	Interior painting and wall covering at end of service life. Repaint all interiors.	45000	SF	2.0	\$27,000	\$117,000
CFN	FA	Campus energy management system does not exist. Add campus wide ddc control and create district standard for energy control systems.	69300	SF	2.0	\$41,580	\$180,180

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	I.T. data closets have no exhaust, or cooling. Add cooling as needed. Assumes four to five Ton new split system.	8	EA	9000.0	\$21,600	\$93,600
CFN	FA	Original heating furnaces, standard efficiency throughout. Replace, with high efficiency condensing furnaces with DX coils and condensing units and clean ductwork throughout (one per classroom).	20	EA	4500.0	\$27,000	\$117,000
CFN	FA	Exterior drain lines, Gas & Water lines along building perimeters are failing due to soil settlement. Need flexible type connections Assume 3 per building.	24	EA	2160.0	\$15,552	\$67,392
CFN	FA	Suspended fixtures do not have seismic supports to prevent sideways shifting. Add horizontal bracing and diagonal restraint wires per code.	30000	SF	1.7	\$15,300	\$66,300
CFN	FA	Local room switches are typical classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	50	EA	280.0	\$4,200	\$18,200
Sub-Total							\$1,494,397
CLASSROOMS							
EPN	FMP	Existing support rooms into classrooms are insufficient as break out spaces. Remodel support rooms into classroom break out spaces: 3 new interior glazed doors to classrooms, new power and data, projection screen, ceiling mounted projector, double glazed doors to exterior, acoustic paneling on walls, interior paint' lighting etc. 2 new marker boards.	3,000	SF	180.0	\$162,000	\$702,000

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Lattice at building courtyards do not provide rain protection (typical for 3 locations). Install translucent rain protection (i.e. Kalwall etc.) over existing framing.	2800	SF	125.0	\$105,000	\$455,000
EPN	FMP	Campus lacks classrooms for the middle school grades. Build a new 2-story (6) classroom building for 6-8 grade classes with breakout spaces of 300 S.F. per classroom.	11800	SF	350.0	\$1,239,000	\$5,369,000
EPN	FMP	Campus currently lacks a science classroom. Build new science classroom addition at the 300 classroom wing.	1200	SF	400.0	\$144,000	\$624,000
EPN	FMP	Currently the Learning Center and Day care are housed in portable buildings. Build a new (4) classroom building to house the learning center and daycare facility. Includes 3 office/break out spaces with doors to adjacent classrooms, a folding partition between 2 classrooms.	6370	SF	370.0	\$707,070	\$3,063,970
FFN	FMP	Classrooms currently lack inner connectivity. Provide for inner connectivity between classrooms by adding glazed doors and frames between all classrooms (typical for 13 openings).	13	Loc	5500.0	\$21,450	\$92,950
Sub-Total							\$10,306,920
RESTROOMS							
EPN	FMP	Currently there are not 3 adjacent kindergarten classrooms with toilet rooms serving them. Reconfigure 200 s.f. of existing space adjacent to three 100 wing classrooms into dedicated single occupancy toilet rooms, one per kindergarten classroom.	200	SF	200.0	\$12,000	\$52,000
Sub-Total							\$52,000

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
MULTI-PURPOSE BUILDING							
EPN	FMP	Existing MPR is undersized, lacks permanent stage and adequate storage space, Music Classroom is lacking. Demolish existing. Build new building containing MPR, Stage, Music Classroom, Warming Kitchen, Toilet rooms and storage.	8900	SF	450.0	\$1,201,500	\$5,206,500
Sub-Total						\$5,206,500	
ADMINISTRATION							
CFN	FA	Admin. Bldg: Wallboard cracking from settlement. Remove damaged drywall and install new painted drywall.	200	SF	7.6	\$456	\$1,976
CFN	FA	Staff Lounge: Kitchen sink is non-accessible. Replace cabinets & sink.	12	LF	650.0	\$2,340	\$10,140
CFN	FA	Panel problems require frequent reprogramming; Subsidence at U.G. data/phone/speaker systems has compromised conduit and wiring. Replace Rauland system with District standard VOIP.	800	LF	70.2	\$16,848	\$73,008
CFN	FA	Panel problems require frequent reprogramming. Replace Rauland system with District standard VOIP. Head End and Gear.	1	LS	81000.0	\$24,300	\$105,300
EPN	FMP	Administration space is currently undersized and requires modernization. Modernize existing administration building and build addition to Administration building.	2000	SF	370.0	\$222,000	\$962,000
Sub-Total						\$1,152,424	

Bay Farm Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
LIBRARY/MEDIA CENTER							
CFN	FA	Media Center: Occupant load for main room requires 2nd Exit. Add 36" Exit door at east wall, with conc. Walkway.	1	EXIT	5400.0	\$1,620	\$7,020
CFN	FA	In Media Center, rack intrudes into code required clearance (3' min) for adjacent panel. Relocate rack to provide required clearance.	1	LS	16200.0	\$4,860	\$21,060
EPN	FMP	Current space is undersized for large meetings and educational break out space. Build addition onto the existing structure to house new meeting and break out capacity.	2000	SF	400.0	\$240,000	\$1,040,000
Sub-Total						\$1,068,080	
OTHER FACILITIES							
CFN	FA	400 amp main Breaker constantly trips. Conduct Megger testing to check for grounding potential, and Replace breaker if OK	1	LS	12000.0	\$3,600	\$15,600
Sub-Total						\$15,600	
TOTAL COSTS						\$21,829,656	



Amelia Earhart Elementary School

400 Packet Landing Road

School Data

Date School Opened:	1979
2013 - 2014 School Year Enrollment:	618
Standard Classrooms:	22
Modular Classrooms:	0
Portable Classrooms:	10
Classrooms Used for Other Programs:	0
Building Area:	36,270 sq. ft.
Site Area:	8.0 acres

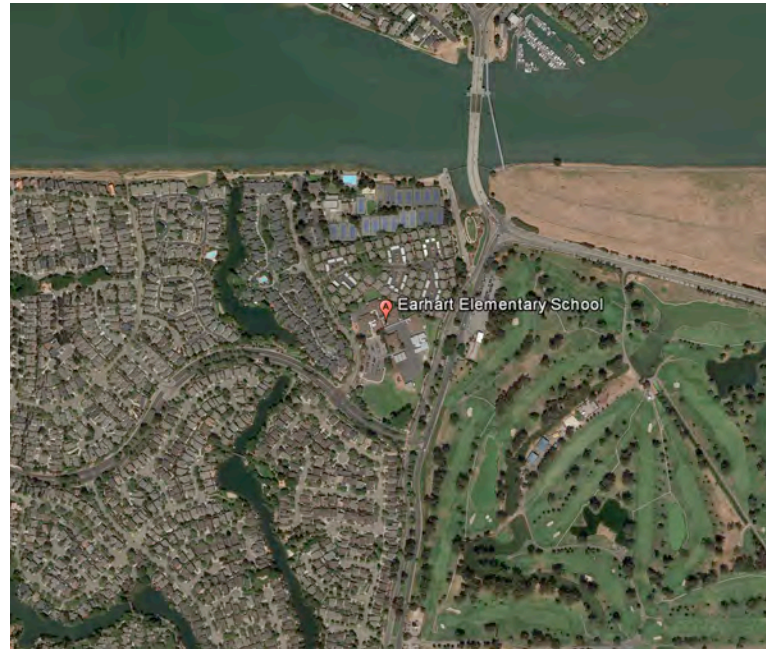
Amelia Earhart Elementary School - Background Information

Amelia Earhart Elementary School is located on Bay Farm Island in Alameda. The school was built in 1979 to accommodate the burgeoning school population resulting from the development of Bay Farm. Amelia Earhart Elementary School is the largest elementary school in Alameda, having grown from 300 students in 1979 to over 600 students today. Amelia Earhart Elementary School experiences both the challenges and advantages of a suburban school operating in an urban school district.

Amelia Earhart Elementary School enhances traditional curriculum with extended learning opportunities in science and arts, incorporating standards-based art instruction, K-5 music, gardening, hands-on science and valuable field-study opportunities.

Amelia Earhart Elementary School is constructed on concrete pad foundations with one-story wood-framed, cement plastered walls, and metal roofing. The original campus includes a multi-purpose room with cafeteria, an administration building, and three classroom clusters with six classrooms, and a central resource center. In 1988, classroom cluster “F” was added along with an addition to cluster “E”, and a campus wide lighting upgrade.

This site currently serves 618 kindergarten through 5th grade students with thirty-two classrooms, including ten relocatable buildings added since 1992, which serve as classrooms and daycare. A large asphalt playground extends into the area between the multi-purpose room and the classrooms, which serves as the campus focal point.



Amelia Earhart Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Interior floor and wall finishes are at end of service life.
- Power and data infrastructure is in need of upgrades.
- Deteriorated playground asphalt and accessible cross slope issues
- Classrooms 15 and 16 not directly accessible from playground.
- Day-lighting skylights shuttered and are non-functional.
- Inadequate site and parking lot lighting level
- No emergency egress lighting at covered walkways.
- Some areas don't have required fire alarm strobes.
- Classroom furnace units are near end of service life.
- Investigate roof framing for vented insulation space and potential dry rot.
- Accessibility issues throughout to be brought up to current codes, exterior path of travel-including drop-off, parking, school entry signage, playground, ADA and way-finding signage.
- Phone, clock, bell and public address system upgrades needed.
- Coordinate with City of Alameda, location to increase safety of pedestrian crossings and traffic mitigation.

Educational Program Needs

- Projection technology and Wi-Fi infrastructure to support mobile technology at all classrooms
- Dedicated science classrooms should be provided and centrally located.
- Improve fencing, consider security cameras.
- Restore play fields, provide adequate storage, replace on-grade sandboxes with raised motor skills equipment.
- Dedicated music classroom, adjacent to multi-purpose room
- Repair movable partition at multi-purpose room.
- Landscaped outdoor learning areas

Unique Opportunities

- Amelia Earhart School's 8-acre site, with ample play fields, provides an opportunity for expansion.








Amelia Earhart Elementary School - Master Plan Summary

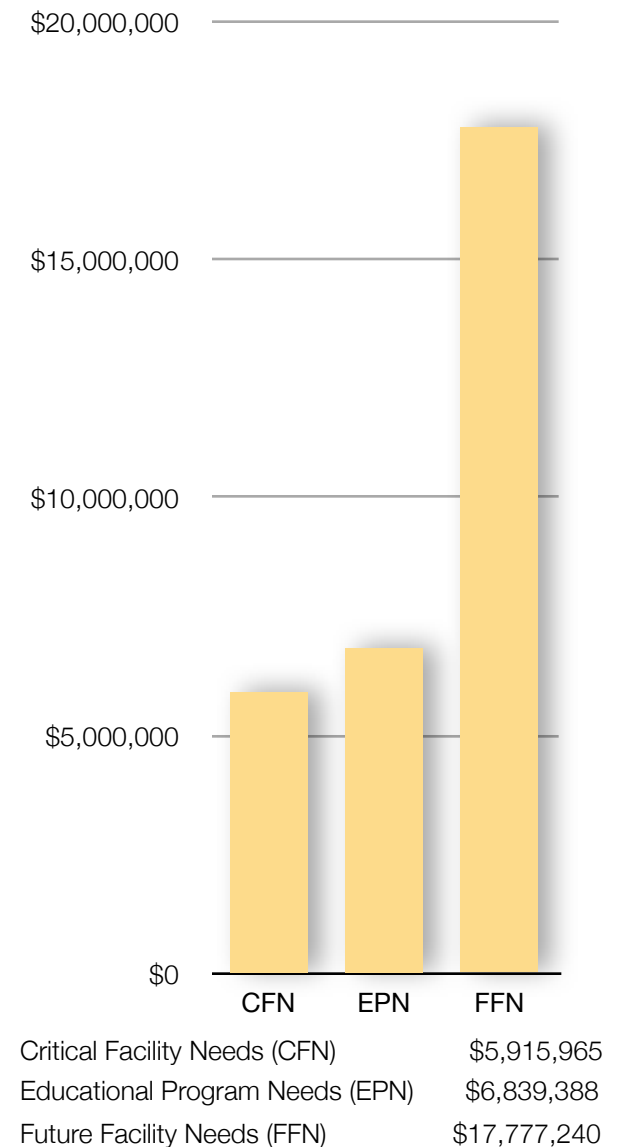
Master Plan Features

- New Classroom clusters – portable classroom replacement plus school expansion
- New or expanded multi-purpose room with music classroom
- New administration building
- Remodeled media center/library at existing administration building
- New science classrooms
- New, reconfigured play fields
- Outdoor learning and amphitheater spaces

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Extend perimeter fencing, improve site lighting, provide a prominent primary campus entrance at administration with visual connection, and improve parking and vehicular circulation.
	Accessibility	Repair walkways, ramps and door thresholds, new directional signage, improve parking and paths of travel.
	Technology	Improve wireless coverage and performance, update audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide dedicated science, art and music classrooms.
	Facilities Infrastructure	New administration, multi-purpose and classroom structures, new play field, campus energy-management system.

Improvements by Category



Amelia Earhart Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Accessibility issues throughout to be brought up to current codes, exterior path of travel-including drop-off, parking, school entry signage, playground, ADA and way-finding signage.
- Phone, clock, bell and public address system upgrades
- Fire, life, safety improvements (structural, alarms, etc.)
- Upgrade emergency and site lighting.
- Upgrade power and data systems.
- Coordinate with City of Alameda, location for pedestrian crossing.

Future Facility Needs (FFN)

- Enlarged or new multi-purpose room and administration building
- Need for toilet rooms for students, staff and public at multi-purpose room.

Educational Program Needs (EPN)

- Projection technology Wi-Fi infrastructure to support mobile technology at classrooms
- Dedicated science classrooms should be provided and centrally located.
- Improve fencing, consider security cameras.
- Restore play fields, provide adequate storage, replace on-grade sandboxes with raised motor skills equipment.
- Dedicated music classroom, adjacent to multi-purpose room
- Repair movable partition at multi-purpose room.
- Landscaped outdoor learning areas



AMELIA EARHART ELEMENTARY SCHOOL SITE PLAN

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	The pavement designations for the ADA student drop-off zone is noncompliant and suggestive of parking stalls.	3	EA	648.0	\$583	\$2,527
		Paint out all three ADA stall designations on the pavement. Replace ADA loading zone sign with a compliant sign.					
CFN	FA	Pavement cross slope in ADA student drop-off is 2.7%. Edge grind at perimeter of stall; overlay pavement to reduce cross slope, taper 5 feet into drive aisle. Restripe to ADA standards.	308	SF	9.7	\$898	\$3,892
CFN	FA	Pavement cross slope in accessible stall area is 2.5%. Missing and out-of-date signage. Edge grind at perimeter of stall; overlay pavement to reduce cross slope; taper 5 feet into drive aisle. Restripe per ADA standards. Add signage to right stall; add minimum fine sign to left stall.	450	SF	9.7	\$1,312	\$5,686
CFN	FA	Pavement cross slope in stall and unloading zone exceeds 3%. Signage is out-of-date. Lacks truncated domes at crossing. Edge-grind at perimeter of stall; overlay pavement to reduce cross slope, taper 5 feet into adjoining stalls on three sides. Update signage to current standards. Restripe to current standards. Add band of truncated domes on both sides of circulation aisle.	450	SF	16.2	\$2,187	\$9,477

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	The cross slope on the walkway leading to the administration building entrance is 3.3%. There is a tripping hazard along the north side where the concrete adjoins asphalt. Remove concrete and asphalt and reinstall as all-concrete with 2% maximum cross slope towards fenced area.	1,800	SF	16.2	\$8,748	\$37,908
CFN	FA	The transition slab from the door landing to the adjoining walk has a slope of 7%. Remove steep section of walk and adjoining level section. Regrade and replace walk to achieve a 5% maximum slope. Alternatively, add railing to one side of ramp.	320	SF	21.6	\$2,074	\$8,986
CFN	FA	Walkway on the path from public way and ADA drop-off has a cross slope of 2.6%. Remove walk, flatten cross slope starting at back of curb, and replace walkway paving to achieve 2% maximum cross slope.	640	SF	21.6	\$4,147	\$17,971
CFN	FA	Cross slope of existing paved play court varies from 2.2% to 3.8% This would require a significant reconstruction of the pavement and drainage infrastructure to correct. An alternative could be removal of existing pavement, add a linear planter with seat wall(s) as a way of taking up grade, and repave at 2% maximum slope. This will reduce the available play area and flexibility of the space.	1,200	SF	9.7	\$3,499	\$15,163

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	The rim of the sewer lift station projects approximately 3/4" above pavement grade and is a tripping hazard. Saw-cut and remove ring of pavement around lid and repave for smooth pavement transition to make flush with lid.	100	SF	7.6	\$227	\$983
CFN	FA	Pavement surface in the parking area is deteriorated. Grind, regrade and repave entire parking area.	20,000	SF	6.5	\$38,880	\$168,480
CFN	FA	There is a 2.9% cross slope on paved kindergarten play yard, and deteriorated pavement. Edge-grind adjoining building; install pavement fabric and 1.5 inches of pavement overlay to flatten cross slope. Restripe the play yard.	8,400	SF	6.5	\$16,330	\$70,762
CFN	FA	There is a noncompliant 3.6% pavement cross-slope in direction of travel west of classroom cluster C. Edge-grind the pavement adjoining the buildings; install pavement fabric and variable depth pavement overlay to flatten cross slope.	5,300	SF	6.5	\$10,303	\$44,647
CFN	FA	There is a 4% pavement cross slope across entire play court to the south of classroom cluster C. Edge-grind the pavement adjoining the buildings; install pavement fabric and variable-depth pavement overlay to flatten cross slope.	32,000	SF	6.5	\$62,208	\$269,568
CFN	FA	Classrooms 15 and 16 (cluster B) have no direct accessible path of travel to the playground. Install a new concrete accessible ramp.	240	SF	23.8	\$1,711	\$7,413

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	No fire truck access to some portions of the campus Add a fire-access gate in the fence at the northeast corner of campus.	192	SF	32.4	\$1,866	\$8,087
CFN	FA	Poor fire hydrant coverage of site. The only hydrants are at the parking lot exit and nearby intersection. Add private fire service and hydrant to campus.	1	EA	81,000.0	\$24,300	\$105,300
CFN	FA	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire hydrant flows, which may not be able to be met by the surrounding hydrants. Consider adding fire sprinklers to existing buildings to reduce required fire-flow.	36,270	SF	14.0	\$152,769	\$662,000
CFN	FA	Many of the existing onsite drain inlets in pedestrian traffic areas do not have ADA-compliant grates. Replace grates with code-compliant grates.	8	EA	324.0	\$778	\$3,370
CFN	FA	Existing irrigation system has many short-circuits and manually-operated zones. Replace the existing irrigation system with a remote-monitoring controller system.	1	LS	21,600.0	\$6,480	\$28,080
CFN	FA	At play fields, hills and mounds of dirt are left over from previous construction projects. Remove 500 cubic yards of dirt; regrade and replant grass.	500	CY	18.4	\$2,754	\$11,934

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Students walk through grassy area north of pods A, B, and F. Add a concrete walkway through this area, connecting plazas on north side of pods.	400	SF	25.5	\$3,060	\$13,260
CFN	FA	Adjacent to classroom pod C, the playground is not accessible from the plaza at Room 16. Add an accessible ramp for direct access.	120	SF	32.4	\$1,166	\$5,054
CFN	FA	The playground asphalt paving is cracking, with many trip hazards. Grind, regrade, and repave the entire playground.	10,200	SF	6.5	\$19,829	\$85,925
CFN	FA	There is no trash enclosure at this site. Install a two-bin trash enclosure to meet Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
CFN	FA	The bike enclosure fence is made of wood and has been damaged by fire. Remove damaged fence and replace with new chain link fencing and gate.	160	LF	64.8	\$3,110	\$13,478
CFN	FA	Parking lot lighting is provided by two pole-mounted "shoebox" luminaires. As noted by staff, light levels are low at night. Add two pole-mounted luminaires to match existing in the parking lot; add three in the area between the parking lot and the daycare facility.	5	EA	19,500.0	\$29,250	\$126,750
CFN	FA	Inadequate exterior lighting levels at egress pathways Remove existing outdated fixtures and install forty-five new LED lamps.	45	EA	594.0	\$8,019	\$34,749

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior building lighting is provided by wall-packs and surface-mounted downlights at covered walk ways, with no exterior emergency lighting. Replace exterior wall pack fixtures and downlights at covered walkways. Add exterior battery-pack fixtures for minimum code coverage.	50	EA	594.0	\$8,910	\$34,749
EPN	FMP	The campus is only partially fenced with open access along Packet Landing Road. Extend and improve perimeter fencing and gates utilizing ornamental fencing along school frontage	184	LF	142.5	\$7,873	\$34,116
EPN	FMP	Poor play field conditions and configuration preclude use for physical education instruction. Provide new track, field, and playground pavement with basketball equipment.	1	LS	2,500,000.0	\$750,000	\$3,250,000
EPN	FMP	The kindergarten play yard sandbox presents issues with hygiene and spilled sand. Remove sandbox and replace with above-ground tactile play equipment.	1	LS	60,000.0	\$18,000	\$78,000
EPN	FMP	The kindergarten play yard lacks a storage facility. Provide outdoor storage building.	1	EA	8,500.0	\$2,550	\$11,050
EPN	FMP	Campus lacks outdoor learning and gathering areas. Provide outdoor learning spaces and outdoor amphitheater.	6,400	SF	50.0	\$96,000	\$416,000

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Traffic congestion is extreme during drop-off and pick-up; backed-up traffic makes it difficult for staff to enter and park. Reconfigure parking area to provide separate entrance for staff; isolate drop-off zone and provide visitor parking area.	36,443	SF	26.0	\$284,257	\$1,231,782
FFN	FMP	Remove ten portable buildings. Demolition, hauling, and minor hazardous material abatement.	10	EA	14,250.0	\$42,750	\$185,250
Subtotal							\$7,023,457
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior doors have reached the end of their service life. Replace all exterior doors with metal frames and FRP doors.	54	EA	4,752.0	\$76,982	\$333,590
CFN	FA	Exterior windows with plexiglas glazing are beyond service life. Replace all windows with dual pane glass and aluminum framed windows.	5,500	SF	47.5	\$78,408	\$339,768
CFN	FA	The acoustic ceiling tiles in the classrooms are water stained and damaged. Removed damaged tiles and replace with new ceiling tiles.	32,900	SF	6.4	\$62,921	\$272,659
CFN	FA	Cement plaster and wood trim painted finishes are at the end of their service life Repaint entire campus.	45,400	SF	3.0	\$40,860	\$177,060
CFN	FA	Corridor columns plaster finish is damaged at the corners of the columns. Repair stucco where damage is not likely to occur again; add corner guards at susceptible column corners.	1,152	SF	15.1	\$5,225	\$22,644

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Shuttered skylights: classroom and multi-purpose room shutters are not used due to problematic cable operators. Install "tubular skylight" day lighting, and convert existing skylights to passive ventilators.	20	EA	3,456.0	\$20,736	\$89,856
CFN	FA	Campus flooring has reached end of service life. Replace all flooring with resilient flooring and walk-off entry mats.	27,674	SF	8.9	\$73,474	\$318,389
CFN	FA	Interior painting and wall covering are at end of service life. Repaint all interiors.	45,000	SF	2.0	\$27,000	\$117,000
CFN	FA	At administration and pod buildings, precipitation collects at high points of ceilings. * Investigate insulation of joist space. If unvented, dew point may occur in winter, resulting in condensation and probable framing dry-rot.	34,900	SF	5.4	\$56,538	\$244,998
CFN	FA	No campus energy-management system Add campus-wide DDC control and create district standard for energy control systems.	27,674	SF	2.4	\$20,174	\$87,422
CFN	FA	Plumbing systems are in good condition and ADA-compliant, with sensor-flush toilets, newer classroom sinks with bubblers, although the p-trap protective coverings are missing. Replace p-trap protective covers.	1	LS	4,320.0	\$1,296	\$5,616

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Pods A, B and C mechanical systems are in good condition with sensor-flush toilets, newer classroom sinks with bubblers, standard-efficiency gas-fired furnaces (Trane XR-80) with 7-day programmable thermostats. Add DX cooling coils and condensing units, mounted on-grade, for cooling. Clean duct systems and replace filters.	34,900	SF	1.4	\$14,135	\$61,250
CFN	FA	Pod F furnaces are older, RUUD units and are nearing the end of useful life. Replace furnaces with high-efficiency type and clean duct systems; At media center, replace unit and add DX cooling and condensing units to counter computer heat loads.	9,680	SF	3.2	\$9,409	\$40,772
CFN	FA	Notifier NFS640 fire alarm control and expander panels: some areas, i.e., kindergarten toilets, do not have required strobes. Add fire alarm strobe devices.	4	EA	513.0	\$616	\$2,668
CFN	FA	In some areas, i.e., media center, classrooms and offices, plastic floor thresholds are used to cover data cables to tables and work stations. Add data outlets to eliminate use of thresholds.	30	EA	486.0	\$4,374	\$18,954
CFN	FA	Rauland bell/clock/speaker system is a recent upgrade. Panel problems require frequent reprogramming. All-call function is not working properly. Exterior speakers not working or have unclear transmission. Replace Rauland system with district-standard VOIP system.	1	LS	21,600.0	\$6,480	\$28,080

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing fluorescent fixtures appear to have T8 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts throughout.	27,674	SF	18.0	\$149,440	\$647,572
CFN	FA	Some occupancy sensors were observed, but local room switches are typical at classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	27,674	SF	0.4	\$3,138	\$13,599
CFN	FA	Three exit signs have broken lenses and six exits are without proper signage. Replace broken lenses Install additional exit signs	3 6	EA EA	513.0	\$923	\$4,001
CFN	FA	In some areas, i.e., media center, classrooms and offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed. Install adequate power and data distribution and remove raceways.	100	LF	21.6	\$648	\$2,808
CFN	FA	Inadequate power distribution for receptacles at data system as noted above For added receptacles noted above, install new panel board (42-pole, 100 amp, 120/208 volt, 3-phase with transient voltage surge Suppression) and new feeders from switchboard.	2	EA	4,860.0	\$2,916	\$12,636

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	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.	27,674	SF	2.5	\$20,756	\$89,941
CFN	FA	Visible signs of moisture at administration area interior. Repair all water-damaged framing, patch and paint.	1	LS	32,400.0	\$9,720	\$42,120
Subtotal							\$2,973,402
CLASSROOMS							
CFN	FA	Classroom pod A: drinking fountain on north side of classroom 3 is nonaccessible. Replace with an accessible drinking fountain.	1	EA	3,240.0	\$972	\$4,212
CFN	FA	Classroom pod C: the playground is not accessible from the plaza at Room 16. Add accessible ramp for direct access.	120	SF	32.4	\$1,166	\$5,054
CFN	FA	In the kindergarten classrooms, tamper-proof receptacles have not been provided. Replace with tamper-proof receptacles.	30	EA	513.0	\$4,617	\$20,007
EPN	FMP	Limited wireless data infrastructure and projection technology at classrooms Provide projection technology and wireless infrastructure to support mobile technology at all classrooms.	32	EA	10,000.0	\$96,000	\$416,000

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Campus lacks dedicated science and art instruction spaces. Reconfigure existing library/media center to accommodate two "wet and dirty" classrooms dedicated to art and science instruction.	4,844	SF	200.0	\$290,640	\$1,259,440
FFN	FMP	New classrooms are required in order to replace existing portable classrooms and accommodate anticipated growth of student body. Construct two new, six-classroom buildings with covered walkways linking them to the central campus buildings.	14,650	SF	370.0	\$1,626,150	\$7,046,650
Subtotal						\$8,751,363	
RESTROOMS							
CFN	FA	Mechanical and plumbing systems are in good condition and working order. Plumbing fixtures are ADA compliant with waterless urinals and sensor activated faucets. Replace waterless urinals with ultra low flow 0.125gpf; replace air conditioning filters and clean existing duct system.	1	LS	2,700.0	\$810	\$3,510
CFN	FA	Classroom pods: staff toilet rooms require sanitary cove base per health code requirements. Remove probable VAT flooring at toilets and commons space. Replace with ceramic tile floors at toilets, and resilient flooring or carpet elsewhere .	2,800	SF	15.0	\$12,600	\$54,600
Subtotal						\$58,110	
MULTI-PURPOSE BUILDING							
EPN	FMP	Lack of outdoor eating facility Provide shade structure and defined outdoor eating area, adjacent to Multi-purpose building.	1	EA	110,000.0	\$33,000	\$143,000

Amelia Earhart Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Multi-purpose room is undersized for all functions, lacks dedicated music classroom and adequate storage. Demolish existing multi-purpose building and construct new, adequately-sized multi-purpose building with stage, music classroom, kitchen, toilet rooms, and storage rooms.	9,010	SF	550.0	\$1,486,650	\$6,442,150
Subtotal							\$6,585,150
ADMINISTRATION							
FFN	FMP	Administration building is undersized, suffers from dry-rot issues and is proposed for reconfiguration as new library/media center. Construct new one-story administration building with reception, offices, meeting rooms, health office, parent teacher association space, staff lounge, work room, toilet rooms and storage.	7,515	SF	420.0	\$946,890	\$4,103,190
Subtotal							\$4,103,190
LIBRARY/MEDIA CENTER							
CFN	FA	Library/media center is undersized and poorly configured. Modernize and repair existing administration building and configure as new library/media center.	3,992	SF	200.0	\$239,520	\$1,037,920
Subtotal							\$1,037,920
TOTAL COSTS							\$30,532,593



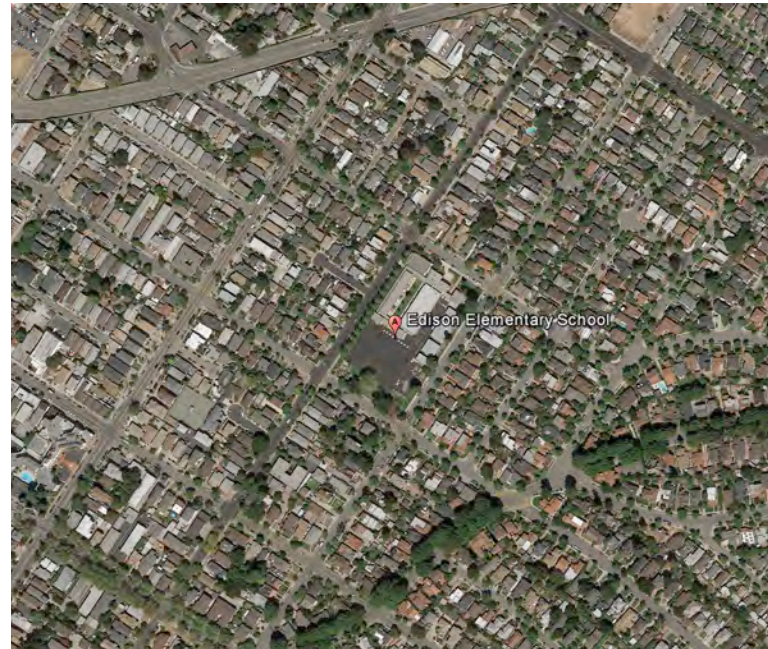
School Data

Date School Opened:	1940-1942
2013 - 2014 School Year Enrollment:	484
Standard Classrooms:	14
Modular Classrooms:	2
Portable Classrooms:	4
Classrooms Used for Other Programs:	2
Building Area:	25,550 sq. ft.
Site Area:	3.32 acres

Edison Elementary School - Background Information

Edison Elementary School is a neighborhood school located just a few blocks away from Alameda's bustling Park Street and Central Avenue shopping and dining district. With a population of approximately 480 students in grades Kindergarten through fifth and a robust Parent Teacher Association, Edison Elementary School is a thriving and vibrant community.

Edison Elementary (originally called Versailles School) began in 1940 as a WPA funded project, and was completed in 1942. The design of the administration and classroom wing is nearly identical to the original Longfellow School buildings, which were completed at the same time, and consists of four foot recessed concrete pad foundation/retaining walls, with wood framed cement plaster walls, and wood framed membrane covered roof. In 1953, a classroom wing with toilets was added at the end of the original classroom wings. In 1955, another classroom wing with interior corridor was added parallel to an original wing for a total of fourteen classrooms. A 2001 modernization resulted in seismic upgrade, restroom, and utility upgrade and repainting. The multi-purpose/cafeteria building was added in 1991 to complete this facility. Additionally, four portable and two modular classrooms have been added since 2004.



Edison Elementary School - Existing Conditions Summary

Facilities Assessment Needs

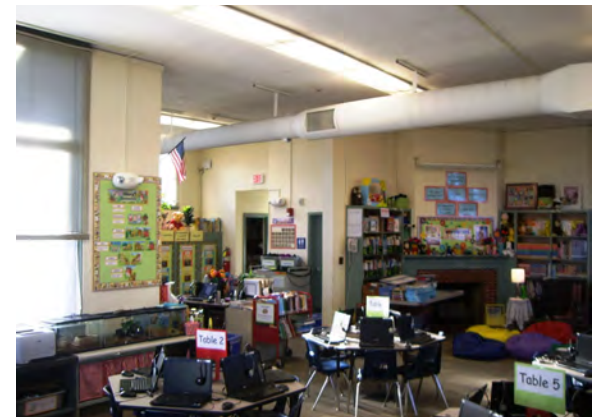
- Accessibility issues throughout to be brought up to current codes, including parking, exterior path of travel, drop-off, school entry signage, playground, administration and other toilet rooms, walkways within the school, door thresholds and landings and way-finding signage.
- Extensive cement plaster cracking and probable uneven building settlement.
- Exterior finishes, doors and windows at end of service life.
- Interior floor and wall finishes at end of service life.
- Investigate roof and framing for potential dry rot.
- Storm drain, storm and sewer ejection pump issues require servicing.
- Boiler, mechanical and piping systems are near the end of their service life.
- Aging, rusted fencing requires replacement.
- Power and data infrastructure in need of upgrades.
- No general lighting or emergency egress lighting at covered walkways.
- Phone, clock, bell, and public address system upgrades needed.

Educational Program Needs

- Projection technology and Wi-Fi infrastructure to support mobile technology at all classrooms.
- Portable classroom replacement with a permanent two-story building
- Dedicated art/science classroom
- Improved perimeter security with fencing and gates; consider security cameras
- Dedicated music classroom, preferably adjacent to multi-purpose room
- Reconfigured administrative office area to provide more efficient spaces and a secure entry point.
- Enlarged multi-purpose room and administration building

Unique Opportunities

- Edison Elementary School's original 1940's buildings have period Streamline Moderne architectural features that may be worth preserving and/or emulating.








Edison Elementary School - Master Plan Summary

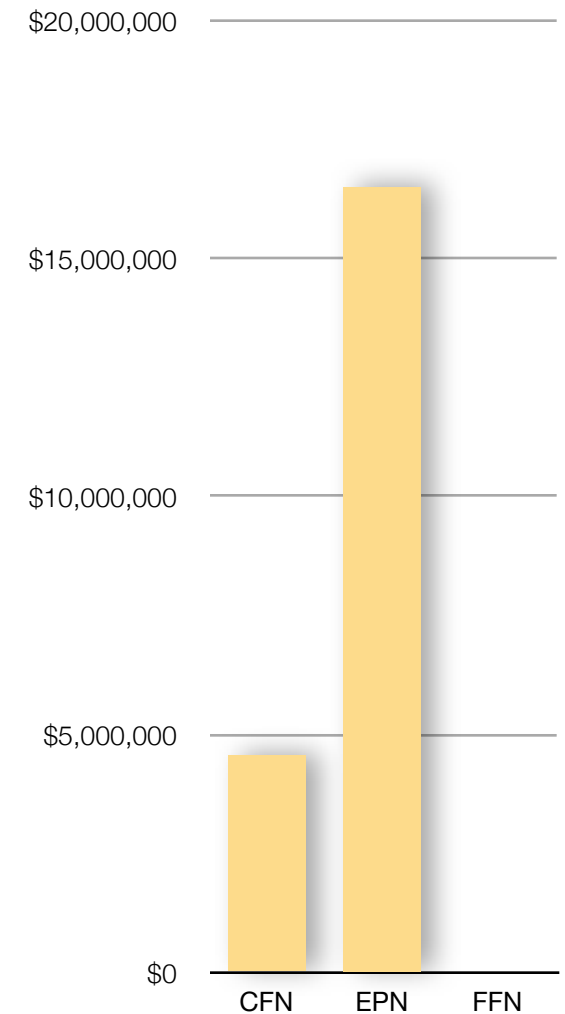
Master Plan Features

- New two-story classroom wing
- Modernized classrooms
- New or expanded multi-purpose room with music classroom
- New administration building/new entry identity
- Expanded and remodeled media center/library, new science classrooms
- New fencing and gates
- Sun shading at central courtyard
- Drop-off turnout at Buena Vista Avenue entrance

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Provide new perimeter and secondary fencing, improve site lighting, provide a prominent primary campus entrance adjacent to administration, and improve student drop-off safety.
	Accessibility	Construct new accessible structures and new elevator, accessible toilet rooms, improve walkways and paths of travel, ramps and door thresholds and install new directional signage.
	Technology	Upgrade data and power infrastructure, wireless coverage and updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide dedicated science, art, and music classrooms.
	Facilities Infrastructure	New administration and classroom buildings, expanded multi-purpose building, renewed HVAC systems and campus energy-management system.

Improvements by Category



Critical Facility Needs (CFN)	\$4,562,189
Educational Program Needs (EPN)	\$16,502,447
Future Facility Needs (FFN)	\$24,570

Edison Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

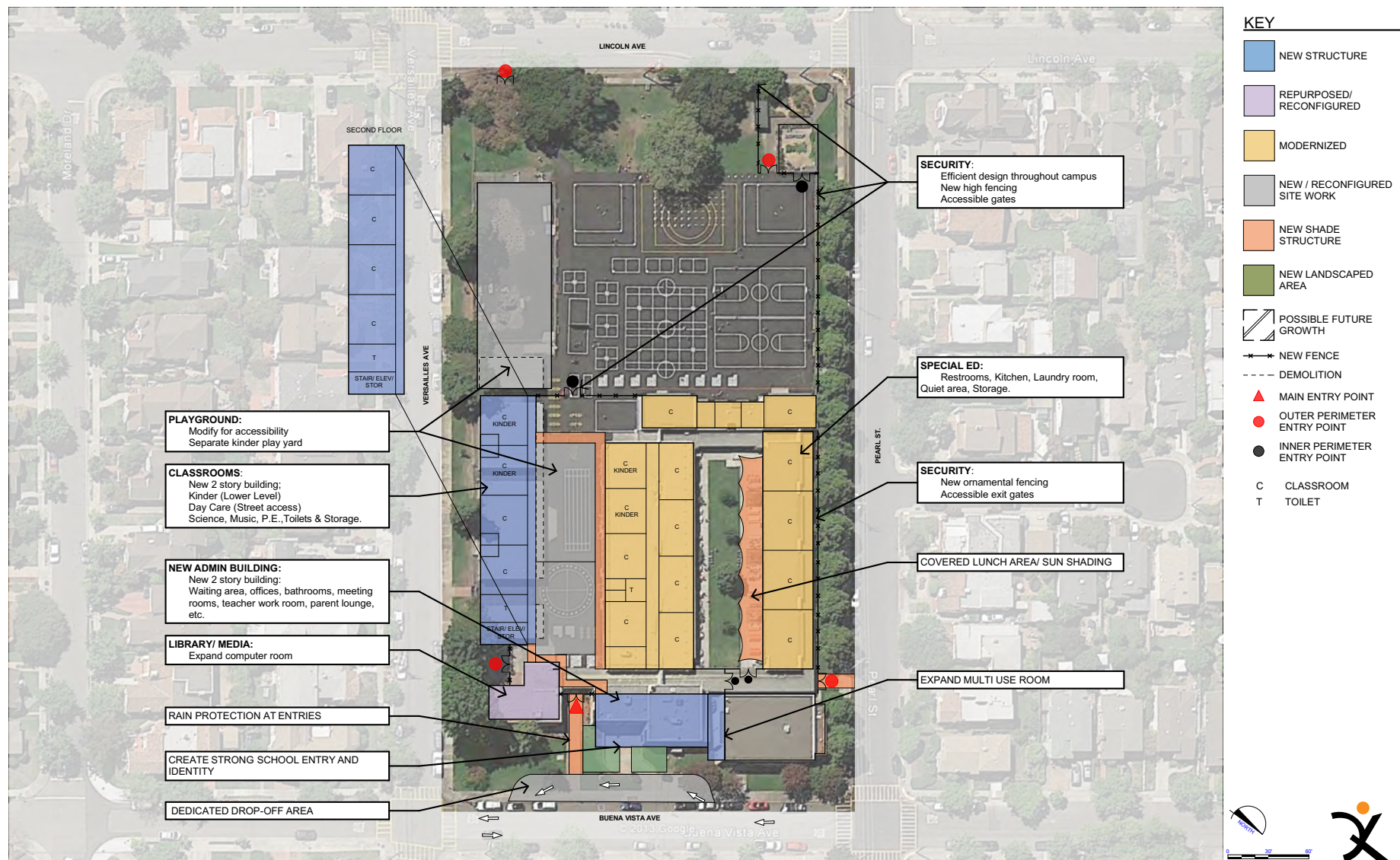
- Accessibility issues throughout to be brought up to current codes.
- Phone, clock, bell, and public address system upgrades
- Fire, life, safety improvements (structural, alarms, etc.)
- Upgrade emergency and site lighting.
- Upgrade power and data throughout.
- Upgrade HVAC systems to provide adequate heating and cooling.

Educational Program Needs (EPN)

- Classroom modernization to include finishes, electrical and data upgrades, projection technology and Wi-Fi infrastructure to support mobile technology at all classrooms.
- Improve perimeter security with fencing and gates; consider security cameras.
- Portable classroom replacement with a permanent two-story building.
- Dedicated art/science classroom
- Dedicated music classroom

Future Facility Needs (FFN)

- Expanded or new multi-purpose room and administration building to provide more efficient space, private conference rooms and a secure entry point to campus.
- Separate kindergarten play area, fenced, adjacent to kindergarten classrooms.
- Sun shading at lunch area, west side of interior courtyard
- Consider a dedicated drop-off/pickup drive along Buena Vista Avenue.
- Additional toilet rooms for students, staff and public at multi-purpose room.
- PE classroom space



EDISON ELEMENTARY SCHOOL SITE PLAN

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	ADA stall lacks required unloading zone flush with pavement; cross slope in the stall area substantially exceeds 2%, and signage is out-of-date. Remove curb, gutter, and five feet of sidewalk along the length of the stall, and the existing pedestrian ramp located to the west of the stall. Install five feet of paving for a new unloading zone, and new curb and gutter, and a pedestrian ramp at the west end per Caltrans detail. Update all signage, and restripe. No practical fix for the excessive cross slope in the public street.	75	SF	32.4	\$729	\$3,159
CFN	FA	ADA unloading zone does not have required adjacent unloading zone, flush to the pavement with no ramp; cross slope in public street significantly exceeds 2%; and signage is out of date. Remove the curb, gutter, and five feet of sidewalk along the length of the stall, and beyond for a pedestrian ramp per Caltrans standard. Install five feet of paving for a new unloading zone, and new curb and gutter, and a pedestrian ramp at the south end per Caltrans detail. Update all signage and restripe. No practical fix for the excessive cross slope in the public street.	75	SF	32.4	\$729	\$3,159
CFN	FA	Existing 13.3% slope on walk from back of public sidewalk to threshold at exit doors. Remove existing walks; construct level landings at exit doors, and pedestrian ramps at 1:12 maximum to a shared landing, then down to the public sidewalk at 1:12 maximum slope.	1,400	SF	32.4	\$13,608	\$58,968

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing public sidewalk cross slope is 2.7%, and slope on pedestrian ramp is 9.4%. Remove sufficient length of sidewalk and existing ramp, to allow for installation of a new compliant pedestrian ramp with 4 foot level landing at upper end. Transition back to existing walk in both directions at 5% maximum slope.	240	SF	32.4	\$2,333	\$10,109
CFN	FA	The existing covered walk along the west side of classrooms 1 through 4 has an average cross slope of 3% and landings at classroom doors averaging 8%. Remove the existing walk and replace it with a walkway at 2% maximum slope to the west, starting flush with the finished floors. Alternately, apply a concrete-leveling compound to reduce the cross slope over the existing pavement.	2,000	SF	24.0	\$14,400	\$62,400
CFN	FA	Existing ramp along south end of classroom 1 has a slope of 9.4%. Overlay and reconstruct ramp to flatten slope to 8.33% maximum.	400	SF	23.8	\$2,851	\$12,355
CFN	FA	There is a concrete "V" ditch between the covered walkway and the double doors to the multi-purpose room, making these exits nonaccessible. Saw cut and remove the concrete "V" ditch at both doors, and replace with concrete landing at 2% maximum slope from threshold to covered walk. Incorporate two. 2 inch or 3 inch drains along the "V" ditch flow line under the new concrete to maintain drainage in this area.	1,300	SF	32.4	\$12,636	\$54,756
CFN	FA	No level landings at doors in this area. Reduce cross slope with leveling course.	900	SF	22.0	\$5,940	\$25,740

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior asphalt concrete paving is at the end of its service life in certain areas. Crack seal, edge grind, pavement fabric, and 1.5" minimum overlay of these areas.	33,200	SF	6.5	\$64,541	\$279,677
CFN	FA	Chain link fence: very old and rusted out. Campus requires more secure fencing perimeter. Replace with new 6 feet tall chain link fencing around playground, play yards and garden.	400	LF	35.0	\$4,200	\$18,200
CFN	FMP	Campus requires more secure fencing perimeter. Install with new 6 feet tall ornamental fencing and gates at buildings.	1,130	LF	110.0	\$37,290	\$161,590
CFN	FA	Bike rack enclosure is undersized, in poor location and rusted. Replace with larger chain link bike cage.	1	LS	19,440.0	\$5,832	\$25,272
CFN	FA	Sewage ejector pump and check valve at end of service life. Replace pump and check valve.	1	LS	9,180.0	\$2,754	\$11,934
CFN	FMP	Site lacks shade for outdoor eating area. Install shade structure.	3,200	SF	75.0	\$72,000	\$312,000
EPN	FMP	Site lacks a student drop-off area. Demolish some landscaping along Buena Vista Avenue and install a new dedicated student drop-off area.	2,900	SF	29.0	\$25,230	\$109,330

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Primary entrance is not distinct or easily located Provide new landscaping and concrete flatwork at entry point at Buena Vista Avenue to clearly signify it as the main entrance. Install cover along the new concrete walkway.	2,630	SF	175.0	\$138,075	\$598,325
EPN	FMP	Site lacks rain protection between some classrooms and other facilities. Install covered walkways to connect new building to existing buildings.	3,300	SF	40.0	\$39,600	\$171,600
FFN	FA	No trash enclosure Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
FFN	FA	Wood flag pole is not code-compliant. Replace with aluminum flagpole.	1	EA	2,700.0	\$810	\$3,510
Subtotal							\$1,943,144
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire hydrant flows, which the surrounding hydrants may not be able to meet. Add fire sprinklers to existing buildings to reduce required fire flow.	20,252	SF	13.0	\$78,740	\$341,206
CFN	FA	The drop inlet in the bike enclosure frequently backs up during storms. Replace existing line with new 4 inch storm drain.	1	LS	3,000.0	\$900	\$3,900

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	1942-era buildings are worn, with cracking plaster, moisture penetration, and possible framing dry-rot. Replace wall/ plate framing (assume 20%); redesign exterior and apply metal cladding and new stucco.	27,000	SF	10.8	\$87,480	\$379,080
CFN	FA	Exterior windows with plexiglass are beyond service life. Replace all windows with aluminum frames & dual-pane glass.	6,200	SF	47.5	\$88,387	\$383,011
CFN	FA	Built-up roofing is at end of service life. Replace all roofing, scuppers, caps and flashings.	22,052	SF	17.3	\$114,119	\$494,516
CFN	FA	Exterior painted finish is deteriorated. Reseal and repaint all exterior walls, trims fascia, etc.	29,000	SF	2.7	\$23,490	\$101,790
CFN	FA	Roof fascia paint is peeling and wood trim is deteriorating. Replace with cement board fascia and repaint.	2,400	LF	14.0	\$10,109	\$43,805
CFN	FA	Interior painting and wall covering is at end of service life. Repaint all interiors.	29,000	SF	2.2	\$18,792	\$81,432
CFN	FA	Corridor lighting lacks required daytime lighting. Add LED ceiling fixtures.	800	SF	27.0	\$6,480	\$28,080
CFN	FA	No campus energy management system Add campus-wide DDC control and create district standard for energy control systems.	25,550	SF	2.4	\$18,626	\$80,712

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Parker boiler, installed in 1992, is nearing the end of its useful life and is inefficient. Unit ventilators show signs of heavy wear, have poor zone control and are inefficient. Replace, boiler, pumps and piping completely with high efficiency ductless split systems or rooftop air conditioning.	1	LS	162,000.0	\$48,600	\$210,600
CFN	FA	Existing restrooms require all new fixtures and exhaust fans and all plumbing fixtures, complete, including, urinals (0.125gpf), water closets (1.28gpf), and lavatories (0.5gpm) to bring into current code compliance and reduce water consumption. Modernize restrooms with all new fixtures and exhaust fans. Replace all plumbing fixtures to bring into current code compliance and reduce water consumption.	1,200	SF	135.0	\$48,600	\$210,600
CFN	FA	Inadequate exterior lighting provided, walkways dark for back to school nights, as noted by staff. Add exterior walkway fixtures and wall lights on buildings to light play yard area.	40	EA	756.0	\$9,072	\$39,312
CFN	FA	Exterior building lighting provided by wall packs and surface square down lights at covered walkways. No exterior lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	15	EA	432.0	\$1,944	\$8,424
CFN	FA	Notifier fire alarm panel is not preferred manufacturer. Replace fire alarm panel with district-preferred manufacturer (Firelite).	1	EA	21,600.0	\$6,480	\$28,080
CFN	FA	Telephone panel problems require frequent reprogramming. Replace Rauland system with district standard VOIP system.	1	EA	56,160.0	\$16,848	\$73,008

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	In some areas, i.e., media center, classrooms and offices, plastic floor thresholds or rugs are used to cover data cables to tables and work stations. Add data outlets to eliminate use of thresholds.	25	EA	513.0	\$3,848	\$16,673
CFN	FA	All fire alarm, data, phone, and security is run overhead to portables. Install new under-ground conduit and pull boxes; replace all with VOIP.	4	EA	1,944.0	\$2,333	\$10,109
CFN	FA	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.	1	LS	50,000.0	\$15,000	\$65,000
CFN	FA	Bell/clock/speaker panel problems require frequent reprogramming. Station and all call do not function properly. Replace Rauland system with district standard VOIP.	1	LS	21,600.0	\$6,480	\$28,080
CFN	FA	Lens fixtures appear to have T8 lamps and magnetic ballasts, 1x4 in classrooms and offices, recessed 2x4 in multi-purpose room. Replace with energy efficient T5 lamp and electronic ballast fixtures.	25,550	SF	18.0	\$137,970	\$597,870
CFN	FA	Some occupancy sensors observed, local room switches are typical at classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	54,500	SF	0.4	\$6,180	\$26,781

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	In some areas, i.e., media center, classrooms and offices, plastic floor thresholds are used to cover power cables to tables and work stations. Add power outlets to eliminate use of thresholds.	25	EA	513.0	\$3,848	\$16,673
CFN	FA	In some areas, i.e., media center, classrooms and offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed. Replace broken raceways.	50	LF	21.6	\$324	\$1,404
CFN	FA	Inadequate power distribution for receptacles for data system as noted above. For added receptacles noted above, install new panel board (42-pole, 100 amp, 120/208 volt, 3-phase with Transient Voltage Surge Suppression) and new feeders from switchboard.	1	EA	20,000.0	\$6,000	\$26,000
CFN	FA	In some areas, devices are missing cover plates with data or power cables exposed. Replace cover plates.	10	EA	27.0	\$81	\$351
CFN	FA	No structural hold-downs evidenced at any wood shear walls for buildings A, B, D, and F. * Add hold downs at shear walls.	1	LS	75,600.0	\$22,680	\$98,280
Subtotal							\$3,394,776

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CLASSROOMS							
CFN	FA	No level landings at exits from these classroom doors to the paved play courts Remove existing short, sloped concrete landings and adjoining pavement. Construct level landings at thresholds, and walks down at 5% maximum along building to pavement grade. Patch pavement as required.	600	SF	25.9	\$4,666	\$20,218
CFN	FA	Classroom building E attached to classroom buildings D, F during construction of additions * Add seismic joints to isolate structures.	112	LF	150.0	\$5,040	\$21,840
EPN	FMP	Existing portable buildings are at end of service life and should be replaced. Campus requires additional classroom space and lacks a dedicated kindergarten wing. Remove portable buildings along Versailles Avenue and replace with a two-story, site-built classroom building. Include toilet rooms in classrooms at lower level and include dedicated science, music, and art classrooms.	13032	SF	370.0	\$1,446,552	\$6,268,392
EPN	FA/FMP	Classroom buildings are in need of full modernization, including interior finishes, HVAC systems, lighting, power, data, and controls. Fully modernize each classroom wing.	20252	SF	200.0	\$1,215,120	\$5,265,520
Subtotal						\$11,575,970	
RESTROOMS							
CFN	FA	Multi-purpose room toilet sink is not ADA-compliant. Relocate instant hot water heater to provide required clearance.	1	EA	2,268.0	\$680	\$2,948.40

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Campus requires additional toilet rooms. Install additional toilet rooms: two for students; two for staff and adult public (included in administration addition, below).	In Admin			\$0	\$0
Subtotal							\$2,948
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-purpose room: nonaccessible drinking fountain; exceeds 2% cross slope. Replace fountain, regrade, and pave access area.	1	LS	10,800.0	\$3,240	\$14,040
CFN	FA	Multi-purpose room egress ramp exceeds 5%. Add accessible hand rails.	24	LF	37.8	\$272	\$1,179
CFN	FA	Multi-purpose room roof leaks, which has damaged ceiling tiles. Replace ceiling tiles (roofing is addressed above).	3,800	SF	5.4	\$6,156	\$26,676
CFN	FA	Large collector forces at multi-purpose room may require structural remediation. * Additional analysis required (fee only).	1	LS		\$8,000	\$8,000
EPN	FMP	Multi-purpose room is too small for the needs of the campus. Build an addition onto the multi-purpose room building and extend the stage area into the new addition.	640	SF	550.0	\$105,600	\$457,600
Subtotal							\$507,495

Edison Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
EPN	FMP	The existing administration and student services area is undersized and nonaccessible. Demolish existing administration building and replace with a new two-story administration and student services building including a reception/waiting area, offices, toilet rooms, meeting rooms, staff lounge, teacher work room, etc.	6,480	SF	370.0	\$719,280	\$3,116,880
Subtotal						\$3,116,880	
LIBRARY							
CFN	FA	There is a 4-5 inch drop at the rear exit from the library to the adjoining flatwork. Construct a level landing at the door, with a transition walk down to grade at 5% maximum slope along the building wall. Remove and replace existing flatwork as necessary to install new work.	300	SF	23.8	\$2,138	\$9,266
CFN	FA	Computer lab rooftop units with exposed ducting within spaces. Units are old and inefficient. Replace units with high-efficiency rooftop air conditioning units, clean ductwork and rebalance systems.	1,200	SF	15.0	\$5,400	\$23,400
CFN	FA	Surface raceway in media center has broken pieces and missing plates. Add plates and replace broken items.	5	EA	81.0	\$122	\$527
EPN	FMP	Computer room is undersized and should be expanded. Library requires modernization. Reconfigure and modernize the library area to allow for an increased computer room.	1800	SF	220.0	\$118,800	\$514,800
Subtotal						\$547,993	
TOTAL COSTS						\$21,089,206	



School Data

Date School Opened:	1950
2013 - 2014 School Year Enrollment:	318
Standard Classrooms:	9
Modular Classrooms:	4
Portable Classrooms:	1
Classrooms Used for Other Programs:	3
Building Area:	18,150 sq. ft.
Site Area:	1.22 acres

Franklin Elementary School

1433 San Antonio Avenue

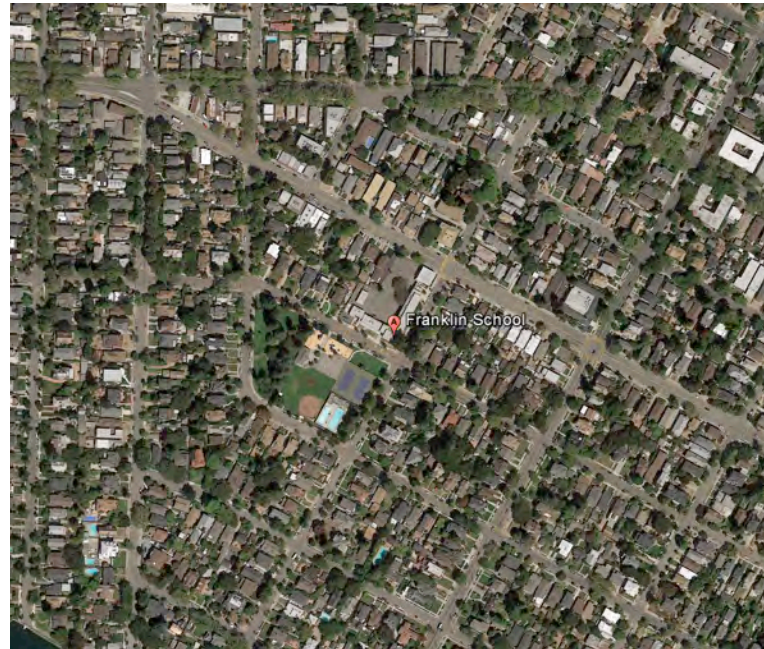
Franklin Elementary School - Background Information

Franklin Elementary School was constructed in 1950 as two-story wood frame building on concrete pad foundations with parapet walls and flat membrane roofing. The administration wing is actually recessed below grade so that mechanical/service spaces are a half-level down and office and staff spaces are a half-level up.

In 1955, a brick and glass corridor enclosure was added to the main entry, which clearly defines it. In 2000, all buildings received a seismic retrofit, along with modernization work resulting in accessibility upgrades of an elevator, exterior ramps, toilet room barrier removal, painting, and fire alarm upgrades. That same year, two-story modular classrooms were also added.

In 2008, Measure C funds were used to provide improvements to accessible paths of travel, interior barrier removal, and playground resurfacing.

The campus currently serves 318 (K-5) students with thirteen classrooms, a multi-purpose room, media center/library, and administration/staff lounge area. Music and daycare classes are held in a fourteenth classroom. Enrollment is not expected to grow between now and the 2023-2024 school year, based on the 2014 demographic analysis.



Franklin Elementary School - Existing Conditions Summary (from 2012 assessment)

Facilities Assessment Needs

- Roof membrane is at end of its service life.
- Exterior windows, doors, and finishes are at end of their service life.
- Additional accessibility barrier removal, and parking drop-off zone is required.
- Multi-purpose room accessibility needs to be improved.
- Interior floor and wall finishes are at end of service life.
- Heating systems have reached end of their service life.
- Lighting fixtures are inefficient and at end of their service life.
- Site lacks security alarm system.

Educational Program Needs

- Adequately sized and located administration space with reception area fronting on the primary entrance with ample visibility.
- Adequately sized multi-purpose room with appropriate amenities (warming kitchen, stage, music classroom, etc.)

Unique Opportunities

- The campus is across the street from a large community park.
- Committee discussed collaborating with the City of Alameda to close the street in front of the school during pick up and drop off times in order to address safety concerns. (Currently, no on-site parking or pick-up/drop off aisles exist.)

Alameda Unified School District Facilities Master Plan








Franklin Elementary School - Master Plan Summary

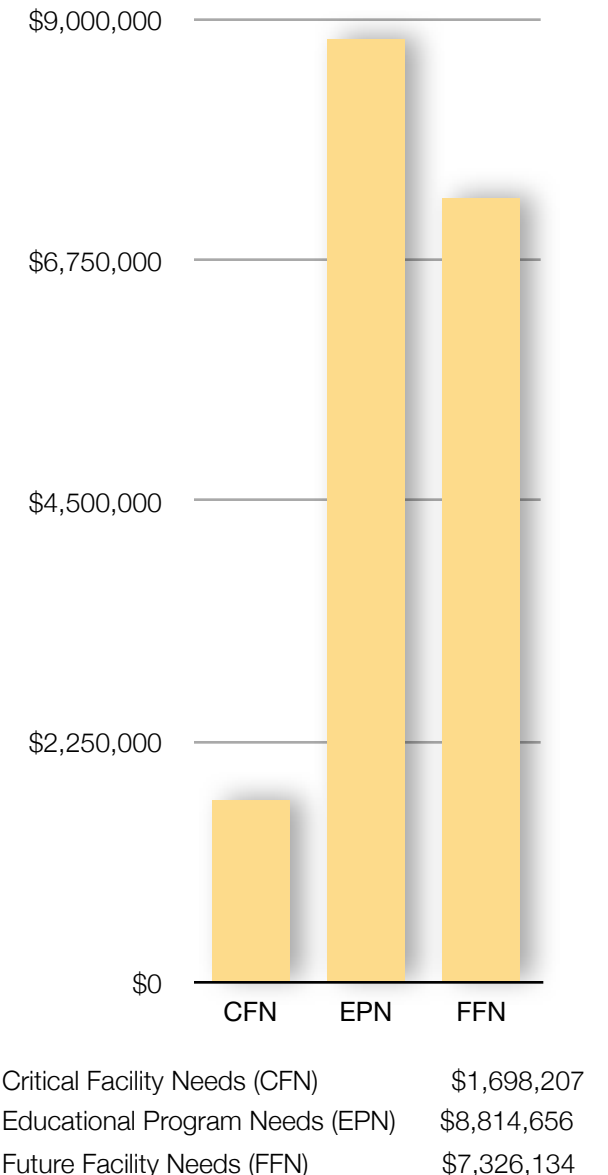
Master Plan Features

- Replace the 1024 sq. ft. multi-purpose room with a new adequately sized multi-purpose room that includes a warming kitchen, stage, music classroom, toilet rooms and storage.
- Replace the single existing oversized kindergarten classroom with a new kindergarten wing, that houses 4 classrooms.
- Provide an adequately sized administration space, with a reception area at the primary entrance into campus providing plenty of visibility.
- Provide shade structure for outdoor eating, learning and play.
- Replace modular and portable classrooms nearing end of their service life.
- Modernize media center and expand breakout spaces.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	New administration and classroom buildings, expanded multi-purpose room
	Accessibility	Place administration at ground level, improve restroom accessibility, and include a restroom in each kindergarten classroom.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	No discussion
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system equipment, and improve site drainage, provide more meeting and breakout space.

Improvements by Category



Franklin Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Building A Classrooms concrete shear walls appear to have inadequate reinforcement.
- Building B Classroom has no seismic gap from adjacent two-story classroom building.
- Improve site security lighting.
- Improve perimeter fencing.
- Improve power and data infrastructure.
- Building accessibility barriers remain.
- Mechanical heating and cooling systems are nearing end of service life.
- Interior finishes are in need of replacement.
- Roofing is at the end of its service life.

Educational Program Needs (EPN)

- New multi-purpose room building
- Relocated administration with reception fronting on main entrance
- Renovation of the existing classrooms
- Robust infrastructure for technology
- New breakout (small group meeting) spaces

Future Facility Needs (FFN)

- Three additional classrooms
- Replacement of two-story four classroom modular building with a new two-story four classroom addition to existing classroom wing
- New play structure



FRANKLIN ELEMENTARY SCHOOL SITE PLAN

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	ADA student drop off does not meet current standards for configuration and cross slope. Convert one of the two ADA parallel parking spaces on San Antonio to a Caltrans compliant drop off zone. Add compliant signage. Repair of the excessive cross slope will be difficult as it will tend to interrupt street drainage flows.	700	SF	37.8	\$7,938	\$34,398
CFN	FA	7.5% straight grade from back of public sidewalk to door. No level landing. Remove existing private walk. Install level landing at door and angled ramp at 1:12 maximum slope to public sidewalk.	360	SF	23.8	\$2,566	\$11,120
CFN	FA	There is a poorly draining sump inlet at this location to which all paved play court and likely most roof drainage is tributary. Inlet is reported to frequently back up during heavy storms, sending water into the adjoining basement area. If inlet is truly a sump inlet with no outlet piping, consider adding storm drain pumping station in inlet, with force main outlet to adjoining public street. Per district this is 4 inch storm drain to curb in street but always clogs. Replace with 6 inch line to street.	100	LF	113.4	\$3,402	\$14,742
CFN	FA	Domestic water service missing back flow device. Install BFP on existing 3 inch water line.	1	LS	6480.0	\$1,944	\$8,424
CFN	FA	Ponded water from play court area often floods basement. Add trench drain at top of stairs, with 4 inch storm drain connection to adjoining sump inlet. Add line to new 6 inch storm drain to street.	30	LF	145.8	\$1,312	\$5,686

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Playground drinking fountain is non-accessible. Replace with accessible fountain.	1	PAIR	4536.0	\$1,361	\$5,897
CFN	FA	Play yard equipment is outdated and a liability. Replace with certified playground equipment.	1	LS	55000.0	\$16,500	\$71,500
CFN	FA	Second floor corridor: chain link enclosure is rusted and loose Replace chain link with metal fence tubing enclosure.	175	LF	48.6	\$2,552	\$11,057
CFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16200.0	\$4,860	\$21,060
CFN	FA	Inadequate exterior lighting provided and the walkways are dark as noted by staff. Add exterior walkway fixtures, and replace existing with LEDs. Add up-lights at play yard oak tree.	20	EA	918.0	\$5,508	\$23,868
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	10	EA	405.0	\$1,215	\$5,265
CFN	FA	No security system appears to be provided. Add district standard security system.	21,800	SF	1.6	\$10,595	\$45,911
FFN	FMP	Play structures are nearing end of their service life. Replace with new play structures.	1	LS	75000.0	\$22,500	\$97,500

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	The existing kindergarten classroom K1 and the administration wing need to be demolished in order to make way for new facilities as indicated in the facility master plan site plan. Demolish the existing kindergarten classroom K1 and the administration wing as indicated on the facility master plan site plan.	11300	SF	4.0	\$13,560	\$58,760
Subtotal							\$415,187
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior doors: wood doors degraded and at the end of their service life. Replace with galvanized steel frames with FRP doors and new hardware.	24	EA	5076.0	\$36,547	\$158,371
CFN	FA	Wood fascia and trim: paint is chipping/peeling Stucco: paint is faded and color mis-matched. Refinish all wood and stucco walls.	10,000	SF	6.3	\$18,900	\$81,900
CFN	FA	Roof: built-up roofing at end of its service life. Replace all roofing, scuppers, caps, and flashings.	15,500	SF	17.3	\$80,213	\$347,588
CFN	FA	Aluminum windows: south and west facing units have reached end of their service life. Replace all exterior windows with aluminum frame, dual pane glass.	2,800	SF	69.0	\$57,960	\$251,160
CFN	FA	Interior painting and wall covering are at the end of their service life. Repaint all interiors.	15,000	SF	3.2	\$14,580	\$63,180

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Rooftop, gas heating units are nearing end of useful life and are inefficient. Replace with high efficiency gas packaged air conditioning units.	8	LS	12000.0	\$28,800	\$124,800
CFN	FA	Light fixtures appear to be older with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts.	21,800	SF	2.2	\$14,126	\$61,214
CFN	FA	Some occupancy sensors observed. Local room switches are typical classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	21,800	SF	0.4	\$2,472	\$10,713
CFN	FA	Inadequate number of emergency egress fixtures were observed, according to staff, inverter provides emergency backup power for egress lighting. Add dual head battery packs at egress paths.	10	EA	607.5	\$1,823	\$7,898
CFN	FA	Building A classrooms concrete shear walls appear to have inadequate reinforcement. Provide additional shear wall bracing.	1	LS	189.0	\$57	\$246
CFN	FA	Building B classroom has no seismic gap from adjacent two-story classroom building. Provide moment frame and seismic joint.	1	LS	151200.0	\$45,360	\$196,560
Subtotal							\$1,303,629

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CLASSROOMS							
CFN	FA	Classroom and corridor flooring are at the end of its service life. Replace all flooring with resilient flooring and walk-off entry mat.	10,984	SF	6.3	\$20,819	\$90,216
EPN	FMP	Existing classrooms are aged, with finishes and infrastructure nearing end of their service life (typical of eight classrooms). Modernize existing classrooms: new interior finishes, new power and data infrastructure, new audio visual, etc.	10984	SF	212.7	\$700,889	\$3,037,186
FFN	FMP	It has been expressed by the committee that the campus could attract additional students if there were enough classrooms to house them. The additional student body would improve the viability of the campus. Provide three additional classroom spaces. (These are included in the new building spaces indicated on the site plan. Thirteen classrooms exist now, sixteen are shown on the site plan).	0	SF	370.0	\$0	\$0
FFN	FMP	The existing two-story modular building is in need of maintenance, repair, and modernization. The bridge structure connecting the two show signs of degradation. Install a new, site-built two-story building and permanent walkway connection to existing classroom wing. Included are restrooms.	11292	SF	350.0	\$1,185,660	\$5,137,860
FFN	FMP	The campus requires three properly sized kindergarten classrooms with toilet rooms. (The single existing kindergarten classroom is being demolished). Build three new kindergarten classrooms with toilet rooms in each.	3760	SF	370.0	\$417,360	\$1,808,560
Subtotal							\$10,073,822

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Restroom sinks are missing drain boots. Add accessible boot covers.	8	EA	81.0	\$194	\$842
FFN	FA	Two student restrooms at the north end of the classroom wing are undersized due to ADA clearance requirements. They are also poorly situated below stairs and nearing end of service life. Demolish the restrooms at the north end of the classroom building. (These toilet rooms are replaced as part of the new classroom building.)	240	SF	30.0	\$2,160	\$9,360
Subtotal						\$10,202	
MULTI-PURPOSE BUILDING							
EPN	FMP	The multi-purpose room is extremely small and antiquated. It is just over 1000 sq. ft., well below the AUSD education specification for this space. It also lacks a raised performance platform of any sort, as well as, much of the support spaces required (chair and general storage, restrooms, etc.) Build a new adequately sized multi-purpose room to house the necessary spaces.	5886	SF	450.0	\$794,609	\$3,443,304
Subtotal						\$3,443,304	

Franklin Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
FFN	FA	Simplex panel is not preferred. Manufacturer problems with false alarms and faulty detectors reported. Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	17280.0	\$5,184	\$22,464
FFN	FA	Replace Rauland system with district standard VOIP.	21,800	SF	2.2	\$14,126	\$61,214
EPN	FMP	Administration wing is undersized and presents a number of accessibility barriers as it is a split level space requiring stairs and lift to get down to the first level or up to the second level. It is not positioned well as it lacks connection or visual access to the main entry points. Reconfigure the main corridor space and the existing multi-purpose room into a new administration space with proper adjacencies and visual connection to the main entry point.	2534.1	SF	250.0	\$190,054	\$823,566
Subtotal						\$907,245	
LIBRARY/MEDIA CENTER							
EPN	FMP	Break-out and small meeting space is lacking on campus. Reconfigure west wing of the library media center to provide additional break out spaces with acoustic separation and glazed window or walls for supervision.	1410	SF	450.0	\$190,350	\$824,850
EPN	FMP	Library is undersized and antiquated. Finishes are nearing end of their service life. Expand and modernize library area.	2110	SF	250.0	\$158,250	\$685,750
Subtotal						\$1,510,600	

Franklin Elementary School - 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	Campus energy management system does not exist. Add campus wide DDC control and create district standard for energy control systems.	21,800	SF	2.4	\$15,892	\$68,866
FFN	FA	Existing hot water heater at the end of its service life. Replace with 80 gallon gas hot water heater in basement.	1	LS	4320.0	\$1,296	\$5,616
CFN	FA	Main panel, sub-panels and feeders are unreliable. Replace with new main panel, conduit, feeders, and sub-panels. Replace existing 400 amp, 120/208 volt main switchboard with new 800 amp, 120/208 volt utility service and main switchboard. Replace existing panel boards with new panel boards (42 pole, 100 amp, 120/208 volt, three-phase, with transient voltage surge suppression) and new feeders from switchboard.	1	LS	67176.0	\$20,153	\$87,329
CFN	FA	Inadequate power distribution for receptacles for data system as noted above. For added receptacles - six data outlets to each classroom (6x13 classrooms), install new panel board (42pole, 100amp, 120/208volt, 3phase, with transient voltage surge suppression) and new feeder from switchboard.	1	LS	10152.0	\$3,046	\$13,198
Subtotal						\$175,009	
TOTAL COSTS						\$17,838,997	



Henry Haight Elementary School

2025 Santa Clara Avenue

School Data

Date School Opened:	1975
2013 - 2014 School Year Enrollment:	435
Standard Classrooms:	25
Modular Classrooms:	1
Portable Classrooms:	3
Classrooms Used for Other Programs:	3
Building Area:	53,570 sq. ft.
Site Area:	3.26 acres

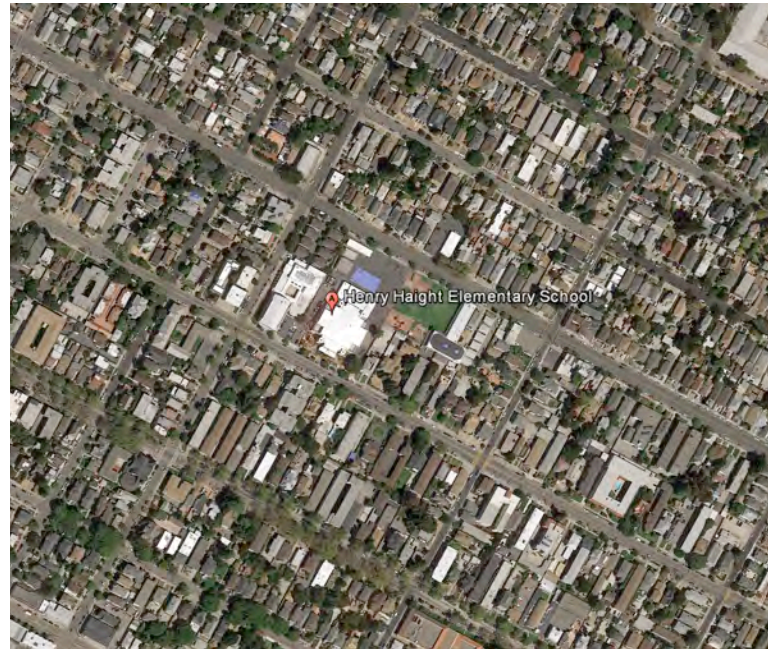
Henry Haight Elementary School - Background Information

Henry Haight Elementary School is a 3.2 acre site in the center of the north island of Alameda. It is composed of a main, two-story building constructed of concrete with steel frame reinforcing, masonry shear walls and flat membrane roofing. It contains a single-story multi-purpose room wing in the rear, administration offices in the front, and a library/media center located in the central core on the second floor.

Originally all twenty-three classrooms were housed in the main two-story structure. Since 2002, there have been one modular building and three portable buildings added to the campus bringing the total number of classroom spaces to twenty-seven.

The campus was extensively modified in 1991, from its original open classroom plan design to the more traditional classroom layout there today. In 2005, measure C funds added seismic reinforcement, accessible barrier removal, fire alarm, and mechanical upgrades at the classroom building.

This campus currently serves 434 (K-5) students and is expected to grow to 492 by the 2023-2024 school year.



Henry Haight Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Asphalt playgrounds exceed allowable accessibility cross-slope.
- A portion of the two-story building requires the addition of fire sprinklers.
- South-facing windows leak and all are at end of their service life.
- Slab-on-grade contains excessive moisture and has damaged the gym floor covering.
- Second floor southwest facing deck leaks.
- There are several second floor accessibility barriers.
- Stair tower exterior concrete block walls leak.
- Exterior doors and finishes are at end of their service life.
- Portable building foundations have dry rot and need to be replaced.

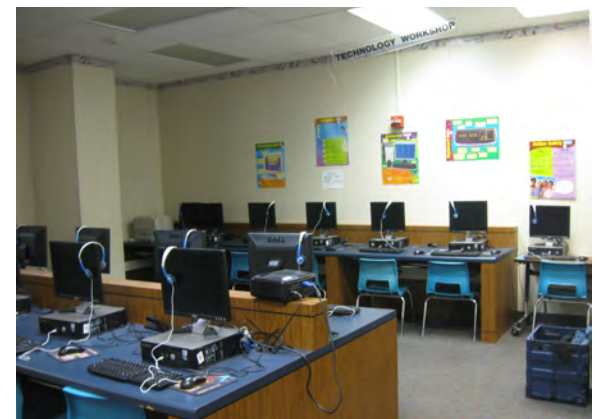
Educational Program Needs

- Provide secure perimeter fencing.
- Expand administration area with reception fronting on school entrance.
- Site needs a dedicated kindergarten wing adjacent to the outdoor play yard.
- Site needs safe and adequate drop-off and parking areas.
- Classrooms need modernization.
- Provide infrastructure for technology.
- Site needs new classroom building to replace portables and house future growth.

Unique Opportunities

- Second-story terraces are under utilized and could be a school asset.
- Develop and expand the existing school garden.

Alameda Unified School District Facilities Master Plan

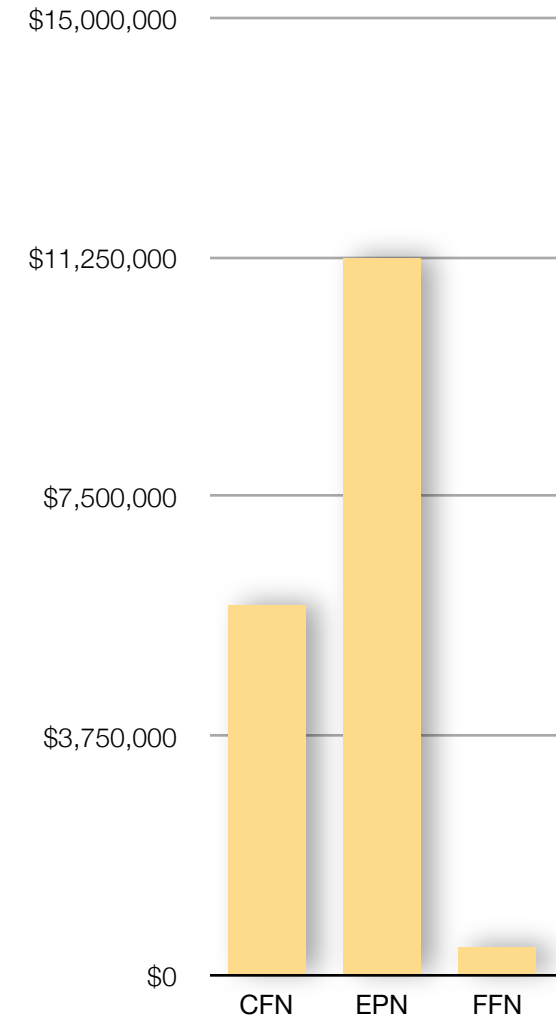


Henry Haight Elementary School - Master Plan Summary






Master Plan Features

- Provide new on-site drop-off aisle adjacent to new parking area.
- Reconfigure reception area to front with a single main entry, add additional windows for visibility.
- Reconfigure ancillary multi-purpose spaces in a PE classroom with adequate storage space.
- Reconfigure warming kitchen service area to reduce congestion at primary lunchtime entrance.
- Modernize the library/media center and provide folding partition to breakout space.
- Demolish existing boiler system and replace with modern HVAC equipment.

Improvements by Category



Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter fencing, improve site lighting, provide a clear and obvious single primary entrance, reposition administration with physical and visual connection to entrance, provide on-site drop off and parking.
	Accessibility	Improve restroom accessibility and supervision, re-grade playground to accessible slope tolerances, and include a restroom in each kindergarten classroom.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	No discussion
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system equipment, provide more meeting and breakout space.

Critical Facility Needs (CFN)	\$5,789,014
Educational Program Needs (EPN)	\$11,229,082
Future Facility Needs (FFN)	\$439,707

Henry Haight Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Address existing accessible barrier issues on site and at building entries (door thresholds, site grading, etc.).
- Provide an accessible lift to stage.
- Fix building envelope issues (leaking windows, masonry walls leaking; repair roofing).
- Enhance site safety: site lighting and improved perimeter fencing, including the garden and play structure.
- Flooring in multi-purpose room is damaged and requires replacement.
- Interior finishes are at end of their service life.
- Repair playground grading, striping, and drainage.
- Improve lighting throughout site and within buildings.
- Heating system is at end of its service life.

- Improve acoustics and safety in the stairwells.
- Modernization of the existing classrooms
- Reconfiguration of odd-sized classrooms
- Robust infrastructure for technology
- Teachers work room upstairs

Future Facility Needs (FFN)

- Shade canopies at play structures and play grounds
- New classroom building to replace portables
- New play structures for each grade division
- New parent courtyard/pick-up area under heritage oak tree at southeast corner of campus
- New running path around perimeter of ball field

Educational Program Needs (EPN)

- Additional classroom space required for anticipated growth.
- Reconfigure and expand administration area with reception fronting on main entrance.
- Reconfigure east wing to house all kindergarten rooms including toilet rooms.
- Reconfigure second-story toilet rooms for better access and supervision.
- Provide new drop-off and parking driveway along the west property line.

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	Thresholds appear to be 3/4", exceeding max. allowable drop. Remove sections of concrete walks at doors, and repour for 1/4" max. drop across threshold, and required level landing. Transition to walks on either side.	3,800	SF	23.8	\$27,086	\$117,374.40
CFN	FA	Thresholds appear to be 3/4", exceeding max. allowable drop. Remove concrete band at building, and asphalt at each door to allow for construction of new surface with 1/4" max. drop at threshold, required level landing, and appropriate transitions to existing surfaces.	1,380	SF	23.8	\$9,853	\$42,697.20
CFN	FA	Paved play courts were recently seal coated/ restriped, and in good condition; but the average cross slope in this area is in excess of ADA allowance at 3%. There is no practical or economical solution to this problem short of regrading and repaving the entire play court area to reduce the cross slope.	44,200	SF	5.4	\$71,604	\$310,284.00
CFN	FA	Closed circuit cooler is totally rusted out (BAC). Boiler (Parker, 1992 vintage) is experiencing water hammer issues, and makeup water system appears to have some faults; system pressure is fluxuating significantly. Demolish central plant, closed circuit cooler, boiler, pumps, valves, controls, piping, etc. Replace with new ductless split systems.	1	LS	135,000.0	\$40,500	\$175,500.00
CFN	FMP	On-site parking and drop-off is non existent, resulting in extreme and dangerous congestion on Santa Clara and Lincoln Avenues. Reconfigure site along west property line and install new parking and drop-off and sidewalk along entire property line.	17485	SF	31.3	\$164,180	\$711,445.53

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060.00
CFN	FA	Inadequate exterior lighting provided; walkways are dark for back-to-school nights, as noted by staff. Add exterior walkway fixtures and pole-mounted fixtures at garden, parking aisle. Add wall-mounted fixtures at new building.	15	EA	500.0	\$2,250	\$9,750.00
CFN	FA	Exterior building lighting provided by wallpaks No exterior emergency lighting provided for emergency egress. Add exterior battery-pack fixtures for minimum code coverage.	10	EA	972.0	\$2,916	\$12,636.00
CFN	FA	Campus-wide water-source heat pumps are at the end of their design life and are R-22 refrigerant machines (Climate Master). Some have been replaced on an as-needed basis. Replace completely with non-CFC refrigerant heat pumps. Replace refrigerant piping, controls, and valves completely.	51,126	SF	1.6	\$24,847	\$107,671.36
EPN	FMP	Corridors get extremely congested with parents during pick-up time and it is sometimes difficult to tell which adults belong and which do not. Provide a secure outdoor parent pick up area adjacent to the kindergarten playground - paved, fenced, with bench seating.	3,720	SF	68.0	\$75,888	\$328,848.00
EPN	FMP	The addition of a new building will reduce the blacktop space making running laps for PE prohibitive. Provide running path around play field that is surfaced with decomposed granite or ac paving.	3,420	SF	25.0	\$25,650	\$111,150.00

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Play structures are nearing end of service life and lack shade. Replace with new structures with integrated shade canopies.	2	LS	75,000.0	\$45,000	\$195,000.00
Sub-Total							\$2,143,416
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior doors have reached end of service life. Replace all ext. doors with metal frame and FRP door.	25	EA	4,752.0	\$35,640	\$154,440
CFN	FA	Southwest second floor deck: window leaks and at end of service life. Replace all exterior windows with new aluminum frame, dual pane glass.	1,800	SF	71.3	\$38,491	\$166,795
CFN	FA	Second floor decks: Leaks at perimeter. Replace entire deck.	2,700	SF	13.0	\$10,498	\$45,490
CFN	FA	South stairwells: Moisture penetration and paint spall. Strip CMU; reseal and repaint entire exterior.	1,800	SF	13.0	\$6,998	\$30,326
CFN	FA	Main Roof: repair damaged roof and apply cool-roof coating. Repair roofing and insulation per report. Apply cool-roof on entire roof (Repair area = 3,000 sf).	34,100	SF	17.3	\$176,468	\$764,693
CFN	FA	Classroom/ corridor flooring at end of service life Replace all flooring with resilient flooring, and walk-off Entry carpet mat.	28,700	SF	5.4	\$46,494	\$201,474

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Interior painting wall covering at end of service life. Some walls are being demolished as part of reconfiguration, some new walls installed. Prep and paint all interior walls	49000	SF	3.3	\$48,510	\$210,210
CFN	FA	Campus energy management system does not exist Add campus wide ddc control and create district standard for energy control systems	51126	SF	10.8	\$165,648	\$717,809
CFN	FA	Recessed lensed 2x4 fluorescent fixtures in typical classrooms and offices, 2x2 in hallways, 2x2 mercury vapor fixtures in Multi Purpose room, 1x4 in closets and storage. Replace with energy efficient T5 lamps and electronic ballasts	51126	SF	1.5	\$23,191	\$100,493
CFN	FA	Fixtures observed with broken or missing lenses. (Also see Arch. Item # B-7) Replace fixtures	15	EA	81.0	\$365	\$1,580
CFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls Replace toggle switches with ultrasonic/infrared room occupancy sensors	51,126	SF	0.4	\$5,798	\$25,123

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	All interior areas require full modernization scope, including improved power and data distribution, new finishes, door hardware, etc. Modernize all spaces not slated to be demolished or replaced with new or reconfigured space. Include new power and data distribution, new AV components, new finishes, door hardware, etc.	30226	SF	205.0	\$1,858,899	\$8,055,229
Sub-Total							\$10,473,662
CLASSROOMS							
CFN	FA	Interior Classrooms have no emergency lighting Provide Classroom emergency lighting	22	EA	594.0	\$3,920	\$16,988.40
CFN	FMP	Currently kindergarten classrooms are located in different locations within building, not all have toilet rooms. Reconfigure east wing of first floor to house all four kindergarten classrooms. Install dedicated single occupancy toilet room and exterior door in each kindergarten classroom.	4985.6		250.0	\$373,922	\$373,921.50
EPN	FMP	The central core of the first floor contains 3 oddly shaped and undersized spaces currently designated as classrooms. Reconfigure the central core to allow for three properly sized classrooms in this area.	10058	SF	310.0	\$935,394	\$935,394.00
EPN	FMP	Teachers require an adequate work room that is close to the admin wing. The requirement for lower grades to be located on the first floor dictates that there is not room for this facility on the first floor. Reconfigure one second story classroom, directly above the administration area at the first floor, into the teachers work room and lounge, with partition between.	975	SF	250.0	\$73,125	\$73,125.00

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Currently there is no PE classroom and PE storage is inadequate. Reconfigure the east wing of the Multi-purpose building to provide a new PE classroom and Storage space.	1857.3	SF	250.0	\$139,299	\$139,299.00
EPN	FMP	Administration reconfiguration displaces 4 classrooms, Portable buildings nearing end of service life Install new site built classroom building at north end of site	9446	SF	355.0	\$1,005,999	\$1,005,999.00
Sub-Total							\$2,544,727
RESTROOMS							
CFN	FA	Most toilet rooms and drinking fountains have been upgraded to meet ADA requirements and are in good condition. Sensor flush and waterless urinals, typical throughout. Staff toilet is non-compliant Replace Admin. Staff Toilet, and waterless urinals. Replace all plumbing fixtures, complete, including, urinals (0.125 gpf), water closets (1.28gpf), and lavatories (0,5gpm) to bring into current code compliance and reduce water consumption.	10	EA	972.0	\$2,916	\$2,916.00
EPN	FMP	Second story toilet rooms are poorly located for supervision. Reconfigure and expand in order to have entrance open onto main corridor.	1528.5	SF	250.0	\$114,638	\$114,637.50
Sub-Total							\$117,554
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-Purpose: floor covering has numerous rips and holes; moveable partitions hard to move Replace with district standard athletic floor covering; replace tracking hardware	5,000	SF	9.0	\$13,500	\$58,500.00

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Multi-Purpose Stage: missing accessible lift Install Accessible Lift	1	EA	27,000.0	\$8,100	\$35,100.00
CFN	FA	Kitchen: CMU painted walls, base cove and flooring, no longer compliant per Health code Install epoxy flooring w/ cove base and FRP panels	1,080	SF	4.3	\$1,400	\$6,065.28
CFN	FA	Multi-Purpose lamps are HID Replace with new LED Fixtures	16	EA	864.0	\$4,147	\$17,971.20
Sub-Total							\$117,636
ADMINISTRATION							
CFN	FMP	Reception area is poorly located for supervision and security. Administration space is undersized. Expand and reconfigure the administration space. Position reception to face entry.	2700	SF	350.0	\$283,500	\$1,228,500.00
FFN	FA	Notifier panel is not preferred manufacturer Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	25,920.0	\$7,776	\$33,696.00
FFN	FA	Panel problems require frequent reprogramming. Used for bell function only. Rack mounted Rauland telephone system is recent upgrade, typical classrooms furnished with power/telephone/data/clock/speaker/light switch wall console. Replace Rauland system with District standard VOIP.	1	EA	41,040.0	\$12,312	\$53,352.00

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Panel problems require frequent reprogramming. Station and all call do not function properly. Used for bell function only. Rack mounted Rauland bell/clock/speaker system is recent upgrade. Replace Rauland system with District standard VOIP.	51,160	SF	1.1	\$16,883	\$73,158.80
Sub-Total							\$1,388,707
LIBRARY/MEDIA CENTER							
EPN	FMP	Computer stations are fixed partitions making the space entirely inflexible Replace with easily movable workstation furniture	1	LS	90,000.0	\$27,000	\$117,000.00
EPN	FMP	AV systems are lacking Provide state of the art AV presentation capabilities (projector, screen, speakers, connectivity)	1	LS	75,000.0	\$22,500	\$97,500.00
EPN	FMP	Break out space is difficult to supervise Remove existing wall and provide folding glazed partition	200	SF	175.0	\$10,500	\$45,500.00
Sub-Total							\$260,000
OTHER FACILITIES							
CFN	FA	Stairwell lighting is too dim Replace with LED fixtures at (4) stairwells	4	EA	1,500.0	\$1,800	\$7,800.00

Henry Haight Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Stairwell central railing is a climbing hazard as there is no barrier between upper and lower runs of stairs Install partition between upper and lower runs of stairs between the central hand railings, typical for all stairwells, both floors.	4	EA	22,000.0	\$26,400	\$114,400.00
EPN	FMP	Acoustics in stairwells are very poor making them difficult to supervise and a distraction to students in adjacent classrooms Install acoustic wall paneling in all stairwells.	4	EA	35,000.0	\$42,000	\$182,000.00
EPN	FMP	Modular Day care building is nearing end of service life demolish modular building and include daycare in new site built building listed elsewhere	1	LS	18,000.0	\$5,400	\$23,400.00
FFN	FMP	Playground lacks shade protection. There is no outdoor eating area with shade. Provide new shade structure position to allow for an outdoor eating are. Provide shade canopies at play structures.	1	LS	65,000.0	\$19,500	\$84,500.00
					Sub-Total		\$412,100
					TOTAL COSTS		\$17,457,802



Donald Lum Elementary School

1801 Sandcreek Way

School Data

Date School Opened:	1959
2013 - 2014 School Year Enrollment:	509
Standard Classrooms:	25
Modular Classrooms:	1
Portable Classrooms:	5
Classrooms Used for Other Programs:	5
Building Area:	36,150 sq. ft.
Site Area:	4.2 acres

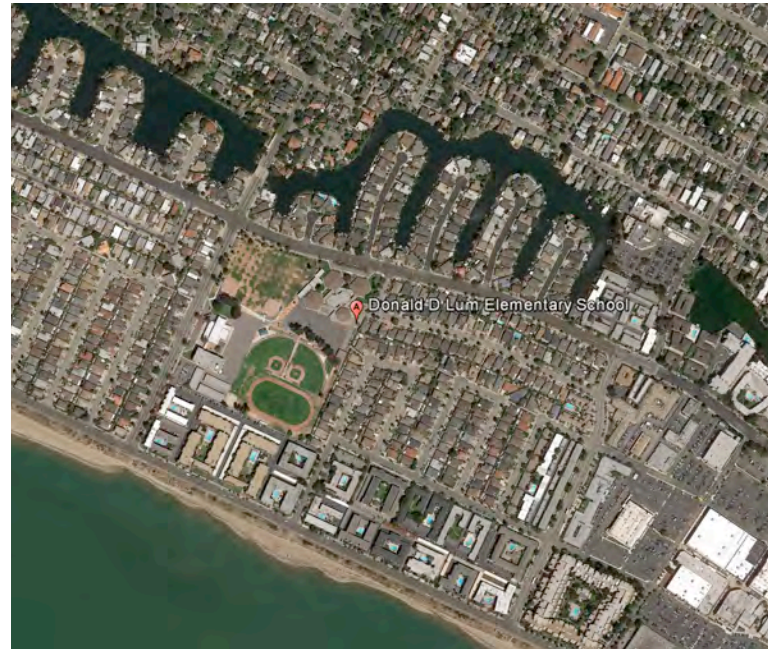
Donald Lum Elementary School - Background Information

Donald Lum Elementary School was first constructed in 1959, with two classroom pods, and the multi-purpose room/administration building.

Another classroom pod was added in 1964; and a fourth classroom building with library was added in 1974. The library later became a library/media center.

All these buildings are wood-frame on concrete pad foundations with steel post and wood beam roof framing and composition shingle roofing. This campus, including the covered walkways, was seismically retro-fitted in 2000. Accessible site ramps, restroom upgrades, and electrical, telecom, clock, public address, security, and fire alarm improvements were also added in 2000.

Donald Lum Elementary School currently serves 509 (K-5) students in 25 classrooms. The site also has a large asphalt paved playground.



Donald Lum Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Secure perimeter fencing is lacking.
- Site paving is not compliant with accessibility code requirements for slope, cross slope, obstructions, and trip hazards.
- Playground pavement is deteriorating and in need of sealing and re-striping.
- Parking lot needs to be enlarged, reconfigured, and repaved.
- Exterior paint is at end of service life, peeling and chipped.
- All interior finishes need repair or refurbishment, including flooring, walls, and ceilings.
- Irrigation water supply needs to be separated from domestic supply.
- Windows are beyond service life; some have plexiglas glazing.
- Exterior doors show wear and damage and need to be replaced.
- Roofing is at the end of its useful life.
- Site requires a trash enclosure.
- Additional toilet rooms are needed.

Educational Program Needs

- Art classroom space
- PE classroom and storage space
- Science classroom space
- Appropriately sized multi-purpose room with stage
- Kindergarten classrooms that are located adjacent to each other with dedicated toilet rooms
- Portable building at end of service life
- Additional administration space for meetings, offices, and staff work room
- Dividable breakout spaces
- Additional toilet rooms adjacent to playground space

Unique Opportunities

- Develop connection with Wood Middle School (curriculum development, mentoring, etc.)
- Utilize city-operated ball fields adjacent to campus

Alameda Unified School District Facilities Master Plan








Donald Lum Elementary School - Master Plan Summary

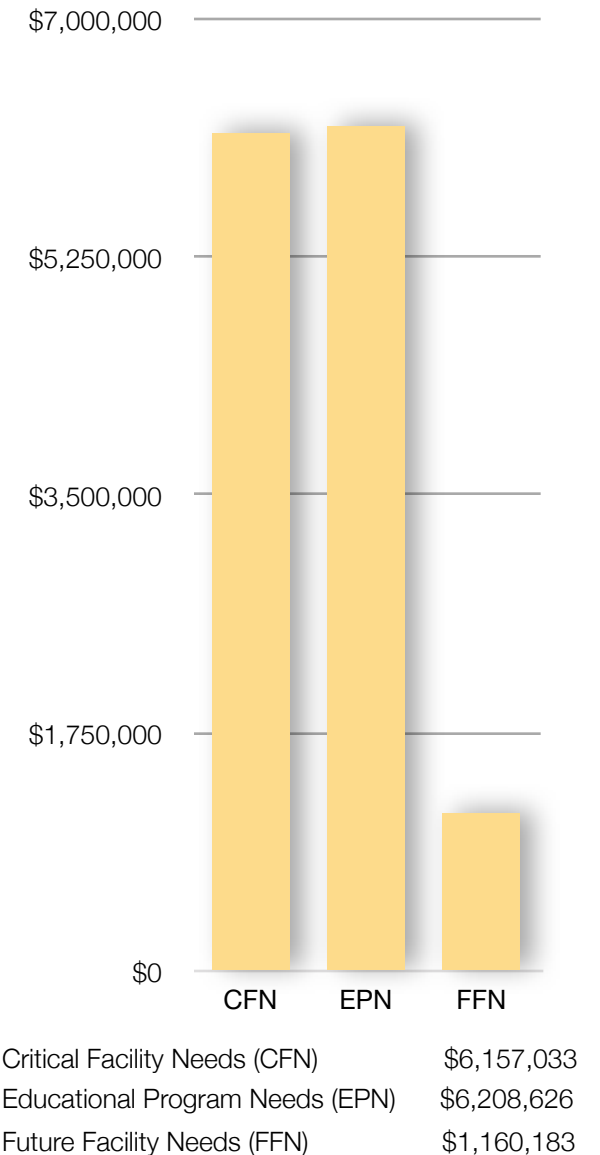
Master Plan Features

- Provide a new classroom building and playground to house kindergarten students.
- Provide a new classroom building to house a science classroom, a PE classroom, and new toilet rooms to serve the playground.
- Provide a new music classroom.
- Expand multi-purpose room by converting a portion of the existing administration lobby into new stage.
- Add one new science classroom.
- Reconfigure balance of existing administration space into an art studio.
- Reconfigure the current media center and adjacent small offices into a new centrally located administration space.
- Reconfigure learning center into new media center.
- Regrade playground and expand beyond the tree line that is adjacent to baseball fields.
- Provide staff and visitor on-site parking.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter and secondary fencing, improve site lighting, provide a clear and obvious single primary entrance, reposition administration with physical and visual connection to entrance, provide on-site drop off and parking.
	Accessibility	Improve restroom accessibility and supervision, re-grade playground to accessible slope tolerances, and include a restroom in each kindergarten classroom.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide dedicated science, art, and music classrooms.
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system equipment, provide more meeting and breakout space.

Improvements by Category



Donald Lum Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

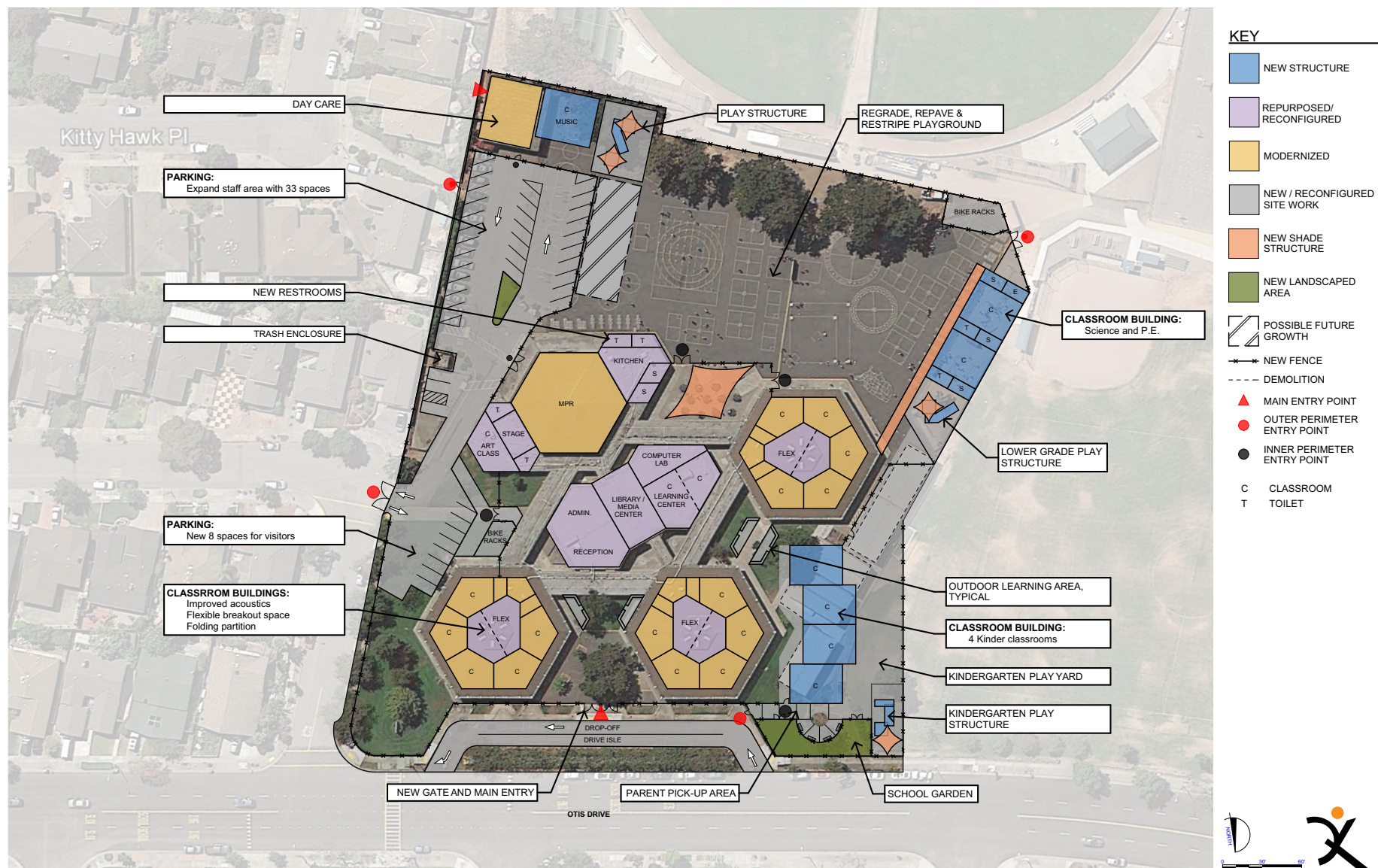
- New parking lots are needed.
- New perimeter fencing is needed.
- Provide improved site lighting.
- Improved site drainage is required.

Educational Program Needs (EPN)

- New kindergarten building
- Relocated administration for visual security
- Relocated multi-purpose room stage
- Relocated library/media center
- New classroom buildings (including new toilet rooms)
- Modernized breakout spaces at building cores
- New playground space
- Re-stripped drop-off area to improve traffic flow
- New trash enclosures

Future Facility Needs (FFN)

- Additional toilet rooms adjacent to kitchen
- New play structures
- New bike racks
- New hand dryers



DONALD LUM ELEMENTARY SCHOOL SITE PLAN

Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	ADA student drop-off lacks compliant signage. Add compliant signage.	1	LS	1080.0	\$324	\$1,404
CFN	FA	Play Area: Pavement is deteriorating; grade is not per code. Regrade, repave, and restripe.	42,300	SF	22.8	\$289,332	\$1,253,772
CFN	FMP	Pavement cross slope perpendicular to building is approximately 4.3%. Remove 20-ft strip of existing pavement parallel to building. Install six-foot band of pavement at 2% maximum cross slope adjoining building and five-foot wide planting area to take up grade. Regrade/repave/restripe remaining area at 2% max cross slope.	120	SF	22.8	\$821	\$3,557
CFN	FA	It appears that the domestic water service and the fire sprinkler service do not have any backflow devices. Add RPBP to domestic service and single-check detector check-in vault to fire service.	1	LS	23760.0	\$7,128	\$30,888
CFN	FA	Playground: Drinking fountain is not accessible. Replace with accessible DF and pipe barriers.	1	PAIR	5400.0	\$1,620	\$7,020
CFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	EA	16200.0	\$4,860	\$21,060
CFN	FA	Boiler/pumps are about 10-years old and in fair condition. Replace boiler and all associated equipment, as well as U.G. supply lines to Pods.	1	LS	162000.0	\$48,600	\$210,600

Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior lighting is inadequate; walkways are dark as noted by staff. Add 15 fixtures and replace existing with new; add 2 16-ft pole fixtures at parking area.	1	LS	150000.0	\$45,000	\$195,000
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery-pack fixtures for minimum code coverage.	15	EA	405.0	\$1,823	\$7,898
CFN	FMP	Secure perimeter fencing is lacking. Provide and install secure, decorative perimeter fencing and gates at campus street frontage (6'-tall Ameristar or similar), 6'-tall chain link fencing and gates elsewhere.	2,258	LF	110.0	\$74,513	\$322,888
CFN	FMP	Shade protection lacking at outdoor eating area and at play structures. Provide and install new shade structures/canopies at outdoor eating areas and at play structures.	1	EA	82500.0	\$24,750	\$107,250
CFN	FMP	Site lacks outdoor learning areas. Provide and install new concrete benches and flatwork to create outdoor learning areas.	2	Loc	67500.0	\$40,500	\$175,500
CFN	FMP	Drop-off loop gets congested Strip for drop-off lane, drive aisle, and right-turn only exit.	5676.2	SF	1.0	\$1,703	\$7,379
CFN	FMP	Bike parking needs to be relocated to more secure and visible location (once admin is relocated). Provide new bike rack and chain link enclosures.	1	LS	60000.0	\$18,000	\$78,000
CFN	FMP	Five portable buildings are nearing end of service life. Remove from site.	5		13500.0	\$20,250	\$87,750

Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	There is no location for parents to congregate while awaiting release of younger students. Provide paved area within secure fencing for parent pick-up area. This area can double as outdoor learning area adjacent to campus garden.	1400	SF	28.0	\$11,760	\$50,960
EPN	FMP	Existing campus garden will need to be relocated to accommodate new kindergarten classroom building and play structure. Install new garden area with planter boxes, irrigation, and storage shed with-in secure fencing.	1815	SF	28.0	\$15,246	\$66,066
FFN	FMP	Inadequate staff and visitor parking. Install new parking lots for staff and visitors, including handicapped parking stalls and signage.	24306	SF	33.6	\$245,006	\$1,061,695
FFN	FA	Areas of campus irrigation are manual. Upgrade irrigation to remote, programmable controller.	1	LS	5400.0	\$1,620	\$7,020
Subtotal							\$3,695,706
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Wood siding, trim, and fascia: wood is check and paint is peeling. Repair and refinish.	17,800	SF	4.4	\$23,496	\$101,816
CFN	FA	CMU wall surfaces: faded and discolored. Reseal and repaint CMU block.	17,800	SF	5.4	\$28,836	\$124,956
CFN	FA	Shingle and roofing has reached end of service life. Replace all shingle roofs with standing seam metal roofing. Replace built-up roofing with thirty-year BUR and cool-roof coating. Also install new	36,150	SF	16.5	\$178,943	\$775,418

Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior windows with Plexiglas are beyond service life. Replace all windows with aluminum frame and dual pane glass.	3,400	SF	47.5	\$48,470	\$210,038
CFN	FA	Exterior doors are beyond service life. Replace all exterior doors with metal frame and FRP door.	28	EA	4752.0	\$39,917	\$172,973
CFN	FA	Deteriorated painted wall and trim finish (typical throughout). Repaint all interior walls, trims, doors, and other painted items.	36,150	SF	2.2	\$23,425	\$101,509
CFN	FA	All flooring is at end of service life. Replace all flooring with resilient flooring and walk-off entry mat.	36,150	SF	5.4	\$58,563	\$253,773
CFN	FA	Campus energy-management system does not exist. Add campus-wide DDC control and create district standard for energy control system.	36150	SF	2.2	\$23,425	\$101,509
CFN	FA	Exposed iron pipe gas lines have severe rusting. Replace all roof-top gas lines.	36,150	SF	2.2	\$23,425	\$101,509
CFN	FA	Interior pods served by fan coil with heating coil in good condition, but District desires cooling. Add DX cooling coils and condensing units to existing systems; modify ductwork as necessary. Mount CU's on roof.	4	LS	6480.0	\$7,776	\$33,696
CFN	FA	Ventilation with three self-contained heating units that are in poor condition. Replace with high-efficiency gas-fired roof top AC unit.	3	EA	8640.0	\$7,776	\$33,696

Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Self-contained heater that is in fair condition. Cooling provided by portable AC unit, supplemented by swamp cooler. Replace with rooftop packaged AC unit and ductwork.	1	EA	8640.0	\$2,592	\$11,232
CFN	FA	Electric water heater at end of service life. Replace five electric water heaters.	5	EA	4320.0	\$6,480	\$28,080
CFN	FA	Boiler/pumps are about 10 years old and in fair condition. Replace boiler and all associated equipment as well as U.G. supply lines to pods.	1	LS	162000.0	\$48,600	\$210,600
CFN	FA	Suspended fixtures do not have seismic supports and cables to prevent lateral shifting. Add horizontal bracing and diagonal restraint wires, per code.	36,150	SF	2.2	\$23,425	\$101,509
CFN	FA	Typical of all spaces: power data systems are not adequate or do not meet code for distribution. Modernize all interior space power, data systems.	36150	SF	3.0	\$32,535	\$140,985
CFN	FA	Typical interior light fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with new energy-efficient fixtures with T5 lamps and electronic ballasts.	36,150	SF	5.0	\$54,225	\$234,975
CFN	FA	Some occupancy sensors observed. Local room switches are typical for classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	36,150	SF	2.2	\$23,859	\$103,389
CFN	FA	Fixtures observed with broken or missing lenses. Replace exit signs.	20	EA	81.0	\$486	\$2,106

Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Main panel sub feeders to pods are rusted and shorting. Replace with new PVC conduit and conductors.	1	EA	81000.0	\$24,300	\$105,300
CFN	FA	Rooftop power and signal conduit is rusting out. Replace all rooftop conduit.	36,150	SF	2.2	\$23,425	\$101,509
Subtotal							\$3,050,579
CLASSROOMS							
EPN	FMP	Centralized and dedicated kindergarten wing is nonexistent. Adequately sized kindergarten classrooms with toilet rooms are lacking. Build new kindergarten classroom building with dedicated toilet rooms in each classroom.	4783.8	SF	350.0	\$502,301	\$2,176,638
EPN	FMP	Dedicated science and PE classrooms and storage space is lacking. Toilet rooms to serve the playground are nonexistent. Construct a new building to house science and PE classrooms and storage space.	3553.3	SF	370.0	\$394,419	\$1,709,147
EPN	FMP	Dedicated music classroom and storage space is housed in a portable building. Construct a new building to house music classroom and storage space.	1575.6	SF	370.0	\$174,890	\$757,859
EPN	FMP	Dedicated art classroom and storage space is housed in a portable building. Reconfigure the existing administration wing to house art classroom and storage space.	975.25	SF	250.0	\$73,144	\$316,956

Donald Lum Elementary School - Facilities Needs Spreadsheet

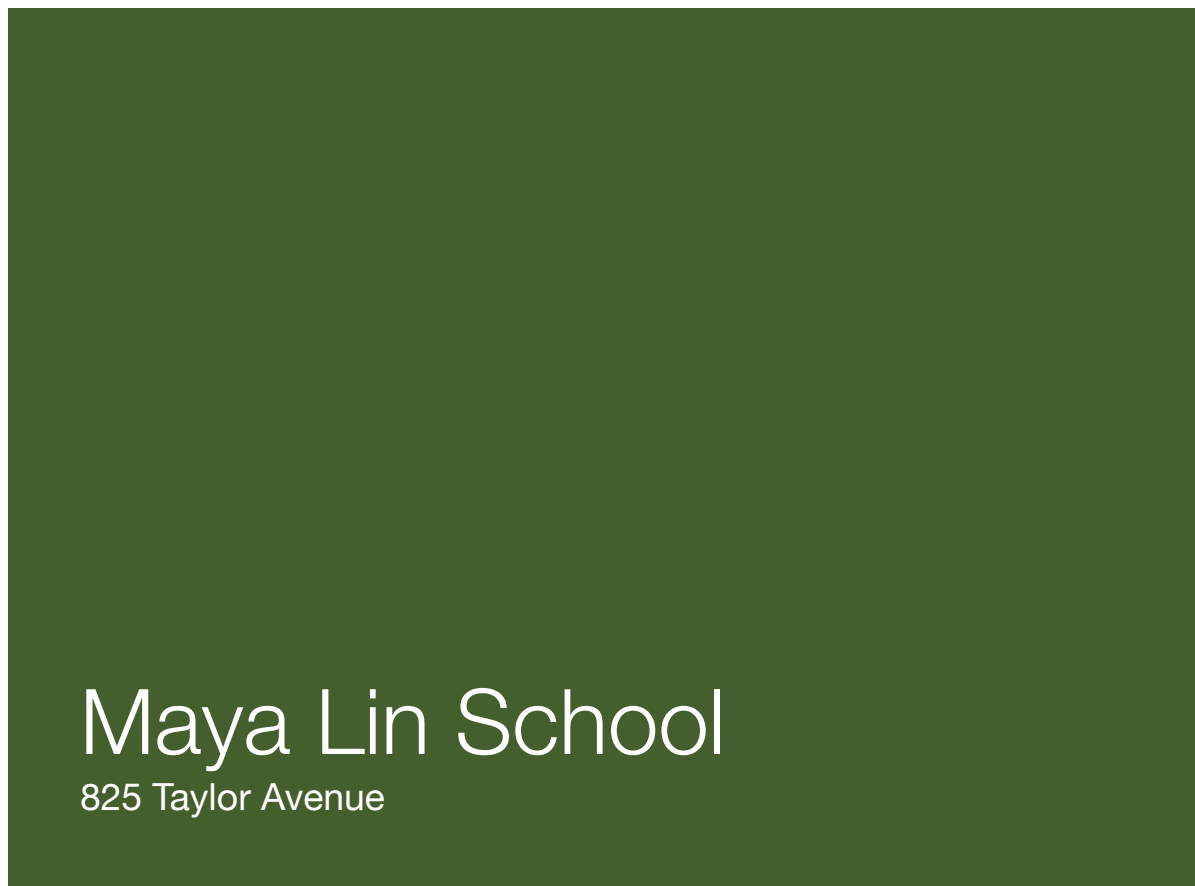
CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Interior core "break-out" areas need to be able to serve two small groups concurrently and better acoustic isolation. Provide and install acoustical folding partitions within each of the three pod buildings.	4	EA	25000.0	\$30,000	\$130,000
Subtotal							\$5,090,600
RESTROOMS							
CFN	FA	Sink piping is rust clogged with poor drainage. Replumb all sinks.	30	EA	1296.0	\$11,664	\$50,544
CFN	FA	Interior classroom POD toilets are non compliant. Main toilet rooms are compliant, with waterless urinals. Replace non compliant toilet room fixtures with urinals (0.125 GFP), water closets (1.28gpf), and lavatories (0,5gpm) to bring into current code compliance and reduce water consumption.	10	LS	6480.0	\$19,440	\$84,240
EPN	FMP	Toilet rooms to serve the playground are nonexistent. Build new toilet room building adjacent to/part of new science/PE classroom building.	400	SF	400.0	\$48,000	\$208,000
Subtotal							\$342,784
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-purpose room: Applied ceiling tiles are delaminating. Investigate roof joists. If they are not vented, they will probably need to be replaced, due to dry rot. Install new acoustic ceiling.	5,191	SF	6.5	\$10,091	\$43,729
CFN	FA	Kitchen: does not meet health code for re-heat kitchen. Renovate kitchen to District standard for re-heat; remove range hood and gas line stubs.	1,800	SF	125.0	\$67,500	\$292,500

Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Reconfigure portion of existing administration wing into permanent raised platform for Multi-purpose room, including minimal stage drapery, lighting, and rigging. Allow for 800- sq. ft. of space.	800	SF	200.0	\$48,000	\$208,000
Subtotal							\$544,229
ADMINISTRATION							
FFN	FA	Notifier panel is not preferred manufacturer. Replace fire alarm panel with District-preferred manufacturer (Firelite).	1	LS	25000.0	\$7,500	\$32,500
FFN	FA	Rauland panel is not preferred manufacturer. Replace Rauland system with District-standard VOIP.	1	EA	34560.0	\$10,368	\$44,928
FFN	FA	Rauland panel is not preferred manufacturer, Master clock does not work. Many clocks have been replaced. Replace Rauland system with District-standard VOIP.	1	EA	10800.0	\$3,240	\$14,040
Subtotal							\$91,468
LIBRARY/MEDIA CENTER							
EPN	FMP	The best location for the administration is at the existing library/ media space. Library/ media center needs to be relocated. Relocate as shown on plan. Reconfigure and modernize at new location.	1800	SF	250.0	\$135,000	\$585,000
Subtotal							\$585,000

Donald Lum Elementary School - 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	Rooftop units are in fair to poor condition and there is no cooling IT space. Replace as needed, price per MDF/IDF room.	1	LS	10000.0	\$3,000	\$13,000
CFN	CFN	Daycare modular: Gas heater at end of service life. Replace with high-efficiency gas-fired furnace with DX cooling coil and condensing unit.	1	EA	15000.0	\$4,500	\$19,500
CFN	CFN	Daycare modular: Damaged downspout; steel corrosion; ivy growth; wood paneling/trim damage; excess pine tree litter on roof and gutters. Remove all growth from perimeter; add 12" concrete mow strip and site drainage; repair/replace wood panel/trim with cement board and repaint; replace downspouts with RWLs; remove pines adjacent to roof.	2000	SF	30.0	\$18,000	\$78,000
CFN	CFN	Daycare modular: Damaged ceiling tile from roof leaks. Reseal and/or repair roof and replace damaged tiles; replace carpet with resilient tile and carpet walk-off entry.	1920	SF	6.0	\$3,456	\$14,976
Subtotal							\$125,476
TOTAL COSTS							\$13,525,842



School Data

Date School Opened:	1955
2013 - 2014 School Year Enrollment:	325
Standard Classrooms:	24
Modular Classrooms:	0
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	52,210 sq. ft.
Site Area:	2.64 acres

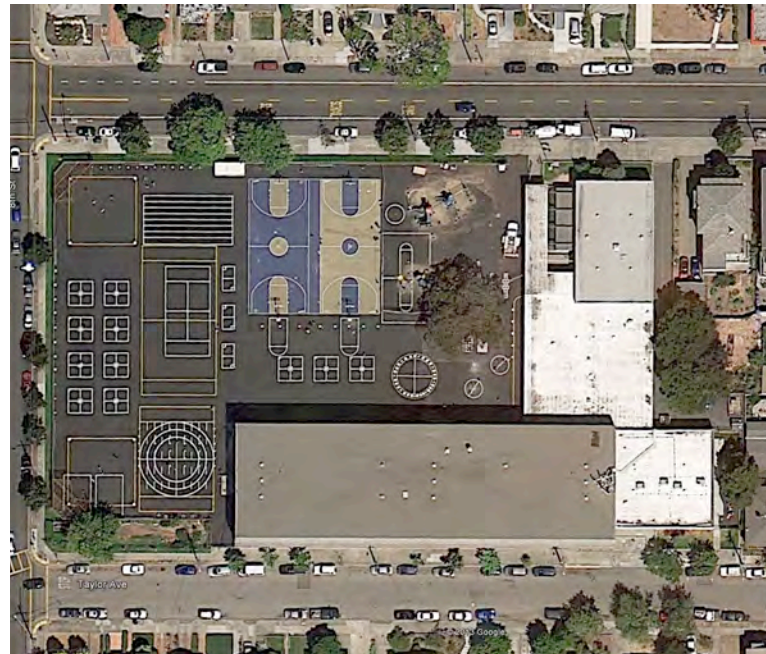
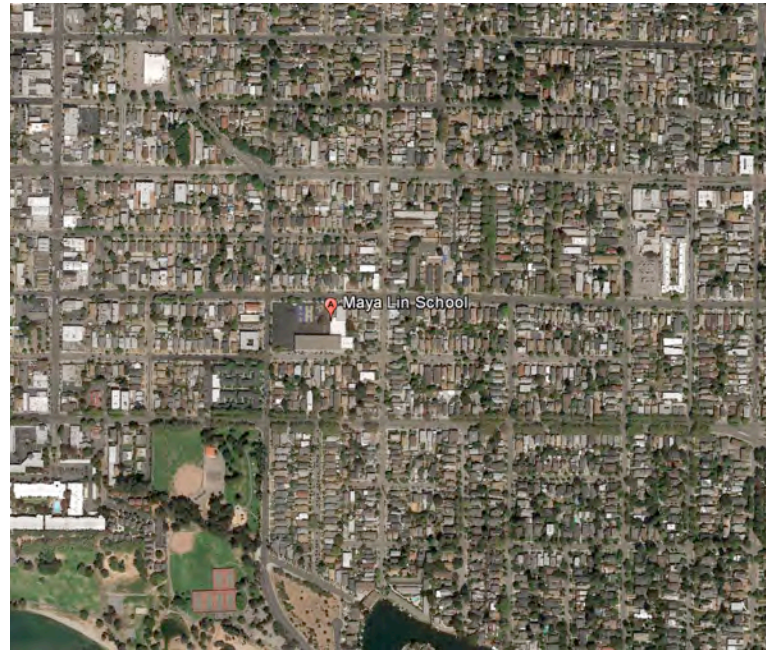
Maya Lin School - Background Information

Maya Lin School is an arts-integrated, inquiry-based magnet school that allows students the freedom to explore beyond the standards-based curriculum. In a safe, nurturing environment, fostering smart, critical thinking students who love art and know they can do anything. May Lin School's program features: Arts Integration-Inquiry Learning, Looping (classes stay together with their teacher in the following years K/1, 2/3, 4/5), class size of 25-to-1 K-5th grade, Spanish instruction, and after school art and culture enrichment programs.

The arts including dance/movement, theater/drama, music, and visual arts are integrated into the curriculum in all grades and classes. Curricular objectives from all subject areas are integrated into music, art, and PE classes as well. The school's mission is to embrace 21st-century learning and community involvement in building a dynamic school environment. School staff acknowledge that learning is a lifelong process and support ongoing professional development and collaboration for all members of the school community.

The facility was built as Washington School in 1955. There have been no additions in building area to the original floor plan since then. Both the two-story classroom wing and the one-story multi-purpose room, administration wing are constructed on concrete foundation pads, with cast-in-place concrete post, floor, and shear wall, moment-frames throughout the building. It received a seismic retrofitting in 2001, as well as accessible barrier removal, restroom upgrades, an accessible elevator, re-painting, and fire alarm telecom improvements. In 2007, Measure C funds provided HVAC, and fire alarm replacement, playground resealing, and additional electrical and lighting upgrades.

This campus serves 325 (Pre-K-5) students with 24 classrooms as well as multi-purpose room, library/media center, administration offices with staff lounge, two computer labs, and a large asphalt playground.



Maya Lin School - Existing Conditions Summary

Facilities Assessment Needs

- Playground asphalt exceeds cross-slope and is in poor condition.
- Wood trellis above multi-purpose room entry has deteriorated.
- Exterior windows, doors, roofing, and wall finishes have exceeded their service life.
- Interior wall floor and ceiling finishes have exceeded their service life.
- Multi-purpose room stage lacks an accessible lift.
- Cafeteria kitchen is not in compliance with current health code.
- Mechanical equipment has exceeded its service life.

Educational Program Needs

- Modernize and reconfigure classrooms to be efficient and flexible.
- Need ceiling mounted projectors and Wi-Fi capability throughout the campus.
- Need new, functional window coverings with room-darkening capability.
- Provide sinks at all classrooms.
- Expand teaching garden.
- Provide outdoor learning areas under heritage oak tree and covered area on Santa Clara Avenue approach.
- Repair and re-stripe asphalt paving on playground.
- Remodel kitchen to provide for culinary, art, and science programs.
- Reconfigure administrative office with secure entry.
- Provide a classroom for PE instruction.
- Modernize and reconfigure media center, including the computer lab area.
- Perimeter fencing needs to be repaired and upgraded.
- Fence height at play yard should be higher to contain balls, etc.
- Ornamental fencing is preferred in public access areas.
- Include lockable gates to control public access during school hours.

Unique Opportunities

- Maya Lin School's main entrance is on Taylor Avenue (to the south), while an important second entry faces north onto Santa Clara Avenue. A very large heritage oak tree is the focal point of the play yard, facing Santa Clara Avenue.








Maya Lin School - Master Plan Summary

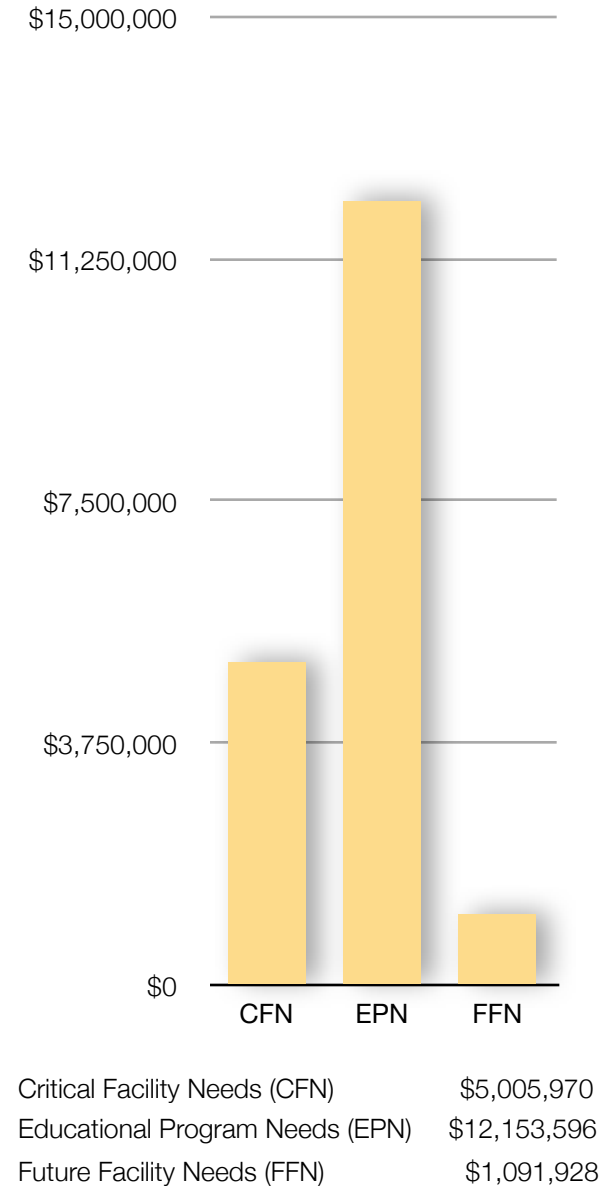
Master Plan Features

- Modernized, reconfigured classrooms at kindergarten area
- Remodeled kitchen with culinary instruction functionality
- Reconfigured administration area
- Outdoor learning and amphitheater space at existing heritage oak tree
- Remodeled media center/library
- Updated HVAC, electrical, and data systems
- New art and science preparation room and outdoor art/science teaching space

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair or replace existing fencing and gates, improve site lighting, reposition administration with physical and visual connection to entrance, improve kindergarten access to administration and campus.
	Accessibility	Repair walkways, ramps, and play yard; provide new directional signage, improved paths of travel, new accessible lift at the stage.
	Technology	Improve data, power, and wireless infrastructure, updated audio visual and presentation capabilities, modernized media lab.
	Science, Technology, Engineering, Art, Mathematics	Create new art, science, and culinary instruction spaces as well as outdoor learning areas.
	Facilities Infrastructure	Provide remodeled administration and meeting spaces, new kitchen, new mechanical systems, new windows, and campus energy-management system.

Improvements by Category



Maya Lin School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Accessibility issues throughout to be brought up to current codes, including sidewalks, exterior path of travel, drop-off zones, parking, school entry signage, playground, and way-finding signage.
- Provide accessible lift at MPR stage.
- Remodel kitchen to comply with health and accessibility code and provide for culinary instruction.
- Replace roofing and expansion joint cover.
- Replace windows and doors.
- Repair dry rot at Santa Clara Avenue covered walkway.
- Replace classroom and corridor flooring
- Paint interior throughout the school.
- Replace boiler-fed HVAC systems; service rooftop units.
- Replace water heater.
- Structural/seismic mitigation measures.
- Upgrade emergency and site lighting.
- Upgrade power and data infrastructures.

Educational Program Needs (EPN)

- Modernize and configure classrooms to be efficient and flexible.
- Provide ceiling-mounted projectors, Wi-Fi capability throughout the school.
- Provide new, functional window coverings with room-darkening capability
- Replace sinks at all classrooms.
- Expand teaching garden.

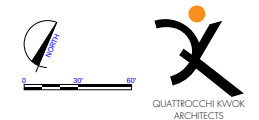
- Provide outdoor learning areas under heritage oak tree and covered area on Santa Clara Avenue side of campus.
- Repair and re-stripe asphalt paving on playground.
- Remodel kitchen to provide for culinary, art, and science programs.
- Reconfigure administrative office with a secure entry.
- Provide a classroom for physical education instruction.
- Modernize and reconfigure media center, including computer lab area.
- Perimeter fencing needs to be repaired and upgraded.
- Provide marker boards at all classrooms.
- Fence height at play yard should be higher to contain balls, etc.
- Ornamental fencing preferred in public access areas.
- Include lockable gates to control public access during school hours.

Future Facility Needs (FFN)

- Amphitheater for outdoor gathering (perhaps part of an “outdoor learning” area)
- Video monitor at lobby areas
- Green screen landscaping at perimeter fence
- Meeting and conference spaces
- Two new ball walls
- Additional storage throughout school
- Marquee sign in front of school to communicate events and calendar
- Relocate bike rack adjacent to Taylor Avenue
- Upgrade asphalt paved areas and play structure



MAYA LIN SCHOOL SITE PLAN



Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	ADA student drop-off zone lacks unloading zone at pavement level, compliant ramp, and current signage. Cross slope of public street pavement exceeds 2%. Saw-cut and remove approximately 35 feet of existing curb, gutter, walk (five foot wide), and existing pedestrian ramp. Install five foot wide unloading zone at pavement level, new curb, and ramp at east end per Caltrans standard. Patch flatwork as necessary. Update signage. There is no practical fix to excessive cross slope in public street.	263	SF	30.2	\$2,386	\$10,339
CFN	FA	ADA parallel stall in public street has excessive cross slope, no unloading zone at pavement level, and out of date signage. Remove approximately 30 feet of existing curb and five foot of sidewalk. Install five foot of new pavement at grade, new curb, and pedestrian ramp at east end. Upgrade signage per Caltrans standard. There is no practical fix to excessive cross slope in public street.	240	SF	30.2	\$2,177	\$9,434.88
CFN	FA	No accessible entrance from public street to classroom area at east end of school. Remove existing walk and stairs leading to entrance. Replace with 30 feet (max) of ramp at 1:12 max with railings.	240	SF	30.2	\$2,177	\$9,434.88
CFN	FA	Cross slope on paved play court exceeds 2%. Remove existing pavement. Lower grade at east end by stairs/ 5% path. Lengthen path approximately 10 feet, and add another riser at bottom of stairs (all sides), and modify hand rails. Repave play court for 2% max slope.	7,500	SF	11.9	\$26,730	\$115,830.00

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Area of steep cross slope on paved play court. Remove pavement in this area, and regrade to lower cross slope to 2%. Extend existing ramps and add level landings and ramps at other doors, parallel to building, down to new pavement grade. Repave and restripe.	3,800	SF	10.8	\$12,312	\$53,352.00
CFN	FA	Pavement is deteriorating. Fill cracks, seal coat, and restripe.	55,200	SF	5.4	\$89,424	\$387,504.00
CFN	FA	6.5% slope on POT from public street past multi-purpose room to existing administration area. Add handrails along both sides of path.	90	LF	43.2	\$1,166	\$5,054.40
CFN	FA	Taylor St. access: numerous trip hazards. Repair/replace concrete walk.	220	SF	23.8	\$1,568	\$6,795.36
CFN	FA	All cast-in place walls: shear wall cracking and paint deterioration Restore concrete surface for new sealer/ and repaint entire campus.	4,000	SF	9.7	\$11,664	\$50,544.00
CFN	FA	Exterior: No hose bibbs and gas main lacking seismic coupler Add eight hose bibbs and gas main coupler.	1	LS	5,940.0	\$1,782	\$7,722.00
CFN	FMP	Teaching garden needs to be larger. Expand the teaching garden, including fencing, bench seating, sink, and power.	2464	SF	38.0	\$28,090	\$121,721.60

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FMP	Perimeter fencing needs to be extended Install ornamental perimeter fencing (five foot tall) at street frontage along Taylor. Install six foot tall chain link elsewhere.	942	LF	105.0	\$29,673	\$128,583
FFN	FMP	Campus does not have an outdoor gathering or presentation area Provide concrete seat amphitheater	800	SF	40.0	\$9,600	\$41,600
FFN	FMP	Security system does not include video monitoring Provide video monitoring at lobby and entry areas	1	LS	50,000.0	\$15,000	\$65,000
FFN	FMP	Ball walls are lacking Provide two new ball walls	2	EA	9,000.0	\$5,400	\$23,400
FFN	FMP	School does not have a marquee sign Install new marquee sign	1	LS	18,000.0	\$5,400	\$23,400
FFN	FMP	Bike rack location is not good for supervision. Relocate bike rack adjacent to alternate location.	1	LS	35,000.0	\$10,500	\$45,500
FFN	FA	No trash enclosure at this site. Install a 2-bin trash enclosure per health dept. standards	1	LS	16,200.0	\$4,860	\$21,060
FFN	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.	54,006	SF	10.8	\$174,979	\$758,244.24

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Backflow device on irrigation service does not appear to be of the reduced pressure variety. Replace backflow device with reduced pressure type per water company standard.	1	EA	5,400.0	\$1,620	\$7,020
Sub-Total							\$1,891,539
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior doors beyond service life. Replace all exterior doors with metal frame and FRP door.	24	EA	4,752.0	\$34,214	\$148,262.40
CFN	FA	BUR roof at end of service life Replace all roofs with new 30-yr BUR with Cool roof coating.	54,006	SF	17.3	\$279,481	\$1,211,084.55
CFN	FA	Exterior wall-mounted conduit and boxes: extensive rusting. Add U.G. conduit and pull boxes in play yard before paving, for expansion of data/power/ signal systems	1	LS	81,000.0	\$24,300	\$105,300.00
CFN	FA	Two story seismic gap: water damage and shear cracking. Replace with new expansion cover.	48	LF	64.8	\$933	\$4,043.52
CFN	FA	Campus energy-management system does not exist. Add campus-wide DDC control and create District-standard for energy control systems.	54,060	SF	2.2	\$35,031	\$151,800.48

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Central plant; boilers and piping are 1991 circa and are inefficient. District has requested removal of all boiler systems completely. Replace boilers, pumps, and central plant to high-efficiency rooftop packaged AC equipment. Remove boilers, pumps, piping, and all related equipment.	54,060	SF	2.2	\$35,031	\$151,800.48
CFN	FA	Inadequate exterior lighting provided, walkways dark as noted by staff. Add exterior walkway and building fixtures at east alley.	20	EA	864.0	\$5,184	\$22,464.00
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	10	EA	432.0	\$1,296	\$5,616.00
CFN	FA	Openings at shear walls. Additional structural analysis (fee only)				\$4,000	\$4,000.00
Sub-Total							\$1,804,371
CLASSROOMS							
CFN	FA	Two-story wing; aluminum window wall: missing sills, bottom panels deteriorating, and single glazed. Replace all windows with aluminum frame and dual pane glass.	13,800	SF	59.4	\$245,916	\$1,065,636
CFN	FA	Visible diagonal cracking at west classroom two story concrete shear wall. Monitor cracking; repair and patch	1	LS	12,960.0	\$3,888	\$16,848

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Vertical discontinuity at two story classroom, transverse second story shear wall does not align with wall below. Provide bolted channel collector assembly.	1	LS	86,400.0	\$25,920	\$112,320
CFN	FA	One-story wing: rooftop units in good condition. Clean ductwork, rebalance system.	54,060	SF	0.4	\$7,006	\$30,360
CFN	FA	Insufficient coupling beam support at two story concrete classroom building Additional structural analysis (fee only)	1	LS		\$8,640	\$8,640
CFN	FA	Wall anchorage along north and south-facing walls is not adequate. Improve anchorage.	50	EA	540.0	\$8,100	\$35,100
EPN	FMP	Two-story wing: Classroom building along Taylor Ave needs full modernization, including new interior finishes, electrical power, data, AV, lighting, and controls, HVAC distribution and controls system. Fully modernize classroom building.	35008	SF	210.0	\$2,205,504	\$9,557,184
EPN	FMP	One-story wing: Administration and classroom wing in need of full modernization, including new interior finishes, electrical power, data, AV, lighting, and controls, HVAC distribution and controls system. Fully modernize classroom building including administration area. Reconfigure southeast corner for new reception and two kindergarten classrooms with toilet rooms and exterior access to east play area.	4910	SF	210.0	\$309,330	\$1,340,430
Sub-Total							\$12,166,518

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Overall plumbing systems are in good condition w/ upgrades to waterless urinals and sensor activated faucets. However maintenance is lacking, as restrooms are very odorous Replace waterless urinals, and increase ventilation requirements	2,300	SF	10.8	\$7,452	\$32,292
Sub-Total						\$32,292	
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-Use Entry: overhead wood trellis dry rot Remove wood beam trellis complete. Patch all anchor holes	850	SF	6.5	\$1,652	\$7,160.40
CFN	FA	Multi-Purpose Room: No ADA Stage access Add built-in place Accessible lift	1	LS	21,600.0	\$6,480	\$28,080.00
CFN	FMP	Kitchen does not meet current health code requirements and requires reconfiguration and modernization: new larger service window Modernize and reconfigure kitchen within current footprint	880	SF	400.0	\$105,600	\$457,600
CFN	FA	Walk-in cooler does not meet current health code requirements Remove walk-in; Remodel complete w/ all new equipment; install epoxy floor/cove base and FRP wall panels	1,200	SF	120.0	\$43,200	\$187,200
CFN	FA	Air handler and ductwork are original equipment and have exceeded design life. Replace air handler, clean duct, rebalance system, add CO2 sensor and outside air control	54,060	SF	3.2	\$52,546	\$227,700.72

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Make-up air unit at kitchen is original equipment. Replace with gas-fired make-up air unit.	1,500	SF	23.8	\$10,692	\$46,332.00
CFN	FA	multi-purpose room: Existing roof-to-wall anchorage provided in voluntary seismic retrofit does not develop into diaphragm Add blocking, threaded rod, and strapping.	25	EA	540.0	\$4,050	\$17,550.00
Sub-Total							\$971,623
ADMINISTRATION							
CFN	FA	Bell/clock/speaker panel: Rauland panel is not preferred manufacturer Replace Rauland system with one preferred by District, as noted above in Tele/Data systems.	1	EA	12,960.0	\$3,888	\$16,848
EPN	FMP	Existing admin space is too small and poorly located Modernize existing admin space (see 1-story classroom wing above)	1830	SF	250.0	\$137,250	\$594,750
EPN	FMP	Existing administration space is too small and poorly located. Reconfigure southeast corner of 1-story classroom wing to provide new properly located reception and additional administration office space (see one-story wing under classroom heading above).	Incl		See above	\$0	\$0
FFN	FA	Simplex panel is not preferred manufacturer. Replace fire alarm panel with district preferred manufacturer (Firelight).	1	EA	19,440.0	\$5,832	\$25,272
FFN	FA	Rauland panel is not preferred manufacturer. Replace Rauland system with District standard VOIP.	1	EA	62,640.0	\$18,792	\$81,432
Sub-Total							\$718,302

Maya Lin School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
LIBRARY/MEDIA CENTER							
EPN	FMP	Library/media center is in need of modernization and minor reconfiguration. Fully modernize and remove walls at book storage room to expand media center.	2312	SF	220.0	\$152,592	\$661,232
Sub-Total						\$661,232	
OTHER FACILITIES							
CFN	FA	Water heater at end of service life. Replace gas water heater.	1	LS	4,320.0	\$1,296	\$5,616
Sub-Total						\$5,616	
TOTAL COSTS						\$18,251,494	



Frank Otis Elementary School

3010 Fillmore Street

School Data

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

Frank Otis Elementary School - Background Information

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

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

This site currently serves 565 (K-5) students in 23 classrooms, including the most recently-placed portable classrooms in the summer of 2009. An asphalt playground extends throughout the site, and serves as the campus focal point, facing all the classroom buildings.



Frank Otis Elementary School - Existing Conditions Summary

Facilities Assessment Needs

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



Educational Program Needs

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



Unique Opportunities

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








Frank Otis Elementary School - Master Plan Summary

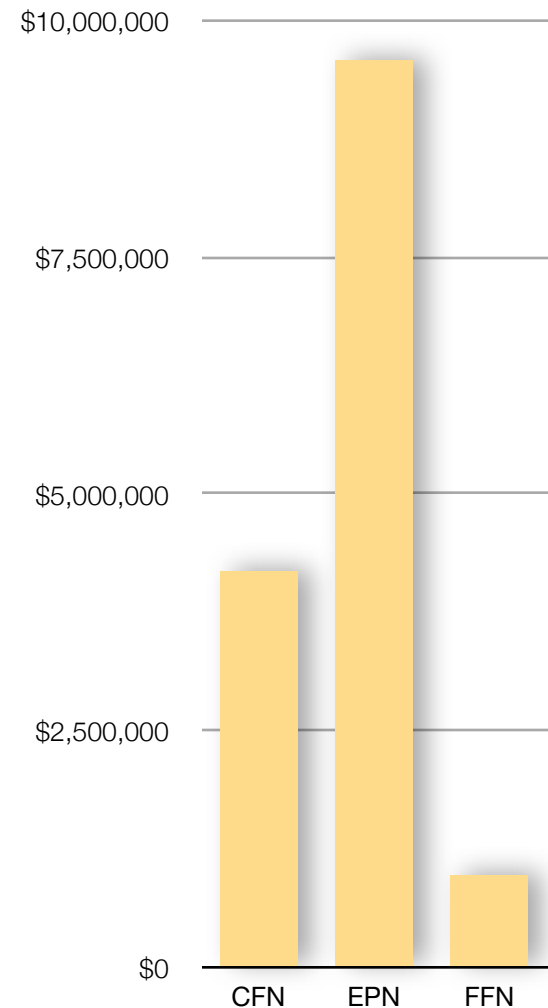
Master Plan Features

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

Proposed Improvements

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

Improvements by Category



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

Frank Otis Elementary School - Committee Facilities Improvement Categories

The Master Plan Committee provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

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

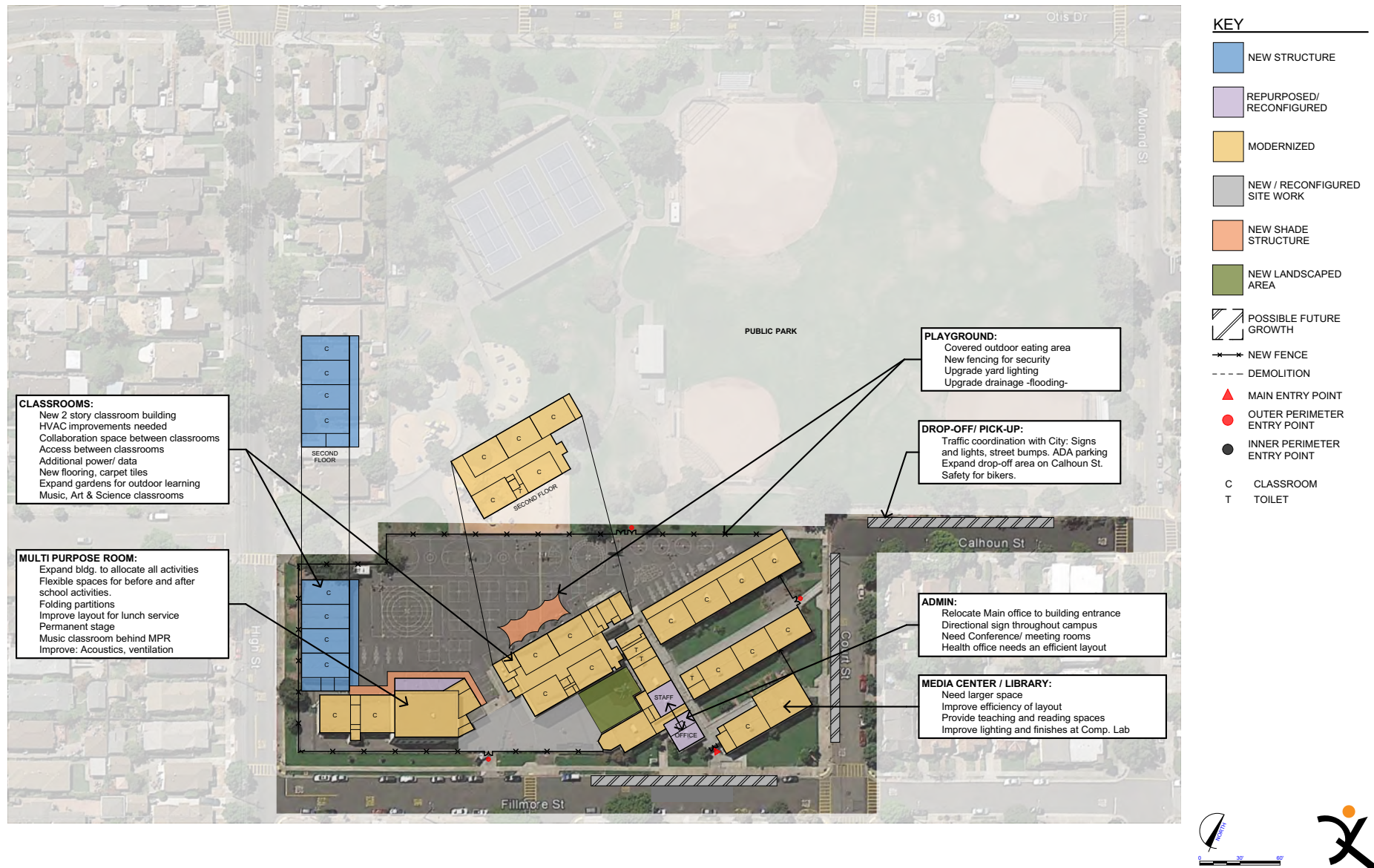
Educational Program Needs (EPN)

- Additional instructional space
- Replace portable classrooms with new construction (possibly a two-story addition).
- Provide dedicated classrooms for science, music and art.
- Provide private meeting/assessment rooms.
- Add dedicated space for before- and after-school programs, adjacent to multi-purpose room and play areas.
- Provide collaboration spaces for faculty and small group instruction.
- Enlarge and reconfigure the library/media center with ample space for reading groups and instruction.
- Consider a remodel of the administration area to relocate reception to the main school entry, relocating the staff room, providing meeting room(s), reconfigured health room, work room and other functions. Consider utilizing the old boiler room to the west side of the main corridor, possibly as conference or office functions.

- Consider relocating the existing interior computer lab, built in a former toilet room. Alternately, install window wall to provide light and visual connection to the exterior hallway.
- Provide additional, accessible drinking fountains.

Future Facility Needs (FFN)

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



FRANK OTIS ELEMENTARY SCHOOL SITE PLAN

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate power distribution for receptacles for data system as noted above. For added receptacles noted above, install new panel board (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard.	2	EA	5,076.0	\$3,046	\$13,198
CFN	FA	Excessive cracking noted in exterior stucco at two-story building (minimal amount of shear wall in longitudinal exterior walls). Add shear wall.	15	LF	864.0	\$3,888	\$16,848
CFN	FA	Brick incinerator in two-story building is a seismic hazard. Remove incinerator completely and repair floor openings.	1	LS	9,720.0	\$2,916	\$12,636
Subtotal							\$1,469,013
CLASSROOMS							
CFN	FA	Parker boiler installed in 2007 is in good condition, Trane unit ventilators throughout are in good condition. Some classrooms on south side have portable type wall air conditioning units installed, but installation is makeshift and not acceptable. Building is equipped with Trane Tracer DDC system. Piping systems are in good conditions. Remove ortable type wall air conditioning units on south side and replace with dedicated, cooling-only, ductless split systems. Interlock with DDC so heating/cooling cannot occur simultaneously.	7	EA	7,500.0	\$15,750	\$68,250

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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

Frank Otis Elementary School - Facilities Needs Spreadsheet

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



William G. Paden Elementary School

444 Central Avenue

School Data

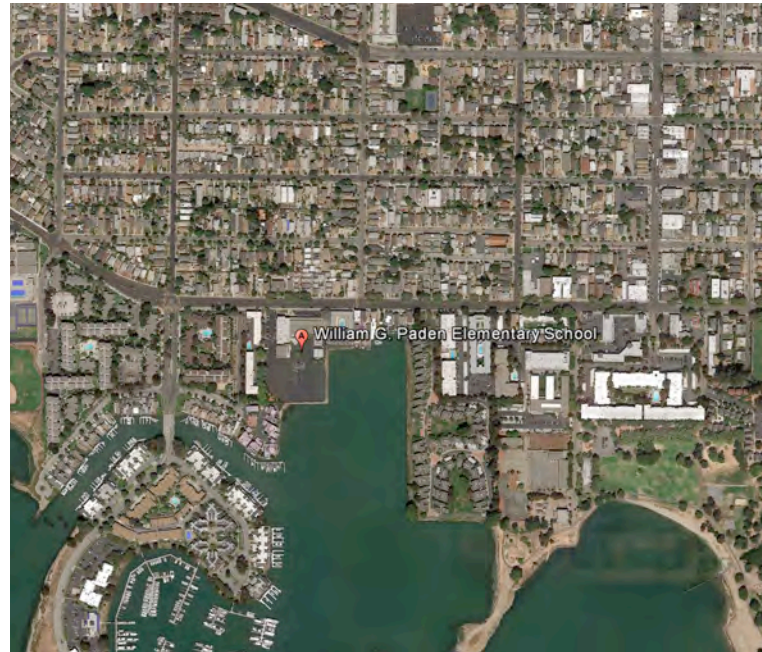
Date School Opened:	1954
2013 - 2014 School Year Enrollment:	329
Standard Classrooms:	20
Modular Classrooms:	0
Portable Classrooms:	2
Classrooms Used for Other Programs:	0
Building Area:	41,714 sq. ft.
Site Area:	4.30 acres

William G. Paden Elementary School - Background Information

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

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

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



William G. Paden Elementary School - Existing Conditions Summary

Facilities Assessment Needs

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

Educational Program Needs

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

Unique Opportunities

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








William G. Paden Elementary School - Master Plan Summary

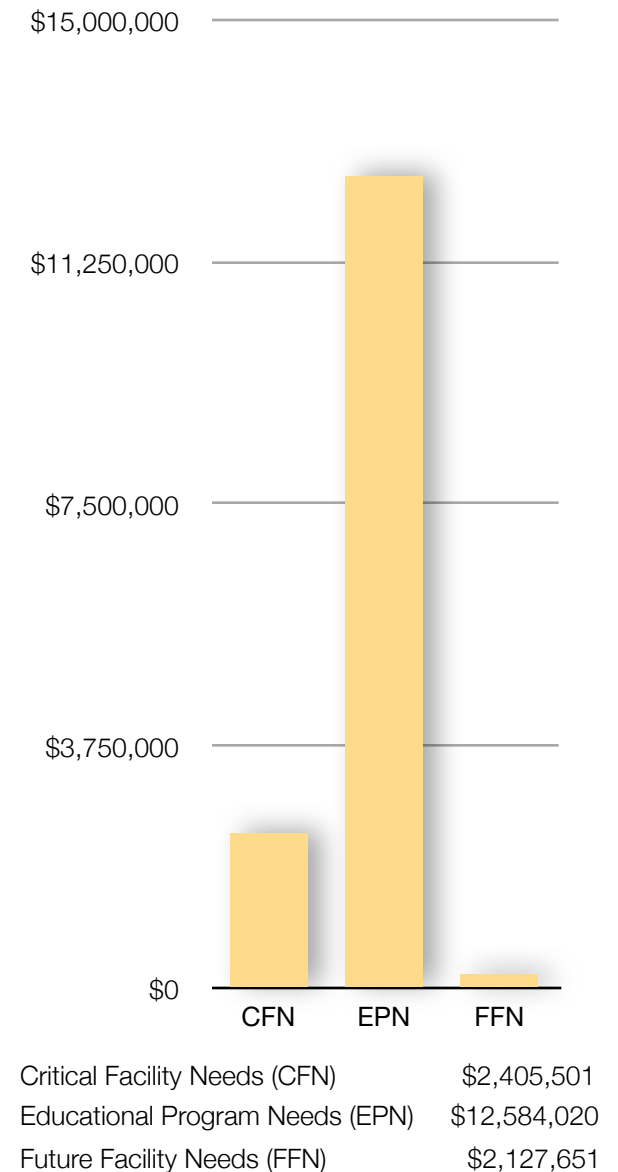
Master Plan Features

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

Proposed Improvements

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

Improvements by Category



William G. Paden Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

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

Educational Program Needs (EPN)

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

- Covered shade structures
- Additional storage

Future Facility Needs (FFN)

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



WILLIAM G. PADEN ELEMENTARY SCHOOL SITE PLAN

William G. Paden Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	Slope in ADA stalls varies from 2.3% to 4%; signage out of date. Edge grind perimeter of stalls and out into drive aisle. Install variable depth asphalt overlay to reduce slope in ADA stalls and unloading zones to 2% max. Update signage, and restripe stalls.	720	SF	5.4	\$1,166	\$5,054
CFN	FA	ADA parking lot entrance sign not located at parking lot entrance. Relocate sign to parking lot entrance.	2	EA	594.0	\$356	\$1,544
CFN	FA	Landing outside of main doors is 3% cross slope. Reduce slope to 2% max for 5 feet by either installing a concrete leveling course, or removing and replacing the concrete flatwork outside the main doors to work with the threshold and the stairs.	300	SF	18.4	\$1,652	\$7,160
CFN	FA	Cross slope on asphalt path adjoining north side of bike enclosure exceeds 2%. Remove existing asphalt and repave for 2% maximum cross slope.	300	SF	8.6	\$778	\$3,370
CFN	FA	Drop-off zone pavement is badly deteriorated. Grind existing asphalt for possible reuse elsewhere as class 2 AB. Repave with 3-inch minimum depth of new asphalt. Restripe per existing.	7,400	SF	7.6	\$16,783	\$72,727

William G. Paden Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Pavement in the parking stalls and drive aisle is deteriorated. Grind existing asphalt for possible reuse elsewhere as Class 2 AB. Re-grade for drainage and repave with 3-inch minimum depth of new asphalt. Restripe per existing.	3,900	SF	6.8	\$7,898	\$34,223
CFN	FA	Pavement in this portion of paved play courts is deteriorated. Edge grind, fill cracks, install pavement fabric and 1.5-inch minimum depth overlay.	3,900	SF	5.9	\$6,845	\$29,660
CFN	FA	Playground pavement in paved play courts is deteriorating. Fill cracks, seal coat, and restripe.	78,900	SF	1.0	\$23,670	\$102,570
CFN	FA	Poor fire hydrant coverage for entire campus, particularly the south side of the buildings. Construct a private fire service and fire hydrant at the south central portion of the campus.	1	EA	19,440.0	\$5,832	\$25,272
CFN	FA	Parking lot has no site drainage Add storm drain inlet and coordinate with replaced asphalt in item #7	1	LS	10,800.0	\$3,240	\$14,040
CFN	FA	Domestic water main has no back-flow prevention. Install a back-flow prevention valve	1	LS	6,480.0	\$1,944	\$8,424
CFN	FA	Upper playground has numerous trip hazards. Grind, regrade, and repave asphalt.	24,000	SF	6.4	\$45,801	\$198,469
CFN	FA	Entry canopy has water damage at plaster framing. Remove roofing membrane and any dry rotted wood; repair / replace plaster, framing & membrane	2,000	SF	10.8	\$6,480	\$28,080

William G. Paden Elementary School - Facilities Needs Spreadsheet

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

William G. Paden Elementary School - Facilities Needs Spreadsheet

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

William G. Paden Elementary School - Facilities Needs Spreadsheet

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

William G. Paden Elementary School - Facilities Needs Spreadsheet

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

William G. Paden Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Portable classroom buildings are nearing end of service life. Remove portable classrooms	1	LS	26,000.0	\$7,800	\$33,800.00
Sub-Total							\$1,909,505
RESTROOMS							
CFN	FA	Toilet rooms are in generally good condition throughout, with waterless urinals and sensor faucets. Some exterior drinking fountains are not ADA-compliant. Toilet rooms are odorous due to poor ventilation and deferred service of waterless urinals. Replace waterless urinals with ultra low flow (0.125 gaff) urinals throughout. Add exhaust fans at each toilet room (six total)	800	SF	5.4	\$1,296	\$5,616.00
CFN	FA	Wall unit ventilators have been abandoned and systems have been converted to rooftop package systems with ducted distribution. Roof top units are old, worn and inefficient. Replace rooftop units and clean duct systems throughout.	4,480	SF	5.4	\$7,258	\$31,449.60
Sub-Total							\$37,066
MULTI-PURPOSE BUILDING							
CFN	FA	Boiler and pumps are original equipment, standard-efficiency. Unit ventilators are worn and show signs of heavy wear. Toilet rooms are not ADA-compliant. Replace boiler, pumps, and related equipment with high-efficiency, gas-fired make-up air units. Remove boilers, pumps, piping and all related equipment.	4,480	SF	13.0	\$17,418	\$75,479.04
CFN	FA	Replace non-compliant toilet room fixtures with urinals (0.125 gaff), water closets (1.28gpf), and lavatories (0.5gpm) to bring into current code compliance and to reduce water consumption.	400	SF	129.6	\$15,552	\$67,392.00
Sub-Total							\$142,871

William G. Paden Elementary School - Facilities Needs Spreadsheet

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



Ruby Bridges Elementary School

351 Jack London Avenue

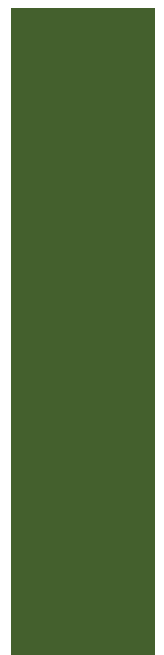
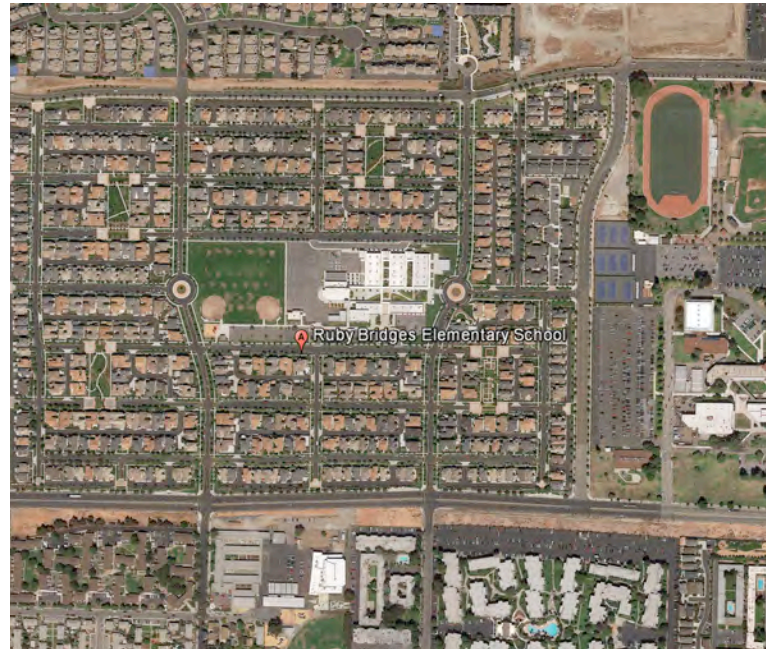
School Data

Date School Opened:	2006
2013 - 2014 School Year Enrollment:	558
Standard Classrooms:	28
Modular Classrooms:	0
Portable Classrooms:	4
Classrooms Used for Other Programs:	4
Building Area:	50,690 sq. ft.
Site Area:	7.0 acres

Ruby Bridges Elementary School- Background Information

This facility, built in 2006 using Measure C funds, is constructed on concrete pad foundations, with one-story wood and steel-framed, cement-plastered walls, and flat membrane-covered roofs. Landscaped and extensively paved over its entire site, it is the District's newest K-5 campus.

Ruby Bridges currently serves 558 students in 28 classrooms. Additional spaces include a multi-purpose room, library/media center, administration with staff room, a large central courtyard, and a large asphalt playground. In 2008-09, two portable classrooms were added to house a Woodstock Child Development Center program. Two others were installed for the LEAPS after-school program.



Ruby Bridges Elementary School - Existing Conditions Summary

Facilities Assessment Needs

- Fire water main is missing detector check valve.
- Multi-purpose room exterior stage is not accessible.
- South-facing windows leak through frame corners.
- Stucco cracking has occurred at Multi-purpose room entry panels.
- Parking lot is lacking minimum lighting levels.

Educational Program Needs

- Need a flex lab/maker space.
- Need additional classroom breakout spaces.
- Computer lab needs to be reconfigured.

Unique Opportunities

- Central courtyard provides opportunity for outdoor learning.
- Campus is adjacent to community park.








Ruby Bridges Elementary School - Master Plan Summary

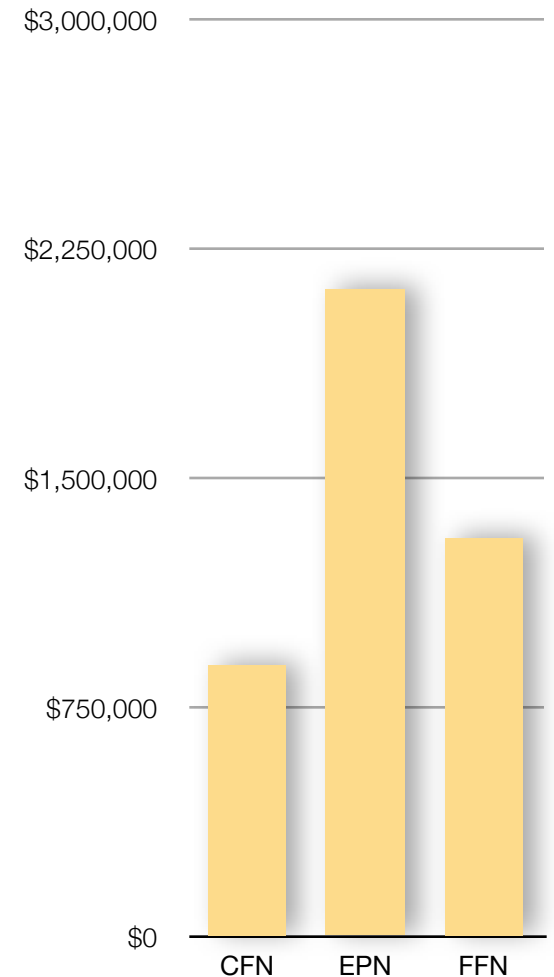
Master Plan Features

- Provide new buildings for maker space and for breakout spaces.
- Reconfigure kindergarten playground to provide better access point and shade.
- Reconfigure multi-purpose room toilet rooms for visible access from both interior and exterior.
- Provide staff conference room and smaller meeting rooms at administration area.
- Provide additional storage for portable computer carts.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Improve site lighting, repair perimeter gates, and provide buzzer system and security cameras.
	Accessibility	Improve restroom access and supervision.
	Technology	Improve wireless coverage and performance, update audio visual, and presentation capabilities in classrooms and library.
	Science, Technology, Engineering, Art, Mathematics	Provide flexible science classroom.
	Facilities Infrastructure	Improve rain protection at covered walkways. Provide larger staff conference rooms and meeting spaces. Provide more student breakout spaces.

Improvements by Category



Critical Facility Needs (CFN)	\$888,265
Educational Program Needs (EPN)	\$2,116,426
Future Facility Needs (FFN)	\$1,302,977

Ruby Bridges Elementary School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Repair roof leaks.
- Repair or replace leaky windows.
- Repair cracks in exterior plaster finish.
- Improve site and security lighting throughout campus and parking areas.
- Repair gates at perimeter fencing.
- Provide necessary upgrades to site fire and irrigation systems.
- Upgrade phone, clock, bells, public address, and fire alarm systems.
- Make accessibility repairs to exterior flat work.
- Upgrade power and data distribution system.
- Repair drainage problems in playground.
- Repair functionality of multi-purpose room folding tables.
- Install security cameras.

Educational Program Needs (EPN)

- Provide shade structures at kindergarten playground.
- Relocate gate at kindergarten playground.
- Improve technology and Wi-Fi infrastructure.
- Provide adult toilet rooms at the multi-purpose room.
- Provide interior access to student toilet rooms at the multi-purpose room.
- Provide space for additional breakout and resource rooms.

- Reconfigure teaching station in media lab for better student supervision.
- Provide improved presentation infrastructure in library – projector, screen, sound, etc.
- Provide larger conference room in administration.
- Provide a flex office in administration for PTA, volunteer, etc.
- Provide a new science lab space.

Future Facility Needs (FFN)

- Install a buzzer/intercom system at select gates.
- Provide a new science lab/“Di Vinci” space.
- Add a covered walkway to media center entrance.
- Install a second play structure.
- Install improved rain protection at covered walks.
- Install an electric digital marquee.



RUBY BRIDGES ELEMENTARY SCHOOL SITE PLAN

Ruby Bridges Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	4" Water Fire Main has no Double Detector Check Valve (DDCV) Install 4" DDCV	1	LS	12,960.0	\$3,888	\$16,848
CFN	FA	3" Irrigation Main line has no Back-Flow Preventer Install 3" BFP	1	LS	5,940.0	\$1,782	\$7,722
CFN	FA	Multi-Use Exterior Stage: stage platform is non compliant where adjacent ramp exceeds 6" to grade; Add concrete curb with anti-skate inserts	92	LF	34.6	\$954	\$4,133
CFN	FA	Playground at Stage: uneven settlement makes trip hazard. Exceeds 3/8" Grind, re-compact and repave asphalt area.	1,400	SF	7.3	\$3,062	\$13,268
CFN	FA	Wing 300: concrete spall at cast iron drain line; elec. outlet missing weather cover Patch concrete foundation; install locking outlet cover.	1	LS	2,500.0	\$750	\$3,250
CFN	FA	Day-Care Portable: roof downspouts land at wood foundation, with no site drainage & eventual dry rot. Add site drainage inlets direct to downspouts	4	EA	1,620.0	\$1,944	\$8,424
CFN	FA	Exterior flush in-grade up lights are not sealed, watertight, and fill with water during rains. Reseal existing fixtures or replace with new watertight fixtures.	16	EA	594.0	\$2,851	\$12,355
CFN	FA	Parking Area & Drop-Off Areas are too dark Install additional 16-ft Pole fixtures w/ 277v lamps	20	EA	18,750.0	\$112,500	\$487,500

Ruby Bridges Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior receptacle covers have been vandalized and removed. Replace exterior cover plates with locking type	10	EA	27.0	\$81	\$351
EPN	FMP	Kindergarten play yard lacks shade Provide shade structures at kindergarten playground	2	EA	67,500.0	\$40,500	\$175,500
EPN	FMP	Entrance into kindergarten play yard is awkwardly located and causes congestion during drop off and pick up Relocate gate at kindergarten playground	1	LS	5,500.0	\$1,650	\$7,150
FFN	FMP	Various gates around campus are difficult to monitor Install an buzzer/intercom system at select gates	3	EA	1,750.0	\$1,575	\$6,825
FFN	FMP	There is no rain protection to main entrance into the media center Add covered walkway to Media Center entrance	480	SF	112.0	\$16,128	\$69,888
FFN	FMP	The is only one play structure to serve the grades 1-5 Install second play structure	1	LS	80,000.0	\$24,000	\$104,000
FFN	FMP	Covered walkways provide poor protection during windy rainstorms. Install improved rain protection at covered walks	1	LS	75,000.0	\$22,500	\$97,500
FFN	FMP	Install an electric digital marquee	1	LS	37,500.0	\$11,250	\$48,750
subtotal							\$1,063,464

Ruby Bridges Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior building lighting provided by wall sconces. No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	25	EA	405.0	\$3,038	\$13,163
CFN	FA	Exterior building wall sconces require expensive HPS replacement lamps according to staff. Replace with 277v lamps	20	EA	486.0	\$2,916	\$12,636
CFN	FMP	Security could be improved according to staff Provide and install security cameras	3	EA	2,500.0	\$2,250	\$9,750
EPN	FMP	wifi converge could be improved according to staff Improve technology and wifi infrastructure with wifi hubs throughout	44810	SF	2.0	\$26,886	\$116,506
subtotal						\$152,054	
CLASSROOMS							
CFN	FA	Classroom C-6: roof leak with stained ceiling tiles If no further leaks, replace stained tiles	1,100	SF	4.5	\$1,485	\$6,435
CFN	FA	Kindergarten Wing: south-facing windows leak Replace windows with fully welded alum frames	264	SF	71.3	\$5,645	\$24,463.30
EPN	FMP	Staff would like additional break out and resource rooms. Could be clustered at east edge of campus Provide a new building space for additional break out and resource rooms	960	SF	410.0	\$118,080	\$511,680
FFN	FMP	Campus lacks a science or "Maker space" facility Provide a new flexible lab classroom building	1440	SF	410.0	\$177,120	\$767,520
subtotal						\$1,310,098	

Ruby Bridges Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
EPN	FMP	The MPR lacks adult toilet rooms Provide adult toilet rooms to the multi use building	350	SF	450.0	\$47,250	\$204,750
EPN	FMP	The student toilet rooms at the MPR are not accessible from the interior and difficult to supervise the entrances. Provide interior access to student toilet rooms at the multi use building	1616	SF	200.0	\$96,960	\$420,160
subtotal						\$624,910	
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-Use Bldg: stucco cracks on larger panels Apply zipped filler/sealer and repaint	8,800	SF	5.3	\$13,860	\$60,060
CFN	FMP	Folding tables are poorly designed. Do not lock properly in the down position and kids sometimes fall off because tables don't stay in the fully opened position Repair folding tables so they properly lock in the "down" position.	10	EA	5,700.0	\$17,100	\$74,100
subtotal						\$134,160	
ADMINISTRATION							
CFN	FA	Admin Bldg: roof leaks with ceiling tile stains. Find source of leaks and repair.	45	SF	1,725.0	\$23,288	\$100,912.50
EPN	FMP	Conference room is too small Provide larger conference room in administration	4472	SF	50.0	\$67,080	\$290,680
EPN	FMP	Small flexible offices spaces are lacking Provide a flex office in administration for PTA, volunteer, etc.	100	SF	210.0	\$6,300	\$27,300

Ruby Bridges Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Notifier control and expander panels, strobes, detectors. Notifier panel is not preferred manufacturer and has experienced false alarm and ground fault problems. Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	9,180.0	\$2,754	\$11,934
FFN	FA	Telephone system: Rack mounted Rauland telephone system. Panel problems require frequent reprogramming. Replace Rauland system with V.O.I.P.	1	LS	102,600.0	\$30,780	\$133,380
FFN	FA	Bell Clock Speakers: Panel problems require frequent reprogramming. Replace Rauland system with V.O.I.P.	1	LS	48,600.0	\$14,580	\$63,180
subtotal							\$627,387
LIBRARY/MEDIA CENTER							
EPN	FMP	Reconfigure teaching station in media lab for better student supervision	900	SF	210.0	\$56,700	\$245,700
EPN	FMP	Provide improved presentation infrastructure in library – projector, screen, sound, etc.	1	LS	90,000.0	\$27,000	\$117,000
CFN	FA	Library: south-facing windows leak Replace windows with fully welded alum frames	264	SF	71.3	\$5,647	\$24,470.16
subtotal							\$387,170
OTHER FACILITIES							
CFN	FA	LEAPS Portables: exposed wood foundation is trip hazard; downspout soaks wood plates, and no site drainage. Add site drainage inlets direct to downspouts	4	EA	1,620.0	\$1,944	\$8,424
subtotal							\$8,424
TOTAL COSTS							\$4,307,667



Academy of Alameda

401 Pacific Avenue

School Data

Date School Opened:	1965
2013 - 2014 School Year Enrollment:	480
Standard Classrooms:	31
Modular Classrooms:	0
Portable Classrooms:	1
Classrooms Used for Other Programs:	0
Building Area:	44,230 sq. ft.
Site Area:	4.0 acres

Academy of Alameda - Background Information

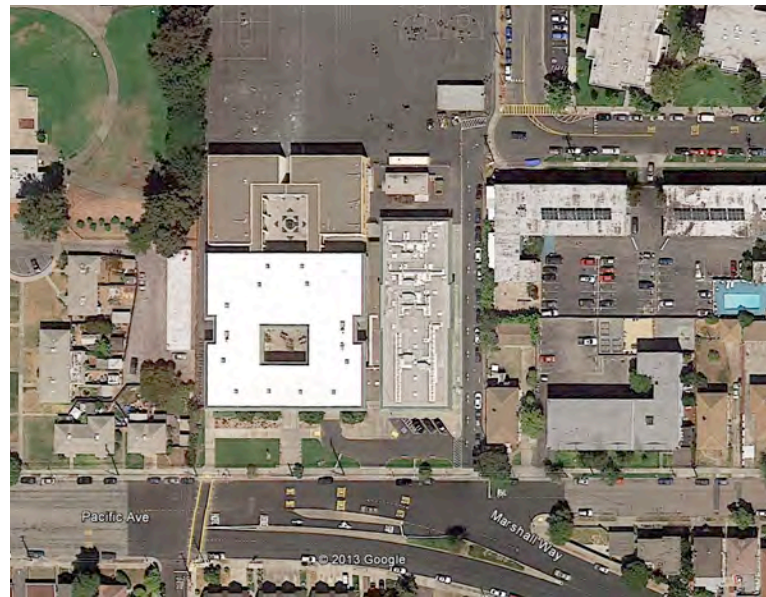
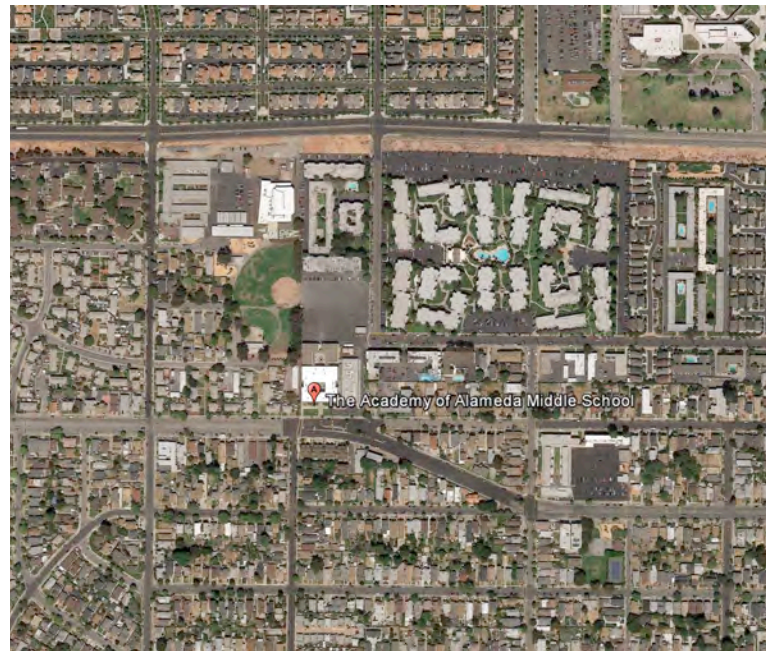
Academy of Alameda, which enrolls 480 students, is a charter middle school (6th – 8th) occupying the site formerly known as Chipman Middle School. As of the 2013-2014 school year, the site also serves 224 students (K-5) in the Nea Community Learning Center (also a charter school).

The Academy of Alameda occupies the original two-story classroom and multi-purpose room 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 two-story wing built in 1992 on concrete pad foundation with concrete framing and stud exterior walls with cement plaster.

The campus includes a total of 31 classrooms and a multi-purpose building that houses a gymnasium, cafeteria, auditorium, band room, Cadet Corps classroom, kitchen, library/media center, and the Academy administration offices.

The Academy of Alameda's potential plans include addition of a K-5 charter, which would bring enrollment to approximately 750 students.



Academy of Alameda - Existing Conditions Summary

Facilities Assessment Needs

- Pavement deterioration and walkways exceed allowable cross slope.
- Classroom and staff sinks are not ADA compliant.
- Exterior windows, doors, and finishes are at end of service life.
- Kitchen equipment requires deferred maintenance.
- Interior finishes and flooring are at end of service life.
- Computer classrooms require additional cooling systems.
- Inadequate exterior lighting and inefficient interior fixtures

Educational Program Needs

- Updated science classrooms
- Music room/gymnasium require acoustic separation.
- Flexible furniture
- Breakout/small group instruction spaces
- Remodeled administrative spaces/conference space
- Dedicated learning centers/testing spaces
- Classroom modernization/flexible configuration

Unique Opportunities

- The Academy of Alameda borders on Woodstock Park, a city facility that includes athletic fields, play areas, and a recreation center.








Academy of Alameda - Master Plan Summary

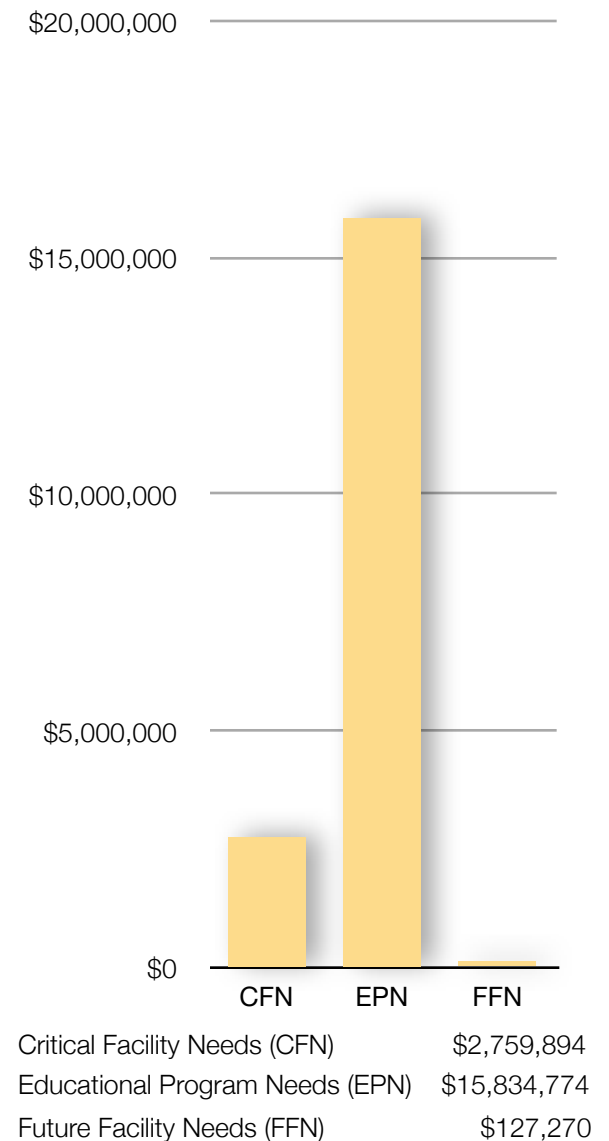
Master Plan Features

- Create new on-site drop-off zone along Pacific Avenue.
- Develop distinct and defined entry.
- Construct additional doors at interior to direct visitors to administrative office.
- Relocate existing classroom from administrative area to provide space for counseling, psychologist, and conference room.
- Remodel/reduce kitchen to warming facility only.
- Convert extra space from remodeled kitchen for testing/assessment.
- Provide two dedicated science lab classrooms with perimeter stations, and lecture at center.
- Modernize all classrooms, provide wireless data and projection.
- Provide new wall and doors for acoustic separation between music classroom and multi-purpose room.
- Identify two learning centers for upper and lower grades.
- Develop new outdoor learning center with garden.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Develop new on-site drop-off zone along Pacific Avenue, a distinct and defined entry, additional doors at interior to direct visitors to administrative office, provide improved fencing and site lighting.
	Accessibility	Improve accessible paths of travel, adjust slopes of accessible walkways and central courtyards, improve restroom accessibility, replace noncompliant railings and provide way-finding signage.
	Technology	Improved data, power and wireless coverage
	Science, Technology, Engineering, Art, Mathematics	New science labs, modernized learning centers and small group collaborative spaces
	Facilities Infrastructure	Provide updated science classrooms, music/gym separation, remodeled administrative area with conference space, dedicated learning centers/testing spaces and general classroom modernization with flexible configuration.

Improvements by Category



Academy of Alameda - 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)

- Pavement deterioration and walkways exceed allowable cross slope.
- Classroom and staff sinks lack accessibility.
- Exterior windows, doors, and finishes are at end of service life.
- Kitchen equipment requires deferred maintenance.
- Interior finishes and flooring are at end of service life.
- Computer classrooms require additional cooling systems.
- Exterior lighting and interior fixtures are inadequate and inefficient.

Future Facility Needs (FFN)

- Outdoor science room
- Defined outdoor garden area

Educational Program Needs (EPN)

- Updated science classrooms
- Separate music room and multi-purpose room
- Flexible furniture
- Breakout/small group instruction spaces
- Remodeled administrative spaces/conference space
- Dedicated learning centers/testing spaces
- Classroom modernization/flexible configuration



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

ACADEMY OF ALAMEDA SITE PLAN

Academy of Alameda - 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	The parking lot ADA entry sign is not located at the entrance to the parking lot. Relocate sign to parking lot entry, fill in phone number to reclaim cars.	1	EA	432.0	\$130	\$562
CFN	FA	The longitudinal slope of the sidewalk at the bottom of the ramp leading down from the entrance is 3.2% (2% maximum is allowed). 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% maximum slope for five feet at the bottom of the ramp, then no more than 5% maximum from there to the conform. Conform in the east/west directions.	1312	SF	23.8	\$9,352	\$40,525
CFN	FA	Cross slope of existing walk is approximately 3.7%. Remove this portion of walk and reconstruct at 2% maximum cross slope.	7209	SF	23.8	\$51,386	\$222,672
CFN	FA	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 exceeds 2%. Remove this area of flatwork and reconstruct with five feet of level landing of 2% slope at bottom of stairs, and five feet at 2% adjoining the curb, with the intervening walk at not more than 5% in the direction of travel.	600	SF	32.4	\$5,832	\$25,272

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Most doors from classrooms to courtyards have 3/4 inch rubber threshold transition mats, which do not constitute level landings. Remove and replace approximately 8 foot by 10 foot square of concrete at each location and reconstruct with five feet level landing at door and transitions to surrounding grade at 5% maximum.	320	SF	18.4	\$1,763	\$7,638
CFN	FA	The cross slope on the north end of the walkway from the campus to the play courts varies from 2.5% to 5%. Remove and replace pavement to reduce cross slope to 2% maximum.	2374	SF	5.4	\$3,846	\$16,665
CFN	FA	There is no ramp off the landing outside the exit doors from the north side of the multi-purpose room. Approximately an 8 inch drop. Add a 1:12 maximum ramp with handrails along the face of the building from the exit doors down to the asphalt pavement.	240	SF	32.4	\$2,333	\$10,109
CFN	FA	Existing paving is deteriorating at Pacific Avenue parking area. Grind, regrade, repave and restripe with drop-off extension, listed below.	1800	SF	6.7	\$3,616	\$15,669
CFN	FA	Existing paved play courts are deteriorating. Fill cracks, seal coat, and restripe.	75316	SF	5.4	\$122,012	\$528,718

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	The trench drain in the narrow courtyard between the buildings drains poorly. * 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 multi-purpose 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	2,700.0	\$810	\$3,510
CFN	FA	Property line fencing is rusted and loose throughout. Replace with chain link fence; 900 feet of 12'-0"; 320 feet of 6'-0"	900	LF	62.6	\$16,913	\$73,289
CFN	FA	West property line: grade erosion from elevation difference with adjacent property Install 320 feet of 48 inch high concrete retaining wall; install chain link noted above.	102	CY	790.6	\$24,191	\$104,828
CFN	FA	ADA drinking fountains at the east play yard are non-compliant and there are none at north courtyard. Replace existing drinking fountain and provide level concrete area; add two drinking fountains on first and second floors of the south building..	1	LS	9,720.0	\$2,916	\$12,636
CFN	FA	Corridor surface has gaps of dirt with uneven, adjacent pavement, which creates trip hazard. Fill in gap with trench drain or grate and concrete paving; paint higher curb yellow as a visual warning.	40	SF	61.6	\$739	\$3,201

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate exterior lighting provided and the walkways are dark as noted by staff. Soffit lights at entry are blocked by trees and cannot be reached by staff. Add exterior LED walkway fixtures and replace existing. Add LED wall lights at columns to replace soffit lights.	50	EA	972.0	\$14,580	\$63,180
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	25	EA	405.0	\$3,038	\$13,163
FFN	FMP	Site does not currently have a school garden or outdoor learning center. Provide outdoor garden/learning area, including power and water/irrigation, fencing, and tool shed.	3113	SF	20.0	\$18,678	\$80,938
FFN	FA	No trash enclosure at this site Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
EPN	FA	Drop-off loop is too short to accommodate stacked traffic. Extend student drop-off loop along Pacific Avenue frontage.	3267	SF	35.0	\$34,304	\$148,649
Subtotal							\$1,392,282
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Built-up roof at the end of service life Replace all roofing, dome strainers, scuppers, caps, and flashings. Flush all roof drain lines	52375	SF	17.3	\$271,041	\$1,174,509

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Boiler is in good condition, pumps show signs of wear and smell of "gas" Since the boiler system is fairly new, it will remain. Replace pumps; extend boiler exhaust flue above height of adjacent multi-purpose building	1	LS	21,600.0	\$6,480	\$28,080
CFN	FA	Phone/data panel problems require frequent reprogramming Replace Rauland system with district-standard VOIP.	1	EA	41,040.0	\$12,312	\$53,352
CFN	FA	Bell/clock/speaker panel problems require frequent reprogramming. Replace Rauland system with District standard VOIP.	1	LS	86,400.0	\$25,920	\$112,320
CFN	FA	No power outlets are provided on the roof for maintenance needs. Add ten outlets for maintenance purposes.	10	EA	648.0	\$1,944	\$8,424
CFN	FA	Classroom buildings have no cooling system. Add cooling to HVAC systems.	24000	SF	4.3	\$31,104	\$134,784
FFN	FA	Fire alarm: Siemens panel is not preferred manufacturer. Replace fire alarm panel with district-preferred manufacturer (Firelite).	1	EA	19,440.0	\$5,832	\$25,272
Subtotal							\$1,536,741

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CLASSROOMS							
CFN	FA	Mechanical equipment in fan room is noisy and is adjacent to classrooms. Provide acoustical insulation in plenum to isolate noise from neighboring classrooms and insulate fan closet walls.	620	SF	5.4	\$1,004	\$4,352
EPN	FA	Existing north classroom buildings are in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the north classroom buildings, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure areas to provide breakout spaces on each floor.	15000	SF	200.0	\$900,000	\$3,900,000
EPN	FA	Existing south classroom buildings are in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the classroom buildings, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure areas to provide breakout spaces on each floor.	16460	SF	200.0	\$987,600	\$4,279,600
Subtotal					\$8,183,952		

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Main toilet rooms have been modernized with waterless urinals. Administration/staff toilet are not ADA compliant Upgrade all non ADA toilet rooms, student and staff, and replace waterless urinals with ultra low flow, 0.125 gallon-per-flush urinals	200	SF	135.0	\$8,100	\$35,100
Subtotal						\$35,100	
MULTI-PURPOSE BUILDING							
CFN	FA	HVAC air diffusers are in poor condition (includes lobby). Clean duct system and replace diffusers. Add cooling to existing system and roof mounted condensing unit.	1	LS	4,320.0	\$1,296	\$5,616
CFN	FA	Kitchen ventilation systems are not adequate and do not meet code. Replace mechanical system, provide heating ventilation, and cooling with ductless split heat pump system.	4230	SF	2.2	\$2,741	\$11,878
CFN	FA	Relays for heating and ventilating units at multi-purpose building are old and worn. Install new equipment relays for academy and multi-purpose buildings.	1	LS	10,800.0	\$3,240	\$14,040

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Academic building and multi-purpose building: underground metal conduit has corroded and is causing conductor shorts. Replace all underground conduit and test conductors for replacement.	300	LF	91.8	\$8,262	\$35,802
EPN	FA	Existing multi-purpose building is in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the multi-purpose building, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure music classroom for better acoustic isolation from multi-purpose room.	12770	SF	260.0	\$996,060	\$4,316,260
Subtotal							\$4,383,596
ADMINISTRATION							
EPN	FMP	The administration and student support area of the south classroom building needs to be expanded and reconfigured. Reconfigure the first floor south wing of the south classroom building to provide necessary administration and student support spaces, and proper visual connection to primary entrance.	6550	SF	240.0	\$471,600	\$2,043,600
Subtotal							\$2,043,600

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
LIBRARY/MEDIA CENTER							
EPN	FA	Media center/library is in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the media center/library, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure music classroom for better acoustic isolation from multi-purpose room.	3835	SF	230.0	\$264,615	\$1,146,665
Subtotal							\$1,146,665
TOTAL COSTS							\$18,721,937



ACLC/Nea

at former Woodstock Education Center
1900 Third Street

School Data

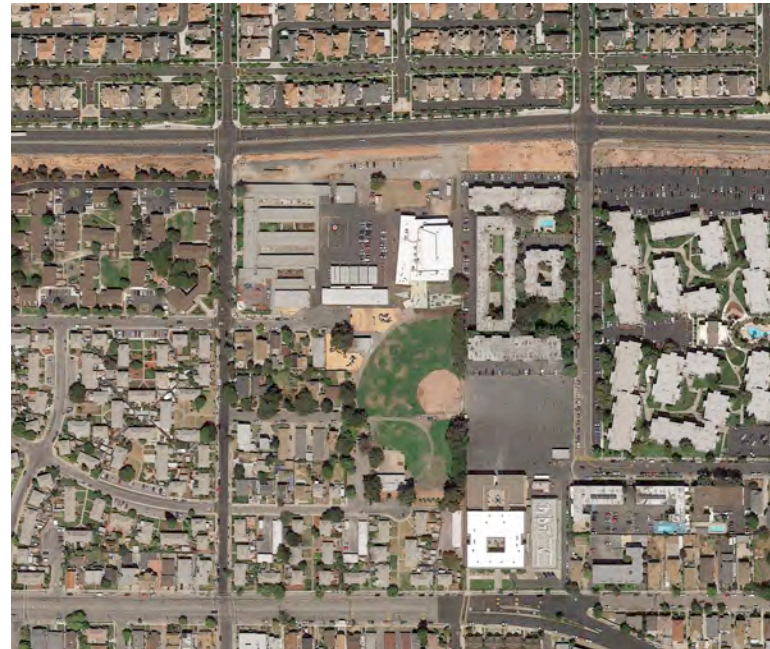
Date School Opened:	1950
2013 - 2014 School Year Enrollment:	172
Standard Classrooms:	23
Modular Classrooms:	5
Portable Classrooms:	2
Classrooms Used for Other Programs:	3
Building Area:	33,690 sq. ft.
Site Area:	5.2 acres

ACLC/Nea - Background Information

As of the 2013-2014 school year, the Woodstock Education Center housed: Bay Area School of Enterprise (a charter school for grades 9 through 12); Home Sweet Home (a pre-school for children ages 2-5 years that occupies the original kindergarten wing and play yard; and Island High School (Alameda Unified School District's continuation high school). Alameda Community Learning Center (ACLC) and Nea Community Learning Center (Nea) are scheduled to occupy the Woodstock campus starting in the 2014-15 school year.

Named for the Woodstock settlement, which was the western terminus of the first transcontinental railroad, the 1950 campus is comprised of six classroom wings, a multi-purpose building, a modular media center, a toilet/janitor building, and the administration wing. The buildings are concrete pad foundations, with wood-framed, cement plastered walls and built-up roofing with tar and gravel top coat. In 2001 most of campus's buildings were modernized with seismic, fire alarm, restroom, and site accessibility upgrades. In 2006 the district closed Woodstock Elementary School and moved the students to Ruby Bridges Elementary School.

Over the last 30 years, the District has placed nine portable buildings in the paved playground/parking area, as well as a nine unit modular building that is currently occupied by community programs. In 2012, five portables were demolished adjacent to the recently built Boys and Girls Club building that is located east of the parking lot on land donated by Alameda Unified School District.



ACLC/Nea - Existing Conditions Summary

Facilities Assessment Needs

- Native soil subsidence between building foundations
- Uneven settlement of corridor structures
- Deferred maintenance required of exposed wood structures, doors, and windows.
- Degradation of exposed hot water piping insulation and electrical/data conduits
- Accessibility is lacking to some key areas.

Educational Program Needs

- Common rooms for each program, with breakout spaces
- Digital arts lab classroom
- Dedicated science classrooms
- Maker studio for robotics, 3-D printing, laser projects
- Culinary instruction space

Unique Opportunities

- ACLC/Nea will share it's site with the Alameda Boys and Girls Club, a recently-built facility on the east end of the site, which includes a gymnasium, art classrooms, dojo/dance studio, teen center, game room, learning center, showers and restrooms.








ACLC/Nea at Woodstock Education Center - Master Plan Summary

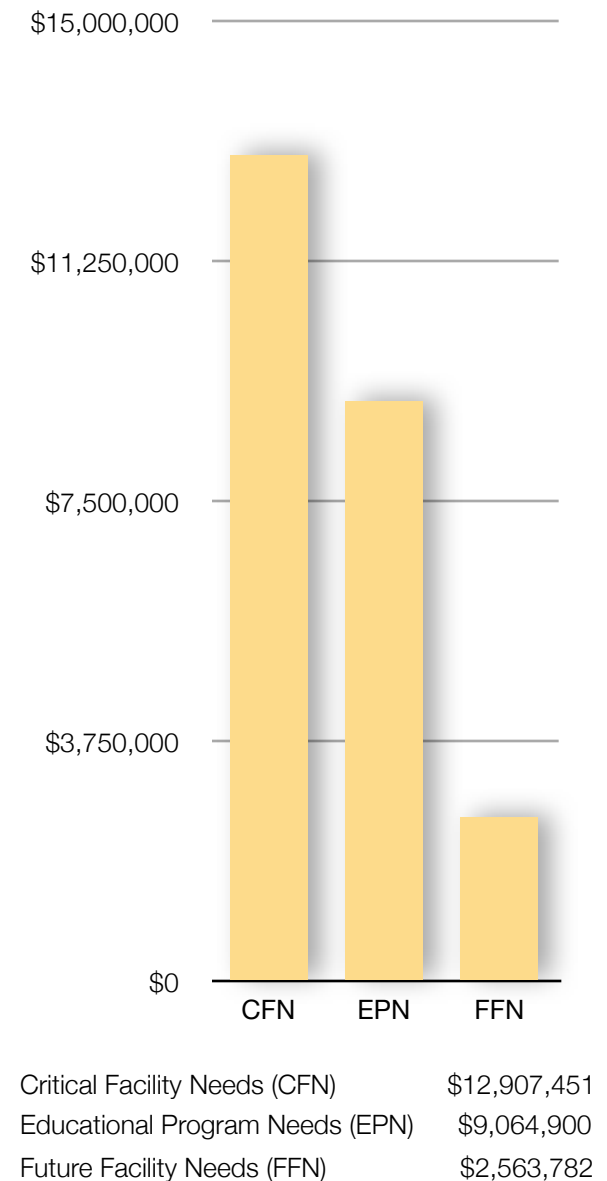
Master Plan Features

- Distinct and separate entries for Nea and ACLC
- Drop-off and parking lot improvements, relocated parking (off play yard)
- New perimeter fencing
- Administration area remodel
- New construction to replace portable and modular classrooms, provide needed space.
- Enclosed common areas for each program
- Science lab classrooms
- Modernized classrooms
- Play yard improvements
- Developed outdoor learning spaces and gardens
- Remodeled multi-purpose room

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Develop new on-site drop-off zones, separate, distinct and defined entries, relocated parking off play yard, additional fencing and site lighting.
	Accessibility	Improve accessible parking, drop-off and paths of travel, adjust slopes of accessible walkways and central courtyards, improve restroom accessibility, replace non-compliant railings and provide way-finding signage.
	Technology	Improved data, power and wireless coverage throughout campus
	Science, Technology, Engineering, Art, Mathematics	New science labs, digital arts lab and "maker" studio
	Facilities Infrastructure	Modernize existing classrooms, provide new general and science classrooms, develop common collaborative spaces, outdoor learning areas and gardens, remodel administrative areas, improve play yards and modernize multi-purpose room.

Improvements by Category



ACLC/Nea - Committee Facilities Improvement Categories

Attendees of 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 parking, exterior path of travel, interior walkways, kitchen, toilet rooms, drinking fountains, and way-finding signage.
- 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.
- Replace all exterior doors.
- Provide new main electrical service.
- Repave and re-stripe cracked play surfaces.
- Provide adequate toilet rooms for staff and students, with separate facilities for upper and lower grades.

Educational Program Needs (EPN)

- Common rooms for each program, with breakout spaces
- Digital arts lab classroom
- Dedicated science classrooms (could be shared between programs)
- Maker studio for robotics, 3-D printing, laser projects
- Culinary instruction space
- Secure perimeter, fencing and gates
- Secure bicycle parking

Future Facility Needs (FFN)

- Art classroom
- Outdoor learning areas and gardens
- Kitchen available for staff use
- Gymnasium, possibly a multi-purpose room with accommodation for physical education and performances
- Renovate and reconfigure play fields on school site.
- Staff, visitor and student parking



ACLC/ Nea SITE PLAN

ACLC/Nea - 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	There is persistent and on-going soil subsidence at this campus, principally at the pavement and landscape areas between building pads. AUSD to commission a geotechnical report with extensive soil boring and testing by a consultant well versed in bay fill projects, prior to planning any work to remedy the subsidence issue.	1	LS		\$60,000	\$60,000
CFN	FA	Accessible student unloading zone at Third Street does not meet standards for configuration and signage. Remove the curb, gutter, and five feet of sidewalk along the length of the stall and beyond for a pedestrian ramp per Caltrans standard. Install five feet of paving for a new unloading zone, new curb and gutter, and a pedestrian ramp at the south end per Caltrans detail. Update all signage and restripe. No practical fix for the excessive cross slope in the public street.	40	SF	54.0	\$648	\$2,808
CFN	FA	The accessible parallel parking stall at Third Street does not meet standards for configuration and signage. Remove the curb, gutter, and five feet of sidewalk along the length of the stall, and the existing pedestrian ramp located to the north of the stall. Install five feet of paving for a new unloading zone, new curb and gutter, and a pedestrian ramp at the north end per the Caltrans detail. Update all signage and restripe. No practical fix for the excessive cross slope in the public street.	40	SF	54.0	\$648	\$2,808

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	There is no ADA parking lot entrance sign to the lot at Third Street. Add ADA parking lot entrance signage.	400	SF	6.5	\$778	\$3,370
CFN	FA	The corridor to the west of the multi-use room has uneven longitudinal slope transitions and excessive cross slope conditions along its entire length. Remove existing flatwork in this corridor, regrade for 5% transitions down at both ends and 2% maximum cross slope between transitions.	1,300	SF	7.6	\$2,948	\$12,776
CFN	FA	6% slope on the existing ramp, north of daycare rooms, exceeds slope for a walkway and lacks handrails. Add handrails to existing ramps.	60	LF	34.6	\$622	\$2,696
CFN	FA	No fire hydrants on east side of buildings. Add private fire service with hydrants at southwest and northwest sides of east parking lot.	2	EA	59,400.0	\$35,640	\$154,440
CFN	FA	Sewer line serving this toilet room requires frequent maintenance. Clean and video inspect sewer line. Repair any damage revealed.	100	LF	189.0	\$5,670	\$24,570
CFN	FA	Asphalt pavement shows persistent subsidence in parking and playground areas, with surface damage and trip hazards Grind, regrade and repave the worst areas; reseal the balance of asphalt; repave area = 18,000 sq. ft.; reseal area = 10,000 sq. ft.	18,000	SF	7.0	\$37,908	\$164,268

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Landscape areas: persistent soil subsidence between classrooms As this is a campus-wide issue, investigate with geotechnical site sampling and report as recommended above. Repave at egress doors as required in the short-term.	22	EA	2,160.0	\$14,256	\$61,776
CFN	FA	Inadequate site lighting results in dark walkways, as noted by staff. Add three 16 foot pole lights at basketball court and parking area.	3	EA	17,280.0	\$15,552	\$67,392
EPN	FMP	Asphalt play yard is currently striped for parking lot . Seal and restripe for playground. Install playground equipment for grades 1-12.	39,000	SF	9.9	\$115,245	\$499,395
EPN	FMP	Both Nea and ACLC require separate and distinct student commons /break-out spaces. Reconfigure two of the outdoor spaces between the classroom wings (see site plan) into enclosed, conditioned learning and student common space. Include cover structures (Kalwall or similar) with structural supports, lighting, power, data and wireless distribution.	26,100	SF	44.0	\$344,520	\$1,492,920
EPN	FMP	Site requires secure bicycle storage enclosure. Install new bike rack area with fencing and gates. Include skateboard storage lockers.	1	LS	70,000.0	\$21,000	\$91,000

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
FFN	FMP	An outdoor garden/learning area is lacking. Provide outdoor garden/learning area, including power and water/irrigation, fencing, and tool shed.	10,050	SF	18.0	\$54,270	\$235,170
FFN	FMP	Parking is limited and should be removed from play yard. Provide new parking along Ralph Appezzato Memorial Parkway and at Boys and Girls Club.	26,400	SF	35.0	\$277,200	\$1,201,200
Subtotal							\$4,097,649
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	There are no level landings at main exit doors. Remove landing and at least fifteen feet of existing walk. Replace with level landing at doors and walk at 5% maximum to conform.	156	SF	23.4	\$1,095	\$4,746
CFN	FA	Existing corridor transition at north classroom wing is 8.3% and lacks railings. Add railings to existing ramp.	60	LF	34.6	\$622	\$2,696
CFN	FA	Concrete pavement, due to persistent subsidence between classroom wings, creates noncompliant cross slopes and trip hazards. Remove, regrade, and repave where noncompliant.	760	SF	23.8	\$5,417	\$23,475

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Building and corridor roofing is experiencing top-ply delamination and moisture penetration, damaged rain gutters and water leaders. Replace all roofs with new 30-year built-up roofing with 'cool roof ' coating. Add site drainage and new rainwater leaders throughout.	35,390	SF	17.3	\$183,143	\$793,621
CFN	FA	Corridor framing and skylights have extreme paint damage and roof sheathing dry rot; glazed skylights leak. Repair/replace framing; allow 20% for dry rot. Remove skylights and replace with LED ceiling fixtures.	10,200	SF	16.2	\$49,572	\$214,812
CFN	FA	Roof-mounted conduit and piping: hot water insulation and covers missing; power and data conduit and boxes are exposed and unsafe. Remove all conduit/piping; replace with high efficiency package units on roof. Incorporate new power/data conduit into corridor ceiling framing.	35,390	SF	2.2	\$22,933	\$99,375
CFN	FA	Exterior painted finish is deteriorated Reseal and repaint all exterior walls, trims, fascia, etc.	35,390	SF	2.2	\$22,933	\$99,375
CFN	FA	There is no campus energy-management system. Add campus-wide DDC control and create district standard for energy control systems.	35,390	SF	2.2	\$22,933	\$99,375

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Radiant systems were abandoned and replaced with overhead piping systems and baseboard heaters. Site piping on roofs show signs of heavy wear and abuse and are poorly supported. Boiler (Parker) is in fair condition, but nearing end of life. Pumps and piping seals are leaking. Remove all site hydronic piping on roofs, boilers, pumps, and all related equipment completely. Replace with new high efficiency roof-top air conditioning units and ductwork. One unit per classroom, throughout.	35,390	SF	10.8	\$114,664	\$496,876
CFN	FA	Air handler, ductwork, and controls are all original and beyond useful life. Replace system completely with new roof mounted make up air units, gas fired, (razor or eq.), ductwork and controls. Remove all piping, boilers and related equipment.	4,500	SF	13.0	\$17,496	\$75,816
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	20	EA	405.0	\$2,430	\$10,530
CFN	FA	Several restrooms are not furnished with strobe devices. Add strobes	4	EA	702.0	\$842	\$3,650

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Main electrical service: this system is beyond service life. No replacement parts or breakers are available. Replace existing main switchboard (600 amp, 120/208 volt) with new 800 amp, 120/208 volt utility service and main switchboard. Replace existing panel boards with new panel boards (42-pole, 100 amp, 120/208 volt, 3-phase, with transient voltage surge suppression) and new feeders from switchboard.	10	EA	5,076.0	\$15,228	\$65,988
CFN	FA	North longitudinal shear walls appear to be lacking in overall length. Add shear walls.	80	LF	864.0	\$20,736	\$89,856
FFN	FA	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire hydrant flows, which the surrounding hydrants may not be able to meet. Add fire sprinklers to existing buildings to reduce required fire flow.	35,390	SF	21.6	\$229,327	\$993,751
Subtotal						\$3,073,941	
CLASSROOMS							
CFN	FA	All classroom doors along southern corridor have thresholds 2 inches higher than concrete walks, with noncompliant "mini ramp" transitions. Remove and replace existing flatwork level with finished floors, and with 2% maximum cross slope.	1,200	SF	7.6	\$2,722	\$11,794
CFN	FA	6 inch high landings at four doors on the south side of the north courtyard, with step down to play areas Add 5% sloped walkways or 8.33% ramps with railings, parallel to building, to transition slope down to play area grade.	900	SF	14.0	\$3,791	\$16,427

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Doors along the center and north corridors have thresholds 2 inches higher than concrete walks, with non-compliant "mini ramp" transitions. In most locations there appears to be sufficient width to remove existing flatwork at/near the doors, install compliant landings, and 5% maximum slope walks down to match existing flatwork grade. Alternatively, remove all flatwork in these areas and reconstruct at a higher elevation to match the floors.	6,000	SF	14.0	\$25,272	\$109,512
CFN	FA	One exterior door facing Third Street has only a landing and stairs and is therefore not accessible. Remove stairs and stair railings. Construct walk at 5% maximum slope to street.	320	SF	23.8	\$2,281	\$9,884
CFN	FA	Concrete ramps at Third Street entry doors are not accessible per current standards. Per current code standards the side slopes cannot exceed 5%; remove and replace with concrete walkways and landings.	600	SF	27.0	\$4,860	\$21,060
CFN	FA	Classroom wings have numerous code deficiencies and maintenance issues due to age and lack of maintenance. Fully modernize five classroom wings, providing new power and data systems, wireless data distribution, new audio-visual components, new finishes, door hardware, storage space, lighting, HVAC, etc.	23,600	SF	200.0	\$1,416,000	\$6,136,000

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	ACLC requires classroom and toilet room spaces in addition to those available on the existing campus. Construct new buildings to include three new classrooms and two new toilet rooms, including all related site work.	3,900	SF	390.0	\$456,300	\$1,977,300
EPN	FMP	Nea requires classroom spaces in addition to those available on the existing campus. Construct new buildings to include six new classrooms, including necessary site work.	6,855	SF	390.0	\$802,035	\$3,475,485
EPN	FMP	Both Nea and ACLC require science classrooms. Construct new buildings to include two new science classrooms, sized and outfitted for high school science curriculum, including necessary site work.	2,800	SF	420.0	\$352,800	\$1,528,800
Subtotal							\$13,286,262
RESTROOMS							
CFN	FA	Toilet room building has numerous code deficiencies and maintenance issues due to age and lack of maintenance. Fully modernize the toilet room building, including new finishes, fixtures, door hardware, lighting, ventilation, storage space, etc.	1,230	SF	450.0	\$166,050	\$719,550
Subtotal							\$719,550

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-purpose roof spans ninety feet to shear walls. Complete additional structural analysis (fee only).	1	LS		\$3,000	\$3,000
CFN	FA	The multi-purpose room/commons building has numerous code deficiencies and maintenance issues due to age and lack of maintenance. Fully modernize the multi-purpose room/commons building, including new kitchen equipment, plumbing and mechanical equipment, power, data and wireless distribution, new audio-visual components, new finishes, door hardware, lighting, storage space, etc.	4,260	SF	220.0	\$281,160	\$1,218,360
Subtotal						\$1,221,360	
ADMINISTRATION							
CFN	FMP	The administration wing along Third Street has numerous code deficiencies and maintenance issues due to age and lack of maintenance, and should be divided into two distinct administration areas (one for Nea, one for ACLC). Reconfigure to provide the two administration spaces as required. Fully modernize the administration wing, including new power, data and wireless distribution, new finishes, door hardware, storage space, lighting, HVAC, etc.	6,300	SF	240.0	\$453,600	\$1,965,600
FFN	FA	Existing 'Notifier' brand fire alarm panel is not the preferred manufacturer. Replace fire alarm panel with district-preferred manufacturer (Firelite).	1	EA	16,416.0	\$4,925	\$21,341

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Existing 'Rauland' telephone/data telephone system is faulty and is not the district-preferred manufacturer. Replace Rauland system with district-standard VOIP system.	1	EA	70,200.0	\$21,060	\$91,260
Subtotal							\$2,078,201
LIBRARY/MEDIA CENTER							
		Not applicable				\$0	\$0
Subtotal							\$0
OTHER FACILITIES							
CFN	FA	Pavement is deteriorated at the daycare play yard. Grind, regrade, repave, and restripe the existing play yard.	5,700	SF	7.0	\$11,970	\$51,870
CFN	FA	The daycare space is housed in the former kitchen, in which the heating systems are baseboard-type units with pneumatic controls, and are old and inefficient. Replace HVAC system with high-efficiency rooftop packaged air conditioning units and controls.	160	SF	30.2	\$1,452	\$6,290
Subtotal							\$58,160
TOTAL COSTS							\$24,535,122



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

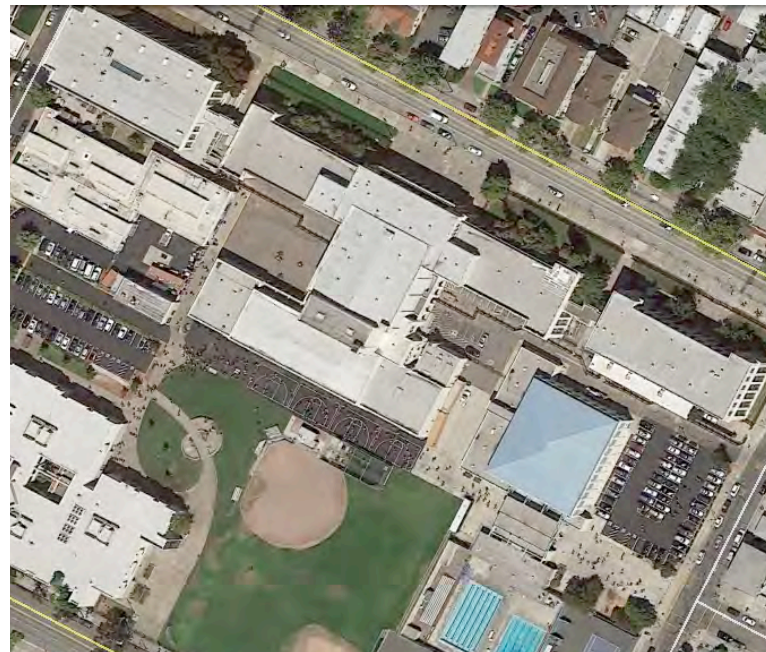
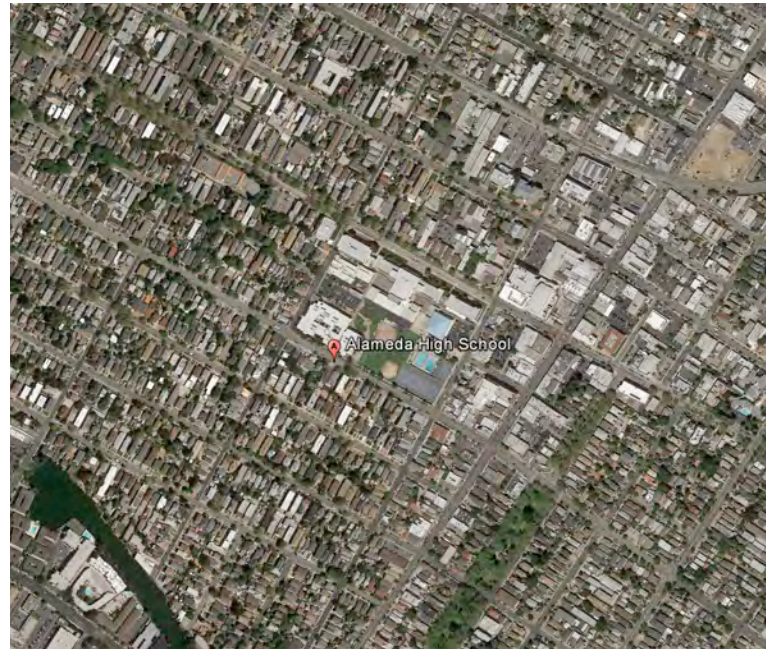
Historic Alameda High School - Background Information

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.

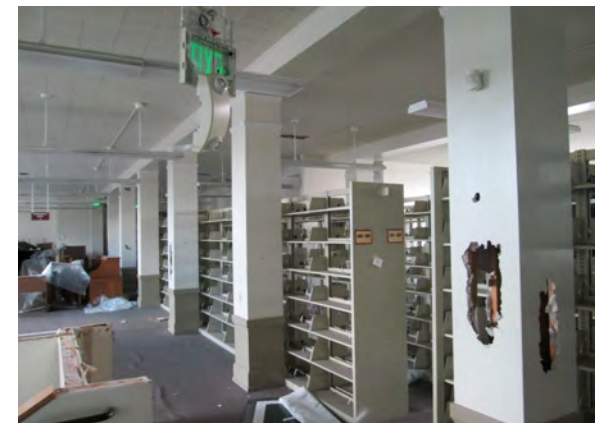
The District has directed a separate seismic analysis and report for both The east and west/library wings of the Central Building which are currently not certified by the state of California. The east and west/library wings of the main building (all floors), along with the entire Adult School building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

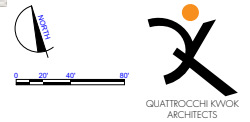
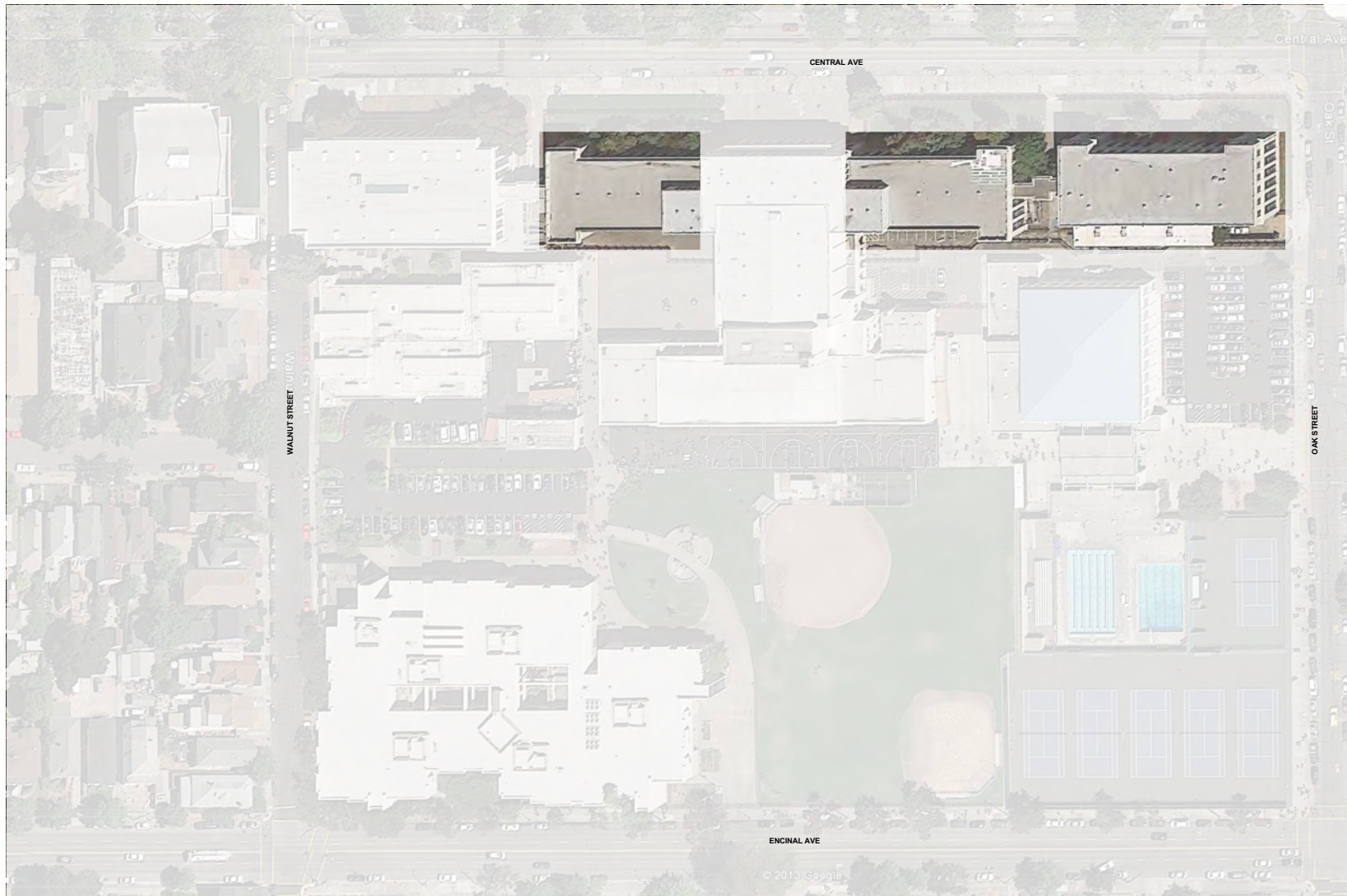


Historic Alameda High School - Existing Conditions Summary

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

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	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

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 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

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	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

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	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

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 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	\$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	\$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	\$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	LS	20,000.00	6,000	\$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	\$31,200
Sub-Total							\$1,506,700

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			
STRUCTURAL							
	FA	The Auditorium has not had a formal structural review performed Suggest Structural Review of the Auditorium				0	\$0
	FA	The east building (Adult Ed.), east wing (Admin.) and west wing (Library) Historical Alameda High School (the scope of this estimate) is non-field act compliant. Significant Structural work to be done. Complete structural work required to bring east building (Adult Ed.), east wing (Admin.) and west wing (Library) up to Field Act standards. Refer to Order of Magnitude cost estimate dated May 2, 2013 by Counterpoint Construction Services	1	LS	\$7,976,280	2,392,884	\$10,369,164
	FA	Possible liquefaction issues at the site. Impact unknown on previous structural schematic (Item 2 above) Perform Geotechnical Investigation	1	LS	17,600.00	5,280	\$22,880
Sub-Total					\$10,392,044		
TOTAL COSTS					\$24,767,264		



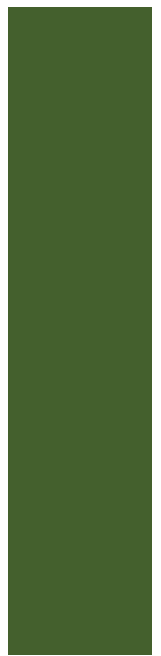
Site Data

Date Field Opened:	Over 100 years ago
Locker Building Area:	3,920 sq. ft.
Site Area:	3.8 acres

Thompson Field - Background Information

The Thompson Field property is composed of a football field, bleachers, locker room building, and adjacent practice/athletic field. There is a track around the football field, but it is not regulation size. The field is lit by pole lights that are set back from the field and straddle the existing bleachers.

The site for Alameda High School football for more than a century, Thompson Field is a local landmark. The field itself has a hometown feel, layered with thin grass and flanked by two metal bleachers. In September 2005, the Oakland Tribune ranked Thompson Field amongst the top six venues to watch a high school football game in the East Bay. An aging gem of Alameda's athletic history, football fans recently raised the funds to refurbish the stadium's scoreboard.



Thompson Field - Existing Conditions Summary

Bleachers

- There are significant accessibility issues that exist and will require mitigation measures.
- The structural integrity of the bleachers requires further analysis.
- The site has limited potential for increased seating capacity.



Locker Rooms

- Accessibility issues
- Structural integrity requires further analysis.
- Comprehensive utility upgrade required.



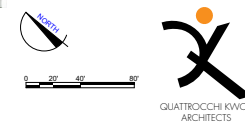
Field Access

- Accessibility issues
- Exiting capabilities require modifications to fence and gate locations.





THOMPSON FIELD SITE PLAN



Thompson Field - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
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
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

Thompson Field - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
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
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

Thompson Field - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
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
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

Thompson Field - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
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
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



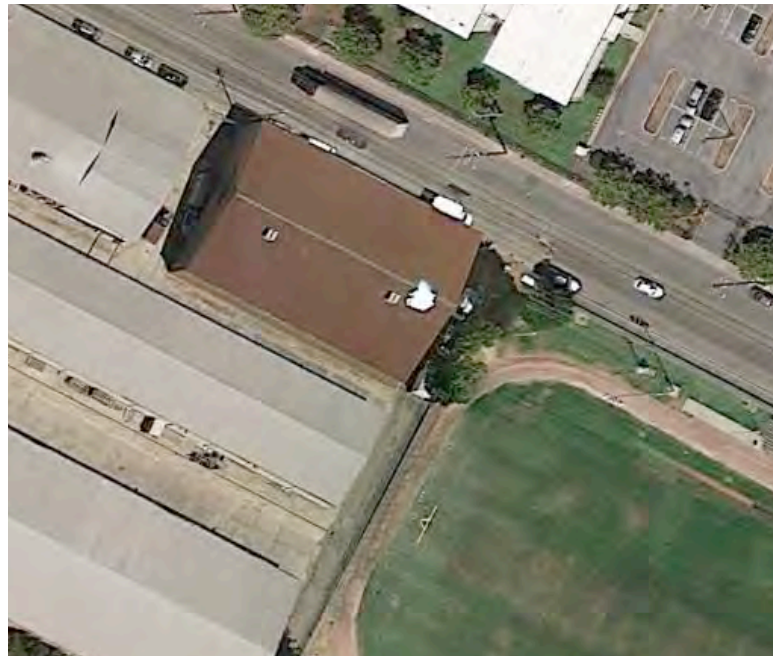
Food Services Warehouse

2146 Clement Avenue

Food Services Warehouse - Background Information

The Food Services warehouse adjacent to Thompson field is a wood-framed corrugated metal building with corrugated metal roof. It is used to store and distribute district-wide food to the district kitchens for preparation. It is a storage facility only, not a food preparation facility.

The Warehouse contains a small office and dedicated toilet room, storage racks, and a storage mezzanine. It also contains a walk-in cooler/freezer installed in 2011.



Food Services Warehouse - Existing Conditions Summary

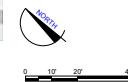
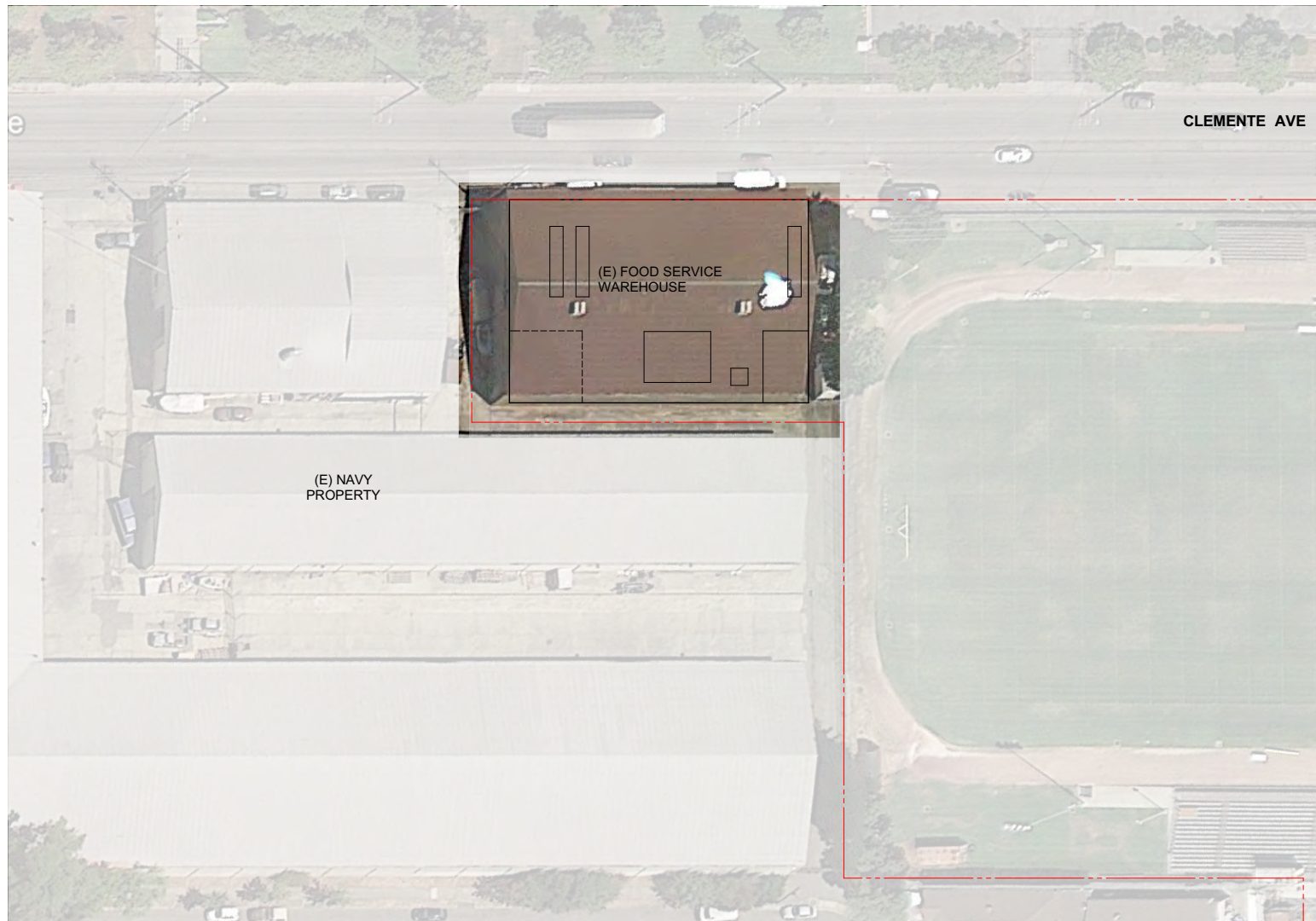
Accessibility

- Entrances are not accessible and need to be reconfigured.
- Restroom does not meet current accessibility standards and needs to be reconfigured.
- Clearances within office do not meet accessibility standards and need to be reconfigured.

Building Systems and Structural Integrity

- Siding is in poor condition and needs to be replaced.
- Structural elements appear sound but do not meet current code requirements.
- Roofing is totally inadequate and needs to be replaced.
- Thermal insulation does not exist.





FOOD SERVICES WAREHOUSE SITE PLAN

Food Services Warehouse - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
	FA	Threshold is non compliant & landing greater than 2% slope. Remove and replace threshold. Saw cut and removed existing landing and construct landing with 2% max slope.	100	SF	22.00	660.00	\$2,860
	FA	No accessible parking provided. Provide accessible parking and signage with path of travel to building.	1	LS	2500.00	750.00	\$3,250
	FA	No accessible path of travel from public sidewalk. Remove and replace existing driveway to provide accessible path of travel.	1,800	SF	15.00	8,100.00	\$35,100
Sub-Total							\$41,210
ARCHITECTURAL							
	FA	Food warehouse office: pedestrian entry not accessible Install code compliant exterior landing. Install accessible door with code compliant hardware and threshold.	1	LS	45000.00	13,500.00	\$58,500
	FA	Food warehouse office: interior floor and ceiling finishes are worn out and may contain asbestos. Test for asbestos. Remediate as necessary. Replace with new.	1	LS	\$10,000	3,000.00	\$13,000
	FA	Food warehouse office: interior wall and finishes are worn out and may contain lead. Test for lead. Remediate as necessary. Replace with new.	1	LS	\$10,000	3,000.00	\$13,000

Food Services Warehouse - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
	FA	Food warehouse office: interior door to warehouse has non-accessible hardware. Replace with accessible hardware.	1	LS	\$1,000	300.00	\$1,300
	FA	Food warehouse office: existing toilet room clearances and fixture are outdated and non-accessible. Build new accessible toilet room with new walls, finishes, fixtures, and accessories, new accessible door and signage.	1	LS	\$35,000	10,500.00	\$45,500
Sub-Total							\$131,300
MECHANICAL/PLUMBING							
	FA	Lavatory, sink faucet /drinking faucet and water closet non ADA compliant. Provide low water consumption, ADA lavatory and faucet, separate ADA refrigerated drinking faucet and new low water consumption, ADA water closet.	3	units	\$3,000	2,700.00	\$11,700
	FA	No ventilation in warehouse. Provide roof ventilators and intake louvers.	5	units	\$6,000	9,000.00	\$39,000
Sub-Total							\$50,700

Food Services Warehouse - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ELECTRICAL							
	FA	Existing interior and exterior lighting controls are not CAC Title 24 compliant. Provide new lighting controls, including time clock, relay cabinet and occupancy sensors.	1	LS	\$20,000	6,000.00	\$26,000
	FA	Inadequate exit signs provided for emergency egress. Provide exit signs with battery pack at egress paths.	15	EA	\$1,000	4,500.00	\$19,500
	FA	No interior emergency lighting provided for emergency egress. Provide interior battery pack fixtures for minimum code coverage.	15	EA	\$1,000	4,500.00	\$19,500
	FA	Exterior building lighting is outdated and appears inadequate. Replace and add new exterior wall packs.	12	EA	\$1,500	5,400.00	\$23,400
	FA	Existing telephone service is outdated. If telephone upgrade is desired, replace existing system with one preferred by District, includes new head end equipment and (8) phones .	20000	SF	\$2.25	13,500.00	\$58,500
	FA	No data systems are provided. Provide data outlets.	20000	SF	\$3	18,000.00	\$78,000
	FA	No data systems are provided. Provide data outlets.	8	EA	\$750	1,800.00	\$7,800

Food Services Warehouse - Facilities Needs Spreadsheet

SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
		Qty.	Unit			
FA	Site does not have bell/clock/speaker system. Clock/bell may not be required at this site, speaker system could be useful. If desired, provide public address speaker system, including master console and speakers.	20000	SF	\$2.50	15,000.00	\$65,000
FA	Does not appear that all perimeter doors and openings are protected. Add door contacts and motion sensors.	10	EA	\$500	1,500.00	\$6,500
FA	Interior warehouse area appears dark, foot-candle levels may not be adequate. Provide additional HID high bay fixtures.	6	EA	\$2,500	4,500.00	\$19,500
FA	Suspended fluorescent fixtures at task areas appear to be older models with T8 lamps and magnetic ballasts. Replace with new energy efficient T5 lamp fluorescent strip fixtures with electronic ballasts, reflector and wire guard.	6	EA	\$1,200	2,160.00	\$9,360
Sub-Total						\$333,060

Food Services Warehouse - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
STRUCTURAL							
	FA	No lateral force resisting system present.					
	FA	Provide ply on inside face of exterior walls at 2 corner bays each direction. Foundations will need to be upgraded at new shear wall locations.	4	Loc	\$4,000	4,800.00	\$20,800
	FA	Existing gable wall framing inadequate for out of plane loads					
	FA	Provide additional full height wall framing and or brace existing framing back to truss. Assume each end of building only	4000	SF	\$15	18,000.00	\$78,000
	FA	Inadequate roof diaphragm (2x12 flat diagonal bracing at underside of roof framing)					
	FA	Assume new ply including R & R roof membrane. Provide diagonal steel rod bracing or new plywood.	20000	SF	\$30	180,000.00	\$780,000
Sub-Total							\$878,800
TOTAL COSTS							\$1,435,070



Site Data

Date Opened:	1924
Building Area:	30,800 sq. ft.
Site Area:	.86 acres

Maintenance and Supplies Yard

2615 Eagle Avenue

Maintenance and Supplies Yard - Background Information

Three buildings make up the structures of this property.

Building 1: The main warehouse and office space that fronts on Eagle Ave.

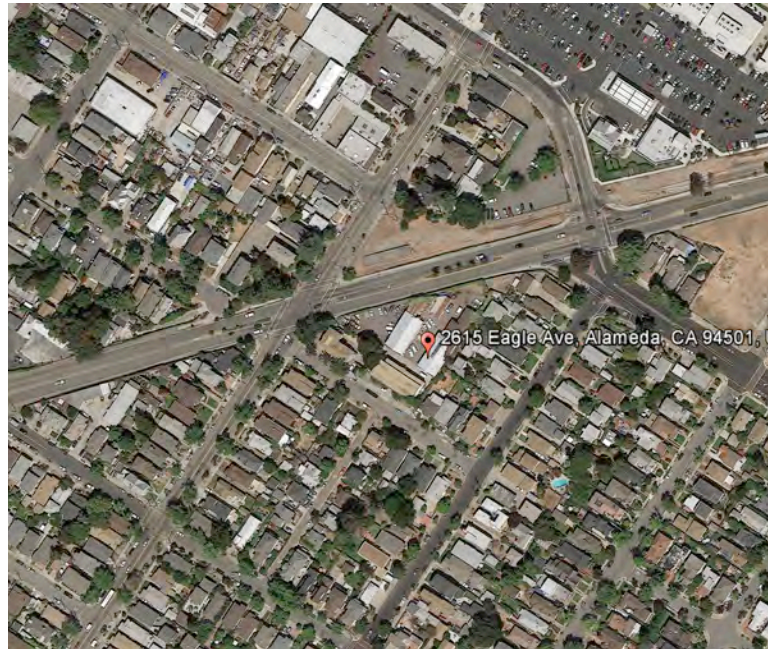
Building 2: The main shops building along the south edge of the site.

Building 3: The carpentry shop, grounds storage, and break room.

Building 1 is wood framed with cement plaster and corrugated metal siding, concrete floors, and built-up roofing. There is no insulation. Single glazing windows are typical at all locations. Constructed as a traditional warehouse with the floor level at +/- 36" above adjacent grade. There are two loading docks with roll-up or sliding doors, one on the east (back) side and one on the west (front) side. Siding and roofing appear to be nearing the end of their functional life expectancy.

Building 2 is wood framed with wood board and corrugated metal siding, concrete floors, and composition shingle roofing. There is no insulation. The floor is a concrete slab on grade for the west wing of the building and raised wood flooring over wood beams at the east wing of the building. Single glazed windows are typical. Siding and roofing appear to be nearing the end of their functional life expectancy.

Building 3 is composed of three distinct parts. The main carpentry shop building, composed of wood framed with corrugated metal siding, concrete floors, and corrugated metal roofing. The middle section, which is a corrugated metal shed. The eastern most section, which is also a corrugate metal shed. There is no insulation. The floors are concrete slabs on grade for all except the eastern-most storage shed, which has a raised wooden dock and sliding barn type door at one end. Siding and roofing appear to be nearing the end of their functional life expectancy.



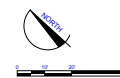
Maintenance and Supplies Yard - Existing Conditions Summary

- Structural systems do not meet current building codes.
- Building accessibility is not in compliance with current regulations.
- Integrity of existing utility systems are questionable and require further analysis.





MAINTENANCE AND SUPPLIES YARD



Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
N/A	FA	Broken and failed paving, no defined drainage in this area. Remove and replace AC paving and base, provide positive drainage to an acceptable downstream drainage location.	5,000	S.F	15.00	\$22,500	\$97,500
N/A	FA	Broken and failed paving, no defined drainage in this area. Remove and replace AC paving and base, provide positive drainage to an acceptable downstream drainage location.	2,000	S.F.	15.00	\$9,000	\$39,000
N/A	FA	Broken and failed paving. Remove and replace AC paving and base, provide positive drainage to existing storm drain inlet.	2,600	S.F.	15.00	\$11,700	\$50,700
N/A	FA	No Accessible parking provided. Provide location for accessible parking. Provide signing, striping and path of travel to required access points at building.	1	L.S.	2,500.00	\$750	\$3,250
N/A	FA	Broken and raised concrete at entry driveway. Remove and replace existing driveway. Provide positive drainage.	600	S.F.	22.00	\$3,960	\$17,160
N/A	FA	No accessible access to building due to thresholds, landings and/or stairs. Provide access by ramps or other means to required locations.	1	L.S.	15,000.00	\$4,500	\$19,500

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	An existing fire hose from the existing domestic water service is provided however this will not meet the existing fire flow requirements. Provide an on site fire hydrant which will meet the fire flow required for the construction type and use of the buildings.	1	L.S.	40,000.00	\$12,000	\$52,000
N/A	FA	Paints, solvents and other chemicals improperly stored outside. Provide proper covered storage for hazardous materials.	1	L.S.	2,500.00	\$750	\$3,250
N/A	FA	Proximity of buildings to each other and type of construction will likely result in high required fire flows. Consider addition of fire sprinklers to buildings to reduce required fire flow.	15,000	S.F.	15.00	\$67,500	\$292,500
N/A	FA	Limited underground storm drain facilities. A shallow 4" storm drain appears to be the only underground storm drain system on the site. Provide a storm drain connection and extension to the site to allow improvement to the site drainage.	1	L.S.	25,000.00	\$7,500	\$32,500
Sub-Total							\$607,360
ARCHITECTURAL							
N/A	FA	Building 1 - office and main storage warehouse: pedestrian entry not accessible. Build code compliant stairs, ramp, railings and landings. Install accessible door with code compliant hardware and threshold.	1	L.S.	45,000.00	\$13,500	\$58,500
N/A	FA	Building 2 - south shops building: pedestrian entries not accessible. Build code compliant stairs, ramp, railings and landings. Install accessible doors with code compliant hardware and thresholds.	1	L.S.	45,000.00	\$13,500	\$58,500

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Building 1 - office and main storage warehouse: exterior wood fascia showing signs of dry rot. Replace like and kind.	4,500	SF	4.00	\$5,400	\$23,400
N/A	FA	Building 1 - office and main storage warehouse: pedestrian entry not accessible. Prep, seal, and repaint entire structure.	775	SF	20.00	\$4,650	\$20,150
N/A	FA	Building 1 - office and main storage warehouse: portions of rain water leaders and SD tie-ins are missing. Replace missing or damaged rain water leaders and tie into storm drain.	1	EA	1,500.00	\$450	\$1,950
N/A	FA	Building 2 - south shops building: exterior finish is flaking and peeling. Exterior sealants are failing. Prep, seal, and repaint entire structure.	5,000	SF	4.00	\$6,000	\$26,000
N/A	FA	Building 2 - south shops building: exterior wood siding and fascia showing signs of dry rot . Replace like and kind.	5,000	SF	15.00	\$22,500	\$97,500
N/A	FA	Building 2 - south shops building: portions of rain water leaders and SD tie-ins are missing. Replace missing or damaged rain water leaders and tie into storm drain.	1	EA	1,500.00	\$450	\$1,950
N/A	FA	Building 2 - south shops building: exterior wood door and frame are rotting and or broken. Door hardware is not accessible. Replace with new. Install new accessible hardware and thresholds. Repair adjacent finishes as required.	1	LS	6,000.00	\$1,800	\$7,800

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Building 2 - south shops building: exterior north wall sheathing showing staining and signs of moisture intrusion and potential dry rot. Replace like and kind, install new moisture barrier and refinish to match existing plaster.	3,220	SF	15.00	\$14,490	\$62,790
N/A	FA	Building 1 - office and main storage warehouse: interior floor and ceiling finishes are worn out and may contain asbestos. Test for asbestos. Remediate as necessary. Replace with new.	4,500	SF	8.00	\$10,800	\$46,800
N/A	FA	Building 1 - office and main storage warehouse: Interior wall and finishes are worn out and may contain lead Test for lead. Remediate as necessary. Replace with new.	4,500	SF	12.00	\$16,200	\$70,200
N/A	FA	Building 1 - office and main storage warehouse: Interior door to warehouse has non-accessible hardware. Replace with accessible hardware.	1	Door	1,000.00	\$300	\$1,300
N/A	FA	Building 1 - office and main storage warehouse: existing toilet room clearances and fixture are outdated and non-accessible. Build new accessible toilet room with new walls, finishes, fixtures, and accessories, new accessible door and signage.	1	LS	35,000.00	\$10,500	\$45,500
N/A	FA	Building 1 - office and main storage warehouse: existing toilet room sink has a mechanical condensate line draining into it. Remove existing condensate line and install new code complaint condensate line.	1	LOC	1,000.00	\$300	\$1,300

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Building 1 - main storage warehouse: exterior west wall sheathing showing staining and signs of moisture intrusion and potential dry rot. Replace like and kind, install new moisture barrier and refinish to match existing plaster.	2,000	SF	15.00	\$9,000	\$39,000
N/A	FA	Building 2 - south shops building: existing toilet room clearances and fixture are outdated and non-accessible. Build new accessible toilet room with new walls, finishes, fixtures, and accessories, new accessible door and signage.	1	LS	35,000.00	\$10,500	\$45,500
N/A	FA	Building 2 - south shops building: exterior north wall sheathing showing staining and signs of moisture intrusion and potential dry rot. Replace like and kind, install new moisture barrier and refinish to match existing plaster.	3,300	SF	26.00	\$25,740	\$111,540
Sub-Total							\$719,680
MECHANICAL /PLUMBING							
N/A	FA	Gas meter - no seismic gas valve. Install seismic gas valve.	1	unit	5,000.00	\$1,500	\$6,500
N/A	FA	Gas unit heater has reached the end of it's design life. Replace with high efficient +90% condensing unit heater.	1	Unit	10,000.00	\$3,000	\$13,000
N/A	FA	Paint booth exhaust and makeup air system reached end of it's design life. Replace with explosion proof exhaust fan with OSHA guard and make-up air system.	2	Unit	10,000.00	\$6,000	\$26,000

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Gas Furnace reached end of it's design life. Furnace replacement with new +90% condensing furnace.	1	Unit	10,000.00	\$3,000	\$13,000
N/A	FA	Roof mounted dust collector and duct distribution has reached end of it's design life. Provide new floor mounted dust collector with new duct distribution, scoops/collectors/hoods.	1	Unit	70,000.00	\$21,000	\$91,000
N/A	FA	Utility sink with faucet /drinking faucet has reached end of it's design life. Replace with stainless steel sink, hot and cold sink faucet, new ADA refrigerated drinking fountain, new floor sink for condensate	3	units	3,000.00	\$2,700	\$11,700
N/A	FA	Gas fired furnace heaters with wall mounted a/c units and duct distribution has reached end of it's design life. Provide new high efficient multi-zone ductless split heat pump system. One outdoor unit with up to 12 indoor units, heating and cooling capability.	5	TON	6,000.00	\$9,000	\$39,000
N/A	FA	Water Closet, Urinal, Lavatory, Drinking fountain non ADA compliant. Provide ADA, low flow water closet urinal, lavatory and drinking fountain.	4	units	3,000.00	\$3,600	\$15,600
N/A	FA	Domestic plumbing is original vintage and has reached it's design life. Plumbing line replacement.	600	SF	20.00	\$3,600	\$15,600
N/A	FA	Waste and Vent line is original vintage and has reached it's design life. Waste and vent line replacement.	600	SF	20.00	\$3,600	\$15,600
Sub-Total							\$247,000

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ELECTRICAL							
N/A	FA	Existing electrical distribution system is outdated and underpowered. Staff states that larger shop machine tools cannot be used concurrently due to circuit breakers tripping from overload. Fuse type panels were observed and should be replaced. Buck boost transformers have been installed to provide 480volt power for several shop machines. Replace existing service with new electrical main switchboard and distribution panels. Assuming 480volt power is available in area, provide 400amp 277/480volt, 3phase main switchboard with (3) 225amp, 277/480volt, 3phase panels, (3) 75kva transformers, (3) 225amp, 120/208volt, 3phase panels.	1	LS	\$110,000	\$33,000	\$143,000
N/A	FA	Existing lighting systems provide inadequate lighting levels, several areas appear dark. Many fixtures are broken and missing lamps or lenses. Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with new energy efficient fluorescent light fixtures with T5 lamps and electronic ballasts in all areas.	1	EA	\$1,000	\$300	\$1,300
N/A	FA	Some occupancy sensors observed, local room switches are typical lighting controls Replace toggle switches with ultrasonic/infrared room occupancy sensors.	1	EA	\$700	\$210	\$910
N/A	FA	No emergency lighting provided for emergency egress. Add battery pack fixtures for minimum code coverage.	25	EA	\$1,000	\$7,500	\$32,500
N/A	FA	Existing interior and exterior lighting controls are not CAC Title 24 compliant. Provide new lighting controls, including time clock and relay cabinet.	1	LS	\$18,000	\$5,400	\$23,400

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Site does not have a Fire Alarm system. Provide new fire alarm system, including control panel, pull stations, horn/strobes, 100% coverage smoke detectors.	37,023	SF	\$4	\$38,874	\$168,455
N/A	FA	Several exit signs are outdated and not furnished with battery backup, paper exit signs observed. Replace and add exit signs.	25	EA	\$800	\$6,000	\$26,000
N/A	FA	Existing telephone service is outdated. Replace existing system with one preferred by district, includes new head end equipment and all phones .	1	LS	\$50,000	\$15,000	\$65,000
N/A	FA	Inadequate number of telephone outlets. Provide additional telephone outlets.	15	EA	\$750	\$3,375	\$14,625
N/A	FA	No data systems are provided. Provide data outlets.	15	EA	\$750	\$3,375	\$14,625
N/A	FA	No data systems are provided. Provide new data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets noted above.	37,023	SF	\$3	\$33,321	\$144,390

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Site does not have bell/clock/speaker system. Clock/bell may not be required at this site, Speaker system could be useful. If desired, provide public address speaker system, including master console and speakers.	37,023	SF	\$2.50	\$27,767	\$120,325
N/A	FA	Site does not appear to have a Security system. Provide new security system, including control panel, keypads, door contacts and motion sensors. (Excludes video cameras)	37,023	SF	\$1	\$11,107	\$48,130
N/A	FA	Exterior building lighting appears outdated and inadequate. Staff states that minimal work occurs outdoors, and maintenance vehicles provide adequate lighting in parking areas. Replace and add new exterior wall mounted fixtures.	20	EA	\$1,200	\$7,200	\$31,200
Sub-Total							\$833,859
STRUCTURAL							
N/A	FA	Additions to north face of original building is not per modern standards of practice. Add 2x wall and roof framing and ply shear walls.	3,300	SF	\$20	\$19,800	\$85,800
N/A	FA	Excessive visible sagging of entry beam. Replace or reinforce beam.	1	LS	\$10,000	\$3,000	\$13,000

Maintenance and Supplies Yard - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Wall framing for south face of building (1x straight sheeting) is not a code recognized lateral force resisting system. Add 4' shear wall panels between windows and doors (6) total to interior face of building.	400	SF	\$20	\$2,400	\$10,400
N/A	FA	Existing two structures behind front building exhibit numerous deficiencies to vertical and lateral force resisting systems and do not appear to be economically feasible candidates for seismic retrofit. Additionally, foundations may not be present at all exterior walls. Several interior lofts have been added and do not appear to have capacity to resist code required loads. These structures will likely perform poorly in a seismic event. Extensive upgrade to buildings to provide lateral force resisting elements in addition to reviewing existing gravity framing system for main roof as well as several additions. Otherwise suggest new structures.	10,500	SF	\$320	\$1,008,000	\$4,368,000
Sub-Total							\$4,477,200
TOTAL COSTS							\$6,885,099



Eagle Avenue
2472 Eagle Avenue

Site Data

Date School Opened:	n/a
Standard Classrooms:	0
Modular Classrooms:	0
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	n/a
Site Area:	.84 acres

Eagle Avenue - Background Information

The current site at 2472 Eagle Avenue is a vacant lot bound by a chain link fence. It is a corner lot at the intersection of Eagle and Walnut Avenues within a residential neighborhood. It appears to have been paved with asphalt concrete at one point but that paving has deteriorated and much of the site appears to be covered with gravel and small weeds.

Historically the district has used the site for portable buildings, as is reflected in the most current aerial photographs from Google. Island High School, the district's continuation high school, was located on the site until 2006. There are no above-ground utilities visible on site. The site appears to be fairly level and it is anticipated that grading will not be a major issue from an accessibility standpoint.



Eagle Avenue - Existing Conditions Summary

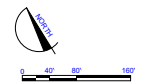
Facilities Assessment Needs

- Site utility tie in points (locations)
- Site utility capacity (existing)





2472 EAGLE AVENUE



Eagle Ave - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
N/A	FA	There appears to be multiple sewer lateral to the site; one at the nw corner of the site on Eagle and possibly two at the ne corner of the parcel at Everett. Utilize sewer lateral that best serves the site and abandon extra sewer connections at the main.	2	EA.	\$5,000	\$3,000	\$13,000
N/A	FA	No fire service serves the site. Provide new fire service connection for building sprinkler systems.	1	L.S.	\$15,000	\$4,500	\$19,500
N/A	FA	There does not appear to be a public storm drain system adjacent to the site. Site drainage will be required to drain through the curb to the public street. Remove and replace curb and sidewalk as necessary.	1	L.S.	\$5,000	\$1,500	\$6,500
N/A	FA	No buildings or exterior lighting. Provide new exterior lighting fixtures as required.	18,000	SF	\$10	\$54,000	\$234,000
Sub-Total							\$273,000
TOTAL COSTS							\$273,000



School Data

Date School Opened:	1980
Standard Classrooms:	10
Modular Classrooms:	0
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	11,886 sq. ft.
Site Area:	1.15 acres

240 Singleton Avenue - Background Information

The former Woodstock Child Development Center (WCDC) property, located at 240 Singleton Avenue, is composed of a single structure, which appears to be typical wood construction consisting of wood framed bearing walls with a wood framed roof system. The building's lateral system consists of plywood shear walls which typically perform well in a seismic event. The foundation system is unknown, but appears to contain a concrete slab on grade. Based on proximity to former Island High School (next door) the building is likely built on continuous concrete footings around the perimeter of the structure and under shear walls. There is no evidence of structural modernization efforts since original construction.

This facility was constructed as an early child development center, and as such the classrooms and student toilet rooms are all of pre-school standard size and scale.

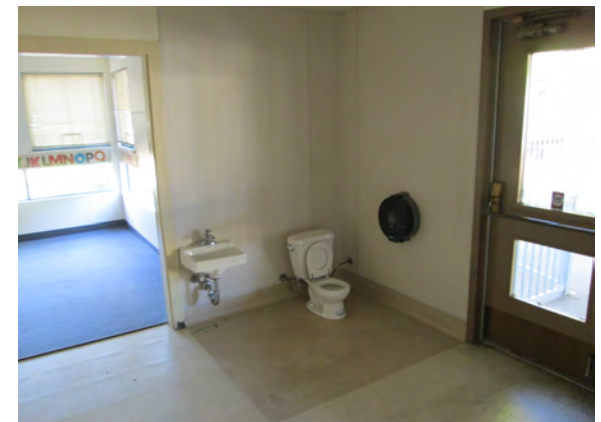
Alameda Unified School District occupied the site for approximately five years, and abandoned the site in 2010, in part because of the hundreds of thousands of dollars worth of upgrades needed to sewer and water lines, which were no longer maintained by the U.S. Navy.



240 Singleton Avenue - Existing Conditions Summary

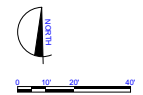
Facilities Assessment Needs

- Site and building accessibility issues exist.
- Structural integrity/maintenance issues exist due to age and lack of maintenance.
- Utilities: condition and capacity
- Interior and finish deterioration
- Windows and doors require maintenance or repair.
- Fire, life, safety issues due to code changes and lack of maintenance.





240 SINGLETON AVENUE



240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
N/A	FA	Existing ramps do not have truncated domes. Remove and replace ramp with embedded domes.	150	sf	\$25	\$1,125	\$4,875
	FA	Missing ADA "tow away" sign at parking lot entry. Install the required ADA signage.	1	ea	\$300	\$90	\$390
N/A	FA	Parking lot paving badly cracked and worn. Seal cracks, slurry seal, and restripe existing parking.	12,000	sf	\$5	\$18,000	\$78,000
N/A	FA	Slope on concrete ramp exceeds the code required 8.33%. Remove and replace ramp and adjacent concrete walkway with ADA compliant ramp.	200	sf	\$25	\$1,500	\$6,500
N/A	FA	Slope on accessible parking exceeds the code required 2%. Grind and overlay existing paving to maintain 2% max slope.	520	sf	\$15	\$2,340	\$10,140
N/A	FA	Landing cross slope exceeds the code required 2% at bottom of ramp. Remove and replace landing with slopes less than 2%.	100	sf	\$25	\$750	\$3,250
N/A	FA	Slope on accessible ramp exceeds the code required 8.33%. Remove Ramp and replace with compliant ramp.	50	sf	\$25	\$375	\$1,625
N/A	FA	Raised concrete edges. Grind concrete as necessary.	1	ls	\$250	\$75	\$325

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Broken and raised concrete edges. Remove and replace concrete sidewalk.	100	sf	\$25	\$750	\$3,250
N/A	FA	Inadequate parking stall width. Restripe accessible parking.	1	ls	\$500	\$150	\$650
N/A	FA	Raised concrete edges. Grind concrete as necessary.	1	ls	\$250	\$75	\$325
N/A	FA	Landing at double door with slopes greater than 2%. Remove and replace landing.	35	sf	\$25	\$263	\$1,138
N/A	FA	Raised asphalt at concrete edge. Grind asphalt as necessary.	1	ls	\$500	\$150	\$650
N/A	FA	asphalt paving cracked and worn. Seal cracks and slurry seal asphalt paving.	6,500	sf	\$5	\$9,750	\$42,250
N/A	FA	Cross slope on walkway exceeds 2%. Remove and replace existing asphalt walkway with less than 2% cross slope.	350	sf	\$10	\$1,050	\$4,550
N/A	FA	Existing concrete slopes back to doorway Remove and replace concrete with proper drainage.	56	sf	\$25	\$420	\$1,820
N/A	FA	Existing concrete slopes back to doorway Remove and replace concrete with proper drainage. Extend storm drain to low point as necessary.	400	sf	\$25	\$3,000	\$13,000

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Cross slope on walkway exceeds 2%. Remove and replace existing asphalt walkway with less than 2% cross slope.	600	sf	\$10	\$1,800	\$7,800
N/A	FA	Existing concrete slopes back to doorway Remove and replace concrete with proper drainage.	56	sf	\$25	\$420	\$1,820
N/A	FA	Raised asphalt at concrete edge. Grind asphalt as necessary.	1	ls	\$500	\$150	\$650
N/A	FA	Broken and raised asphalt paving. Remove and replace existing asphalt paving as required.	350	sf	\$10	\$1,050	\$4,550
N/A	FA	Pathway between sites with slopes exceeding 8.33%. Remove and replace walkway with ADA compliant walk.	60	sf	\$25	\$450	\$1,950
N/A	FA	Walkway along property frontage broken, raised and with cross slopes exceeding 2%. Remove and replace walkway.	1,000	sf	\$25	\$7,500	\$32,500
N/A	FA	Inadequate fire protection - no observable fire hydrants. Building does appear to have fire sprinklers. Extend fire line to provide on site fire hydrant.	250	lf	\$150	\$11,250	\$48,750
N/A	FA	Navy owned sewer pump station northeast of Mosley Ave. Lift Station No. 7 would require code upgrades to be operable. City of Alameda does not currently own or maintain this system. Estimated cost to refurbish Lift Station included with Island High Assessment.	1	LS	\$60,000	\$18,000	\$78,000
Sub-Total							\$348,758

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ARCHITECTURAL							
N/A	FA	Exterior doors are delaminating. Hardware is not current. Replace thirty-seven exterior doors with new hardware.	37	EA	\$3,500	\$38,850	\$168,350
N/A	FA	Signs of flooding at exterior (sand bags are present at some locations). Exterior wood siding goes all the way down to exterior flat work Investigate for dry rot and pest infestation.	1	LS	\$20,000	\$6,000	\$26,000
N/A	FA	Ivy growing on east façade. Remove all ivy. Repair finish as required.	1	LS	\$15,000	\$4,500	\$19,500
N/A	FA	Signs of flooding at exterior. All wood trim and casing finish has failed and wood shows signs of moisture damage. Remove all exterior wood trim and casing at doors, windows, and corners, and replace with new.	3,600	LF	\$10	\$10,800	\$46,800
N/A	FA	Existing windows are single glazed set in wood frame. Remove and replace with duel glazed windows with low e glazing. (typical all)	1,800	SF	\$90	\$48,600	\$210,600
N/A	FA	Roofing is comp shingle at end of service life. Remove and replace with new.	130	SQUA RES	\$1,200	\$46,800	\$202,800
N/A	FA	Entire building: exterior paint is at end of service life. Repaint entire exterior of building.	7,900	SF	\$4	\$9,480	\$41,080

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Flooring: VCT adhesive is failing and visible signs of moisture intrusion are present. Assume 30% VCT / 70% Carpet. Remove existing finish, investigate source of failure, repair/prepare slab as required, and replace with new VCT flooring and base.	3,540	SF	\$18	\$19,116	\$82,836
N/A	FA	Flooring: Carpet adhesive is failing and visible signs of moisture intrusion are present. Remove existing finish, investigate source of failure, repair/prepare slab as required, and replace with new Carpet flooring and base.	8,260	SF	\$22	\$54,516	\$236,236
N/A	FA	Typical entire building unless otherwise noted below: walls are vinyl covered gyp bd. roughly 20% is damaged, about 5% had signs of mold. Replace 20% with new.	5,700	SF	\$9	\$15,390	\$66,690
N/A	FA	Typical entire building unless otherwise noted below: walls are vinyl covered gyp bd. roughly 20% is damaged, about 5% had signs of mold. Clean and paint 80%, finish to match existing.	22,800	SF	\$4	\$27,360	\$118,560
N/A	FA	Ceilings are direct applied acoustic tiles throughout (unless otherwise noted below). Provide allowance to replace a small percentage.	1,200	SF	\$6	\$2,160	\$9,360
N/A	FA	Door hardware cylinders are missing. Install new door hardware with cylinders and keyed to district standards.	40	EA	\$800	\$9,600	\$41,600

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Campus lacks A/V capabilities for current district standards. In all classrooms, the media center, the multi-purpose room, and the faculty room, provide and install ceiling mounted projectors, wall mounted screens, and power and data infrastructure.	12	Room	\$10,000	\$36,000	\$156,000
N/A	FA	all fixtures are for preschool aged children and too small for elementary to adult use. Reconfigure toilet rooms for proper aged occupants. Install new fixtures and finishes as required.	32	Fixture	\$3,000	\$28,800	\$124,800
N/A	FA	Existing finishes are not up to district standard (flooring is sheet vinyl, walls are FRP, ceilings are direct applied ac tiles). Remove and replace with proper finishes (Ceramic tile flooring and wainscot, Gyp walls and ceilings.	16	Room	\$30,000	\$144,000	\$624,000
Sub-Total							\$2,175,212
MECHANICAL /PLUMBING							
N/A	FA	Existing Rite boiler (480,000 Btuh), air separator, valves, pumps, and piping have reached the end of design life. Corrosion and leaks are present in hydronic system. Remove existing hydronic system completely. Provide new variable refrigerant flow system. "Mitsubishi" System with ducted and ductless fan coils, Basphaltnet control capabilities, central controller and individual thermostats.	20	tons	\$10,000	\$60,000	\$260,000

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Ceiling mounted air handlers above the mechanical rooms has reached the end of it's design life. Deferred maintenance on one air handler. Noticeable rattling from belt and/or drive motor bearings. Remove completely and provide new variable refrigerant flow ducted and ductless fan coil system. Included	12	units	\$0	\$0	\$0
N/A	FA	Deferred maintenance on air distribution system. New ductwork distribution, supply, return, registers and grilles.	12	Each system	\$0	\$0	\$0
N/A	FA	Grease exhaust fan reached end of design life. Replace with new.	1	Each	\$5,000	\$1,500	\$6,500
N/A	FA	Bathroom ceiling exhaust have reached the end of it's design life. Replace with new.	10	Each	\$500	\$1,500	\$6,500
N/A	FA	Existing AO Smith 100 gallon gas water heater has reached the end of it's design life. Manufactured in 1994. Age 20 years Replace with new gas water heater.	1	Each	\$3,000	\$900	\$3,900
N/A	FA	Existing floor mounted water closet, contain residual debris, possible sewer main problems. Manual flush valves or flush tank do not meet low flush criteria. Remove existing water closets and provide new low flush toilets.	10	Each	\$3,000	\$9,000	\$39,000
N/A	FA	Existing lavatories are wall mounted, vitreous china, with single lever or separate control knob faucets. All have reached end of design life. Replace with new lavatories with low flow faucets.	10	Each	\$3,000	\$9,000	\$39,000

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Existing drinking fountain has reached the end of its design life. Replace with new stainless steel drinking fountain.	2	Each	\$3,000	\$1,800	\$7,800
N/A	FA	Countertop sinks and faucets have reached end of design life. Replace with new countertop sink and faucets.	10	Each	\$3,000	\$9,000	\$39,000
Sub-Total							\$401,700
ELECTRICAL							
N/A	FA	Batteries for existing exit signs and dual head emergency egress fixtures are near end of life expectancy. Replace all batteries for existing exit signs and dual head emergency egress fixtures.	25	EA	\$500	\$3,750	\$16,250
N/A	FA	Inadequate number of emergency egress fixtures were observed. Add dual head battery packs at egress paths.	10	EA	\$1,000	\$3,000	\$13,000
N/A	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	20	EA	\$1,000	\$6,000	\$26,000
N/A	FA	No parking lot lighting provided. Add pole mounted luminaires.	2	EA	\$20,000	\$12,000	\$52,000
N/A	FA	In classrooms, tamper-proof receptacles have not been provided. Replace with tamper-proof receptacles.	50	EA	\$500	\$7,500	\$32,500

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	In classrooms, receptacles are typically mounted over 48inches above the floor. Lower receptacles to between 18 to 44nches above floor per ADA.	50	EA	\$1,000	\$15,000	\$65,000
N/A	FA	No bell/clock/speaker system provided. Add new bell/clock/speaker system, including master console and bell/clock/speakers in each classroom.	12,000	SF	\$3	\$10,800	\$46,800
N/A	FA	Exposed wall mounted data cable runs were observed in some classrooms. Classrooms were not provided with hard wired data outlets. Add data outlets for each classroom.	20	EA	\$1,000	\$6,000	\$26,000
N/A	FA	Telephone & data outlets missing cover plates. Replace missing cover plates.	10	EA	\$50	\$150	\$650
N/A	FA	No security system deficiencies observed. Depending upon scope of new work, security system improvement may be required.	12,000	SF	\$2	\$7,200	\$31,200
N/A	FA	Fluorescent light fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts.- 3 lamp	150	EA	\$450	\$20,250	\$87,750
N/A	FA	Fluorescent light fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts. - 2 lamps per fixture.	50	EA	\$450	\$6,750	\$29,250

240 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Existing lighting controls are provided by toggle switches, occupancy sensors, and outdated time clock. Lighting controls do not comply with current California Title 24 requirements. Provide new time clock and lighting control system for automatic shut-off system in compliance with California Energy Conservation requirements. Provide new lighting controls, including time clock, relay cabinet, occupancy sensors.	1	LS	\$30,000	\$9,000	\$39,000
N/A	FA	Electrical wall outlets broken or missing coverplates were observed. Provide new devices or cover plates.	20	EA	\$50	\$300	\$1,300
Sub-Total							\$466,700
STRUCTURAL							
N/A		Per USGS Liquefaction Hazard Map of Alameda this site is on a relatively high risk zone for liquefaction susceptibility due to ground movement. Suggest recovering original building drawings to determine foundation type which helps predict probable seismic behavior especially at high liquefaction susceptibility. If the building has conventional foundations we would recommend a geotechnical report to determine if liquefaction is likely at the site and determine if it will be detrimental to the building.	1	LS	\$10,000	\$0	\$10,000
Sub-Total							\$10,000
TOTAL COSTS							\$3,402,370



School Data

Date School Opened:	1975
Standard Classrooms:	0
Modular Classrooms:	4
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	30,000 sq. ft.
Site Area:	4.82 acres

250 Singleton Avenue - Background information

This site was originally developed in 1975 as George P. Miller Elementary School and served grades K-5. A four classroom modular building was added in 1977. The entire site was modernized in 1997, still under the title of Miller Elementary School. Modernization work included accessible upgrades, as well as upgrades to the fire alarm system, a voluntary seismic upgrade, mechanical and electrical upgrades, new interior finishes, and new roofing.

In 2006, Miller Elementary School closed and its students (along with those from Longfellow and Woodstock Elementary Schools) went to the newly built Ruby Bridges Elementary School. In 2008, the District moved Island High School to this site. The District abandoned the site in 2011, in part because of the hundreds of thousands of dollars worth of upgrades needed to sewer & water lines, which were no longer maintained by the U.S. Navy.



250 Singleton Avenue - Existing Conditions Summary

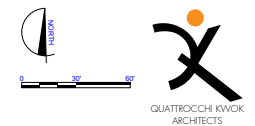
Facilities Assessment Needs

- Site and building accessibility issues
- Structural integrity/maintenance issues exist due to age and lack of maintenance.
- Utilities: condition and capacity
- Maintenance issues
- Interior and finish deterioration
- Window and door conditions
- Fire life safety issues due to code changes and lack of maintenance.





250 SINGLETON AVENUE



250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
N/A	FA	Grated walkways did not seem to be "non-slip" in longitudinal direction and some panels were raised greater than 1/4". Use grinder or other method to roughen surface and repair as necessary	7,000	SF	\$4	\$7,350	\$31,850
N/A	FA	Threshold not ADA compliant at most doorway Remove threshold and replace with ADA compliant.	18	EA	\$250	\$1,350	\$5,850
N/A	FA	Cross slopes along travel way greater than 2% and drop inlet grate not ADA compliant. Raise Drop inlet & replace grate. Repave area to provide path of travel.	300	SF	\$25	\$2,250	\$9,750
N/A	FA	Truncated Domes missing on ramp. Place glue down truncated domes .	1	LS	\$1,000	\$300	\$1,300
N/A	FA	Fine Sign Missing on Poles. Place sign on pole.	1	LS	\$200	\$60	\$260
N/A	FA	Pavement broken and failing. Remove and replace asphalt concrete paving and base. Restripe parking lot.	12,000	SF	\$18	\$64,800	\$280,800
N/A	FA	Existing gate restricts 36" clear access to public right or way. Relocate gate to provide ADA access to public right of way.	1	LS	\$2,500	\$750	\$3,250
N/A	FA	Landing cross slope exceeds 2% at top of ramp. Remove and replace landing with slopes less than 2%	40	SF	\$22	\$264	\$1,144
N/A	FA	Landing cross slope exceeds 2% at top of ramp. Remove and replace landing with slopes less than 2%	35	SF	\$22	\$231	\$1,001

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Play area asphalt cracked, raised in spots, very poor condition Grind edge to conform with concrete and overlay with 2" asphalt concrete paving over a paving fabric.	120,000	SF	\$8	\$288,000	\$1,248,000
N/A	FA	Landing at bottom of ramp with cross slopes greater than 2% Remove and replace landing with slopes less than 2%	130	SF	\$22	\$858	\$3,718
N/A	FA	Non ADA compliant storm drain grate. Replace with bolt down storm drain grate with openings less than 1/2" in width.	1	EA	\$200	\$60	\$260
N/A	FA	Thresholds not ADA compliant at modular doorways. Remove threshold and replace with ADA compliant.	4	EA	\$250	\$300	\$1,300
N/A	FA	Debris blocking storm drain inlet. Clear and maintain drainage system.	1	EA	\$200	\$60	\$260
N/A	FA	Raised AC at concrete edge Grind AC paving as required	1	EA	\$500	\$150	\$650
N/A	FA	Debris blocking storm drain inlet Clear and maintain drainage system	1	EA	\$200	\$60	\$260
N/A	FA	Areas of broken and raised paving, cracks. Remove raised areas of paving and overlay area with 2" ac paving over a paving fabric.	8,000	SF	\$10	\$24,000	\$104,000

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Inadequate fire protection - no observable fire hydrants and building does not have fire sprinklers. Extend fire line to provide fire protection at south side of building	500	LF	\$150	\$22,500	\$97,500
N/A	FA	Accessible drinking fountains missing Replace accessible drinking fountains	2	LS	\$1,000	\$600	\$2,600
N/A	FA	Navy owned sewer pump station northeast of Mosley Ave. Lift Station No. 7 would require code upgrades to be operable. City of Alameda does not currently own or maintain this system. Estimated cost to refurbish Lift Station telemetry, pumps, electronics and power backup system.	1	LS	\$100,000	\$30,000	\$130,000
Sub-Total							\$1,923,753
ARCHITECTURAL							
N/A	FA	Door hardware at entries not compliant with current code standards Replace door hardware at all exits with "Columbine Locks".	31	EA	\$1,500	\$13,950	\$60,450
N/A	FA	Exterior doors are delaminating and finish is failing Replace at 31 doorways with new hollow metal doors, painted	31	EA	\$1,000	\$9,300	\$40,300
N/A	FA	Site identification and directional door signage not up to current code standards for text, braille, and ISA. Replace at 31 doorways with new ADA signage	31	EA	\$500	\$4,650	\$20,150
N/A	FA	Interior spaces show signs of potential roof leakage (ceiling tile staining, wall staining and peeling finishes) Replace Roofing with new	302	squares	\$1,350	\$122,310	\$530,010

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Flooring: Classroom carpet flooring is failing, stained, and in disrepair, with resilient base Remove and replace	1,478	SY	60.00	\$26,604	\$115,284
N/A	FA	Flooring: Classroom VCT flooring is failing, stained, and in disrepair, with resilient base Remove and replace	4,435	SF	6.00	\$7,983	\$34,593
N/A	FA	Flooring: Media center (Room 7): flooring is carpet and is failing, stained, and in disrepair, with resilient base Media Room 7 with Corridors	3,482	SF	7.00	\$7,312	\$31,686
N/A	FA	Flooring: Administration (Rooms 48-63): flooring is carpet and is failing, stained, and in disrepair, with resilient base Remove and replace in kind. (Rooms 48-63)	1,670	SF	7.00	\$3,507	\$15,197
N/A	FA	Flooring: Multi Purpose (Room 22): Mondo type sheet flooring Sheet athletic flooring is failing, stained, and in disrepair, with resilient base Remove and replace in kind.	4,620	SF	15.00	\$20,790	\$90,090
N/A	FA	Flooring at Toilet Rooms 28 and 30: Sheet Flooring is failing, stained, and in disrepair, with resilient base Remove and replace with ceramic tile	350	SF	30.00	\$3,150	\$13,650
N/A	FA	Flooring Rooms 23, 27, 29: Flooring is failing, stained, and in disrepair, with resilient base Remove and replace in kind.	630	SF	7.00	\$1,323	\$5,733
N/A	FA	Flooring at Kitchen and pantry (Rooms 25 and 26): Flooring is failing, stained, and in disrepair, with resilient base Remove and replace with Epoxy Flooring	320	SF	35.00	\$3,360	\$14,560

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Walls at Classrooms: Wall Finish is vinyl wrapped tackable surface (typ at 19 classrooms plus 1 comp lab) Clean and paint - Modulers	8,820	SF	4.00		\$35,280
N/A	FA	Walls at Classrooms: Wall Finish is vinyl wrapped tackable surface (typ at 19 classrooms plus 1 comp lab) Clean and paint - Main Building	15,849	SF	4.00		\$63,396
N/A	FA	Wall Finish: VCT Wall Finish is failing, stained, and in disrepair, with resilient base Clean and paint	18,970	SF	5.00	\$28,455	\$123,305
N/A	FA	Wall Finish: Multi Purpose (Room 22): Mondo type sheet Wall Finish Sheet athletic Wall Finish is failing, stained, and in disrepair, with resilient base Clean and paint	2,842	SF	4.00	\$3,410	\$14,778
N/A	FA	Wall Finish at Toilet Rooms 28 and 30: Sheet Wall Finish is failing, stained, and in disrepair, with resilient base Clean and paint	1,160	SF	4.00	\$1,392	\$6,032
N/A	FA	Wall Finish Rooms 23, 27, 29: Wall Finish is failing, stained, and in disrepair, with resilient base Clean and paint	1,890	SF	4.00	\$2,268	\$9,828
N/A	FA	Wall Finish at Kitchen and pantry (Rooms 25 and 26): Wall Finish is failing, stained, and in disrepair, with resilient base Clean and paint	1,000	SF	4.00	\$1,200	\$5,200
N/A	FA	Classrooms: Ceiling is vinyl Suspended acoustic tile with metal grid at 4'x4'. Roughly 30% is damaged (typ at 19 classrooms plus 1 comp lab) Remove damaged tiles and replace in kind.	1,896	SF	3.00	\$1,706	\$7,394

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Hallways, Corridors and Vestibules (Rms 33, 64, 52, 45, 42, 37, 40, 38) Remove damaged tiles and replace in kind.	2,193	SF	3.00	\$1,974	\$8,553
N/A	FA	Media center (Room 7) Remove damaged tiles and replace in kind.	3,482	SF	3.00	\$3,134	\$13,580
N/A	FA	Administration (Rooms 48-63): Remove damaged tiles and replace in kind.	1,670	SF	3.00	\$1,503	\$6,513
N/A	FA	Multi Purpose (Room 22) Remove damaged tiles and replace in kind.	4,620	SF	4.00	\$5,544	\$24,024
N/A	FA	Toilet Rooms 28 and 30: Remove damaged tiles and replace in kind.	400	SF	3.00	\$360	\$1,560
N/A	FA	Storage and Equipment Rooms 23, 27, 29: Remove damaged tiles and replace in kind.	1,200	SF	3.00	\$1,080	\$4,680
N/A	FA	Kitchen and pantry (Rooms 25 and 26): Remove damaged tiles and replace in kind.	1,500	SF	3.00	\$1,350	\$5,850
N/A	FA	Room 12: one 4'x4' window is Plexiglas. Remove and replace with tempered low E glazing	16	SF	100.00	\$480	\$2,080

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Classrooms 1, 2, 6, 8, 7, 10, 11, 12, 14, 16, Faculty 48, supply 49 and 51: horizontal louver blinds damaged or missing Remove and replace with new.	2,538	SF	9.00	\$6,853	\$29,695
N/A	FA	Door hardware cylinders are missing (typ 40 doors) Install new door hardware with cylinders keyed to district std.	40	EA	800.00	\$9,600	\$41,600
N/A	FA	Basketball backboards and support assemblies: hoops are too low and bent, not sure if motors work Replace backboards and hoops, service motors.	2	EA	12,000.00	\$7,200	\$31,200
N/A	FA	Portable Stage is non accessible, draperies are stained and torn Remove complete. Master plan facility in order to determine replacement amenities.	1	LS	5,000.00	\$1,500	\$6,500
N/A	FA	Campus lacks A/V capabilities for current standards Provide and install ceiling mounted projectors, wall mounted screens, and power and data infrastructure, typ all classrooms, media center, Multi purpose room, and faculty room.	23	Rooms	10,000.00	\$69,000	\$299,000
N/A	FA	Toilet Rooms: clearances not per current CBC standards Remove fixtures and replace with new at proper clearances.	26	Fixture	3,000.00	\$23,400	\$101,400
N/A	FA	Toilet Rooms: clearances not per current CBC standards Remove partitions and replace with new at proper clearances.	4	Toilet Room	10,000.00	\$12,000	\$52,000
N/A	FA	Toilet room doors and signage: width, hardware and signage not compliant Remove, reframe opening as required, replace with new doors, hardware and signage.	9	Opening	8,000.00	\$21,600	\$93,600
Sub-Total							\$1,958,751

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
MECHANICAL/PLUMBING							
N/A	FA	Outdoor Baltimore Air Coil Cooling Tower has reached the end of it's design life. Approximate age based on 1975 record as-built. + 38 years old. Remove existing cooling tower and replace with new BAC VFL-36-21L with stainless steel basin.	1	EA	74,000.00	\$22,200	\$96,200
N/A	FA	The water source heat pump hydronic loop supply and return has reached the end of it's design life. + 38 years. All below and above grade piping to be removed and replaced. 4" to 1" pipe sizes.	2,600	LF	40.00	\$31,200	\$135,200
N/A	FA	Existing Parker Boiler built in 2006, approximate age 8 years old. Deferred maintenance. 1,500,00 Btuh Input Routine maintenance, clean and inspect, burner, valves, controls, ignition, water and gas connections, flues etc.	1	EA	1,200.00	\$360	\$1,560
N/A	FA	Existing Parker Boiler built in 2006, approximate age 8 years old. Deferred maintenance. 1,500,00 Btuh Input Existing boiler may or may not work depending on water quality of hydronic system. Replacement with new high efficient boiler .	1	EA	30,000.00	\$9,000	\$39,000
N/A	FA	Original water source heat pump fan coil Friedrich AC model #W42-34 approximate age 38 years old. Reached end of it's design life. Replace with new "Climate master" high efficiency water source heat pump fan coils, with ecm motors.	30	EA	9,000.00	\$81,000	\$351,000
N/A	FA	Original Honeywell heat pump thermostat has reached the end of it's life cycle. Approximate age 38 years old. Replace controls with new digital programmable thermostats	30	EA	300.00	\$2,700	\$11,700

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Deferred maintenance air distribution system. Duct, plenum, registers and grille minor dirt build-up. Routine maintenance, clean ductwork, registers and grilles.	30	EA system	600.00	\$5,400	\$23,400
N/A	FA	Original hot water pumps approximate age 38 years old. Motor appear to be newer. Replace with new hot water centrifugal pumps with vide.	2	EA	2,500.00	\$1,500	\$6,500
N/A	FA	Existing exhaust fans have reached the end of it's design life. 1220cfm(1) centrifugal rooftop, 345 cfm fans(3) ceiling. Replace with new exhaust fans.	4	EA	1,300.00	\$1,560	\$6,760
N/A	FA	Deferred maintenance. Water closet, vitreous china, ADA and Non-ADA compliant, lined with residual debris. Automatic flush valves appears to be In tact. Unknown operation, no water, electricity available to check. Battery operated flush valves, batteries possibly depleted of full charge. Routine maintenance, clean and inspect. Pressure wash water closets, change out batteries for flush valves.	15	EA	300.00	\$1,350	\$5,850
N/A	FA	Deferred maintenance at restroom lavatories. Calcium build-up at water connections. Routine maintenance, clean and inspect.	11	EA	150.00	\$495	\$2,145
N/A	FA	SABH Water Heater Group 6-gallon electric water heater at attic space. Installed 1993 approximate age 21 years old and has reached the end of it's life cycle. Replace with new	1	EA	1,200.00	\$360	\$1,560

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	General Electric 50 gallon gas water heater in mechanical boiler room. Based on record as-built 2007 approximate age 7 years old. Visual no leaks and equipment appears to be in working order. No gas or water available at site during survey. Maintenance check: Burners, ignition, gas flue, gas line, hot and cold water lines, shut off valves, pressure & temperature relief valve.	1	EA	600.00	\$180	\$780
N/A	FA	Deferred maintenance. Existing restroom lavatories, vitreous china with faucet sensor appear to be in good condition and working order. Water, sewer connection and pipe insulation in tact. No water or electricity available for Routine maintenance, clean and inspect. Batteries for sensors, hot and cold water connections, mixing box.	15	EA	150.00	\$675	\$2,925
N/A	FA	Existing waterless urinals appear to be in good condition and in working order. Based on record as-built 2007 approximate age 7 years old. Routine maintenance, clean and change out fluid cartridge.	4	EA	150.00	\$180	\$780
N/A	FA	Existing two compartment sink, stainless steel, ada-compliant with gooseneck spout, 8" on center, with color coded wrist blades appear to be in working order. Possible sewer connection leak fix. Water, sewer connection and pipe insulation in tact. No water or electricity available for testing. Based on record Routine maintenance, clean and inspect. Faucet, spout, hot and cold water connections.	15	EA	150.00	\$675	\$2,925
N/A	FA	Existing AO Smith Electric Water Heater DSE-20, 20 gallon. Appears to be in working order. No water or electricity available for testing. Based on record as-built 2007 approximate age 7 years old. Routine maintenance, clean and inspect electrical connection, hot and cold water connections, pressure temperature relief valve.	2	EA	300.00	\$180	\$780

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Existing drinking fountain removed from wall. Laying on floor in men's restroom. Provide new Hi-Lo ADA drinking fountain location	2	EA	4,000.00	\$2,400	\$10,400
Sub-Total							\$699,465
ELECTRICAL							
N/A	FA	Batteries for existing exit signs and dual head emergency egress fixtures are near end of life expectancy Replace all batteries for existing exit signs and dual head emergency egress fixtures	35	EA	500.00	\$5,250	\$22,750
N/A	FA	Exit signs removed from existing locations Replace missing exit signs	6	EA	800.00	\$1,440	\$6,240
N/A	FA	Inadequate number of emergency egress fixtures were observed. Add dual head battery packs at egress paths	15	EA	1,000.00	\$4,500	\$19,500
N/A	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage	20	EA	1,000.00	\$6,000	\$26,000
N/A	FA	Fixtures observed with broken or missing lenses Replace with new 2 x 4 lenses	20	EA	100.00	\$600	\$2,600
N/A	FA	Broken or missing fire alarm devices observed Replace broken fire alarm pull stations	5	EA	250.00	\$375	\$1,625

250 Singleton Avenue - Facilities Needs Spreadsheet

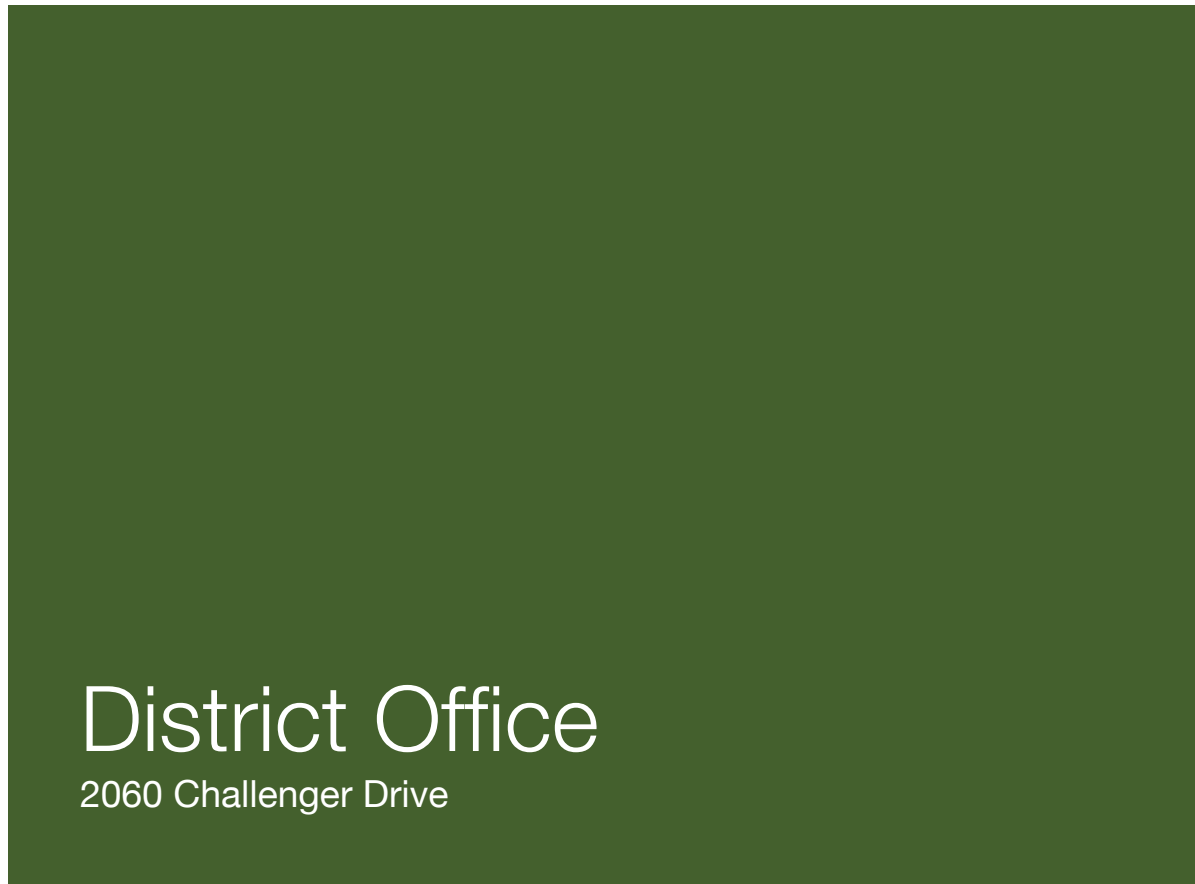
CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Broken or missing fire alarm devices observed Replace broken or missing fire alarm horn/strobes	25	EA	250.00	\$1,875	\$8,125
N/A	FA	Broken or missing fire alarm devices observed Replace broken or missing fire alarm smoke detectors	5	EA	250.00	\$375	\$1,625
N/A	FA	Existing bell/clock/speaker master console has been removed. Provide new bell/clock/speaker master console , manufacturer as preferred by District.	1	EA	15,000.00	\$4,500	\$19,500
N/A	FA	Classrooms observed with missing speakers. Provide new speakers	20	EA	1,000.00	\$6,000	\$26,000
N/A	FA	Fire alarm panel manufacturer (Notifier) is not preferred manufacturer. Replace fire alarm control panel with district preferred manufacturer (Firelite).	1	EA	35,000.00	\$10,500	\$45,500
N/A	FA	In Media Center, plastic floor thresholds used to cover data cables to tables and work stations. Add data outlets to eliminate use of thresholds	20	EA	1,000.00	\$6,000	\$26,000
N/A	FA	Add data distribution equipment and CAT 6 cable to activate all data outlets noted above Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets noted above	30,000	SF	3.00	\$27,000	\$117,000
N/A	FA	Telephone & data outlets missing cover plates or broken were observed Replace cover plates & missing cover plates.	20	EA	50.00	\$300	\$1,300

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
N/A	FA	Electrical floor outlets throughout building are missing cover plates. Provide new cover plates	50	EA	50.00	\$750	\$3,250
N/A	FA	Electrical wall outlets throughout building are broken or missing cover plates. Provide new devices or cover plates	50	EA	50.00	\$750	\$3,250
N/A	FA	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts. - 3 lamp	350	EA	450.00	\$47,250	\$204,750
N/A	FA	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with energy efficient T5 lamps and electronic ballasts.- 2 Lamp	150	EA	450.00	\$20,250	\$87,750
N/A	FA	Existing lighting controls are provided by toggle switches, occupancy sensors, and outdated time clock. Lighting controls do not comply with current CAC Title 24 requirements. Time clock observed with missing interior controls. Provide new time clock and lighting control system for automatic shut-off system in compliance with California Energy Conservation requirements. Provide new lighting controls, including time clock, relay cabinet, occupancy sensors	1	LS	50,000.00	\$15,000	\$65,000
N/A	FA	Exterior wallpacks and floodlights are outdated, not energy efficient, and near end of life expectancy Replace existing wallpacks and floodlights with new fixtures	25	EA	1,000.00	\$7,500	\$32,500
Sub-Total							\$720,265

250 Singleton Avenue - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
STRUCTURAL							
N/A	FA	Per USGS Liquefaction Hazard Map of Alameda this site is on a relatively high risk zone for liquefaction susceptibility due to ground movement. Existing building drawings do not indicate this building is constructed on a deep pier foundation. Additionally this building has an atypical lateral system which Suggest in-depth structural analysis of building performance due to a seismic event. Include geotechnical review of site conditions.	1	LS		\$60,000	\$60,000
N/A	FA	At two mechanical loft locations structural diaphragms consist of horizontally sheathed 2x decking. This is not a recognized diaphragm per current code requirements. Add 1/2" ply and nail to top of 2x decking	2,000	SF	25.00	\$15,000	\$65,000
Sub-Total							\$125,000
TOTAL COSTS							\$5,427,234



School Data

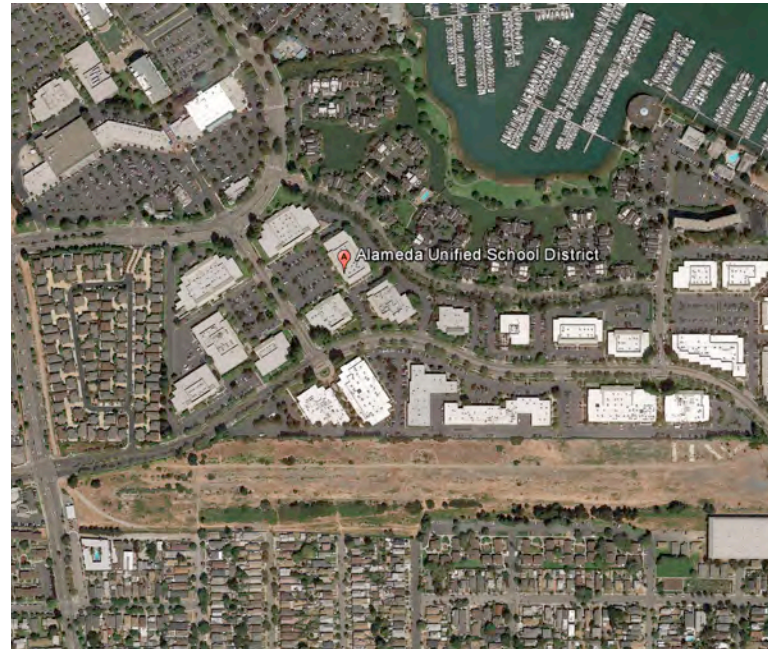
Date Occupied:	2012
End of current lease:	2018
Standard Offices:	15
Work Stations:	77
Conference and workrooms:	10
Storage rooms:	8
Building Area:	26,700 sq. ft.
Site Area:	n/a

District Office - Background Information

In 2012 district staff moved their offices to their current location at 2060 Challenger Drive, because their previous headquarters, Historic Alameda High School, had been found to be seismically unsafe. The lease at the Challenger Drive property extends through 2018. The District Office (DO) facility currently houses all district departments except the Maintenance and Supplies yard, the central kitchen, and the food supply warehouse.

The current location was designed to provide 77 workstations, 15 offices, 8 shared work spaces, the main district server hub, in addition to several conference and work rooms.

Alameda High School, Option 2 addresses costs associated with moving the District Office into a portion of the current high school building.



District Office - Existing Conditions Summary

Master Plan Summary

- Visitor parking should be separate from staff parking.
- Should be a single public entrance into the building, not multiple. For security, the reception should be a secure space that is beyond or in front of the actual departments.
- Each department should have its own reception area. This area should be acoustically isolated from the balance of the department.
- The Fiscal Department is in need of a confidential customer service area.
- A loading dock is desirable for more efficiently managing pallets of supplies that are getting delivered or shipped out.
- The mail room needs to be located adjacent to loading area on perimeter of DO.
- All departments require more acoustic separation between office work areas and the reception area for that department.
- The District office needs more confidential conference rooms.
- Both the Fiscal and Food & Nutrition Service departments require a secure money counting room.
- Each department requires locked storage.
- The district office could use locked storage nearby.

District Office - Committee Facilities Improvement Priorities

District staff 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)

- Securing a District Office home (wherever it is) was expressed as a critical need.
- Visitor parking should be separate from staff parking.
- The District Office needs a single public entrance into the building. For security, the reception should be a secure space that is beyond or in front of the actual departments.
- Public restrooms should be adjacent to reception/public spaces, not within secure core of the building.
- Each department should have its own reception area. This area should be acoustically isolated from the balance of the department.
- The Fiscal Department is in need of a confidential customer service area.
- A loading dock would make the delivery and shipping of pallets easier.
- The mail room needs to be located adjacent to loading area on perimeter of the District Office.
- All departments require more acoustic separation between office work areas **and** the reception area for that department.
- More confidential conference rooms are needed.
- The Fiscal and Food and Nutrition Service departments require a secure money counting room.
- Each department requires locked storage.
- Itinerate staff office spaces, keeping a central Special Education facility at the District Office is critical.
- Maintenance, Operations and Facilities requires an adequate plan room.
- Student Services needs spaces for testing of students.

- The entire building needs adequate day lighting.

Educational Program Needs (EPN)

- Not applicable

Future Facility Needs (FFN)

- General consensus is that it is necessary to plan for expansion.

Appendices

Appendix A - Participant Acknowledgements

Board of Education

Margie Sherratt
Trish Herrera Spencer
Mike McMahon
Barbara Kahn
Niel Tam

AUSD District Staff

Kirsten Vital, Superintendent
Barbara Adams, Ed.D Assistant Superintendent
Steven Fong, Director, Teaching & Learning
Robert Clark, Ed.D, Chief Business Officer
Robbie Lyng, Director, Maintenance, Operations & Facilities
Susan Davis, Senior Manager of Community Affairs
Bernadette Gard, Maintenance, Operations & Facilities

Educational Specifications Committee

Kevin Gorham	Cammie Harris
Kristen Zazo	Anselmo Reis
Lani Molina	Stephan Kucharski
Diana Kenny	Jennifer Hartigan
Robert Ithurn	Roxanne Hunt
Kelly Gregor	Shirley Clem
Ben Washofsky	Katherine Barr
Tracy Corbally	Aurora Sweet
Michael Hans	Diane Alexander
Bonnie Nelson-Duffy	Darlene Norman
Connie Chapman	Michael Wong
Virginia Hunt	Zoe Roese
Jeff Gordon	Deborah Oppenrud
Stephanie Cox	

Alameda High School Master Plan Committee

Robert Ithurn	Mindi Chen Kao
Robert Clark	Trish Spencer
Mike McMahon	Lauren Shen
Susan Erdmann	Robert Ploss
George Fuller	Angoe Klein
Margie Sherratt	Betsy Mathieson
Olivia Torres	Janice Carroll
Terry Dominguez	Susan Davis
Dr. Jon Aibuelow	Jackie Bassman
Susan Davis	Anna Soria-Kevy
Clare Zapata	Michael B. Lamb
Eric Shawn	Jillian Saxty
Michael Lu	Robbie Lyng
Charlie Milgrim	Jeff Cambra
Gary Lim	

Encinal High School

Barbara Kahn	Margie Sherratt
Mark Allegrotti	Stuart Watson
Kristen Zazo	Kate Meade
Tracy Allegrotti	Christine Strena
Ron Parodi	Trish Spencer
Ron Mooney	Adrienne Lakadat
Jillian Mooney	Robbie Lyng

Lincoln Middle School

Michael Hans

Barbara Kahn

Tyra Cable

Kevin Baker

Robert Clark

Wood Middle School

Ellen Mulholland

Jennifer Ver Duin

Brendan Smith

C. Fikiri

Kai Dwyer

Nancy Ely

Cammie Harris

Lindsey Shepard

Miriam Barrios

Barbara Kahn

Felix Douglas

Betsy Brazy

Susan Davis

Margie Sherratt

David Kirwin

Kevon McKenna

Trish Spencer

Allen Amusin

Anselmo Reis

Reyna Hill

Jeanette McFrenchon

Jane Grimaldi

Marie Thorne

Trish Spencer

Monica Blea

Jaqueline Woods

Kent Peterson

Robert Clark

Bay Farm Elementary School

Juliane Chang

Anna Geis

Lori Oducayen

Kathy Tansey

Jennifer Williams

Allyson Gordon

Susan Hirsch

Barry Anderson

Michael Nettles

Michele Kuttner

Margie Sherratt

Susan Davis

Kathy Tansey

Michelle Colgan

Amelia Earhart Elementary School

Mellissa Alfieri

Jim Myers

Ana Soria Kevy

Stephanie Long

Karen Kidde

Janine Hara-Kwong

Mike McMahon

Rak Bhalla

Tom Lynch

Babs Freitas

Pat Lewis

Judy Sanderson

Jason Tama

Bonnie Nelson-Duffey

Barbara Kahn

Siuping Ho

Curtis Sumrok

Robbie Lyng

Margie Sherratt

Robert Clark

Susan Davis

Marci Nettles

Stephan Gatehouse

Michael Wharton

Paizley Spencer

Sara Lussen

Julie Taylor

Lori Melero

Diane Alexander

Barbara Kahn

Edison Elementary School

Mike McMahon

Annie Reuter

Michelle Dunn-Ruiz

Marcia Roper

Aurora Sweet

Dan Foltz

Beth Clifford

Margie Sherratt

Barbara Kahn

Glen Aikens

Cindy Mills

Heather Hildreth

Robert Clark

Mike McMahon

Cloud Sanderson

Kate Schnoebelen

Pam Williams

Joy Dean

Karen Kenney

Margie Sherratt

Jennifer Hastings

Zoe Boese

Bart Wise

Eileen Wilson

Julie Ann-Cusseareo

Liana Thomas

Pam Williams

Tracy Brotze

Amanda Shavers

Karen Burton

Pam Luo

Michelle Post

Mo Vemulapolli

Bart Wise

Franklin Elementary School

Kelly Russi

Dustin Brantley

Carol Yau

Christine Strena

Pam Williams

Sydney Zarembo

Darlene Norman

Debra Guha

Ken Carvalho

Jo Fetterly

Sandy Glendinning

Taggart Gorchman

Sharon Bruhm

Henry Haight Elementary School

James Brandle

Steven Schiesser

Cherish Porolese

Gwen Bass

Susan Davis

Eldyne Perrou

Helmet Gehle

John C. Baum

Debbie Lynsey

K.P. Cella

Tara Etayo

Page Tomblin

Simon Furder

Carmen S. Carvalho

Tatiana Stollman

Chris Garcia

Sharon Phillips

Trish Spencer

Jen Bullock

Heather Demarest

Nichole Backhaus

Suzanne Carter

Karen Kiddle
Connie Chapman
Teresa Morrison

Trish Spencer
Richard Aguiue
Lynn J. Ny

Donald Lum Elementary School

Jeff Knoth
Blanche Kim
Kimberly Hare
Belinda Davis
Pam Williams
Kirti Reddy
Margie Sherratt
Barbara Kahn
Robbie Lyng
Trish Spencer
Steve Mark
Nedra Wells

Maya Lin School

Gary Struthers
Barbara Kahn
Gillian Gillette
Brian Dodson
Laura Tucker
Liza Young
Margie Sherratt
Clark Cole
Judith Goodwin
Deborah Opprud
Joyce Cheng
Kris Palmer
Robert Clark

Frank Otis Elementary School

Arleen Luna
Travis Ha
Audrea Baddell
Rachel Stevenson
Deborah Opprud
Michael Haddon
Jay Kasberger
Tina Hernandez

Solana Henneberry
Amy Stewart-Deaker
Sara Olaes
Andrea Hardman
Susan Davis
Susan Hughs
Mary Seaver
Pam Williams
Trish Spencer
Lisa McDonald

Caephren McKenna
Brooke Abola
Shirley Clem
Deni Adroja
Chuck Kapelke
Natasha Westlund
Erin Breidinger
Aya Bucrette
Robert Clark
Stephanie Lepaduet

William G. Paden Elementary School

Shawm Carman
Erin Head
Michael Wong
Rob Siltamen
Katherine Baur
Kathy Logan
Michael Saunders
Susan Burgess
Andrea Hoy
Susan Estilea
Daniel Tabakh
Robbie Lyng
Kevin Slausen
Sue McMahon
Kathy Logan
Stacy Lorish

Ruby Bridges Elementary School

Monica Scarborough

Solange Lara

Annalisa Moore

Patti Wilczek

Robert Clark

Victor L. Grayson

Martina Schniederger

Patrick Melendez

Marie Ratto

Trish Spencer

Robbie Lyng

Sophia Moore

Barbara Kahn

Susan Jones-Stabio

Michelle Montgomery

Ken Carvalho

Cheryl Wilson

Dianne Woon

Anna Martin

Academy of Alameda

Robbie Lyng

Sarah Olaes

Jana Chabre

Robin Morgan

Robert Clark

Summer Hottinger

Maafi Gueye

Trish Spencer

Michael Small

Matt Huxley

Stephanie Rodriguez

Joyce Saad

Karen Horowitz-Lee

Franny Hammond

Zack Turner

Dore Sandoval

ACLC/ Nea

Gabrielle Baumgartner

Lisa Helina-Prior

Susie McKee

Molly Fenn

Catherine Pauliny

Alicia Peterson

Jenny Tran

Paul Bentz

Bara Waters

Betsy Brazes

Robert Cassard

Caprice Carter

Keith McCoy

Celia Tolan

David Teeters

Jim Nations

David Hoopes

Robbie Lyng

Zackary Finer

Marina Zapeda

Gretchen Finer

Kelly Maleno

Ryan Finer

Susan Davis

Alameda Science and Technology Institute (ASTI)

Joe Urbassik

Maria Thorne

Mari Cardenas-Berkowitz

Zahera Ali

Laurel McCoy

Matthew Yale

Robbie Lyng

Tracy Corbally

Ricky Par

Wesley Gong

Mie Pedroni

Salve Oriarte

Kristen Jurkanich

Pheobe Young

Mercedes Thorne

Mit Lepcha

Chromwyll Romero

Trish Spencer

Anthony Taitague

Marguerite Taitague

Juan Taitague

Edylwise Romero

WCDC/Island High School

Alaa Mihsin

Oyuudelger Yadmaa

Lois Cascio

Diana Marquez

Elizabeth Yosofzay-Mendoza

Veronica Ufoegbune

Ben Washofsky

Melissa Ortiz

Viki Kligerman

Kimberly Denton

Alexandra Wolles

Suzanne Motley

John Nolan

Barbara Kahn

Trish Spencer

Raquel Balingit

Eliana Martinez

Arlene Fiesta

Judy Chea

Fern Kruger

Christopher Mercado

Susan Davis

Tonya Morgan

Virginia Hunt

Kim Murphy

Carmen Salaiz

Kevin Murphy

Appendix B - Replacement Costs

Campus/Facility Replacement Costs								
Facilities Master Plan Improvement Costs (CPN and EPN only)			Campus Replacement Costs			FMP \$ as % of replacement cost	Campus Age (years)	Current Enrollment
Site	FMP \$	FMP SF	Cost/Unit	Unit	Replacement \$			
HIGH SCHOOLS								
Alameda - Option 2 (w/ Thompson Field & Historic AHS)	\$91,805,038	304,802	\$550	SF	\$167,641,100	54.8%		1,758
Encinal HS	\$118,240,541	231,915	\$550	SF	\$127,553,250	92.7%	64	1,222
Alameda Science & Tech Institute (ASTI)	\$11,176,100	15,990	\$550	SF	\$8,794,500	127.1%	10	170
WCDC/Island HS	\$21,376,201	43,655	\$550	SF	\$24,010,250	89.0%	72	403
MIDDLE SCHOOLS								
Lincoln MS	\$13,193,342	86,055	\$550	SF	\$47,330,250	27.9%	37	956
Wood MS	\$30,162,677	70,660	\$550	SF	\$38,863,000	77.6%	49	444
ELEMENTARY SCHOOLS								
Bay Farm ES	\$21,736,706	60,390	\$550	SF	\$33,214,500	65.4%	23	561
Earhart ES	\$12,755,353	66,600	\$550	SF	\$36,630,000	34.8%	35	618
Edison ES	\$21,064,636	44,755	\$550	SF	\$24,615,250	85.6%	76	484
Franklin ES	\$10,512,863	30,905	\$550	SF	\$16,997,750	61.8%	64	318
Haight ES	\$17,018,095	60,035	\$550	SF	\$33,019,250	51.5%	39	435
Lum ES	\$12,365,659	47,080	\$550	SF	\$25,894,000	47.8%	54	509
Maya Lin	\$17,159,566	55,300	\$550	SF	\$30,415,000	56.4%	59	325
Otis ES	\$13,763,186	53,995	\$550	SF	\$29,697,250	46.3%	63	565
Paden ES	\$14,989,521	45,315	\$550	SF	\$24,923,250	60.1%	60	329
Ruby Bridges ES	\$3,004,690	55,350	\$550	SF	\$30,442,500	9.9%	8	558
CHARTER SCHOOLS								
Academy of Alameda	\$18,594,667	82,000	\$550	SF	\$45,100,000	41.2%	49	480
ACLC/Nea	\$21,971,340	47,990	\$550	SF	\$26,394,500	83.2%	63	172
OTHER FACILITIES								
The Warehouse	\$0	11,855	\$550	SF	\$6,520,250	0.0%		
Maintenance & Supplies Yard	\$0	37,390	\$550	SF	\$20,564,500	0.0%		
2472 Eagle Avenue	\$0	0	\$550	SF	\$0	0.0%		
240 Singleton Ave.	\$0	11,886	\$550	SF	\$6,537,300	0.0%		
250 Singleton Ave.	\$0	25,355	\$550	SF	\$13,945,250	0.0%		
District Office at AHS	\$1,125,000	26,700	\$550	SF	\$14,685,000	7.7%		

Please note: For the purposes of evaluating renovation versus replacement, FMP costs above are from CFN and EPN categories only. When renovation costs exceed 75% of replacement, the percentage and age of the facility (in years) are highlighted.

Appendix C - Acronyms

ADA	Americans with Disabilities Act	USGS	United States Geological Survey
BUR	Built Up Roof	VAT	Vinyl Asbestos Tile
CAL-SAFE	California School Age Families Education Program	VCT	Vinyl Composite Tile
CMU	Concrete Masonry Unit	VOIP	Voice Over Internet Protocol
DDC	Direct Digital Control	WPA	Works Progress Administration
DSA	Division of the State Architect		
EA	Each		
FRP	Fiberglass Reinforced Plastic		
GWB	Gypsum Wall Board		
HVAC	Heating, Ventilation and Air-conditioning		
Kw	Kilowatt		
LOC	Location		
LS	Lump Sum		
o.c.	On Center		
PE	Physical Education		
POT	Path of Travel		
PTA	Parent Teacher Association		
ROTC	Reserve Officer Training Corps		
RWL	Rain Water Leader		
SF	Square Feet		
SOG	Slab on Grade		
STEAM	Science, Technology, Engineering, Art, and Math		
STEM	Science, Technology Engineering, and Math		
SY	Square Yard		