



# Donald Lum Elementary School

1801 Sandcreek Way

## School Data

Date School Opened:	1959
2013 - 2014 School Year Enrollment:	509
Standard Classrooms:	25
Modular Classrooms:	1
Portable Classrooms:	5
Classrooms Used for Other Programs:	5
Building Area:	36,150 sq. ft.
Site Area:	4.2 acres

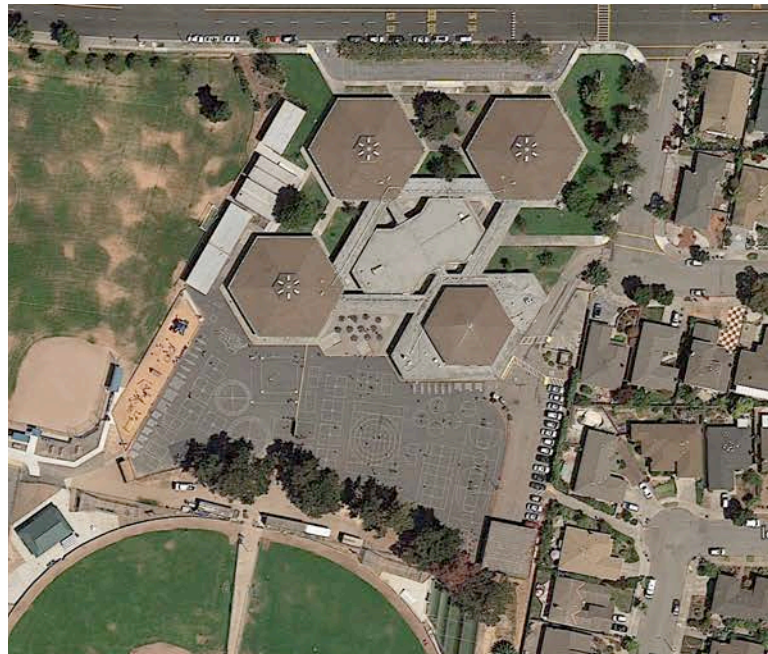
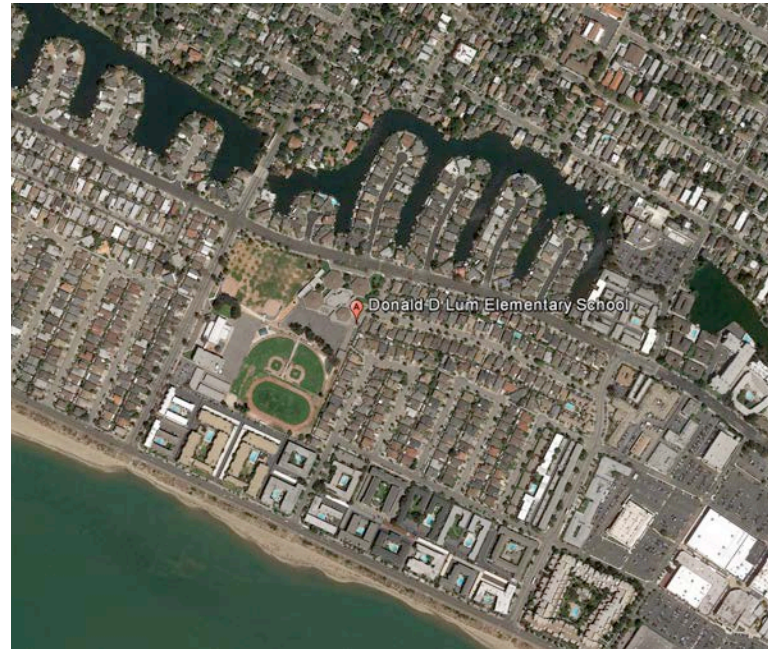
## Donald Lum Elementary School - Background Information

Donald Lum Elementary School was first constructed in 1959, with two classroom pods, and the multi-purpose room/administration building.

Another classroom pod was added in 1964; and a fourth classroom building with library was added in 1974. The library later became a library/media center.

All these buildings are wood-frame on concrete pad foundations with steel post and wood beam roof framing and composition shingle roofing. This campus, including the covered walkways, was seismically retro-fitted in 2000. Accessible site ramps, restroom upgrades, and electrical, telecom, clock, public address, security, and fire alarm improvements were also added in 2000.

Donald Lum Elementary School currently serves 509 (K-5) students in 25 classrooms. The site also has a large asphalt paved playground.



## Donald Lum Elementary School - Existing Conditions Summary

### Facilities Assessment Needs

- Secure perimeter fencing is lacking.
- Site paving is not compliant with accessibility code requirements for slope, cross slope, obstructions, and trip hazards.
- Playground pavement is deteriorating and in need of sealing and re-striping.
- Parking lot needs to be enlarged, reconfigured, and repaved.
- Exterior paint is at end of service life, peeling and chipped.
- All interior finishes need repair or refurbishment, including flooring, walls, and ceilings.
- Irrigation water supply needs to be separated from domestic supply.
- Windows are beyond service life; some have plexiglas glazing.
- Exterior doors show wear and damage and need to be replaced.
- Roofing is at the end of its useful life.
- Site requires a trash enclosure.
- Additional toilet rooms are needed.

### Educational Program Needs

- Art classroom space
- PE classroom and storage space
- Science classroom space
- Appropriately sized multi-purpose room with stage
- Kindergarten classrooms that are located adjacent to each other with dedicated toilet rooms
- Portable building at end of service life
- Additional administration space for meetings, offices, and staff work room
- Dividable breakout spaces
- Additional toilet rooms adjacent to playground space

### Unique Opportunities

- Develop connection with Wood Middle School (curriculum development, mentoring, etc.)
- Utilize city-operated ball fields adjacent to campus

## Alameda Unified School District Facilities Master Plan










## Donald Lum Elementary School - Master Plan Summary

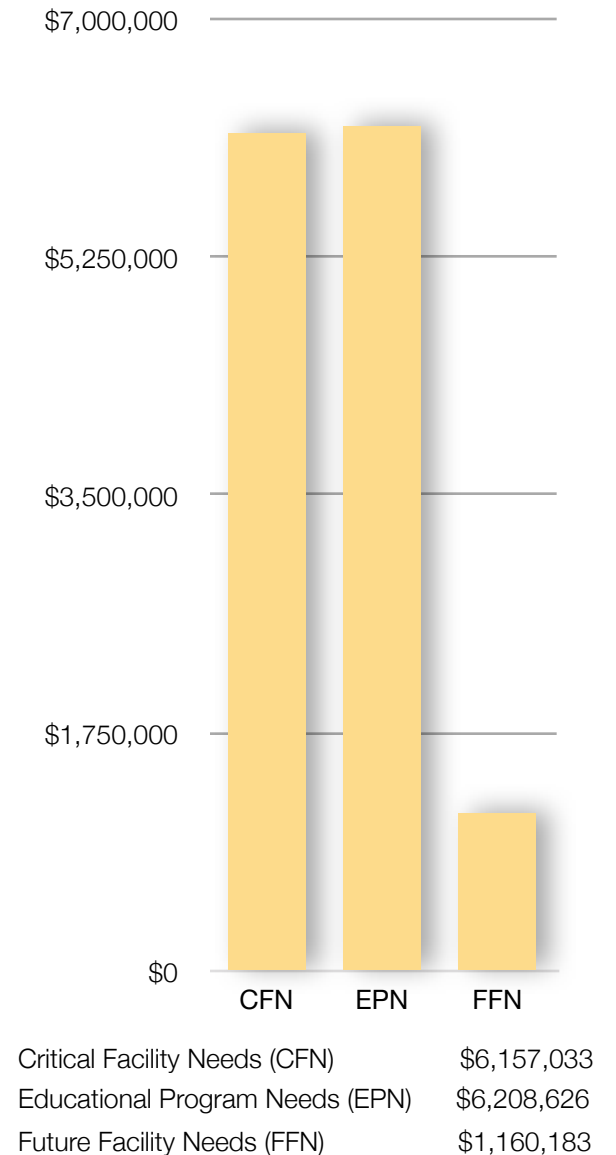
### Master Plan Features

- Provide a new classroom building and playground to house kindergarten students.
- Provide a new classroom building to house a science classroom, a PE classroom, and new toilet rooms to serve the playground.
- Provide a new music classroom.
- Expand multi-purpose room by converting a portion of the existing administration lobby into new stage.
- Add one new science classroom.
- Reconfigure balance of existing administration space into an art studio.
- Reconfigure the current media center and adjacent small offices into a new centrally located administration space.
- Reconfigure learning center into new media center.
- Regrade playground and expand beyond the tree line that is adjacent to baseball fields.
- Provide staff and visitor on-site parking.

### Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter and secondary fencing, improve site lighting, provide a clear and obvious single primary entrance, reposition administration with physical and visual connection to entrance, provide on-site drop off and parking.
	Accessibility	Improve restroom accessibility and supervision, re-grade playground to accessible slope tolerances, and include a restroom in each kindergarten classroom.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide dedicated science, art, and music classrooms.
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system equipment, provide more meeting and breakout space.

### Improvements by Category



## Donald Lum Elementary 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)

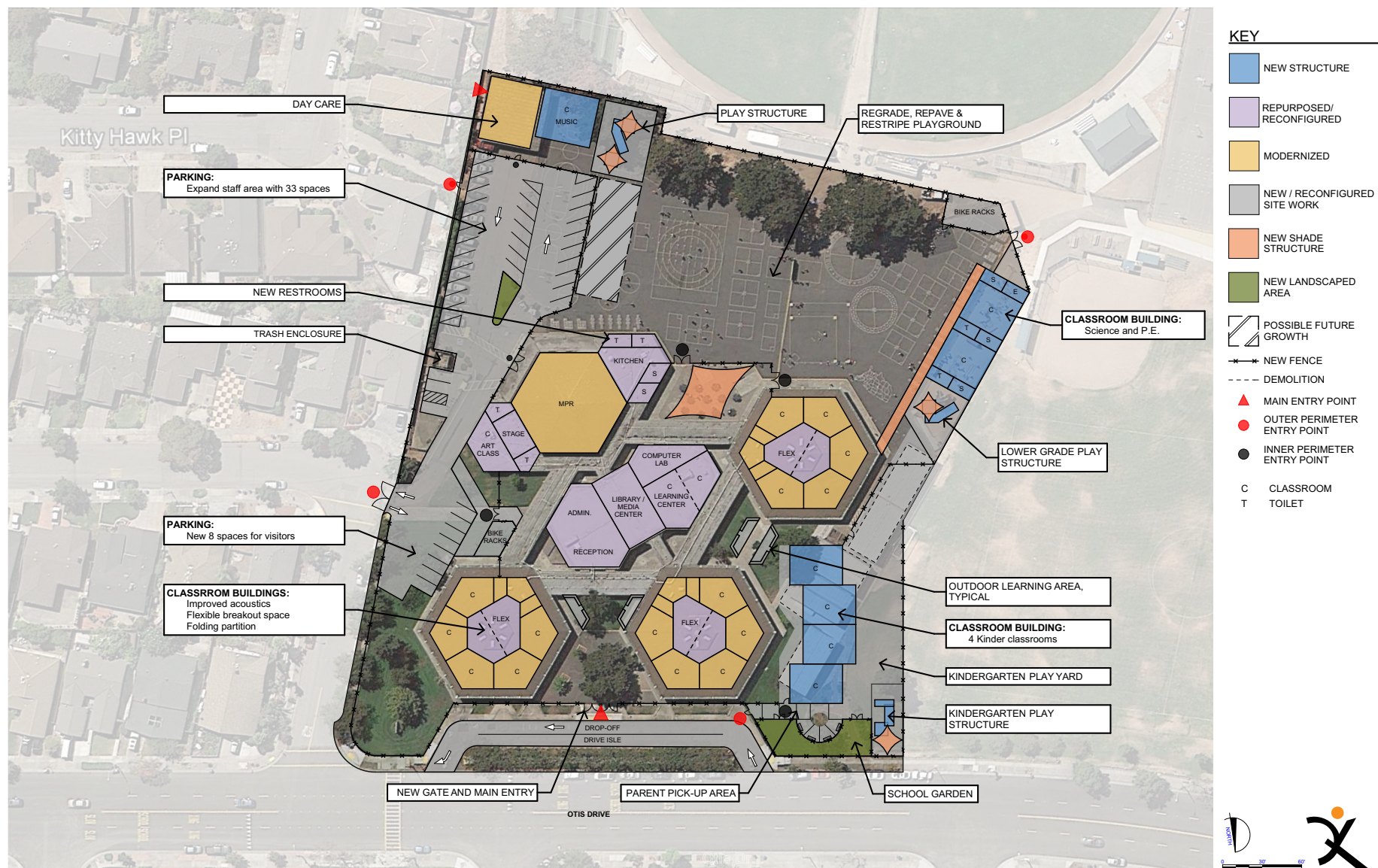
- New parking lots are needed.
- New perimeter fencing is needed.
- Provide improved site lighting.
- Improved site drainage is required.

### Educational Program Needs (EPN)

- New kindergarten building
- Relocated administration for visual security
- Relocated multi-purpose room stage
- Relocated library/media center
- New classroom buildings (including new toilet rooms)
- Modernized breakout spaces at building cores
- New playground space
- Re-stripped drop-off area to improve traffic flow
- New trash enclosures

### Future Facility Needs (FFN)

- Additional toilet rooms adjacent to kitchen
- New play structures
- New bike racks
- New hand dryers



DONALD LUM ELEMENTARY SCHOOL SITE PLAN

# Donald Lum Elementary 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	ADA student drop-off lacks compliant signage. Add compliant signage.	1	LS	1080.0	\$324	\$1,404
CFN	FA	Play Area: Pavement is deteriorating; grade is not per code. Regrade, repave, and restripe.	42,300	SF	22.8	\$289,332	\$1,253,772
CFN	FMP	Pavement cross slope perpendicular to building is approximately 4.3%.  Remove 20-ft strip of existing pavement parallel to building. Install six-foot band of pavement at 2% maximum cross slope adjoining building and five-foot wide planting area to take up grade. Regrade/repave/restripe remaining area at 2% max cross slope.	120	SF	22.8	\$821	\$3,557
CFN	FA	It appears that the domestic water service and the fire sprinkler service do not have any backflow devices.  Add RPBP to domestic service and single-check detector check-in vault to fire service.	1	LS	23760.0	\$7,128	\$30,888
CFN	FA	Playground: Drinking fountain is not accessible.  Replace with accessible DF and pipe barriers.	1	PAIR	5400.0	\$1,620	\$7,020
CFN	FA	No trash enclosure at this site.  Install a two-bin trash enclosure per Health Department standards.	1	EA	16200.0	\$4,860	\$21,060
CFN	FA	Boiler/pumps are about 10-years old and in fair condition.  Replace boiler and all associated equipment, as well as U.G. supply lines to Pods.	1	LS	162000.0	\$48,600	\$210,600

## Donald Lum Elementary 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 lighting is inadequate; walkways are dark as noted by staff. Add 15 fixtures and replace existing with new; add 2 16-ft pole fixtures at parking area.	1	LS	150000.0	\$45,000	\$195,000
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery-pack fixtures for minimum code coverage.	15	EA	405.0	\$1,823	\$7,898
CFN	FMP	Secure perimeter fencing is lacking. Provide and install secure, decorative perimeter fencing and gates at campus street frontage (6'-tall Ameristar or similar), 6'-tall chain link fencing and gates elsewhere.	2,258	LF	110.0	\$74,513	\$322,888
CFN	FMP	Shade protection lacking at outdoor eating area and at play structures. Provide and install new shade structures/canopies at outdoor eating areas and at play structures.	1	EA	82500.0	\$24,750	\$107,250
CFN	FMP	Site lacks outdoor learning areas. Provide and install new concrete benches and flatwork to create outdoor learning areas.	2	Loc	67500.0	\$40,500	\$175,500
CFN	FMP	Drop-off loop gets congested Strip for drop-off lane, drive aisle, and right-turn only exit.	5676.2	SF	1.0	\$1,703	\$7,379
CFN	FMP	Bike parking needs to be relocated to more secure and visible location (once admin is relocated). Provide new bike rack and chain link enclosures.	1	LS	60000.0	\$18,000	\$78,000
CFN	FMP	Five portable buildings are nearing end of service life. Remove from site.	5		13500.0	\$20,250	\$87,750



## Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	There is no location for parents to congregate while awaiting release of younger students. Provide paved area within secure fencing for parent pick-up area. This area can double as outdoor learning area adjacent to campus garden.	1400	SF	28.0	\$11,760	\$50,960
EPN	FMP	Existing campus garden will need to be relocated to accommodate new kindergarten classroom building and play structure. Install new garden area with planter boxes, irrigation, and storage shed with-in secure fencing.	1815	SF	28.0	\$15,246	\$66,066
FFN	FMP	Inadequate staff and visitor parking. Install new parking lots for staff and visitors, including handicapped parking stalls and signage.	24306	SF	33.6	\$245,006	\$1,061,695
FFN	FA	Areas of campus irrigation are manual. Upgrade irrigation to remote, programmable controller.	1	LS	5400.0	\$1,620	\$7,020
Subtotal							\$3,695,706
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Wood siding, trim, and fascia: wood is check and paint is peeling. Repair and refinish.	17,800	SF	4.4	\$23,496	\$101,816
CFN	FA	CMU wall surfaces: faded and discolored. Reseal and repaint CMU block.	17,800	SF	5.4	\$28,836	\$124,956
CFN	FA	Shingle and roofing has reached end of service life. Replace all shingle roofs with standing seam metal roofing. Replace built-up roofing with thirty-year BUR and cool-roof coating. Also install new	36,150	SF	16.5	\$178,943	\$775,418

Donald Lum Elementary 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 windows with Plexiglas are beyond service life. Replace all windows with aluminum frame and dual pane glass.	3,400	SF	47.5	\$48,470	\$210,038
CFN	FA	Exterior doors are beyond service life. Replace all exterior doors with metal frame and FRP door.	28	EA	4752.0	\$39,917	\$172,973
CFN	FA	Deteriorated painted wall and trim finish (typical throughout). Repaint all interior walls, trims, doors, and other painted items.	36,150	SF	2.2	\$23,425	\$101,509
CFN	FA	All flooring is at end of service life. Replace all flooring with resilient flooring and walk-off entry mat.	36,150	SF	5.4	\$58,563	\$253,773
CFN	FA	Campus energy-management system does not exist. Add campus-wide DDC control and create district standard for energy control system.	36150	SF	2.2	\$23,425	\$101,509
CFN	FA	Exposed iron pipe gas lines have severe rusting. Replace all roof-top gas lines.	36,150	SF	2.2	\$23,425	\$101,509
CFN	FA	Interior pods served by fan coil with heating coil in good condition, but District desires cooling. Add DX cooling coils and condensing units to existing systems; modify ductwork as necessary. Mount CU's on roof.	4	LS	6480.0	\$7,776	\$33,696
CFN	FA	Ventilation with three self-contained heating units that are in poor condition. Replace with high-efficiency gas-fired roof top AC unit.	3	EA	8640.0	\$7,776	\$33,696

## Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Self-contained heater that is in fair condition. Cooling provided by portable AC unit, supplemented by swamp cooler. Replace with rooftop packaged AC unit and ductwork.	1	EA	8640.0	\$2,592	\$11,232
CFN	FA	Electric water heater at end of service life. Replace five electric water heaters.	5	EA	4320.0	\$6,480	\$28,080
CFN	FA	Boiler/pumps are about 10 years old and in fair condition. Replace boiler and all associated equipment as well as U.G. supply lines to pods.	1	LS	162000.0	\$48,600	\$210,600
CFN	FA	Suspended fixtures do not have seismic supports and cables to prevent lateral shifting. Add horizontal bracing and diagonal restraint wires, per code.	36,150	SF	2.2	\$23,425	\$101,509
CFN	FA	Typical of all spaces: power data systems are not adequate or do not meet code for distribution. Modernize all interior space power, data systems.	36150	SF	3.0	\$32,535	\$140,985
CFN	FA	Typical interior light fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts. Replace with new energy-efficient fixtures with T5 lamps and electronic ballasts.	36,150	SF	5.0	\$54,225	\$234,975
CFN	FA	Some occupancy sensors observed. Local room switches are typical for classroom and office lighting controls. Replace toggle switches with ultrasonic/infrared room occupancy sensors.	36,150	SF	2.2	\$23,859	\$103,389
CFN	FA	Fixtures observed with broken or missing lenses. Replace exit signs.	20	EA	81.0	\$486	\$2,106

# Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Main panel sub feeders to pods are rusted and shorting. Replace with new PVC conduit and conductors.	1	EA	81000.0	\$24,300	\$105,300
CFN	FA	Rooftop power and signal conduit is rusting out. Replace all rooftop conduit.	36,150	SF	2.2	\$23,425	\$101,509
Subtotal							\$3,050,579
CLASSROOMS							
EPN	FMP	Centralized and dedicated kindergarten wing is nonexistent. Adequately sized kindergarten classrooms with toilet rooms are lacking. Build new kindergarten classroom building with dedicated toilet rooms in each classroom.	4783.8	SF	350.0	\$502,301	\$2,176,638
EPN	FMP	Dedicated science and PE classrooms and storage space is lacking. Toilet rooms to serve the playground are nonexistent. Construct a new building to house science and PE classrooms and storage space.	3553.3	SF	370.0	\$394,419	\$1,709,147
EPN	FMP	Dedicated music classroom and storage space is housed in a portable building. Construct a new building to house music classroom and storage space.	1575.6	SF	370.0	\$174,890	\$757,859
EPN	FMP	Dedicated art classroom and storage space is housed in a portable building. Reconfigure the existing administration wing to house art classroom and storage space.	975.25	SF	250.0	\$73,144	\$316,956



# Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Interior core "break-out" areas need to be able to serve two small groups concurrently and better acoustic isolation. Provide and install acoustical folding partitions within each of the three pod buildings.	4	EA	25000.0	\$30,000	\$130,000
Subtotal							\$5,090,600
RESTROOMS							
CFN	FA	Sink piping is rust clogged with poor drainage. Replumb all sinks.	30	EA	1296.0	\$11,664	\$50,544
CFN	FA	Interior classroom POD toilets are non compliant. Main toilet rooms are compliant, with waterless urinals. Replace non compliant toilet room fixtures with urinals (0.125 GFP), water closets (1.28gpf), and lavatories (0,5gpm) to bring into current code compliance and reduce water consumption.	10	LS	6480.0	\$19,440	\$84,240
EPN	FMP	Toilet rooms to serve the playground are nonexistent. Build new toilet room building adjacent to/part of new science/PE classroom building.	400	SF	400.0	\$48,000	\$208,000
Subtotal							\$342,784
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-purpose room: Applied ceiling tiles are delaminating. Investigate roof joists. If they are not vented, they will probably need to be replaced, due to dry rot. Install new acoustic ceiling.	5,191	SF	6.5	\$10,091	\$43,729
CFN	FA	Kitchen: does not meet health code for re-heat kitchen. Renovate kitchen to District standard for re-heat; remove range hood and gas line stubs.	1,800	SF	125.0	\$67,500	\$292,500

## Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Reconfigure portion of existing administration wing into permanent raised platform for Multi-purpose room, including minimal stage drapery, lighting, and rigging.  Allow for 800- sq. ft. of space.	800	SF	200.0	\$48,000	\$208,000
Subtotal							\$544,229
<b>ADMINISTRATION</b>							
FFN	FA	Notifier panel is not preferred manufacturer.  Replace fire alarm panel with District-preferred manufacturer (Firelite).	1	LS	25000.0	\$7,500	\$32,500
FFN	FA	Rauland panel is not preferred manufacturer.  Replace Rauland system with District-standard VOIP.	1	EA	34560.0	\$10,368	\$44,928
FFN	FA	Rauland panel is not preferred manufacturer, Master clock does not work. Many clocks have been replaced.  Replace Rauland system with District-standard VOIP.	1	EA	10800.0	\$3,240	\$14,040
Subtotal							\$91,468
<b>LIBRARY/MEDIA CENTER</b>							
EPN	FMP	The best location for the administration is at the existing library/ media space. Library/ media center needs to be relocated.  Relocate as shown on plan. Reconfigure and modernize at new location.	1800	SF	250.0	\$135,000	\$585,000
Subtotal							\$585,000

# Donald Lum Elementary School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
OTHER FACILITIES							
CFN	FA	Rooftop units are in fair to poor condition and there is no cooling IT space.  Replace as needed, price per MDF/IDF room.	1	LS	10000.0	\$3,000	\$13,000
CFN	CFN	Daycare modular: Gas heater at end of service life.  Replace with high-efficiency gas-fired furnace with DX cooling coil and condensing unit.	1	EA	15000.0	\$4,500	\$19,500
CFN	CFN	Daycare modular: Damaged downspout; steel corrosion; ivy growth; wood paneling/trim damage; excess pine tree litter on roof and gutters.  Remove all growth from perimeter; add 12" concrete mow strip and site drainage; repair/replace wood panel/trim with cement board and repaint; replace downspouts with RWLs; remove pines adjacent to roof.	2000	SF	30.0	\$18,000	\$78,000
CFN	CFN	Daycare modular: Damaged ceiling tile from roof leaks.  Reseal and/or repair roof and replace damaged tiles; replace carpet with resilient tile and carpet walk-off entry.	1920	SF	6.0	\$3,456	\$14,976
Subtotal							\$125,476
TOTAL COSTS							\$13,525,842