



Lincoln Middle School

1250 Fernside Boulevard

School Data

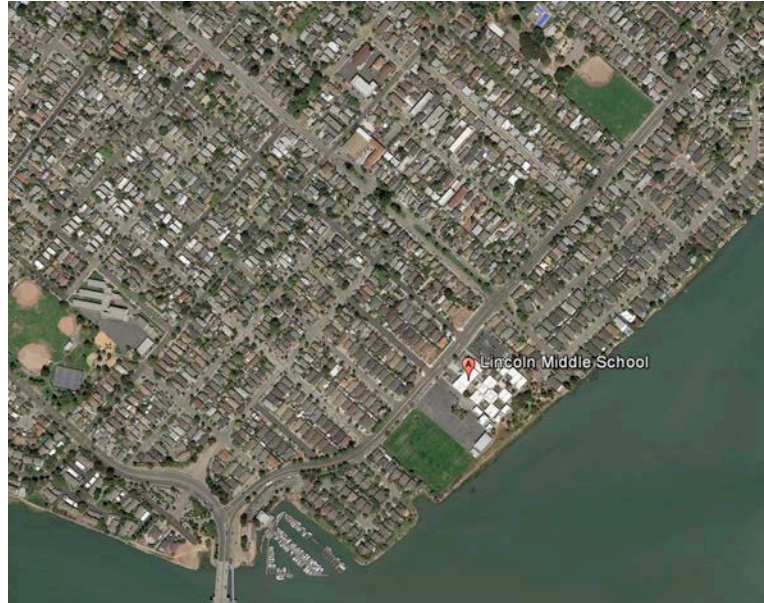
Date School Opened:	1977
2013 - 2014 School Year Enrollment:	956
Standard Classrooms:	30
Modular Classrooms:	8
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	55,320 sq. ft.
Site Area:	10.22 acres

Lincoln Middle School - Background Information

Lincoln Middle School is located at the southeast end of Alameda's main island, just a few blocks away from the bridge connecting Bay Farm Island to Alameda. Located directly on San Leandro Bay with views to Oakland. Lincoln Middle School's ten acre campus includes a large outdoor learning center with gardens to the northeast and shared soccer fields to the south.

Lincoln Middle School was constructed from 1975 to 1977, mostly as one-story masonry block walls, with steel trussed roof framing, sheet metal parapet facade wall, and membrane roofing. In 1987, a portion of the eastern classroom wing was destroyed in a fire, and subsequently rebuilt. With burgeoning enrollment, a further expansion in 1991 added two two-story concrete block and steel framed classroom buildings, two one-story classrooms, and an administration building. In 2005, Measure C funds provided seismic upgrades to the administration/media center building, accessible upgrades to restrooms, a playground, roof membrane replacement, boiler replacement, electrical, lighting, telecom, clock, fire alarm, and security upgrades. A two-story classroom modular and a one-story toilet modular on concrete foundations were also added in 2005.

This campus currently serves approximately 956 6th through 8th grade students in 38 classrooms, a multi-purpose room, library/media center, a large asphalt playground with outdoor amphitheater, adjacent soccer fields, and an outdoor learning garden.



Lincoln Middle School - Existing Conditions Summary

Facilities Assessment Needs

- Accessibility upgrades, caused by extensive 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-purpose room flooring at end of service life
- Inadequate storage for media center/library
- Mechanical and plumbing fixtures at end of service life
- Storm drain issues

Educational Program Needs

- School entry, office identity, and campus directional signage
- Projection technology at all classrooms
- Switch location of large computer lab at shop wing with science classroom
- Multi-media/library remodel - locate media area at existing textbook storage
- Improve lunch service layout and efficiency at multi-purpose room; provide for onsite cooking
- Upgrade exterior lighting

Unique Opportunities

- Lincoln Middle School features waterfront access on San Leandro Bay, a large outdoor garden area, and direct bicycle access to Bay Farm Island.








Lincoln Middle School - Master Plan Summary

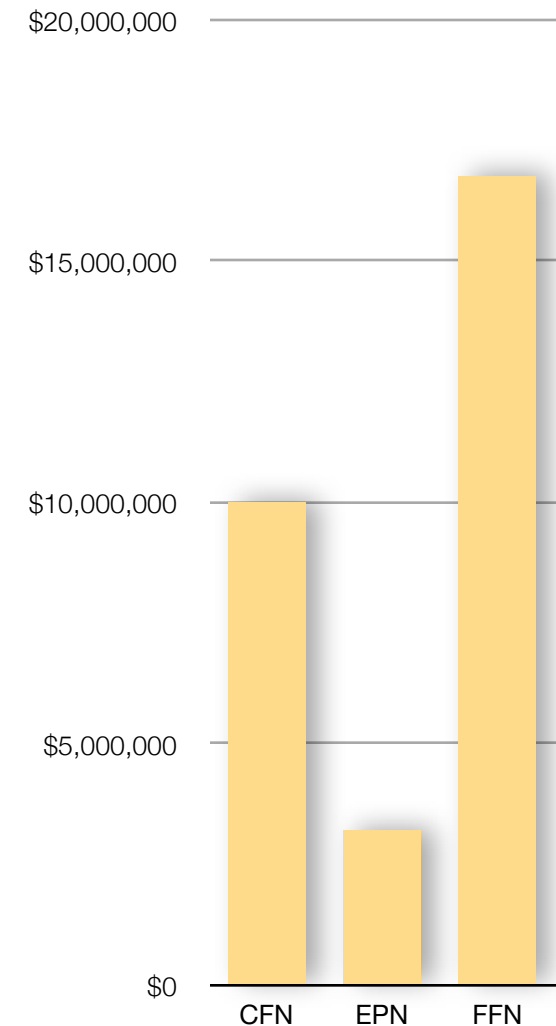
Master Plan Features

- Street and parking lot traffic improvements
- Entrance and administration upgrades
- Science lab classroom relocation to technical wing
- Media center/library remodel
- Modernized classrooms
- Music classroom expansion and remodel
- Playground improvements
- Completed covered walk system to all buildings
- Sun shading at amphitheater
- Developed outdoor spaces at art and shop classrooms
- New two-story classroom wing
- New gymnasium with locker rooms
- Remodeled multi-purpose room and repurposed locker room space

Proposed Improvements by Theme

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Improve traffic routing and drop-off, upgrade site lighting, define administration with physical and visual connection to entrance and provide safety door hardware throughout campus.
	Accessibility	Renew damaged and heaved paving and striping at walkways and play yard, improve restroom, adjust exterior path of travel slopes, drop-off, parking and doors and provide way-finding signage.
	Technology	Improved data, power and wireless coverage, updated audio visual and presentation capabilities and expanded media lab.
	Science, Technology, Engineering, Art, Mathematics	New appropriately-sized science lab to replace undersized space, outdoor art space.
	Facilities Infrastructure	Provide new classrooms and gymnasium, modernized multi-purpose room and music classroom, replace mechanical systems, provide a campus energy-management system.

Improvements by Category



Critical Facility Needs (CFN)	\$9,995,082
Educational Program Needs (EPN)	\$3,198,260
Future Facility Needs (FFN)	\$16,760,671
	LMS4

Lincoln Middle 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)

- ADA accessibility issues
- Flooding in lower play area
- Site security/fencing, single point of access needed during the day
- Boiler old, radiators now in use, kids get burned
- No ventilation at restrooms
- Site lighting improvements
- Window from office to corridor for supervision

Educational Program Needs (EPN)

- Acoustical improvements are needed between upstairs, downstairs, and between classrooms.
- All interior finishes need repair/replacement including flooring (keep wood flooring) and base.
- Multi-purpose room: too small, drop down screen and projector needed
- Small group instruction spaces lacking. Many classrooms are too small to accommodate small groups.
- Rooms 1 and 10 are too small to support classroom uses.
- Windows, doors, and frames are damaged.
- Need library
- Planters in front are target for vandals, bark mulch is not wanted: remove both mulch and planters.
- Drinking fountains needed in multi-purpose room and classrooms 8 and 9.
- Bigger sink needed at staff area.

- Hand dryers have inadequate airflow to function efficiently.

Future Facility Needs (FFN)

- Keep historic feel and materials
- Staff collaboration areas needed
- Possible outdoor learning space in courtyard area
- Grass areas at exterior
- Parent resource center
- Hot water in all classrooms
- Media center for classrooms, mounted projectors and screens
- Natural lighting and ventilation
- Science, technology, electronics, art and mathematics (STEAM) program lab space, sinks, work tables, flex space
- Upgrade asphalt paved areas, play structure not adequate
- Broken up sidewalks, oak tree acorns, and debris create hazards.



LINCOLN MIDDLE SCHOOL SITE PLAN

Lincoln Middle 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	Accessible parking stall: longitudinal slope in ADA stall area ranges from 2-4%. Signage is incomplete/out of date. Edge grind at perimeter of ADA stalls/unloading zones, and construct variable thickness overlay to reduce slope to 2% maximum. Taper overlay into adjoining drive aisle. Update/add to signage to current standards and restripe.	2,000	SF	6.5	\$3,888	\$16,848
CFN	FA	Accessible drop-off zone: cross slope of pavement in ADA student drop off is 2.3%, and signage is missing. Edge grind at perimeter of unloading zone, and install variable depth asphalt overlay to flatten slope to 2% maximum. Taper overlay into adjoining drive aisle. Add signage to current standards.	400	SF	7.6	\$907	\$3,931
CFN	FA	Parking lot ADA entry signage is incomplete. Replace sign to current standards.	1	EA	540.0	\$162	\$702
CFN	FA	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. Designate accessible path of travel.	1	LS	756.0	\$227	\$983
CFN	FA	No ADA seating areas in amphitheater; no railing on edge of stage with approximately 4-foot drop-off Modify perimeter seating area to incorporate ADA seating locations. Lower height of stage to 30 inches maximum drop, or fill in lower area of amphitheater to reduce stage drop to 30 inches.	1	LS	12,960.0	\$3,888	\$16,848

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Hydrant coverage deficient on west side of campus Add private fire hydrant service from public main on Fernside Avenue to serve the west side of the campus.	1	LS	81,000.0	\$24,300	\$105,300
CFN	FA	The interconnected nature of the buildings will likely result in a large fire area and correspondingly high required fire hydrant flows, which the surrounding hydrants may not be able to meet. Consider adding fire sprinklers to existing buildings to reduce required fire flow.	49,204	SF	13.0	\$191,305	\$828,989
CFN	FA	Storm drain between courtyard and bay outfall reported to drain unreliably 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 function.	1	LS	28,080.0	\$8,424	\$36,504
CFN	FA	Most drop inlet grates in pedestrian areas have non-compliant grates. Replace noncompliant grates with 1/2" maximum opening, bolt-down grates. Allow for 14 grates.	14	EA	324.0	\$1,361	\$5,897
CFN	FA	8-inch site drain line running between media center and wing C is clogged with tree roots. Replace 8-inch site drain line at this location and at site drain line in multi-	160	LF	113.4	\$5,443	\$23,587
CFN	FA	Courtyard paving has numerous trip hazards. Replace pavers with concrete walkways.	600	SF	21.6	\$3,888	\$16,848

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Playground and parking lot have excessive asphalt cracking and numerous trip hazards. Grind existing asphalt, regrade, and repave.	51,000	SF	6.5	\$99,144	\$429,624
CFN	FA	Bicycle cage is too small to accommodate need. Double size of chain link bike cage and add lighting.	200	SF	32.4	\$1,944	\$8,424
CFN	FA	Play yard: volleyball inserts are trip hazard and rusted out, poles are beyond service life Replace insert sleeves with brass or stainless steel, and provide new poles.	6	SET S	540.0	\$972	\$4,212
CFN	FA	Many corridor lockers are corroded and broken. Replace with new District-standard Pemko lockers.	1,100	EA	459.0	\$151,470	\$656,370
CFN	FA	Inadequate exterior lighting provided, walkways dark as noted by staff Add exterior walkway fixtures and building wall fixtures to illuminate play yard and amphitheater areas.	40	EA	756.0	\$9,072	\$39,312
EPN	FA	Perimeter fencing is not contiguous. Add additional perimeter fencing at gaps.	400	LF	95.0	\$11,400	\$49,400
FFN	FA	Inadequate exterior shade protection for outdoor eating Install tensile membrane shade structure for outdoor eating adjacent to cafeteria.	1	LS	95,000.0	\$28,500	\$123,500

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Inadequate exterior shade protection for outdoor amphitheater Install tensile membrane shade structures at perimeter of amphitheater.	1	LS	105,000.0	\$31,500	\$136,500
FFN	FA/FMP	No trash enclosure Install chain link fencing screen around existing bin area to create three-bin enclosure.	1	LS	16,200.0	\$4,860	\$21,060
FFN	FA	Parking and pedestrian safety are a concern at campus parking lot and entries Reconfigure parking for better traffic flow and pedestrian safety; add parking stalls	30,667	SF	28.0	\$257,605	\$1,116,289
Subtotal							\$3,641,128
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Built-up roofing at end of service life; roof drains missing strainers and most are clogged Replace all roofing, dome strainers, caps, and flashings; clean out all roof drain lines.	65,230	SF	17.3	\$337,565	\$1,462,783
CFN	FA	Exterior windows are beyond service life, with some glazed in plexiglass. Replace all windows with aluminum frames and dual pane glass.	4,200	SF	47.5	\$59,875	\$259,459

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exterior doors are deteriorated, end of service life Replace all exterior doors with metal jamb and FRP doors with new hardware and high security keying	54	EA	4,752.0	\$76,982	\$333,590
CFN	FA	Exterior painted finish is deteriorated Reseal and repaint all exterior walls, trims fascia, etc.	49,204	SF	2.2	\$31,884	\$138,165
CFN	FA	Deteriorated painted walls, trims and miscellaneous finish Repaint all interior walls, trims, doors, and other painted items	49,204	SF	1.6	\$23,913	\$103,624
CFN	FA	All flooring at end of service life Replace all flooring with resilient flooring, and walk-off entry carpet mat at classrooms	49,204	SF	6.0	\$88,567	\$383,791
CFN	FA	Campus energy management system does not exist- (need to confirm) Add campus wide control and create district standard for energy control systems	49,204	SF	2.6	\$39,058	\$169,252
CFN	FA	Boiler plant was replaced in 2005 and is in good condition, however exposed piping is not insulated District has requested the removal of centralized boiler plants throughout and replacement with rooftop packaged air conditioning units and controls	1	LS	81,000.0	\$24,300	\$105,300

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Overall, the mechanical systems are in fair-good condition, however district has requested the removal of boiler systems. Replace air handlers, unit ventilators, etc., throughout with rooftop packaged air conditioning units and controls	49,204	SF	1.1	\$15,942	\$69,082
CFN	FA	Duct diffusers are missing grilles Clean duct system and replace diffusers	49,204	SF	0.3	\$4,783	\$20,725
CFN	FA	Water heaters at end of service life Replace with high efficiency gas hot water heaters	6	EA	4,320.0	\$7,776	\$33,696
CFN	FA	Some exterior emergency dual head fixtures provided for emergency egress in exterior locker areas and stairways Add exterior battery pack fixtures for minimum code coverage	25	EA	405.0	\$3,038	\$13,163
CFN	FA	Notifier panel is not preferred manufacturer Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	16,200.0	\$4,860	\$21,060
CFN	FA	Telephone/data Rauland panel is not preferred manufacturer Replace Rauland system with District standard VOIP phone system.	1	EA	41,040.0	\$12,312	\$53,352

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	In some areas, i.e., media center, classrooms, offices, plastic floor thresholds or rugs used to cover data cables to tables and work stations. Add data outlets to eliminate use of thresholds	50	EA	459.0	\$6,885	\$29,835
CFN	FA	Surface raceway in several locations has broken pieces Replace broken raceway	200	LF	561.6	\$33,696	\$146,016
CFN	FA	Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets noted above Add data distribution equipment to activate all data outlets	10	EA	1,620.0	\$4,860	\$21,060
CFN	FA	Bell/clock/speaker Rauland panel is not preferred manufacturer Replace Rauland system with District standard VOIP phone system	1	LS	10,260.0	\$3,078	\$13,338
CFN	FA	Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts Replace with energy efficient T5 lamps and electronic ballasts	49,204	SF	2.2	\$31,884	\$138,165
CFN	FA	Fixtures observed with broken or missing lenses Replace lenses	25	EA	81.0	\$608	\$2,633

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
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	49,204	SF	0.4	\$5,580	\$24,179
CFN	FA	Fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup Replace exit signs	15	EA	540.0	\$2,430	\$10,530
CFN	FA	Inadequate number of emergency egress fixtures were observed, according to staff inverter provides emergency backup power for egress lighting Add dual head battery packs at egress paths	25	EA	459.0	\$3,443	\$14,918
CFN	FA	In some areas, i.e., media center, classrooms, offices, plastic floor thresholds used to cover power cables to tables and work stations Add power outlets to eliminate use of thresholds; all classrooms to receive six new power/data outlets = 576	108	EA	459.0	\$14,872	\$64,444
CFN	FA	In some areas, i.e., media center, classrooms, offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed. Replace broken raceways	200	LF	21.6	\$1,296	\$5,616

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate power distribution for receptacles for data system as noted above For added receptacles noted above, install new panel board (42 pole, 100 amp, 120/208 volt, 3 phase, with Transient Voltage Surge Suppression) and new feeder from switchboard	4	EA	5,076.0	\$6,091	\$26,395
CFN	FA	Campus will add more classrooms in future Upgrade main service for increased load; and add site lighting, data/phone/fire alarm and security. Replace existing 1200 amp, 277/480 volt main switchboard with new 1600 amp, 277/480 volt utility service and main switchboard, including five transformers (112.5 kva, 480 volt primary ~208 volt secondary)	1	LS	32,940.0	\$9,882	\$42,822
CFN	FA/FMP	Electrical infrastructure (Power, data, Wi-Fi, AV and lighting) requires upgrades campus wide Improve power, data, wifi distribution (additional outlets etc.), AV and lighting within, typical campus wide	49204	SF	40.0	\$590,448	\$2,558,608
Subtotal							\$6,265,599
CLASSROOMS							
CFN	FA	Music room: delaminating ceiling tiles Replace ceiling tiles	1,200	SF	6.8	\$2,430	\$10,530

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Classrooms 713, 712 Sinks: nonaccessible Replace cabinetry and sinks	48	LF	630.0	\$9,072	\$39,312
EPN	FMP	Computer lab is larger then necessary, and a science classroom is smaller than it should be Reconfigure existing computer lab to become a science lab, with new cabinetry, countertops, utilities, etc.	1200	SF	220.0	\$79,200	\$343,200
EPN	FMP	Computer lab is larger then necessary, and a science classroom is smaller than it should be Reconfigure existing science lab to become a computer lab, with flexible workstations, utilities, Wi-Fi, etc.	960	SF	220.0	\$63,360	\$274,560
FFN	FMP	Music classroom is small and has poor acoustic isolation Expand music classroom and provide proper acoustics	1400	SF	200.0	\$84,000	\$364,000
FFN	FMP	Currently classrooms are filled to capacity and there is future growth anticipate Construct a new two story classroom building, possibly as a two story addition on the southeast side of campus, linked to existing two story buildings	7980	SF	370.0	\$885,780	\$3,838,380
Subtotal							\$4,869,982
RESTROOMS							
CFN	FA	Restroom building: Boys and Girls drinking fountains are not accessible Replace with compliant drinking fountain and place pipe barriers	2	PAIR	6,480.0	\$3,888	\$16,848

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Toilet modular buildings: sinks are missing drain line boots; urinal partitions missing Install molded rubber boots; install partitions with floor/ceiling support	1	LS	15,552.0	\$4,666	\$20,218
CFN	FA	Most toilet rooms and drinking fountains have been upgraded to meet ADA requirements, although they are showing signs of wear. Replace fixtures as needed. Replace waterless urinals with low flow 0.125 gallon urinals	44,264	SF	2.2	\$28,683	\$124,293
Subtotal							\$161,359
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-purpose room: accessible drinking fountain is noncompliant Add pipe barriers	1	PAIR	6,480.0	\$1,944	\$8,424
CFN	FA	Multi-purpose room: tears in gym flooring; moveable partition binds Install District standard concrete athletic floor covering; replace partitions with lightweight manual panels	8,400	SF	5.4	\$13,608	\$58,968
EPN	FMP	Lunch service line is inefficient. Kitchen is warming only Reconfigure kitchen serving line for better efficiency. Provide for small scale on site cooking	1	LS	195,000.0	\$58,500	\$253,500
FFN	FMP	Currently the multi-purpose room serves as the multi-use facility as well as the gym and there are no locker rooms Build a new gym building and include locker rooms	13026	SF	450.0	\$1,758,510	\$7,620,210

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	Multi-purpose room requires remodel and modernization Complete a multi-purpose room remodel to accommodate dining and performance functions, including a music classroom, a green room and a stage	10326	SF	240.0	\$743,472	\$3,221,712
Subtotal							\$11,162,814
ADMINISTRATION							
CFN	FA	Administration: staff toilets and kitchen need upgrades Upgrade walls, flooring cabinets and appliances. Add exhaust fan at stove.	1	LS	59,400.0	\$17,820	\$77,220
CFN	FA	Administration and multi-purpose room: all fixtures are slow drain and often clog probably from root invasion Replace existing line and increase to 6'-8" to protect from future root invasion	1	LS	27,000.0	\$8,100	\$35,100
CFN	FMP	Reception area has poor identity and visibility to the main entrance of campus Build small addition onto the administration wing to house a properly located reception area with windows on the entrance	250	SF	600.0	\$45,000	\$195,000
EPN	FMP	Administration offices including faculty room require modernization and minor reconfiguration Modernize and reconfigure the administration offices	2500	SF	240.0	\$180,000	\$780,000
Subtotal							\$1,087,320
LIBRARY/MEDIA CENTER							
CFN	FA	Media center/library entry: drinking fountain is nonaccessible Replace with compliant drinking fountain and place pipe barriers	1	PAIR	6,480.0	\$1,944	\$8,424

Lincoln Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Media center: noncompliant fire exits from stored equipment Add storage space on campus	2,000	SF	216.0	\$129,600	\$561,600
CFN	FA	Air handlers are heating only Replace with rooftop packaged air conditioning units, clean ductwork	44,264	SF	1.1	\$14,342	\$62,147
EPN	FMP	Library/media center requires reconfiguration and modernization Reconfigure and modernize interior finishes. See above for electrical and mechanical upgrades	4800	SF	240.0	\$345,600	\$1,497,600
Subtotal							\$2,129,771
OTHER FACILITIES							
CFN	FA	Boys/girls locker rooms: replace older lockers Replace with new District standard lockers	200	EA	473.0	\$28,382	\$122,990
CFN	FA	Gym/locker; shower areas have been converted to lockers. Showers have been abandoned Remove group shower areas completely and repurpose area, replace fixtures with urinals (0.125 gallon) water closets (1.28 gallon), and lavatories (0.5gpm)	1,500	SF	81.0	\$36,450	\$157,950
CFN	FA	West CMU shear wall between gym and adjacent locker rooms appears to be lacking in length - not critical * Additional Analysis				\$8,000	\$8,000

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Building C east/west interior wall lines at middle seismic joints appear to be lacking in shear wall length - not critical Add approximately 20' of CMU shear wall	20	LF	1,080.0	\$6,480	\$28,080
FFN	FMP	Classroom lockers are showing signs of aging and needing replacement Replace exterior lockers with new	1	LS	120,000.0	\$36,000	\$156,000
FFN	FMP	Covered walkways do not extend to all buildings. Install additional covered walkways throughout campus.	2280	SF	55.0	\$37,620	\$163,020
Subtotal							\$636,040
TOTAL COSTS							\$29,954,013