

May 08, 2017

To: Alameda Unified School District Board Members

RE: ZFA's structural report on Lum Elementary School

Dear Board Members,

My name is Harlan Krusemark. I am a CA licensed architect with 30+ years experience including 23 years in public and private school projects in CA. After having thoroughly read the structural report by ZFA (hired by the district), I recommend the report include more information to better guide both the district and the community for optimal solutions for the future of the school.

Here are a few points for your consideration:

1. ZFA letter does not include any information about the structural conditions of existing buildings or Division of the State Architects (DSA) approvals. The letter simply describes the existing type of foundation and structural frame, but there's no indication of level of susceptibility of existing structures themselves during the event of a major earthquake.
2. ZFA letter says, "There does not appear to be a feasible mitigation technique for these existing buildings.", but one (1) engineering firm's opinion (devoid of DSA and architectural input) should not be considered sufficient enough to support the district's decision to close the campus. Exploration of alternative solutions is strongly recommended.
3. Per the Field Act, no public schools in CA can operate without DSA's architectural / structural approval, which means that the existing buildings on the site have been reviewed and approved by DSA. Based on that fact, the existing buildings should be structurally and architecturally sound. It seems that structural retrofitting should at least be considered.
4. The ZFA letter neither indicates imminent danger of the existing building structures, nor period of time wherein the buildings should be vacated. The last sentence of the ZFA letter says "provide suitable alternate facilities for students and staff as soon as feasible", they have used the word "Feasible" and not "Possible", which indicates inclusion of thorough planning for the future of the campus could be implemented.

Overall, the ZFA letter is insufficient for the district to make such a decision without thorough analysis of the existing buildings by 3rd party consultants, and exploration of a viable alternative structural solution is recommended.

Sincerely,



Harlan Krusemark
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