

ORDER OF MAGNITUDE COST ESTIMATE

Structural and Non-Structural Upgrades to "Non-Field Act" Facilities at Historic Alameda High School

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Below are "Order of Magnitude" estimates to provide structural and non-structural upgrades to the portions of the Historic Alameda High School that do not comply with "Field Act" Standards required for student use. These are the 3-story East Building (Adult Ed) as well as the East (Admin.) and West (Library) Wings of the Kofman Auditorium (exclusive of theater/ lobby section). Structural Upgrades are described in the 4/19/13 upgrade memo by ZFA Structural Engineers and are summarized below.

No Structural Upgrade: Not upgrading the structure has no costs and was not included below. Because of building collapse risk, this option is ill-advised.

Collapse Prevention: Provides added strengthening to mitigate building collapse during seismic events (currently at risk of collapse).

Historic Building Code: Structural upgrade allowing use of the building's existing structure - requires analysis and testing of existing structure. This methodology is designed to follow Chapter 8-7 of the 2010 California Historical Code.

Basic Life Safety: Structural upgrades to provide building performance to most closely match the current California Building Code. Requires analysis and testing of existing structure.

Field Act Standards: Meets Division of the State Architect (DSA) standards required to return all spaces to student use.

Non-Structural Upgrades provide complete renovation of the Non-Field Act facilities as follows:

- New or significantly upgraded mechanical, plumbing and electrical systems including lighting, data and fire alarm systems.
- Exterior envelop upgrades including plaster repair, painting, new windows and roof repairs.
- Accessibility upgrades to meet ADA requirements including, ramps, toilet rooms and site improvements adjoining the historic high school.
- All new interior finishes including flooring, walls, ceilings & interior doors/ windows. No change in room configuration included.

NOTE - Non-Structural Upgrades assume complete modernization and renovation, however the scope of upgrades can be reduced to control costs

Building or Wing	Collapse Prevention Minimal Upgrade (student use not allowed)		Historic Building Code - Current Building Code (student use not allowed)		Basic Life Safety - Current Building Code (student use not allowed)		Field Act Standards - DSA for Public Schools (student use is allowed)	
	Low	High	Low	High	Low	High	Low	High
STRUCTURAL UPGRADES								
East Building (Adult Ed)	\$2.11 million	\$2.81 million	\$1.53 million	\$2.03 million	\$2.81 million	\$3.75 million	\$3.09 million	\$4.12 million
East Wing of Kofman (Administration)	\$1.58	\$2.10	\$1.14	\$1.52	\$1.76	\$2.35	\$2.02	\$2.69
West Wing of Kofman (Library)	\$1.46	\$1.94	\$1.13	\$1.51	\$1.65	\$2.20	\$1.73	\$2.31
SUBTOTAL STRUCTURAL UPGRADE COSTS	\$5.14	\$6.86	\$3.80	\$5.07	\$6.23	\$8.30	\$6.84	\$9.12
NON-STRUCTURAL UPGRADES*								
East Building (Adult Ed)	\$7.34 million	\$8.81 million	\$7.34 million	\$8.81 million	\$7.34 million	\$8.81 million	\$7.34 million	\$8.81 million
East Wing of Kofman (Administration)	\$3.61	\$4.33	\$3.61	\$4.33	\$3.61	\$4.33	\$3.61	\$4.33
West Wing of Kofman (Library)	\$4.09	\$4.91	\$4.09	\$4.91	\$4.09	\$4.91	\$4.09	\$4.91
SUBTOTAL NON-STRUCTURAL UPGRADE COSTS	\$15.05	\$18.05	\$15.05	\$18.05	\$15.05	\$18.05	\$15.05	\$18.05
COMBINED TOTALS	\$20.2 million	\$24.9 million	\$18.8 million	\$23.1 million	\$21.3 million	\$26.4 million	\$21.9 million	\$27.2 million

Costs assume public bidding, normal contractor mark-ups and 10% change order contingency. They do not include additional "non-construction" soft costs in the range of 25 to 30%. For further information see 5/02/13 *Order of Magnitude Construction Cost Estimate* by Counterpoint Construction Services.

*Although the extent of non-structural improvements may vary depending on future use, at this time all estimates assume the same level of non-structural improvement for all levels of structural upgrade.