



Alameda Point Building 17 Building Stabilization

DATE	July 21, 2025	PROJECT NUMBER	25236
TO	Annie Cox, City of Alameda Base Reuse and Economic Development Department	PROJECT	Alameda Point Building 17 Stabilization Project
OF	950 W. Mall Square, Suite 205 Alameda, CA 94501	FROM	Peter Birkholz, Principal Page & Turnbull
CC	Alesia Strauch, City of Alameda	VIA	Email

REGARDING **Alameda Point Building 17 Building Stabilization Recommendation and Scope Report**

SUMMARY:

Page & Turnbull has been engaged by the City of Alameda Base Reuse and Economic Development Department to provide historic preservation consultation related to proposed stabilization scope for Building 17 located at 700 West Essex Drive, Alameda, CA.

The Bachelors Officers Quarters building, Building 17 constructed in 1941, is identified in the Draft Nomination form for the National Register listed NAS Alameda Historic District as a Contributing Structure to the Alameda NAS National Register Historic District. Proposed stabilization measures identified or recommended by Page & Turnbull as part of this report are intended to minimize effects to the historic structure and are intended to be reversible and therefore in compliance with the Secretary of Interiors’ Standards for the Treatment of Historic Properties.

These stabilization measures have been developed in cooperation with Kitchell CEM, the contracting managers, for the implementation of the proposed work.

We *imagine change* in historic and contemporary environments
to cultivate thriving, sustainable, and resilient communities.

BUILDING SUMMARY AND PROPOSED SCOPE OF WORK:

Building 17 is a multi-winged building occupying an entire block in Alameda Point. The two-story tall building is designed in a simple modernist style and is constructed of concrete walls with punched openings. Windows have multiple configurations, consist of both clear anodized aluminum frames and painted steel framed types. Doors are painted steel framed with painted hollow metal doors.

The building is currently unoccupied. Many of the lower-level windows have existing plywood coverings, door openings have chain link coverings at the exterior. The plywood coverings are in poor condition, and the chain link enclosures are in fair condition. The building interior has been identified as unsafe due to debris and potential hazardous materials.

The proposed scope of work as detailed in the Building 17 Stabilization RFP is to remove all existing plywood from the existing windows at all sides of the building, to install new painted plywood coverings at the window and door openings on the ground level of the building, to repair the existing chain link enclosures, and to install perimeter security lighting at multiple locations on the building exterior.

Page & Turnbull have performed a window survey and have developed Sketch Building Elevations, a Preliminary Window Schedule and a typical detail for the proposed plywood coverings: these are attached to this report as an appendix. The items in the appendix are intended to be the basis for any bids with bidders responsible for verifying the information in the appendix.

Attachment details for the plywood are intended to minimize the number of anchors that are placed into the building and to clarify minimum edge distances of anchors to the edges or corners of the concrete to minimize edge breakout/chipping of the concrete.

The selected bidders shall not perform any work without approved shop drawings and approved product information.

APPENDIX I – BUILDING KEY PLAN:

Building 17 is a multi-winged building occupying an entire block in Alameda Point.



Figure 1. Elevation Key Plan

APPENDIX II – SKETCH ELEVATION TYPES

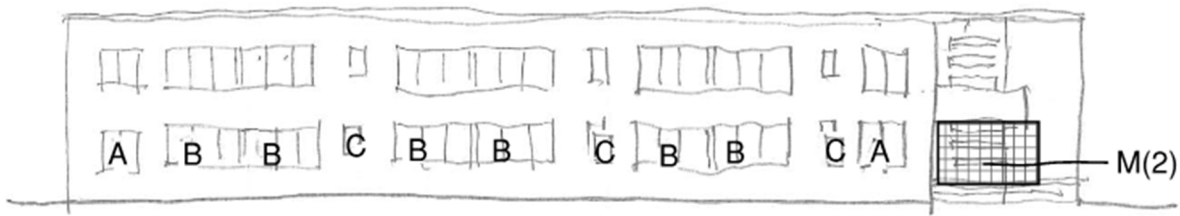


Figure 2 - Elev Type 1

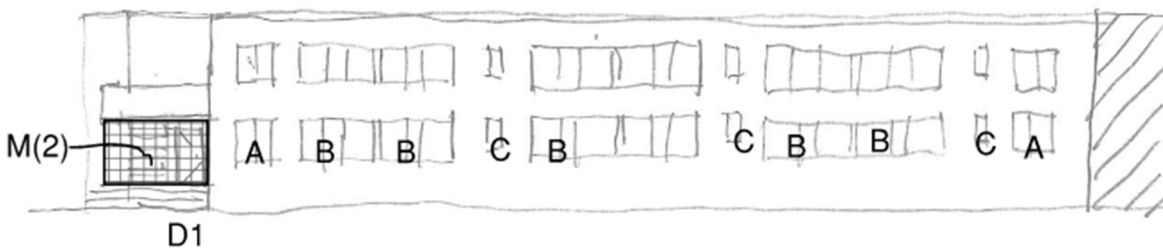


Figure 3 - Elev Type 2

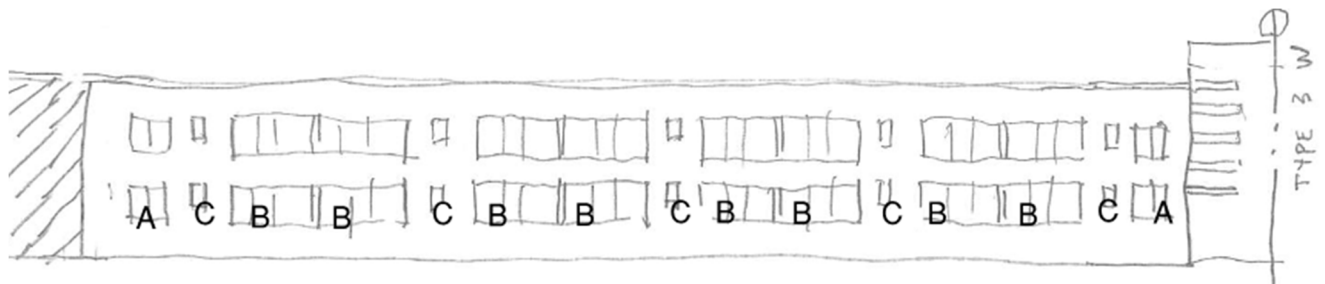


Figure 4 - Elev Type 3E



Figure 5 - Elev Type 3W

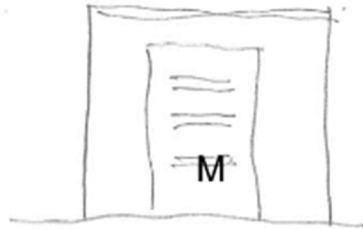


Figure 6 -Elev Type 4

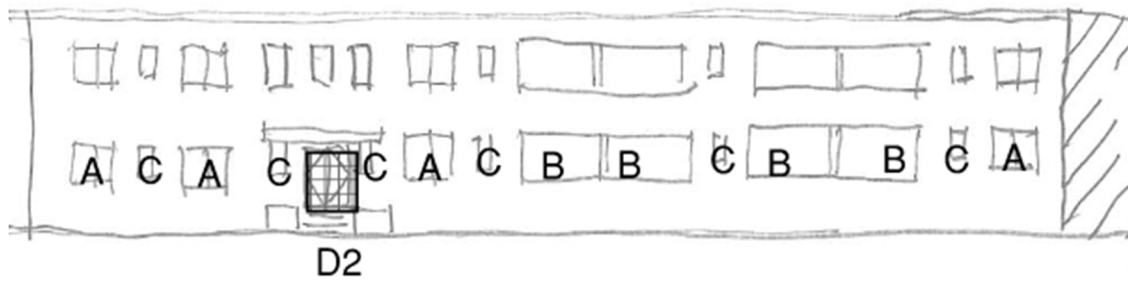


Figure 7 -Elev Type 5

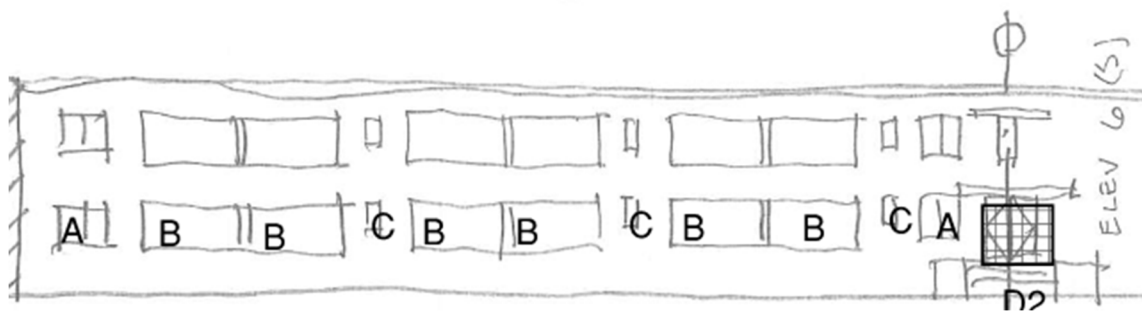


Figure 8 -Elev Type 6(S)

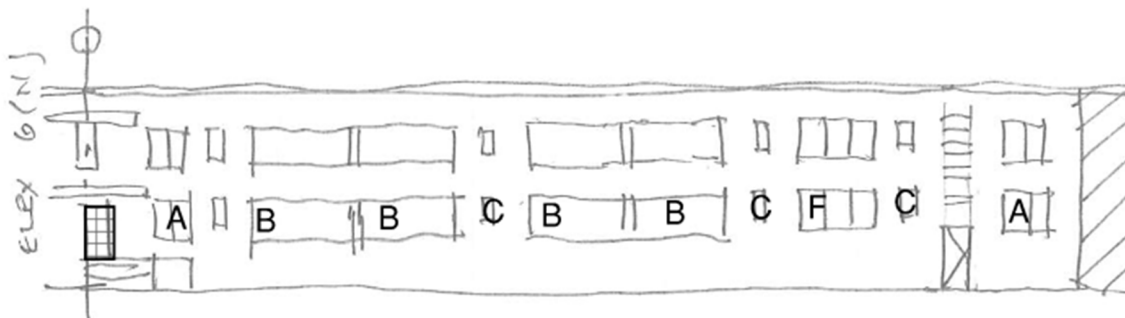


Figure 9 -Elev Type 6(N)

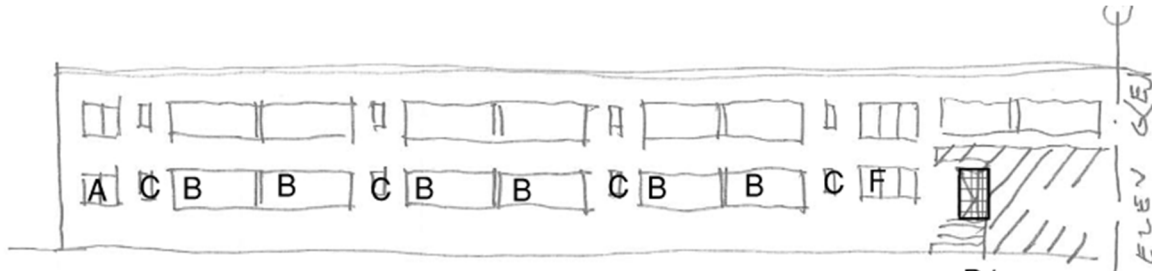


Figure 10 - Elev Type 8(W)

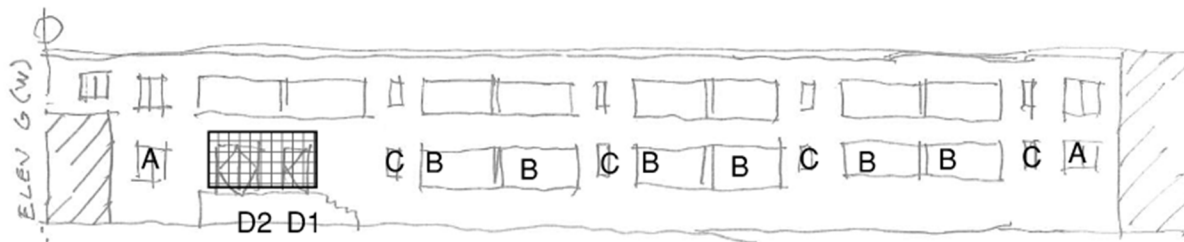


Figure 11 - Elev Type 8(E)

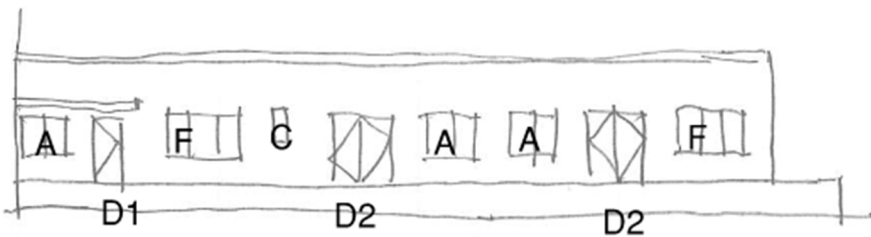


Figure 12 - Elev Type 9

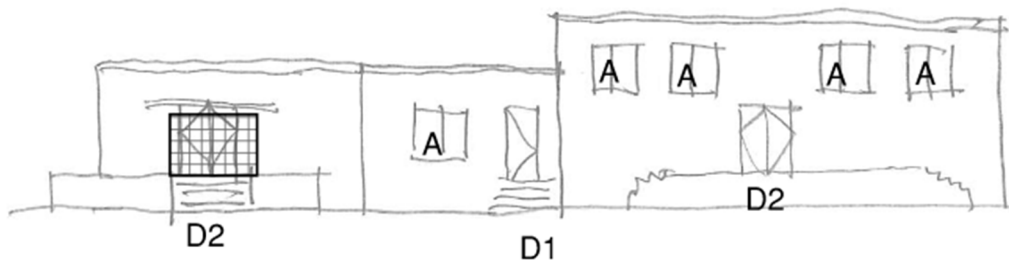


Figure 13 - Elev Type 10

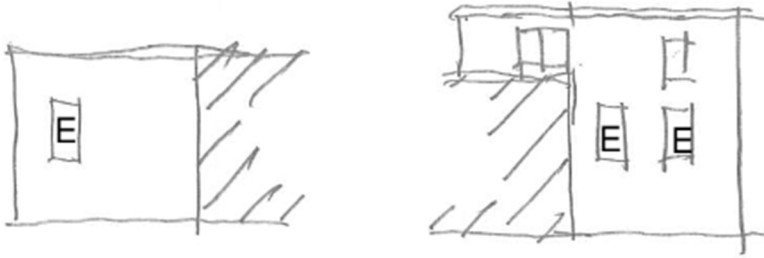


Figure 14 - Elev Type 11

Figure 15 - Elev Type 12

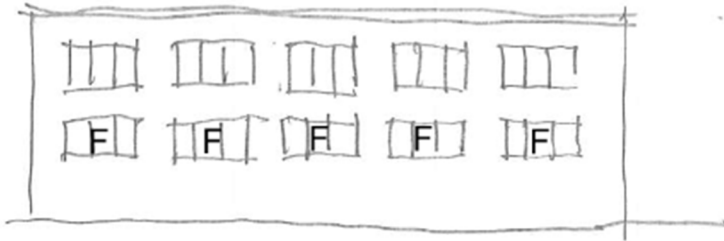


Figure 16 - Elev Type 13

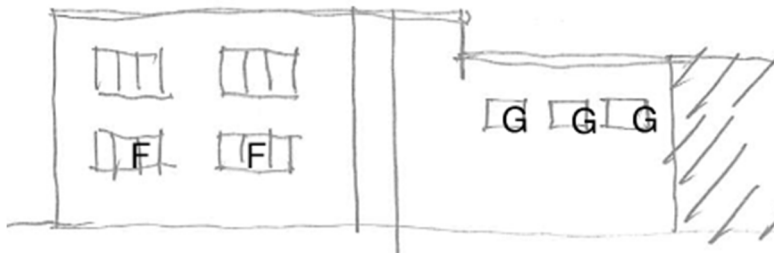


Figure 17 - Elev Type 14

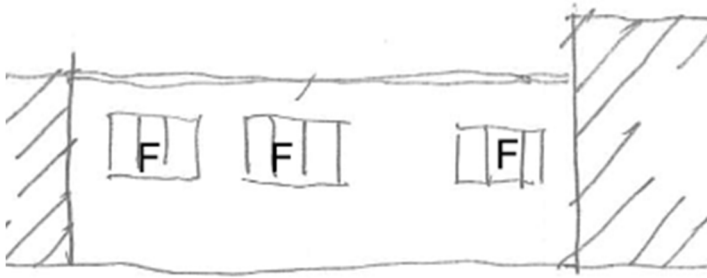
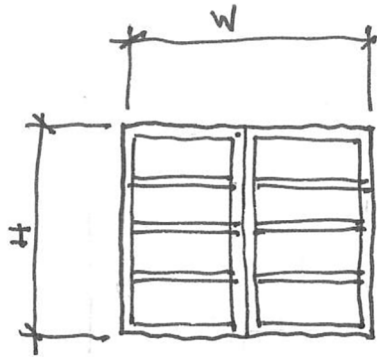


Figure 17 – Elev Type 15

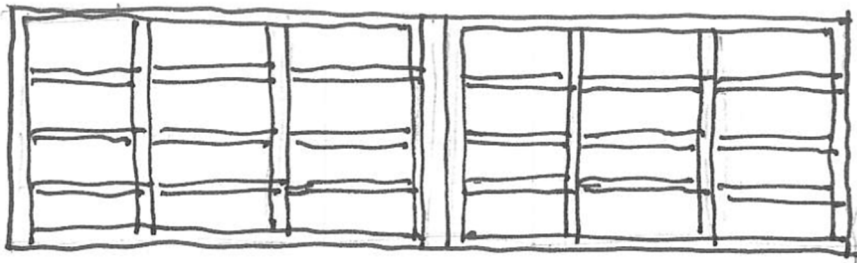
APPENDIX III – WINDOW SCHEDULE

Type	Size (WxH inc)	QTY	Remarks
Windows			
A	80 x 62	27	
B-B	244 x 62	25	
C	30 x 47	27	
D	NOT USED		
E	38 x 63	5	
F	96 x 63	4	
G	38 x 77	1	
H	38 x 61	2	
I	116 x 48	7	
J	68 x 25	2	
K	108 x 78	2	
L	82 x 64	1	
M	38 X 19	4	
Doors			
D1	38 x 96	7	
D2	76 x 96	6	
		120	

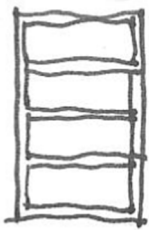
APPENDIX IV – WINDOW TYPES/CONFIGURATION TYPES



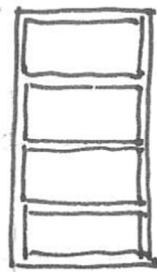
Type A



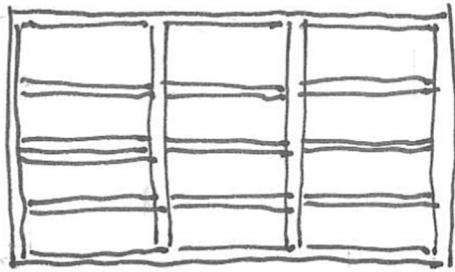
Type B-B



Type C



Type E, H, G



Type F, I, K, L



Type J, M

APPENDIX V – TYPICAL CLOSURE DETAILS

