

HISTORIC ALAMEDA HIGH SCHOOL COMMUNITY ENGAGEMENT PROJECT

DRAFT REPORT

PRESENTED MAY 28, 2013



Kofman Building - East Wing, Auditorium, and West Wing (Central Avenue)



East Building (corner of Central Avenue and Oak Street)

Prepared by

JEFF CAMBRA, FACILITATOR

TABLE OF CONTENTS

PREFACE	Page 3
I. INTRODUCTION	Page 4
II. STAKEHOLDERS	Page 6
III. HISTORY	Page 13
IV. REHABILITATION COST ESTIMATES	Page 16
EAST BUILDING (former Adult School)	
KOFMAN EAST (former District office)	
KOFMAN WEST (former Alameda Free Library)	
V. COMMUNITY INPUT SUMMARY	Page 24
VI. FACILITATOR COMMENTS	Page 25
VII. APPENDIX	Page 26
EXHIBIT A: QKA Temporary Structure and Egress Mitigation Report April 12, 2012	
EXHIBIT B: WJE Letter of June 25, 2012	
EXHIBIT C: QKA Proposal of April 2, 2013	
EXHIBIT D: ZFA Order of Magnitude Memo - April 19, 2013	
EXHIBIT E: WJE Letter of April 24, 2013	
EXHIBIT F: Counterpoint Construction Service Cost Estimate May 2, 2013	
EXHIBIT G: Parking Lot	

PREFACE

In early March, I was contacted by the Alameda Unified School District to discuss the structure for a community engagement project regarding AUSD facilities. From that initial meeting, it became clear that a District wide all inclusive facilities discussion would be highly detailed, complex, and the amount of information the community would need to digest in order to have meaningful discussions would be overwhelming. I suggested the facilities topic be divided into three subcategories: Historic Alameda High School, the District Administrative Offices, and the 17 campuses covered in the Facilities Assessment Report dated June 4, 2012 prepared by Quattrocchi Kwok Architects. It was decided that this community engagement project be limited to identifying the future uses of the three vacant buildings that made up the major portion of the Historic Alameda High School campus and evaluating the various issues involved with implementing any of those uses. Consequently, this report contains only information directly relating to the future uses of Historic Alameda High School.

While the subject matter of the project was *future uses* of the three buildings, the community used the meetings to voice other concerns unrelated to future uses such as the 2012 move of the District offices, the existence of the debris containment barrier (fence), the belief that these meetings would result in the structures being demolished, the need to upgrade the Kofman Auditorium, past expenditures of bond money, future bonding capacity, and a number of other concerns. All of the comments, concerns, and questions that were not directly related to the future uses of the structures have been documented as part of the video recording and written minutes of each meeting. A supplemental report containing a summary of this information will be prepared and delivered to the District for posting on the website once the information can be organized into categories. As of May 28, 2013, all of the raw data currently exists on the video record of each meeting and in the minutes from each meeting, which are posted on the District's website.

I want to acknowledge the efforts of a number of individuals and organizations that contributed to the quality outcomes the group developed. To my college Alice Lai-Bitker, who described her role as "talking out of all sides of my mouth" and brought the individual voices of the Alameda community members to the table, your ability to express sometimes contradictory points of view and advocate for diverse individual voices was amazing. Thank you! Given the technical nature of the architectural and structural issues raised by the condition of the buildings, it was clear that a technical advisory team would be needed. I want to thank Greg Klein, AIA and Dick Rutter, AIA for sharing their expertise with the community and for their patience in taking the time to educate all of us on the technical aspects of the project.

Members of the community that were not able to attend the project meetings have the opportunity to view videos and read all the content thanks to the efforts of the District staff. Thank you Ed Couver (videographer) Kathleen Haas, Kerri Lonergan, and Karen Faizi (recorders) for your skills and effort in capturing all the valuable information and comments.

Finally, the entire community engagement project would not be possible without the willingness of community members to take the time to participate. From the resident that took the time to send a single email expressing their opinion to the representatives of the Stakeholder Organizations that attended up to five public meetings, each comment, opinion, and question added to the substance of this report and the credibility of the process. I am honored to present *your* report to Alameda Unified School District Board of Directors.

Respectfully submitted

Jeff Cambra, Facilitator

I. INTRODUCTION

The term community engagement has numerous meanings, and as a process, comes in many different forms. In creating the structure for the Historic Alameda High School Community Engagement, a number of shortcomings inherent in certain models needed to be addressed. As the term expressly states, the COMMUNITY needs to be ENGAGED in the subject matter of the project.

A. COMMUNITY

The term community should be defined in the broadest possible terms. It can be considered in geographical terms referring to persons living in a particular area being affected by a particular decision, topical where the subject matter may create interest and affect community members beyond geographical or neighborhood borders, or any other method that includes people affected by the decisions arising from the engagement. The name generally given to affected individuals or groups is stakeholder.

For this project, stakeholders were identified by those community members living in Alameda and the organizations that had a significant interest in the historic buildings. The participating stakeholder groups are listed in Section II. The initial meeting had seven stakeholders. As word got out about the meetings, other groups came forward to participate and later meetings had up to eleven organization stakeholders.

Two stakeholder groups that can be problematic for any public discussion are community members that do not have the time or energy to participate and those that want to remain anonymous. To address the needs of these stakeholders, former Alameda County Supervisor Alice Lai-Bitker joined the facilitation team. Her experience in representing community members as a supervisor and advocating for interests made her the perfect person for this challenging “at large” stakeholder position.

B. ENGAGEMENT

There are many elements that contribute to a meaningful engagement. The cornerstone of a successful public discussion involves notice to the public and affirmative outreach to known stakeholders. In this project, there was extensive publicity distributed by the District and the facilitation team. Additionally, the facilitators went into the community to encourage community participation through a variety of methods including attending meetings, sending comments by email, participating in informal surveys, etc.

At this point, it is important to note that the yardstick for measuring participation is not public attendance at special meetings. People are busy and many times must balance their civic participation with family obligations or work commitments. The participating stakeholders represent the views of hundreds of community members that did not attend meetings. Indeed, the “at large” stakeholder received many emails and the facilitator surveyed the comments on numerous blogs including The Alamedan, Alameda Patch, Blogging Bayport, and others. The use of social media resulted in three initial members of the Alameda High School Alumni Association representing almost 1,000 interested alums that would be affected by the project.

Another aspect of an effective engagement is stakeholder knowledge. It is imperative that all stakeholders agree on the relevant facts so that options and interests can be evaluated and quantified using the same information. At the beginning of this project, there was a \$50M difference between the District’s estimate for rehabilitating the buildings and one of the stakeholder’s estimates for making the buildings usable. Through the continuing discussion between the parties, a number of assumptions were identified and corrected. Statements of fact turned out to be statements of opinion and were either supported or altered. These discussions resulted in defining five levels of intervention and requesting cost estimates on four levels of rehabilitation. The team also agreed that the cost to replace the infrastructure systems needed to be provided as well.

Over the course of five meetings, the stakeholder organizations enjoyed presentations by members of the professional team, brought their own information to the discussion, and asked questions resulting in broadening the common knowledge base and correcting erroneous information.

A final component of meaningful engagement is the opportunity to hear and understand the other interests that exist in the community. In some cases, one stakeholder's interests can be at odds with other stakeholder interests. The goal of engagement should be to attempt to resolve seemingly conflicting positions by identifying solutions that satisfy all stakeholder interests.

This engagement succeeded in harmonizing the apparent competition between the \$30M plus cost to rehabilitate all of the historic structures with the current \$92M cost to repair the existing 17 school sites. Stakeholders AEA and Alameda High School Alumni Association suggested that the historic buildings should be included in the total cost to repair all District facilities and that all facilities repairs be prioritized using a number of factors. All stakeholders agreed that the concept of a prioritized list would be acceptable in allocating financial resources to repairs. Suggestions for factors included safety as a top priority followed by necessary repairs such as leaking roofs or other failing building components. Additional discussion centered around upgrading classrooms to a level that aided the instructor in achieving the goals of educating students. These concepts will need to be better defined when the District begins the facilities discussion later this year.

II. STAKEHOLDERS

ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

P.O. Box 1677,
Alameda CA. 94501
Christopher Buckley, First Vice President
aaps-web@googlegroups.com
510-478-6489

Representatives
Christopher Buckley, First Vice President
cbuckleyAICP@att.net

James Smallman, Corresponding Secretary
smallman_james@hotmail.com

NUMBER OF MEMBERS IN THE ORGANIZATION: 374

MISSION STATEMENT

The Alameda Architectural Preservation Society (AAPS), previously known as the Alameda Victorian Preservation Society (AVPS), was founded in 1972 and incorporated in 1975. The continuing goal of AAPS is to increase public awareness and appreciation of historic architecture in Alameda.

GOALS, OBJECTIVES, AND VALUES OF THE ORGANIZATION

The Alameda Architectural Preservation Society (AAPS), previously known as the Alameda Victorian Preservation Society (AVPS), was founded in 1972 and incorporated in 1975. The continuing goal of AAPS is to increase public awareness and appreciation of historic architecture in Alameda.

SPECIFIC INTEREST(S) IN PARTICIPATING IN THIS PROJECT

To ensure the preservation of Historic Alameda High School

ALAMEDA ASSOCIATION OF REALTORS

2504 Santa Clara Ave, Suite 1
Alameda, CA 94501
Dee Ostrofsky, Association Executive
510.523.7229
staff@AlamedaAOR.org staff@AlamedaAOR.org

Representatives
Anne Debarleben
anne@annedebarteleben.com

Uli Lirosi
ulirosi@hbrinfo.com

NUMBER OF MEMBERS IN THE ORGANIZATION: 263

MISSION STATEMENT:

The Alameda Association of REALTORS® (AAOR) is a trade association to ensure professionalism, protect property rights, and promote the ownership of real property. We seek to serve and be responsive to our members by continuously developing, implementing and promoting programs and services to help the individual REALTOR® be successful.

GOALS, OBJECTIVES, AND VALUES OF THE ORGANIZATION:

AAOR’s goals are to advance our strategic plan, which includes Association Administration, Member Benefits and Revenue Growth. Our vision is to be the Association of Choice for the Real Estate Professional. Our values are: Instill Excellence, Highest level of Professionalism, Encourage Ethics & Integrity, Member Focused

WHAT IS THE ORGANIZATION’S SPECIFIC INTEREST(S) IN PARTICIPATING IN THIS PROJECT?

The decision on the Historic Alameda High School will impact the quality of life for our community. The Alameda Association of REALTORS® is a trade association supporting homeownership interested in the impact on current homeowners as well as future buyers and sellers in our community.

ALAMEDA CITIZENS TASK FORCE

P.O. Box 6413
Alameda, CA 94501
Janet Gibson, Co-Coordinator
mejcgibson@gmail.com

Representatives
Janet Gibson, Co-Coordinator
mejcgibson@gmail.com

Kathy Schumacher
Kathleen.schumacher@gmail.com

NUMBER OF MEMBERS IN THE ORGANIZATION: 78

MISSION STATEMENT:

To protect the quality of life for Alamedans by:

- promoting open government
- advocating physical responsibility
- encouraging community involvement in local government

GOALS, OBJECTIVES, AND VALUES OF THE ORGANIZATION

Our "Motto" is: **Vigilance, Truth and Civility.**
Our goal is to find commonality on issues which affect our community and then to collaborate with other groups and individuals so that public decisions reflect the best interest of the voters and that elected officials are accountable to their constituents. As standard bearers of Sunshine and Open Government, ACT encourages citizen participation. We seek engagement and conversation to discuss and debate issues facing Alameda citizens.

ALAMEDA CIVIC BALLET/ ALAMEDA BALLET ACADEMY (ABA)

1402 Park St
Alameda CA 94501
Abra Rudisill Artistic Director
510-337-1929

Representatives

Abra Rudisill Artistic Director

alamedaballet@sbcglobal.net

Marty Beene Business Manager

martybeene@stanfordalumni.org

NUMBER OF MEMBERS IN THE ORGANIZATION:

ACB BOD 5 members 150 – 200 performers 1800 - 2400 audience members

ABA 250 students 100 parent volunteers 600 – 800 audience members

MISSION STATEMENT:

ACB's mission is to create and present community accessible ballet performances while educating and engaging the community in the performing arts. ABA's mission is to provide dance education to the community in a inspired and self disciplined environment

GOALS, OBJECTIVES, AND VALUES:

Promoting the value of performing arts to engage, educate and enhance the community

WHAT IS THE ORGANIZATION'S SPECIFIC INTEREST(S) IN PARTICIPATING IN THIS PROJECT?

ACB/ABA are concerned about the fate of the Kofman Auditorium and how the decisions about the buildings surrounding it will affect the theater itself. Kofman auditorium is the only theater in Alameda that we can perform in as it is the only venue in Alameda that has a full sized stage which dance requires. It is also the only theater in Alameda that has a fly loft, which is required for our Nutcracker sets.

We have spent 10 yrs building a organization for this community which currently produces 2 SOLD OUT (2400 seats) performances of The Nutcracker. In addition every other year we produce a Spring Repertory Program at Kofman for 1800 AUSD students about the performing arts in conjunction with their art docent programs at a cost of only \$3 per student due to fundraising . We then offer a public performance of that same program to an audience of 6-800 people. In 2009 we produced The Impressionists featuring works inspired by Degas, Monet, Renoir & Toulouse Lautrec, in 2011 10 Bay Area Ethnic Dance Groups joined us to produce United We Dance, Alameda's own mini version of the SF Ethnic Dance Festival. We had Best of the Bay (10 Bay Area professional dance companies represented) scheduled for 2013 but ran into scheduling problems with the theater and have moved it to 2014. Now we are wondering if we can produce it at all because we are worried about the fate of Kofman and the surrounding buildings.

Contracts in the performing arts are often entered into 2-3yrs in advance to secure booking. We do not feel responsible entering into agreements with anyone to produce events if we don't know the fate of the theater or its surrounding buildings so we are now in a holding pattern with any future events outside of Nutcracker.

Kofman Auditorium and it's surrounding buildings could be a gem in this community and could go along way to help revitalize Alameda whether as a part of AUSD or since the city has unfortunately expressed they aren't interested, to a private developer. I say could be a gem because unfortunately Kofman has been woefully mismanaged and ill treated for years. It has been proven to me over and over again that AUSD has no desire or knowledge of how to manage, run or take care of a theater. With respect for those running it now under the leader ship of Robbie Lying, I will say it has improved greatly since my first experience renting the theater in 2002 and we are so thankful for that but it still has a long way to go.

During my 36 year career as a professional ballerina, 20 with Oakland Ballet, I have had the wonderful opportunity to travel all over the world and have performed in every kind of theater imaginable from ornate opera houses, through state of the art college theaters to little high school stages much smaller than Kofman. In that time I have never experienced a theater that is such a mess and treated with such disrespect. I think that Alameda can and should do better. As it is, I personally go in and clean the theater before any of my students arrive. Why? Because I believe that if a student walks into a theater that has been treated with disregard then they are likely to follow suit.

Why is it a mess? I really don't know because so many of the issues are an easy fix. My guess is because it is managed like a gym, a baseball field or a high school classroom. I don't believe AUSD understands the potential of a theater like Kofman and sees it as a burden and is not really interested in running it because they can't figure out to run it profitably. They don't make money off of it because it is ill run and under utilized by paying organizations. If it were properly utilized by paying organizations as the one full sized theater in Alameda then it would make money and there would be money for repairs and upgrades. One reason it is under utilized is the hall itself (audience) is much too huge for most organizations. ACB and Circus for the Arts are the only two organizations that I have seen be able to fill Kofman to capacity outside of high school graduations etc. Alameda really needs a 6-800 seat performing arts theater with a fully functioning stage like many other communities our size have. The other issue with Kofman is the only time you can book it is when AUSD does not need to use it for their own events which are numerous. We are committed to Alameda and have refused to take our organizations performances off the island as other dance schools have done because we want to strengthen this community by keeping our audiences tax dollars in Alameda.

ALAMEDA EDUCATION ASSOCIATION

2027 Clement #B

Alameda, Ca. 94501

aeactanea@sbcglobal.net

Gray Harris will represent the teachers at all school sites, with the exception of Alameda High, until other representative(s) come forward to represent their individual school site(s).

NUMBER OF MEMBERS IN THE ORGANIZATION: 525

MISSION STATEMENT:

The specific and primary purposes are (1) to provide opportunity for continuous study of the problems of education, (2) to advance the general welfare of the teaching profession; (3) to seek means of cooperation and communication between members of the profession and the community; (4) to represent its members in their employment relations with the Alameda Unified School District and to represent its members with regard to all matters relating to the definition of educational objectives, the dissemination of the content of courses in curriculum, the selection of textbooks, and other aspects of the educational program of the Alameda Unified School District to the extent such matters are within the discretion of the governing board of AUSD; (5) to promote professional attitudes and ethical conduct in the profession; (6) to advance the cause of public education.

GOALS, OBJECTIVES, AND VALUES OF THE ORGANIZATION:

See above mission statement

WHAT IS THE ORGANIZATION'S SPECIFIC INTEREST(S) IN PARTICIPATING IN THIS PROJECT?

The teachers and students of Alameda will be directly affected by the future of the HAHS building.

ALAMEDA HIGH SCHOOL ALUMNI ASSOCIATION

3006 Central Avenue

Alameda, California 94501

Representatives

Lisa Dosa, Group Administrator

hempygrl@yahoo.com

Nancy DeRoche, Group Administrator

nancy@galleryderoche.com

NUMBER OF MEMBERS IN THE ORGANIZATION: 801 and growing.

MISSION STATEMENT:

Alameda High School Alumni promotes communication among Alameda High School alumni.

GOALS, OBJECTIVES, AND VALUES OF THE ORGANIZATION

To promote communication among Alameda High School alumni and facilitate notices of interest to that community.

WHAT IS THE ORGANIZATION'S SPECIFIC INTEREST(S) IN PARTICIPATING IN THIS PROJECT?

Alameda High School alumni attended school in these historic buildings. Attending class in these buildings affected our lives in many ways. The buildings symbolize a great pride in our school and our community that we hold in common.

ALAMEDA HIGH SCHOOL PARENTS, TEACHERS, AND STUDENTS ASSOC. (AHS PTSA)

PTSA c/o AHS, 2201 Encinal Avenue
Alameda CA 94501
Veronica R. Hall, President
AHS_Community@yahoo.com
510-337-0930 or 510-301-3028

Representatives

Jillian Saxty, member
jillian@firstflight.com

Aniko Rankine, Reflections Program coordinator,
aarankine@gmail.com

NUMBER OF MEMBERS IN THE ORGANIZATION: 500+

MISSION STATEMENT: Stay Connected. Get Involved.

GENERAL GOALS, OBJECTIVES, AND VALUES

To represent AHS staff, students and families, and support programs and projects financially and with volunteer time that enhances the quality of the educational experience at AHS.

SPECIFIC INTEREST IN THE HAHS COMMUNITY ENGAGEMENT PROJECT

As current parents, (students and staff) at AHS, we have a vested interest in the future of the AHS historic buildings.

ALAMEDA HIGH SCHOOL TEACHERS

2027 Clement #B
Alameda, Ca. 94501
510.521.3034
aeactanea@sbcglobal.net

Representatives

Scott Mathieson
SMathieson@aol.com

Fred Chacon
flchacon@comcast.net

NUMBER OF MEMBERS IN THE ORGANIZATION: 90

MISSION STATEMENT:

The specific and primary purposes are

- (1) to provide opportunity for continuous study of the problems of education,
- (2) to advance the general welfare of the teaching profession;
- (3) to seek means of cooperation and communication between members of the profession and the community;
- (4) to represent its members in their employment relations with the Alameda Unified School District and to represent its members with regard to all matters relating to the definition of educational objectives, the dissemination of the content of courses in curriculum, the selection of textbooks, and other aspects of the educational program of the Alameda Unified School District to the extent such matters are within the discretion of the governing board of AUSD;
- (5) to promote professional attitudes and ethical conduct in the profession;
- (6) to advance the cause of public education.

GOALS, OBJECTIVES, AND VALUES OF THE ORGANIZATION:

See above mission statement

WHAT IS THE ORGANIZATION’S SPECIFIC INTEREST(S) IN PARTICIPATING IN THIS PROJECT?

The teachers and students of Alameda High School will be directly affected by the future of the HAHS building.

AT LARGE REPRESENTATIVE

Alice Lai-Bitker

Alice@aliceandassociates.com

CITY OF ALAMEDA

2253 Santa Clara Ave.

Alameda, CA 94501

Representatives

Mayor Marie Gilmore

Councilwoman Lena Tam

The Mayor confirmed that the City of Alameda does not own the buildings, does not have the money to make any investment in the buildings, and wants to be assured that the buildings and grounds will be maintained.

Councilmember Tam acknowledged the proximity of the buildings to the downtown corridor and that the buildings be maintained.

KOFMAN AUDITORIUM LEGACY COMMITTEE

Edward Kofman

leadingedgealameda@comcast.net

I write this note as an Alameda native, supporter of Alameda schools, and Alameda High School alum, one that values Alameda history, and one whose family name is on the Kofman Auditorium.

Around the mid 1970s there was a proposal to tear down the historic Alameda High School, including the AHS auditorium as part of a project to build a seismically safe high school. A group of community leaders, including

Andy Pagano, Dr. Alice Challen, Gerhard Degemann, Billie Trujillo, my grandfather, Abe Kofman, then the publisher of the Alameda Times Star, and many others were able to facilitate a solution that preserved the historic Alameda High School buildings and allowed for the new high school to be built. As a result of these efforts and others, the Kofman Auditorium was retrofitted and now remains a source of civic pride and valuable community asset. Unfortunately there weren't sufficient funds at that time to also retrofit the two buildings that flank the auditorium.

I am hopeful that a similar approach now, as before, will yield a similar result that the historic buildings will be preserved and the wants and needs of the schools will also be met. Although it hasn't been blatantly stated, unless a viable solution arises, the historic Alameda High School buildings on either side of the auditorium are in jeopardy of being torn down and I don't want to see that happen. In this regard, I support the position of the Alameda Architecture Preservation Society in working toward the preservation of the historic AHS buildings. The process of soliciting community input is a good one and arriving at some real cost numbers that all can agree on to evaluate a range of options is absolutely critical in coming up with the best solution. No doubt, some "outside the box" proposals will emerge from this discussion and I hope they will be given appropriate attention and consideration. I look forward to participating in this process.

III. HISTORY

This timeline was prepared by Michele Ellson publisher of The Alamedan. The facilitators wish to thank The Alamedan for its time and effort in creating this chronology.

1925: Historic Alameda High School is built.

1933: California lawmakers pass the Field Act, which sets earthquake safety standards for schools.

1935-1937: Following passage of the Field Act, plans are made for a structural rehabilitation of the main classroom building. The gym and auditorium are retrofitted, but other parts of the campus are not; since the buildings are all connected, the state department charged with overseeing school construction refuses to certify the work as complete, and the work on the gym and auditorium will later be determined to be inadequate.

1939: A retrofit of the school's science wing is proposed but never carried out.

1948: AUSD contemplates methods for doing expanding onto the former three-acre Porter School site to the south of the high school. At the time, the district is contemplating a third high school campus on Bay Farm Island.

1958-1959: The West Wing of high school, originally constructed in 1902, is rebuilt; a long-range plan document for 1963-1970 notes that it provides "adequate and modern" facilities for fine arts but that the school's science wing is lacking.

1963: The long-range plan for 1963-1970 deems the school's science wing "inadequate for teaching modern science," and recommends a remodel at a cost of \$225,000. The building is remodeled in 1965 to meet fire-life safety standards, but no retrofit work is done.

1967: State lawmakers pass a bill requiring school districts to bring their schools up to Field Act standards by 1983 (rolled back to 1975 the following year). A structural engineering firm examines buildings on the Alameda High campus that don't comply with state seismic requirements and writes a letter calling them "unsafe."

1968: Voters reject the first of several ballot measure to fund the replacement of "unsafe" schools.

1972: Facing a June 1, 1975 deadline for fixing or vacating school buildings that aren't earthquake-safe, a pair of school district committees looks into moving Alameda High onto the 17-acre Wood Middle School campus or onto 25 acres on Bay Farm Island, ultimately recommending the school be moved to Bay Farm, where 40 percent of the school's students are expected to live after the area is developed. A separate committee looks at creating a single, large high school for Alameda but rejects the idea, saying it would be too costly and impactful to do so.

1973: Voters reject a second \$7.9 million bond measure and a complementary funding measure to replace Porter and Haight schools and to build a new Alameda High School on Bay Farm Island.

1974: In a report, a trio of architectural and structural engineering firms recommends the school district replace Alameda High, saying rehabilitation of the old facilities "is not the answer" to meeting the current educational needs of the school's students and that operating and maintaining the existing buildings would be "difficult to justify as a continuing expense." The firms, which determine that three-quarters of the 195,000-square-foot campus is "inadequate" (everything but the West Wing) put the cost of rehabilitating Alameda High at \$7.2

million and rebuilding it at \$7.7 million. Separately, a planning committee set to conduct a feasibility study for the school opts not to take a position on whether the school should be rehabilitated or replaced.

1974: The state loans Alameda \$6.8 million to expand Alameda High School from six to 12 acres and to build 117,000 square feet of new facilities, including classrooms and industrial arts facilities; the school board plans to tear down the old school buildings. But the state loan isn't enough to cover the total cost of the plan, so schools leaders seek a bond. (A later communication from the school district and a news clipping place the loan amount at more than \$8 million.)

1974-1976: Voters again reject a trio of bond measures of "approximately \$5 million" to complete the campus by building a gym and fine arts facilities.

1975-1978: Alameda wins a series of extensions on the 1975 deadline to fix or vacate seismically unsafe buildings on the Alameda High School campus as new facilities are planned for and built; the Alameda Adult School is moved into the former main classroom building.

1977: Alameda voters elect a trio of new school board members who vow to save Old Alameda High School; they cancel a demolition contract approved by board members months earlier and hire a superintendent, Clarence R. Kline, who pledges to save the school. The campus is declared an historic monument by the City Council and is placed on the National Register of Historic Places.

January 1978: Students are moved out of non-earthquake safe buildings and into the newly constructed facilities that line Encinal Avenue.

February 1978: A fact finding committee presents a report on other potential school and community uses for the old buildings.

June 1978: Kline requests and wins another extension on the deadline for determining the fate of the un-retrofitted buildings, to January 1979. Voters again reject a fresh pair of ballot measures designed to fix the school's gym and auditorium, a committee headed by *Alameda Times-Star* publisher Abe Kofman seeks to form a nonprofit to raise money to buy the buildings, which cost the district \$169,690 to maintain over the 1978-1979 school year, according to a news article; the Historic Alameda High School Foundation is formed in 1979 and begins raising money to fix up the auditorium, which it leases from the school district for \$1 a year for the next two decades.

September-October 1978: Kline plans to move the district office into Old Alameda High and looks into options for reopening the gym.

1989: Alameda voters finally pass a \$47.7 million school bond that includes money to retrofit Historic Alameda High School and to build a new gym there; the school district runs out of money before completing all the fixes the bond was supposed to cover, so only the central portion of the campus, which includes the auditorium, is retrofitted. Additional renovations – but not seismic retrofits – are paid for by the nonprofit foundation.

1995: A retrofit of Kofman Auditorium is completed, and the project is certified by the state in 1998, district documents show; the work, which includes insertion of "seismic joints" between the auditorium walls and connected campus buildings, make the auditorium building – which is topped by classrooms – and the Larry Patton Gym safe for student use.

1998: Alameda's Main Library is moved to Historic Alameda High from its old Carnegie Building digs after they are determined to need retrofitting; the library remains at the old school facilities until a new library opens in 2006.

2004: Alameda voters pass the Measure C bond, which promises to fund seismic repairs at Historic Alameda High. The plans are scaled back as construction costs outpace the funding that's available and are ultimately unfunded.

February 2011: School district officials temporarily close Patton Gym, saying they can't find the paperwork that shows it is safe for student use. The closure is prompted by the discovery of unsafe conditions at the Alameda Adult School during a \$1 million paint and window replacement project there. That discovery will lead the district to move the adult school to another campus.

February 2012: In a report, a structural engineer tells schools officials the old high school buildings that haven't been retrofitted are at risk of collapsing during a strong earthquake and recommends fencing and retrofit work.

June 2012: The district releases a report that shows Alameda's schools will need an estimated \$92 million in fixes; it says Alameda High School needs \$20 million worth of work.

August 2012: A fence is erected around the non-retrofitted portions of Alameda High.

January 2013: Administrative offices are moved from Alameda High to a rented building in Marina Village.

IV. REHABILITATION COST ESTIMATES

EAST BUILDING (former Adult School)
KOFMAN EAST (former District office)
KOFMAN WEST (former Alameda Free Library)



A. QUALIFICATIONS TO THE REHABILITATION COST ESTIMATES

In order to provide an accurate estimate of the costs associated with the rehabilitation of the three buildings, architects need to draw up detailed plans, structural engineers must calculate loads, materials testing professionals must determine the strength and integrity of various existing building components. The cost to prepare these exact costs could exceed \$75,000.

Quattrocchi Kwan Architects (QKA) recommended doing a “qualified” cost estimate, which would provide accurate *ranges* of pricing for various levels of rehabilitation without the need to create working drawings and testing the structures. Inherent in the cost estimates are a number of assumptions that are outlined in the Order of Magnitude Construction Cost Estimate contained in the Appendix Exhibit F on page 56 of this report. The rehabilitation cost range estimates are provided to discuss the costs of the various levels of rehabilitation in relation to each other rather than provide exact pricing for a particular level of rehabilitation.

B. EXCLUDED COSTS

The cost estimates do not include what is commonly referred to as tenant improvements. These interior components would differ depending on the type of use. For example, science labs would cost more than general office space. Tenant improvement costs are relatively small in relation to structural and infrastructure costs.

The cost estimates provided in the Order of Magnitude Chart on page 22 do not contain “soft costs.” Soft costs are those expenses relating to obtaining permits, design work, testing, engineering, abatement costs, etc. These costs apply to both structural and non-structural elements and can range from 25 to 30% of the project cost.

C. CALCULATING THE TOTAL REHABILITATION COST

The total rehabilitation cost for each building is divided into three categories: structural upgrade cost, infrastructure costs (non-structural upgrades), and soft costs. Pricing for structural upgrade costs and non-structural (infrastructure) costs are contained in the Order of Magnitude Chart on page 22.

In order to calculate the exact cost for a particular level of rehabilitation, one must select the rehabilitation level from the Order of Magnitude Chart on page 22, pick one of the buildings, add the structural cost, add in the non-structural cost, and then add 25% to 30% of the total of the structural and non-structural costs together to arrive at the total cost. See chart on page 23 for the methodology used to arrive at the highest cost to rehabilitate each of the three buildings to the highest Field Act standard. This example assumes 25% of the structural and non-structural costs for soft costs.

D. FIVE OPTIONS FOR STRUCTURAL UPGRADING

Zero Intervention –

In their letter of April 24, 2013 included as Appendix Exhibit E, page 49, Wiss, Janney, Elstner Associates (WJE), an architectural/engineering firm working on behalf of the Alameda Architectural Preservation Society indicated that, “*if the building is not being used for students during the day, there appears to be no legal requirement for the building to be seismically strengthened.*” Consequently, the District as the option of doing nothing and leaving the buildings vacant. In looking at past history, this has been the default action taken by some past school boards either because bonds did not pass or other bond projects ran over budget.

Under this option, none of the three buildings could be used for any school purpose or District office. The buildings could be used for other purposes, but the fence must remain in place around each building.

Minimal Intervention

Members of WJE and QKA have toured the buildings on several occasions. After their initial inspection in 2012, the WJE team found that, “*the structures in question were designed and built prior to the advent of modern building codes, and in general, do pose more of a threat to occupants and passersby than modern buildings.*” (Letter of June 25, 2012 included as Appendix Exhibit B, page 40). The letter continues, “*The lack of positive connections between the roofs and floors of the structures and the exterior walls is a significant deficiency that can allow the walls to separate from the roofs and floors and fall outward.*”

In its follow up letter after touring the buildings on March 26, 2013, WJE stated, “*roof to wall connections are some of the most vulnerable because of the amplification of seismic forces near the roof due to the effects of higher modes . . .*” and “. . . *we would recommend that if a minimal strengthening scheme is considered, one that ties the roof to the walls would be prudent and relatively low cost strengthening measure.*” Appendix Exhibit E, page 49.

At the present time, most of the second floor (first floor ceiling) perimeter in all of the historic buildings has been secured to the exterior walls. However, the majority of the third floor and roof sections have not been secured to the exterior walls with one exception. The floor and roof sections that abut the exterior wall parallel to Oak Street have been secured. The other areas were not secured as a cost savings measure while the District determined next steps. This is why the containment fence is closer to the structure on the Oak Street side of the East Building. Consequently, there is currently a possibility that sections of the upper floors and roof could separate from the exterior wall during a major seismic event creating the opportunity for portions of the upper wall to fall outward.

Under this option, none of the three buildings could be used for any school purpose or District office. The buildings could be used for other purposes. The fence would still be needed, but it might be able to be moved closer to the buildings.

Collapse Prevention (Limited)

Collapse Prevention shall be defined as the post earthquake damage state in which a structure has damaged components and continues to support gravity loads ***but retains limited margin against collapse***. At this level, the building is less likely to experience a major floor or wall failure but would sustain significant damage. Subsequent after shocks could result in floor and wall failures. This level of rehabilitation provides minimal framing and bracing components. The image of the exterior installation of seismic framing components below is provided to show how the framing functions to support the floors. All framing components would be constructed on the inside of the Historic Alameda High School structures.



Seismic framing components at Wood Middle School (exterior installation)

Under this option, none of the three buildings could be used for any school purpose or District office. The buildings could be used for other purposes. The fence would still be needed, but it might be able to be moved closer to the buildings.

Historic Building Code Standard - (design to 75% of current code forces)

This level of rehabilitation allows for the preservation of qualified historical buildings or structures while providing standards for a minimum level of building performance with the objective of preventing partial or total structural collapse such that the overall risk of life-threatening injury as a result of structural collapse is low. It is possible to use sections of the Historic Building Code to modify the structural requirements of other levels of rehabilitation and reduce rehabilitation costs. In the case of the Field Act (description below), only the Division of State Architects can approve such a modification of the Field Act standard.

Under this option, none of the three buildings could be used for any school purpose or District office. The buildings could be used for other purposes. The fence would still be needed, but it might be able to be moved closer to the buildings.

Life Safety (Basic Safety or California Building Code)

Life Safety means the post earthquake damage state in which significant damage to the structure has occurred **but some margin against either partial or total structural collapse remains**. Some structural elements and components are severely damaged but this has not resulted in large falling debris hazards either inside or outside the building. Injuries may occur during the earthquake. However, the overall risk of life threatening injury as a result of structural damage is expected to be low. Rehabilitation contains additional framing and bracing components beyond Collapse Prevention Standard.

Under this option, none of the three buildings could be used for any school purpose or District office. The buildings could be used for other purposes. The fence would still be needed, but it might be able to be moved closer to the buildings.

Field Act (Enhanced Basic Safety) This rehabilitation standard provides the highest level of seismic upgrade and “safety.” Rehabilitation contains significant framing, bracing, and shear components designed to resist forces approximately 15% greater than the forces outlined under the California Building Code. The Field Act mandates statewide seismic safety standards for schools and requires that all buildings occupied by students meet the Field Act standard.

While the general rule is that all buildings contained on an active school campus must be Field Act compliant, non-school uses in a building located on an active campus that does not comply with the Field Act are possible so long as 1) students and teachers are not permitted to enter the facility; 2) students and teachers are protected from building collapse (fence or other barriers) and; 3) there is a Board of Trustees’ resolution identifying this as a non-student or teacher building including building signs indicating this. According to the Division of State Architecture, a district office that is located on an active school campus must be Field Act compliant.

As noted above, it is unknown exactly how the Historic Building Code could be used to modify the cost estimates for the Field Act level of rehabilitation. However, all members of the professional team agree that the Historic Building Code may be used in specific situations to modify the Field Act standard without compromising the safety of the structure.

Under this option, any of the three buildings could be used for any school purpose or District office. The buildings could also be used for other purposes. The fence could be completely removed.

E. INFRASTRUCTURE COSTS (NON-STRUCTURAL UPGRADES)

These costs include new or significant upgraded mechanical, plumbing, and electrical systems including lighting, data, and fire alarm systems. Exterior improvements include plaster repair, painting, new windows and roof repairs. The Peer Review Team concluded that the infrastructure work must be included in the scope of work on any level of rehabilitation.

F. ADD IN SOFT COSTS

G. COMMENTS FROM PEER REVIEW TEAM MEMBER GREG KLEIN, AIA

I was asked to review and provide a peer review of the scope of work and cost estimates prepared by QKA for 3 levels of renovation and seismic upgrade to the Historic Alameda High School buildings. The scope of work included conceptual structural system upgrades, which in general I found to be a straightforward approach to strengthening the buildings. The estimates for the remainder of the work, including complete renovation of the mechanical, electrical, plumbing systems and new interior finishes was based on observation of the existing condition of the buildings and application of costs for these systems on a price per square foot basis.

Having toured the buildings myself, I concur that the mechanical, electrical, and plumbing systems are in need of complete renovation. I also agree that because of the invasive nature of this work as well as the structural renovations proposed that the interior finishes, which very likely includes asbestos and lead paint, will need to be removed rather than encapsulated.

COMMENTS FROM PEER REVIEW TEAM MEMBER GREG KLEIN, AIA (continued)

Regarding the cost estimates prepared, I compared the costs to other comparable projects and found the cost per square foot for the proposed work to fall in the middle of a range of costs based on other projects from approximately \$250 per square foot to \$450 per square foot for renovation of older buildings to Field Act compliance. The cost for this level of renovation as proposed by QKA and their team was approximately \$350 per square foot. Due to limitations of time and lack of comparable information, I did not compare the non-field act compliant levels of renovation.

ORDER OF MAGNITUDE COST ESTIMATE

Structural and Non-Structural Upgrades to "Non-Field Act" Facilities at Historic Alameda High School

Thursday, May 09, 2013
Quattrocchi Kwok Architects

Below are "Order of Magnitude" estimates to provide structural and non-structural upgrades to the portions of the Historic Alameda High School that do not comply with "Field Act" Standards required for student use. These are the 3-story East Building (Adult Ed) as well as the East (Admin.) and West (Library) Wings of the Kofman Auditorium (exclusive of theater/ lobby section). Structural Upgrades are described in the 4/19/13 upgrade memo by ZFA Structural Engineers and are summarized below.

No Structural Upgrade: Not upgrading the structure has no costs and was not included below. Because of building collapse risk, this option is ill-advised.

Collapse Prevention: Provides added strengthening to mitigate building collapse during seismic events (currently at risk of collapse).

Historic Building Code: Structural upgrade allowing use of the building's existing structure - requires analysis and testing of existing structure. This methodology is designed to follow Chapter 8-7 of the 2010 California Historical Code.

Basic Life Safety: Structural upgrades to provide building performance to most closely match the current California Building Code. Requires analysis and testing of existing structure.
Field Act Standards: Meets Division of the State Architect (DSA) standards required to return all spaces to student use.

Non-Structural Upgrades provide complete renovation of the Non-Field Act facilities as follows:

- New or significantly upgraded mechanical, plumbing and electrical systems including lighting, data and fire alarm systems.
- Exterior envelop upgrades including plaster repair, painting, new windows and roof repairs.
- Accessibility upgrades to meet ADA requirements including ramps, toilet rooms and site improvements adjoining the historic high school.
- All new interior finishes including flooring, walls, ceilings & interior doors/ windows. No change in room configuration included.

NOTE - Non-Structural Upgrades assume complete modernization and renovation, however the scope of upgrades can be reduced to control costs

Building or Wing	Collapse Prevention Minimal Upgrade (student use not allowed)		Historic Building Code - Current Building Code (student use not allowed)		Basic Life Safety - Current Building Code (student use not allowed)		Field Act Standards - DSA for Public Schools (student use is allowed)	
	Low	High	Low	High	Low	High	Low	High
STRUCTURAL UPGRADES								
East Building (Adult Ed)	\$2.11 million	\$2.81 million	\$1.53 million	\$2.03 million	\$2.81 million	\$3.75 million	\$3.09 million	\$4.12 million
East Wing of Kofman (Administration)	\$1.58	\$2.10	\$1.14	\$1.52	\$1.76	\$2.35	\$2.02	\$2.69
West Wing of Kofman (Library)	\$1.46	\$1.94	\$1.13	\$1.51	\$1.65	\$2.20	\$1.73	\$2.31
SUBTOTAL STRUCTURAL UPGRADE COSTS	\$5.14	\$6.86	\$3.80	\$5.07	\$6.23	\$8.30	\$6.84	\$9.12
NON-STRUCTURAL UPGRADES*								
East Building (Adult Ed)	\$7.34 million	\$8.81 million	\$7.34 million	\$8.81 million	\$7.34 million	\$8.81 million	\$7.34 million	\$8.81 million
East Wing of Kofman (Administration)	\$3.61	\$4.33	\$3.61	\$4.33	\$3.61	\$4.33	\$3.61	\$4.33
West Wing of Kofman (Library)	\$4.09	\$4.91	\$4.09	\$4.91	\$4.09	\$4.91	\$4.09	\$4.91
SUBTOTAL NON-STRUCTURAL UPGRADE COSTS	\$15.05	\$18.05	\$15.05	\$18.05	\$15.05	\$18.05	\$15.05	\$18.05
COMBINED TOTALS	\$20.2 million	\$24.9 million	\$18.8 million	\$23.1 million	\$21.3 million	\$26.4 million	\$21.9 million	\$27.2 million

Costs assume public bidding, normal contractor mark-ups and 10% change order contingency. They do not include additional "non-construction" soft costs in the range of 25 to 30%. For further information see 5/02/13 Order of Magnitude Construction Cost Estimate by Counterpoint Construction Services.

*Although the extent of non-structural improvements may vary depending on future use, at this time all estimates assume the same level of non-structural improvement for all levels of structural upgrade.

HIGHEST Cost to Rehabilitate Historic Alameda High School to K-12/District Office Use

<u>Structure</u>	<u>Structural</u>	<u>Infrastructure</u>	<u>Soft Costs</u>	<u>TOTAL</u>
East Building (Adult School 35,000 sq. ft.)	\$4.12M	\$8.81M	\$3.23M	\$16.16M
East Kofman (District Offices 20,000 sq. ft.)	\$2.69M	\$4.33M	\$1.78M	\$ 8.80M
West Kofman (Library 20,000 sq. ft.)	\$2.31M	\$4.91M	\$1.81M	\$ 9.03M
TOTALS	\$9.12M	\$18.05M	\$6.82M	\$33.99M

Figures do not take into account that the Historic Building Code may be used to reduce the cost of rehabilitation by 10% to 20% based on structural testing of each building's components and approval by the Division of State Architecture.

Structural = Reinforces exterior wall connections to floors & roof and adds supports through out each building.
 Infrastructure = removes and replaces all plumbing, electrical, heating, and mechanical systems.
 Soft Costs = architectural and structural engineering work, permits, abatement of hazardous materials, etc.

V. COMMUNITY INPUT SUMMARY

This section attempts to condense and summarize the extensive comments and questions contributed by the community during the public comment section of each meeting. It is limited to input that directly related to future uses.

As noted earlier in this report, the community took the opportunity to comment on actions and events that were not directly related to the future uses of the historic buildings. Others commented on the process itself expressing concerns that the buildings were at risk of demolition and that the announcements for the meetings should state that demolition was a possibility. Those comments are not contained in this report. For those interested in hearing the detailed community member presentations, the video recording of each meeting is posted on the District's website. The same content was captured and transcribed by the meeting recorder. Links to these written minutes are available on the District's website.

By far, the majority of comments expressed in all of the meetings were actually questions soliciting further explanation or clarification of the information being presented or the implications and application of the information to the buildings themselves. Many community member comments reinforced the stakeholder's interest in seeing the buildings rehabilitated and returned to school use. Other members expressed the desire to "save the structures" but were willing to have the buildings used for variety of activities other than educational purposes. These other uses included office space, condominiums, low income housing, charter schools, etc. Finally, a very small minority felt that the buildings had no functional purpose or that the cost to rehabilitate the buildings would be too expensive or take way from other needed repairs at existing school sites.

There were several notable public comments that merit recognition. One of the earliest comments received from an anonymous community member helped define the outer limits of the variety of opinions available for the structures:

My vote is to implode the Historic Alameda High School instead of sinking more money into it. This school district's first priority should be educating children in safe, clean, well stocked schools with state of the art 21st Century learning supplies and equipment, period. It should not be in business to become a historic preservation society.

One commenter believed that as the owner of the buildings, the District held the buildings "in trust" for the community, and that if the District needed the additional space, it should consider paying a small premium to be able to utilize the historic buildings. Another commenter felt that the old buildings simply could not house a state of the art educational facility. Responding speakers cited Harvard and Yale as examples of old buildings that were renovated and supported higher education uses. One member of the community suggested that it was time to consider a one high school model.

The two areas that continued to dominate both the stakeholder discussions and the public comments were "What are the space needs of the District?" and "How much will it cost to rehabilitate the buildings for use?" The second question has been answered. In regards to space needs, the District indicated that the next phase of the facilities study will involve analyzing and projecting both short term and long term future space needs of the District. This information will be essential in understanding how the three historic structures containing a total of 75, 000 square feet of potentially useable space will integrate into the total space needs of the District.

VI FACILITATOR COMMENTS

The objective of this community engagement was to identify stakeholders, develop a common pool of facts that could be used to determine future uses of the Historic Alameda High School non-Field Act compliant buildings, and possibly develop principles that the Board of Education could use in determining where and how these buildings fit into the larger District facilities assessment.

The stakeholders were unable to develop guiding principles beyond the prioritization of repairs between the historic buildings and the other 17 facilities, because they did not know the space needs of the District. The stakeholders recommend to the Board of Trustees that the District begin the process of determining its space needs so it can determine how much of the space contained within the three historic structures could be utilized to satisfy these needs. When the space needs information is available, the District may wish to contact the stakeholders in order to present the space needs information and the specific repairs contained in the Facilities Assessment Report from QKA.

This report is presented to the Board of Education in draft form. All the stakeholders have accepted the suggested five levels of rehabilitation of the buildings and the four cost schemes contained in the Order of Magnitude document prepared by QKA. However, since this report is a summary of the work performed by the stakeholders, it must be circulated to each stakeholder for comment and possible correction prior to being finalized.

Historic Alameda High School Temporary Structural and Egress Mitigation Report

April 12, 2012



Table of Contents

<i>Project Overview</i>	3
<i>Building Description</i>	3
<i>Nonstructural Defficiencies of Egress and Circulation</i>	3
<i>Building Code and Accessibility Requirements</i>	3
<i>Recommendations</i>	3
<i>Cost Estimate</i>	4
<i>Schedule</i>	4

Project Overview

This report provides an evaluation of the non-DSA (Division of the State Architect) approved portions of the Historic Alameda High School. Specifically, this report will identify temporary mitigation measures required to provide a safe environment for the students and staff occupying the adjacent facilities. The attached structural report from ZFA Structural Engineers identifies temporary structural mitigation measures and the attached Site Plan locates barricades to provide a safe zone around the structures. Additional measures the District should take include the relocation of all staff currently occupying the non-approved structures.

Building Description

The unapproved buildings include the East and West Wings of the Central Building. (see attached plan) Additionally, the separate structure identified as "East Wing Adult School" is also unapproved. The center portion of this building has obtained approval from DSA (Appl. No. 55805) and includes the main Lobby, Auditorium and attached old Gymnasium. DSA approval of this Central Building (Lobby, Auditorium and Gymnasium) permits use of this portion of the building by students and teachers.

Nonstructural Deficiencies of Egress and Circulation

The potential for collapse presents a hazard for occupants of the adjacent DSA approved West Wing. The existing means of egress from the second floor of that structure to an exterior stairway must be maintained during and following a seismic event. Diagonal bracing at the bridge and a relocated stairway between the Central Building and the West Wing greatly increases the safe means of egress.

Additionally, a safe egress must be maintained from the occupied portions of the Central Building. The existing covered exterior corridors on the east and west sides of the Auditorium provides that safe path of travel from the points of egress to the public right of way. (See attached Site Plan)

Building Code and Accessibility Requirements

Existing ramps are not affected by the temporary mitigation measures. Revised paths of travel that include modified stairways will be installed per current code and accessibility requirements. Building occupancy loading will be reduced as a result of the closure of the eastern portion of the Central Building. No changes are anticipated to the existing elevator.

Recommendations

Based on the structural analysis by ZFA, these non-DSA approved structures are not safe for occupancy and further pose a threat of collapse to people in the immediate vicinity. It is recommended that the temporary mitigation measures be taken to provide safe egress paths out of the fall zones as well as alternative paths for the adjacent Alameda High School students and staff.

This should not be construed as a long term solution to the inadequacies of the unapproved structures. It is understood that the District has a much larger challenge of what to do with the abandoned and fenced off structures.

Cost Estimate

The attached cost estimates from Counterpoint Construction Services, Inc. includes all mitigation measures described on the Site Plan and described in the structural evaluation from ZFA. It does not include soft costs, fees, inspection, etc. or moving and temporary housing costs. Option 1 assumes extensive added anchorage at the second floors along Central Avenue to reduce the distance and impact of the temporary fencing along that major boulevard. Option 2 eliminates most of the second floor anchors and requires greater separation from the buildings to the temporary fencing along Central Avenue. Essentially, Option 2 assumes a full height collapse of the Central Avenue facades which requires temporary protective fencing at the back side of the existing sidewalk along Central Avenue and Oak Street.

Schedule

Upon approval of the scope of work and award of contract, there is no reason to assume that this work could not easily be constructed during the summer (unoccupied) months. It is our expectation that recognizing the present potentially hazardous conditions, the District will move as quickly as functionally possible to mitigate these existing conditions. Approval for the design team to commence with producing bidding documents for the mitigation measures is needed by April 15th to insure completion by the start of school in the fall of 2012.

Attached Plates

1. Campus Site Plan and Details, March 28, 2012 – Option 1
2. Campus Site Plan and Details, March 28, 2012 – Option 2

Appendices:

Attached documents include:

1. Structural Evaluation from ZFA Structural Engineers, February 7, 2012
2. Cost Study from Counterpoint Construction Services, Inc., March 28, 2012, Revision 2 (Option 1)
3. Cost Study from Counterpoint Construction Services, Inc., April 3, 2012, Revision 4 (Option 2)



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To: Robbie Lyng
Company Name: **ALAMEDA UNIFIED SCHOOL DISTRICT**
From: Chris Warner
Date: February 7, 2012
Regarding: Historic Alameda High School
Project: 11130.20

SUMMARY

ZFA has completed a structural evaluation of the East (current AUSD administration offices) and West (vacant library) Wings, and the Science Building (adult school) of the Historic Alameda High School (HAHS). This review has identified building deficiencies that have the potential to lead to collapse of these buildings during a large earthquake.

These three buildings were built around 1924 along with the Patton Gym and the Auditorium. Shortly after completion, the state of California passed the Field Act in 1933, following the Long Beach earthquake. During that earthquake approximately 70 schools were destroyed and 120 schools were severely damaged. This Act required that school buildings receive approval through the State of California in order for the students to use the buildings, along with more stringent design and construction requirements. To bring HAHS into compliance with the Field Act, a set of retrofit drawings was produced which consisted of structural plans for all of the buildings in 1935. It included extensive retrofit of the concrete shearwalls and structural connections. However, only the gym and approximately 80% of the Auditorium was completed. Subsequent laws mandated that by 1976, school districts throughout the state must remove students from existing buildings which were not Field Act compliant. This prompted the Alameda Unified School District to build the West Wing in 1957 and new classroom and administration building on campus in 1975. In 1995, the Auditorium retrofit construction was completed and seismic joints were created on each side of the auditorium lobby but the proposed retrofit of the other three buildings was again removed from the project. This project was certified by DSA in 1998. As a result of this work, the Patton Gym and the Auditorium, including the lobby, can be considered to conform to the Field Act and are approved for student use. Finally, in 2005, retrofit designs were started but not completed for the vacant library, keeping only the exterior walls, with an entirely new vertical and lateral system inside. Overall, mostly non-structural modifications have occurred to these buildings while in use. While the language in Measure C, the bond passed in 2004,



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Included seismic retrofit of the East and West wings, this project was ultimately unfunded. Essentially, these buildings remain structurally unchanged from their original construction.

ZFA used the recently created DSA procedure 08-03 evaluation form for analysis of these three buildings. This procedure was developed by DSA for the evaluation of the most vulnerable school buildings to assist the districts with a pathway to claim Proposition 1D funding. ZFA was one of two consultants hired by the Division of State Architect to assist in the development of this document. The purpose of the review was to capture critical structural deficiencies in buildings which have the potential to cause collapse of the structure during a large seismic event. The review of HAHS indicates there are several deficiencies that are common to all three buildings. These deficiencies are:

- Inadequate wall anchorage
- Unblocked diaphragm spans
- Inadequate reinforcing steel in some concrete walls
- Wall opening ratios are deficient
- Concrete column bar splices are deficient
- Unknown shear transfer from the diaphragms to the wall.

Multiple engineering reports over several decades have outlined these same significant structural deficiencies in the buildings. Multistory concrete buildings with wood roofs and floors are among the most vulnerable to earthquakes. We consider the lack of adequate wall anchorage to be the most critical deficiency. The lack of proper anchorage from heavy concrete walls to light wood diaphragms has led to collapse of buildings during large seismic events. During the Northridge Earthquake, buildings designed under the code in place experienced wall to floor anchorage failures. Actual motions recorded in buildings with flexible diaphragms show that the ground acceleration may be increased by a factor of 3 on the anchors. The original and current anchors are spaced approximately 7 ½ feet on center and do not have positive attachment to the floor or roof framing. In fact, the original retrofit drawings in 1938 had required a significant structural modification of the concrete wall to floor/roof anchors. Unfortunately, this appears to not have been completed in the buildings in question. The remediation of this deficiency has been a part of every seismic retrofit proposed for these structures. Several cities in California have passed ordinances requiring upgrading of this deficiency if other significant construction or modification occurs to the building. The other deficiencies noted have the potential to cause collapse and would trigger potential structural retrofits but we feel they are not as critical as the anchor deficiency.

The USGS (United States Geological Survey) has recently released a seismic activity forecast called the Uniform California Earthquake Rupture Forecast (UCERF). Per the information released in this forecast there is a 63% probability of a magnitude 6.7 or greater earthquake in the bay area in the next 30 years



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and more specifically, a 31% probability on the Hayward Fault. The USGS considers a moderate earthquake to be from magnitude 5.0 to 6.0, a large earthquake to be 6.0 to 7.0, and a major earthquake to be 7.0 to 8.0. For further reference, the Loma Prieta earthquake that struck the Santa Cruz Mountains in 1989 was magnitude 6.9. Although over 50 miles to the north, the ground acceleration in Alameda was approximately 0.2g (measured as a percentage of gravity) which according to the Mercalli scale causes strong perceived shaking with light potential for structural damage. We have attached two figures at the end of this memo produced by the Association of Bay Area Governments (ABAG) produced from their report "On Shaky Ground". Figure 1 models the ground shaking that Alameda likely felt during the Loma Prieta quake and is consistent with the statement above. Figure 2 shows that the expected level of shaking during a magnitude 6.9 quake on the Hayward Fault. As you can see, the site will likely experience significant shaking much greater than with the Loma Prieta earthquake. It is likely that these buildings have not experienced strong ground shaking capable of significant structural damage during their existence.

The Structural Engineers Association of California Existing Building Committee has provided some guidance on appropriate terminology when discussing existing buildings. The seismic forces generated by an earthquake are considered rare events and are unlikely to happen in any short term time frame. A building could be termed "dangerous" if it has a significant potential of collapse under loads that could occur during a relatively short time frame. This would include the normal loads of the buildings' self-weight, the normal occupancy loads, or typical wind forces. This does not include damage caused by a seismic event. Using these definitions, we would not classify these buildings as "dangerous". However, we do feel that these buildings are potentially hazardous due the deficiencies identified in the reports.

A first step to retrofit would be a temporary abatement of the hazardous conditions by providing barricades around these three buildings to protect students and school staff from harm if one of the buildings did collapse during a seismic event. This barricade would consist of steel driven members with substantial chain link fencing installed around the buildings. This would be placed beyond the potential fall zone of the concrete walls. Additionally, we would propose some minimum level of anchorage to tie the walls to the floor and roofs along some portions of the buildings. Along with this approach some form of temporary structures would need to be constructed to withstand falling debris as students used the exits on the east and west side of the Auditorium. It is our understanding that as part of the DSA approval of the Auditorium, there was confirmation that if the East or West Wing fell onto the Auditorium, it would support this additional loading without causing a failure.

We believe that a timely comprehensive retrofit of these buildings is necessary based on their age and construction type. This retrofit would mostly likely take the form of added concrete shearwalls and/or braced frames, new wall to floor/roof anchorages, and a strengthening of the floor and roof diaphragms.



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Based on these buildings' history of structural reports, numerous proposed retrofits and the noted deficiencies, we believe the district should make the seismic retrofit of these buildings a high priority. If you have any questions or concerns please contact myself or Robin Wendler at 707-526-0992.



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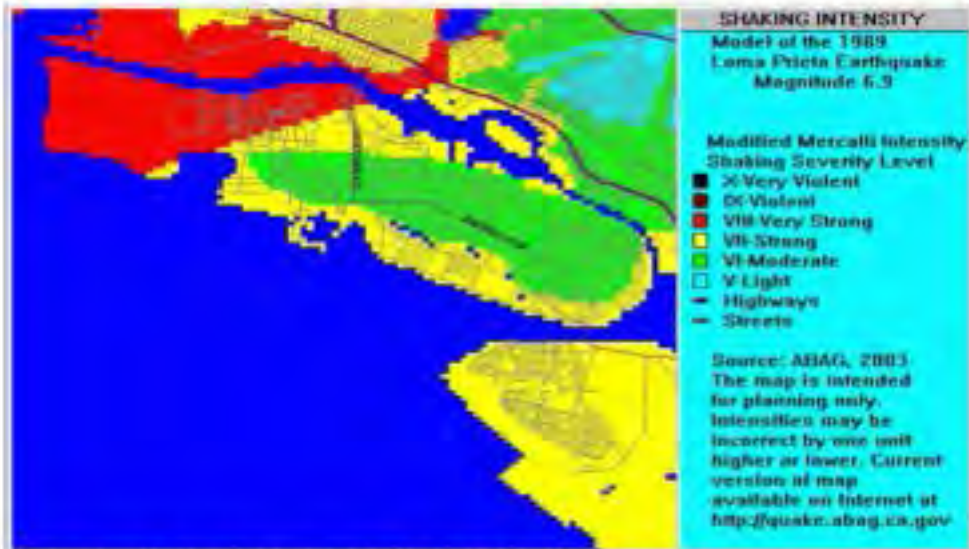


Figure 1- Shaking Intensity Modeled After the Loma Prieta Earthquake



Figure 2- Shaking Intensity Forecast Based on 6.9 Earthquake on the Hayward Fault

Alameda Historic High School
 Structural Bracing Scheme
 Cost Study

Option 1

March 28, 2012 - REVISION 2

INCLUDES SECOND FLOOR AND ROOF/ Perimeter Fencing / Braces / Stair Relocation

Description	Quantity	Unit	Rate	Totals
Access to Work				
Demo Existing Hard Ceiling X 4' Wide				
Below Roof Structure	900	LF	3.2	\$2,880
Below Second Floor	780	LF	3.2	\$2,496
Debris Boxes	10	EA	750	\$7,500
Remedial Work at Roof/Second Floor				
Drill & Epoxy HD Bolts	630	EA	28	\$17,640
Install 5/8" X 24" Rods	630	EA	15	\$9,450
Install HDuS at Existing Joist	630	EA	35	\$22,050
4X blocking at Perpend Bays	3100	BF	2.25	\$6,975
Remove Roofing for Nailing	4800	SF	2	\$9,600
Nailing through Roof Ply	1700	LF	1	\$1,700
Allow Man Lift	4	Wk	1500	\$6,000
Restoration Work				
Patch Roofing	4800	SF	7.5	\$36,000
Restore Hard Ceiling Framing	6720	SF	3.5	\$23,520
Restore Hard Ceiling Gyp	6720	SF	2.75	\$18,480
Paint	6720	SF	1.85	\$12,432
Fencing (2,100 l.f.)				
Drill Holes 90 Hours (Pilot Hole)	360	EA	65	\$23,400
Haul off Spoils	250	CY	28	\$7,000
W6 Steel (GI) Posts X 14' long	360	EA	125	\$45,000
Timber Lagging 4X12 PTDF	16800	BF	5.5	\$92,400
Full Perimeter Steel Angle	2100	LF	2.75	\$5,775
Chain Link Fabric	12600	SF	3.25	\$40,950
Bracing at Bridge				
5" Diameter Steel Pipe Braces	2	EA	8000	\$16,000
Footing / Deadmen for Brace	5	CY	550	\$2,750
Relocate Steel Stairs				
Allow Demolition / Prep	1	LS	6500	\$6,500
Allow Foundations	12	CY	550	\$6,600
Allow Relocation/Connection	1	LS	45000	\$45,000
Allow New Paint / Sand Blast	1	LS	3500	\$3,500
Subtotal				\$471,598

Alameda Historic High School
 Structural Bracing Scheme
 Cost Study

March 28, 2012 - REVISION 2

INCLUDES SECOND FLOOR AND ROOF/ Perimeter Fencing / Braces / Stair Relocation

Description	Quantity	Unit Rate	Totals
General Conditions (two month)	9.00%		\$42,444
Contractor's Bonds & Insurance	2.00%		\$10,281
Contractor's Fee	10.00%		\$52,432
Contingency	15.00%		\$86,513
Total Predicted Hard Cost			\$663,268

Specific Exclusions:

- Hazardous Materials Abatement
- Relocation of Ducts, Pipe or Conduits
- Handling Insulation
- Work while Building is Occupied
- Change Order Contingency (10% of Bid)
- Overtime
- Acceleration
- Soft Costs Including
 - Design Fees
 - DTSC Fees
 - DSA Fees
 - CDE Fees
 - Geotechnical Work
 - CM Fees
 - Plan reproduction
 - Bidding Costs
 - CEQA Process Fees

Alameda Historic High School
 Structural Bracing Scheme
 Cost Study

Option 2

April 3, 2012 - Revision 4 - OPTION 2 Scenario

INCLUDES SECOND FLOOR AND ROOF/ Perimeter Fencing / Braces / Stair Relocation

Description	Quantity	Unit	Rate	Totals
Notes: OPTION 2 ESTIMATE ONLY				
Floor to Wall Anchor Condition	1004	LF		
Roof to Wall Anchor Condition	290	LF		
Total Fencing As Indicated	1650	LF		

Floor and Roof To Wall Anchor Work:

Access to Interstitial Space

Demo Existing Hard Ceiling X 4' Wide

Below Roof Structure	290	LF	3.2	\$928
Below Second Floor	1004	LF	3.2	\$3,213
Debris Boxes	8	EA	750	\$6,000

Remedial Work at Roof/Second Floor:

Drill & Epoxy HD Bolts 3/2" oc	775	EA	28	\$21,700
Install 5/8" X 24" Rods	775	EA	15	\$11,625
Install HDu5 at Existing Joist	775	EA	35	\$27,125
4X blocking at Perpend Bays	4992	BF	2.25	\$11,232
Remove Roofing for Nailing	290	SF	2	\$580
Nailing through Roof Ply	290	LF	1	\$290
Allow Man Lift	3	Wk	1500	\$4,500

Restoration Work

Patch Roofing	580	SF	7.5	\$4,350
Restore Hard Ceiling Framing	5176	SF	3.5	\$18,116
Restore Hard Ceiling Gyp	5176	SF	2.75	\$14,234
Paint	5176	SF	1.85	\$9,576

Fencing (1,650 L.F.)

Drill Holes 90 Hours (Pilot Hole)	208	EA	65	\$13,520
Haul off Spoils	145	CY	28	\$4,060
W6 Steel (GI) Posts X 14' long	208	EA	125	\$26,000
Timber Lagging 4X12 PTDF	13200	BF	5.5	\$72,600
Full Perimeter Steel Angle	1650	LF	2.75	\$4,538
Chain Link Fabric	9900	SF	3.25	\$32,175

Bracing at Bridge

5" Diameter Steel Pipe Braces	2	EA	8000	\$16,000
Footing / Deadmen for Brace	5	CY	550	\$2,750

Relocate Steel Stairs

Alameda Historic High School
 Structural Bracing Scheme
 Cost Study

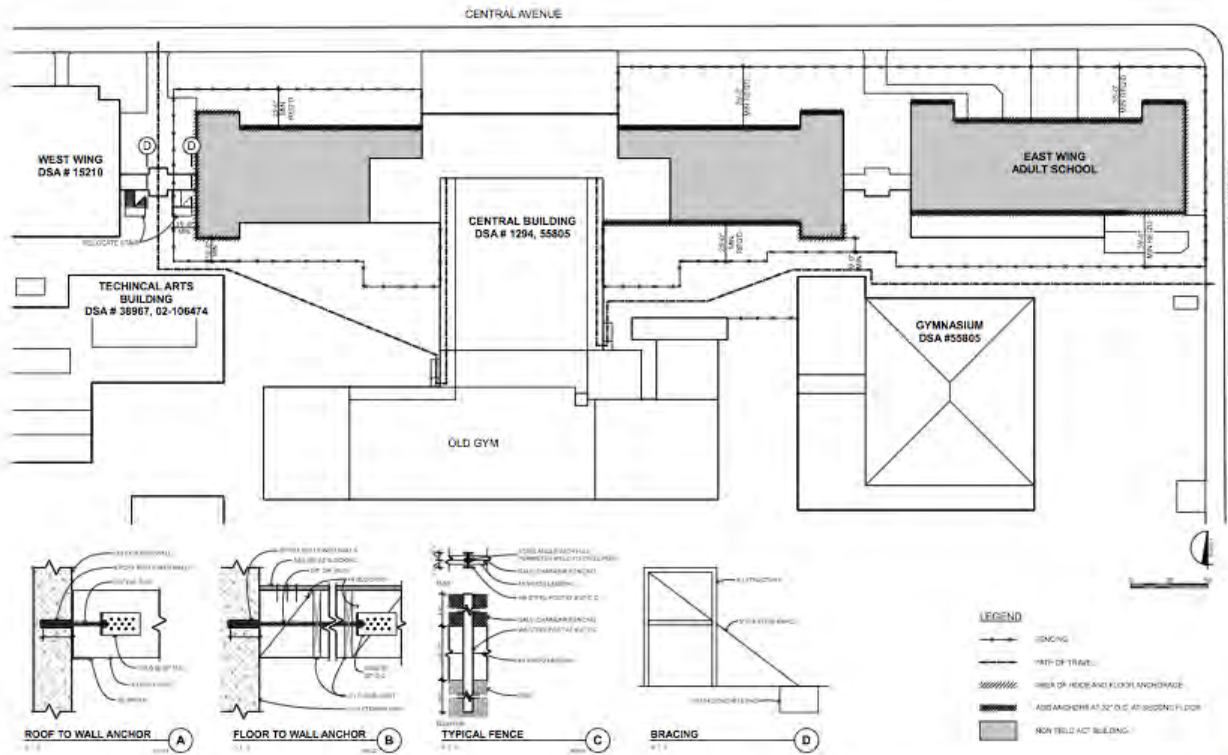
April 3, 2012 - Revision 4 - OPTION 2 Scenario

INCLUDES SECOND FLOOR AND ROOF/ Perimeter Fencing / Braces / Stair Relocation

Description	Quantity	Unit	Rate	Totals
Allow Demolition / Prep	1	LS	6500	\$6,500
Allow Foundations	12	CY	550	\$6,600
Allow Relocation/Connection	1	LS	45000	\$45,000
Allow New Paint / Sand Blast	1	LS	3500	\$3,500
Subtotal				\$366,711
General Conditions (two month)	9.00%			\$33,004
Contractor's Bonds & Insurance	2.00%			\$7,994
Contractor's Fee	10.00%			\$40,771
Contingency	15.00%			\$67,272
Total Predicted Hard Cost				\$515,752

Specific Exclusions: If required, the following items could lead to significant increase.

- Hazardous Materials Abatement
- Relocation of Ducts, Pipe or Conduits
- Handling Insulation
- Work while Building is Occupied
- Change Order Contingency (10% of Bid)
- Overtime
- Acceleration
- Soft Costs Including
 - Design Fees
 - DTSC Fees
 - DSA Fees
 - CDE Fees
 - Geotechnical Work
 - CM Fees
 - Plan reproduction
 - Bidding Costs
 - CEQA Process Fees

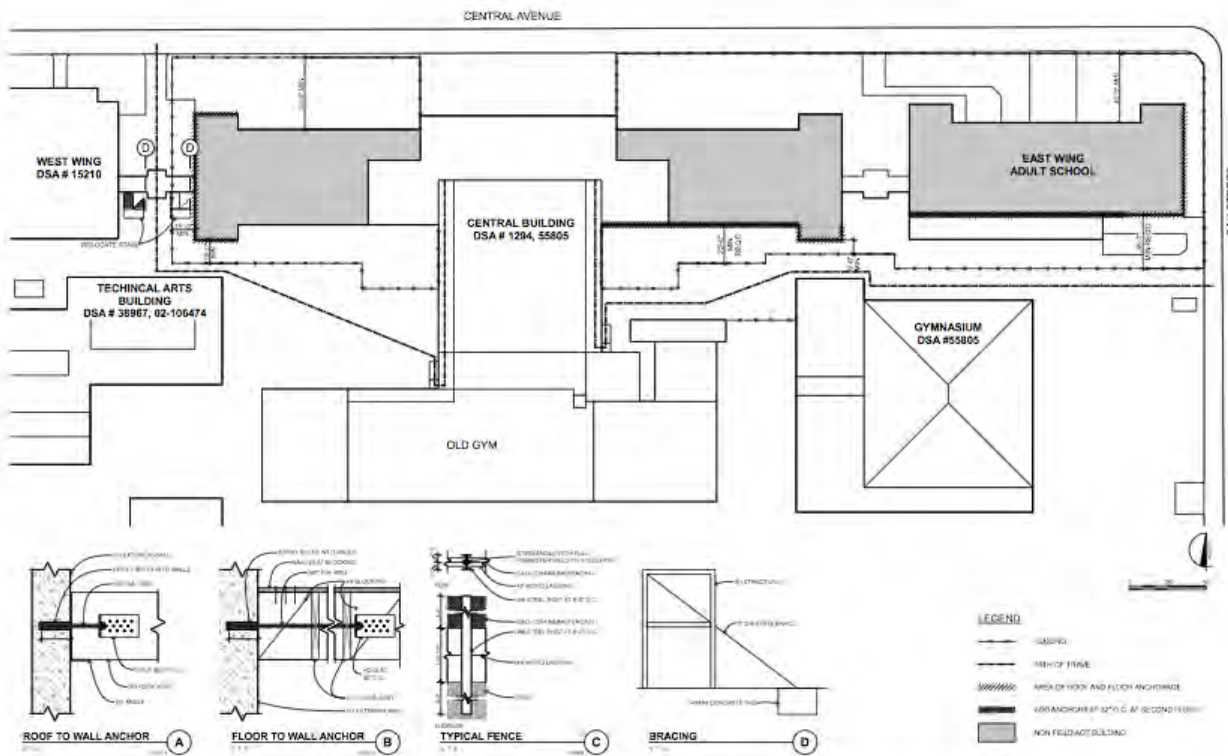


CAMPUS SITE PLAN

ALAMEDA HIGH SCHOOL STRUCTURAL AND EGRESS MITIGATION

OPTION 1

ALAMEDA UNIFIED SCHOOL DISTRICT



CAMPUS SITE PLAN

ALAMEDA HIGH SCHOOL STRUCTURAL AND EGRESS MITIGATION

OPTION 2

ALAMEDA UNIFIED SCHOOL DISTRICT





Wiss, Janney, Elstner Associates, Inc.
 2000 Powell Street, Suite 1650
 Emeryville, California 94608
 510.428.2907 tel | 510.428.0456 fax
 www.wje.com

Via US Postal Service and Email

June 25, 2012

Mr. Christopher Buckley
 AICP City Planning Consulting
 1017 San Antonio Avenue
 Alameda, California 94501

Re: Alameda High School
 WJE No. 2012.2982

Dear Mr. Buckley:

Wiss, Janney, Elstner Associates, Inc. (WJE) was asked to visit the historic Alameda High School, review the proposed temporary work, and provide our opinion regarding the necessity of the various elements of the work. This letter documents our current findings, based on this brief review.

Background

Alameda High School was built in 1925 and is operated by the Alameda Unified School District (AUSD). The original school consists of a large two- and three-story complex, consisting of five essentially independent structures. We understand that the typical construction consists of wood-framed roofs and floors, and reinforced concrete exterior walls. Circa 1991, due to concerns regarding the seismic safety of the building, the far east structure was essentially decommissioned so that it no longer served as a school for K-12 students, and was repurposed as an adult education facility. Similarly, the west wing of the center structure, which had served as the school's library, was also decommissioned and effectively abandoned. The east wing of the center structure was also decommissioned as a classroom wing, and is currently used to house administrative personnel. The center portion of the center structure (or the "main building") was seismically upgraded to meet the Field Act requirements, and K-12 students still use this building. Recently, a window repair project in the adult education building revealed a number of concrete spalls and corroded reinforcing in some of the concrete wall elements. This discovery led to a reexamination of the compliance of the various buildings on the campus with respect to the Field Act. In particular, although the main building was upgraded to meet the Field Act, several exits for the building discharge students adjacent the non-upgraded portions of the complex. AUSD has retained ZFA Structural Engineers and Quattrocchi Kwok Architects (QKA) to evaluate the hazard associated with this issue.

Site Visit and Observations

On June 22, 2012, Gary Searer and Alan Dreyfuss from WJE had the opportunity to visit the building and observe conditions firsthand. We also were able to talk with Chief Business Officer Robert Shemwell and Robbie Lyng, Director of Maintenance, Operations and Facilities for AUSD. Mr. Shemwell and Mr. Lyng described the proposed alterations and allowed us to review the associated architectural and structural plans that are currently being bid out. The current project consists of the addition of floor-to-wall and roof-to-wall anchorages to address the risk associated with out-of-plane failure of the walls during a major earthquake and the addition of steel braced frames at exit stairs. Further, ZFA has recommended

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the addition of fencing around the library, administration, and adult education school, with the intent to protect students by keeping them a safe distance away from the buildings in the event of a collapse. With respect to the spalls and corroded reinforcing steel, these conditions occur at a number of areas. The concrete in these areas did not appear to be well consolidated and honeycombing and rock pockets were observed in the concrete at a number of areas. In some areas, the reinforcing steel appeared to lack the usual concrete cover that protects the reinforcing from corrosion.

Discussion

In general, the adult education building suffers from significant deferred maintenance. Similar distress, including spalls and corroding reinforcing, is likely present in the other portions of the complex. The spalls and corrosion are caused by poor quality construction that appears to be largely localized at the areas of distress. Failure to address this distress in a timely manner will result in increased damage and increased repair costs.

Although all buildings pose a risk in a large earthquake, and although there is no such thing as an "earthquake-proof" building, the structures in question were designed and built prior to the advent of modern building codes, and in general, do pose more of a threat to occupants and passersby than more modern buildings. The lack of a positive connection between the roofs and floors of the structures and the exterior walls is a significant deficiency that can allow the walls to separate from the roofs and floors and fall outward. We note, however, that ZFA appears to be addressing this issue via the addition of floor-to-wall and roof-to-wall anchorages. It is important to recognize that the anchorages are typical of anchorages that have been installed on countless other upgrade projects for buildings that lack positive anchorage at floor-to-wall and roof-to-wall locations. Thus, these anchorages should be expected to remain as part of any larger voluntary seismic upgrade that may be implemented in the future. We recommend that ZFA ensure that these anchorages are designed with current code forces in mind so that additional anchorages are not required in the future, or that the proposed anchorages are spaced so as to facilitate the addition of anchorages in the future if necessary. The anchorages that ZFA has proposed appear to be intended to address the most severe seismic deficiency of the structures, thus substantially reducing the potential seismic hazard posed by the buildings.

With respect to the recent decision to vacate the adult education building and the east wing of the center building (i.e., the administration building), we believe that this decision should be reconsidered. By adding anchorages between the walls and the floors and roofs of these structures, the seismic hazard posed by these two structures will be significantly reduced. Although we understand the need to fence off these buildings to keep K-12 students away from these buildings, we believe that the fence could be redesigned so as to prevent K-12 students from entering these spaces but still allow these two buildings to remain occupied. It is important to note that the fence need only keep students a reasonable distance away from the non-Field-Act-compliant structures. Given that the new anchorages should preclude the walls from falling outward in rigid body rotation, a reasonable K-12 student "exclusion zone" of, say, 10 feet should be sufficient to preclude students from being hit with smaller debris that might fall or be dislodged from the buildings in a large earthquake. Likewise, the fence does not need to be an 8-foot tall industrial chain-link fence as current envisioned by QKA; instead, the fence height could be significantly reduced and made more aesthetically appealing without significantly reducing its ability to discourage students from entering the exclusion zone. Completely abandoning the buildings and enclosing them with a tall industrial chain-link fence will only serve to make the buildings appear more unsafe than they actually are, promote the impression that the buildings are blighted, and increase the likelihood that the buildings

will be demolished. For these reasons, we strongly recommend that the decision to completely vacate the buildings and fence them off with an industrial chain-link fence be reconsidered.

Conclusions

Although the addition of floor-to-wall and roof-to-wall anchorages will be disruptive to some of the historic finishes in these structures, these anchorages will address the most significant seismic deficiency associated with these structures and should significantly reduce their associated potential seismic hazard. The fence that surrounds these structures need not be so disruptive and aesthetically objectionable so as to preclude maintaining the current non-K-12 occupancy of these structures. We strongly recommend that the decision to completely vacate the buildings and fence them off with an industrial chain-link fence be reconsidered.

Please do not hesitate to contact us with any questions.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Gary R. Searer, SE #4450
Associate Principal



Alan R. Dreyfuss, AIA
Associate Principal and Project Manager



QUATTROCCHI KWOK
ARCHITECTS

2 April 2013

Robert Shemwell,
Chief Business Officer
Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501

RE: Historic Alameda High School, Cost Estimating Services

Dear Robert;

We are pleased to provide this proposal for schematic construction cost estimating of the Historic Alameda High School buildings using the structural design criteria as described below. Without detailed construction documents, these estimates are conceptual in nature using the best available information at this time. All cost estimates assume the same level of interior finish which is to bring all interior spaces up to basic educational facilities standards.

Non-Structural Improvements:

- Mechanical/Plumbing Systems – The renovation will include a complete replacement of the outdated steam boiler heating system as well as new plumbing systems and fixtures. All systems will be designed to meet current California Building Code, Title 24 Energy requirements and ADA accessibility requirements.
- Electrical Systems – New power and data infrastructure will be included, as will new lighting and signal systems. Base line improvements will be included in the scope of work with infrastructure for additional upgrades as AUSD may require in the future.
- Building Envelope Improvements – New doors and windows are included to meet current ADA and energy efficiency requirements. Additionally, improvements are anticipated to the exterior building envelope to provide energy efficient, water tight healthy buildings.

636 Fifth St.
Santa Rosa, CA
95404
P: 707.576.0829
F: 707.576.0295
A California
Corporation

www.qka.com

Structurally, the performance levels are as follows:

- Collapse Prevention Level – Does not meet current code requirements, but offers increased safety during major seismic events. Perimeter fencing setback from buildings may be reduced.
- Life Safety Level – Meets current minimum California Building Code (CBC) requirements. Acceptable for commercial use, but not for student or teacher occupancy. Perimeter fencing required.
- Field Act Performance Level - For student or teacher use. Perimeter fencing not required.

We proposed to provide these services on a fixed fee basis, for \$15,500. Upon receipt of your approval we are prepared to begin this work immediately. It should take approximately 10 days to complete. I know you are out of the office for the remainder of this week, but assuming we receive approval the beginning of next week, the estimate could be complete in time for the April 25th Outreach meeting. Neil Bohn, our cost estimator, will be on vacation during the last half of May, in case the dates slide to that point.

Thank you for the opportunity to work with the Alameda Unified School District. If you approve this Agreement, please return a signed copy to us.

Sincerely,



Stan Clark, AIA

Please sign below to accept this proposal:

Robert Shemwell, AUSD CBO

Date

ZFA STRUCTURAL ENGINEERS

1212 fourth street | suite z | santa rosa ca 95404 | 707.526.0992 | zfa.com

MEMO

To: Stan Clark
 Company Name: **QUATTROCCHI KWOK ARCHITECTS**
 From: Chris Warner
 Date: April 19, 2013
 Regarding: Historic Alameda High School Order of Magnitude Estimate
 Project: 13164

To help facilitate future decisions to the Historic Alameda High School, ZFA has prepared the following estimates of likely work for different levels of retrofit. The levels include, Collapse Prevention, Basic Life Safety and DSA Field Act status. These were the levels developed in conjunction with discussions with the school district. These levels are based on ASCE 41- Seismic Retrofit for Existing Buildings and the design information can be summarized in the following table.

Objective Level	Target Performance (ASCE/CBC)	EQ Hazard (percentage/ # years)	Rehabilitation Objective (ASCE 41)
DSA/Field Act	S-2,S-4	10%/50 yr and 2%/50 yr	Enhanced Basic Safety
Life Safety	S-3,S-5	10%/50 yr and 2%/50 yr	Basic Safety
Collapse Prevention	S-5	10%/50 yr	Limited

Based on the above criteria, we believe that at the Field Act level, the structural rehabilitation may consist of:

- New parapet bracing at the roof at approximately 8'0" on center.
- New braced frames per the attached sketches.
- New steel chords and collectors will need to be provided for the new frames.
- Provide shear transfer to new collectors through new wood blocking.
- Provide additional anchorage at 32" oc including areas where previously anchored.
- New ply over roof, upper floor ceiling, second floor, and third floor (adult school).
- If the existing mechanical and electrical systems are saved, extensive anchorage and bracing of those systems will be required.
- If the existing non-bearing wall framing is left as is, additional wall anchorage should be assumed.

We believe the following will be required at the Life Safety Level:

- New parapet bracing at the roof at approximately 8'0" on center.
- New braced frames per the attached sketch.
- New steel chords and collectors will need to be provided for the new frames.
- Provide shear transfer to new collectors through new wood blocking.
- Provide additional anchorage at 32" oc including areas where previously anchored.
- New ply over roof, upper floor ceiling, second floor, and third floor (adult school).

W:\2013\13164 Historic Alameda High School Structural Cost Estimating Assistance\Correspondence\Order of Magnitude Memo.docx

- If the existing mechanical systems are saved, some anchorage and bracing of those systems will likely be required.

At the collapse potential level the following items will be required:

- Braced frames will be needed as shown in the attached sketch.
- New steel chords and collectors will need to be provided for the new frames.
- Provide shear transfer to new collectors at approximately half the number of connections as required for Life Safety Level.
- New plywood overlay at the second, third (adult school) and ceiling.
- Anchorage will be required at 32" oc for areas not previously anchored.

For the full extent of the items listed above, please see the attached sketches for schematic structural items to assist with the pricing.

Disclaimer: The analysis performed by ZFA consisted of limited engineering calculations to determine the deficiencies and repairs to the buildings for this "order of magnitude" estimate. Our analysis is based primarily on the West wing, which is essentially identical to the East wing, and similar to the Adult School in the types of repairs required. A full review will certainly reveal other deficiencies that exist in these buildings which are not contained within this review. No attempt was made to perform specific foundation designs. We have also assumed that no soil remedial measures will be required nor significantly deteriorated concrete, wood or steel elements exist.

AND 3RD, CEILING BLW ROOF:

PLYWOOD OVERLAY
ON EXISTING SHEATHING,
STAPLED DOWN

ASSUME EXISTING
WALL ACCEPTABLE

FLIR/RF WALL ANCHORAGE;
HOLD DOWN W/ EPoxy
ANCHOR @ 33% WHERE
NOT ALREADY INSTALLED
PER HAZARD
MITIGATION
PROSET

COLLECTORS
W/ WOOD BLKS
@ 33% TYPICAL

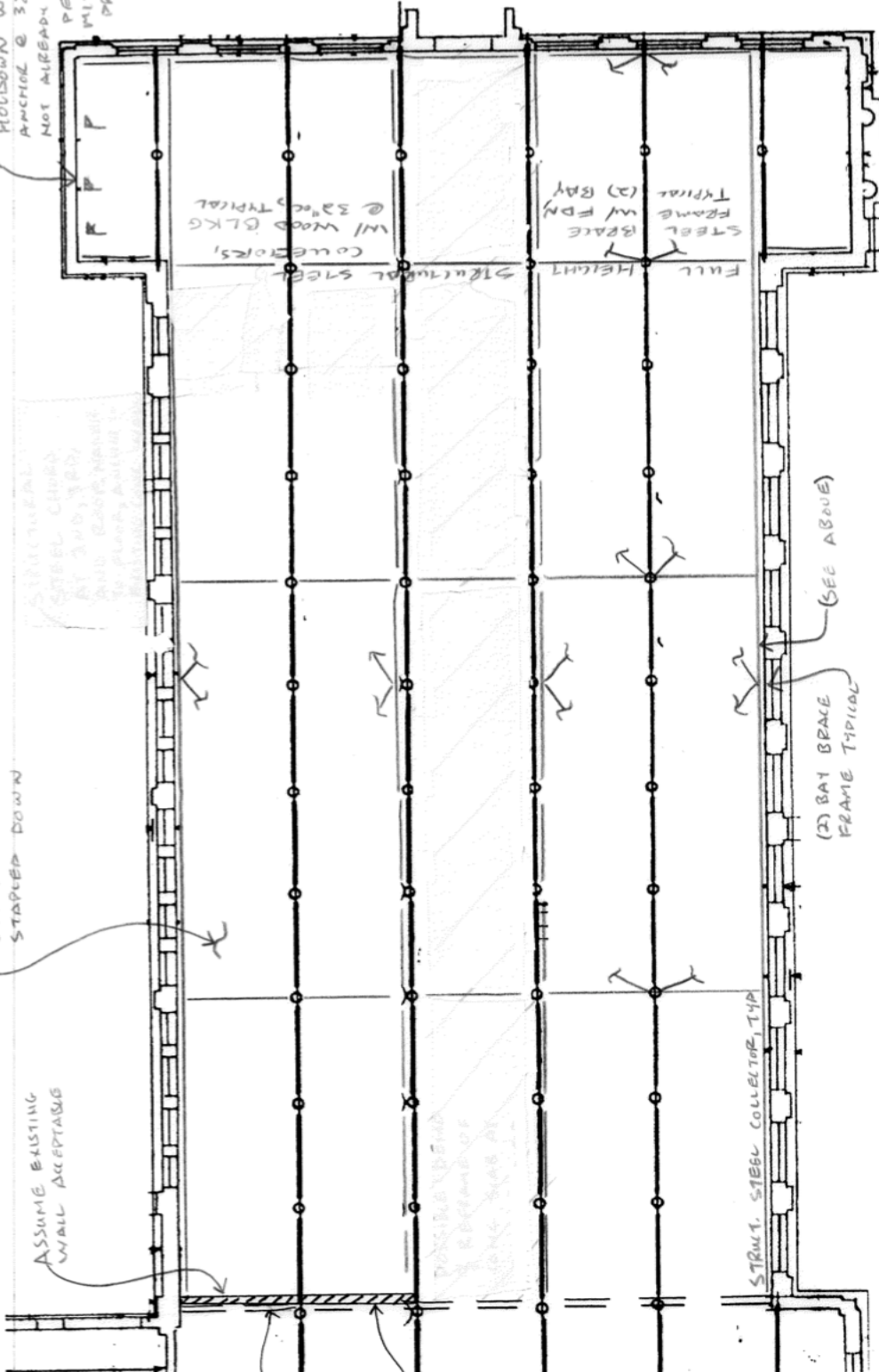
FULL
HEIGHT
STEEL
BRACE
FRAME W/ FDN
TYPICAL
(2) BAY

(2) BAY BRACE
FRAME TYPICAL
(SEE ABOVE)

STRUCTURAL
STEEL CORNERS
AT 2ND, 3RD
AND 4TH FLOOR
TO BE REINFORCED
WITH STEEL CORNERS

POSSIBLE DEMO
REPLACEMENT
CONC. SLAB AT
CORNER

STRUCT. STEEL COLLECTOR, TYP



NORTH

COLLAPSE
PREVENTION (CP)

WEST WING - FLOOR PLAN
OTHER WINGS SIMILAR

PARADET BRACING @ 8'0" MAX
AT ROOF W/ STEEL 1/2"
POST-INSTALLED CONC ANCHORS,
TYPICAL

2ND, 3RD, CEILING BLOW ROOF:
PLYWOOD OVERLAY
ON EXISTING SHEATHING,
STAPLED DOWN

ADDITIONAL BEAM BAY CHIEF
FOR FIELD ACT SHOWN
DASHED, TYPICAL

ASSUME EXISTING
WALL ACCEPTABLE

COLLECTORS
W/ CONT LVD
BLKS, TYPICAL

EXISTING
SEISMIC
JOINT

EXISTING
CONCRETE
SHEAR
WALL

POSSIBLE DEMO
& REFRAME OF
CONC SLAB AT
2ND & 3RD FLOOR

STEEL BRACE
FRAME W/ FDN
TYPICAL, (2) BAY
NORTH-SOUTH

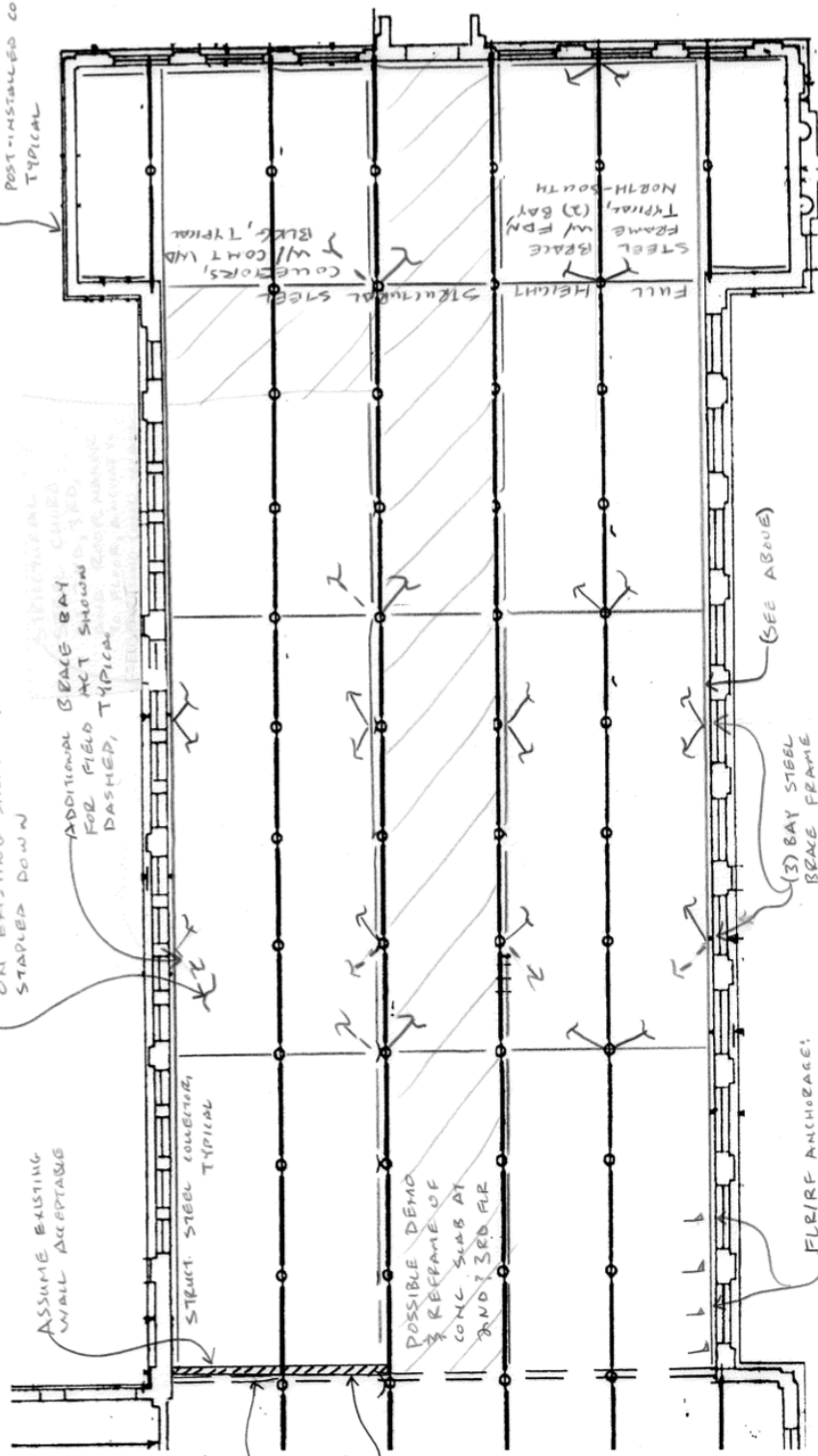
(SEE ABOVE)

FLOOR ANCHORAGE:
HOLDOWN W/ EPDMY
ANCHOR @ 33" OC
NORTH, SOUTH, 1/2"
EAST WALLS AT
2ND, 3RD, 1/2" RF,
TYPICAL IN ADDITION
TO THOSE ALREADY INSTALLED
AT HAZARD MITIGATION PROJECT

FIELD ACT (DSA)
AND
BASIC SAFETY ORBITIVE (BSO)

WEST WING - FLOOR PLAN
OTHER WINGS SIMILAR

NORTH





Wiss, Janney, Elstner Associates, Inc.
 2000 Powell Street, Suite 1650
 Emeryville, California 94608
 510.428.2907 tel | 510.428.0456 fax
 www.wje.com

Via Email

April 24, 2013

Mr. Robbie Lyng
 Director of MOF
 Alameda School District
 Maintenance, Facilities and Operations
 2060 Challenger Drive
 Alameda, CA 94501

Re: Historic Alameda High School
 Review of ZFA Proposed Scopes of Strengthening
 WJE No. 2013.1616

Dear Mr. Lyng:

Per your request, Wiss, Janney, Elstner Associates, Inc. (WJE) has briefly reviewed the April 19, 2013 Order of Magnitude Estimate developed by ZFA Structural Engineers. The following briefly summarizes our thoughts regarding the proposed strengthening measures.

Background

Alameda High School was built in 1925 and is operated by the Alameda Unified School District (AUSD). The original school consists of a large two- and three-story complex, consisting of five essentially independent structures. Based on our observations during two different site visits, the typical construction consists of wood-framed roofs and floors, and reinforced concrete exterior walls. Circa 1991, due to concerns regarding the seismic safety of the building, the far eastern structure was essentially decommissioned so that it no longer served as a school for K-12 students, and was repurposed as an adult education facility. Similarly, the west wing of the center structure, which had served as the school's library, was also decommissioned and effectively abandoned. The east wing of the center structure was also decommissioned as a classroom wing, and is currently used to house administrative personnel. The center portion of the center structure (or the "main building") was seismically upgraded to meet the Field Act requirements, and K-12 students still use this building. Recently, a window repair project in the adult education building revealed a number of concrete spalls and corroded reinforcing in some of the concrete wall elements. This discovery led to a reexamination of the compliance of the various buildings on the campus with respect to the Field Act. In particular, although the main building was upgraded to meet the Field Act, several exits for the building discharge students adjacent the non-upgraded portions of the complex.

AUSD retained ZFA Structural Engineers (ZFA) and Quattrocchi Kwok Architects (QKA) to evaluate the hazard associated with this issue. On May 16, 2012, ZFA produced a set of drawings containing limited seismic strengthening measures that have since been implemented. On March 26, 2013, WJE met with AUSD and QKA (with ZFA participating via phone) to discuss AUSD's perceived need to further strengthen the structure. On April 19, 2013, ZFA issued a memo documenting three different seismic upgrade options available to AUSD. On April 22, 2013, ZFA's memo was provided to WJE and we were asked to provide review comments by April 24, 2013.

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Summary of ZFA's Proposed Structural Strengthening Schemes

ZFA has proposed three different levels of strengthening:

1. DSA/Field Act;
2. Life Safety; and
3. Collapse Prevention.

ZFA states that they propose to look to ASCE 41, *Seismic Rehabilitation of Existing Buildings*, for seismic upgrade criteria for each of these three schemes.

ZFA's schematic plans do not contain column lines. To facilitate discussion, WJE has added column lines to ZFA's plans, as shown in the figure below.

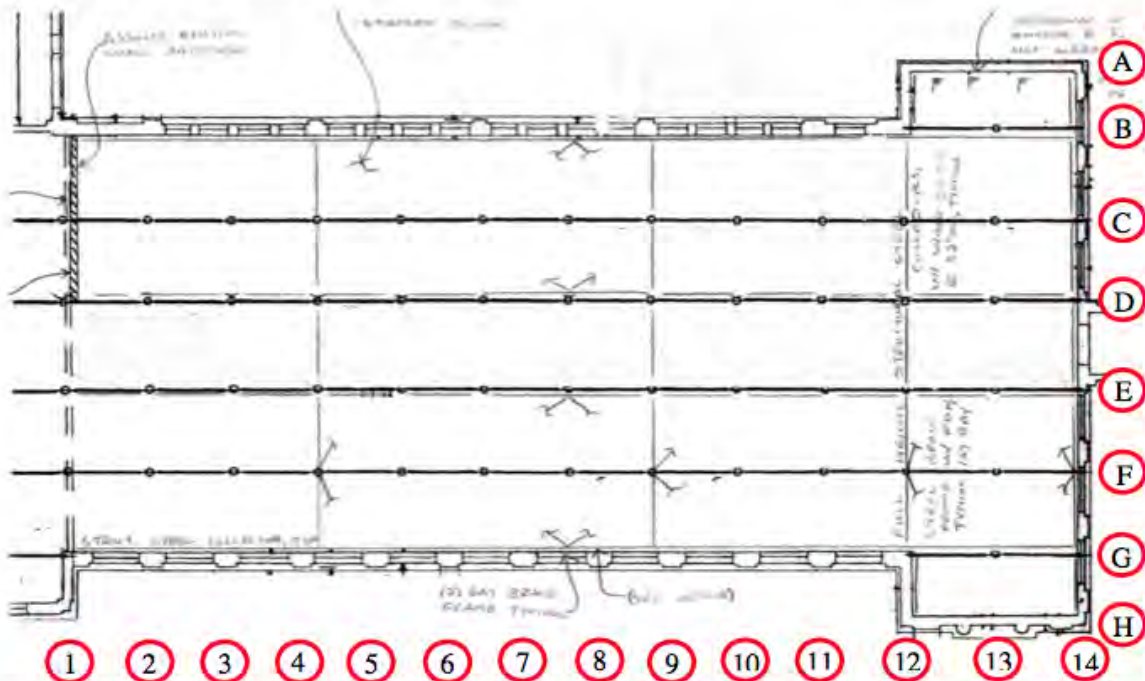


Figure 1: Plan view of the west wing. Column lines have been added to facilitate discussion.

DSA/Field Act

This is the highest level of intervention. According to ZFA, the following structural improvements would likely be required:

- New parapet bracing at the roof at approximately 8'0" on center.
- New braced frames. ZFA shows braced frames being added on Line B (four bays), Line D (four bays), Line E (four bays), Line G (four bays), Line 4 (four bays), Line 9 (four bays), Line 12 (four bays), and Line 14 (two bays) on all three floors.

- New steel chords and collectors will need to be provided for the new frames. ZFA shows chords and collectors being added on Lines B, D, E, G, 4, 9, 12, and 14 on all three floors.
- New shear transfer details to new collectors through new wood blocking.
- Additional roof-to-wall and floor-to-wall anchors at 32 inches on center, including areas where previously anchored.
- New plywood overlay on roof, upper floor ceiling, second floor, and third floor.
- New foundations for the new braced frames.
- Demolition and reconstruction of the concrete floor framing (second and third floor corridors).
- If the existing mechanical and electrical systems are saved, extensive anchorage and bracing of those systems will be required.
- If the existing non-bearing wall framing is left as is, additional wall anchorage will be required.

Life Safety

This is a slightly lower level of intervention. According to ZFA, the following structural improvements would be required:

- New parapet bracing at the roof at approximately 8'0" on center.
- New braced frames. ZFA shows braced frames being added on Line B (three bays), Line D (three bays), Line E (three bays), Line G (three bays), Line 4 (three bays), Line 9 (three bays), Line 12 (three bays), and Line 14 (two bays) on all three floors.
- New steel chords and collectors. ZFA shows chords and collectors being added on Lines B, D, E, G, 4, 9, 12, and 14 on all three floors.
- New shear transfer details to new collectors through new wood blocking.
- Additional roof-to-wall and floor-to-wall anchors at 32 inches on center, including areas where previously anchored.
- New plywood overlay on roof, upper floor ceiling, second floor, and third floor.
- New foundations for the new braced frames.
- Demolition and reconstruction of the concrete floor framing (second and third floor corridors).
- If the existing mechanical systems are saved, some anchorage and bracing of those systems will likely be required.

Collapse Prevention

According to ZFA, this is the lowest level of intervention. According to ZFA, the following structural improvements would be required:

- New braced frames. ZFA shows braced frames being added on Line B (two bays), Line D (two bays), Line E (two bays), Line G (two bays), Line 4 (two bays), Line 9 (two bays), Line 12 (two bays), and Line 14 (two bays) on all three floors.
- New steel chords and collectors. ZFA shows chords and collectors being added on Lines B, D, E, G, 4, 9, 12, and 14 on all three floors.
- New shear transfer details to new collectors at approximately half the number of connections as required for Life Safety Level.
- New plywood overlay at the second floor, third floor, and ceiling below roof.
- Anchorage at 32 inches on center for areas not previously anchored.
- New foundations for the new braced frames.

Discussion of ZFA's Proposed Structural Strengthening Schemes

After reviewing ZFA's proposed strengthening schemes, WJE has the following comments. It is important to recognize that WJE was not provided with ZFA's calculations, which were characterized as "limited". Despite this impediment, we have attempted to review their proposed strengthening schemes based on our experience with such structures.

General Comments Regarding ZFA's Approach

Based on our review, ZFA appears to be discounting the contribution of the existing structure toward the building's global seismic resistance. ZFA's drawings appear to be adding a completely new seismic force resisting system rather than taking advantage of existing strengths. We believe that the scope and extent of ZFA's proposed schemes could be reduced, possibly dramatically, if the strengths of the existing system were taken into account.

ZFA has proposed using ASCE 41 to evaluate and design the upgrades for the High School. ASCE 41 is a well-known methodology for evaluating and strengthening existing structures; however, in our opinion it is not a suitable document for historic buildings because it neglects to account for preservation-related priorities associated with historic buildings. Moreover, the procedures in ASCE 41 are also well known for containing provisions that may result in counterintuitive, uneconomical, and unnecessary strengthening, even in non-historic structures. In a relatively recent survey conducted by the Structural Engineers Association of Northern California, approximately 70 percent of surveyed engineers admitted to modifying or ignoring specific provisions of ASCE 41. Furthermore, a full 74 percent of engineers surveyed felt that ASCE 41 needs to be calibrated with the new construction provisions of the building code. And when it comes to the various analysis options covered by ASCE 41, 64 percent of the engineers surveyed believe that the linear procedures (linear static and linear dynamic) produce results that are "too conservative" (i.e., leading to excessive upgrades), and that the various analysis methods provided by ASCE 41 do not yield consistent results.

While use of ASCE 41 may be a tempting idea because it is well-known, we would caution against using it for the reasons expressed above. A better option would be to use the *California Historical Building Code*, which is intended to encourage the preservation of qualified historical buildings and grants engineers broad discretion in evaluating and assessing existing structural elements. The CHBC specifically permits and encourages the strengths of the existing structural systems to be taken into account.

Zero Intervention Option Not Offered by ZFA

During our meeting on March 26, 2013, WJE pointed out that, *if the building is not being used for students during the day*, there appears to be no legal requirement for the building to be seismically strengthened. We pointed out that there are hundreds if not thousands of occupied buildings in Alameda and Oakland that pose a greater potential hazard in the event of strong ground movement than the High School. Unlike unreinforced masonry structures, which on average pose a substantially higher seismic risk, the State Legislature has not required buildings with rigid reinforced concrete walls and flexible diaphragms such as the High School to be posted as potentially seismically unsafe, much less seismically retrofitted. Moreover, the High School has already demonstrated its ability to resist moderate ground motions during the 1989 Loma Prieta earthquake, apparently without being significantly damaged. Furthermore, the voluntary strengthening measures that were recently implemented have improved the expected seismic performance. Therefore, we suggested during the March 26, 2013 meeting that an

option without any further structural upgrades should be considered. The structure could still be used, but not for K-12 students during the day. We continue to believe that this option should be considered by AUSD if the budget cannot accommodate any of the strengthening measures proposed by ZFA.

Minimal Intervention Option Not Offered by ZFA

While ZFA has proposed “Collapse Prevention” as the minimum level of intervention, we would suggest that if seismic strengthening must be implemented, there may be lower levels of strengthening that could be considered. For example, many building owners, including the US Department of State, will often consider an approach that gives the greatest improvement to the structure for a relatively small amount of financial resources. An approach like this, which for example may eliminate a large portion of the risk for 10 to 20 percent of the cost of “full upgrade”, could be considered.

After reviewing ZFA’s recently provided May 16, 2012 partial seismic strengthening plans, the method chosen by ZFA to partially retrofit the structure appears to be unusual in our experience. For example, at most locations, the floor-to-wall connections were strengthened but roof-to-wall connections were not. Since roof-to-wall connections tend to be some of the most vulnerable because of the amplification of seismic forces near the roof due to the effects of higher modes, we would have expected ZFA to improve these connections.

Since these roof-to-wall connections are some of the most vulnerable, we would recommend that if a minimal strengthening scheme is considered, one that ties the roof to the walls would be a prudent and relatively low cost strengthening measure. By tying the roof to the walls, the risk of the most common type of failure of this kind of structure (i.e., out-of-plane) would be markedly reduced. Similar to the zero-intervention option above, we believe that a minimal intervention option should also be considered by AUSD if their budget cannot accommodate any of the strengthening measures proposed by ZFA.

Review of ZFA’s Collapse Prevention Design

For their collapse prevention design, which is based on an earthquake with a 475-year return period, ZFA is proposing what appears to be an inordinately large number of braced frame bays on each floor -- eight bays in the longitudinal direction and eight bays in the transverse direction. We do not see the need for that many braced bays to meet a minimal collapse prevention design, and we reiterate that this solution appears to neglect the contribution to collapse prevention provided by the existing structural system.

For example, in the longitudinal direction, Lines A and B already have a total of three bays of concrete walls, and Line H already has two bays of concrete walls. While the walls are not detailed per the requirements for new construction in the current building code, we would not anticipate that these walls would fail in-plane to the point of collapse during a 475-year earthquake. Similarly, given the aspect ratio of the building, we do not believe that the building diaphragms are so weak that longitudinal interior lines of resistance need to be added on Lines D and E.

For a collapse prevention scheme, we do believe that adding two bays of bracing along Line G, near Lines 3 or 4 would be prudent so that the north elevation of the building is “sandwiched” between two stiff lateral force resisting elements.

Similarly, in the transverse direction, we are dubious that four lines of resistance need to be added for a collapse prevention scheme. Given that there is already a wall at Line 1, and given that there are two bays

of solid walls on Line 11 that sandwich the building, we would propose adding a single two-bay line of resistance along Line 6 or 7, and another two bays of braced frame along Line 14, for a total of four bays of bracing rather than eight in the transverse direction.

With fewer new braced frames, collectors and shear transfer details would only be required along Lines G, 6, and 13. Two relatively short collectors could be added along Line B if calculations showed that they were required. The number of foundation elements would also be reduced if the total number of braced frames could be reduced from 16 bays to six.

Based on our observations during our most recent site visit, the floor diaphragms are diagonally sheathed with finished wood flooring. Table A1-D of the *International Existing Building Code* gives a strength value of 1,800 pounds per foot for assemblies like this – approximately equivalent to a heavily nailed modern floor diaphragm constructed with plywood. Thus, it is difficult for us to understand ZFA's recommendation to add a plywood overlay on the second and third floors. It once again appears to be an attempt to swap out old for new rather than crediting the existing system with its expected capacity.

We do concur that the existing straight sheathing on the roof is unlikely to be able to resist imposed shear demands, so a plywood overlay on the roof diaphragm would appear prudent for a collapse prevention scheme. However, we suspect that ZFA's proposal to add the plywood to the underside of the ceiling joists is likely more expensive and more difficult than adding it to the top surface of the roof.

For a collapse prevention scheme, we also concur with the idea of adding roof-to-wall and floor-to-wall anchors where none were previously provided.

Review of Life Safety and DSA Designs

Both the Life Safety design and the DSA design consider an earthquake with a 475-year return period and an earthquake with a 2475-year return period. In general, there appears to be very little difference between these two designs, so we will address them together.

The Life Safety and the DSA schemes each require a very large number of bays of braces. The Life Safety scheme requires 23 bays of braces and the DSA scheme requires a staggering 30 bays of braces for just the west wing of the structure. We have a very difficult time believing that so many braces are required. We doubt that even a new school with the same seismic weight as this building would require as many bays of braces as are being proposed. If the number of bays of bracing can be reduced (and we see no reason why it couldn't be), then the number of chords and collectors can be reduced, as can the number of new foundation elements.

Like the discussion of the Collapse Prevention scheme above, we do not believe that the existing floor diaphragms with diagonal sheathing and finished wood floors need plywood overlays, and we doubt very strongly that the concrete slab in the central corridor would need to be demolished and rebuilt, as ZFA alludes to in the second figure in their memo.

Like the Collapse Prevention scheme, we concur that the top level diaphragm needs to have a plywood overlay, although we don't believe that both the roof and the third floor ceiling need to have plywood sheathing added.

We also question why roof-to-wall anchors and floor-to-wall anchors must be added at all locations on all floors, particularly in areas that have already been strengthened. Certainly for a Life Safety or DSA upgrade scheme, anchors should be added in areas where they have not been added already, but ZFA's proposal to add new anchors everywhere at the same spacing everywhere appears to lack finesse. As we have stated, the out-of-plane wall accelerations will be highest at the roof, so it is not clear that third floor anchors would require double the capacity of the roof anchors. Similarly, the anchor forces at the second floor should be markedly reduced, and it seems unlikely that additional anchors would be needed beyond those that were recently added.

Finally, we don't see a need for parapet bracing, as these parapets are reinforced concrete, not unreinforced masonry.

Conclusions

Although we were not provided with ZFA's calculations, the designs proposed by ZFA for all proposed levels of intervention appear to be excessive and appear to have assumed that all existing portions of the structural system have no ability to contribute to lateral resistance. Given that ZFA's proposed strengthening measures are so extensive, a zero-intervention option should be presented to AUSD, as should a minimal intervention option. These two schemes would provide AUSD with options in the event that they are unable to raise the money to seismically strengthen the High School as proposed by ZFA. If one of ZFA's concepts is selected for implementation, we recommend that a critical peer review be performed to verify that ZFA is properly crediting the ability of the existing structural elements to contribute to the lateral resistance of the building and that ZFA is designing the minimum work required to achieve the performance goal selected.

Please do not hesitate to contact us with any questions.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Gwennyth R. Searer, SE #4450
Associate Principal



Alan R. Dreyfuss, AIA
Associate Principal and Project Manager





HISTORIC ALAMEDA HIGH SCHOOL

Structural and Non-Structural Upgrades

Order of Magnitude Construction Cost Estimate

May 2, 2013

Prepared for:

Quattrocchi Kwok Architects
636 Fifth Street
Santa Rosa, CA 95404

**Historic Alameda High School
Seismic and Non-Structural Upgrade
Order of Magnitude Estimate
May 2, 2013
Page 2**

May 2, 2013

Mark Quattrocchi
Quattrocchi Kwok Architects
636 Fifth Street
Santa Rosa, CA 95404

Reference: Historic Alameda High School
Structural and Non-Structural Upgrades

Subject: Order of Magnitude Construction Cost Estimate

Dear Mark,

Thank you for the opportunity to provide you with this cost estimate for the above referenced project. The estimate is broken up into several sections as follows:

The Narrative portion which lists:

- The information used in preparing the estimate
- The estimate qualifications and assumptions
- The exclusions to the estimate
- The preface to the estimate which outlines our methodology

The Estimate portion, which contains:

- The Project Summary (which summarizes the estimate items in the estimate)
- The Estimate Detail (which lists the line items and unit prices by CSI for the estimate)

Sincerely,

Counterpoint Construction Services, Inc.



Neil Bohn - President

ITEMS USED IN PREPARING THE ESTIMATE

- Rough Sketch Structural Upgrade plans for
 - Collapse Prevention Scheme.
 - Historical Building Code Scheme.
 - Basic Safety Objective Scheme
 - Field Act (DSA) Scheme
- Previous Construction Drawings dated March 1991 that contain measurable plans and elevations.

GENERAL ESTIMATE QUALIFICATIONS

- The project is located in Alameda, CA.
- The estimate was priced using prevailing wage rates.
- The estimate is based on a Concept Only. It is not expected to be utilized to predict the actual cost of a specific future design, at time of bid or contract award. It is intended to provide a reasonable range of costs for the various yet to be designed structural schemes.
- The non-Structural portion is loosely based upon the Old Napa High School Renovation project, and the original unit rates used are escalated by 28% in order to approach the cost in "today's dollars". The rate of 28% is predicated upon the CSI Inflation Rate calculator available in the Bureau of Labor Statistics Web Site.
- Construction duration, start date and contingencies are not specifically addressed in that the estimate is intended to provide an order of magnitude cost in today's dollars.
- The project is assumed to be constructed in one continuous phase.
- Work areas are to be unoccupied during construction.
- Work hours assumed, are 8 hours per day, 40 hours per week. Premiums for overtime or weekend work are not included in this estimate.

ITEMS SPECIFICALLY EXCLUDED FROM THE ESTIMATE

- Additional Soft Costs in the range of 25 to 30% of hard construction costs. These costs include architectural, engineering, permits, testing and inspection fees.
- Utility (sewer, water, power) connection fees.
- Premiums for overtime work.
- Offsite work.
- Unforeseen soils mitigation measures including, but not limited to, importing of engineered fill.
- Non-structural masonry veneer.
- Photovoltaic systems or infrastructure.
- High performance design criteria such as USGBC, LEED Certification.

PREFACE TO ESTIMATE

The estimate hereunder has been compiled from purely conceptual / preliminary documentation. Only the specific line items that appear on the cost estimate summary page and detail sheets is included in the cost estimate.

The user is cautioned that changes in the scope of the project or the documents after the estimate has been submitted can cause cost changes and the cost estimator should be notified for appropriate addenda to be issued to the estimate.

COST ESTIMATE DEFINED:

A cost estimate is arrived at by surveying the quantities of all measurable work presented in the plans and specifications, and by applying judgment based upon the cost estimator's experience. We warrant that the attached estimate was arrived at by these means. An estimate is defined in Webster's New World College Dictionary (Fourth Edition) as follows: "*- noun: a general calculation of size, value, etc..; especially, an approximate computation of the probable cost if a piece of work...*".

PARKING LOT

MEETING ONE: EDUCATION – April 11, 2013

Request to post a copy of the QKA letter quoting costs to provide estimates of three levels of rehabilitation on the District's website.

Request to post the Power Point presentation on the District's website.

What is the cost of the April 11, 2013 QKA presentation?

What is the cost of the debris containment fence around the three buildings?

Request for compensation of the two volunteer architect community members.

MEETING TWO A: OPTIONS – April 15, 2013

Request to post all comments and suggestions from public meetings.

How much money does the District currently have for allocated for facilities?

Who owns Thompson Field?

Could the District build offices on Thompson Field and move football and track back to Alameda High site?

Request to post Power Point presentation of tonight's meeting.

Was there an election where voters decided to demolish the Historic Alameda High School, build a new high school, and move football back to Alameda High School campus?

What is the City of Alameda's standard for retrofitting a commercial building.

MEETING TWO B: OPTIONS – April 20, 2013

No unrelated questions or statements.

MEETING THREE : COST TO REHABILITATE HISTORIC ALAMEDA HIGH SCHOOL – May 9, 2013

No unrelated questions or statements

MEETING FOUR: SHARED INTERESTS – May 21, 2013

No unrelated questions or statements