

# **Report On The Condition Of Historic Alameda High School**

**May 8<sup>th</sup>, 2012**

# **Background Information**

## ***“Main Section” Kofman Auditorium, Student Classrooms, Larry Patton Gym:***

- “Main Section” is Field Act Certified by the Department of State Architecture (DSA)
- Second and Third Floor Classrooms and Kofman Auditorium classrooms were retrofitted with Bond Funds
- Entrances/exits and elevated walkways are being evaluated to ensure safe passage during a significant seismic event

**Action: Shoring Study Completed 4-12-12**

# **Background Information (cont.)**

## ***Alameda Adult School:***

- Adult School Building “East Wing” has not been retrofitted.
- “DSA” has indicated that Adult School Building is within a K-12 campus and “students” should fall within guidelines of Field-Act and Educational Code.

Action: Classes for Adult School will need to be relocated.

- Night classes have been relocated.
- Day classes will remain until end of school year.
- All 2012-13 classes will be relocated (most likely Wood School)

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**LPA**

January 9, 2012

Robble Lyng  
Maintenance, Operations & Facilities Director  
ALAMEDA UNIFIED SCHOOL DISTRICT  
Historic Alameda School  
2200 Central Avenue, Suite A  
Alameda, CA 94501

Re: Alameda Adult School-Structural Investigation  
Project No. 1012010

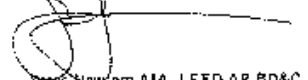
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In discussions with DSA's Jim Hackett, he noted that short of actually selling the building and portion of the campus it is still to be determined to be a "District-Owned building" and thus requiring Field act compliance. As an historical resource, the Adult Education wing is also referred to as: "Science Wing," "Science Building" and "East Wing" of the Alameda High School campus. To complicate the issue, DSA has reviewed the current status of the Historic Alameda Adult School (Appl. #1294) and determined there is not a process for transferring the Jurisdiction Having Authority should it be deemed appropriate for the Alameda Adult School.

According to DSA, the Adult School requires "Rehabilitation" as defined with the section 4-314, of the 2010 CBC administrative code for use as a school building. It also was noted by Mr. Hackett that all adult education facilities located on an existing school campus require compliance with the Field Act (see attached copy of the CBC 2010 Administrative code section for your review). The City of Alameda made interior modifications to the original construction of the building to utilize as a temporary city hall, necessitating review of these modifications by DSA for compliance.

Please contact me at 916-772-4300 if you would like to discuss this further.

Sincerely,



Steve Newsom AIA, LEED AP BD&C  
LPA, Inc.

cc: John Gilmore, LPA, Inc.

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# Background Information (cont.)

## *District Offices:*

- Offices are not retrofitted (left and right side of Kofman Auditorium)
- Architectural and Engineering Study:
  - lack of proper anchorage from heavy concrete walls to light wood diaphragms has led to collapse of buildings during large seismic event
  - would likely perform poorly during a large earthquake

Action: District Office is recommended for relocation

# Historic Alameda Timeline

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1925 - Original buildings constructed

1933 - Field Act passed

1935 - Retrofit Drawings for entire campus produced; note added to drawings that scope of work was for Patton Gym and Auditorium only

1939 - Structural rehabilitation proposed for Science Buildings; not started

1967 - Report written by Brown and Smith Structural Engineers; declared Science Building and Classroom Wing unsafe

1974 - Report prepared by Corlett and Spackmann; recommendations not known

1974 - TY Lin performed structural review of buildings; determined structural repairs needed; provided cost estimate

1993 - Drawings approved for structural modernization of all buildings; ultimately only Gym and Auditorium completed and certified

2005 – Drawings developed for full structural rehabilitation for Library



# 1933 LONG BEACH

## THE FIELD ACT, IMPROVING THE DESIGN AND CONSTRUCTION OF

### THE EARTHQUAKE

Occurred March 10, 1933, at 5:54 p.m.  
Magnitude 6.4  
120 fatalities  
\$50 million in damages (1933 dollars)

Damage was most significant to poorly designed and unreinforced brick structures.

120 schools in and around the Long Beach area were damaged, of which 70 were destroyed.

Experts concluded that if children were in school at the time of the earthquake, casualties from the earthquake would have been in the thousands.

### GROUND-SHAKING



John Muir Elementary School  
Long Beach

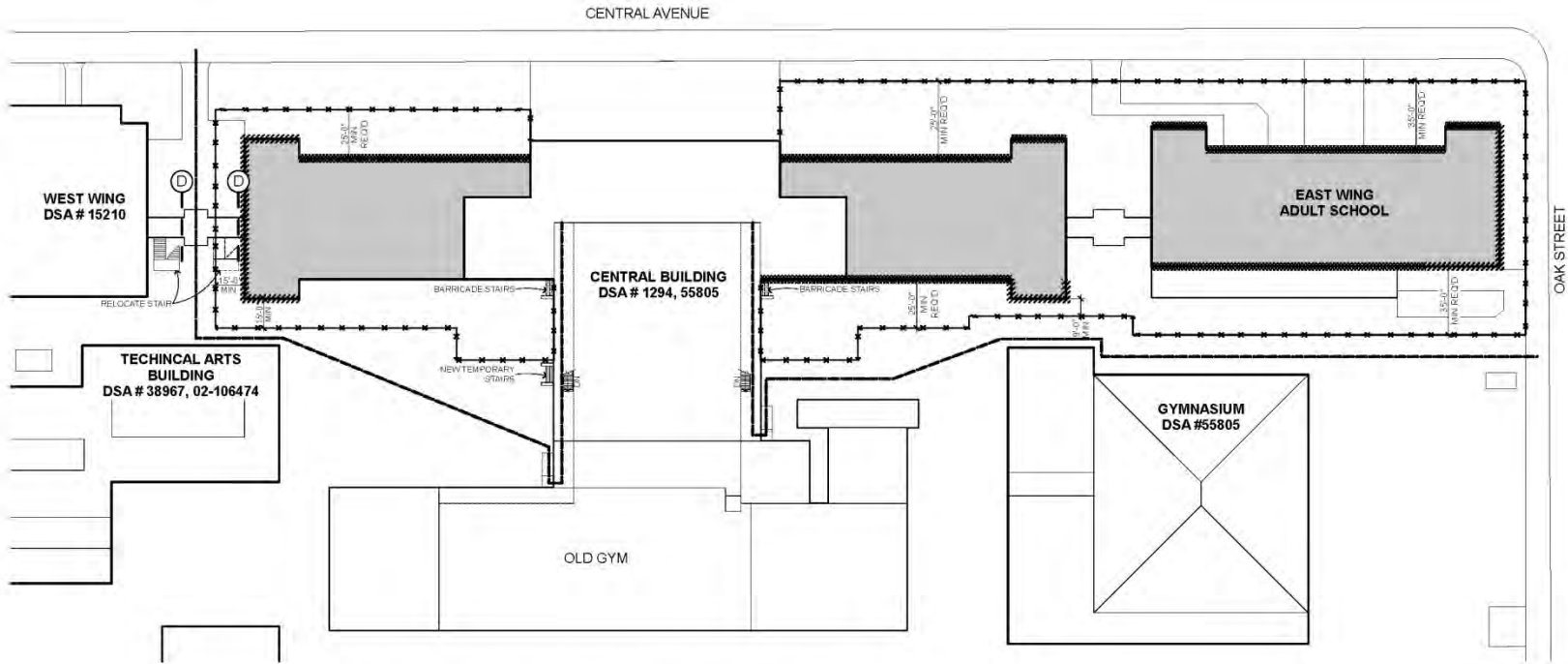
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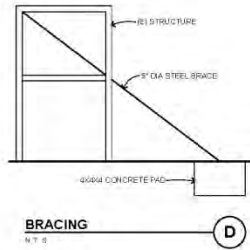
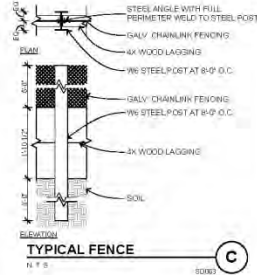
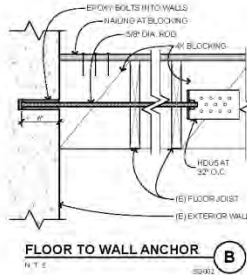
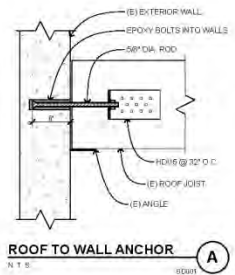
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### EARTHQUAKE-RELATED GROUND FAILURE

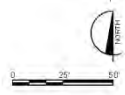




CAMPUS SITE PLAN



- LEGEND**
- FENCING
  - PATH OF TRAVEL
  - AREA OF ROOF AND FLOOR ANCHORAGE
  - ADD ANCHORS AT 32' O.C. AT SECOND FLOOR
  - NON FIELD ACT BUILDING



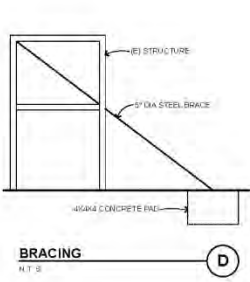
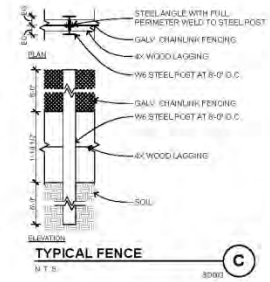
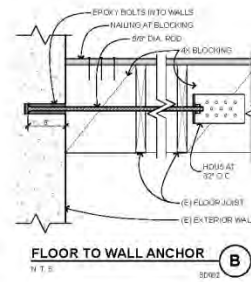
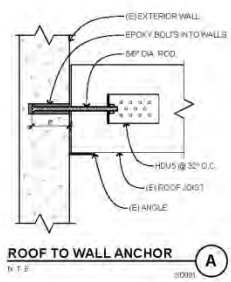
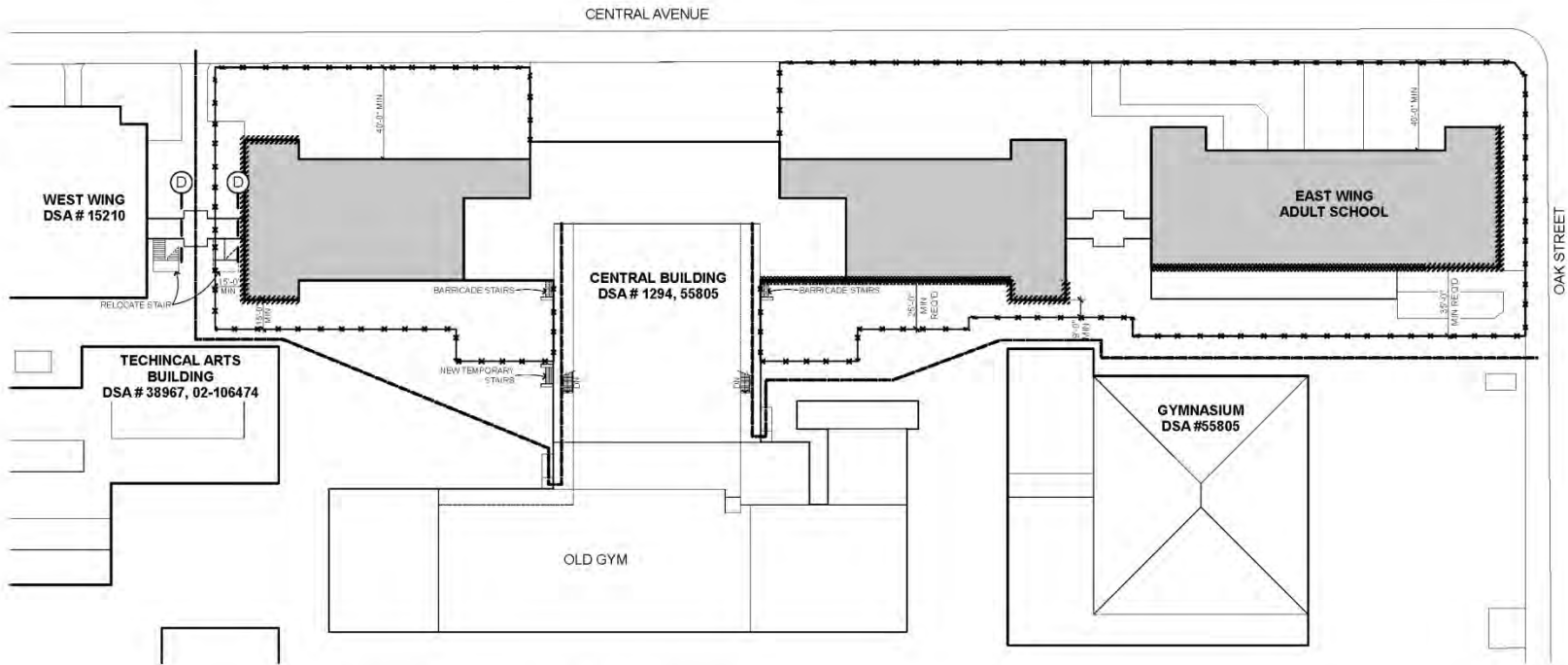
## ALAMEDA HIGH SCHOOL STRUCTURAL AND EGRESS MITIGATION

OPTION 1

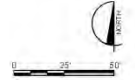
ALAMEDA UNIFIED SCHOOL DISTRICT  
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28 MAR 2012







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CAMPUS SITE PLAN

**ALAMEDA HIGH SCHOOL STRUCTURAL AND EGRESS MITIGATION**

OPTION 2

ALAMEDA UNIFIED SCHOOL DISTRICT  
1/18/11  
28 MARCH 2012











# District Office

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## Action steps taken to relocate District Office completely from current facility:

- Evaluated staffing space needs (approximately 22,000 square feet)
  - Industry Standard 250-300 square feet per employee  
 $85 \times 250-300 = 20,000 \text{ to } 25,000 \text{ square feet}$
- District Office location: District School Sites are being evaluated site by site to map out existing class space
  - Will be summarized at 6-4-12 community meeting

# District Office (cont.)

- Evaluation of additional options within the District
  - Will be summarized at 6-4-12 community meeting
- Historical significance/designation of the building
- Cost of retrofitting library wing \$9 million to \$11 million
  - Last estimate for library wing (2007) \$5 million to \$7 million for the structure
  - \$4 million for shoring

# **District Office (cont.)**

## ***Historic Alameda High School:***

- Temporary retrofitting cannot be completed until staffing has been relocated
- Poses problems with the timeline of the project if facility is still inhabited
- Goal is to have temporary retrofitting in place for the start of the next school year
- Plans are being developed and the bid process will begin in May
- Building will not be habitable after the completion of the temporary retrofitting