

Ruby Bridges Elementary School

SUMMARY OF SCHOOL CAMPUS

- **Address:** 351 Jack London Ave, Alameda, CA 94501
- **Principal - Phone No. :** Jan Goodman - (510) 748 4006
- **Year Built:** 2006
- **Total Site Area:** 7.0 acres
- **Building Area:** 50,690 sf
- **4 Portables:** 3,360 sf

FACILITY DESCRIPTION

This facility, built in 2006 using Measure “C” funds, is constructed on concrete pad foundations, with 1-story wood and steel-framed, cement plastered walls, and flat membrane covered roofs. Landscaped and extensively paved over its entire site, it is the District’s newest K-5 campus. It currently serves 606 students in 28 classrooms, Multi-Purpose/Cafeteria, Library/Media Center, Administration with Staff rooms, and a large asphalt playground. In 2008-09, two portable classrooms were added to house a Woodstock Child Development Center program, and two others were installed for the LEAPS after school program.

KEY ASSESSMENT ITEMS

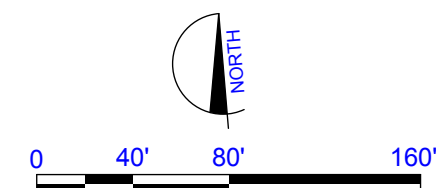
- Fire water main is missing detector check valve
- Multi-use exterior stage is not accessible compliant
- South facing windows leak through frame corners
- Stucco cracking at Multi-use Entry panels
- Parking lot lacking minimum lighting levels



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

RUBY BRIDGES ES
4/30/2012

Alameda USD Facilities Assessment



Ruby Bridges Elementary School
Facility Assessment Spreadsheet

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
1) Civil							\$17,500
A) <u>Existing Site Conditions</u>							
iii) UTILITIES							
1	Existing Deficiency	4" Water Fire Main has no Double Detector Check Valve (DDCV)					
	Recommended Remedy	Install 4" DDCV		1	LS	\$12,000	\$12,000
2	Existing Deficiency	3" Irrigation Main line has no Back-Flow Preventer					
	Recommended Remedy	Install 3" BFP		1	LS	\$5,500	\$5,500
2) Architectural							\$76,130
A) <u>EXTERIOR</u>							
i) ACCESS							
1	Existing Deficiency	Multi-Use Exterior Stage: stage platform is non compliant where adjacent ramp exceeds 6" to grade;	#7				
	Recommended Remedy	Add concrete curb with anti-skate inserts		92	LF	\$32	\$2,944
2	Existing Deficiency	Playground at Stage: uneven settlement makes trip hazard. Exceeds 3/8"	#1				
	Recommended Remedy	Grind, recompact and repave asphalt area.		1,400	SF	\$5.00	\$7,000
ii) DEFERRED MAINTENANCE							
1	Existing Deficiency	Admin Bldg: roof leaks with ceiling tile stains.	#2, #3				
	Recommended Remedy	Find source of leaks and repair.	Allow	1	Sq	\$1,000	\$1,000
2	Existing Deficiency	Wing 300: concrete spall at cast iron drain line; elec. outlet missing weather cover	#4, #8				
	Recommended Remedy	Patch concrete foundation; install locking outlet cover.		1	LS	\$800	\$800
3	Existing Deficiency	Kindergarten Wing & Library: south-facing windows leak	#5, #6				
	Recommended Remedy	Replace windows with fully welded alum frames		264	SF	\$44	\$11,616
4	Existing Deficiency	LEAPS Portables: exposed wood foundation is trip hazard; downspout soaks wood plates, and no site drainage.	#9, #10, #16				
	Recommended Remedy	Add site drainage inlets direct to downspouts		4	EA	\$1,500	\$6,000

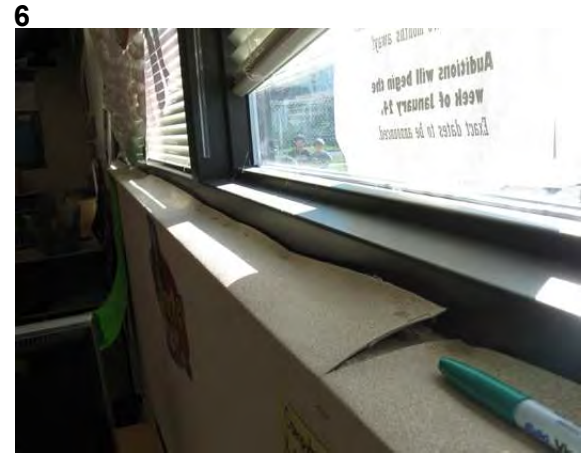
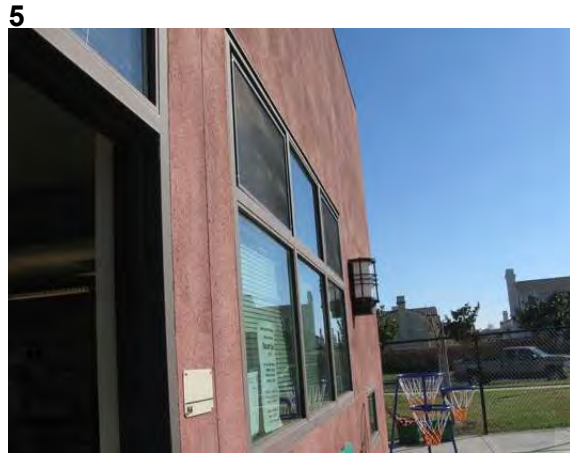
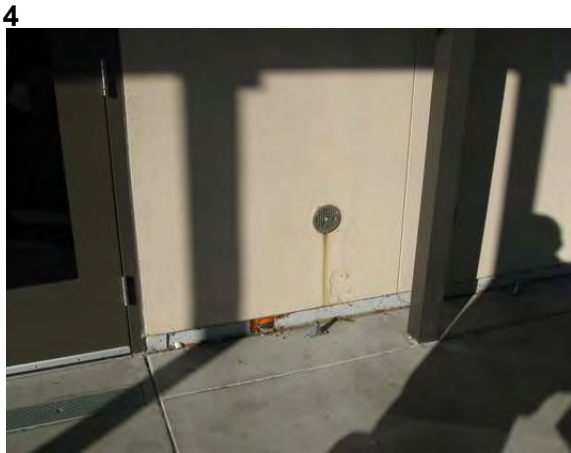
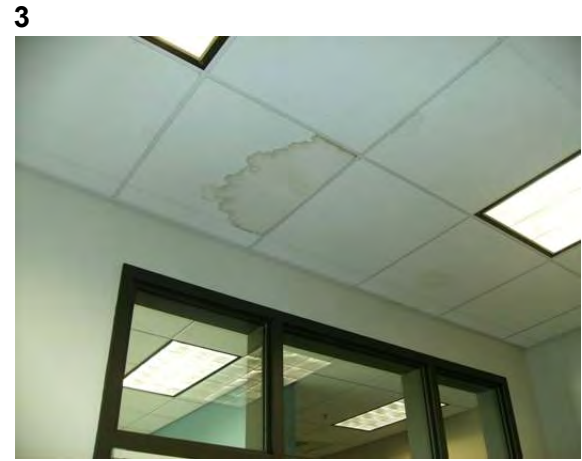
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5	Existing Deficiency	Day-Care Portable: roof downspout land at wood foundation, with no site drainage & eventual dry rot.	#17, #18, #19				
	Recommended Remedy	Add site drainage inlets direct to downspouts		4	EA	\$1,500	\$6,000
6	Existing Deficiency	Multi-Use Bldg: stucco cracks on larger panels	#11				
	Recommended Remedy	apply zypex filler/sealer and repaint	Allow	8,800	SF	\$4.25	\$37,400
B) INTERIOR							
i) GENERAL & MAINTENANCE							
1	Existing Deficiency	SEE ITEM ii) 1 ABOVE	#12				
	Recommended Remedy	Replace damaged ceiling tiles		14	EA	\$5	\$70
2	Existing Deficiency	Classroom C-6: roof leak with stained ceiling tiles	#13, #14, #15				
	Recommended Remedy	If no further leaks, replace stained tiles	Allow	1,100	SF	\$3	\$3,300
3) Mechanical / Plumbing							\$0
A) <u>EXTERIOR</u>		mechanical/plumbing systems are in good condition, campus wide					
B) <u>INTERIOR</u>		mechanical/plumbing systems are in good condition, campus wide					
4) Electrical							\$495,925
A) General							
i) EXTERIOR LIGHTING							
1	Existing Deficiency	Exterior building lighting provided by wall sconces.No exterior emergency lighting provided for emergency egress.					
	Recommended Remedy	Add exterior battery pack fixtures for minimum code coverage.		25	EA	\$375	\$9,375
C) Deferred Maintenance							
i) EXTERIOR LIGHTING							
1	Existing Deficiency	Exterior building wall sconces require expensive HPS replacement lamps according to staff.					
	Recommended Remedy	Replace with 277v lamps		20	EA	\$450	\$9,000
2	Existing Deficiency	Exterior flush in-grade uplights are not sealed, watertight, and fill with water during rains.					
	Recommended Remedy	Reseal existing fixtures or replace with new watertight fixtures.		16	EA	\$550	\$8,800

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3	Existing Deficiency	Parking Area & Drop-Off Areas are too dark					
	Recommended Remedy	Install additional 16-ft Pole fixtures w/ 277v lamps		20	EA	\$16,000	\$320,000
ii) FIRE ALARM /DETECTION							
1	Existing Deficiency	Notifier control and expander panels, strobes, detectors					
		Notifier panel is not preferred manufacturer and has experienced false alarm and ground fault problems.					
	Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite)		1	EA	\$8,500	\$8,500
iii) TELEPHONE/DATA SYSTEM							
1	Existing Deficiency	Rack mounted Rauland telephone system					
		Panel problems require frequent reprogramming.					
	Recommended Remedy	Replace Rauland system with V.O.I.P.		1	LS	\$95,000	\$95,000
v) BELL/CLOCK/SPEAKER SYSTEM							
1	Existing Deficiency	Panel problems require frequent reprogramming.					
	Recommended Remedy	Replace Rauland system with V.O.I.P.		1	LS	\$45,000	\$45,000
2	Existing Deficiency	Exterior receptacle covers have been vandalized and removed.					
	Recommended Remedy	Replace exterior coverplates with locking type		10	EA	\$25	\$250
Structural							\$0
1	Existing Deficiency	none					
Sub-Total							\$589,555
Cost per SF:				#DIV/0!			
SOFT COSTS @ 25%							\$147,389
TOTAL COSTS (not including escalation)							\$736,944

RUBY BRIDGES ES



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12



13



14



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RUBY BRIDGES ES