

# Lincoln Middle School

---

## SUMMARY OF SCHOOL CAMPUS

- **Address:** 1250 Fernside Avenue, Alameda, CA 94501
- **Principal - Phone No. :** Nicole Williams-Browning - (510) 748 4018
- **Year Built:** 1975 opened 1977
- **Total Site Area:** 10.20 acres
- **Building area:** 55,320 sf
- **2- Modulares:** 7,680 sf
- **1 Portable (Toilets):** 960 sf

## FACILITY DESCRIPTION

Lincoln Middle School was constructed from 1975 to 1977, mostly as 1-story masonry block walls, with steel trussed roof framing, sheet metal parapet façade wall, and membrane roofing. In 1987, a portion of the eastern Classroom wing was destroyed in fire, and subsequently rebuilt. With burgeoning enrollment, a further expansion in 1991 added (2) 2-story CMU and steel framed classroom buildings, (2) 1-story classrooms, and an Administration building. This campus currently serves 960 (6th – 8th) students in 39 classrooms, Multi-Use/Gym/Cafeteria, Media Center/library, and Administration/Staff area. The 10+ acre site affords both asphalt playgrounds, as well as turf fields, and has the most Middle School enrollment in the District. Measure “C” funds (2005) provided seismic upgrades at Administration/ Media Center, accessible barrier removal at restrooms, and playground, roof membrane replacement, boiler replacement, electrical, lighting, telecom, clock, fire alarm and security upgrades. A 2-story classroom Modular and 1-story toilet Modular on concrete foundations were also added in 2005.

This campus is currently projected to require the addition of (6) more Modular buildings in the playground area, to serve the community demand.

## KEY ASSESSMENT ITEMS

- Large building site fire area requires addition of a fire sprinkler system
- Excessive asphalt deterioration

- Membrane roofing at end of service life.
- Walkway surface accessibility in courtyards
- Corridor lockers at end of service life
- Exterior windows, doors, and finishes near end of service life
- Interior finishes and acoustic tile at end of service life
- Classroom and Multi-Use flooring at end of service life
- Inadequate storage for Media Center/Library
- Mechanical and Plumbing fixtures at end of service life
- Facility does not have energy management system
- Future requirement for (6) more modular classrooms

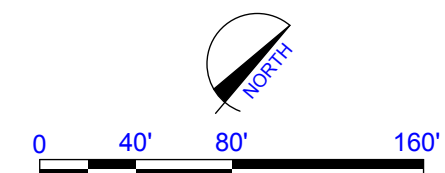




- CLASSROOM BUILDING
- ADMINISTRATION
- MULTI-PURPOSE / CAFETERIA BUILDING
- MODULAR BUILDING
- PORTABLE BUILDING
- COVERED WALKWAYS
- #C SEE ASSESSMENT SPREADSHEET FOR CIVIL KEYNOTES, TYP.

LINCOLN MS  
4/30/2012

## Alameda USD Facilities Assessment





**Lincoln Middle School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
1) Civil							\$827,100
A) Existing Site Conditions							
i) ACCESS							
1	Existing Deficiency	Longitudinal slope in ADA stall area ranges from 2-4%. Signage is incomplete/out of date.	1C				
	Recommended Remedy	Edge grind at perimeter of ADA stalls/ unloading zones, and construct variable thickness overlay to reduce slope to 2% max. Taper overlay into adjoining drive aisle. Update/add to signage to current standards and restripe.		2,000	SF	\$6	\$12,000
2	Existing Deficiency	Cross slope of pavement in ADA student drop off is 2.3%, and signage is missing.	2C				
	Recommended Remedy	Edge grind at perimeter of unloading zone, and install variable depth Asphalt overlay to flatten slope to 2% max. Taper overlay into adjoining drive aisle. Add signage to current standards.		400	SF	\$7	\$2,800
3	Existing Deficiency	Parking lot ADA entry signage is incomplete.	3C				
	Recommended Remedy	Replace sign to current standards.		1	EA	\$500	\$500
4	Existing Deficiency	Walk slopes from public sidewalk to far side of access aisle has 6.6% cross slope, and next section up to building has 17.6% slope.	4C & 5C				
	Recommended Remedy	Designate POT via 6	6C	1	LS	\$700	\$700
5	Existing Deficiency	Walk to C4/C5 has excessive cross slope.	7C				
	Recommended Remedy	Remove and replace walk with 2% max cross slope, level landing at door, and 5% max longitudinal slope back to courtyard.		600	SF	\$22	\$13,200

**Lincoln Middle School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
6	Existing Deficiency	No ADA seating areas in amphitheater; no railing on edge of stage with approximately 4 ft drop off.	8C				
	Recommended Remedy	Modify perimeter seating area to incorporate ADA seating locations. Lower height of stage to 30" max drop, or fill in lower area of amphitheater to reduce stage drop to 30"		1	LS	\$12,000	\$12,000
ii) <b>FIRE/LIFE SAFETY/HAZ MAT</b>							
1	Existing Deficiency	Hydrant coverage deficient in west side of campus	11C				
	Recommended Remedy	Add private fire hydrant service from public main in Fernside Ave to serve the west side of the campus.		1	LS	\$75,000	\$75,000
2	Existing Deficiency	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire flows, which the surrounding hydrants may not be able to meet.					
	Recommended Remedy	Consider adding fire sprinklers to existing buildings to reduce required fire flow.		55,325	SF	\$12	\$663,900
iii) <b>UTILITIES</b>							
1	Existing Deficiency	Storm drain between courtyard and bay outfall reported to drain unreliably.	12C				
	Recommended Remedy	Clean and video inspect line. If areas of root intrusion are found, remove them. If pipe is in generally poor condition with open joints, leaks, etc., consider slip lining storm drain to restore reliable functioning.		1	LS	\$26,000	\$26,000
2	Existing Deficiency	Most drop inlet grates in pedestrian areas have non-compliant grates					
	Recommended Remedy	Replace non-compliant grates with 1/2" max opening bolt down grates. Allow 14 ea.		14	EA	\$300	\$4,200
3	Existing Deficiency	<b>Site Drain Line:</b> 8" SD line running between Media Center and Wing C is clogged with tree roots					
	Recommended Remedy	Replace 8" SD line; also at SD line in Multi-Use courtyard	ALLOW	160	LF	\$105	\$16,800

# Lincoln Middle School

## Facility Assessment Spreadsheet

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity	Unit	COST / UNIT	TOTAL COST
2) Architectural							\$3,115,563
A) Exterior							
i) ACCESS							
1	Existing Deficiency	Courtyard Paving: numerous trip hazards	#1, #2				
	Recommended Remedy	Replace pavers with concrete walks		600	SF	\$20	\$12,000
2	Existing Deficiency	Playground & Parking Lot : excessive asphalt cracking and trip hazards.	#3, #4, #5, #7				
	Recommended Remedy	Grind existing asphalt, regrade, and repave		51,000	SF	\$6.00	\$306,000
3	Existing Deficiency	Bike Cage: Existing cage to small by double					
	Recommended Remedy	Double size of chainlink Bike Cage and add lighting		200	SF	\$30.00	\$6,000
4	Existing Deficiency	Play Yard: Volleyball inserts are trip hazard and rusted out, poles beyond service life.					
	Recommended Remedy	Replace insert with brass or SS, and provide new poles		6	SETS	\$500.00	\$3,000
ii) DEFERRED MAINTENANCE							
1	Existing Deficiency	MC/Lib Entry: drinking fountain is non accessible	#6				
	Recommended Remedy	replace w/ compliant D.F. and place pipe barriers		1	PAIR	\$6,000	\$6,000
2	Existing Deficiency	Restroom Bldg: Boys & Girls drink fountains are non accessible	#11				
	Recommended Remedy	replace w/ compliant D.F. and place pipe barriers		2	PAIR	\$6,000	\$12,000
3	Existing Deficiency	Multi-Use Bldg: accessible D.F. is non compliant	#13				
	Recommended Remedy	Add pipe barriers		1	PAIR	\$500	\$500
4	Existing Deficiency	2-Story Modular: stairs/ rails have excessive corrosion	#8, #9, #10, #14, #15				
	Recommended Remedy	prep, treat steel, and repaint		140	LF	\$35	\$4,900
5	Existing Deficiency	Corridor Lockers: many corroded and broken	#17				
	Recommended Remedy	Replace with new District standard Pemko lockers		1,100	EA	\$425	\$467,500
6	Existing Deficiency	Roofs: BUR roofing at end of service life; roof drains missing strainers and most are clogged					
	Recommended Remedy	Replace all roofing, dome strainers, caps, & flashings. Clean out all roof drain lines		55,325	SF	\$9	\$497,925

**Lincoln Middle School**  
**Facility Assessment Spreadsheet**

CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
			Quantity	Unit		
<b>7</b> Existing Deficiency	Exterior windows w/ Plexiglas beyond Service life					
Recommended Remedy	Replace all windows with Alum. frame & dual pane glass		4,200	SF	\$44	\$184,800
<b>8</b> Existing Deficiency	Exterior doors: doors have deteriorated, end of service life.					
Recommended Remedy	Replace all exterior doors with metal jamb and FRP doors with new hardware & high security keying		54	EA	\$4,400	\$237,600
<b>9</b> Existing Deficiency	Exterior painted finish is deteriorated					
Recommended Remedy	Reseal and repaint all exterior walls, trims fascia, etc.		55,325	SF	\$2	\$110,650
<b>10</b> Existing Deficiency	No Trash Enclosure at this Site					
Recommended Remedy	Install a 2-Bin Trash Enclosure per Health Dept. standards		1	LS	\$15,000	\$15,000

**B) Interior**

<b>i) GENERAL &amp; MAINTENANCE</b>						
<b>1</b> Existing Deficiency	Music Room: delaminating ceiling tiles	#16				
Recommended Remedy	Replace ceiling tiles		1,200	SF	\$5	\$6,000
<b>2</b> Existing Deficiency	Multi-Use: tears in gym flooring; moveable partition binds	#18, #21				
Recommended Remedy	Install District standard concrete athletic floor covering; replace partitions with lightweight manual panels.	Allow	8,400	SF	\$5	\$42,000
<b>3</b> Existing Deficiency	Toilet Modulars: sinks are missing drain line boots; urinal partitions missing.	#22				
Recommended Remedy	Install molded rubber boots; install partitions w/ floor/ceiling support.		6	Sinks	\$1,600	\$9,600
			2	Partitions	\$2,400	\$4,800
<b>4</b> Existing Deficiency	Media Center: non compliant fire exits from stored equipment	#23, #24				
Recommended Remedy	Add storage space on campus	Allow	2,000	SF	\$200	\$400,000
<b>5</b> Existing Deficiency	ClassRm 713, 712 Sinks: non accessible	#19, #25				
Recommended Remedy	Replace cabinetry and sinks	Allow	48	LF	\$600	\$28,800
<b>6</b> Existing Deficiency	Boy/Girls Locker Rms: replace older lockers	#26, #27				
Recommended Remedy	Replace with new District standard lockers		200	EA	\$438	\$87,500

**Lincoln Middle School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
7	Existing Deficiency	Admin: Staff toilets and Kitchen need upgrade	#28, #29, #30				
	Recommended Remedy	Upgrade walls, flooring cabinets and appliances. Add exhaust fan at stove	ALLOW	1	LS	\$55,000	\$55,000
8	Existing Deficiency	Deteriorated painted walls, trims and misc. finish					
	Recommended Remedy	Repaint all interior walls, trims, doors, and other painted items		55,325	SF	\$1.50	\$82,988
9	Existing Deficiency	All flooring at end of service life					
	Recommended Remedy	Replace all flooring with resilient flooring, and walk-off Entry carpet mat at classrooms		35,000	SF	\$5	\$175,000
10	Future Needs:	Campus enrollment will expand in future					
	Recommended Remedy	Add (6) more Modular units in Playground area		6	EA	\$60,000	\$360,000
<b>3) Mechanical / Plumbing</b>							<b>\$1,199,894</b>
<b>A) Exterior</b>							
i)	<b>SITE SYSTEMS</b>						
1	Energy Management	campus energy management system does not exist- (need to confirm)					
	Recommended Remedy	add campus wide ddc control and create district standard for energy control systems		55,325	SF	\$2.45	\$135,546
2	Existing Boiler Plant	boiler plant was replaced in '05 and is in good condition, however exposed piping is not insulated.					
	Recommended Remedy	District has requested the removal of centralized boiler plants throughout.		1	LS	\$75,000	\$75,000
3	Existing Sewer Mains	Admin & Multi-Use: all fixtures are slow drain and often clog probably from root invasion					
	Recommended Remedy	Replace (E) line and increase to 6'-8". Protect from future root invasion		1	LS	\$25,000	\$25,000
4	Future Needs	Campus will add (6) more Modular classrooms in future					
	Recommended Remedy	Add SS & SD infra-structure for planned expansion		6	EA	\$43,000	\$258,000



# Lincoln Middle School

## Facility Assessment Spreadsheet

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
<b>B) Interior</b>							
<b>i) ACCESS</b>							
<b>1</b>	<b>Existing Deficiency</b>	most toilet rooms and drinking fountains have been upgraded to meet ADA requirements, although they are showing signs of wear.					
	<b>Recommended Remedy</b>	replace fixtures as needed. Replace waterless urinals with low flow 0.125gpf urinals		55,325	SF	\$2	\$110,650
<b>ii) EXISTING SYSTEMS</b>							
<b>1</b>	<b>Existing Systems</b>	overall, the mechanical systems are in fair-good condition, however district has requested the removal of boiler systems.					
	<b>Recommended Remedy</b>	replace air handlers, unit ventilators, etc, throughout on an with rooftop packaged ac units and controls.		55,325	SF	\$7	\$387,275
<b>2</b>	<b>Existing Deficiency-GYM</b>	duct diffusers are missing grilles.					
	<b>Recommended Remedy</b>	clean ductsystem and replace diffusers		55,325	SF	\$0.30	\$16,598
<b>3</b>	<b>Existing Deficiency-Multiuse</b>	gym/locker; shower areas have been converted to lockers. Showers have been abandon					
	<b>Recommended Remedy</b>	remove group shower areas completely and repurpose area, replace fixtures with, urinals (0.125 gpf), water closets (1.28gpf), and lavatories (0,5gpm)		1,500	SF	\$75	\$112,500
<b>4</b>	<b>Existing Deficiency-Library</b>	air handlers are heating only					
	<b>Recommended Remedy</b>	replace with rooftop packaged ac units, clean ductwork.		55,325	SF	\$1	\$55,325
<b>5</b>	<b>Existing Deficiency</b>	<b>Water Heaters:</b> at end of service life					
	<b>Recommended Remedy</b>	Replace with high efficiency gas H.W. Heaters		6	EA	\$4,000	\$24,000

# Lincoln Middle School

## Facility Assessment Spreadsheet

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
4) Electrical							\$600,439
A) <u>General</u>							
i) <b>EXISTING SYSTEMS</b>							
	Existing Systems	School Modernization in 2005 included upgrades to electrical service , tele communication, clock, security, and Small emergency generator for backup power to emergency egress lighting, according to staff. Switchboard main circuit breaker trips periodically due to ground faults, according to staff. Small awning type PV system for exhibition purposes No cable TV service.					
B) <u>Mandatory</u>							
i) <b>EXTERIOR LIGHTING</b>							
	Existing Systems	Exterior building lighting provided by wallpacks and floodlights, surface square dropped lens at covered walkways, pole mounted dual head drum luminaires in parking lot.					
1	Existing Deficiency	Inadequate exterior lighting provided, walkways dark as noted by staff.					
	Recommended Remedy	Add exterior walkway fixtures; and bldg. wall fixtures to light play yard and amphitheater area		40	EA	\$700	\$28,000
2	Existing Deficiency	Some exterior emergency dual head l fixtures provided for emergency egress in exterior locker areas and stairways.					
	Recommended Remedy	Add exterior battery pack fixtures for minimum code coverage.		25	EA	\$375	\$9,375
C) <u>Deferred Maintenance</u>							
i) <b>FIRE ALARM /DETECTION</b>							
	Existing Systems	Notifier control and expander panels, strobes, detectors are recent system upgrades					
1	Existing Deficiency	Notifier panel is not preferred manufacturer					
	Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite)		1	EA	\$15,000	\$15,000
ii) <b>TELEPHONE/DATA SYSTEM</b>							
	Existing Systems	Wall mounted Rauland telephone system upgrade, typical classrooms furnished with power/ telephone/ data/ clock/ speaker/ light switch wall console.					
1	Existing Deficiency	Rauland panel is not preferred manufacturer					
	Recommended Remedy	Replace Rauland system with District standard VOIP.		1	EA	\$38,000	\$38,000

**Lincoln Middle School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
2	Existing Deficiency	In some areas, ie, media center, classrooms, offices, plastic floor thresholds or rugs used to cover data cables to tables and work stations.					
	Recommended Remedy	Add data outlets to eliminate use of thresholds		50	EA	\$425	\$21,250
3	Existing Deficiency	Surface raceway in several locations has broken pieces.					
	Recommended Remedy	Replace broken raceway		200	LF	\$20	\$4,000
4	Existing Deficiency	Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets note above					
	Recommended Remedy	Add data distribution equipment to activate all data outlets		10	EA	\$1,500	\$15,000
<b>iii) BELL/CLOCK/SPEAKER SYSTEM</b>							
	Existing Systems	Wall mounted Rauland bell/clock/speaker system is recent upgrade					
1	Existing Deficiency	Rauland panel is not preferred manufacturer					
	Recommended Remedy	Replace Rauland system with District standard VOIP.		1	LS	\$9,500	\$9,500
<b>iv) INTERIOR LIGHTING</b>							
	Existing Systems	Recessed lensed 2x4 fluorescent fixtures in typical classrooms and offices, recessed square downlights and recessed 2x2 fluorescent in hallways, suspended high bay HID fixture in gym and media center, recessed 1x4 fluorescent fixtures in kitchen, suspended 2x8 fluorescent fixture in shops.					
1	Existing Deficiency	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts.					
	Recommended Remedy	Replace with energy efficient T5 lamps and electronic ballasts.		55,325	SF	\$2	\$110,650
2	Existing Deficiency	Fixtures observed with broken or missing lenses.					
	Recommended Remedy	Replace lenses		25	EA	\$75	\$1,875
3	Existing Deficiency	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls					
	Recommended Remedy	Replace toggle switches with ultrasonic/infrared room occupancy sensors		55,325	SF	\$0.35	\$19,364

# Lincoln Middle School

## Facility Assessment Spreadsheet

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
v)	<b>EXIT SIGNS</b>						
	<b>Existing Systems</b>	Exit signs and dual head battery packs observed					
1	<b>Existing Deficiency</b>	Fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup.					
	<b>Recommended Remedy</b>	Replace exit signs		15	EA	\$500	\$7,500
2	<b>Existing Deficiency</b>	Inadequate number of emergency egress fixtures were observed, according to staff inverter provides emergency backup power for egress lighting.					
	<b>Recommended Remedy</b>	Add dual head battery packs at egress paths		25	EA	\$425	\$10,625
vi)	<b>POWER</b>						
1	<b>Existing Deficiency</b>	In some areas, ie, media center, classrooms, offices, plastic floor thresholds used to cover power cables to tables and work stations.					
	<b>Recommended Remedy</b>	Add power outlets to eliminate use of thresholds; all classrooms to receive (6) new power/data outlets Add 6 receptacles per classroom (6x39 classrooms) Add 6 data outlets per classroom (6x39 classrooms)		108	EA	\$425	\$45,900
				234	EA	\$450	\$105,300
				234	EA	\$450	\$105,300
2	<b>Existing Deficiency</b>	In some areas, ie, media center, classrooms, offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed.					
	<b>Recommended Remedy</b>	Replace broken raceways		200	LF	\$20	\$4,000
3	<b>Existing Deficiency</b>	In some areas, devices are missing coverplates with data or power cables exposed.					
	<b>Recommended Remedy</b>	Replace coverplates		20	EA	\$25	\$500
4	<b>Future Needs</b>	Campus will add (6) more Modular classrooms in future					
	<b>Recommended Remedy</b>	Upgrade Main Service for increase load; and add site lighting, data/phone/ FA/ and security Replace existing 1200amp, 277/480volt main switchboard with new 1600amp, 277/480volt utility service and main switchboard, including (5) transformers (112.5kva, 480volt primary ~208volt secondary)		1	LS	\$18,000	\$18,000
				1	EA	\$12,500	\$12,500



**Lincoln Middle School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
5	Existing Deficiency	Inadequate power distribution for receptacles for data system as noted above					
	Recommended Remedy	For added receptacles noted above, install new panelboard (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard		4	EA	\$4,700	\$18,800
5) Structural							\$24,000
1	Existing Deficiency	West CMU shear wall between Gym and adjacent locker rooms appears to be lacking in length- not critical					
	Recommended Remedy	* Additional Analysis		LS			\$4,000
2	Existing Deficiency	Building C east/west interior wall lines at middle seismic joints appear to be lacking in shear wall length - not critical					
	Recommended Remedy	Add approximately 20' of CMU shearwall		20	LF	\$1,000	\$20,000
Sub-Total							\$5,766,995
* NEEDS FURTHER INQUIRY FOR ACCURATE ESTIMATE							
SOFT COSTS @ 2 \$1,441,749							
TOTAL COSTS (not includin							\$7,208,744

1



2



3



4



5



6



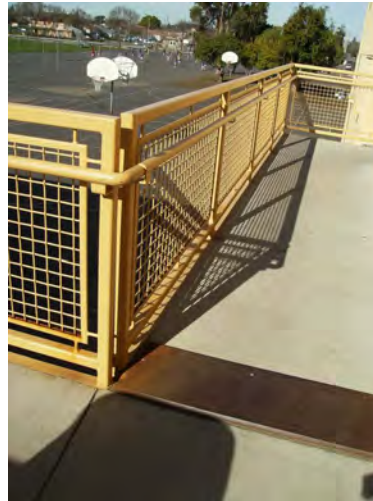
7



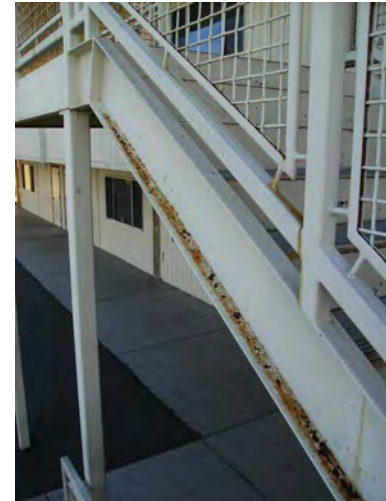
8



9



10



LINCOLN MS



11



12



13



14



15



16



17



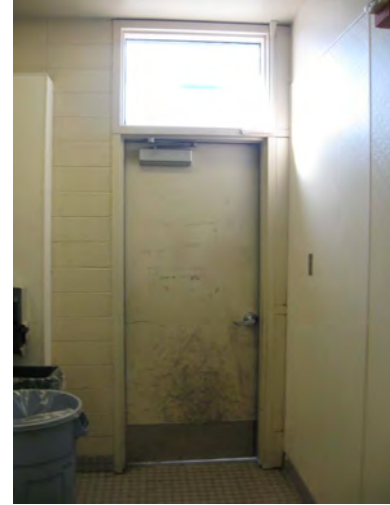
18



19



20



LINCOLN MS



21



22



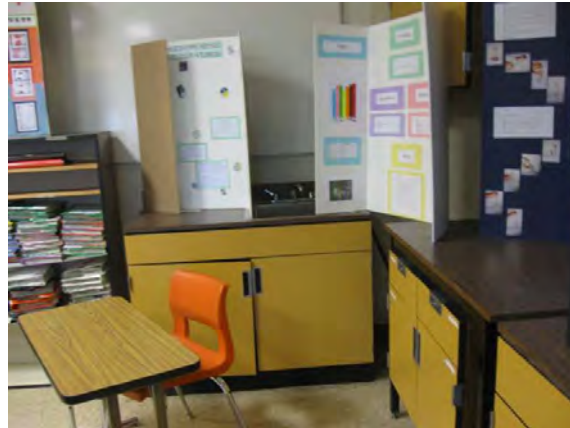
23



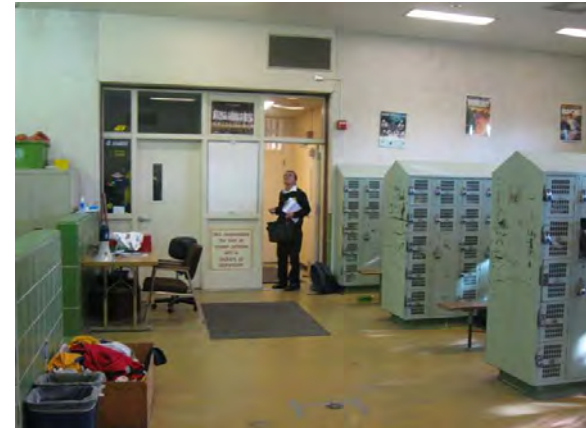
24



25



26



27



28



29



LINCOLN MS





LINCOLN MS