



School Data

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

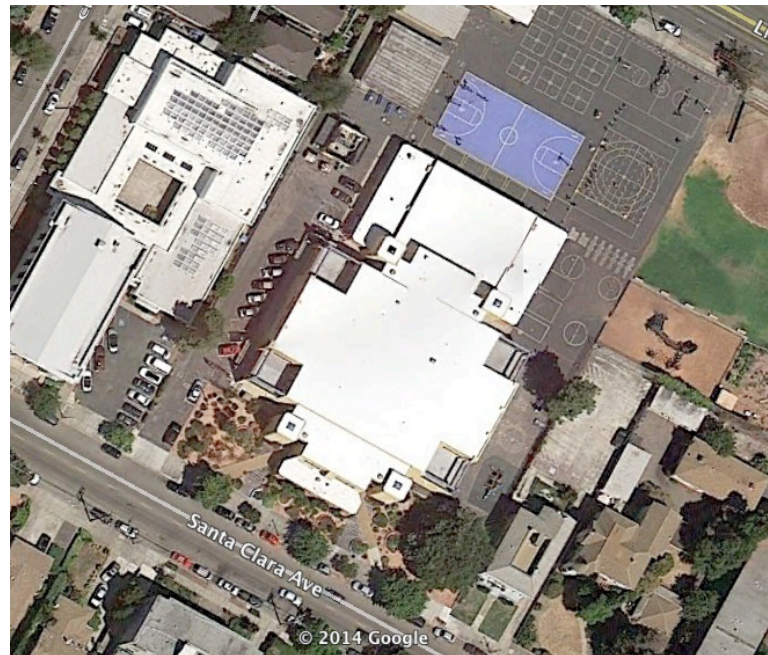
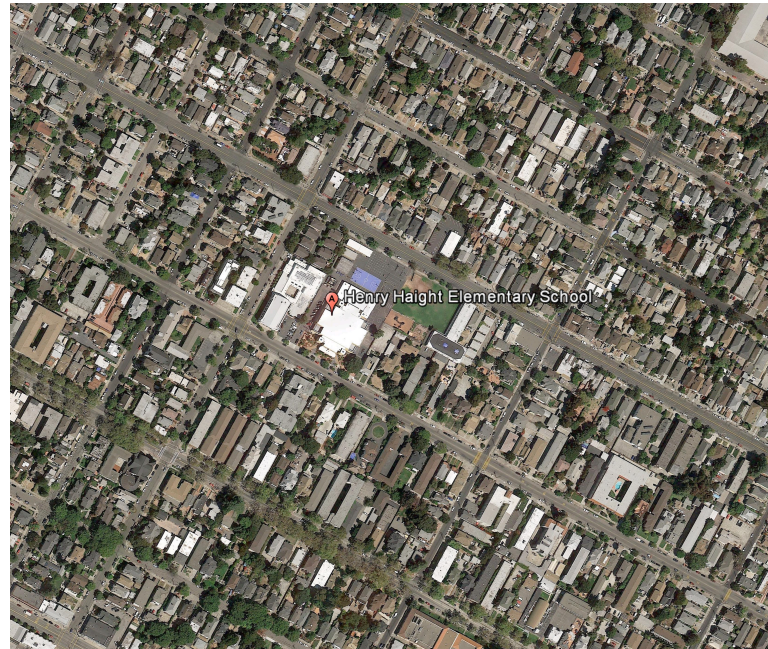
Haight Elementary School - Background Information

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

Originally all 23 classrooms were housed in the main two-story structure. Since 2002, there have been one modular building and three portable buildings added to the campus bringing the total number of classroom spaces to 27.

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

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



Haight Elementary School - Existing Conditions Summary

Facilities Assessment Needs

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

Educational Program Needs

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

Unique Opportunities

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

Alameda Unified School District Facilities Master Plan

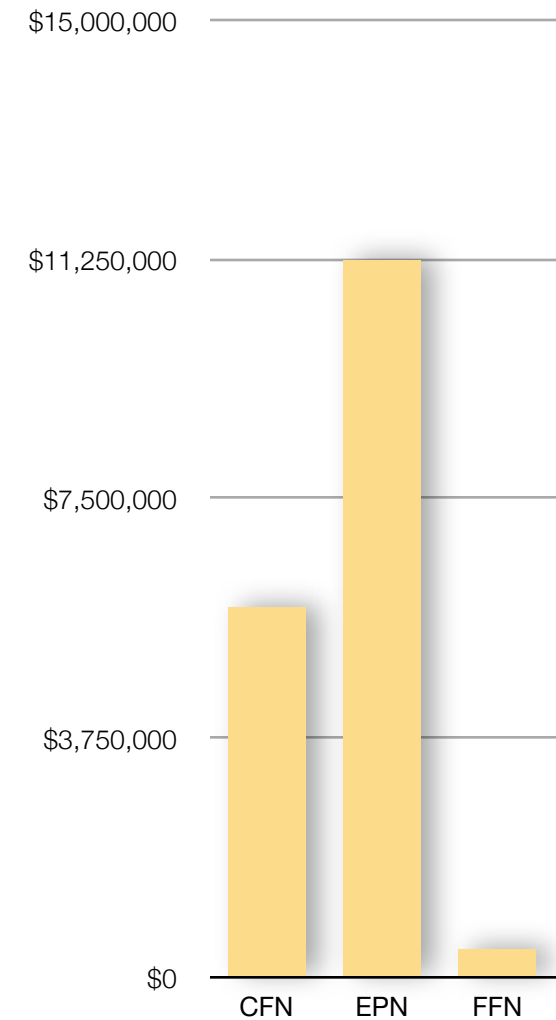


Haight Elementary School - Master Plan Summary






Master Plan Features

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

Improvements by Category



Proposed Improvements

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

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

Haight Elementary School - Committee Facilities Improvement Categories

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

Critical Facility Needs (CFN)

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

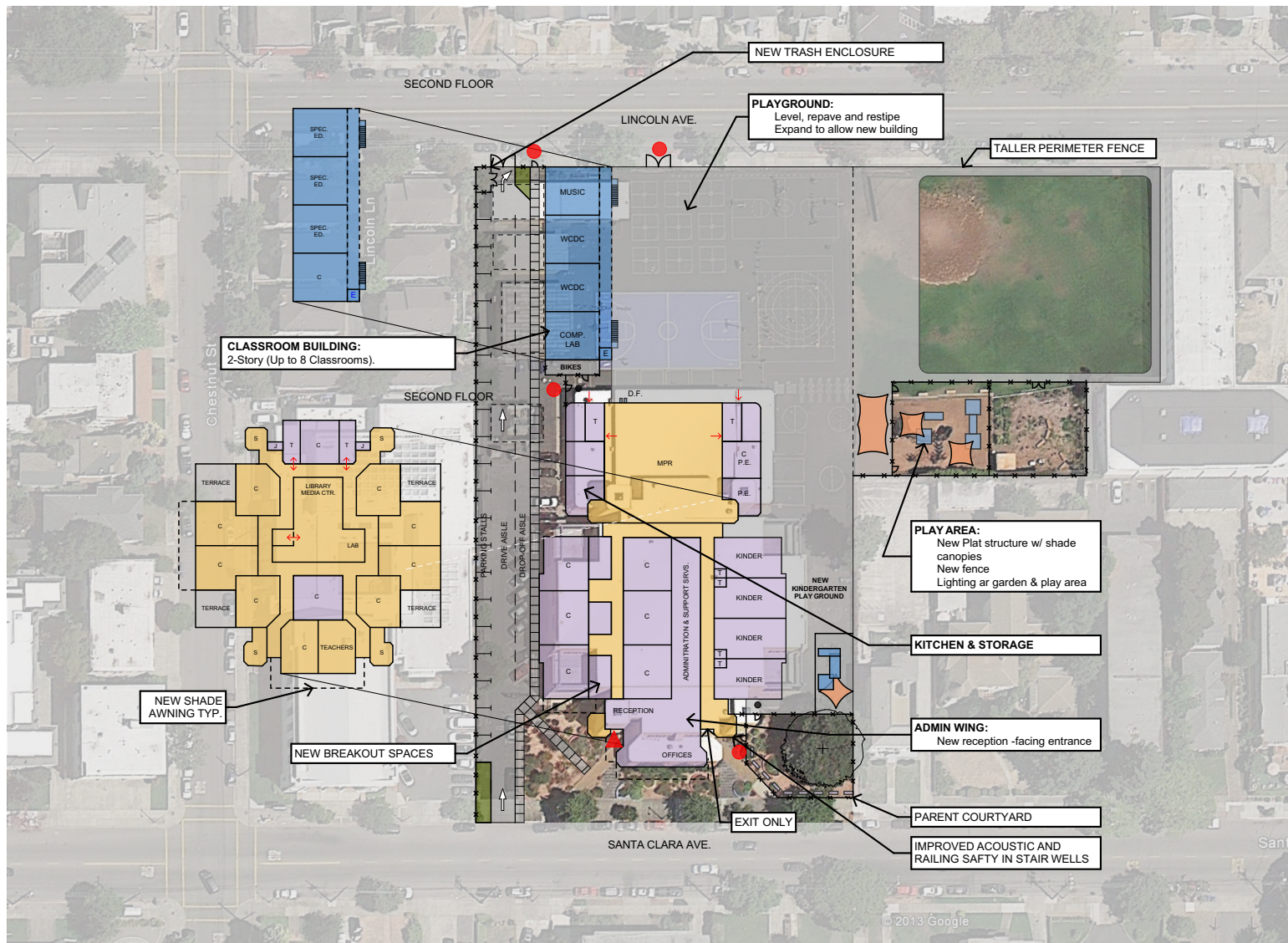
- Modernization of the existing classrooms
- Reconfiguration of odd-sized classrooms
- Robust infrastructure for technology
- Teachers work room upstairs

Future Facility Needs (FFN)

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

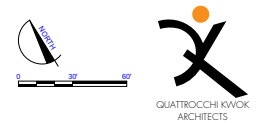
Educational Program Needs (EPN)

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



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

DRAFT
FOR DISCUSSION ONLY



HAIGHT ELEMENTARY SCHOOL SITE PLAN

Haight Elementary School - Facilities Needs Spreadsheet

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

Haight Elementary School - Facilities Needs Spreadsheet

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

Haight Elementary School - Facilities Needs Spreadsheet

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

School Name - Facilities Needs Spreadsheet

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

School Name - Facilities Needs Spreadsheet

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

Haight Elementary School - Facilities Needs Spreadsheet

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

Haight Elementary School - Facilities Needs Spreadsheet

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

Haight Elementary School - Facilities Needs Spreadsheet

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

Haight Elementary School - Facilities Needs Spreadsheet

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