

DRAFT

**DEMOLITION FINDINGS
CATEGORY II HISTORIC PROPERTIES**

**CALIFORNIA COLLEGE OF THE ARTS DEVELOPMENT PROJECT
5212 BROADWAY, OAKLAND, ALAMEDA COUNTY, CALIFORNIA**

Submitted to:

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LSA

August 2024

EXECUTIVE SUMMARY¹

At the request of Arts Campus Holdings, LLC, LSA prepared this demolition analysis to address City of Oakland (City) requirements for the demolition of Category II Historic Properties. The project analysis is part of the permitting process for the preservation of one building, relocation of one building, and demolition of 10 buildings in the approximately four-acre campus at 5212 Broadway (APNs 014-124-300-101 and 014-124-600-200) in the Rockridge Neighborhood (project site).

A Historic Resource Evaluation prepared in 2019 by San Francisco-based architectural and consulting firm Page & Turnbull (2019 HRE) “identified twelve buildings on CCA Oakland campus (CCA Campus) are historic resources.” Of the twelve identified, six appeared individually eligible for inclusion in the California Register of Historical Resources (California Register): Macky Hall, an associated Carriage House, Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and the Barclay Simpson Sculpture Studio. The 2019 HRE further found the four-acre campus, comprised of twelve buildings and six associated landscape features, as a California Register-eligible historic district.

The project would demolish ten existing campus buildings, and selected structures and landscape features within the CCA API while retaining two existing Oakland Landmark buildings (Macky Hall and the Carriage House), the Broadway Wall and Stairs and Carriage Entrance along with selected landscape features. The project would build two buildings ranging in height from 45 to 90 feet. Building 1 would be a mixed-use building located at the northwest corner of Broadway and Clifton Street and contain 229 residential units with approx. 6,630 square-feet of ground floor commercial space, 237 parking spaces, and 242 bicycle spaces. Building 2 would span the project site’s eastern boundary and contain 219 units, no parking spaces and 230 bicycle spaces. The project would preserve and renovate Macky Hall and the Carriage House, Macky Lawn, the Broadway Wall, consisting of entry staircase and carriage entrance gate off Broadway built in 1905, a view corridor to the west from Macky Hall, and various art pieces as well as contain over 98,000 square-feet of publicly-accessible landscaped open space, and maintain the ground floor of the Carriage House as a space available for community events and interpretive exhibits on CCA’s history.

The replacement project would demolish ten buildings in the API, thereby removing approximately 83% of the API’s total built environment. Macky Hall, the Carriage House, Macky Lawn, the Broadway Wall, Broadway Gate and Broadway Stairs, and various landscape features would remain and would reflect the contributing elements as identified by OCHS in or about 1986. The new construction would follow adopted Design Guidelines to reflect the level of detail and craft consistent with the extant campus and the principles of the Art & Crafts movement that informed design elements of several campus buildings.

The author of this memorandum, Michael Hibma, has an M.A. in History from California State University, Sacramento; and a Certificate in Land Use and Environmental Planning from University of California, Davis Extension. He meets the Secretary of the Interior’s *Professional Qualifications Standards* for Architectural History and History (36 CFR Part 61) and has over 17 years of experience in cultural resources management and architectural history.

¹ This document was prepared with technical assistance with detailed construction and financing information provided by Arts Campus Holdings, LLC.

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INTRODUCTION

At the request of Arts Campus Holdings, LLC, LSA prepared this demolition analysis to address City of Oakland (City) requirements for the demolition of Category II Historic Properties. The project analysis is part of the permitting process for the preservation of one building, relocation of one building, and demolition of 10 buildings in the approximately four-acre campus at 5212 Broadway (Assessor Parcel Number 014-124-300-101) in the Rockridge Neighborhood (project site).

A Historic Resource Evaluation prepared in 2019 by San Francisco-based architectural and consulting firm Page & Turnbull (2019 HRE) “identified twelve buildings on CCA Oakland campus (CCA Campus) are historic resources.”² Of the twelve identified, six appeared individually eligible for inclusion in the California Register of Historical Resources (California Register): Macky Hall, an associated Carriage House, Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and the Barclay Simpson Sculpture Studio. The 2019 HRE further found the four-acre campus, comprised of twelve buildings and six associated landscape features, as a California Register-eligible historic district.

According to the 2019 HRE, the project area was first identified as an Area of Primary Importance (API) by an OCHS survey team during a city-wide windshield survey in or about 1986. The OCHS survey team bounded the API to include the entire campus property. The OCHS map assigned the name “CCAC API” to the resource. The contributing elements identified by OCHS included Macky Hall/Treadwell Mansion, the Carriage House, three giant sequoia (*Sequoiadendron giganteum*) trees and a sloping lawn area leading to the Broadway Wall and Stairs. The Facilities Building (built ca. 1922-24) and the B Building (built 1926) were also identified but found to be of minor importance (Page & Turnbull 2019:8). No other buildings, structures, or objects in the project area were identified as contributory.

In the years following OCHS’ survey, additional buildings, structures, and objects within the project area reached sufficient age to warrant evaluation for eligibility for inclusion in a national, state, or local register of historical resources.³ In 2019, Page & Turnbull evaluated the CCA Campus in the project area and identified additional elements that had reached sufficient age to warrant consideration as contributing elements to the API.

Page & Turnbull’s HRE concluded the following.

This evaluation finds that six buildings on the CCA campus qualify as individual historic resources for the purposes of CEQA. These include Macky Hall and the Carriage House, which were already listed on the National Register of Historic [P]laces and as City of Oakland Historic

² *Historic Resource Evaluation – California College of the Arts (5212 Broadway), Oakland, California*. November 19, 2019. Project No.: 18322. On file at Page & Turnbull, San Francisco, California. Page 5.

³ While fifty years is the general age threshold for eligibility for inclusion in the National Register of Historic Places, the California Register of Historical Resources does not specify a specific year threshold rule, but rather that “sufficient time has passed to understand its historical importance” (California Code of Regulations §4852(d)(2)).

Landmarks, as well as Martinez Hall, Founders Hall, the Noni Eccles Treadwell Ceramic Arts Center, and the Barclay Simpson Sculpture Studio.

The campus as a whole, including the twelve extant buildings and associated landscape features, was found to be a California Register and National Register-eligible historic district with a period of significance of 1922 – 1992. It is also eligible to retain its existing status as a City of Oakland Area of Primary Importance (API), as it is of National Register quality with a large proportion of contributing resources. The campus is significant for association with the development of CCA in Oakland and the institution’s commitment to developing its Oakland campus in a way that not only accommodated art education and practice, but physically embodied principles of design in the spaces occupied by its students and faculty. The campus as a whole, inclusive of each of the twelve contributing buildings and contributing landscape features, is a historical resource for the purposes of CEQA.

In conclusion, all twelve buildings, and the campus as a whole, are historical resources for the purposes of CEQA (Page & Turnbull 2019:180).

Accordingly, the project site is an historical resource for the purposes of California Environmental Quality Act (CEQA).

The replacement project would demolish ten buildings in the project site, removing a gross total of 90,000 square feet of building area. Four of the buildings to be demolished are individually eligible for the California Register and are contributing elements to the CCA API. Two buildings, Macky Hall and the associated Carriage House would be retained, albeit with the Carriage House relocated southwest and behind Macky Hall, which would remain in its current location and orientation. The project would also retain an approximately 13,600 expanse of open area west of and downslope of Macky Hall, the entire length of the Broadway Wall (a full-length concrete retaining wall facing Broadway that includes a set of stairs and a carriage entrance gate), as well as other landscape features and incorporate them into the design of a new mixed-use development containing 448 residential units, 14,390 square feet of commercial space along Broadway, and 237 parking spaces (see Appendix E).

Michael Hibma, M.A., completed the analysis. Mr. Hibma is an architectural historian at LSA’s Point Richmond office and has over 17 years of experience in cultural resources management. He holds an M.A. in History from California State University, Sacramento and meets the Secretary of the Interior’s *Professional Qualifications Standards* in Architectural History and History (Title 36 Code of Federal Regulations Part 61).

DOCUMENT ORGANIZATION

This document begins with a description of the replacement project and location, followed by a description of the cultural resources in the project site and their status per Oakland Cultural Heritage Survey (OCHS) criteria. The next section contains an assessment to the requirements of *Findings Required for the Demolition of Historic Properties – Category II Historic Properties*. For the Facilities Building, the B Building, the Irwin Student Center, the A-2 Café, Founders Hall, Martinez Hall, the Noni Eccles Treadwell Ceramic Arts Center, the Raleigh and Claire Shaklee Building, the

Oliver & Ralls Building and Barclay Simpson Sculpture Studio, this analysis will address Finding 1.

Note: to prevent unnecessary redundancy in the analysis and reduce document length, the analysis under demolition findings for Findings, 4, 5, and 6 are presented once and the discussion ranges to specific buildings, as appropriate. The two original buildings, Macky Hall and the associated Carriage House will be retained by the project. The Carriage House will be relocated (third relocation in its history) to a location southwest of Macky Hall. This analysis does not include these two buildings. There are no non-contributing buildings in the CCA API.

The analysis would draw in part from previously prepared economic viability assessments of the project site's-built environment. This demolition analysis does not include the Broadway Wall, the Macky Lawn west of and downslope of Macky Hall, or the CCA API as a whole as these are not "buildings" as defined in the *National Register Bulletin 15*⁴ nor are APIs distinctly called out for analysis in the City's guidance for preparing Demolition Findings for Category II Historic Properties.

The following documentation supports this analysis and is referenced throughout:

- Appendix A: California College of the Arts, Oakland Campus Existing Buildings Preliminary Rehabilitation. TBD Consultants. April 17, 2020.
- Appendix B: Rehabilitation Cost Estimate, Build Group, Inc. April 15, 2020.
- Appendix C: TBD Bid Index
- Appendix D: 5212 Broadway Design Guidelines dated February 2023
- Appendix E: Final Development Plan Submittal dated February 17, 2023.
- Appendix F: CCA/5212 Broadway - Summary of Project Economics for Preservation and Reuse of Existing Buildings: Project Cost, Revenues and Return-on-Cost by Building. Provided by Project Applicant to LSA, August 29, 2024.

The following documentation supports this analysis and is available upon request:

- *California College of the Arts Oakland Campus, 5212 Broadway. Historic Resource Evaluation.* Page & Turnbull, San Francisco, California. November 19, 2019.
- CCA Existing Buildings Preliminary Rehabilitation Pricing Package, LMS Architects, March 13, 2020.

⁴ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* National Park Service, 1997:4-5. Source: <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

PROJECT LOCATION AND DESCRIPTION

PROJECT LOCATION

The project site is at 5212 Broadway (also addressed as 5200 Broadway) in the Rockridge neighborhood of the City of Oakland, Alameda County, California. The project site contains a developed four-acre rectangular parcel (Assessor Parcel Number: 014-1243-001-01), bordered on the east by a three-story, 72-unit apartment building constructed in 1964 on a two-acre parcel at 225 Clifton Street (APN 014-1242-007), on the north by Clifton Street, on the west by Broadway, and on the south by an unnamed, two-lane asphalt paved road that connects Broadway/Coronado Avenue intersection with the Rockridge Shopping Center, a multi-unit commercial development and parking lots constructed circa 2016 on a 15.5-acre parcel at 5050 Broadway (APN 014-1242-006). The site rests at the foot of a long gradual rise that originally connected with the Oakland Hills to the east. Quarry activities by the former Oakland Paving Company to the south and east during the early-20th century created a knoll-type projecting outcrop as viewed from offsite areas to the south, east, and to a degree, the west; thereby enhancing the site's upslope qualities and its associated built environment.

The project site is within an area currently zoned as Institutional Land Use and associated with the California College of the Arts (CCA), an applied fine arts education and training institution founded in Berkeley in 1907. The four-acre campus contains ten buildings built during four phases of development spanning seventy years (1922-1992). Two original buildings, Macky Hall and the associated Carriage House were repurposed from the site's earlier use as a private estate. The buildings represent various styles, are one-to-three-stories tall, and generally arranged north/south orientation and clustered along the eastern half of the parcel. The built environment is interspersed with landscaped features areas such as Macky Lawn, a shelterbelt of Eucalyptus trees, the *Bell Tower*, the *Celebration Pole*, and various seating and informal gathering areas. Over the last 10 years, CCA consolidated its academic programs and completed relocation to San Francisco in 2022.

PROJECT DESCRIPTION

The project would demolish ten existing campus buildings, and selected structures and landscape features within the CCA API while retaining two existing Oakland Landmark buildings (Macky Hall and the Carriage House), the Broadway Wall and Stairs and Carriage Entrance as well as selected landscape features. The project would build two buildings ranging in height from 45 to 90 feet. Building 1 would be a mixed-use building located at the northwest corner of Broadway and Clifton Street and contain 229 residential units with approx. 6,630 square-feet of ground floor commercial space, 237 parking spaces, and 242 bicycle spaces. Building 2 would span the project site's eastern boundary and contain 219 units, no parking spaces and 230 bicycle spaces.

The project would preserve and renovate Macky Hall and the Carriage House, Macky Lawn, the Broadway Wall, consisting of entry staircase and carriage entrance gate off Broadway built in 1905, a view corridor to the west from Macky Hall, and various art pieces as well as contain over 98,000 square-feet of publicly-accessible landscaped open space, and maintain the ground floor of the Carriage House as a space available for community events and interpretive exhibits on the history of the property and the CCA campus.

Oakland Cultural Heritage Survey – Identified Resources in the Project Site

The project site’s-built environment, date(s) of construction, OCHS resource ratings, and CCA API contributor status are listed in Table A, below.

Table A: Project Site Built Environment

Resource Name	Date(s) of Construction	OCHS Rating (1986) / Page & Turnbull Rating (2019)	Comments
CCA Campus (Project Site)	1922-1992	API	Historical Resource for purposes of California Environmental Quality Act (CEQA)
Macky Hall	1879-1881	A1+	Listed in Oakland Register and California Register; individually eligible to the National Register and a contributor to API. Historical Resource for purposes of CEQA.
Carriage House	1879-1881	B1+	Listed in Oakland Register and California Register; individually eligible to the National Register and a contributor to API. Historical Resource for purposes of CEQA.
Facilities Building	1922-1924	D1+ / B1+	Contributor to API. Historical Resource for purposes of CEQA.
B Building	1926	D1+ / B1+	Contributor to API. Historical Resource for purposes of CEQA.
Irwin Student Center; A-2 Café	1959; 1974	F1- / C1+	Contributor to API. Historical Resource for purposes of CEQA.
Founders Hall	1968	F1- / B1+	Contributor to API. Historical Resource for purposes of CEQA.
Martinez Hall	1968	F1- / C1+	Contributor to API. Historical Resource for purposes of CEQA.
Martinez Hall Annex	1970	None / C1+	Contributor to API. Historical Resource for purposes of CEQA.
Noni Eccles Treadwell Ceramic Arts Center	1973	None / A1+	Contributor to API. Historical Resource for purposes of CEQA.
Raleigh and Claire Shaklee Building	1979	F1- / C1+	Contributor to API. Historical Resource for purposes of CEQA.
Oliver & Ralls Building	1989	None / C1+	Contributor to API. Historical Resource for purposes of CEQA.

Resource Name	Date(s) of Construction	OCHS Rating (1986) / Page & Turnbull Rating (2019)	Comments
Barclay Simpson Sculpture Studio	1992	None / A1+	Contributor to API. Historical Resource for purposes of CEQA.

Sources: OCHS, Oakland; *Historic Resource Evaluation - California College of the Arts (5212 Broadway), Oakland, Alameda County, California* (Paige & Turnbull 2019).

The project site contains an API that is described below. As described above, the API designation was initially assigned by the OCHS as a result of a citywide “windshield survey” conducted in or about 1986. The API as construed by OCHS consisted of four buildings that were then age eligible. The Treadwell API was bounded to include the entire campus, however only Macky Hall/Treadwell Mansion, the Carriage House, three giant sequoia (*Sequoiadendron giganteum*) trees and a sloping lawn area leading to the Broadway Wall and Stairs. In addition, the Facilities Building (built ca. 1922-24) and the B Building (built 1926) were identified as contributory to this initial API (Page & Turnbull 2019). No other buildings, structures, or objects in the project area were identified as contributory. Please see Page & Turnbull 2019 HRE (available upon request) for a full presentation and discussion of built environment historical resources within the project site.

California College of the Arts (CCA) API

The CCA API boundary is coterminous with the project site. Per the Page & Turnbull HRE, the CCA API, “The CCA campus, comprising the entirety of the parcel associated with the property, is currently considered an API by the City of Oakland. As discussed in the previous California Register of Historical Resources (California Register) evaluation section, the property appears to be eligible for California Register listing as a historic district with a period of significance of 1922-1992. The campus, including twelve contributing buildings and multiple landscape features, is significant at the state and local level for its contribution to arts education and practice, constructed between the 1920s and 1990s under evolving visions of the institution’s artistic and educational direction.”

The buildings within the API vary in size, age (1920s-1990s), and design. The design of the buildings within the API comprises an assortment of architectural styles and aesthetic popular during the late-19th and the 20th centuries, ranging from Queen Anne/Stick-Eastlake, Mission Revival, Third Bay Tradition, Brutalism, to New or Minimalist Modernism. A typical design element within the API is multiple-story construction; varied massing and footprints; roofs; and vehicle or loading doors. Exteriors are varied in their materiality, wood, brick, stucco, cinder block masonry, or raw or unfinished concrete.

Page & Turnbull listed the following character-defining features⁵ of the CCA API:

- Mass, scale, size (including one- to three-story massing), proportions, design, and footprint of twelve contributing buildings: Macky Hall, Carriage House, Facilities Building, B Building, Irwin Student Center, Martinez Hall, Founders Hall, Martinez Hall Annex, Noni Eccles Treadwell

⁵ Page & Turnbull, 2019: page 179.

Ceramic Arts Center, Shaklee Building, Oliver & Ralls Building, and Barclay Simpson Sculpture Studio.

- Six contributing landscape features: Macky Lawn, Stairs with Ceramic Pots, Faun Sculpture, Infinite Faith sculpture, Bell Tower, and Celebration Pole.
- Spatial relationships between contributing buildings.
- Siting of contributing buildings within sloped topography of the site, including clustering of buildings on the eastern side of the site.
- Meandering, informal network of circulation routes through campus, with primarily pedestrian access.
- Vehicular ingress and egress routes limited to the northwest portion of the property, at the Broadway gate and Clifton Avenue driveways.
- Orientation of purpose-built contributing buildings inward toward center of campus (away from public streets).

LEGISLATIVE AND REGULATORY CONTEXT

This section describes the principal federal, state, and City regulations, laws, and codes that apply to the project.

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

The NHPA establishes the role and responsibilities of the federal government in historic preservation. Toward this end, the NHPA directs agencies to (1) identify and manage historic properties under their control; (2) undertake actions that would advance the Act's provisions and avoid actions contrary to its purposes; (3) consult with others while carrying out historic preservation activities; and (4) consider the effects of their actions on historic properties.

Section 106

Section 106 of the NHPA requires federal agencies to (1) consider the effects of their undertakings on historic properties; and (2) afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The regulations that implement Section 106 and outline the historic preservation review process are found at 36 CFR Part 800.

Some degree of review under Section 106 must be conducted for all federal, federally assisted, federally licensed, or federally funded projects. If a project is subject to federal jurisdiction and the project is an undertaking as defined at 36 CFR 800.16(y) with the potential to cause effects on historic properties (36 CFR 800.3(a)), Section 106 of the NHPA must be addressed to take into account the effect of the undertaking on any district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places (National Register) (i.e., historic properties).

National Register of Historic Places (National Register)

The National Register, authorized by Section 101 of the NHPA, created the nation's official list of cultural resources worthy of preservation. Property types listed in the National Register consist of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Properties listed in or eligible for listing in the National Register are considered in planning and environmental review, and effects to such properties are primarily addressed under Section 106.

The criteria for determining a resource's National Register eligibility are defined at 36 CFR 60.4 and are as follows:

. . . the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- A) That are associated with events that have made a significant contribution to the broad patterns of our history; or

- B) That are associated with the lives of persons significant in our past; or
- C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) That have yielded, or may be likely to yield, information important in prehistory or history.

Under criteria A, B, and C, the National Register places an emphasis on a resource appearing as it did during its period of significance to convey historical significance; under Criterion D, properties convey significance through the information they contain.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that in order for a property to qualify for National Register listing it must meet at least one of the evaluative criteria by (1) being associated with an important historic context, and (2) retaining the integrity of those features necessary to convey its significance (National Park Service 1997). The historic context of a resource would define the theme(s), geographical limits, and period of significance by which to evaluate a resource's significance (National Park Service 1997:7).

Cultural properties must be 50 years of age or more to be eligible for National Register listing. According to the National Park Service (1997:2), "properties that have achieved significance within the past 50 years shall not be considered eligible" unless such properties are "of exceptional importance."

Historic Integrity

In addition to meeting one or more of the significance criteria, a cultural resource must retain its historic integrity to be considered eligible for National Register listing. Historic integrity is defined as the ability of a resource to convey its significance. The evaluation of integrity must be grounded in an understanding of a resource's physical features and its environment, and how these relate to its significance. "The retention of specific aspects of integrity is paramount for a property to convey its significance" (National Park Service 1997:44). There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association (National Park Service 1997:44-45).

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features,

vegetation, paths or fences, or relationships between buildings and other features or open space.

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and a historic property.

For archaeological resources, the term "integrity" is used to describe the level of preservation or quality of information contained within a district, site, or excavated assemblage. Integrity is relative to the specific significance which the resource conveys. Although it is possible to correlate the seven aspects of integrity with standard archaeological site characteristics, those aspects are often unclear for evaluating the ability of an archaeological resource to convey significance under Criterion D. Under Criterion D, the integrity of archaeological resources is judged according to the ability of the site to yield scientific and cultural information that can be used to address important research questions (Little et al. 2000:35-42).

Eligibility

Resources that are significant within an important historic context, meet the age guidelines, and possess integrity would generally be considered eligible for National Register listing.

CALIFORNIA HEALTH AND SAFETY CODE SECTION 7050.5

Section 7050.5 of the California Health and Safety Code (HSC) states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification.

CALIFORNIA PUBLIC RESOURCES CODE SECTION 5097.98

Section 5097.98 of the California Public Resources Code states that the Native American Heritage Commission (NAHC), upon notification of the discovery of Native American human remains pursuant to HSC §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendent or "MLD") it believes to be descended from the deceased. With permission of the landowner or a designated

representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

CITY OF OAKLAND HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element (HPE) of the Oakland General Plan presents goals, policies, and objectives that guide historic preservation efforts in Oakland. HPE policies define the criteria for legal significance that must be met by a resource before it is listed in Oakland’s local register of historical resources. Based on a city-wide preliminary architectural inventory by the OCHS, pre-1945 properties have been assigned a significance rating of A, B, C, D, E, or F and assigned a number (1, 2, or 3) which indicates a building’s district status. The ranking system, described below in Table B, indicates a property’s historical status, and identifies those properties warranting special consideration in the planning process. The individual property rating of a building is based on the following criteria:

- *Visual Quality/Design*: Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.
- *History/Association*: Association of person or organization, the importance of any event, association with patterns, and the age of the building.
- *Context*: Continuity and familiarity of the building within the district.
- *Integrity and Reversibility*: Evaluation of the building’s condition, its exterior and interior alterations, and any structural removals.

Table B: OCHS Significance Ratings

Rating Level	Description
A: Properties of Highest Importance	This designation applies to properties considered clearly eligible for individual National Register listing and City Landmark designation. Such properties consist of outstanding examples of an important style, type, or convention, or intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level or of major importance at the state or national level.
B: Properties of Major Importance	These are properties of major historical or architectural value but not sufficiently important to be rated “A”. Most are considered individually eligible for the National Register, but some may be marginal candidates. All are considered eligible for City Landmark designation and consist of especially fine examples of an important type, style, or convention, or intimately associates with a person, organization, event, or historical pattern of major

Table B: OCHS Significance Ratings

Rating Level	Description
	importance at the local level or of moderate importance at the state or national level.
C: Properties of Secondary Importance	These are properties that have sufficient visual/architectural or historical value to warrant recognition but do not appear individually eligible for the National Register. Some may be eligible as City Landmarks and are superior or visually important examples of a particular type, style, or convention, and include most pre-1906 properties.
D: Properties of Minor Importance	These are properties which are not individually distinctive but are typical or representative examples of an important type, style, convention, or historical pattern. The great majority of pre-1946 properties are in this category.
E, F, or *: Properties of No Particular Interest	Properties that are less than 45 years old or modernized.
District Status	Description
1	A property in an Area of Primary Importance (API) or National Register -quality district. An API is a historically or visually cohesive area or property group identified by the OCHS which usually contains a high proportion of individual properties with ratings of "C" or higher.
2	A property in an Area of Secondary Importance (ASI) or a district of local significance. An ASI is like an API except that an ASI does not appear eligible for the National Register.
3	A property not within a historic district.

Note: Properties with ratings of "C" or higher or are contributors to or potential contributors to an API or ASI are considered Potential Designated Historic Properties (PDHPs) that may warrant consideration for preservation by the City. The OCHS has assigned some properties a contingency rating, indicated by a lower-case letter. A contingency rating is a potential rating under some condition, such as "if restored" or "when older" or "with more information."

EXISTING CONDITIONS

The following section describes the current conditions within the proposed project site at 5212 Broadway.⁶

SITE DESCRIPTION

The CCA campus is located on a rectangular parcel of approximately four acres, bounded on the west by Broadway, on the north by Clifton Street, on the east by multi-unit residential housing, and on the south by the Rockridge Shopping Center. The site is at the terminus of a long gradual rise along both College Avenue and Broadway, and topography to the north and east rises higher to the steep terrain of the Oakland Hills. The site's western border with Broadway is marked by a concrete retaining wall ("Broadway Wall"), which includes a double stair and a vehicular entry. The site's northern border includes two vehicular entry points from Clifton Street.

SITE DEVELOPMENT

The twelve extant campus buildings and associated landscape features are associated with four broad periods of site development spanning over 110 years. These periods and their associated buildings and landscape features are listed below and followed by a figure depicting the built environment elements associated with these eras as well as their general spatial arrangement within the project site.

Early Estate Era, circa 1879-1921.

- Mackey Hall (C. 1879-1891)
- Carriage House (c.1879-1891)
- Broadway wall (c.1905)
- Carnegie bricks (n.d., Treadwell era)
- Eucalyptus row (n.d.)

Early California Collage of Arts and Crafts (CCAC) Era (1922-1944)

- Facilities building (c. 1922-1924)
- B Building (1926)
- Faun sculpture (1926)
- Sundial (n.d.)
- Concrete water fountain (n.d.)
- Stairs with ceramic pots (n.d.)

⁶ This section is from the *California College of the Arts, Oakland Campus, 5212 Broadway – Historic Resource Evaluation*, prepared November 19, 2019 (2019 HRE).

- Macky Lawn (n.d.)

Post-War CCAC Growth Era (1945-1964)

- Irwin Student Center (1959)
- *Infinite Faith* sculpture (1959)

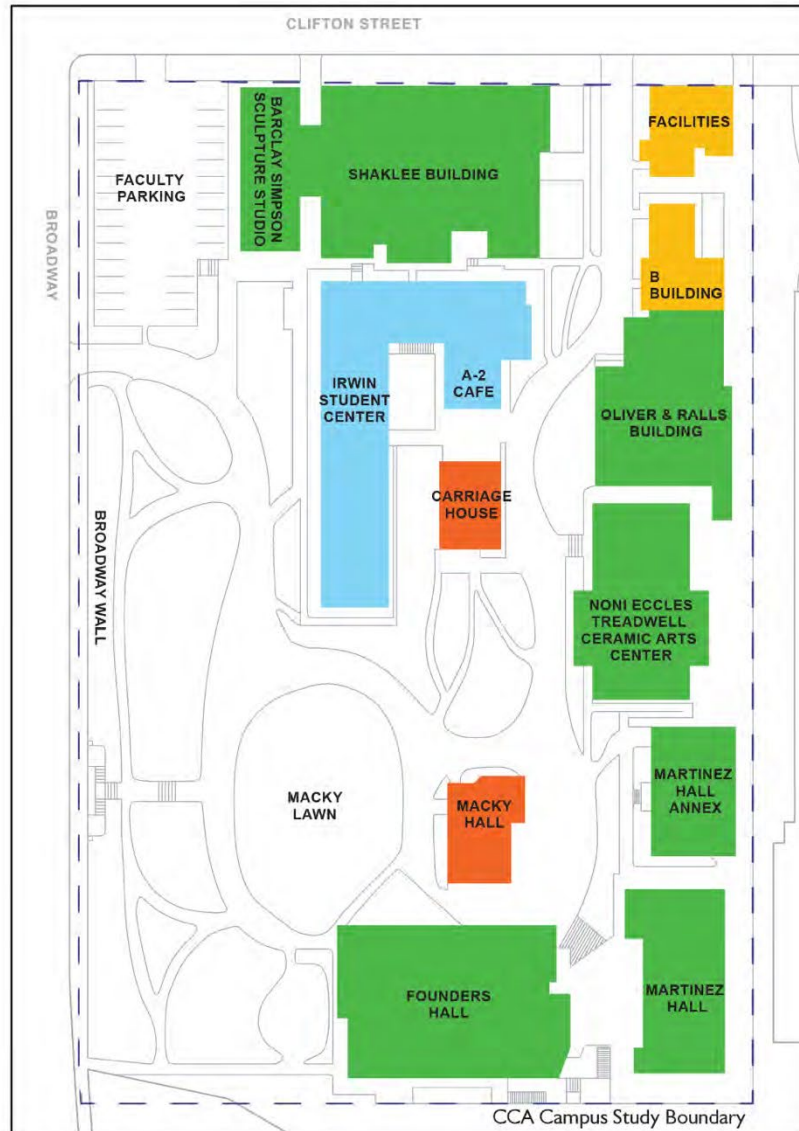
CCAC /CCA Campus Era (1965-present)

- Martinez Hall (1968)
- Founders Hall (1968)
- Martinez Hall Annex (1970)
- Noni Eccles Treadwell Ceramic Arts Center (1973)
- A-2 Café (1974)
- Shaklee Building (1979)
- Oliver & Ralls Building (1989)
- Barclay Simpson Sculpture Studio (1992)
- Bell Tower (c. 1959-70)
- Celebration Pole (1982)





FIELD SURVEY

LSA Architectural Historian Michael Hibma conducted a pedestrian field survey of the project site and vicinity on September 1, 2022. The purpose of the field survey was to identify the extant built environment and remnant landscape features within the on the CCA Campus and identify notable aspects of its setting. The exterior of these buildings and structures were photographed as was the setting of the surrounding area. The field survey was documented in field notes and digital photographs.

Figure 1: California College of the Arts Campus⁷



California College of the Arts Campus
Eras of Building Construction

-  Early Estate Era, c.1880-1921
-  Early CCAC Era, 1922-1944
-  Post-WWII CCAC Era, 1945-1964
-  CCAC Continued Development, 1965 - 1992

⁷ Source: Page & Turnbull, 2019 HRE, page 17.

DEMOLITION FINDINGS

This section presents an analysis of the Facilities Building, the B Building, the Irwin Student Center, the A-2 Café, Founders Hall, Martinez Hall, Martinez Hall Annex, the Noni Eccles Treadwell Ceramic Arts Center, the Raleigh and Claire Shaklee Building, the Oliver & Ralls Building and Barclay Simpson Sculpture Studio in the project site utilizing the *Demolition Findings for Category II Historic Properties*.⁸ Category II findings apply to the replacement project because the project site is located within the CCA API.

For each of these buildings, this analysis will contain analysis to address Finding 1 plus Findings 4, 5, and 6. Please note that Findings 4, 5, and 6 are discussed one time as their responses apply to the qualities of the replacement project. Below is a list of Category II findings that are applicable to the buildings for this analysis. Finding 2 would not apply as the project site is not a declared public nuisance or is a threat to public health or safety.

CATEGORY II – FINDING 1

The existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generate such return.

Finding 1 applies to each contributing property. For this analysis, the ten buildings proposed for demolition are contributing elements to the CCA API. *Note:* to prevent unnecessary redundancy in the analysis and document length, the demolition findings criteria are presented once and the discussion ranges to specific buildings, as appropriate.

Facilities Building

The following addresses the five submittal requirements for Finding 1 as applied to the Facilities Building.

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*
 - a. **The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).**

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA

⁸ According to official guidance, Category II includes “properties in an S-7 or S-20 zone or an Area of Primary Importance. Any building, *including those that do not contribute* to the historic quality of the district, fall into this category” [emphasis added].

Source: <https://cao-94612.s3.amazonaws.com/documents/oak055114.pdf>

will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

The Facilities Building is the oldest building purpose built as part of what would become the CCA campus. It was originally designed as a woodworking shop and adapted to contain CCA's grounds and facilities maintenance office and shop spaces. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the Facilities Building provides support to maintain the operation of the other campus buildings and is not designed or intended to generate a return. The Facilities Building is the smallest building in massing with a gross square footage at 1,402. Current costs to rehabilitate it for other uses is estimated at \$836,183 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the Facilities Building is \$1,645,448.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The building's mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the Facilities Building to support operation and maintenance of other educational facilities, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The Facilities Building was constructed in 1922 and covers 1,402 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below⁹:

⁹ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

CN-1: Neighborhood Commercial - 1 Zone. “The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.”¹⁰

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”¹¹

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses as shop and class spaces. No other use appears to have occurred in this building.

A comparable analysis¹² of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Facilities Building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$35.20 per square foot. The Facilities Building has a rentable area of 1,145 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$40,304 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$27,176.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$27,176. Dividing that amount by the estimated development cost of \$1.65 million results in a return of 1.7%, which is well below the 7% to 8% threshold for a reasonable economic return. In order to achieve a 7.5% return at the assumed market rents, the Facilities Building would require a subsidy of approximately \$1.3 million.

¹⁰ Ibid.

¹¹ Ibid.

¹² LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

Alternatively, a rental rate of \$126.42 per square foot would be required to achieve a reasonable 7.5% economic return on \$1.65 million in total rehabilitation/development cost. It is clear that a rental rate more than three times the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of the Facilities Building is also not suitable for residential use. It is too small to be subdivided into multiple residential units and the conversion cost of the building for a single residential unit would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be in excess of \$12,000 per month.

For these reasons, appropriate and reasonable alternate uses of the Facilities Building as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the Facilities Building for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential as a National Register-quality historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Facilities Building is not individually eligible for the California Register, however for the purpose of this analysis, it is assumed the building is also not individually eligible for the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Facilities Building, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, the Facilities Building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Facilities Building qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$246,817 (15% of \$1,645,448), which would increase the return on development cost from 1.7% referenced above without historic tax credits to 1.9% with historic tax credits, which is still below the threshold for a reasonable economic return.

*Mills Act*¹³

Oakland properties eligible for the Mills Act must be found National Register eligible. This analysis assumes the entire API is a National Register-quality historical resource and, accordingly is a historical resource for the purposes of CEQA. According to Alameda County Assessor's online portal, the current (as of July 1, 2024) total net tax value for the four-acre project site is \$13,921,523. The current property tax assessment is \$176,981. As of this writing, San Francisco-based California College of the Arts (CCA) owns the property and the applicant has determined that of the 100,647 gross square feet of all twelve existing buildings, approximately 93% or 93,010 net square feet would be available as rentable space. The Applicant has an option to purchase the property should the replacement project be approved.

The City of Oakland's online Mills Act Calculator provides an estimate of potential property taxes due under a Mills Act contract and the potential property tax reduction for eligible

¹³ **Note:** the Mills Act discussion in this section applies to all 10 buildings proposed for demolition. This analysis was prepared with technical assistance with detailed construction and financing calculations provided by Arts Campus Holdings, LLC.

properties based on the current or estimated valuation.¹⁴ To establish the property tax due under the Mills Act, the valuation of the property is determined by capitalizing the net income from the property (dividing the net income by the capitalization rate). The capitalization rate is determined by a formula specified in the Mills Act for both residential and commercial properties.

This analysis assumes all ten existing buildings are used for commercial use as commercial office use generates the highest net income. Assuming an average rent of \$36.82/net rentable square foot, the valuation for the 10 existing buildings to be demolished with a total net area of 93,010 square feet is \$27,910,000. This valuation results in an annual property tax of \$382,033 or \$4.11 per net square foot (see Appendix F). For the purposes of this analysis, we have assumed the Applicant will be successful in obtaining a Mills Act agreement for the project area, and the reduced property tax savings is used in the analysis in Finding 1 b. above.

Should the Applicant not secure a Mills Act contract for the approximately 4-acre project area, then the estimated property tax would be \$10.95 per net square foot based on an assumed valuation equal to the hard construction cost for rehabilitation (inclusion of the value of the underlying land or building would further increase the valuation and property tax). As a result, the potential savings from the Mills Act compared to the full property tax based on construction cost is \$6.84 per net square foot or \$636,188 per year. If the Applicant were required to pay this full property tax, the financial feasibility of rehabilitation would be further impacted, requiring an additional \$6.84/net square foot in rent to achieve the same economic returns.

Appendix F provides a summary of the project cost, revenues and return on project costs with and without the historic tax credit. It is assumed that the existing buildings would all qualify for the Mills Act property tax reduction. Economic returns and feasibility would be further impacted if the buildings do not qualify for the Mills Act and amount of reduced property taxes assumed in this analysis.

Façade and Tenant Improvement Program (FIP/TIP). Oakland’s FIP/TIP applies to approved exterior and interior renovations for commercial and mixed-use properties. These grants apply citywide “with a priority focus on priority underinvested commercial corridors areas.”¹⁵ Rehabilitation of historic façades, new awnings and canopies, new paint, doors and storefront systems, new signage are listed as eligible Façade Improvements. Eligible improvements include: “paint, signage, landscaping exterior lighting, security systems, awnings/canopies; windows, doors, and safety grilles; restoration of historical façade features, and compliance with the Americans with Disability Act (ADA) and interior tenant improvements.”¹⁶ The program is a matching grant program and approved “projects of up to \$25,000 are fully reimbursable, with no match requirement; any project costs over \$25,000 will be reimbursed

¹⁴ City of Oakland, Planning and Building Department. Mills Act. Electronic document, <https://www.oaklandca.gov/topics/mills-act>, accessed various.

¹⁵ Oakland City Council, Resolution 89239 C.M.S. Adopted June 7, 2022. Electronic document, <https://www.oaklandca.gov/topics/facade-and-tenant-improvement-program>. Accessed various.

¹⁶ Ibid.

at 50 percent” and the grants can be phased and not as a lump sum after when construction is complete.¹⁷ The maximum combined FIP/TIP grant is \$75,000. While the buildings in the API that do not appear individually eligible could be able to apply for this program, the funds would not be sufficient to reduce the estimated project by an amount needed to achieve a reasonable economic return, even when take in conjunction with the potential Federal Historic Tax Credit or Mills Act referenced above.

*Transferable Development Rights (TDRs).*¹⁸

The CCA site is zoned for institutional use. As a result, there are no excess development rights that can be transferred to another parcel and therefore the TDR program cannot be used as a method to generate economic funds for the project.

2. *Building Soundness. The applicant shall submit a report from a licensed engineer or architect with extensive experience in rehabilitation as to the structural soundness of the property and its suitability for rehabilitation. The soundness report shall be based on the requirements contained in the Soundness Report Requirements*¹⁹.

For the purposes of this analysis, both the Oakland Planning & Building Department (Planning Department) and the Applicant assume the buildings in the API are structurally sound and no analysis is needed. Accordingly, no separate report as described above was prepared by a licensed engineer or architect.

3. *For the purposes of this analysis, both the Oakland Planning & Building Department (Planning Department) and the Applicant assume the buildings in the API are structurally sound and no analysis is needed. Accordingly, no separate report as described above was prepared by a licensed engineer or architect. Building Maintenance History. The applicant shall submit a building maintenance history. The report shall also answer the following questions:*

a. What is the cost to repair any code violations?

For the purposes of this analysis, the Planning Department and the applicant assume the buildings in the API are structurally sound and a maintenance history for each building was not submitted.

b. Is the building free of a history of serious, continuing code violations?

See previous response above.

¹⁷ Ibid.

¹⁸ Note: the Transferrable Development Rights discussion in this section applies to all 10 buildings proposed for demolition. This analysis was prepared with technical assistance and with detailed construction and financing calculations provided by Arts Campus Holdings, LLC.

¹⁹ Soundness Report Requirements. Electronic document, <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak055114.pdf>, accessed various.

c. Has the building been properly maintained and stabilized?

See previous response to item 4.a above.

4. Existing Building Appraised Value. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

a. Any listing of the property for sale or rent price asked, and offers received, if any, within the previous two years.

Other than the provisional arrangement between CCA and the Applicant, no known listings were identified. As of this writing CCA remains the property owner. The Applicant has an option to purchase the property upon approval of a viable replacement project.

b. Existing Building/Property Appraisal (current within the last six months):

The Applicant provided LSA with an appraisal of the project site in its current or “as-is” condition and configuration. The appraisal was prepared on August 16, 2024, by JLL Valuation & Advisory Services, LLC., a Chicago-based risk and advisory firm.²⁰ The JLL appraisal found the current value of the four-acre project site in as is condition, is essentially zero.

The subject [property] has two buildings on the National Registry of Historic Places [sic] with the potential for the whole campus to be landmarked as historic. As discussed with the client, it is assumed that the existing improvements cannot be demolished or expanded. Based on discussion with the client and a review of documents prepared by various engineering and construction firms consulting on the project, the existing buildings cannot be occupied. Per the documentation, the subject's improvements would require extensive renovation before it could be used again as an educational facility or adapted to another use. In accordance with the budget provided by the client, to renovate and cure all deferred maintenance would greatly exceed the value as renovated implying a negative value. The implication of a negative value suggests that a property owner would either indefinitely hold the property; abandon the property; dispose of the property; or donate for no funds exchanged. Therefore, the Market Value As Is of the subject is estimated to be zero dollars (JLL 2024a:i).

i. Estimated market value of the property in its current condition under best practices management.

The Applicant has notified LSA that the Planning Department has agreed that no appraisal is necessary to address this item.

²⁰ Per JLL, the appraisal for 5212 Broadway conforms “with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state appraisal regulations.” The Applicant submitted a complete copy of this appraisal to the Planning Department.

ii. After repair of construction deficiencies as defined in the Soundness Report Requirements.²¹

The Applicant has notified LSA that the Planning Department has agreed that no appraisal is necessary to address this item.

iii. After repair of construction deficiencies and maintenance as defined in the Soundness Report Requirements.²²

The Applicant has notified LSA that the Planning Department has agreed that no appraisal is necessary to address this item.

iv. After any changes recommended by the Historic Preservation Staff/LPAB.

The Applicant has notified LSA that the Planning Department has agreed that no appraisal is necessary to address this item.

v. After completion of the proposed demolition or removal.

The Applicant has notified LSA that the Planning Department has agreed that no appraisal is necessary to address this item.

vi. After completion of the replacement proposal.

The Applicant provided LSA with an appraisal of the project site following completion of the proposed project construction. The appraisal was also prepared August 16, 2024, by JLL Valuation & Advisory Services, LLC. According to the JLL appraisal, the estimated value of the four-acre CCA campus with the proposed project in place and fully occupied (on or about 12/1/2032) would be approximately \$350,000,000 (JLL 2024b:3).²³

The highest and best use, as described in the proposed use appraisal would be: “[d]evelopment of the site for mixed use - as proposed is the only use that meets the four tests [i.e., legally permissible, physically possible, financially feasible, and maximally productive] of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.” With regard to the proposed project, the appraisal noted, “Based on our analysis, there does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the proposed use. For these reasons, mixed

²¹ Soundness Report Requirements. Electronic document, <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak055114.pdf>, accessed various.

²² Soundness Report Requirements. Electronic document, <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak055114.pdf>, accessed various.

²³ Note: The Applicant submitted a complete copy of this appraisal to the Planning Department.

use - as proposed use, is concluded to be maximally productive and the highest and best use of the property as improved” (JLL 2024b:58-59).

5. *Public Benefits. A public benefits analysis report shall be prepared and take into consideration the educational, cultural, social, equity, and economic benefits of the historic building and the proposed building. Some issues that shall be considered include, but are not limited to:*

a. The benefits to the City’s tourism industry.

The existing buildings are located within the CCA API, a National Register-qualifying historic district. However, the API is an institutional college campus property type and does not serve as a tourist attraction. It may have stimulated local attractions by hosting concerts, art shows, and other performances while operating as a college campus, but those activities stopped after CCA’s relocated to San Francisco. However, the replacement project has the potential to stimulate development and tourism by programming of the street frontages, mixed-use areas, the ground floor of the Carriage House, and the publicly accessible open spaces with views of Downtown Oakland, the San Francisco-Oakland Bay Bridge, the San Francisco Bay, the Golden Gate, and beyond.

b. The benefits to owners of other commercial and residential property owners and renters in the area.

The proposed project is located within the neighborhood of Rockridge. The proposed project would revitalize the currently vacant four-acre site and the surrounding neighborhood, which is served by BART, by adding 448 residential units, 237 parking spaces, and 14,390 square feet of commercial space. These results would increase area activity and vibrancy, provide capacity to help address a severe and long-running shortage in housing, support retail businesses along College Avenue, increase jobs and grow the local economy through increased population and foot traffic, provide additional recreation and open space area and improve existing resources for use and enjoyment by residents and the wider public. The nearby (approx. ¼ mile) Rockridge BART Station would link the project site with the wider region thereby providing more opportunities for residents to live closer to their jobs and achieve a better life/work balance.

c. The services provided to the community, including social services.

As stated above, according to Alameda County Assessor, the current (i.e., July 1, 2024) total net tax value for the four-acre project site is \$13,921,523 and currently generates \$176,981 of property tax revenue. The replacement project would significantly increase this amount by 18-fold as well as increasing transfer taxes from the sale of property and business taxes created by office, retail, and residential uses included in the replacement project; revenues that the majority of would go to the City’s General Fund.

d. Housing and jobs opportunities.

The existing API has no residential units. The replacement project would create 448 residential units. The replacement project has the potential to add hundreds of jobs to Oakland's economy through short-term construction jobs and long-term non-construction jobs in property management and by attracting businesses to the new spaces within the new buildings and stimulate further occupancy of any nearby vacant commercial spaces along Broadway and College Avenue.

e. Civic, community, and neighborhood identity.

The existing API no longer contains an arts college and its relocation to San Francisco has diminished the neighborhood's vibrancy and energy that a college campus can bring to an area. The existing API generates little to no foot traffic. What remains is likely limited maintenance staff or security personnel. As time goes by, the vacant campus will provide an increasingly attractive nuisance within the neighborhood as the vacant buildings could be squatted in, tagged with graffiti, or vandalized with the attendant increase in trash and litter, resulting in an overall deterioration of the four-acre campus. This could result in more fencing and intrusive security lighting, creating an impression that the API is an unwelcome and uninviting place for pedestrians and reduce foot traffic along this stretch of Broadway and near College Avenue.

The replacement project would bring new residents, employers, and businesses into the area restoring vibrancy and energy to make for a lively and welcoming amenity to the Rockridge neighborhood and this part of Oakland.

f. Cultural heritage and the image of the City and local neighborhood.

The replacement project would demolish ten buildings in the four-acre API. Only Treadwell Mansion/Macky Hall and the associated Carriage House, the Broadway Wall and Stairs as well as various landscape features would remain, thereby recreating the API's contributing elements as first constructed and identified by OCHS in or about 1986. These elements would be rehabilitated according to the Secretary's Standards for the Treatment of Historic Properties and serve as a bridge from the earlier Treadwell Estate era (circa 1879-1921), through their evolution as elements of the CCA campus' built environment, and a central feature of the replacement project. The Treadwell Mansion/Macky Hall would be used as commercial space.

The Carriage House, which has been moved twice in its history, would be moved from its current location, and sited southwest of the Treadwell Mansion/Macky Hall. In its proposed location, the third in its history, the Carriage House will return to its historical orientation and remain secondary, subservient, and east of and behind the Treadwell Mansion/Macky Hall. To further draw attention to Macky Hall's prominence, the Carriage House will rest at a slightly lower elevation than Macky Hall and the topography would partially obscure views of the Carriage House from Macky Lawn and Macky Hall. The Carriage House would be repurposed as a community amenity with the ground floor containing exhibition and interpretation space containing a permanent exhibit of the CCA's history. A wrap around deck will be open to the

public and afford views of Downtown Oakland, the San Francisco-Oakland Bay Bridge, and of San Francisco Bay, the Golden Gate, and beyond.

The Applicant appears willing to incorporate existing elements of the CCA's outdoor art pieces such as the Bell Tower, Carnegie brick pavers, the Faun Sculpture, and *Infinite Faith* art piece.

The replacement project would also retain the full-length of the Broadway Wall and Stairs and Carriage Entrance Gate to maintain the site's historical appearance along Broadway. A proposed additional entrance, to the left of the Broadway Stairs would provide ADA accessibility to the publicly accessible open space. The replacement project would retain the site's existing west-sloping topography which features a large grassy area, which covers approximately 13,600 square feet²⁴ that would be preserved as an open commons area.

g. Educational opportunities and cultural benefits regarding architectural and local history.

As stated above, the replacement project would retain Macky Hall and the associated Carriage House which, as described above contain a permanent art exhibit as well as interpretive space to illustrate the site's association with the CCA.

The replacement project would re-use the two Sequoia stumps located west of and downslope of Macky Hall. These stumps are part of the Landmark designation adopted in 1975 and generally frame the view west from Macky Hall. The two stumps are remains of two mature Sequoia trees removed for poor health in 2019-2020. Reuse of the two stumps is encouraged by but not limited to materials for furnishings or landscape features to reference their history on site through educational signage or interpretive markings.

According to the approved Design Guidelines (dated February 2023; see Appendix D), the replacement project could include the following various arts and educational features.

- *New Art.* New artwork is encouraged to be integrated along pathways in the publicly accessible open space similar to how art is displayed in the CCA Period campus.
- *Arts and Educational Programming.* Arts and educational programming within the open space are encouraged, in keeping with the teaching, making, and learning activities of the CCA Period.
- *Educational Signage.* Signage highlighting the site's CCA Period history and significance shall be included throughout the landscape. Locations for signage may include but are not limited to locations where historic buildings stand or stood (such as, Macky Hall, Carriage House, Founders Hall, Noni Eccles Treadwell Ceramic Arts Studio, Martinez Hall, and Barclay Simpson Sculpture Studio).

²⁴ Per Google Earth, a maximum length of 170 feet 170 (Macky Hall to the top of the Broadway Stairs) and an approximate uniform width of 80 feet.

The 2019 HRE prepared by Page and Turnbull (available upon request) would provide a suitable source for the historical and architectural contexts of the project site to inform interpretive signage or displays.

B Building

The following addresses the five submittal requirements for Finding 1 as applied to the B Building.

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

- a. **The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).**

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

The B Building is the second oldest (built 1926) purpose-built building as part of what would become the CCA campus. It was originally designed by Fredrick Meyer and constructed by the students themselves for use as metal shop and craft classroom space. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the B Building provides classroom space and is not designed or intended to generate a return. The B Building is among the smaller-massed buildings on the CCA campus with a gross square footage of 4,933. Current costs to rehabilitate it for other uses is estimated at \$2,149,180 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the B Building is \$4,380,366.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The building's mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the B Building for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The B Building was constructed in 1926 and covers 4,933 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below²⁵:

CN-1: Neighborhood Commercial - 1 Zone. “The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.”²⁶

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”²⁷

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses. No other use appears to have occurred in this building.

A comparable analysis²⁸ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the B Building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$36.80 per square foot. The B Building has a rentable area of 4,626 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$170,237 per year.

²⁵ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

²⁶ Ibid.

²⁷ Ibid.

²⁸ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$105,165.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$105,165. Dividing that amount by the estimated development cost of \$4.38 million results in a return of 2.4%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, the B Building would require a subsidy of approximately \$3 million.

Alternatively, a rental rate of \$88.86 per square foot would be required to achieve a reasonable 7.5% economic return on \$3 million in total rehabilitation/development cost. A rental rate more than twice the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of the B Building is also not suitable for residential use. It is too small to be subdivided into multiple residential units and the conversion cost of the building for a single residential unit would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$34,250 per month.

For these reasons, appropriate and reasonable alternate uses of the B Building as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the B Building for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS)

guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the B Building is not individually eligible for the California Register, however for the purpose of this analysis, it is assumed the building is also not individually eligible for the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the B Building, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API’s extant built environment were also retained. If several or most of the API’s extant built environment were demolished, the B Building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the B Building qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$657,055 (15% of \$4,380,366), which would increase the return on development cost from 2.4% referenced above without historic tax credits to 2.8% with historic tax credits, which is still below the threshold for a reasonable economic return.

Irwin Student Center & A-2 Café

The following addresses the five submittal requirements for Finding 1 as applied to the Irwin Student Center (built 1959) and A-2 Café (addition built 1974).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

- a. **The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).**

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

The Irwin Student Center and A-2 Café building were built in 1959 and 1974, respectively. Irwin Student center was the campus' first dormitory for 78 students and the A-2 Café was added in 1974 as an on-campus café. The Irwin Student Center was the only on-campus dormitory until Clifton Hall was constructed in 2002. However, Irwin Center "never housed more than its original maximum of 78 students, about 15 percent of the student population [in 1959] and less in following years" (2019 HRE:53).

Accordingly, the Irwin Student Center and A-2 Café do not directly generate a reasonable economic return. As currently configured, the Irwin Student Center and A-2 Café building provides dormitory residential and light commercial space and is not designed or intended to generate a return. The Irwin Student Center and A-2 Café building is among the mid-sized buildings on the CCA campus with a gross square footage of 7,716. Current costs to rehabilitate it for other uses is estimated at \$3,511,510 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the Irwin Student Center and A-2 Café building is \$6,915,518.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the Irwin Student Center and A-2 Café building to provide temporary on-campus dormitory commercial space, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The Irwin Student Center and A-2 Café building was constructed in two parts, the Irwin Student Center was constructed in 1959 and the A-2 Café was an addition constructed in 1974. Together they cover 7,716 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below²⁹:

CN-1: Neighborhood Commercial - 1 Zone. “The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.”³⁰

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”³¹

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was originally constructed in 1959 to provide space for temporary on-campus housing. The café was constructed 15 years later. No other use appears to have occurred in this building.

A comparable analysis³² of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Irwin Student Center and A-2 Café building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and

²⁹ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

³⁰ Ibid.

³¹ Ibid.

³² LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

configuration of this building, we would assume rents at the low end of this range at \$36.80 per square foot. The Irwin Student Center and A-2 Café building has a rentable area of 6,559 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$241,356 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$148,730.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$148,730. Dividing that amount by the estimated development cost of \$7 million results in a return of 2.2%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, the building would require a subsidy of approximately \$4.9 million.

Alternatively, a rental rate of \$97.69 per square foot would be required to achieve a reasonable 7.5% economic return on \$7 million in total rehabilitation/development cost. A rental rate nearly three times the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of the Irwin Student Center and A-2 Café building is also not suitable for residential use. It is too small to be subdivided into multiple residential units and the conversion cost of the building for a single residential unit would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$53,400 per month.

For these reasons, appropriate and reasonable alternate uses of the Irwin Student Center and A-2 Café building as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the Irwin Student Center and A-2 Café building for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Irwin Student Center and A-2 Café building is not individually eligible for the California Register, however for the purpose of this analysis, it is assumed the building is also not individually eligible for the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Irwin Student Center and A-2 Café building, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API’s extant built environment were also retained. If several or most of the API’s extant built environment were demolished, the Irwin Student Center and A-2 Café building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Irwin Student Center and A-2 Café building qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$1,037,327 (15% of \$6,915,518), which would increase the return on development cost from 2.2% referenced above without historic tax

credits to 2.5% with historic tax credits, which is still below the threshold for a reasonable economic return.

Founders Hall

The following addresses the five submittal requirements for Finding 1 as applied to the Founders Hall building.

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

Vernon DeMars and Donald Reay designed Founders Hall in 1968 to serve as the school's library, auditorium, along with studio and classroom spaces. The building is of non-ductile concrete construction which would require significant structural improvements for reuse. The building is constructed on multiple levels which do not comply with current accessibility requirements.

As currently configured, Founders Hall has specialized spaces with a two-story space for the library and a sloped floor auditorium that are not readily adaptable for alternative office or residential uses and are not designed or intended to generate a return. The studio and classroom spaces may be more readily convertible for office use but comprise about 30% of the building's total 26,012 gross square footage. Current costs to rehabilitate it for other uses is estimated at \$11,797,408 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate Founders Hall is \$23,627,587.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other

miscellaneous expenses. The building's mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of Founders Hall for specialized educational uses, the current use would not generate a reasonable economic return.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

Founders Hall was constructed in 1968 and covers 26,012 square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below³³:

CN-1: Neighborhood Commercial - 1 Zone. "The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short- and long-term needs in attractive settings oriented to pedestrian comparison shopping."³⁴

RM-3: Mixed Housing Type Residential - 3 Zone. "The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate."³⁵

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse.

A comparable analysis³⁶ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Facilities Building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design and configuration of this building,

³³ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

³⁴ Ibid.

³⁵ Ibid.

³⁶ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

we would assume rents at the low end of this range at \$33.60 per square foot. Founders Hall has a rentable area of 24,103 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimate at approximately \$809,861 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$469,127.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$469,127. Dividing that amount by an estimated development cost of \$23.63 million results in a return of 2.0%, which is well below the 7% to 8% threshold for a reasonable economic return. In order to achieve a 7.5% return at the assumed market rents, Founders Hall would require a subsidy of approximately \$17.4 million.

Alternatively, a rental rate of \$91.98 per square foot would be required to achieve a reasonable 7.5% economic return on \$23.63 million in total rehabilitation/development cost. A rental rate nearly three times the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of Founders Hall with its specialized spaces is also not suitable for residential use.

For these reasons, appropriate and reasonable alternate uses of Founders Hall as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of Founders Hall for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are likely to be considered as functionally related by the State Historic Preservation Office (SHPO) and the

National Park Service. As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, particularly those buildings that are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would preclude the development of the proposed housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits is not sufficient to provide a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs using the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

To be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible individually or as a contributing building to a nationally registered historic district, or both. According to the 2019 HRER, Founders Hall appears individually eligible for the California Register. For the purposes of this analysis, it is assumed Founders Hall is also individually eligible for inclusion in the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then Founders Hall, as a contributing element to the nationally registered historic district, may be eligible for inclusion in the National Register and a rehabilitation project could use the 20% Rehabilitation Tax Credit program, provided that the majority of the remaining contributing buildings in the API are also retained and also pursue the historic tax credit. If many of the remaining contributing buildings are demolished, Founders Hall would likely not qualify for the historic tax credit.

If Founders Hall qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$3.5 million (15% of \$23.63 million), which would increase the return on development cost from 2.0% referenced above without historic tax credits to 2.3% with historic tax credits, which is still below the threshold for a reasonable economic return.

Martinez Hall

The following addresses the five submittal requirements for Finding 1 as applied to Martinez Hall (built 1968).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*
 - a. **The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).**

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

Vernon DeMars and Donald Reay designed Martinez Hall in 1968 as an example of Third Bay Tradition. The building contained the school's painting and printmaking studios. Accordingly, it does not directly generate a reasonable economic return. As currently configured, Martinez Hall is not designed or intended to generate a return. Martinez Hall is among the mid-sized buildings on the CCA campus with a gross square footage of 8,513. Current costs to rehabilitate it for other uses is estimated at \$4,334,361 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate Martinez Hall is \$8,409,520.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of Martinez Hall for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

Martinez Hall was constructed in 1968 and covers 8,513 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below³⁷:

³⁷ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

CN-1: Neighborhood Commercial - 1 Zone. “The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.”³⁸

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”³⁹

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses and studio space. No other use appears to have occurred in this building.

A comparable analysis⁴⁰ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to Martinez Hall, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$40.00 per square foot. Martinez Hall has a rentable area of 8,408 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$336,320 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$205,467.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$205,467. Dividing that amount by the estimated development cost of \$8.4 million results in a return of 2.4%, which is well below the 7% to 8% threshold for a reasonable economic return. To

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

achieve a 7.5% return at the assumed market rents, Martinez Hall would require a subsidy of approximately \$5.7 million.

Alternatively, a rental rate of \$94.50 per square foot would be required to achieve a reasonable 7.5% economic return on \$8.4 million in total rehabilitation/development cost. A rental rate over two-and-one-half times the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of Martinez Hall is also not suitable for residential use. It is too small to be subdivided into multiple residential units and the conversion cost of the building for a single residential unit would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$66,200 per month.

For these reasons, appropriate and reasonable alternate uses of Martinez Hall as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of Martinez Hall for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their

context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, Martinez Hall is individually eligible for the California Register. For the purposes of this analysis, it is assumed Martinez Hall appears individually eligible for inclusion in the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then Martinez Hall, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, Martinez Hall alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If Martinez Hall qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$1,261,428 (15% of \$8,409,520), which would increase the return on development cost from 2.4% referenced above without historic tax credits to 2.8% with historic tax credits, which is still below the threshold for a reasonable economic return.

Martinez Hall Annex

The following addresses the five submittal requirements for Finding 1 as applied to the Martinez Hall Annex (built 1970).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA

will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

The Martinez Hall Annex was constructed in 1970. The design professional(s) responsible designing the building was unidentified. The building contained classrooms and studios space for the school's photography department. The two-story, metal siding-clad building possesses some characteristics of the Third Bay Tradition. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the Martinez Hall Annex is not designed or intended to generate a return. Martinez Hall Annex is among the smaller-sized buildings on the CCA campus with a gross square footage of 5,262. Current costs to rehabilitate it for other uses is estimated at \$1,448,026 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate Martinez Hall Annex is \$3,457,883.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of Martinez Hall Annex for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

Martinez Hall Annex was constructed in 1970 and covers 5,262 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below⁴¹:

⁴¹ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

CN-1: Neighborhood Commercial - 1 Zone. “The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.”⁴²

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”⁴³

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses and studio space. No other use appears to have occurred in this building.

A comparable analysis⁴⁴ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to Martinez Hall, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$36.80 per square foot. Martinez Hall Annex has a rentable area of 5,196 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$191,213 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$124,633.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$124,633. Dividing that amount by the estimated development cost of \$7.6 million results in a return of 3.6%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, Martinez Hall Annex would require a subsidy of approximately \$1.8 million.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

Alternatively, a rental rate of \$64.38 per square foot would be required to achieve a reasonable 7.5% economic return on \$3.5 million in total rehabilitation/development cost. A rental rate nearly two times the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of Martinez Hall Annex is also not suitable for residential use. It is too small to be subdivided into multiple residential units and the conversion cost of the building for a single residential unit would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$27,800 per month.

For these reasons, appropriate and reasonable alternate uses of Martinez Hall Annex as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of Martinez Hall Annex for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Martinez Hall Annex appears individually eligible for the California Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Martinez Hall Annex, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, the Martinez Hall Annex alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Martinez Hall Annex qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$518,682 (15% of \$3,457,883), which would increase the return on development cost from 3.6% referenced above without historic tax credits to 4.2% with historic tax credits, which is still below the threshold for a reasonable economic return.

Noni Eccles Treadwell Ceramic Arts Center

The following addresses the five submittal requirements for Finding 1 as applied to the Noni Eccles Treadwell Ceramic Arts Center (built 1973).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

Worley K Wong and Ronald G. Brocchini designed the Noni Eccles Treadwell Ceramic Arts Center in 1973 as an example of Third Bay Tradition. The two-story building contained the school's ceramics studios. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the Noni Eccles Treadwell Ceramic Arts Center is not designed or intended to generate a return. This building is among the larger-sized buildings on the CCA campus with a gross square footage of 11,606. Current costs to rehabilitate it for other uses is estimated at \$4,736,772 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the Noni Eccles Treadwell Ceramic Arts Center is \$9,275,497.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the Noni Eccles Treadwell Ceramic Arts Center for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The Noni Eccles Treadwell Ceramic Arts Center was constructed in 1973 and covers 11,606 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below⁴⁵:

CN-1: Neighborhood Commercial - 1 Zone. "The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping."⁴⁶

⁴⁵ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

⁴⁶ Ibid.

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”⁴⁷

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses and studio space. No other use appears to have occurred in this building.

A comparable analysis⁴⁸ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Noni Eccles Treadwell Ceramic Arts Center, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$40.00 per square foot. This building has a rentable area of 10,889 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$435,960 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$282,661.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$282,661. Dividing that amount by the estimated development cost of \$9.3 million results in a return of 3%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, the Noni Eccles Treadwell Ceramic Arts Center building would require a subsidy of approximately \$5.5 million.

Alternatively, a rental rate of \$80.65 per square foot would be required to achieve a reasonable 7.5% economic return on \$9.3 million in total rehabilitation/development cost. A rental rate more than twice the rent that the current market will bear for rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

⁴⁷ Ibid.

⁴⁸ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

The configuration of the Noni Eccles Treadwell Ceramic Arts Center is also not suitable for residential use. It is designed to contain ceramic arts spaces and kilns for firing pieces and unsuitable for efficient conversion into multiple residential units and the conversion cost of the building for residential use would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$73,250 per month.

For these reasons, appropriate and reasonable alternate uses of the Noni Eccles Treadwell Ceramic Arts Center as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the Noni Eccles Treadwell Ceramic Arts Center for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is

approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Noni Eccles Treadwell Ceramic Arts Center appears individually eligible for the California Register. For the purposes of this analysis, it is assumed the building is also individually eligible for inclusion in the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Noni Eccles Treadwell Ceramic Arts Center, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, the Noni Eccles Treadwell Ceramic Arts Center building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Noni Eccles Treadwell Ceramic Arts Center qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$1,391,325 (15% of \$9,275,497), which would increase the return on development cost from 3.0% referenced above without historic tax credits to 3.5% with historic tax credits, which is still below the threshold for a reasonable economic return.

Raleigh and Claire Shaklee Building

The following addresses the five submittal requirements for Finding 1 as applied to the Raleigh and Claire Shaklee Building (built 1979).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

Worley K Wong and Ronald G. Brocchini designed the Raleigh and Claire Shaklee Building in 1979 as an example of Third Bay Tradition. The two-story building contained the school's sculpture, glass, and metal arts studios. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the Raleigh and Claire Shaklee Building is not designed or intended to generate a return. With a gross square footage of 14,263, the Raleigh and Claire Shaklee Building is the largest building examined in this demolition findings. Current costs to rehabilitate it for other uses is estimated at \$7,276,548 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the Raleigh and Claire Shaklee Building is \$13,963,947.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the Raleigh and Claire Shaklee Building for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The Raleigh and Claire Shaklee Building was constructed in 1979 and covers 14,263 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below⁴⁹:

CN-1: Neighborhood Commercial - 1 Zone. "The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both

⁴⁹ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

short and long term needs in attractive settings oriented to pedestrian comparison shopping.”⁵⁰

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”⁵¹

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses and studio space for multiple art mediums. No other use appears to have occurred in this building.

A comparable analysis⁵² of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Raleigh and Claire Shaklee Building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$36.80 per square foot. This building has a rentable area of 12,837 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$472,391 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$281,278.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$281,278. Dividing that amount by the estimated development cost of \$14 million results in a return of 2%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, Raleigh and Claire Shaklee Building would require a subsidy of approximately \$10.2 million.

Alternatively, a rental rate of \$101.32 per square foot would be required to achieve a reasonable 7.5% economic return on \$14 million in total rehabilitation/development cost. A rental rate that nearly triples the rent that the current market will bear for rehabilitated

⁵⁰ Ibid.

⁵¹ Ibid.

⁵² LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of the Raleigh and Claire Shaklee Building is also not suitable for residential use. It is unsuitable to be subdivided into multiple residential units and the conversion cost of the building for residential uses would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$108,375 per month.

For these reasons, appropriate and reasonable alternate uses of the Raleigh and Claire Shaklee Building as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the Raleigh and Claire Shaklee Building for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Raleigh and Claire Shaklee Building is not individually eligible for the California Register, however for the purpose of this analysis, it is assumed the building is also not individually eligible for the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Raleigh and Claire Shaklee Building, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, the Raleigh and Claire Shaklee Building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Raleigh and Claire Shaklee Building qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$2,094,592 (15% of \$13,963,947), which would increase the return on development cost from 2.0% referenced above without historic tax credits to 2.4% with historic tax credits, which is still below the threshold for a reasonable economic return.

Oliver and Ralls Building

The following addresses the five submittal requirements for Finding 1 as applied to the Oliver and Rawls Building (built 1989).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates

that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

George Miers & Associates, a then-San Francisco based architectural firm designed the Oliver and Rawls Building in 1989 as an example of Modernist architecture. The two-story building contains classrooms and gallery space. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the Oliver and Rawls Building is not designed or intended to generate a return. This building is among the medium-sized buildings on the CCA campus with a gross square footage of 7,655. Current costs to rehabilitate it for other uses is estimated at \$2,587,735 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the Oliver and Rawls Building is \$5,446,443.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the Oliver and Rawls Building for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The Oliver and Rawls Building was constructed in 1989 and covers 7,655 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are co-zoned CN-1 and RM-3. These classifications are defined below⁵³:

CN-1: Neighborhood Commercial - 1 Zone. “The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both

⁵³ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

short and long term needs in attractive settings oriented to pedestrian comparison shopping.”⁵⁴

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”⁵⁵

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses and studio space. No other use appears to have occurred in this building.

A comparable analysis⁵⁶ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Oliver and Rawls Building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$36.80 per square foot. This building has a rentable area of 6,945 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$255,576 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$148,135.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$148,135. Dividing that amount by the estimated development cost of \$5.5 million results in a return of 2.7%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, the Oliver and Rawls building would require a subsidy of approximately \$3.5 million.

Alternatively, a rental rate of \$76.94 per square foot would be required to achieve a reasonable 7.5% economic return on \$5.4 million in total rehabilitation/development cost. A rental rate more than twice the rent that the current market will bear for rehabilitated

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of the Oliver and Rawls Building is also not suitable for residential use. It is designed to contain classroom and a gallery and unsuitable for subdivision into multiple residential units and the conversion cost of the building for residential use would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$44,525 per month.

For these reasons, appropriate and reasonable alternate uses of the Oliver and Rawls Building as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the Oliver and Rawls Building for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Oliver and Rawls Building is not individually eligible for the California Register, however for the purposes of this analysis it is assumed the building is also not individually eligible for the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Oliver and Rawls Building, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, the Oliver and Rawls Building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Oliver and Rawls Building qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$816,966 (15% of \$5,446,443), which would increase the return on development cost from 2.7% referenced above without historic tax credits to 3.2% with historic tax credits, which is still below the threshold for a reasonable economic return.

Barclay Simpson Sculpture Studio

The following addresses the five submittal requirements for Finding 1 as applied to the Barclay Simpson Sculpture Studio building (built 1992).

1. *Building Use – Economic Viability. The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:*

a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood).

This section is informed by two cost estimates, one prepared April 17, 2020, by San Francisco-based TBD Consultants and the other prepared April 15, 2020, by San Francisco-based Build Group. These documents are attached as Appendices A and B, unless noted. The two estimates indicate total costs within 1% of each other, so for the purposes of this analysis, LSA will use the costs provided by TBD Consultants as an independent cost estimator. TBD subsequently completed an analysis of construction cost escalation since 2020 that indicates

that construction costs have increased by approximately 30% through June of 2024 (see Appendix C).

San Francisco-based architect Jim Jennings designed the Barclay Simpson Sculpture Studio building in 1992 as an example of Minimalist Modernist architecture. The single-story, double-height building contained the school's large-scale glass and sculpture studio space. Accordingly, it does not directly generate a reasonable economic return. As currently configured, the Oliver and Rawls Building is not designed or intended to generate a return. This building is among the medium-sized buildings on the CCA campus with a gross square footage of 2,644. Current costs to rehabilitate it for other uses is estimated at \$1,112,212 based on the estimate prepared by TBD in April 2020 as escalated by 30% to reflect current 2024 costs. Including costs for hazardous materials abatement, an allowance for tenant improvements, owner contingencies for construction and soft costs for design, permitting, insurance, legal and other related project costs, the total cost to rehabilitate the Barclay Simpson Sculpture Studio building is \$2,355,597.

These hard costs include addressing the general condition of the building, site work (prep, improvements, mechanical and electrical utilities, and site construction), landscaping, partial building demolition (to retrofit existing interior spaces for new uses), foundation work, structural work, façade rehabilitation, roofing/waterproofing, interior work (construction stairs, interior finishes, furnishings), plumbing, climate control equipment, rewiring, and other miscellaneous expenses. The mechanical, electrical plumbing and climate control systems would have to be replaced and any remnant hazardous materials (e.g., asbestos, lead paint, and potential other hazards) would need full abatement or proper mitigation during construction and before occupancy.

Given the cost for rehabilitation and the current use of the Barclay Simpson Sculpture Studio building for educational uses, the current use would not generate a reasonable economic return as explained below in section b.

b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return.

The Barclay Simpson Sculpture Studio building was constructed in 1992 and covers 2,644 gross square feet. Appropriate adaptation to new uses fails to yield a reasonable rate on investment. According to current City zoning information, the building within the API are zoned CN-1 and RM-3. These classifications are defined below⁵⁷:

CN-1: Neighborhood Commercial - 1 Zone. "The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both

⁵⁷ Sources: Parcel Information. City of Oakland, Electronic document, <https://www.oaklandca.gov/resources/zoning-map>, accessed various.

Oakland Planning Code updated March 15, 2022. City of Oakland. Electronic document, https://cao-94612.s3.amazonaws.com/documents/Planning-Code-after-03-15-22-Flex-Streets-and-Density-Bonus-Amendments_2022-09-01-200911_zugr.pdf, accessed various.

short and long term needs in attractive settings oriented to pedestrian comparison shopping.”⁵⁸

RM-3: Mixed Housing Type Residential - 3 Zone. “The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.”⁵⁹

While these zoning classifications currently apply, (pending potential rezoning via General Plan Amendment), there appears to be no other demand for the building and the property it rests on that would generate additional revenue to justify the expense in rehabilitation, remodeling, or adaptive reuse. The building was constructed to provide educational uses and studio space. No other use appears to have occurred in this building.

A comparable analysis⁶⁰ of current commercial office rental leases in Rockridge ranges from \$30 per square foot to \$55.00 per square foot. The segment of College Avenue and the area near Rockridge BART draw higher rates. When narrowed to buildings of comparable size and age to the Barclay Simpson Sculpture Studio building, the range of potential annual gross leasing income narrows to \$32.00 to \$40.00 per square foot. Given the location, design, and configuration of this building, we would assume rents at the low end of this range at \$32.00 per square foot. This building has a rentable area of 2,564 square feet after deducting the area for exterior walls and other non-rentable area. Gross rental income is therefore estimated at approximately \$82,048 per year. Assuming operating costs of \$8.12 per square foot, a 3% management fee, and the assumption that property taxes would be reduced based on the Mills Act, the net income from commercial office is approximately \$51,221.

Developers and investors in commercial office properties of this type typically require a return of 7% to 8% on the cost for development. Given the vacancy and overall current condition of the office market in Oakland and San Francisco, developers and investors are likely seeking higher returns closer to 10% or more. For this analysis, however, we are assuming a more typical 7.5% return on cost. This is calculated by dividing the net rental income by the total development cost. As indicated above, the net rental income is estimated at \$51,221. Dividing that amount by the estimated development cost of \$2.4 million results in a return of 2.2%, which is well below the 7% to 8% threshold for a reasonable economic return. To achieve a 7.5% return at the assumed market rents, the Barclay Simpson Sculpture Studio building would require a subsidy of approximately \$1.7 million.

Alternatively, a rental rate of \$84.80 per square foot would be required to achieve a reasonable 7.5% economic return on \$2.4 million in total rehabilitation/development cost. A rental rate nearly two-and-one-half times the rent that the current market will bear for

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ LoopNet.com. Commercial lease rates in Rockridge, Oakland, Electronic document, <https://www.loopnet.com/search/commercial-real-estate/rockridge-oakland-ca/for-lease/>, accessed various.

rehabilitated commercial space, shows that the costs of renovating the property cannot be supported in the market through commercial rental income for a building of this quality in this location.

The configuration of the Barclay Simpson Sculpture Studio building is also not suitable for residential use. It is designed to contain a large open space for large glass and sculptural projects and unsuitable for subdivision into multiple residential units and the conversion cost of the building for residential use would be more than the cost for office conversion. As a result, the monthly rent necessary to support a reasonable economic return on the rehabilitation and conversion cost would be more than \$18,100 per month.

For these reasons, appropriate and reasonable alternate uses of the Barclay Simpson Sculpture Studio building as a commercial office, retail or residential rental space could not generate a future reasonable economic return.

c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and

As illustrated in b. above, the alteration and rehabilitation of the Barclay Simpson Sculpture Studio building for commercial office, retail or residential use cannot support a reasonable economic return.

d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.

Federal Historic Rehabilitation Tax Credits.

The 2019 HRE indicates that all the extant buildings contribute to the API and its potential National Register eligibility as a historic district. The extant buildings are considered as functionally related as a historic district, which is defined in official National Park Service (NPS) guidance as a resource that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997:5). Two buildings in the API that were found individually eligible for the National Register as well as designated Oakland City Landmarks, i.e., the Treadwell Mansion/Macky Hall and the Carriage House will remain and be rehabilitated as part of the proposed project.

As a result, individual buildings and the overall project are not likely to be eligible for the Federal Rehabilitation Tax Credit unless most of the extant buildings and their context are preserved, collectively, particularly those which are eligible for listing in a national, state, or local register of historical resources. Preservation of most of the extant buildings and their context would render the proposed project non-viable and prevent construction of housing. Furthermore, as detailed below, even if enough of the extant buildings and context are retained to qualify, the value of the historic tax credits would prove insufficient in providing a reasonable economic return for the rehabilitation and reuse of these buildings.

Applicable federal credits to the project site may result in income tax savings for a tax credit investor of up to 20% of qualifying costs through the use of the Federal Rehabilitation Tax Credits. The net benefit or subsidy available through the 20% Rehabilitation Tax Credit is approximately 15% of qualifying rehabilitation costs after related transaction costs, a minimum preferred return to the tax credit investor (typically 2% of the tax credit equity per year) and the buyout of the tax credit investor after 5 years of operation (typically 5% of the tax credit equity investment).

In order to be eligible for the Rehabilitation Tax Credit, a building must be National Register eligible, or it may qualify if it is a contributing building to a nationally registered historic district. According to the 2019 HRE, the Barclay Simpson Sculpture Studio building appears individually eligible for the California Register. For the purposes of this analysis, it is assumed the Barclay Simpson Sculpture Studio also appears individually eligible for inclusion in the National Register. If the entire API is eligible and were to be designated an historic district on the National Register, then the Barclay Simpson Sculpture Studio building, as a contributing element to the nationally registered historic district, may be an element of a potential rehabilitation project eligible for the 20% Rehabilitation Tax Credit program, provided that the majority of the API's extant built environment were also retained. If several or most of the API's extant built environment were demolished, the Oliver and Rawls Building alone would likely not qualify for the historic tax credit and would also be unfeasible to a tax credit investor on its own.

If the Barclay Simpson Sculpture Studio building qualified for the historic tax credit, the net benefit of the subsidy would be approximately \$353,339 (15% of \$2,355,597), which would increase the return on development cost from 2.2% referenced above without historic tax credits to 2.5% with historic tax credits, which is still below the threshold for a reasonable economic return.

CATEGORY II - FINDING 4 – (ALL BUILDINGS)

The design quality of the replacement facility is equal/superior to that of the existing facility.

Finding 4 applies to all properties. For this analysis, the ten buildings proposed for demolition are contributing elements to the California College of the Arts (CCA) Area of Primary importance (API). *Note:* to prevent unnecessary redundancy in the analysis and reduce document length, the analysis under demolition findings for Finding 4 are presented once and the discussion ranges to specific buildings, as appropriate. See Appendix D, which contains Design Guidelines prepared February 2023 by Sitelab on behalf of the Applicant for more detailed information.

The following addresses the submittal requirements for Finding 4.

A report shall be submitted that addresses whether the proposal demonstrates equal or superior quality with respect to:

- 1. A clearly identifiable visual or design value. For instance, does the replacement proposal express its present character as strongly as the historic design expressed its past?**

The proposed design reflects contemporary architectural composition and aesthetic and demonstrates equal or superior quality with respect to a clearly identifiable visual or design value. The buildings within the API vary in size, age (1920s-1990s), and design. The design of the buildings within the API comprises an assortment of architectural styles and aesthetic popular during the late-19th and the 20th centuries, ranging from Queen Anne/Stick-Eastlake, Mission Revival, Third Bay Tradition, Brutalism, to New or Minimalist Modernism. A typical design element within the API is multiple-story construction; varied massing, rooflines, and entries. Exteriors are varied in their materiality, wood, brick, stucco, cinder block masonry, or raw or unfinished concrete.

The replacement project would express an entirely different architectural aesthetic in a uniform fashion. The proposed new construction that would replace the existing built environment would possess contemporary visual and design principles. The replacement buildings would be taller than the existing built environment and constructed using the modern building codes so to perform better during seismic events when compared to the existing built environment. The design of the proposed development contains a unifying architectural aesthetic that is clearly different and read as contemporary, albeit informed by the surrounding neighborhood's architectural fabric and the CCA Period buildings. The proposed design would express a clearly distinctive character in a uniform way that is different from the varied architectural palate of the current built environment.

The project proposes to use high-performance glazing which allows for larger windows than were available in the historic-period construction within the API. Larger windows would allow for more passive solar heating and potential reduction in energy usage via more natural light into interior spaces. In addition, flat roofs allow maximum area for photovoltaic panels for renewable on-site energy production while reflecting the true construction means and methods which will be used on these buildings.

Other contemporary aspects of the proposed design that reflect its period of construction include a varied and articulated façade with varying façade depths to minimize an impression of a strong monoplane vertical wall facing the street.

A varied height and façade setbacks create visual relief and shadows to further impart a sense of depth, texture, and variation. The rhythmic façade planes create visual breaks to demarcate changes in use or density and appropriately compliment or contrast materiality, which includes but is not limited to, a cast in place concrete base, running bond brick regularly spaced with solid courses, ceramic tiles, painted cement plaster, opaque spandrels at the floor lines, decorative metal guardrails and sunshades, aluminum window systems, board and batten patterned cementitious wall paneling, and more. Taken together, this proposed design reflects contemporary architectural composition and aesthetic and demonstrates equal or superior quality with respect to construction materials and a clearly identifiable visual or design value while incorporating compositional elements and material references from the CCA Period buildings as well as nearby College Avenue, Broadway and Rockridge buildings.

2. **Durability, quality, and design value of surface materials. Durable and quality materials include, but are not limited to: stone, granite, marble, concrete, highest quality and detailed glass curtain wall, terra cotta or other materials appropriate to the design style of the building or context of the neighborhood. In terms of design value, are materials in the replacement building used to enhance the architectural design elements of the building instead of used solely for the sake of variety?**

The proposed design demonstrates equal or superior quality with respect to the materials in the replacement project that would be used to enhance the architectural design elements of the building. The replacement project would use high quality, durable materials familiar to existing CCA Period buildings as referenced in Design Guidelines 2.5.10. Materials should age well, express their construction, remain natural in their appearance and expression, and have an inherent tactility and visual depth. As also referenced in the Design Guidelines 2.5.10, preferred materials shall be applied on a minimum of 20 percent of all new building elevations facing the street or open space—excluding glazed surfaces.

For Building A, the proposed materials palate includes:

- Brick or decorative metal perforated panels on the corner sections.
- Painted board-and-batten cement panel board (i.e., Hardie Board) and painted metal spandrels on the vertical volumes.
- Cement plaster on the infill field sections.
- Cement plaster and painted metal trellis structural elements on the upper portions of the infill field sections.
- Decorative tile and cast-in-place concrete along the base.

- Wood for the trellis beams at the ground floor.

For Building B, the proposed materials palate includes:

- Brick and Laminam (or equivalent) for the tile spandrels in the central volume.
- Brick and metal panel spandrels for the secondary volumes.
- Cement plaster and tile window headers and metal trellis in the infill field sections.
- Cement plaster or painted board-and-batten cement panel board (i.e., Hardie Board) on the upper sections of the east-facing façade.
- Board formed concrete or cast in place concrete and wood planks or large-format tile (Laminam or equivalent) along the building base.
- Arcadia T200 or equivalent for the window mullions.

Preferred materials include but are not limited to concrete, earthen materials and masonry (including glass block), wood, ceramics, and metal. Additional materials beyond those listed shall qualify as preferred materials if they are found in the façades of Early Estate Period or CCA Period buildings. Stucco shall not be considered a preferred material. Refer to *Building Materials Board* on page 125 (i.e., the last page) of Appendix E for more information.

The new buildings, while taller, will also be designed to current seismic codes and will be less susceptible to seismic vulnerabilities than the existing buildings.

3. Significant enhancement of the visual interest of the surrounding area.

The proposed design demonstrates equal or superior quality with respect to enhancement of the visual interest of the surrounding area. The replacement project would transform the project site by constructing two new prominent buildings in this area of Rockridge. The gently sloping topography underlying the site creates a raised “shelf” or knoll, combined with selectively manicured landscaping, would add visual interest into the site. Views into the project site are currently screened by vegetation, such as the row of Eucalyptus trees, and other vegetation. Few areas of the site are visible beyond the Broadway Wall and Stairs and Carriage Entrance. The visual opening of the site will significantly enhance the visual interest of the surrounding area while restoring the historic view corridor to Macky Hall.

Once completed, the replacement project would utilize a broad range of quality building materials, massing and façade articulation that reflect the neighboring built environment and draw visual interest. See discussion above in Finding 4, Item 2 for more information on building materials. Massing and façade articulation is consistent with the following Design Guidelines and illustrations on pages 104-115 within the Appendix to the Design Guidelines (DG).

- Façade materials of the new buildings reference the existing CCA Period façade materials (DG 2.5.10, App P).
- The new buildings have an intensity of detailing that expresses the structural elements and uses materials to accentuate the beauty and character of the new buildings, similar to the CCA Period architecture and buildings in Rockridge (DG 2.5.8, App R).
- New buildings reference Rockridge architecture by limiting the scale of glazing (DG 2.5.4, 2.5.5), creating depth at windows and openings, integrating trellises and landscape, and incorporating details and materials to enhance the pedestrian scale and character at the lower levels (DG 2.5.8, App PP).
- The Broadway Wall is preserved, and new buildings are setback from the Broadway Wall (DG 2.3.9).
- The new building height at the intersection of Broadway and Clifton Street is reduced with setbacks above 65 feet (DG 2.3.13).
- Midrise volumes along Broadway are subdivided to reduce the perceived scale of the new buildings (DG 2.3.16).
- New buildings along Clifton Street are setback above 75 feet (DG 2.3.17).
- The façades of the new mid-rise buildings are subdivided along Clifton Street and the Neighborhood Paseo to reflect the width of the CCA Period and Early Estate period buildings as well as neighboring residential buildings. Mid-rise façades along Broadway and fronting Macky Lawn are subdivided to reflect the approximate widths of buildings along Broadway (DG 2.3.21, App M, FF, GG, HH).
- The new buildings use various strategies (setbacks, horizontal elements, façade articulation, etc.) to create a defined based to respond to the heights along College Avenue and CCA Period buildings (DG 2.4.6, App PP).
- New building elevations limit the length of blank walls on the ground floor through changes in plane, openings, landscape and integrated murals (DG 2.4.10).
- Fenestration is organized in linear grids consistent with the modernist architecture of the CCA Period and the scale of the adjacent contributing buildings and the residential neighborhood as appropriate (DG 2.5.1, App O, PP).
- Adjacent façades of new buildings incorporate different façade systems, materials, color or articulation (DG 2.5.7).
- Roof profiles of the new buildings are generally flat, consistent with the CCA Period buildings, but are articulated with varied parapet heights, changes in materials,

massing projections, trellises, upper-level setbacks, etc. to reflect the variety of roofline conditions seen in the Rockridge neighborhood (DG 2.3.14, 2.3.15).

- Building materials and treatment at the base of the new buildings integrate color, murals and decorative elements and materials (DG 5.5.12).

4. High quality detailing.

The proposed design demonstrates equal or superior quality with respect to high quality detailing. The replacement project would utilize a broad range of quality building materials that reflect the neighboring-built environment and draw visual interest. See discussion above in Finding 4, Item 2 for more information. Contemporary best practices in materials and detailing will be applied, such as an additional layer of exterior insulation to increase the building performance by reducing heating and cooling loads. In addition, the resulting thicker wall assemblies will allow greater natural depth for architectural expression.

- The new buildings provide design quality and craftsmanship by expressing the structural elements and use of materials to accentuate the beauty and character of the new buildings, like the CCA Period architecture (DG 2.5.8, 2.5.10, App R).
- Building materials and treatment at the base of the new buildings integrate color, murals and decorative elements and materials (DG 5.5.12).

5. Composition. A well composed building integrates all aspects of the building (materials, façade patterns, proportions, openings, forms, massing, detailing, etc.) into its overall character and design.

The proposed design demonstrates equal or superior quality with respect to building composition. The proposed construction would replace a collection of buildings representing multiple differing architectural styles with two large new multi-story buildings uniform in appearance, composition, and material differentiation. The proposed new construction would not be construed as replicative or mimicking the API's historic built environment. The new construction would be clearly modern in appearance and reflect a unified design aesthetic, proportion, façade differentiation to generate visual interest and reduce bulk, as well as provide a varied yet consistent arrangement of fenestration openings and doorways.

- The façades of the new mid-rise buildings are subdivided along Clifton Street and the Neighborhood Paseo to reflect the width of the CCA Period and Early Estate period buildings as well as neighboring residential buildings. Mid-rise façades along Broadway and fronting Macky Lawn are subdivided to reflect the approximate widths of buildings along Broadway (DG 2.3.21, App M, FF, GG, HH).
- The new buildings use various strategies (setbacks, horizontal elements, façade articulation, etc.) to create a defined based to respond to the heights along College Avenue and CCA Period buildings (DG 2.4.6, App PP).

- Roof profiles of the new buildings are generally flat, consistent with the CCA Period buildings, but are articulated with varied parapet heights, changes in materials, massing projections, trellises, upper-level setbacks, etc. to reflect the variety of roofline conditions seen in the Rockridge neighborhood (DG 2.3.14, 2.3.15).
- Fenestration is organized in linear grids consistent with the modernist architecture of the CCA Period and the scale of the adjacent contributing buildings and the residential neighborhood as appropriate (DG 2.5.1, App O, PP).

6. Site setting, neighborhood, and streetscape contexts.

The proposed design demonstrates equal or superior quality with respect to site setting, neighborhood, and streetscape contexts. The degree of change in this area's setting, neighborhood activity, and streetscape would be significant as the site is fenced off and closed to the public. As previously stated, the replacement project would transform the project site by constructing two new prominent buildings in this area of the Rockridge neighborhood. The gently sloping topography underlying the project site creates a raised "shelf" or knoll that would add emphasis to overall building height. The prominence of the replacement project would serve as a way finding marker for travelers along Broadway, State Route 24, and within this area of Rockridge and North Oakland. Adding to the site's default visual prominence is an approximately 7.5-acre parcel (APN 014-1242-006) south of and adjacent to the project site bounded by Pleasant Valley Avenue to the South, Broadway to the west and an unnamed access road to the north. This parcel, the former site of the Rockridge Shopping Center, is currently vacant.

The replacement project would provide a new streetscape context and an overall increase in neighborhood activity by an increase in foot traffic in the area as visitors to the new commercial retail spaces facing Broadway and Clifton Street, residents arriving or leaving the site, or the public visiting the accessible open areas near Macky Hall and associated Carriage House, which are currently closed. The replacement project would retain the Broadway Wall and Stairs and Carriage Entrance as well as select landscape features that contribute to the site's historical significance.

7. Incorporating "especially fine" construction details, methods, or structural materials. These include those that successfully address challenging structural problems, contribute significantly to the building's overall design quality, exhibit fine craftsmanship, or are visible design elements.

The proposed design demonstrates equal or superior quality with respect to "especially fine" construction details, methods, or structural materials. As described above in Finding 4, Item 1, the replacement project would express a different architectural aesthetic in a uniform way. The use of a modern aesthetic allows the project to enjoy technological advances in materials, features, and applications of different claddings and design elements to create a balanced, superior design on a sloping site, retention of two historical elements (Macky Hall and associated Carriage House) while maintaining open space within the API.

As described above, varied height and façade setbacks create visual relief and shadows to further impart a sense of depth, texture, and variation. The broken façade plane creates visual breaks to demarcate changes in use or density and appropriately compliment or contrast materiality, which includes but is not limited to, a cast in place concrete base, running bond brick with regularly spaced soldier courses, ceramic tiles, painted cement plaster, opaque spandrels at the floor lines, decorative metal guardrails, aluminum window systems, board and batten patterned cementitious wall paneling, and more. Taken together, this proposed design reflects contemporary architectural composition and aesthetic with “especially fine” construction details as further described in Finding 4, Items 3 and 4 with references to the Design Guidelines as appropriate.

This range of high quality and familiar materials, visually “breaks up” the façades, to create opportunities to appropriately compliment and contrast materials thereby stimulating visual interest.

8. The replacement building’s reflection of the time it was designed, not merely a caricature of the demolished building.

The proposed design demonstrates equal or superior quality with respect to the buildings’ reflection of the time they were designed. The replacement project features a consistent contemporary architectural aesthetic. As described above in Finding 4, Items 1 and 3, the replacement project would be clearly read as modern in design with aesthetic nods and references to the existing historic fabric of the surrounding neighborhood. The replacement project would consist of two main buildings that share this modern aesthetic and not mimic the wide architectural palate of the API’s existing built environment. In addition, the replacement project will reflect our current ideas and methods for greater sustainability both through materials and systems applications and through formal elements, such as exterior shading systems, recessed windows, and flat roofs for energy production.

9. The replacement building’s contemporary interpretation of the demolished building’s elements in terms of the cultural, historic, economic, or technological trends of its time.

The proposed design demonstrates equal or superior quality with respect to the replacement building’s contemporary interpretation of the demolished buildings’ elements. The buildings within the CCA API vary in size, age (1920s-1990s), and design. The design of the buildings within the API comprises an assortment of architectural styles and aesthetic popular during the late-19th and the 20th centuries, ranging from Queen Anne/Stick-Eastlake, Mission Revival, Third Bay Tradition, Brutalism, to New or a Minimalist Modernism. A typical design element within the API is multiple-story construction; varied massing, rooflines, and entries. Exteriors are varied in their materiality, wood, brick, stucco, cinder block masonry, or raw or unfinished concrete.

As described above, the CCA API’s built environment reflects several distinct and evolving architectural trends that span 113 years (1879-1992). The buildings within the API are structurally and physically independent of each other and are not integrated with a uniform architectural aesthetic. This is understandable, as the HRE prepared in 2019 by Page &

Turnbull (2019 HRE) notes that the API's built environment reflects the several stages of the campus' development and growth. The 2019 HRE goes on to state, "[e]ven some buildings that were constructed within the same phase of development do not share notable stylistic cohesion, such as Martinez Hall and Founders Hall, which, despite having been designed by the same architects and constructed concurrently, represent different architectural styles."⁶¹

A proposed replacement project that attempted to reference each of the several architectural styles, massing, and materiality of the existing API while seeking to balance compatibility with differentiation with the demolished buildings would require an overall design that would essentially reconstruct and mimic the API and result in an aesthetically jumbled group of buildings of varying size and visual texture. Alternatively, the replacement project avoids this by using a clearly contemporary design and uniform appearance while referencing the demolished buildings' elements and the existing historic fabric of the surrounding neighborhood.

- The façades of the new mid-rise buildings are subdivided along Clifton Street and the Neighborhood Paseo to reflect the width of the CCA Period and Early Estate period buildings as well as neighboring residential buildings. Mid-rise façades along Broadway and fronting Macky Lawn are subdivided to reflect the approximate widths of buildings along Broadway (Design Guidelines (DG) 2.3.21).
- Fenestration is organized in linear grids consistent with the modernist architecture of the CCA Period and the scale of the adjacent contributing buildings and the residential neighborhood as appropriate (DG 2.5.1).
- The new buildings provide design quality and craftsmanship by expressing the structural elements and use of materials to accentuate the beauty and character of the new buildings, similar to the CCA Period architecture (DG 2.5.8, 2.5.10).
- Roof profiles of the new buildings are generally flat, consistent with the CCA Period buildings, but are articulated with varied parapet heights, changes in materials, massing projections, trellises, upper-level setbacks, etc. to reflect the variety of roofline conditions seen in the Rockridge neighborhood (DG 2.3.14, 2.3.15).
- Art is integrated into the building façades, including a location for a rotating mural similar to the existing mural wall at Martinez Hall, and additional art or artifacts are retained or integrated into the overall project (DG 2.4.11, 3.3.6).
- The new buildings use various strategies (setbacks, horizontal elements, façade articulation, etc.) to create a defined based to respond to the heights along College Avenue and CCA Period buildings (DG 2.4.6, App PP).

⁶¹ *Historic Resource Evaluation – California College of the Arts (5212 Broadway), Oakland, California.*
November 19, 2019. Project No.: 18322. On file at Page & Turnbull, San Francisco, California. Page 145.

CATEGORY II - FINDING 5 – (ALL BUILDINGS)

For all properties in a district: the design of the replacement project is compatible with the character of the preservation district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings.

Finding 5 applies to all properties. For this analysis, the ten buildings proposed for demolition are contributing elements to the CCA API. *Note:* to prevent unnecessary redundancy in the analysis and reduce document length, the analysis under demolition findings for Finding 5 are presented once and the discussion ranges to specific buildings, as appropriate.

The following addresses the six submittal requirements for Finding 5.

1. The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing.

The replacement project would demolish ten buildings in the API, thereby removing approximately 83% of the API's total built environment. Only Macky Hall, the Carriage House, Macky Lawn, the Broadway Wall, Broadway Gate and Broadway Stairs, and various landscape features would remain and would reflect the contributing elements as identified by OCHS in or about 1986.

As discussed above in Finding 4, Item 1, the new construction would be clearly modern in design and use contemporary materials to express its design aesthetic. The replacement project would be markedly different in massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing than is expressed in the three-story Macky Hall and the associated two-story Carriage House constructed 1879-1881 in the Queen Anne and Stick-Eastlake styles while recreating, in the aggregate, the architectural qualities of the built environment elements within the API associated with the subsequent growth of CCA during the 20th Century.

The API is defined by the juxtaposition of building footprints, architecture, landscape features, and arts and artifacts that create a campus. The proposed project would maintain these qualities by rehabilitation of Oakland Landmark buildings and structures, retain elements of the historic landscape, site and orient new buildings and open space design similar the extant spatial arrangement of buildings and open space within the API, and incorporate art reflective of the project site's history as an arts college.

Fronted along Broadway by the preserved, historic Broadway Wall, Broadway Gate and Broadway Stairs, Macky Hall, Carriage House, and Macky Lawn would occupy the center of the site and be framed by new buildings. New building heights in the proposed project would follow the topography of the site which gently rises west to east approximately 45-50 feet from the Broadway sidewalk to the eastern edge of the campus. Lower building heights with deep setbacks near rehabilitated historical resources are mandated by the Design Guidelines and provided to frame the landmarked buildings and open space and then transition in taller

height and larger scale when receding from the historical elements. This maintains a similar separation of buildings as seen with the CCA campus. The massing adjacent to Macky Hall references the width of the existing buildings and frames the Landmark building as the primary historical building on site. Additionally, the rhythm of openings on the ground floor and mid-rise levels of the new buildings relates to the rhythm and scale of the campus-era buildings as well as those on nearby College Avenue and Broadway but would be clearly modern and avoid false historicism.

The proposed design provides a level of detail and craft consistent with the extant campus and the principles of the Art & Crafts movement that informed design elements of several campus buildings. Natural, tactile materials such as plaster, brick, ceramic tile, wood, and concrete are used throughout, as seen in all the extant buildings. Building structure, joinery details and the natural properties of materials are utilized throughout the new buildings in reference to the extant campus buildings. For example, sculpted concrete columns and beams would display the plasticity of concrete, like the effect of concrete ceiling coffers in the Founders Hall Library. Similarly, wood and metal trellises with carefully detailed attachments would reflect the *brise-soleil* (trans: “sun breaker”) of the Treadwell Hall building, as well as the typical detailing seen in the Arts & Crafts movement and found throughout the adjacent Rockridge neighborhood. In addition, the fenestration composition is organized in linear grids consistent with the architectural specimens of CCA’s Modernist period and façade articulation accentuate building details and would generate stronger shadow lines, consistent with existing buildings.

Particular attention is paid to the base of the buildings where tactile and structural details can be viewed most closely. For example, new building entries would reference the covered landing and stairs of “Building B” and the expressed structural elements and covered entry at Martinez Hall. Similarly, the primary entry sequence to the lobby in Building A and the double-height dramatic opening between the Building A residential courtyard and Macky Lawn draw inspiration from Founders Hall’s series of stepped, raised volumes and pathways above entries and open spaces.

At the upper levels of the new buildings, recessed, articulated windows and Juliette balconies would create depth and shadow, further enhancing the building details and emphasizing the shifts in façade planes. A similar depth of openings and layering of shadow lines is visible throughout the extant campus including at the openings of “Building B” and more recent buildings such as Founders Hall. Upper-level trellis elements would provide areas for vine cover and sun protection on the building façades, similar in character and effect to the *brise-soleils* at Treadwell Hall and trellises found in residential architecture within Rockridge.

The Campus-era buildings were constructed as inward-facing, purpose-built buildings with a variety of construction types and architectural styles. Collectively, these buildings reflect the use of the site as an arts campus with buildings that seek to inspire by experimenting with new ideas while still serving their specific functions. The proposed project similarly reflects an inward-facing collection of buildings creating a campus-like experience among the new residential buildings while simultaneously opening the four-acre site to the wider community, both visually and programmatically.

Vehicular access is limited to Clifton Street, consistent with the extant pedestrian-oriented campus layout. The Broadway Gate entrance along Broadway would be pedestrian only. The Neighborhood Paseo would create a common space between the two new residential buildings and serve as a connector between Clifton Street and the central historical features. The publicly accessible open spaces would be linked visually through view corridors and pedestrian pathways like pathways within the extant campus. Finally, residential stoops and abundant glazing at the ground levels would create both visual and physical connections between the indoor and outdoor spaces, activating the site and recreating a sense of community when CCA was an active campus.

Summary of Response to Design Guidelines

As discussed in more detail above, the replacement project responds to the following criteria and recommendations in the Design Guidelines in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing.

- Macky Hall is retained in its existing location and rehabilitated in accordance with the Secretary of the Interiors Standards (DG 2.1.3).
- Carriage House is relocated in a similar setting, orientation, and secondary location relative to Macky Hall and rehabilitated in accordance with the Secretary of the Interiors Standards (DG 2.1.4).
- New buildings are sited in similar locations to the existing buildings and surface parking lot. Building A generally occupies the footprint of Shaklee Hall, Simpson Sculpture Studio, Irwin Studio, and the campus parking lot. Building B generally occupies the footprint of the campus era buildings along the east side of the site including the Facilities Building, Building B, Oliver Arts Center, Nonni Eccles Treadwell Sculpture Studio, Martinez Hall, and part of Founders Hall. (DG 2.3.2, 2.3.3, 2.3.4).
- Vehicular access is maintained along Clifton Street and the existing Broadway Carriage Entrance is maintained for pedestrian access to the commercial uses on the ground floor of Building A (DG 3.4.7).
- New construction is primarily oriented inward similar to the existing CCA Period campus.
- Existing pedestrian access and circulation are maintained from the Broadway Stairs by Macky Lawn and from Clifton Street by an internal pedestrian paseo in the location of the existing internal drive (DG 3.4.4, 2.4.9).
- Spatial relationships between buildings are similar to those seen on existing buildings.
 - New buildings are clearly differentiated by differences in materials, fenestration, rhythm, depth and orientation (DG 2.5.7).

- New buildings are setback from Macky Hall and Carriage House similar to their relationship to CCA Period buildings (DG 2.3.7, 2.3.8).
- New building heights are reduced surrounding Macky Hall to respond to scale and relationships of CCA Period buildings and visually frame Macky Hall (DG 2.3.11, 2.3.12, 3.1.1).
- Finished floor elevations and entries elevations respond to sloped topography.
- New buildings demonstrate an equal design quality to the existing buildings.
 - Massing adjacent to Macky Hall responds to its width and frames the retained building as the primary building on site (DG 2.3.11, 2.3.16).
 - New buildings have a defined base similar to the one to three story existing buildings (DG 2.3.5, 2.3.6, 2.3.20, 2.4.6).
 - Fenestration is organized in linear grids consistent with the modernist architecture of the CCA Period architecture (DG 2.5.1).
 - The depth of key openings and entries are increased to accentuate building details and generate stronger shadow lines consistent with existing buildings (DG 2.4.3).
 - Façade materials of the new buildings reference the existing CCA Period façade materials (DG 2.5.10).
 - The new buildings have an intensity of detailing that expresses the structural elements and uses materials to accentuate the beauty and character of the new buildings, similar to the CCA Period architecture (DG 2.5.8, App R).
- New buildings reference Rockridge architecture by limiting the scale of glazing (DG 2.5.4, 2.5.5), creating depth at windows and openings, integrating trellises and landscape, and incorporating details and materials to enhance the pedestrian scale and character at the lower levels (DG 2.5.8, App PP).

2. New street frontage with forms that reflect the widths and rhythm of the façades on the street and entrances that reflect the patterns on the street.

The replacement project would retain the historical Broadway Wall, Stairs, and Carriage Gate (built 1905) that spans the entire Broadway frontage. Currently, the Broadway frontage is empty of buildings along the sidewalk. The built environment within the API is concentrated in the northern and eastern portion of the four-acre-site leaving the western half largely undeveloped but for paths, lawn, a driveway, plantings, and art pieces. Except for Barclay Simpson Sculpture Studio and Shaklee Building, much of the API's built environment is

obscured behind a vegetative screen of trees, bushes, and the rising topography of the site which further obscures views east from Broadway.

The proposed replacement project would retain the entire span of the nearly 120-year-old Broadway Wall, Stairs, and Carriage Entrance. The stairs near the right-hand side of the span of wall would remain and continue providing pedestrian access to an open area fronting Macky Hall, as well as the existing Carriage Entrance which would serve as a primary pedestrian entrance off Broadway. The extant Broadway Wall would limit direct access to ground floor commercial uses via the Broadway sidewalk, as is traditionally the case as shown in the commercial retail areas west of the project site and across Broadway and College Avenue. The Broadway Wall terminates at the intersection with Clifton Street.

The proposed project significantly improves the site's relationship with the adjacent streets. The extant campus is fronted by a surface parking lot at the key intersection of Broadway and Clifton Street. The proposed project would activate the Broadway frontage with ground floor commercial space accessed through the historic Carriage Entrance within the preserved Broadway Wall.

The articulated rhythm of the ground floor and mid-rise façades of the new buildings would relate to the rhythm and scale of nearby College Avenue and Broadway as well as the extant campus buildings. The vertical modulation and rhythm of façades would be adapted for residential use, creating depth, and breaking down individual elements of building masses to reference sizes and proportions found on College Avenue and Broadway.

Horizontal and vertical articulation—including recesses, terraces, changes-in-façade-plane, and materiality—reflect patterning of the existing buildings. The composition of the Broadway elevation is designed to reflect the character of the College Avenue corridor, with a base that creates a pedestrian scale experience and a fenestration rhythm that creates simple fields, with recessed windows, railings and trellises adding a layer of craft and detail seen in the style of the mixed-use buildings along College Avenue and on the surrounding residential blocks. The building steps back as it moves up the hill, away from Broadway, mirroring the site's underlying topography, creating a rich layering for the building, and reducing the apparent overall scale of the building as one approaches from Broadway.

The Clifton Street façades would reflect a more residential scale modulation using recesses to create a vertical rhythm as it marches east up Clifton Street. This reflects the more residential character of the neighborhood north of the site. The top two floors step back from the street, creating a set of terraces and reducing the scale of the primary volumes to be more consistent with the height of the three-story building on the opposite side of Clifton Street.

Horizontal datums would define a clear base in the proposed buildings, relating to the ground level scale of the extant architecture on College Avenue, while variety is displayed through recesses, trellises, and use of materials such as brick and ceramic tile at key locations throughout.

The proposed building along Broadway would be setback and entirely detached from the historic Broadway Wall via a landscaped forecourt. This would allow the Broadway Wall to retain its current configuration and appearance with landscape and planting adding character and visual interest. The Carriage Gate within the Broadway Wall would remain in place and provide entry to the forecourt, which in turn provides access to ground floor commercial spaces.

The proposed project also reestablishes the historic, 80-foot-wide Macky Hall View Corridor that is currently overgrown and not visible from Broadway. The restored view would provide pedestrians and motorists a view of historic Macky Hall from the Broadway sidewalk. The extant 80-foot-wide view corridor would be enlarged over 100 feet to enhance its historic importance and create visual break between the historical resources (Macky Hall, the Carriage House, Macky Lawn, trees and landscaped features) from the new construction. The refurbished view corridor will establish Macky Hall as the primary structure in the proposed project and the Broadway Stairs as the primary pedestrian entrance to the site. Additionally, a new ADA entrance within the Broadway Wall will provide accessibility from Broadway for the first time. The proposed Neighborhood Paseo would similarly include a pedestrian pathway connecting Clifton Street to Macky Hall.

Summary of Response to Design Guidelines

As discussed in more detail above, the replacement project responds to the following criteria and recommendations in the Design Guidelines in terms of forms that reflect the widths and rhythm of the façades and entrances on the street.

- The new buildings are setback from the Broadway Wall (DG 2.3.9).
- The new building height at the intersection of Broadway and Clifton Street is reduced with setbacks above 65 feet (DG 2.3.13).
- Midrise volumes along Broadway are subdivided to reduce the perceived scale of the new buildings (DG 2.3.16).
- New buildings along Clifton Street are setback above 75 feet (DG 2.3.17).
- The west façade of Building B is setback above 65 feet to reduce the perceived height along the Paseo and behind Macky Hall (DG 2.3.19).
- The façades of the new mid-rise buildings are subdivided along Clifton Street and the Neighborhood Paseo to reflect the width of the CCA Period and Early Estate period buildings. Mid-rise façades along Broadway and fronting Macky Lawn are subdivided to reflect the approximate widths of buildings along Broadway. (DG 2.3.21, App M, GG).
- Building A use on Broadway is largely dedicated to commercial use (DG 2.4.1).
- Minimum building entries are provided consistent with the Design Guidelines (2.4.2).

- The new buildings use various strategies (setbacks, horizontal elements, façade articulation, etc.) to create a defined base to respond to the heights along College Avenue and CCA Period buildings (DG 2.4.6, App FF, HH, LL).
- The base along the west side of Building A is separate from and visually subsidiary to the Broadway Wall (DG 2.4.8).
- Fenestration is organized in linear grids consistent with the modernist architecture of the CCA Period and the scale of the adjacent contributing buildings and the residential neighborhood as appropriate (DG 2.5.1, App O, PP).
- Building materials and treatment at the base of the new buildings integrate color, murals and decorative elements and materials (DG 5.5.12).
- Transition spaces are provided at residential entries along publicly accessible open space (DG 3.4.3).

3. The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district.

The proposed project is of a high-quality design and visual interest. The design retains many historic elements including Treadwell Mansion/Macky Hall, Carriage House, the Broadway Wall, Broadway Stairs, Broadway Carriage Gate, Macky Lawn, 80-foot View Corridor (centered on Macky Hall entrance and extending west towards Broadway), heritage trees and groves, and historic art and landscape elements.

New building construction would occur in the northern and eastern portions of the site, like the extant footprint and spatial arrangement of buildings within the API. The new buildings are designed to frame and emphasize the prominence of Macky Hall and the Carriage House through step backs, changes-in-plane, and façade articulation similar in scale to the landmark buildings—elevating their visual presence on the site. The materiality of the new buildings would reflect the extant buildings with natural, tactile materials such as light-colored plaster (re: Facilities Building and the Shaklee Building), masonry (re: Treadwell Hall) and site-cast, textured concrete (re: Barclay Simpson and Founders Hall). Particular attention would be paid to building bases with use of ceramic tile, sculptural concrete, brick, and wood within enhanced architectural details. The materiality would maintain various finished floor and entry elevations on sloped topography and limit blank façades in keeping with the existing campus.

Additionally, the “landscape of discovery” quality of the extant campus would be retained by meandering paths and outdoor rooms that connect views and vistas, landmark buildings and structures, mature trees, retained landscape features, and integrated art features, all with improved accessibility. The pedestrian path from Clifton Street to Macky Hall would be retained in a similar configuration and improved to allow ADA access while preserving the flanking, mature Redwood groves, Coastal Live Oaks, and Magnolia trees. A two-story portal in

Building A would create a visual connection between Macky Lawn and residential courtyard, establishing a porch-like setting and enhancing activation.

Landscape elements are included both at-grade and integrated vertically in the new buildings with trellises and shade structures to allow vines and other plantings at multiple levels, including the upper story roof decks—extending the visual expression of landscaped areas, and reflecting traditional elements found in Rockridge. Finally, the proposed plan would remove the surface parking lots at the corner of Broadway and Clifton and adjacent to Macky Lawn enhancing the area’s visual interest.

Summary of Response to Design Guidelines

As discussed in more detail above, the replacement project responds to the following criteria and recommendations in the Design Guidelines (DG) by providing high visual interest that reflects the level and quality of the district contributors or enhances the visual interest of the district.

- The rehabilitation of Macky Hall and Carriage House is in accordance with the Secretary of the Interior Standards and the Design Guidelines (DG 2.1.7 through 2.1.13).
- New buildings establish priority height locations to create a varied roofline and visual interest (DG 2.3.10).
- Multiple entries are provided on the north and south side of Building A to reflect the hillside topography (DG 2.4.5).
- New building elevations limit the length of blank walls on the ground floor through changes in plane, openings, landscape and integrated murals (DG 2.4.10).
- Adjacent façades of new buildings incorporate different façade systems, materials, color or articulation (DG 2.5.7).
- The new buildings provide design quality and craftsmanship by expressing the structural elements and use of materials to accentuate the beauty and character of the new buildings, similar to the CCA Period architecture (DG 2.5.8, 2.5.10).
- Building materials and treatment at the base of the new buildings integrate color, murals and decorative elements and materials (DG 5.5.12).
- Planting is maintained or provided on the north and south of Macky Hall to reflect its current context (DG 3.1.2).
- The visual connection and grade relationship is maintained between Macky hall and the relocated Carriage House (DG 3.1.3 and 3.1.4).

- The relocated Carriage House is embedded in the landscape and accessed through secondary pathways to maintain its subsidiary relationship to Macky Hall (DG 3.1.5, 3.1.6).
- The Broadway Wall is maintained and rehabilitated and a new accessible entry is provided adjacent to the Broadway Stairs (DG 3.2.1, 3.2.5).
- Macky Lawn, the Macky Hall view corridor and the approach to Macky Hall are maintained (DG 3.3.1, 3.3.2, 3.3.3).
- Selected contributing landscape features are retained, the Carnegie Bricks are retained and reused on site and additional art or artifacts are maintained or incorporated in the publicly accessible open spaces (DG 3.3.4, 3.3.5, 3.3.6, App W, X).
- The ground floor of the Carriage house as well as areas within the open space will provide a publicly accessible display and exhibit of the site's history (DG 3.3.8).
- The publicly accessible open space provides framed vistas of Downtown Oakland, College Avenue and San Francisco Bay (DG 3.4.6).
- Vehicular access and drop off is restricted to the north edge of the site on Clifton Street. (DG 3.4.7).
- Arts and educational programming are planned within the publicly accessible interior and exterior spaces (DG 3.4.8).
- Priority planting zones are established, and selective campus heritage trees are preserved similar to the CCA Period landscape (DG 3.5.1, 3.5.5).

4. If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district.

The replacement project would enrich the historic character of the API by preserving several historic buildings, structures, landscape, and artifacts while respecting the association of the API with the CCA Period through on-site programming, commemoration, and the reinterpretation of its physical characteristics.

The rehabilitated Macky Hall, Carriage House, Broadway Wall, Broadway Stairs, Broadway Carriage Gate, Macky Lawn, the 80-foot Macky View Corridor, heritage trees and groves, and historic art and landscape elements would provide a historic framework for the site while the proposed building design provides a level of detail and craft consistent with the extant campus and references the principles of the Art & Crafts movement that informed design elements of several campus buildings. Natural, tactile materials such as plaster, brick, ceramic tile, wood, and concrete are used throughout, as seen in the API's built environment.

Building structure, joinery details and the natural properties of materials would be utilized throughout the new buildings in reference to the extant campus buildings. For example, sculpted concrete columns and beams would demonstrate the plasticity of concrete, as shown in the concrete ceiling coffers in the Founders Hall Library. Similarly, wood and metal trellises with detailed attachments would reflect the Treadwell Hall building's brise-soleil. In addition, fenestration composition is organized in linear grids consistent with the CCA's later Modernist architecture and the openings of increased depth accentuate building details and generate stronger shadow lines, consistent with existing buildings. Salvaged materials would be repurposed. The project design would incorporate site sculptures and integrate murals and artwork on street-facing façades and on façades that face interior open spaces.

Moreover, the project would enrich the API's historic character by opening it up to the public in a dramatically improved manner both visually (as seen from Broadway) and physically through rehabilitating the Broadway Stairs and walkways and creating new neighborhood-serving amenities including a historic lawn, playground, view deck, community meeting space and public gathering areas that would offer greater numbers of people a place to visit and enjoy the site. A permanent exhibit explaining the campus' history, CCA, and the Arts & Crafts movement would be located on the ground floor of the Carriage House, further expanding the knowledge of this API, and thus furthering its status as a historic district.

Summary of Response to Design Guidelines

As discussed in more detail above, the replacement project responds to the following criteria and recommendations in the Design Guidelines (DG) to enrich the historic character of the district with new buildings that contrast the historic character.

- The new buildings are setback from the Broadway Wall (DG 2.3.9).
- Art is integrated into the building façades, including a location for a rotating mural similar to the existing mural wall at Martinez Hall, and additional art or artifacts are retained or integrated into the overall project (DG 2.4.11, 3.3.6).
- The ground floor of the Carriage House as well as areas within the open space will provide a publicly accessible display and exhibit of the site's history (DG 3.3.8).
- Open space program and pedestrian areas are created at the Neighborhood Paseo and the Central Plaza between Buildings A and B similar to the CCA Period campus layout (DG 3.4.1).
- A play area is provided within the publicly accessible open space (DG 3.4.2).
- Arts and educational programming are planned within the publicly accessible interior and exterior spaces and educational signage will be provided throughout the landscape highlighting the CCA Period history and significance (DG 3.4.8, 3.4.9).

5. Is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and

materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When a combination of some these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results.

The replacement project is consistent with the visual cohesiveness of the API as initially identified by OCHS in 1986. The proposed design provides a level of detail and craft consistent with the extant campus and the principles of the Arts & Crafts movement that informed the design of the built environment within the API. As described above, natural, tactile materials such as plaster, brick, ceramic tile, wood, and concrete would be used throughout, as seen in the extant buildings. Building structure, joinery details and the properties of materials are celebrated throughout the new buildings, reflecting the extant campus buildings. Particular attention is paid to the building bases where tactile and structural highlights would be seen closely. At upper levels, recessed, articulated windows and Juliette balconies are designed to create depth and shadow, further enhancing the building details and changes in façade depth.

The two new proposed buildings share a similar language of materials and detailing with the extant buildings. The massing of each new building is designed to frame and accentuate the Treadwell Mansion/Macky Hall, the Carriage House, Macky Lawn, and the View Corridor from the Broadway Stairs. The rear, eastern building would be a backdrop for Macky Hall and the Carriage House. The building's height would step down as it nears Treadwell Mansion/Macky Hall and the relocated Carriage House. The western building would hold the Broadway/Clifton Street corner, create a welcoming street presence, and reflect the scale and character of the built environment along College Avenue and the residential neighborhood beyond to the north as the building marches east up Clifton Street.

The new buildings would be consistent with the siting (northern and eastern sides of the site) and orientation of the CCA buildings they would replace—creating an inward-facing collection of buildings and a campus-like experience that highlights the landmark Treadwell Mansion/Macky Hall, the Carriage House and landscape features of the Treadwell estate, yet would simultaneously open the site to the community visually and programmatically. Moreover, the new buildings would enhance the four-acre site's relationship with Broadway by reestablishing the historic view corridor and placing new commercial uses accessible from the Broadway sidewalk.

The "landscape of discovery" quality of the extant campus would be retained by meandering paths and outdoor rooms that connect dramatic views and vistas, landmark buildings and structures, mature trees, retained landscape features, and integrated art features, all with improved accessibility. Secondary pedestrian paths provide alternate routes through the site allowing the discovery of existing buildings, vistas, and contributing landscape features like the CCA campus. The landscaping would preserve extant native heritage trees and planting

palette present in the CCA Period landscape and expand their use in the new landscaped areas.

A large mural wall of similar scale to the extant mural wall would be situated in the middle of the site, at the point of convergence of the pedestrian walk, Macky Hall, and the two new buildings, anchoring a shared plaza, like the role and location of the existing mural wall at Martinez Hall.

Considered together, the new buildings and project components would be visually cohesive with the buildings, structures, and landscape features of the API/district that would remain.

Summary of Response to Design Guidelines

As discussed in more detail above, the replacement project responds to the following criteria and recommendations in the Design Guidelines (DG) to reinforce a design that is consistent with the visual cohesiveness of the district.

- New buildings establish priority height locations to create a varied roofline and visual interest (DG 2.3.10).
- The new building height at the intersection of Broadway and Clifton Street is reduced with setbacks above 65 feet (DG 2.3.13).
- Roof profiles of the new buildings are generally flat, consistent with the CCA Period buildings, but are articulated with varied parapet heights, changes in materials, massing projections, trellises, upper-level setbacks, etc. to reflect the variety of roofline conditions seen in the Rockridge neighborhood (DG 2.3.14, 2.3.15).
- Midrise volumes along Broadway are subdivided to reduce the perceived scale of the new buildings (DG 2.3.16).
- New buildings along Clifton Street are setback above 75 feet (DG 2.3.17).
- The west façade of Building B is setback above 65 feet to reduce the perceived height along the Paseo and behind Macky Hall (DG 2.3.19).
- The south elevation of Building A fronting the open space is setback to enhance solar access (DG 2.3.18).
- The west façade of Building B is setback above 65 feet to reduce the perceived height along the Paseo and behind Macky Hall (DG 2.3.19).
- The façades of the new mid-rise buildings are subdivided along Clifton Street and the Neighborhood Paseo to reflect the width of the CCA Period and Early Estate period buildings. Mid-rise façades along Broadway and fronting Macky Lawn are subdivided to reflect the approximate widths of along Broadway. (DG 2.3.21).

- The west edge of Building B has at least 3 different floor elevations, referencing the varied finished floor heights of the CCA Period buildings (DG 2.4.4).
- Multiple entries are provided on the north and south side of Building A to reflect the hillside topography (DG 2.4.5).
- The new buildings have a defined base that is articulated to establish a pedestrian scale along pedestrian paths, open space and streets (DG 2.4.6, 2.4.7).
- Vertical volumes are expressed to enhance priority height locations and primary building entrances (DG 2.5.3).
- Façade materials of the new buildings reference the existing CCA Period façade materials (DG 2.5.10).
- Light colored materials are generally used on midrise buildings similar to other prominent buildings in the Oakland Hills with colorful decorative elements, murals and materials used at building bases to provide visual cohesion and reflect the nature of an arts campus (DG 2.5.11, 2.5.12).
- A substantial number of the existing redwood and other heritage trees are preserved, and new buildings are setback from these existing trees as appropriate (DG 3.5.5, 3.5.6).
- A network or secondary pedestrian paths are retained and incorporated to create small scale connections through the landscape similar to the CCA Period (DG 3.4.5)
- The publicly accessible open space provides framed vistas of Downtown Oakland, College Avenue and San Francisco Bay (DG 3.4.6).
- Priority planting zones are established, and selective campus heritage trees are preserved similar to the CCA Period landscape (DG 3.5.1, 3.5.5).
- New landscape planting will be composed primarily of native and drought-adapted, non-invasive species consistent with the retained species from the CCA Period (DG 3.5.2).
- Planting on trellises is incorporated to provide a vegetated transition in scale and reflect similar conditions and transitions in the Rockridge neighborhood (DG 3.5.3).
- New lawn area is limited to the existing Macky Lawn area (DG 3.5.4).
- Open space hardscape materials are limited to concrete paving, masonry (including salvaged Carnegie bricks), and other materials, colors and application consistent with the CCA Period exclusive of asphalt paving (DG 3.5.8, 3.5.9, 3.5.10).
- Natural materials such as rope, wood, or stone are used in the play areas (DG 3.5.11).

6. The replacement project will not cause the district to lose its current historic status.

The proposed project, when completed, would restore the API as it was originally documented by OCHS in 1986. The Treadwell Mansion/Macky Hall, the relocated Carriage House, Macky lawn, the View Corridors leading to the Broadway Wall and Stairs and Carriage Entrance along the sidewalk would remain. The API designation would remain in place.

CATEGORY II - FINDING 6 – (ALL BUILDINGS)

It is economically, functionally architecturally, or structurally infeasible to incorporate the historic building into the proposed development.

Finding 6 applies to all buildings within the API. The following addresses the submittal requirements for Finding 6. For this analysis, the ten buildings proposed for demolition are contributing elements to the CCA API. *Note:* to prevent unnecessary redundancy in the analysis and reduce document length, the analysis under demolition findings for Finding 6 are presented once and the discussion ranges to specific buildings, as appropriate.

As described in the sections above, there is no level of rehabilitation of the extant built environment within the four-acre API that would generate a reasonable rate of return and meet the project's goals. Based on the scale of the proposed project, and the anticipated rentable square footage and number of residential units following project completion, no feasible ways to reuse the API's built environment could meet the goals of the replacement project. Such a project would provide significantly fewer housing units and not provide for a reasonable return on investment.

1. Could alternations or additions to the existing building make the current or a future use generate a reasonable economic return and/or architecturally/structurally accommodate the proposed uses?

As illustrated under Finding 1 above, the reuse of the existing buildings does not support a reasonable economic return based on the cost to of their rehabilitation and the supportable rents that can be achieved for either office or residential uses. Furthermore, except for the Irwin Student Center, the existing buildings are generally not suited to residential use given their configuration. Additions to these structures would not make them more economically viable as the rehabilitation of the costs and likely revenues for the existing buildings would remain unchanged and the number of overall residential units would be reduced as the area for new residential development is effectively limited to the location and spatial arrangement of existing buildings and vertical additions to the existing buildings would not be feasible.

2. Do preservation alternatives exist which can achieve at least the same level of non-preservation benefits?

Any preservation alternative would result in a reduction of residential units unless taller buildings are constructed, or additional buildings are constructed within the historic Macky Hall view corridor and open space. A taller building was originally proposed and met with

strong resistance by the community and preservation groups. A taller building would also increase construction costs which would further impact the economic viability of the residential development. In addition to fewer residential units, a preservation alternative would further impact the economic viability of the project because the rehabilitation of the existing buildings would require a significant subsidy as the supportable revenues from reuse or via tax abatement (Mills Act) or tax credits do not offset rehabilitation costs.

The EIR for the project identified Historic Preservation Alternative 3 which proposed the preservation of three additional existing buildings – Treadwell Hall, Martinez Hall, and Founders Hall. The proposed alternative would retain the proposed Building A with 229 units and reduce Building B to 78 units for a total of 306 units. Preservation Alternative 3 would not support a reasonable economic return. The funding shortfall for the three additional buildings in 2024 dollars is approximately \$28.9 million (\$5.6M for Treadwell, \$5.7M for Martinez Hall and \$17.6M for Founders Hall) as the potential revenues from these buildings does not support the rehabilitation costs as detailed in Finding 1 above. This funding shortfall for the existing buildings continues to increase with an assumed start of construction in 2029. The reduction in the number of residential units increases the per unit cost because the fixed costs associated with the site, infrastructure and open space improvements must be spread out against fewer units. This results in an estimated hard cost increase of approximately \$72,300 per unit and a total supportable funding shortfall of approximately \$62.4 million when combined with the added cost and funding shortfall for the preservation of the three additional buildings. As a result, the Preservation Alternative does not support a reasonable economic return.

The following table provides a comparison between the proposed project and the Preservation Alternative.

5212 Broadway - Financial Feasibility Analysis - Proposed Project v. CEQA Alternative

	Proposed Project	CEQA Alternative	Comparison
Total Unit Count	448 Units	306 Units	-142 Units
Sqaure-feet converted to office	7,760 sf	51,170 sf	43,410 sf
Converted to office	Macky Hall	Treadwell, Martinez Hall, Founders Hall, Macky Hall	
	Total Costs	Total Costs	Total Cost Comparison
Land Costs			
Land	16,500,000	16,500,000	-
City Tax	206,250	206,250	-
Total Land Costs	16,706,250	16,706,250	-
Hard Costs			
Sitework and Offsite Work	13,382,291	13,382,291	-
Historic Preservation Costs	3,236,710	44,618,612	41,381,902
Hard Costs	198,743,198	142,274,702	(56,468,496)
Subtotal Hard Costs	215,362,199	200,275,605	(15,086,594)
Escalation	34,301,615	31,898,712	(2,402,903)
Contingency (5%)	10,768,110	10,013,780	(754,330)
Total Hard Costs (at construction start in 2029)	260,431,924	242,188,097	(18,243,827)
Soft Costs			
City Permitting and Impact Fees	16,953,496	13,993,083	(2,960,413)
Property taxes, Insurance, Interest, Financing Fees	13,494,834	12,024,600	(1,470,234)
Design, Legal, and Consultant Fees	13,670,127	13,670,127	-
Other Soft Costs including Contingency	12,547,959	10,679,829	(1,868,130)
Total Soft Costs	56,666,417	50,367,639	(6,298,777)
Total Costs to Build	333,804,591	309,261,986	(24,542,605)
	Annual Total (2029)	Annual Total (2029)	Revenue Comparison
Revenue			
Market Rental Revenue	24,758,319	16,886,624	(7,871,695)
Below Market Rental Revenue	2,039,510	1,394,953	(644,557)
Other Income	2,184,621	2,455,830	271,210
Other Revenue		1,256,587	1,256,587
Total Revenue	28,982,449	21,993,994	(6,988,455)
Operating Expenses	5,174,456	3,671,127	(1,503,329)
Property and Business Tax	3,711,074	3,072,462	(638,611)
Operating Expenses	8,885,530	7,183,469	(1,702,060)
Net Operating Income	20,096,920	14,810,525	(5,286,395)
Return-on-Cost Analysis			
Return on Cost at Start of Construction	6.02%	4.79%	-1.23%
Lender/Investor required Return-on-Cost Threshold*	6.00%	6.00%	0.00%
<i>*Financial industry estimate based on projected 10-year treasuries and spreads</i>			
Net Operating Income Surplus/(Shortfall)		(3,745,194)	
Total Development Cost Surplus/(Shortfall)		(62,419,901)	

3. Include discussion of potential economic benefits of a rehabilitated or reused cultural resource, including how building or district character might affect property values, attract commercial economic development, and increase City tax revenues.

Unfortunately, the preservation of additional buildings will likely have a negative impact on property values, commercial economic development, and City tax revenue.

While office is the highest and best use for the existing buildings, the office market throughout Oakland and wider the San Francisco Bay Area suffers from high vacancy, lower rents, and increased concessions (tenant improvements and free rent) due to the lingering effects of the COVID-19 pandemic and the marked shift to fully remote or hybrid work practices. As a result, it would be challenging to secure long term office tenants for the existing buildings at the assumed rents and may be particularly challenging for larger spaces like those in Founders Hall. These buildings are also not suitable for residential use and alternative institutional, nonprofit or arts uses are limited and would support substantially lower rents. Potential vacancy in these existing buildings would have a negative impact on other commercial economic development and property values as well as may create attractive nuisances and draw public safety-oriented resources.

The reduction in the number of residential units, combined with the reduced property taxes on the existing buildings which are eligible for the Mills Act, which itself would reduce potential tax income to the City, would result in an estimated \$956,000 annual reduction in property tax.

The reduction in the number of residential units from 448 to 307 units will also result in 14 fewer affordable residential units.

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Oakland, California. April 17, 2020. Copy provided to LSA.

APPENDIX A

CALIFORNIA COLLEGE OF THE ARTS, OAKLAND CAMPUS EXISTING BUILDINGS PRELIMINARY REHABILITATION TBD CONSULTANTS. APRIL 17, 2020

California College of the Arts

Oakland Campus Existing Buildings Preliminary Rehabilitation

Oakland, California

Based on review & analysis of:

Concept Documents

Report Prepared for:

ARTS CAMPUS HOLDINGS, LLC

April 17, 2020

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REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document	Date
- Existing Buildings Preliminary Rehabilitation Report	13-Mar-20
- Existing Buildings Images and Issues	13-Mar-20
- Reconciliation meetings and discussions with ECB, Emerald Fund & Build Group	April 2020

PROJECT DESCRIPTION

The project includes upgrades to ten existing buildings and site at the Oakland Campus, to meet current codes and change their function from educational to office space.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are included as provided by the school District below. General Contractor's/Construction Manager's Jobsite Management costs are included.

General Conditions	9.54%
Miscellaneous Expenses	2.41%
Equipment	0.79%

Phasing

Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Subcontractor Default Insurance	1.20%	
Insurance	0.44%	DIC only - OCIP carried by owner
Contractors Fee	3.00%	
Gross Receipts Tax	0.44%	

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency	12.0%
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The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency	5.0%
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The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

BASIS OF ESTIMATE

Market Factor Contingency

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

ESCALATION - ALL ESTIMATE SECTIONS

Future cost escalation is excluded from this estimate. We would recommend the following %'s are carried in the budget, calculated to the mid-point of construction

Escalation:

	<i>Annual</i>	<i>Cumulative</i>
Year 0 - 1	4.50%	4.50%
Year 1 - 2	4.00%	8.68%
Year 2 - 3	3.50%	12.48%
Year 3 - 4	4.00%	16.98%
Year 4 - 5	4.50%	22.25%
Beyond 5 Years	4.50%	27.75%

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- All modular buildings, including fit out, finishes and foundations
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Overtime, 2nd shift and lost productivity premiums
- Design Fees
- PG & E Fees
- Sustainability Fees (LEED)
- Furniture, fixtures and equipment (FF&E), except as noted
- Escalation

KEY CRITERIA

AREA TABULATION

Floor	ENCLOSED	COVERED	PERIMETER	HEIGHT	COMMENTS
Facilities	1,402				
B Building	4,933				
Oliver Art Center and Ralls Painting Studio	7,655				
Treadwell Hall	11,606				
Martinez Annex	5,262				
Martinez Hall	8,513				
Founders Hall	26,012				
Macky Hall	7,766				
Carriage House	2,875				
Simpson Sculpture Studio	2,644				
Subtotal	78,668 SF		SF		
Buildings - GSF Incl. 50% Covered Area		78,668 SF			

Estimator: NH DJ
 GSF : 78,668

GRAND SUMMARY - VARIANCE REPORT

	AREA	TBD TOTAL	\$ / SF	BUILD GROUP TOTAL	\$ / SF	VARIANCE	COMMENTS
MAIN ESTIMATES							
FACILITIES	1,402	\$547,877	\$390.78	\$585,131	\$417.35	-\$37,254	
B BUILDING	4,933	\$1,590,121	\$322.34	\$1,564,393	\$317.13	\$25,728	
OLIVER ART CENTER AND RALLS PAINTING STUDIO	7,655	\$1,689,776	\$220.74	\$1,713,936	\$223.90	-\$24,160	
TREADWELL HALL	11,606	\$3,257,882	\$280.71	\$3,208,940	\$276.49	\$48,942	
MARTINEZ ANNEX	5,262	\$1,113,866	\$211.68	\$1,028,812	\$195.52	\$85,053	
MARTINEZ HALL	8,513	\$2,672,394	\$313.92	\$2,669,354	\$313.56	\$3,039	
FOUNDERS HALL	26,012	\$6,668,713	\$256.37	\$6,527,390	\$250.94	\$141,324	
MACKY HALL	7,766	\$1,034,349	\$133.19	\$983,948	\$126.70	\$50,402	
CARRIAGE HOUSE	2,875	\$1,546,430	\$268.02	\$1,979,004	\$688.35	-\$432,574	
SIMPSON SCULPTURE STUDIO	2,644	\$2,150,668	\$291.47	\$2,281,086	\$862.74	-\$130,417	
GRAND TOTAL - BUILDINGS	78,668	\$22,272,075	\$283.11	\$22,541,993	\$286.55	-\$269,918	

SITWORK - OPTION A \$4,265,461

SITWORK - OPTION B \$5,498,800

ALTERNATES

ALTERNATE #1 - Complete demolition and site re-grading \$1,666,278

ALTERNATE #2 - Relocate / Reconstruct Carriage House -\$775,874

ALTERNATE #3 - Relocate / Reconstruct Simpson Studio -\$1,308,629

ALTERNATE #4 - Demolition of Shaklee & Irwin Buildings \$736,614

GRAND SUMMARY GSF: 1,402 GSF: 4,933 GSF: 7,655 GSF: 11,606 GSF: 5,262 GSF: 8,513 GSF: 26,012 GSF: 7,766 GSF: 2,875 GSF: 2,644 Estimator: NH DJ GSF: 78,688

FACILITIES	BUILDING B		OLIVER ARTS CENTER		TREADWELL HALL		MARTINEZ ANNEX		MARTINEZ HALL		FOUNDERS HALL		MACKY HALL		CARRIAGE HOUSE		SIMPSON SCULPTURE STUDIO		TOTAL		COMMENTS			
	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD	TBD	BUILD		Variance		
1 GENERAL CONDITIONS	\$23,950	\$21,135	\$84,270	\$74,364	\$130,770	\$115,397	\$198,264	\$174,597	\$69,890	\$79,323	\$145,427	\$128,331	\$444,361	\$392,124	\$132,666	\$117,070	\$49,113	\$43,340	\$45,167	\$39,858	\$1,343,878	\$1,185,538	\$158,339	
2 SITEWORK																								
SITE PREPARATION							\$2,413				\$1,610										\$4,023	\$4,023		
SITE IMPROVEMENTS	\$55,125	\$21,199	\$19,895	\$28,410	\$16,850	\$4,125	\$61,190	\$35,115	\$16,385	\$12,300	\$17,480	\$400	\$42,825	\$2,150	\$9,518		\$43,250	\$51,379	\$45,000	\$60,096	\$327,518	\$215,174	\$112,344	
SITE MECHANICAL UTILITIES					\$50,000		\$52,500						\$50,000	\$96,250			\$35,000	\$75,000	\$35,000	\$75,000	\$170,000	\$288,750	\$118,750	
SITE ELECTRICAL UTILITIES	\$13,250	\$39,560	\$175,500	\$56,880	\$224,500	\$90,600	\$224,560	\$96,600	\$87,000	\$65,160	\$247,000	\$244,440	\$436,310	\$439,480	\$175,500	\$137,280	\$35,000	\$76,750	\$78,000	\$85,500	\$1,696,620	\$1,332,250	\$364,370	
OTHER SITE CONSTRUCTION																								
SUB-TOTAL SITEWORK	\$68,375	\$60,759	\$195,395	\$85,290	\$241,350	\$94,725	\$338,163	\$184,215	\$103,385	\$77,460	\$266,090	\$244,840	\$529,135	\$527,880	\$185,018	\$137,280	\$113,250	\$203,125	\$158,000	\$220,596	\$2,198,161	\$1,836,174	\$361,987	
3 LANDSCAPING	\$7,920		\$13,932		\$8,607		\$34,564		\$26,374		\$22,628		\$24,889			\$15,000		\$10,000			\$163,914		\$163,914	
2a SELECTIVE BUILDING DEMOLITION	\$35,212	\$25,278	\$47,642	\$56,730	\$33,984	\$65,068	\$79,078	\$52,227	\$54,460	\$47,358	\$48,733	\$59,591	\$168,578	\$156,072		\$12,426	\$27,974	\$58,938	\$71,388	\$105,760	\$567,049	\$639,448	\$72,400	
4 FOUNDATIONS			\$30,000				\$79,800	\$75,000	\$65,200	\$40,000	\$154,620	\$144,650	\$347,094	\$289,763			\$53,580	\$59,800	\$164,842	\$189,902	\$895,136	\$799,115	\$96,021	
5 STRUCTURE	\$84,120	\$106,350	\$242,284	\$255,587	\$129,123	\$133,880	\$371,160	\$363,145	\$199,200	\$170,188	\$423,678	\$503,571	\$835,659	\$762,610			\$584,460	\$762,600	\$386,024	\$395,524	\$3,215,707	\$3,453,455	\$237,748	
6 EXTERIOR ENVELOPE	\$40,044	\$59,140	\$160,570	\$194,205	\$129,720	\$179,512	\$102,300	\$99,730	\$42,930	\$48,945	\$201,925	\$164,648	\$102,730	\$91,619	\$84,670	\$47,325	\$145,956	\$20,630	\$562,884	\$512,283	\$1,573,729	\$1,418,037	\$155,692	
7 ROOFING/WATERPROOFING	\$30,900	\$34,875	\$31,230	\$66,002	\$130,500	\$180,778	\$158,100	\$137,834	\$15,000	\$23,289	\$149,125	\$112,816	\$273,000	\$291,338			\$7,378	\$23,595	\$52,953	\$74,032	\$69,571	\$885,482	\$976,834	\$91,352
8 INTERIORS																								
INTERIOR CONSTRUCTION	\$24,275	\$61,046	\$67,123	\$181,508	\$22,015	\$116,557	\$190,878	\$302,332		\$44,440	\$7,257		\$86,606	\$451,016	\$25,095	\$119,040	\$30,975	\$139,511	\$30,000	\$61,968	\$494,224	\$1,477,418	\$993,195	
STAIRS			\$13,050				\$11,200		\$28,560		\$18,900	\$81,998	\$184,000								\$256,710	\$81,998	\$173,712	
INTERIOR FINISHES	\$15,408		\$38,992		\$20,660		\$25,840		\$15,000		\$36,219		\$103,064		\$66,627						\$321,810		\$321,810	
FURNISHINGS							\$30,000	\$49,166													\$30,000	\$49,166	\$19,166	
SUB-TOTAL INTERIORS	\$39,683	\$61,046	\$119,165	\$181,508	\$42,675	\$116,557	\$257,918	\$351,498	\$43,560	\$44,440	\$62,376	\$81,998	\$373,670	\$451,016	\$81,722	\$119,040	\$30,975	\$139,511	\$30,000	\$61,968	\$1,081,744	\$1,608,582	\$516,838	
9 SPECIALTIES																								
10 EQUIPMENT																								
11 ELEVATORS							\$180,000	\$186,000				\$180,000	\$186,000	\$448,400	\$395,000						\$808,400	\$767,000	\$41,400	
12 FIRE SPRINKLERS			\$20,965	\$20,965	\$32,534	\$32,534	\$92,848	\$111,293	\$22,364	\$22,364	\$36,180	\$36,180	\$206,795	\$214,795	\$33,006	\$33,006	\$11,500	\$33,588	\$21,152	\$31,532	\$477,344	\$536,257	\$58,913	
13 PLUMBING	\$20,000	\$22,500	\$62,500	\$45,000	\$66,000	\$55,500	\$125,500	\$184,000			\$9,200		\$252,800	\$255,000	\$20,000	\$33,000	\$26,000	\$22,500	\$34,372	\$22,500	\$616,372	\$640,000	\$23,628	
14 HVAC	\$39,363	\$33,094	\$109,805	\$113,026	\$175,325	\$175,160	\$247,823	\$287,544	\$114,333	\$115,764	\$176,418	\$204,312	\$549,745	\$620,276	\$93,192	\$95,442	\$63,273	\$65,500	\$68,744	\$60,418	\$1,638,019	\$1,770,536	\$132,518	
15 ELECTRICAL	\$45,442	\$37,714	\$139,833	\$132,698	\$201,995	\$175,300	\$302,480	\$294,489	\$133,886	\$120,500	\$235,863	\$223,174	\$686,778	\$621,687	\$151,660	\$131,245	\$89,375	\$114,713	\$111,048	\$113,428	\$2,098,360	\$1,964,948	\$133,412	
17 MISC. EXPENSES	\$6,051	\$8,675	\$21,290	\$30,524	\$33,038	\$47,367	\$50,090	\$71,815	\$22,710	\$32,560	\$36,741	\$52,676	\$112,264	\$160,956	\$33,517	\$48,054	\$12,408	\$17,790	\$11,411	\$16,360	\$339,520	\$486,777	\$147,257	
20 EQUIPMENT	\$1,982	\$2,601	\$6,973	\$9,150	\$10,821	\$14,199	\$16,405	\$21,528	\$7,438	\$9,760	\$12,033	\$15,791	\$36,769	\$48,249	\$10,978	\$14,405	\$4,064	\$5,333	\$3,737	\$4,904	\$111,200	\$145,920	\$34,720	
SUBTOTAL	\$443,042	\$473,167	\$1,285,854	\$1,268,048	\$1,366,440	\$1,398,977	\$2,634,492	\$2,694,918	\$900,730	\$801,951	\$2,161,036	\$2,198,976	\$5,392,667	\$5,278,385	\$836,428	\$795,671	\$1,250,523	\$1,066,325	\$1,752,802	\$1,844,604	\$18,024,013	\$18,228,827	\$204,814	
DESIGN CONTINGENCY	\$53,165	\$56,780	\$154,302	\$151,806	\$163,973	\$166,317	\$316,139	\$311,390	\$108,088	\$99,834	\$259,324	\$259,029	\$647,120	\$633,406	\$100,371	\$95,481	\$150,063	\$192,039	\$201,770	\$221,352	\$2,154,315	\$2,187,435	\$33,120	
CONSTRUCTION CONTINGENCY	\$24,810	\$26,491	\$72,009	\$70,843	\$76,521	\$77,615	\$147,532	\$145,315	\$50,441	\$46,889	\$121,918	\$120,880	\$301,989	\$295,590	\$46,840	\$44,558	\$70,029	\$69,618	\$94,159	\$103,298	\$1,005,347	\$1,020,803	\$15,456	
SDI	\$6,252	\$6,677	\$18,146	\$17,852	\$19,283	\$19,559	\$37,178	\$36,619	\$12,711	\$11,740	\$30,497	\$30,462	\$76,101	\$74,489	\$11,804	\$11,229	\$17,647	\$17,584	\$23,728	\$26,031	\$253,347	\$257,242	\$3,895	
DIC/OICP	\$2,320	\$2,478	\$6,733	\$6,624	\$7,155	\$7,258	\$13,795	\$13,588	\$4,717	\$4,357	\$11,316	\$11,303	\$28,239	\$27,840	\$4,380	\$4,167	\$6,548	\$6,380	\$8,805	\$9,659	\$94,009	\$95,454	\$1,445	
FEE	\$15,888	\$16,968	\$46,111	\$45,365	\$49,001	\$49,702	\$94,474	\$93,055	\$32,301	\$29,834	\$77,496	\$77,408	\$193,383	\$189,285	\$29,995	\$28,533	\$44,844	\$57,388	\$60,296	\$66,148	\$643,789	\$653,687	\$9,897	
GROSS RECEIPTS TAX	\$2,400	\$2,563	\$6,966	\$6,853	\$7,402	\$7,508	\$14,272	\$14,057	\$4,880	\$4,507	\$11,707	\$11,694	\$29,214	\$28,595	\$4,531	\$4,310	\$6,774	\$6,669	\$9,109	\$9,993	\$97,255	\$98,750	\$1,495	
ESTIMATED CONSTRUCTION COSTS	\$547,877	\$586,131	\$1,590,121	\$1,564,393	\$1,689,776	\$1,713,936	\$3,257,882	\$3,238,946	\$1,113,866	\$1,026,312	\$2,672,394	\$2,666,154	\$6,668,713	\$6,527,396	\$1,034,349	\$893,948	\$1,546,430	\$1,079,604	\$2,150,668	\$2,261,048	\$22,272,075	\$22,841,963	\$569,888	
OTHER COSTS																								
TENANT IMPROVEMENTS	\$229,658	\$135,641	\$732,160	\$471,238	\$1,130,517	\$677,529	\$1,888,102	\$903,249	\$624,431	\$518,726	\$1,228,433	\$727,487	\$5,014,594	\$2,151,432	\$538,842	\$896,834	\$367,675	\$296,578	\$270,177	\$274,368	\$12,024,588	\$6,853,082	\$5,171,506	

Estimator: NH DJ
GSF : 1,402

FACILITIES - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE	20.5%	84,120	\$60.00	
20 EXTERIOR ENCLOSURE	9.7%	40,044	\$28.56	
30 ROOFING	7.5%	30,900	\$22.04	
B SHELL	37.7%	155,064	\$110.60	
10 INTERIOR CONSTRUCTION	5.9%	24,275	\$17.31	
20 STAIRS				
30 INTERIOR FINISHES	3.7%	15,408	\$10.99	
C INTERIORS	9.7%	39,683	\$28.30	
10 CONVEYING				
20 PLUMBING	4.9%	20,000	\$14.27	
30 HVAC	9.6%	39,363	\$28.08	
40 FIRE PROTECTION				
50 ELECTRICAL	11.1%	45,442	\$32.41	
D SERVICES	25.5%	104,805	\$74.75	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	8.6%	35,212	\$25.12	
F SPECIAL CONSTRUCTION + DEMOLITION	8.6%	35,212	\$25.12	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	15.3%	63,045	\$44.97	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	3.2%	13,250	\$9.45	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	18.6%	76,295	\$54.42	
DIRECT COSTS		411,059	\$293.19	
MISCELLANEOUS EXPENSES	1.5%	6,051	\$4.32	
EQUIPMENT	0.5%	1,982	\$1.41	
GENERAL CONDITIONS	5.8%	23,950	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		443,042	\$316.01	
SDI	1.20%	6,252	\$4.46	
DIC/OCIP	0.44%	2,320	\$1.65	
FEE	3.00%	15,888	\$11.33	
GROSS RECEIPTS TAX	0.44%	2,400	\$1.71	
ESTIMATE SUB-TOTAL		469,901	\$335.17	
DESIGN CONTINGENCY	12.0%	53,165	\$37.92	
CONSTRUCTION CONTINGENCY	5.0%	24,810	\$17.70	
ESTIMATE SUB-TOTAL		547,877	\$390.78	
ESCALATION				
ESTIMATE TOTAL		547,877	\$390.78	total add-ons 33.28%

Estimator: NH DJ
GSF : 1,402

FACILITIES - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3							
4		See superstructure					
5							
6		FOUNDATIONS					\$0 / SF
7							
8		Basement Construction					
9		No work in this section					
10							
11		BASEMENT CONSTRUCTION					\$0 / SF
12							
13		Superstructure					
14							
15		Create a lateral load resisting system					
16	6	Add plywood sheathing at floors and roof and plywood shear walls with connectors and hold-downs to existing and new where required	1,402	GSF	60.00	84,120	
17							
18		SUPERSTRUCTURE				84,120	\$60 / SF
19							
20		Exterior Enclosure					
21							
22		Walls					
23	7	Patch and repaint entire east façade after removal of the shed addition	630	SF	5.00	3,150	Note 1.1
24	7	Remove areas of badly cracked stucco; install control joints aligned to top and bottom of windows and apply new finish coat and re-paint	1,628	SF	8.00	13,024	Note 1.1
25	7	Repair/ touch-up woodwork and re-paint	1	LS	5,000.00	5,000	Note 1.1
26							
27		Windows					
28	8	Repair and repaint wood windows as needed	365	SF	30.00	10,950	Note 1.2
29	8	Infill existing door opening with new window to match existing window	21	SF	120.00	2,520	Note 1.1
30							
31		Doors					
32	8	Repair existing wood doors and install new accessible door hardware throughout as necessary	6	EA	750.00	4,500	Note 1.3
33	8	Flip door swing at West façade	1	EA	900.00	900	Note 2.1b
34							
35							
36		EXTERIOR ENCLOSURE				40,044	\$28.56 / SF
37							
38		Roofing					
39							
40		Roofing					
41	7	New membrane roof covering including rigid insulation and roof accessories	1,030	SF	30.00	30,900	Note 1.4
42							
43		ROOFING				30,900	\$22.04 / SF
45							
45		Interior Construction					
46							
47		Provide new single user restroom					Note 2.4
49	9	Interior partitions, including batt insulation and painted gypsum board	210	SF	22.00	4,620	
50	9	Replace interior finish to exterior walls after structural repair, install fiberglass batt insulation in stud cavities, re-finish with painted gypsum board	1,628	SF	9.00	14,652	Note 1.1

Estimator: NH DJ
GSF : 1,402

FACILITIES - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
51	8	Interior solid core wood door, hollow metal frame and hardware, single leaf	1	EA	2,200.00	2,200	
52	10	Bathroom accessories	1	EA	700.00	700	Including grab bars, soap dispenser,
53							
54	10	Allow for miscellaneous specialties including signage and fire extinguisher cabinet	1,402	SF	1.50	2,103	
55							
56		INTERIOR CONSTRUCTION				24,275	\$17.31 / SF
57		Stairs					
58	6						
59	6						
60	5						
61							
62		STAIRS					\$0 / SF
63							
64		Interior Finishes					
65							
66		Floors					
67		New floor finishes - by tenant	N/A				Note 3.1
68							
69		Walls					
70	9	Ceramic wall tile at new restroom, allow 4' high	160	SF	30.00	4,800	Note 2.4
71	9	Allow for patch and repaint to interior walls remaining to suit structure modifications	1	LS	5,000.00	5,000	Note 3.3
72							
73		Ceilings					
74	9	Patch ceilings at new and removed walls, repaint all	1,402	SF	4.00	5,608	Note 3.3
75							
76		INTERIOR FINISHES				15,408	\$10.99 / SF
77							
78		Conveying					
79		N/A					
80							
81		CONVEYING					\$0 / SF
82							
83		Plumbing					
84							
85	22	Add restroom - New WC, lavatory and undercounter tankless water heater, rough in and final connect	1	LS	20,000.00	20,000	
86	22	Add kitchenette sink - TI scope	1	LS	6,000.00		TI scope
87	22	Condensate drainage serving VRF system - TI scope	1	LS	15,000.00		TI scope
88							
89		PLUMBING				20,000	\$14.27 / SF
90							
91		HVAC					
92							
93		VRF shell and core equipment					
94	23	5 ton outdoor HP unit	1	EA	12,500.00	12,500	
95	23	Heat recovery ventilator, 500 CFM	1	LS	5,000.00	5,000	
96	23	Air distribution	1	LS	14,000.00	14,000	
97	23						
98	23	VRF TI fitout					
99	23	Indoor VRF fan coil units	1	LS	10,000.00	10,000	
100	23	OA ductwork connecting to indoor units	1	LS	14,000.00	14,000	
101	23	Refrigerant pipework	1	LS	18,000.00	18,000	
102	23						
103	23	Controls & Instrumentation					
104	23	VRF controls	1	LS	3,750.00	3,750	

Estimator: NH DJ
GSF : 1,402

FACILITIES - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
105	23						
106	23	Systems Testing & Balancing	15	HRS	165.00	2,475	
107	23						
108	23	Other HVAC Systems & Equipment	1	LS	9,500.00	9,500	
109	23	Credit for TI scope	-1	LS	49,862.50	-49,863	
110							
111		HVAC				39,363	\$28.08 / SF
112							
113		Fire Protection		N/A			NO SPRINKLERS REQ'D
114							
115							
116		FIRE PROTECTION					\$0 / SF
117							
118		Electrical					
119							
120		Electrical Service & Distribution					
121	26	New 100A, 208/120V, 3P, 4W panel	1	EA	5,000.00	5,000	
122	26	Connect to existing feeder	1	LS	1,000.00	1,000	
123	26						
124	26	Machine and equipment power					
125	26	Plumbing equipment connections	1	LS	1,500.00	1,500	
126	26	HVAC equipment connections	1	LS	2,500.00	2,500	
127	26						
128	26	Lighting and Branch Wiring					
129	26	Core and shell lighting	1,402	SF	15.00	21,030	
130	26	TI fitout lighting	1,402	SF	20.00	28,040	
131	26						
132	26	User convenience power	1,402	SF	6.00	8,412	
133	26						
134	26	Telecom, conduit and boxes only	1,402	SF	2.00	2,804	Cabling, devices and equipment by tenant
135	26						
136	26	Fire alarm	1,402	SF	4.00	5,608	
137	26						
138	26	Other Electrical Systems	1	LS	16,000.00	16,000	
139	26	TI scope credit	-1	LS	46,452.00	-46,452	
140							
141		ELECTRICAL				45,442	\$32.41 / SF
142							
143		Equipment					
144		N/A					
145							
146		EQUIPMENT					\$0 / SF
147							
148		Furnishings					
149		N/A					
150							
151		FURNISHINGS					\$0 / SF
152							
153		Special Construction					
154		N/A					
155							
156		SPECIAL CONSTRUCTION					\$0 / SF
157							
158		Selective Building Demolition					
159	2	Remove shed addition to East façade including CMU wall	660	SF	15.00	9,900	Note 1.1
160	2	Remove existing ramp on Clifton street	76	SF	12.00	912	Note 2.1a
161	2	Remove existing stair at the West façade	1	LS	3,000.00	3,000	Note 2.1b
162	2	Remove non-structural interior walls	78	LF	30.00	2,340	Note 3.2
163	2	Remove interior doors	4	EA	200.00	800	Note 3.2
164	2	Remove interior finish on perimeter walls	1,993	SF	3.00	5,979	Note 1.1
165	2	Remove existing roofing system	1,030	SF	2.50	2,575	Note 1.4
166	2	Remove existing finishes and substrates	1,402	SF	3.00	4,206	Note 3.1

Estimator: NH DJ
GSF : 1,402

FACILITIES - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
167	2	Remove casework including sink adjacent to west entry	1	LS	500.00	500	Note 3.4
168	2	Allow for miscellaneous demolition and protection	1	LS	5,000.00	5,000	Note 1,1
169							
170		SELECTIVE BUILDING DEMOLITION				35,212	\$25.12 / SF
171							
172		Site Preparation					
173							
174		<i>See Sitework Section</i>					
175							
176		SITE PREPARATION					\$0 / SF
177							
178		Site Improvements					
179							
180		Exterior Stairs & Ramps					
181	6	New exterior wood-framed stair at location of existing ramp on Clifton street	1	LS	15,000.00	15,000	Note 2.1a
182	6	New code compliant ramp to west façade	175	SF	135.00	23,625	Note 2.1b
183	6	Add handrails to South stair to levels 1 and 2	55	LF	300.00	16,500	Note 2.2
184							
185		Landscaping					
186	2	Landscaping to building perimeter	566	SF	14.00	7,920	
187							
188		SITE IMPROVEMENTS				63,045	\$44.97 / SF
189							
190		Site Mechanical Utilities					
191							
192		<i>See Sitework Section</i>					
193							
194		SITE MECHANICAL UTILITIES					\$0 / SF
195							
196	33	Feeders, conduit, cabling, trenching and backfill					
197	33	100A	50	LF	65.00	3,250	
198	33	Telecom raceways					
199	33	(3) 2" conduits with pullstrings from each building to telecom POC	100	LF	60.00	6,000	
200	33						
201	33	Fire alarm					
202	33	New campus FACP at facilities	1	LS	1,500.00	1,500	pro-rate to buildings
203	33	Conduit and wiring from each bldg back to facilities	50	LF	50.00	2,500	
204							
205		SITE ELECTRICAL UTILITIES				13,250	\$9.45 / SF

Estimator: NH DJ
GSF : 4,933

B BUILDING - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	2.6%	30,000	\$6.08	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	2.6%	30,000	\$6.08	
10 SUPERSTRUCTURE	20.6%	242,284	\$49.11	
20 EXTERIOR ENCLOSURE	13.7%	160,570	\$32.55	
30 ROOFING	2.7%	31,230	\$6.33	
B SHELL	37.0%	434,084	\$88.00	
10 INTERIOR CONSTRUCTION	5.7%	67,123	\$13.61	
20 STAIRS	1.1%	13,050	\$2.65	
30 INTERIOR FINISHES	3.3%	38,992	\$7.90	
C INTERIORS	10.2%	119,165	\$24.16	
10 CONVEYING				
20 PLUMBING	5.3%	62,500	\$12.67	
30 HVAC	9.4%	109,805	\$22.26	
40 FIRE PROTECTION	1.8%	20,965	\$4.25	
50 ELECTRICAL	11.9%	139,833	\$28.35	
D SERVICES	28.4%	333,103	\$67.53	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	4.1%	47,642	\$9.66	
F SPECIAL CONSTRUCTION + DEMOLITION	4.1%	47,642	\$9.66	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	2.9%	33,827	\$6.86	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	15.0%	175,500	\$35.58	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	17.8%	209,327	\$42.43	
DIRECT COSTS		1,173,321	\$237.85	
MISCELLANEOUS EXPENSES	1.8%	21,290	\$4.32	
EQUIPMENT	0.6%	6,973	\$1.41	
GENERAL CONDITIONS	7.2%	84,270	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		1,285,854	\$260.66	
SDI	1.20%	18,146	\$3.68	
DIC/OCIP	0.44%	6,733	\$1.36	
FEE	3.00%	46,111	\$9.35	
GROSS RECEIPTS TAX	0.44%	6,966	\$1.41	
ESTIMATE SUB-TOTAL		1,363,810	\$276.47	
DESIGN CONTINGENCY	12.0%	154,302	\$31.28	
CONSTRUCTION CONTINGENCY	5.0%	72,008	\$14.60	
ESTIMATE SUB-TOTAL		1,590,121	\$322.34	
ESCALATION				
ESTIMATE TOTAL		1,590,121	\$322.34	total add-ons 35.52%

Estimator: NH DJ
GSF : 4,933

B BUILDING - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3							
4		Allowance for new foundations	1	LS	30,000.00	30,000	
5							
6		FOUNDATIONS				30,000	\$6.08 / SF
7							
8		Basement Construction					
9							
10		No work in this section					
11							
12		BASEMENT CONSTRUCTION					\$0 / SF
13							
14		Superstructure					
15							
16		Create a lateral load resisting system					
17	6	Add plywood sheathing at floors and roof and plywood shear walls with connectors and hold-downs to existing and new where required, footing at ground floor. Strengthen the connection to Oliver Ralls to ensure compatible seismic performance	4,933	GSF	48.00	236,784	
18							
19	6	Install wood framing infill at level 1 north room to provide level floor	1	LS	5,500.00	5,500	Note 2.1b
20							
21		SUPERSTRUCTURE				242,284	\$49.11 / SF
22							
23		Exterior Enclosure					
24							
25		Walls					
26	7	Clean plaster and re-paint all walls	5,740	SF	18.00	103,320	Note 1.1
27	7	Repair/ touch-up woodwork and re-paint	1	LS	22,000.00	22,000	Note 1.1
28							
29		Windows					
30	8	Repair and repaint wood windows	1,175	SF	30.00	35,250	Note 1.2
31							
32		Doors					
33	8	Retain existing - hardware appears current		N/A			Note 1.3
34							
35		EXTERIOR ENCLOSURE				160,570	\$32.55 / SF
36							
37		Roofing					
38							
39		Roofing					
40	7	New membrane roof covering including rigid insulation and roof accessories - lower roof only	1,041	SF	30.00	31,230	Note 1.4
41							
42		ROOFING				31,230	\$6.33 / SF
43							
44		Interior Construction					
45							
45		Enlarge existing single use restrooms					Note 2.4
47	9	Interior partitions, including batt insulation and painted gypsum board	315	SF	22.00	6,930	
48	9	Replace interior finish to exterior walls after structural repair, install fiberglass batt insulation in stud cavities, re-finish with painted gypsum board	5,740	SF	9.00	51,660	Note 1.1
48	8	Paint existing solid core wood door, hollow metal frame and hardware, single leaf	2	EA	700.00	1,400	
50	10	Replace existing bathroom accessories	2	EA	1,100.00	2,200	Including grab bars, soap dispenser, tp dispenser

Estimator: NH DJ
GSF : 4,933

B BUILDING - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
51							
52	10	Allow for miscellaneous specialties including signage and fire extinguisher cabinet	4,933	SF	1.00	4,933	
53							
54		INTERIOR CONSTRUCTION				67,123	\$13.61 / SF
55							
56		Stairs					
57							
58		<u>Stair Construction</u>					
59	6	Add ramp from Oliver Arts Center entry to level 1	51	SF	50.00	2,550	Note 2.1
60	6	Provide 4-riser stair to access existing utility room	1	EA	6,500.00	6,500	Note 2.1b
61	5	Add handrails to exterior entry stairs	20	LF	200.00	4,000	Note 2.2
62							
63		STAIRS				13,050	\$2.65 / SF
64							
65		Interior Finishes					
66							
67		<u>Floors</u>					
68		New floor finishes - by tenant	N/A				Note 3.1
69							
70		<u>Walls</u>					
71	9	Ceramic wall tile at restrooms, allow 4' high	392	SF	30.00	11,760	Note 2.4
	9	Allow for patch and repaint to walls remaining as needed	1	LS	7,500.00	7,500	Note 3.3
72							
73		<u>Ceilings</u>					
74	9	Patch ceilings at new and removed walls, repaint all	4,933	SF	4.00	19,732	Note 3.3
75							
76		INTERIOR FINISHES				38,992	\$7.9 / SF
77							
78		Conveying					
79		N/A					
80							
81		CONVEYING					\$0 / SF
82							
83		Plumbing					
84							
85		Add single use RR	2	EA	16,000.00	32,000	
86	22	Upgrade existing restrooms - Replace WC, lavatory and undercounter tankless water heater, local rough in and final connect, relocate fixtures as necessary to accommodate ADA clearance requirements	7	FX	3,500.00	24,500	
87	22	Add instantaneous water heaters	3	EA	2,000.00	6,000	
88	22	Add kitchenette sink - TI	1	LS	6,000.00	6,000	TI scope
89	22	Condensate drainage serving VRF system - TI	1	LS	18,000.00	18,000	TI scope
90	22	TI scope credit	-1	LS	24,000.00	-24,000	
91							
92		PLUMBING				62,500	\$12.67 / SF
93							
94		HVAC					
95							
96		<u>VRF shell and core equipment</u>					
97	23	12 ton outdoor HP unit	1	EA	30,000.00	30,000	
98	23	Heat recovery ventilator, 1500 CFM	1	LS	15,000.00	15,000	
99	23	Air distribution	1	LS	49,330.00	49,330	
100	23						
101	23	<u>VRF TI fitout</u>					
102	23	Indoor VRF fan coil units	1	LS	24,000.00	24,000	
103	23	OA ductwork connecting to indoor units	1	LS	49,330.00	49,330	

Estimator: NH DJ
GSF : 4,933

B BUILDING - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
104	23	Refrigerant pipework	1	LS	43,200.00	43,200	
105	23						
106	23	<u>Controls & Instrumentation</u>					
107	23	VRF controls	1	LS	9,500.00	9,500	
108	23						
109	23	<u>Systems Testing & Balancing</u>	30	HRS	165.00	4,950	
110	23						
111	23	<u>Other HVAC Systems & Equipment</u>	1	LS	16,500.00	16,500	
112	23	TI scope credit	-1	LS	132,005.00	-132,005	
112							
114		HVAC				109,805	\$22.26 / SF
115							
116		<u>Fire Protection</u>					
117							
118	21	Update automatic wet sprinkler system	4,933	SF	4.25	20,965	50/50 base/TI split
119							
120		FIRE PROTECTION				20,965	\$4.25 / SF
121							
122		<u>Electrical</u>					
123							
124		<u>Electrical Service & Distribution</u>					
125	26	New 400A, 208/120V, 3P, 4W distribution panel	1	EA	9,300.00	9,300	
126	26	Mechanical panel, 225A, 42CB	1	EA	3,640.00	3,640	
127	26	Receptacle panel, 225A, 84 CB	1	EA	4,500.00	4,500	
128	26	Lighting panel, 60A, 30 CB	1	EA	2,300.00	2,300	
129	26	400A feeder from facilities to Bldg B		NA			See site electrical
130	26	Feeders, conduit and wiring	1	LS	4,500.00	4,500	
131	26						
132	26	<u>Machine and equipment power</u>					
133	26	Plumbing equipment connections	1	LS	2,000.00	2,000	
134	26	HVAC equipment connections	1	LS	6,000.00	6,000	
131	26						
136	26	<u>Lighting and Branch Wiring</u>					
137	26	Core and shell lighting	4,933	SF	15.00	73,995	
138	26	TI fitout lighting	4,933	SF	20.00	98,660	
139	26						
140	26	<u>User convenience power</u>	4,933	SF	6.00	29,598	
141	26						
142	26	<u>Telecom, conduit and boxes only</u>	4,933	SF	2.00	9,866	Cabling, devices and equipment by tenant
143	26						
144	26	<u>Fire alarm</u>	4,933	SF	4.00	19,732	
145	26						
146	26	<u>Other Electrical Systems</u>	1	LS	16,000.00	16,000	
147	26	TI scope credit	-1	LS	140,258.00	-140,258	
147							
149		ELECTRICAL				139,833	\$28.35 / SF
150							
151		<u>Equipment</u>					
152		N/A					
153							
154		EQUIPMENT					\$0 / SF
155							
156		<u>Furnishings</u>					
157		N/A					
158							
159		FURNISHINGS					\$0 / SF
160							
161		<u>Special Construction</u>					
162		N/A					
163							
164		SPECIAL CONSTRUCTION					\$0 / SF
165							
166		<u>Selective Building Demolition</u>					

Estimator: NH DJ
GSF : 4,933

B BUILDING - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
167							
168		<u>Building Elements Demolition</u>					
169	2	Remove shed addition to East façade including CMU wall	180	SF	15.00	2,700	Note 1.1
170	2	Remove non-structural interior walls	112	LF	30.00	3,360	Note 3.2
171	2	Remove interior doors	6	EA	200.00	1,200	Note 3.2
172	2	Remove interior finish on perimeter walls	5,740	SF	3.00	17,220	Note 1.1
173	2	Remove existing roofing system	1,041	SF	2.50	2,603	Note 1.4
174	2	Remove existing floor finishes and substrates	4,933	SF	3.00	14,799	Note 3.1
169	2	Remove existing ceramic wall tiles at existing restrooms	304	SF	2.50	760	Note 2.4
176	2	Allow for miscellaneous demolition and protection	1	LS	5,000.00	5,000	Note 1.1
177							
178		SELECTIVE BUILDING DEMOLITION				47,642	\$9.66 / SF
179							
180		<u>Site Preparation</u>					
181		See Sitework Section					
182							
183		SITE PREPARATION					\$0 / SF
184							
185		<u>Site Improvements</u>					
186							
187		<u>Stair Construction</u>					
188	6	Add ramp from Oliver Arts Center entry to level 1	51	SF	145.00	7,395	Note 2.1
189	6	Provide 4-riser stair to access existing utility room	1	EA	6,500.00	6,500	Note 2.1b
190	5	Add handrails to exterior entry stairs	20	LF	300.00	6,000	Note 2.2
191							
192		<u>Landscaping</u>					
193	2	Landscaping at building perimeter	995	SF	14.00	13,932	
194							
195		SITE IMPROVEMENTS				33,827	\$6.86 / SF
196							
197		<u>Site Mechanical Utilities</u>					
198		See Sitework Section					
199							
200		SITE MECHANICAL UTILITIES					\$0 / SF
201							
202		<u>Site Electrical Utilities</u>					
203	33						
204	33	Feeders, conduit, cabling, trenching and backfill					
205	33	400A	600	LF	175.00	105,000	
206	33	Telecom raceways					
207	33	(3) 2" conduits with pullstrings from each building to telecom POC	650	LF	60.00	39,000	
208	33						
209	33	Fire alarm					
210	33	New campus FACP at facilities	1	LS	1,500.00	1,500	
211	33	Conduit and wiring from each bldg back to facilities	600	LF	50.00	30,000	
203							
213		SITE ELECTRICAL UTILITIES				175,500	\$35.58 / SF
214							
215		<u>Other Site Construction</u>					
216		N/A					
217							
218		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 7,655

OLIVER ART CENTER AND RALLS PAINTING STUDIO - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE	10.8%	129,123	\$16.87	
20 EXTERIOR ENCLOSURE	10.9%	129,720	\$16.95	
30 ROOFING	10.9%	130,500	\$17.05	
B SHELL	32.7%	389,343	\$50.86	
10 INTERIOR CONSTRUCTION	1.8%	22,015	\$2.88	
20 STAIRS				
30 INTERIOR FINISHES	1.7%	20,660	\$2.70	
C INTERIORS	3.6%	42,675	\$5.57	
10 CONVEYING				
20 PLUMBING	5.5%	66,000	\$8.62	
30 HVAC	14.7%	175,325	\$22.90	
40 FIRE PROTECTION	2.7%	32,534	\$4.25	
50 ELECTRICAL	16.9%	201,995	\$26.39	
D SERVICES	39.9%	475,854	\$62.16	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	2.9%	33,984	\$4.44	
F SPECIAL CONSTRUCTION + DEMOLITION	2.9%	33,984	\$4.44	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	2.1%	25,457	\$3.33	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	18.8%	224,500	\$29.33	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	21.0%	249,957	\$32.65	
DIRECT COSTS		1,191,812	\$155.69	
MISCELLANEOUS EXPENSES	2.8%	33,038	\$4.32	
EQUIPMENT	0.9%	10,821	\$1.41	
GENERAL CONDITIONS	11.0%	130,770	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		1,366,440	\$178.50	
SDI	1.20%	19,283	\$2.52	
DIC/OCIP	0.44%	7,155	\$0.93	
FEE	3.00%	49,001	\$6.40	
GROSS RECEIPTS TAX	0.44%	7,402	\$0.97	
ESTIMATE SUB-TOTAL		1,449,282	\$189.32	
DESIGN CONTINGENCY	12.0%	163,973	\$21.42	
CONSTRUCTION CONTINGENCY	5.0%	76,521	\$10.00	
ESTIMATE SUB-TOTAL		1,689,776	\$220.74	
ESCALATION				
ESTIMATE TOTAL		1,689,776	\$220.74	total add-ons 41.78%

Estimator: NH DJ
GSF : 7,655

OLIVER ART CENTER AND RALLS PAINTING STUDIO - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3		See superstructure					
4							
5		FOUNDATIONS					\$0 / SF
6							
7		Basement Construction					
8							
9		No work in this section					
10							
11		BASEMENT CONSTRUCTION					\$0 / SF
12							
13		Superstructure					
14							
15		Seismic upgrade					
16	6	Add new plywood shear walls and seismic hardware around new window openings at East and West Elevations	705	SF	80.00	56,400	Note 1.2 Per window area
17	5	Create positive tie connections to Building B in conjunction with the renovation of that structure	7,655	GSF	9.50	72,723	
18							
19		SUPERSTRUCTURE				129,123	\$16.87 / SF
20							
21		Exterior Enclosure					
22							
23		Walls					
24	7	Clean plaster and re-paint all walls	9,024	SF	5.00	45,120	Note 1.1
25							
26		Windows					
27	8	Add new window openings to West and East facades at levels 1 and 2	705	SF	120.00	84,600	Note 1.2
28							
29		Doors					
30	8	Retain existing - hardware appears current		N/A			Note 1.3
31							
32		EXTERIOR ENCLOSURE				129,720	\$16.95 / SF
33							
34		Roofing					
35							
36		Roofing					
37	7	New built up roof covering including rigid insulation and roof accessories	3,974	SF	30.00	119,220	Note 1.4
38	7	Install coping at all parapets to prevent further wall staining	282	LF	40.00	11,280	Note 1.4
39							
40		ROOFING				130,500	\$17.05 / SF
41							
42		Interior Construction					
43							
44		Provide new single user restroom					Note 2.4
45	9	Interior partitions, including batt insulation and painted gypsum board	180	SF	22.00	3,960	
47	9	Repair and replace interior finish to exterior walls around new window openings	1	LS	7,500.00	7,500	Note 1.2
48	8	Interior solid core wood door, hollow metal frame and hardware, single leaf	1	EA	2,200.00	2,200	
49	10	Bathroom accessories	1	EA	700.00	700	Including grab bars, soap dispenser, tp dispenser
50							
51	10	Allow for miscellaneous specialties including signage and fire extinguisher cabinet	7,655	SF	1.00	7,655	
52							

Estimator: NH DJ
GSF : 7,655

OLIVER ART CENTER AND RALLS PAINTING STUDIO - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
52		INTERIOR CONSTRUCTION				22,015	\$2.88 / SF
53							
54		Stairs					
55							
56							
57	6						
58	5						
57	5						
60							
61		STAIRS					\$0 / SF
62							
63		Interior Finishes					
64							
65		Floors					
66		Retain existing floor finish at level 1	N/A				
67	9	Patch floor finishes on level 2 at removed walls, new floor finish by tenant	2,390	SF	4.00	9,560	Note 3.1
68							
69		Walls					
70	9	Ceramic wall tile at restrooms, allow 4' high	120	SF	30.00	3,600	Note 2.4
71	9	Allow for patch and repaint to walls and ceiling to remain as needed	1	LS	7,500.00	7,500	Note 3.3
72							
73		Ceilings					
74	9	Retain existing ceiling including exposed ceilings in level 1 gallery and level 2 classrooms		N/A			Note 3.3
75							
76		INTERIOR FINISHES				20,660	\$2.7 / SF
77							
78		Conveying					
79							
80		Elevators & Lifts					
81	14	Alt- Provide new elevator doors and cabs to provide 36" door (currently 32")	1	LS	12,000.00		Alternate
82							
83		CONVEYING					\$0 / SF
84							
85		Plumbing					
86							
87	22	Add single user RR	3	EA	16,000.00	48,000	
88	22	Upgrade existing restrooms - Replace WC, lavatory and undercounter tankless water heater, local rough in and final connect, relocate fixtures as necessary to accommodate ADA clearance requirements	4	FX	3,500.00	14,000	
89	22	Add instantaneous water heaters	2	EA	2,000.00	4,000	
90	22	Add kitchenette sink	1	LS	6,000.00	6,000	
91	22	Condensate drainage serving VRF system	1	LS	30,000.00	30,000	
92	22	TI scope credit	-1	LS	36,000.00	-36,000	
93							
94		PLUMBING				66,000	\$8.62 / SF
95							
96		Hvac					
97							
98		VRF shell and core equipment					
99	23	20 ton outdoor HP unit	1	EA	50,000.00	50,000	
100	23	DOAS, AHU, fresh air supply (allow 2300 cfm)	1	LS	23,000.00	23,000	
101	23	Air distribution	1	LS	76,550.00	76,550	
102	23						
103	23	VRF TI fitout					
104	23	Indoor VRF fan coil units	1	LS	40,000.00	40,000	
105	23	OA ductwork connecting to indoor units	1	LS	76,550.00	76,550	
106	23	Refrigerant pipework	1	LS	72,000.00	72,000	

Estimator: NH DJ
 GSF : 7,655

OLIVER ART CENTER AND RALLS PAINTING STUDIO - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
107	23						
108	23	<u>Controls & Instrumentation</u>					
109	23	VRF controls	1	LS	5,000.00	5,000	
110	23						
111	23	<u>Systems Testing & Balancing</u>	70	HRS	165.00	11,550	
112	23						
113	23	<u>Other HVAC Systems & Equipment</u>	1	LS	35,000.00	35,000	
114	23	TI scope credit	-1	LS	214,325.00	-214,325	
114							
116		HVAC				175,325	\$22.9 / SF
117							
118		<u>Fire Protection</u>					
119							
120	21	Update automatic wet sprinkler system	7,655	SF	4.25	32,534	split 50/50 C&S/TI
121							
122		FIRE PROTECTION				32,534	\$4.25 / SF
123							
124		<u>Electrical</u>					
125							
126		<u>Electrical Service & Distribution</u>					
127	26	New 600A, 208/120V, 3P, 4W distribution panel	1	EA	12,300.00	12,300	
128	26	Mechanical panel, 225A, 42CB	1	EA	3,640.00	3,640	
129	26	Receptacle panel, 225A, 84 CB	1	EA	4,500.00	4,500	
130	26	Lighting panel, 60A, 30 CB	1	EA	2,300.00	2,300	
131	26	600A feeder from facilities to Oliver		NA			See site electrical
132	26	Feeders, conduit and wiring	1	LS	4,500.00	4,500	
133	26						
134	26	<u>Machine and equipment power</u>					
135	26	Plumbing equipment connections	1	LS	2,000.00	2,000	
136	26	HVAC equipment connections	1	LS	10,000.00	10,000	
137	26						
138	26	<u>Lighting and Branch Wiring</u>					
139	26	Core and shell lighting	7,655	SF	15.00	114,825	
140	26	TI fitout lighting	7,655	SF	20.00	153,100	
141	26						
142	26	<u>User convenience power</u>	7,655	SF	6.00	45,930	
143	26						
144	26	Telecom, conduit and boxes only	7,655	SF	2.00	15,310	Cabling, devices and equipment by tenant
145	26						
146	26	<u>Fire alarm</u>	7,655	SF	4.00	30,620	
147	26						
148	26	<u>Other Electrical Systems</u>	1	LS	16,000.00	16,000	
149	26	TI scope credit	-1	LS	213,030.00	-213,030	
149							
151		ELECTRICAL				201,995	\$26.39 / SF
152							
153		<u>Equipment</u>					
154		N/A					
155							
156		EQUIPMENT					\$0 / SF
157							
158		<u>Furnishings</u>					
159		N/A					
160							
161		FURNISHINGS					\$0 / SF
162							
163		<u>Special Construction</u>					
164		N/A					
165							
166		SPECIAL CONSTRUCTION					\$0 / SF
167							
168		<u>Selective Building Demolition</u>					
169							

Estimator: NH DJ
GSF : 7,655

OLIVER ART CENTER AND RALLS PAINTING STUDIO - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
170		<u>Building Elements Demolition</u>					
171	2	Demolish and remove existing exterior walls including stud framing and stucco finish - East and West elevation	705	SF	15.00	10,575	Note 1.2
172	2	Remove non-structural interior walls	128	LF	30.00	3,840	Note 3.2
173	2	Remove interior doors	3	EA	200.00	600	Note 3.2
174	2	Remove existing built up roofing system	4,210	SF	2.50	10,525	Note 1.4
175	2	Remove drop ceilings except above or adjacent to elevators	1,148	SF	3.00	3,444	Note 3.3
176	2	Allow for miscellaneous demolition and protection	1	LS	7,500.00	5,000	Note 1,1
177							
178		SELECTIVE BUILDING DEMOLITION				33,984	\$4.44 / SF
179							
180		<u>Site Preparation</u>					
181		See Sitework Section					
182							
183		SITE PREPARATION					\$0 / SF
184							
185		<u>Site Improvements</u>					
186							
187		<u>Stair Construction</u>					
188	6	Add ramp from North entry to level 1 gallery level	50	SF	145.00	7,250	Note 2.1
189	5	Add handrails at exterior north entry	16	LF	300.00	4,800	Note 2.2a
190	5	Add handrails at stair from level 1 north entry to gallery	16	LF	300.00	4,800	Note 2.2b
191							
192		<u>Landscaping</u>					
193	6	Landscaping at building perimeter	615	SF	14.00	8,607	
194							
195		SITE IMPROVEMENTS				25,457	\$3.33 / SF
196							
197		<u>Site Mechanical Utilities</u>					
198		See Sitework Section					
199							
200		SITE MECHANICAL UTILITIES					\$0 / SF
201							
202		<u>Site Electrical Utilities</u>					
203	33						
204	33	Feeders, conduit, cabling, trenching and backfill					
205	33	600A	500	LF	330.00	165,000	
206	33	Telecom raceways					
207	33	(3) 2" conduits with pullstrings from each building to telecom POC	550	LF	60.00	33,000	
208	33						
209	33	Fire alarm					
210	33	New campus FACP at facilities	1	LS	1,500.00	1,500	
211	33	Conduit and wiring from each bldg back to facilities	500	LF	50.00	25,000	
212							
213		SITE ELECTRICAL UTILITIES				224,500	\$29.33 / SF
214							
215		<u>Other Site Construction</u>					
216							
217		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 11,606

TREADWELL HALL - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	3.4%	79,800	\$6.88	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	3.4%	79,800	\$6.88	
10 SUPERSTRUCTURE	15.7%	371,160	\$31.98	
20 EXTERIOR ENCLOSURE	4.3%	102,300	\$8.81	
30 ROOFING	6.7%	158,100	\$13.62	
B SHELL	26.7%	631,560	\$54.42	
10 INTERIOR CONSTRUCTION	8.1%	190,878	\$16.45	
20 STAIRS	0.5%	11,200	\$0.97	
30 INTERIOR FINISHES	1.1%	25,840	\$2.23	
C INTERIORS	9.6%	227,918	\$19.64	
10 CONVEYING	7.6%	180,000	\$15.51	
20 PLUMBING	5.3%	125,500	\$10.81	
30 HVAC	10.5%	247,823	\$21.35	
40 FIRE PROTECTION	3.9%	92,848	\$8.00	
50 ELECTRICAL	12.8%	302,480	\$26.06	
D SERVICES	40.0%	948,650	\$81.74	
10 EQUIPMENT				
20 FURNISHINGS	1.3%	30,000	\$2.58	
E EQUIPMENT + FURNISHINGS	1.3%	30,000	\$2.58	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	3.3%	79,078	\$6.81	
F SPECIAL CONSTRUCTION + DEMOLITION	3.3%	79,078	\$6.81	
10 SITE PREPARATION	0.1%	2,413	\$0.21	
20 SITE IMPROVEMENTS	4.0%	95,754	\$8.25	
30 SITE MECHANICAL UTILITIES	2.1%	50,000	\$4.31	
40 SITE ELECTRICAL UTILITIES	9.5%	224,560	\$19.35	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	15.7%	372,726	\$32.11	
DIRECT COSTS		2,369,733	\$204.18	
MISCELLANEOUS EXPENSES	2.1%	50,090	\$4.32	
EQUIPMENT	0.7%	16,405	\$1.41	
GENERAL CONDITIONS	8.4%	198,264	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		2,634,492	\$226.99	
SDI	1.20%	37,178	\$3.20	
DIC/OCIP	0.44%	13,795	\$1.19	
FEE	3.00%	94,474	\$8.14	
GROSS RECEIPTS TAX	0.44%	14,272	\$1.23	
ESTIMATE SUB-TOTAL		2,794,212	\$240.76	
DESIGN CONTINGENCY	12.0%	316,139	\$27.24	
CONSTRUCTION CONTINGENCY	5.0%	147,532	\$12.71	
ESTIMATE SUB-TOTAL		3,257,882	\$280.71	
ESCALATION				
ESTIMATE TOTAL		3,257,882	\$280.71	total add-ons 37.48%

Estimator: NH DJ
GSF : 11,606

TREADWELL HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3	3	New elevator pit, complete	1	LS	79,800.00	79,800	
4							
5		FOUNDATIONS				79,800	\$6.88 / SF
6							
7		Basement Construction					
8							
9		<i>No work in this section</i>					
10							
11		BASEMENT CONSTRUCTION					\$0 / SF
12							
13		Superstructure					
14							
15		Seismic upgrade					
16	5	Replace rod bracing at roof sawtooth clerestory with HSS 3x3 tube bracing	4	EA	4,950.00	19,800	
17	5	Replace rod bracing at roof with HSS 3x3 tube bracing	6	EA	4,950.00	29,700	
18	5	Add 4"x4" angles 16' min long with epoxy anchors to cmu walls and extend to wood girders at both second floor and roof.	8	EA	10,000.00	80,000	
19	5	Add Simpson hold downs with epoxy anchors at 48" o.c into CMU walls and lag bolt to wood girders at all cmu walls in floor and roof framing	503	LF	220.00	110,660	
20							
21		New elevator					
22	5	Openings and framing for new elevator shaft	1	LS	131,000.00	131,000	Note 2.3 - 2 stops
23							
24		SUPERSTRUCTURE				371,160	\$31.98 / SF
25							
26		Exterior Enclosure					
27							
28		Exterior Walls					
29	7	Clean terra cotta blocks and concrete	7,860	SF	5.00	39,300	Allow
30	6	Replace existing warped wood screens with new screens to match existing, South and east façade	1	LS	20,000.00	20,000	Note 1,1
31	7	Remove vines from south façade and reseal between windows and terra cotta block	1	LS	7,500.00	7,500	Note 1,1
32							
33		Windows					
34	8	Repair existing windows as needed	1	LS	25,000.00	25,000	Note 1.2 , allow
35	8	Remove existing louver on North façade of level 1 and replace with 1 hour fire rated wall	1	LS	3,500.00	3,500	Note 1.2
36							
37		Exterior Doors					
38	8	Replace existing swinging door hardware to be code compliant	1	LS	2,000.00	2,000	Note 1.3
39	8	Add new exterior door to level 1 bicycle and shower facility- create opening in exterior wall	1	EA	5,000.00	5,000	Note 1.3
40							
41		EXTERIOR ENCLOSURE				102,300	\$8.81 / SF
42							
43		Roofing					
44							
45		Roof Coverings					

Estimator: NH DJ
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TREADWELL HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
46	7	New roofing system including rigid insulation	4,340	SF	30.00	130,200	Note 1.4
47	7	Repair existing standing seam sloped roof	1,860	SF	15.00	27,900	Note 1.4
48							
49		ROOFING				158,100	\$13.62 / SF
50							
51							
52		<u>Interior Construction</u>					
53							
54		Enlarge existing single use restrooms					Note 2.4
55	9	Interior partitions, including batt insulation and painted gypsum board	408	SF	22.00	8,976	
56	8	Re-install existing solid core wood doors, frames and hardware	2	EA	1,200.00	2,400	
57	10	Replace existing bathroom accessories	2	EA	1,100.00	2,200	Including grab bars, soap dispenser, toilet dispenser
58							
59		New bicycle parking, locker room and showers					
60	9	Allow for new partitions	912	SF	25.00	22,800	Note 2.4
61	9	Allow for interior doors	912	SF	8.00	7,296	Note 2.4
62	9	Partitions to showers and locker rooms	2,300	SF	30.00	69,000	Note 2.4
63	9	Elevator Shaft	960	SF	35.00	33,600	
64							
65	10	Bike racks & accessories	1	LS	33,000.00	33,000	
66	10	Allow for miscellaneous specialties including signage and fire extinguisher cabinet	11,606	SF	1.00	11,606	
67							
68		INTERIOR CONSTRUCTION				190,878	\$16.45 / SF
69							
70		<u>Stairs</u>					
71							
72		<u>Stair Construction</u>					
73	5	Add handrails to outside edge of interior stair	40	LF	280.00	11,200	Note 2.2b
74							
75		STAIRS				11,200	\$0.97 / SF
76							
77		<u>Interior Finishes</u>					
78							
79		<u>Floors</u>					
80		New floor finishes - by tenant	N/A				Note 3.1
81							
82		<u>Walls</u>					
83	9	Ceramic wall tile at restrooms, allow 4' high	528	SF	30.00	15,840	Note 2.4
84	9	Allow for ceramic wall tiles and miscellaneous wall finishes at new bicycle parking/locker rooms - By tenant	912	SF			Note 2.4
85	9	Allowance to remove all tack surfaces, patch and repaint existing gypsum board	1	LS	10,000.00	10,000	Note 3.2
86							
87		<u>Ceilings</u>					
88	9	Retain existing open ceilings		N/A			Note 3.3
89							
90		INTERIOR FINISHES				25,840	\$2.23 / SF
91							
92		<u>Conveying</u>					
93							
94		<u>Elevators & Lifts</u>					
95	14	New two stop passenger elevator	1	EA	160,000.00	160,000	Note 2.3
96	14	Cab finish	1	EA	20,000.00	20,000	Note 2.3
97							
98		CONVEYING				180,000	\$15.51 / SF
99							
100		<u>Plumbing</u>					

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TREADWELL HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
101							
102	22	Misc. plumbing					
103	22	Single user restrooms	4	EA	16,000.00	64,000	
104	22	Single user showers	4	EA	12,500.00	50,000	
105	22	Replace existing gas fired tankless water heaters with electric tankless water heaters	5	EA	2,300.00	11,500	
106	22	Condensate drainage serving VRF system	1	LS	39,000.00	39,000	
107	22	TI scope credit	-1	LS	39,000.00	-39,000	
108							
109		PLUMBING				125,500	\$10.81 / SF
110							
111		Hvac					
112							
113	23	<u>VRF shell and core equipment</u>					
114	23	26 ton outdoor HP unit	1	EA	65,000.00	65,000	
115	23	DOAS, AHU, fresh air supply (allow 3200 cfm)	1	LS	32,000.00	32,000	
116	23	Air distribution	1	LS	116,060.00	116,060	
117	23						
118	23	<u>VRF TI fitout</u>					
119	23	Indoor VRF fan coil units	1	LS	52,000.00	52,000	
120	23	OA ductwork connecting to indoor units	1	LS	116,060.00	116,060	
121	23	Refrigerant pipework	1	LS	93,600.00	93,600	
122	23						
123	23	<u>Controls & Instrumentation</u>					
124	23	VRF controls	1	LS	6,500.00	6,500	
125	23						
126	23	<u>Systems Testing & Balancing</u>	85	HRS	165.00	14,025	
127	23						
128	23	<u>Other HVAC Systems & Equipment</u>	1	LS	49,000.00	49,000	
129	23	TI scope credit	-1	LS	296,422.50	-296,423	
130							
131		HVAC				247,823	\$21.35 / SF
132							
133		Fire Protection					
134							
135	21	All new automatic wet sprinkler system	11,606	SF	8.00	92,848	
136							
137		FIRE PROTECTION				92,848	\$8 / SF
138							
139		Electrical					
140							
141		<u>Electrical Service & Distribution</u>					
142	26	New 600A, 208/120V, 3P, 4W distribution panel	1	EA	12,300.00	12,300	
143	26	Mechanical panel, 225A, 42CB	1	EA	3,640.00	3,640	
143	26	Receptacle panel, 225A, 84 CB	1	EA	4,500.00	4,500	
144	26	Receptacle panel, 125A, 42 CB	1	EA	3,000.00	3,000	
146	26	Lighting panel, 100A, 30 CB	1	EA	2,500.00	2,500	
147	26	600A feeder from facilities to Treadwell		NA			See site electrical
148	26	Feeders, conduit and wiring	1	LS	5,000.00	5,000	
149	26						
150	26	<u>Machine and equipment power</u>					
151	26	Plumbing equipment connections	1	LS	2,000.00	2,000	
152	26	HVAC equipment connections	1	LS	13,000.00	13,000	
153	26						
154	26	<u>Lighting and Branch Wiring</u>					
155	26	Core and shell lighting	11,606	SF	15.00	174,090	
156	26	TI fitout lighting	11,606	SF	20.00	232,120	
157	26						
158	26	<u>User convenience power</u>	11,606	SF	6.00	69,636	
159	26						
160	26	<u>Telecom, conduit and boxes only</u>	11,606	SF	2.00	23,212	Cabling, devices and equipment by tenant
161	26						
162	26	<u>Fire alarm</u>					

Estimator: NH DJ
GSF : 11,606

TREADWELL HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
162	26	Confirm existing fire alarm system in good working order and add smoke detectors as necessary	11,606	SF	2.95	34,238	
163	26						
164	26	<u>Other Electrical Systems</u>	1	LS	65,000.00	65,000	
165	26	TI scope credit	-1	LS	341,756.00	-341,756	
166							
167		ELECTRICAL				302,480	\$26.06 / SF
168							
169		<u>Equipment</u>					
170		N/A					
171							
172		EQUIPMENT					\$0 / SF
173							
174		<u>Furnishings</u>					
175							
176		<u>Fixed Furnishings</u>					
177	12	Add surface mounted interior roller shades to windows on east, south and west facades	1,500	SF	20.00	30,000	Note 3.4
178							
179		FURNISHINGS				30,000	\$2.58 / SF
180							
181		<u>Special Construction</u>					
182							
183		SPECIAL CONSTRUCTION					\$0 / SF
184							
185		<u>Selective Building Demolition</u>					
186							
	2	Remove existing dumbwaiter	1	LS	10,000.00	10,000	Note 2.3
187	2	Remove existing floor finishes and substrates	11,606	SF	3.00	34,818	Note 3.1
183	2	Remove existing ceramic wall tiles at existing restrooms	480	SF	2.50	1,200	Note 2.4
189	2	Allow for miscellaneous demolition and protection	1	LS	5,000.00	5,000	Note 1.1
187	2	Remove ceramics equipment, low interior partitions, desks, etc	912	SF	5.00	4,560	Note 3.4
191	2	Remove warped wood screens on South and East facades	1	LS	3,000.00	3,000	Note 1.1
192	2	Remove existing built up roofing system	6,200	SF	2.50	15,500	Note 1.4
193	2	Allow for miscellaneous demolition and protection	1	LS	7,500.00	5,000	Note 1.1
192							
195		SELECTIVE BUILDING DEMOLITION				79,078	\$6.81 / SF
196							
197		<u>Site Preparation</u>					
198							
199							
200		<u>Site Demolition and Relocations</u>					
201	2	Remove uneven brick pavers at main entry	555	SF	3.50	1,943	Note 2.1a
202	2	Remove existing landscape for new ramp	235	SF	2.00	470	Note 2.1a
203							
204							
205		SITE PREPARATION				2,413	\$0.21 / SF
206							
207		<u>Site Improvements</u>					
208							
209		<u>Pedestrian Paving</u>					
210	32	Install level substrate, re-install brick pavers at main entry	555	SF	65.00	36,075	Note 2.1a
211							
212		<u>Stair Construction</u>					

Estimator: NH DJ
GSF : 11,606

TREADWELL HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
213	6	Add ADA ramp in conjunction with road, plaza and overall site improvements	235	SF	89.00	20,915	Note 2.1a
214	5	Replace main entry stair handrails to have code-compliant extensions	14	LF	300.00	4,200	Note 2.2a - including removal of existing
215							
216		<u>Landscaping</u>					
217	6	Landscaping to building perimeter	2,880	SF	12.00	34,564	
218							
219		SITE IMPROVEMENTS				95,754	\$8.25 / SF
220							
221		<u>Site Mechanical Utilities</u>					
222	23	Allowance for new fire water connection to building	1	LS	50,000.00	50,000	
223							
224		SITE MECHANICAL UTILITIES				50,000	\$4.31 / SF
225							
226		<u>Site Electrical Utilities</u>					
227							
228	33	Feeders, conduit, cabling, trenching and backfill					
229	33	600A	500	LF	330.00	165,000	
230	33	Telecom raceways					
231	33	(3) 2" conduits with pullstrings from each building to telecom POC	551	LF	60.00	33,060	
232	33						
233	33	Fire alarm					
234	33	New campus FACP at facilities	1	LS	15,000.00	1,500	
235	33	Conduit and wiring from each bldg back to facilities	500	LF	50.00	25,000	
236							
237		SITE ELECTRICAL UTILITIES				224,560	\$19.35 / SF
238							
239		<u>Other Site Construction</u>					
240		N/A					
241							
242		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 5,262

MARTINEZ ANNEX - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	8.4%	65,200	\$12.39	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	8.4%	65,200	\$12.39	
10 SUPERSTRUCTURE	20.4%	159,200	\$30.25	
20 EXTERIOR ENCLOSURE	5.5%	42,930	\$8.16	
30 ROOFING	1.9%	15,000	\$2.85	
B SHELL	27.8%	217,130	\$41.26	
10 INTERIOR CONSTRUCTION				
20 STAIRS	3.7%	28,560	\$5.43	
30 INTERIOR FINISHES	1.9%	15,000	\$2.85	
C INTERIORS	5.6%	43,560	\$8.28	
10 CONVEYING				
20 PLUMBING				
30 HVAC	14.6%	114,333	\$21.73	
40 FIRE PROTECTION	2.9%	22,364	\$4.25	
50 ELECTRICAL	17.1%	133,886	\$25.44	
D SERVICES	34.7%	270,582	\$51.42	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	7.0%	54,460	\$10.35	
F SPECIAL CONSTRUCTION + DEMOLITION	7.0%	54,460	\$10.35	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	5.5%	42,759	\$8.13	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	11.1%	87,000	\$16.53	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	16.6%	129,759	\$24.66	
DIRECT COSTS		780,691	\$148.36	
MISCELLANEOUS EXPENSES	2.9%	22,710	\$4.32	
EQUIPMENT	1.0%	7,438	\$1.41	
GENERAL CONDITIONS	11.5%	89,890	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		900,730	\$171.18	
SDI	1.20%	12,711	\$2.42	
DIC/OCIP	0.44%	4,717	\$0.90	
FEE	3.00%	32,301	\$6.14	
GROSS RECEIPTS TAX	0.44%	4,880	\$0.93	
ESTIMATE SUB-TOTAL		955,338	\$181.55	
DESIGN CONTINGENCY	12.0%	108,088	\$20.54	
CONSTRUCTION CONTINGENCY	5.0%	50,441	\$9.59	
ESTIMATE SUB-TOTAL		1,113,866	\$211.68	
ESCALATION				
ESTIMATE TOTAL		1,113,866	\$211.68	total add-ons 42.68%

Estimator: NH DJ
 GSF : 5,262

MARTINEZ ANNEX - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3	3	Concrete foundations at new braced frames (excavate, dispose of soil, form ftgs, install rebar, pour foundation and patch back slab on grade)	4	EA	16,300.00	65,200	Includes grade beam
4							
5		FOUNDATIONS				65,200	\$12.39 / SF
6							
7		Basement Construction					
		<i>No work in this section</i>					
8							
9		BASEMENT CONSTRUCTION					\$0 / SF
10							
11		Superstructure					
12							
13		Create a lateral load resisting system					
14	5	Two story steel braced frames - 4 Ea	25,000	LB	4.25	106,250	
15	5	Connect braced frame to floor and roof	8	EA	2,400.00	19,200	
16	5	Angle connectors	225	LF	150.00	33,750	
17							
18		SUPERSTRUCTURE				159,200	\$30.25 / SF
19							
20		Exterior Enclosure					
21							
22		Exterior Walls					
23	7	Repair existing, seal penetrations	6,386	SF	5.00	31,930	Note 1,1
24							
25		Windows					
26	8	Remove covers from South Façade windows and repair windows as needed	120	SF	25.00	3,000	Note 1,1
27							
28		Exterior Doors					
29	8	Install new hardware at all knobbed doors	1	LS	7,000.00	7,000	Note 1.3
30	8	Install power-assisted door operators at main entry on west façade to mitigate 4'-10" deep landing	1	EA	1,000.00	1,000	Note 2.2b
31							
32		EXTERIOR ENCLOSURE				42,930	\$8.16 / SF
33							
34		Roofing					
35		Roof Coverings					
36	7	Repair original sloped roofs	3,000	SF	5.00	15,000	Note 1.4
37							
38		ROOFING				15,000	\$2.85 / SF
39							
40		Interior Construction					
41		N/A					
42							
43		INTERIOR CONSTRUCTION					\$0 / SF
44							
45		Stairs					
46							
47		Stair Construction					
48	5	Replace/add all stair handrails to have code-compliant extensions	119	LF	240.00	28,560	Note 2.2a
49							
50							
51		STAIRS				28,560	\$5.43 / SF
52							
53		Interior Finishes					
54							

Estimator: NH DJ
GSF : 5,262

MARTINEZ ANNEX - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
55		<u>Floors</u>					
56		New floor finishes - by tenant	N/A				Note 3.1
57							
58		<u>Walls</u>					
59	9	Patch and repaint inside finish of exterior walls to suit structure modifications	1	LS	15,000.00	15,000	Note 3.2
60							
60		INTERIOR FINISHES				15,000	\$2.85 / SF
62							
63		<u>Conveying</u>					
64		Use replacement Martinez Hall elevator					
65							
66		CONVEYING					\$0 / SF
67							
68		<u>Plumbing</u>					
69	22	Condensate drainage serving VRF system	1	LS	18,000.00	18,000	
70	22	TI scope credit	-1	LS	18,000.00	-18,000	
71							
72		PLUMBING					\$0 / SF
73							
74		<u>HVAC</u>					
75							
76	23	<u>VRF shell and core equipment</u>					
77	23	12 ton outdoor HP unit	1	EA	30,000.00	30,000	
78	23	DOAS, AHU, fresh air supply (1500 cfm)	1	LS	15,000.00	15,000	
79	23	Air distribution	1	LS	52,620.00	52,620	
80	23						
81	23	<u>VRF TI fitout</u>					
82	23	Indoor VRF fan coil units	1	LS	24,000.00	24,000	
83	23	OA ductwork connecting to indoor units	1	LS	52,620.00	52,620	
84	23	Refrigerant pipework	1	LS	43,200.00	43,200	
85	23						
86	23	<u>Controls & Instrumentation</u>					
87	23	VRF controls	1	LS	3,000.00	3,000	
88	23						
89	23	<u>Systems Testing & Balancing</u>	45	HRS	165.00	7,425	
90	23						
91	23	<u>Other HVAC Systems & Equipment</u>	1	LS	23,000.00	23,000	
92	23	TI scope credit	-1	LS	136,532.50	-136,533	
93							
94		HVAC				114,333	\$21.73 / SF
95							
96		<u>Fire Protection</u>					
97							
98	21	Update automatic wet sprinkler system	5,262	SF	4.25	22,364	split 50/50 C&S/TI
99							
100		FIRE PROTECTION				22,364	\$4.25 / SF
101							
102		<u>Electrical</u>					
103							
104		<u>Electrical Service & Distribution</u>					
105	26	New 300A, 208/120V, 3P, 4W distribution panel	1	EA	7,400.00	7,400	
106	26	Mechanical panel, 125A, 42CB	1	EA	3,000.00	3,000	
107	26	Receptacle panel, 225A, 84 CB	1	EA	4,500.00	4,500	
108	26	Lighting panel, 60A, 30 CB	1	EA	2,270.00	2,270	
109	26	300A feeder from facilities to Martinez annex		NA			See site electrical
110	26	Feeders, conduit and wiring	1	LS	5,000.00	5,000	
111	26						
112	26	<u>Machine and equipment power</u>					
113	26	Plumbing equipment connections	1	LS	2,000.00	2,000	
114	26	HVAC equipment connections	1	LS	6,000.00	6,000	
115	26						
116	26	<u>Lighting and Branch Wiring</u>					

Estimator: NH DJ
GSF : 5,262

MARTINEZ ANNEX - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
117	26	Core and shell lighting	5,262	SF	15.00	78,930	
118	26	TI fitout lighting	5,262	SF	20.00	105,240	
119	26						
120	26	User convenience power	5,262	SF	6.00	31,572	
121	26						
122	26	Telecom, conduit and boxes only	5,262	SF	2.00	10,524	Cabling, devices and equipment by tenant
123	26						
124	26	Fire alarm					
125	26	Confirm existing fire alarm system in good working order and add smoke detectors as necessary	5,262	SF	1.00	5,262	
126	26						
127	26	Other Electrical Systems	1	LS	26,000.00	26,000	
128	26	TI scope credit	-1	LS	153,812.00	-153,812	
129							
130		ELECTRICAL				133,886	\$25.44 / SF
131							
132		Equipment					
133		N/A					
134							
135		EQUIPMENT					\$0 / SF
136							
137		Furnishings					
138		N/A					
139							
140		FURNISHINGS					\$0 / SF
141							
142		Special Construction					
143		N/A					
144							
145		SPECIAL CONSTRUCTION					\$0 / SF
146							
147		Selective Building Demolition					
148							
149	2	Remove existing resilient floor on level 2	2,450	SF	3.00	7,350	Note 3.1
150	2	Remove all interior partitions and glazing on levels 1 and 2	390	LF	30.00	11,700	Note 3.2
151	2	Remove existing interior doors	8	EA	200.00	1,600	Note 3.2
152	2	Remove all fixed millwork and specialties	5,262	SF	2.00	10,524	Note 3.2
153	2	Remove suspended ceilings on levels 1 and 2	5,262	SF	3.00	15,786	Note 3.3
154	2	Allow for miscellaneous demolition	1	LS	7,500.00	7,500	
155							
156		SELECTIVE BUILDING DEMOLITION				54,460	\$10.35 / SF
157							
158		Site Preparation					
159							
160		See Sitework Section					
161							
162		SITE PREPARATION					\$0 / SF
163							
164		Site Improvements					
165							
166		ADA Ramps					
167	6	Add ramp/sloped path in conjunction with road, plaza and overall site improvements	145	SF	113.00	16,385	Note 2.1
168							
169		Landscaping					
170	2	Landscaping to building perimeter	1,884	SF	14.00	26,374	
171							
172		SITE IMPROVEMENTS				42,759	\$8.13 / SF
173							
174		Site Mechanical Utilities					
175							

Estimator: NH DJ
 GSF : 5,262

MARTINEZ ANNEX - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
176		See Sitework Section					
177							
178		SITE MECHANICAL UTILITIES					\$0 / SF
179							
180	33	Feeders, conduit, cabling, trenching and backfill					
181	33	300A	300	LF	165.00	49,500	
182	33	Telecom raceways					
183	33	(3) 2" conduits with pullstrings from each building to telecom POC	350	LF	60.00	21,000	
184	33						
185	33	Fire alarm					
186	33	New campus FACP at facilities	1	LS	1,500.00	1,500	
187	33	Conduit and wiring from each bldg back to facilities	300	LF	50.00	15,000	
188							

Estimator: NH DJ
GSF : 8,513

MARTINEZ HALL - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	7.9%	154,620	\$18.16	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	7.9%	154,620	\$18.16	
10 SUPERSTRUCTURE	21.5%	423,678	\$49.77	
20 EXTERIOR ENCLOSURE	10.3%	201,925	\$23.72	
30 ROOFING	7.6%	149,125	\$17.52	
B SHELL	39.4%	774,728	\$91.01	
10 INTERIOR CONSTRUCTION	0.4%	7,257	\$0.85	
20 STAIRS	1.0%	18,900	\$2.22	
30 INTERIOR FINISHES	1.8%	36,219	\$4.25	
C INTERIORS	3.2%	62,376	\$7.33	
10 CONVEYING	9.2%	180,000	\$21.14	
20 PLUMBING	0.5%	9,200	\$1.08	
30 HVAC	9.0%	176,418	\$20.72	
40 FIRE PROTECTION	1.8%	36,180	\$4.25	
50 ELECTRICAL	12.0%	235,863	\$27.71	
D SERVICES	32.4%	637,661	\$74.90	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	2.5%	48,733	\$5.72	
F SPECIAL CONSTRUCTION + DEMOLITION	2.5%	48,733	\$5.72	
10 SITE PREPARATION	0.1%	1,610	\$0.19	
20 SITE IMPROVEMENTS	2.0%	40,108	\$4.71	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	12.6%	247,000	\$29.01	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	14.7%	288,718	\$33.91	
DIRECT COSTS		1,966,835	\$231.04	
MISCELLANEOUS EXPENSES	1.9%	36,741	\$4.32	
EQUIPMENT	0.6%	12,033	\$1.41	
GENERAL CONDITIONS	7.4%	145,427	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		2,161,036	\$253.85	
SDI	1.20%	30,497	\$3.58	
DIC/OCIP	0.44%	11,316	\$1.33	
FEE	3.00%	77,496	\$9.10	
GROSS RECEIPTS TAX	0.44%	11,707	\$1.38	
ESTIMATE SUB-TOTAL		2,292,051	\$269.24	
DESIGN CONTINGENCY	12.0%	259,324	\$30.46	
CONSTRUCTION CONTINGENCY	5.0%	121,018	\$14.22	
ESTIMATE SUB-TOTAL		2,672,394	\$313.92	
ESCALATION				
ESTIMATE TOTAL		2,672,394	\$313.92	total add-ons 35.87%

Estimator: NH DJ
 GSF : 8,513

MARTINEZ HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3	3	New 30" x 30" Grade beam beneath existing walls					
4	3	Cut SoG excavate and dispose of material	93	CY	225.00	20,825	
5	3	Formwork	408	LF	16.00	6,528	
6	3	Rebar	12,986	LB	1.55	20,128	
7	3	Concrete	52	CY	320.00	16,622	
8	3	Backfill / patch SoG	612	SF	18.00	11,016	
9							
10	3	New elevator pit, complete	1	LS	79,500.00	79,500	
11							
12		FOUNDATIONS				154,620	\$18.16 / SF
13							
14		Basement Construction					
15		No work in this section					
16							
17		BASEMENT CONSTRUCTION					\$0 / SF
18							
19		Superstructure					
20							
21		Seismic upgrade					
22	6	Simpson strong tie shear walls - 2 story	2,448	SF	49.50	121,176	
23	6	Collectors at 2nd floor	186	LF	65.00	12,090	
24	6	Metal plates and bolts to existing sawtooth trusses	200	EA	800.00	160,000	
25							
26		New 12" shotcrete walls over existing walls					
27	3	Dowels into existing walls	252	SF	18.00	4,536	
28	3	Formwork	252	SF	22.00	5,544	
29	3	Reinforcement	5,040	LB	1.55	7,812	
30	3	Shotcrete	11	CY	850.00	9,520	
31							
32		New elevator					
33	3	Framing for new elevator shaft	1	LS	103,000.00	103,000	Note 2.3
34							
35		SUPERSTRUCTURE				423,678	\$49.77 / SF
36							
37		Exterior Enclosure					
38							
39		Exterior Walls					
40	7	Repair and re-stain wood siding and guards as needed	7,695	SF	15.00	115,425	Note
41	9	Elevator shaft walls / enclosure	1	LS			Included with structure
42							
43		Windows					
44	8	Add new energy code compliant windows to level 2 east, south and west facades	600	SF	120.00	72,000	Note 1.2
44	8	Repair existing windows	200	SF	25.00	5,000	Note 1.2
46							
47		Exterior Doors					
48	8	Install power-assisted door operators at level 2 in Southwest corner	1	EA	1,000.00	1,000	Note 1.3
32	8	Repair existing; install new code-compliant hardware throughout	1	LS	8,500.00	8,500	Note 1.3
50							
51		EXTERIOR ENCLOSURE				201,925	\$23.72 / SF
52							
53		Roofing					
54							
55		Covered walkway					
56	7	New walkable waterproof deck surface at all exterior level 2 floors	1,705	SF	25.00	42,625	Note 3.1
57							

Estimator: NH DJ
GSF : 8,513

MARTINEZ HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
57		<u>Roof Coverings</u>					
59	7	New asphalt shingle roofing with underlayment and accessories	7,100	SF	15.00	106,500	Note 1.4
60							
61		ROOFING				149,125	\$17.52 / SF
62							
63		<u>Interior Construction</u>					
64							
65		<u>Interior Doors</u>					
66	8	Provide new door with power assisted opening to men's restroom, single leaf	1	EA	3,000.00	3,000	Note 2.4
67							
68		<u>Specialties</u>					
69	10	Allow for miscellaneous specialties including signage	8,513	SF	0.50	4,257	
70							
71		INTERIOR CONSTRUCTION				7,257	\$0.85 / SF
72							
73		<u>Stairs</u>					
74							
75		<u>Stair Construction</u>					
76	6	Add code compliant handrails at West Stair	44	LF	350.00	15,400	Note 2.2
77	3	Close open risers with mesh at West stair	1	LS	3,500.00	3,500	Note 2.2
78							
79		STAIRS				18,900	\$2.22 / SF
80							
81		<u>Interior Finishes</u>					
82							
83		<u>Floors</u>					
84		New floor finishes - by tenant	N/A				Note 3.1
85							
86		<u>Walls</u>					
87	9	Patch and repaint inside finish of exterior walls to suit structure modifications	8,513	GSF	3.00	25,539	Note 3.2
88							
89		<u>Ceiling Finishes</u>					
90	9	Remove level 1 surface applied ACT; new ceiling by tenant	3,560	SF	3.00	10,680	Note 3.3
91							
92		INTERIOR FINISHES				36,219	\$4.25 / SF
93							
94		<u>Conveying</u>					
95							
96		<u>Elevators & Lifts</u>					
97	14	New two stop passenger elevator	1	EA	160,000.00	160,000	Note 2.3
98	14	Cab finish	1	EA	20,000.00	20,000	Note 2.3
99							
100		CONVEYING				180,000	\$21.14 / SF
101							
102		<u>Plumbing</u>					
103							
104	22	Replace existing gas fired tankless water heaters with electric tankless water heaters	4	EA	2,300.00	9,200	
105	22	Condensate drainage serving VRF system	1	LS	27,000.00	27,000	
106	22	TI scope credit	-1	LS	27,000.00	-27,000	
107							
108		PLUMBING				9,200	\$1.08 / SF
109							
110		<u>HVAC</u>					
111	23	VRF shell and core equipment					
112	23	18 ton outdoor HP unit	1	EA	45,000.00	45,000	
113	23	DOAS, AHU, fresh air supply (2200 cfm)	1	LS	22,000.00	22,000	
114	23	Air distribution	1	LS	85,130.00	85,130	
115	23						

Estimator: NH DJ
GSF : 8,513

MARTINEZ HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
116	23	VRF TI fitout					
117	23	Indoor VRF fan coil units	1	LS	36,000.00	36,000	
118	23	OA ductwork connecting to indoor units	1	LS	85,130.00	85,130	
119	23	Refrigerant pipework	1	LS	64,800.00	64,800	
120	23						
121	23	<u>Controls & Instrumentation</u>					
122	23	VRF controls	1	LS	4,500.00	4,500	
123	23						
124	23	<u>Systems Testing & Balancing</u>	55	HRS	165.00	9,075	
125	23						
126	23	<u>Other HVAC Systems & Equipment</u>	1	LS	35,000.00	35,000	
127	23	TI scope credit	-1	LS	210,217.50	-210,218	
128							
129		HVAC				176,418	\$20.72 / SF
130							
131		Fire Protection					
132							
133	21	Update automatic wet sprinkler system	8,513	SF	4.25	36,180	split 50/50 C&S/TI
134							
135		FIRE PROTECTION				36,180	\$4.25 / SF
136							
137		Electrical					
138							
139	26	<u>Electrical Service & Distribution</u>					
140	26	New 800A, 208/120V, 3P, 4W distribution panel	1	EA	7,400.00	7,400	
141	26	Mechanical panel, 225A, 42CB	1	EA	3,640.00	3,640	
142	26	Receptacle panel, 225A, 84 CB	1	EA	4,500.00	4,500	
143	26	Lighting panel, 100A, 42 CB	1	EA	2,750.00	2,750	
144	26	Lighting panel, 100A, 30 CB	1	EA	2,300.00	2,300	
145	26	300A breaker for feed to Annex	1	EA	1,500.00	1,500	
146	26	800A feeder from facilities		NA			See site electrical
147	26	Feeders, conduit and wiring	1	LS	7,500.00	7,500	
148	26						
149	26	<u>Machine and equipment power</u>					
150	26	Plumbing equipment connections	1	LS	2,000.00	2,000	
151	26	HVAC equipment connections	1	LS	9,000.00	9,000	
152	26						
153	26	<u>Lighting and Branch Wiring</u>					
154	26	Core and shell lighting	8,513	SF	15.00	127,695	
155	26	TI fitout lighting	8,513	SF	20.00	170,260	
156	26						
157	26	<u>User convenience power</u>	8,513	SF	6.00	51,078	
158	26						
159	26	<u>Telecom, conduit and boxes only</u>	8,513	SF	2.00	17,026	Cabling, devices and equipment by tenant
160	26						
161	26	<u>Fire alarm</u>					
162	26	Update existing system	8,513	SF	4.00	34,052	
163	26						
164	26	<u>Other Electrical Systems</u>	1	LS	44,000.00	44,000	
165	26	TI scope credit	-1	LS	248,838.00	-248,838	
166							
167		ELECTRICAL				235,863	\$27.71 / SF
168							
169		Equipment					
170		N/A					
171							
172		EQUIPMENT					\$0 / SF
173							
174		Furnishings					
175		N/A					
176							
177		FURNISHINGS					\$0 / SF
178							

Estimator: NH DJ
 GSF : 8,513

MARTINEZ HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
179		Special Construction					
180		N/A					
181							
182		SPECIAL CONSTRUCTION					\$0 / SF
183							
184		Selective Building Demolition					
185							
186		Building Elements Demolition					
187	2	Demolish and remove existing exterior walls including stud framing and wood panels for new window openings - East, South and West elevations	600	SF	10.00	6,000	Note 1.2
188	2	Remove existing ADA exterior lift	1	LS	7,500.00	7,500	Note 2.3
189	2	Remove level 1 storage closet for new door	1	LS	1,000.00	1,000	Note 2.4, 15 SF
190	2	Remove non-structural interior walls	239	LF	30.00	7,170	Note 3.2
191	2	Remove interior doors	4	EA	200.00	800	Note 3.2
192	2	Remove fixed millwork, all existing equipment including lockers and interior storage	8,513	SF	1.00	8,513	Note 3.4
193	2	Remove existing asphalt roofing	7,100	SF	2.50	17,750	Note 1.4
194							
195		SELECTIVE BUILDING DEMOLITION				48,733	\$5.72 / SF
196							
197		Site Preparation					
198							
199		Site Demolition and Relocations					
200	2	Remove concrete walk on east side of level 1	460	SF	3.50	1,610	Note 2.1
201							
202		SITE PREPARATION				1,610	\$0.19 / SF
203							
204		Site Improvements					
205							
206		Pedestrian Paving					
207	32	Re-install concrete walkway on east side of level 1 to match interior finish	460	SF	38.00	17,480	Note 2.1
208							
209		Landscaping					
210	2	Landscaping to building perimeter	1,616	SF	14.00	22,628	
211							
212		SITE IMPROVEMENTS				40,108	\$4.71 / SF
213							
214		Site Mechanical Utilities					
215		See sitework					
216							
217		SITE MECHANICAL UTILITIES					\$0 / SF
218							
219		Site Electrical Utilities					
220							
221	33	Feeders, conduit, cabling, trenching and backfill					
222	33	800A	500	LF	375.00	187,500	
223	33	Telecom raceways					
224	33	(3) 2" conduits with pullstrings from each building to telecom POC	550	LF	60.00	33,000	
225	33						
226	33	Fire alarm					
227	33	New campus FACP at facilities	1	LS	1,500.00	1,500	
228	33	Conduit and wiring from each bldg back to facilities	500	LF	50.00	25,000	
229							
230		SITE ELECTRICAL UTILITIES				247,000	\$29.01 / SF
231							
232		Other Site Construction					

Estimator: NH DJ
GSF : 8,513

MARTINEZ HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
233							
234		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 26,012

FOUNDERS HALL - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	7.2%	347,094	\$13.34	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	7.2%	347,094	\$13.34	
10 SUPERSTRUCTURE	17.4%	835,659	\$32.13	
20 EXTERIOR ENCLOSURE	2.1%	102,730	\$3.95	
30 ROOFING	5.7%	273,000	\$10.50	
B SHELL	25.2%	1,211,388	\$46.57	
10 INTERIOR CONSTRUCTION	1.8%	86,606	\$3.33	
20 STAIRS	3.8%	184,000	\$7.07	
30 INTERIOR FINISHES	2.1%	103,064	\$3.96	
C INTERIORS	7.8%	373,670	\$14.37	
10 CONVEYING	9.3%	448,400	\$17.24	
20 PLUMBING	5.3%	252,800	\$9.72	
30 HVAC	11.5%	549,745	\$21.13	
40 FIRE PROTECTION	4.3%	206,795	\$7.95	
50 ELECTRICAL	14.3%	686,778	\$26.40	
D SERVICES	44.7%	2,144,518	\$82.44	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	3.5%	168,578	\$6.48	
F SPECIAL CONSTRUCTION + DEMOLITION	3.5%	168,578	\$6.48	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	1.4%	67,714	\$2.60	
30 SITE MECHANICAL UTILITIES	1.0%	50,000	\$1.92	
40 SITE ELECTRICAL UTILITIES	9.1%	436,310	\$16.77	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	11.5%	554,024	\$21.30	
DIRECT COSTS		4,799,273	\$184.50	
MISCELLANEOUS EXPENSES	2.3%	112,264	\$4.32	
EQUIPMENT	0.8%	36,769	\$1.41	
GENERAL CONDITIONS	9.3%	444,361	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		5,392,667	\$207.31	
SDI	1.20%	76,101	\$2.93	
DIC/OCIP	0.44%	28,239	\$1.09	
FEE	3.00%	193,383	\$7.43	
GROSS RECEIPTS TAX	0.44%	29,214	\$1.12	
ESTIMATE SUB-TOTAL		5,719,604	\$219.88	
DESIGN CONTINGENCY	12.0%	647,120	\$24.88	
CONSTRUCTION CONTINGENCY	5.0%	301,989	\$11.61	
ESTIMATE SUB-TOTAL		6,668,713	\$256.37	
ESCALATION				
ESTIMATE TOTAL		6,668,713	\$256.37	total add-ons 38.95%

Estimator: NH DJ
GSF : 26,012

FOUNDERS HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3							
4		Spread Foundations (8' x 8' x 3' - 2 ea)					
5	3	Demolition / excavation & disposal	19	CY	250.00	4,741	
6	3	Formwork	192	SF	16.00	3,072	
7	3	Reinforcement	8,178	LB	1.55	12,676	
8	3	Concrete	16	CY	455.00	7,442	
9							
10		Pile Caps - 3 Ea					
11	3	Demolition / excavation & disposal	16	CY	250.00	4,000	
12	3	Formwork	252	SF	16.00	4,032	
13	3	Reinforcement	9,200	LB	1.55	14,260	
14	3	Concrete	18	CY	455.00	8,372	
15							
16		Micro-piles					
17	3	Mobilize equipment	1	LS	12,000.00	12,000	
18	3	12 diameter micro-piles - 40' deep (16 Ea)	640	LF	187.50	120,000	\$ 7,500 / pile - add for small rig / access to steep terrain
19	3	Premium for small rig	16	EA	1,200.00	19,200	lower productivity
20	3	Temp. grading for access	1	LS	47,800.00	47,800	
21							
22		Elevator Pit					
23	3	Demolish existing and construct new elevator pit	1	LS	89,500.00	89,500	
24							
25		FOUNDATIONS				347,094	\$13.34 / SF
26							
27		Basement Construction					
28		<i>No work in this section</i>					
29							
30		BASEMENT CONSTRUCTION					\$0 / SF
31							
32		Superstructure					
33							
34		Seismic upgrade					
35		Concrete Columns - 16 x 16					
36	3	Formwork	468	SF	26.00	12,172	
37	3	Reinforcement	3,488	LB	1.55	5,406	
38	3	Concrete	6	CY	925.00	5,866	
39							
40		Concrete Shear Wall - 16" thick					
41	3	Formwork	4,128	SF	26.00	107,328	
42	3	Reinforcement	61,511	LB	1.55	95,342	
43	3	Dowels / cores at floors	1	LS	22,500.00	22,500	
44	3	Concrete	112	CY	850.00	95,062	
45							
46		Shotcrete to walls					
47	3	Dowels into existing walls/columns	1,446	SF	18.00	26,028	
48	3	Formwork	1,446	SF	12.00	17,352	
49	3	Reinforcement	28,920	LB	1.55	44,826	
50	3	Shotcrete	64	CY	850.00	54,627	
51							
52		Overlay existing columns with 6" of shotcrete					
53	3	Dowels	424	SF	18.00	7,632	
54	3	Formwork	424	SF	5.00	2,120	
55	3	Rebar	4,750	LB	1.55	7,363	
56	3	Shotcrete	9	CY	850.00	7,341	
57							
58		Modify access on top of auditorium					
59	3	Pour flat concrete accessible seating area at top of auditorium after removal of storage room	30	SF	410.00	12,300	Note 2.1a
60							
61		Carbon Fiber Overlay					
62	3	Prepare surface	1,872	SF	5.50	10,296	

Estimator: NH DJ
GSF : 26,012

FOUNDERS HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
63	3	Carbon Fiber	1,872	SF	75.00	140,400	
64	3	Protective topping	1,872	SF	18.00	33,696	
65							
66		Allowance for miscellaneous structural work related to auditorium slab	1	LS			contingency item
67							
68		New elevator					
69	3	Enlarge existing elevator shaft	1	LS	128,000.00	128,000	Note 2.3a
70							
71		SUPERSTRUCTURE				835,659	\$32.13 / SF
72							
73		Exterior Enclosure					
74							
75		<u>Exterior Walls</u>					
76	7	Clean surfaces, repair as needed	12,553	SF	1.50	18,830	Note 1.1 - Stair conc. repairs included under site improvements
77							
78		<u>Windows</u>					
79	8	Repair as needed	1	LS	48,900.00	48,900	Note 1.2
80							
81		<u>Exterior Doors</u>					
82	8	Replace hardware on original doors that have not been updated	20	EA	1,750.00	35,000	Note 1.3
83							
84							
85		EXTERIOR ENCLOSURE				102,730	\$3.95 / SF
86							
87		Roofing					
88							
88		<u>Roof Coverings</u>					
90	7	New membrane roofing including rigid insulation and roof accessories	9,100	SF	30.00	273,000	Note 1.4
91							
92		ROOFING				273,000	\$10.5 / SF
93							
94		Interior Construction					
95							
96		Provide new single user and multiuser restrooms					Note 2.4
97	9	Interior partitions, including batt insulation and painted gypsum board	1,900	SF	22.00	41,800	
98	8	Interior solid core wood door, hollow metal frame and hardware, single leaf	8	EA	2,200.00	17,600	
99	10	Bathroom accessories - single use	6	EA	700.00	4,200	Including grab bars, soap dispenser,
100	10	Bathroom accessories - multi user	2	EA	5,000.00	10,000	Including toilet partitions, grab bars, soap dispenser, tp dispenser
101							
102	10	Allow for miscellaneous specialties including signage and fire extinguisher cabinet	26,012	SF	0.50	13,006	
103							
104		INTERIOR CONSTRUCTION				86,606	\$3.33 / SF
105							
106		Stairs					
107							
108		<u>Stair Construction</u>					
109	6	Replace stair from level 2 plaza to level 3 auditorium (assume steel pan with concrete fill)	1	LS	98,500.00	98,500	Note 2.2a
110	5	Add code compliant handrails and /or extensions to all stairs - interior	285	LF	300.00	85,500	Note 2.2a
111							
112		STAIRS				184,000	\$7.07 / SF
113							
114		Interior Finishes					

Estimator: NH DJ
 GSF : 26,012

FOUNDERS HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
115							
116		<u>Floors</u>					
117	9	New floor finishes by tenant	N/A				
118	9	Patch floor finishes at removed walls	1	LS	10,000.00	10,000	Note 3.1
119							
120		<u>Walls</u>					
121	9	Ceramic wall tile at restrooms, allow 4' high	1,368	SF	30.00	41,040	Note 2.4
122	9	Allow for patch and repair to wall and ceiling finishes to suit new structure modifications	26,012	SF	2.00	52,024	
123							
124		INTERIOR FINISHES				103,064	\$3.96 / SF
125							
126		<u>Conveying</u>					
127							
128		<u>Elevators & Lifts</u>					
129	14	New four stop passenger elevator	1	EA	350,000.00	350,000	Note 2.3a
130	14	Cab finish	1	EA	20,000.00	20,000	Note 2.3a
131	14	Limited use limited access elevator from level 4 to upper level of existing auditorium with new landing (LULA)	1	LS	78,400.00	78,400	Note 2.3b
132							
133		CONVEYING				448,400	\$17.24 / SF
134							
135		<u>Plumbing</u>					
136							
137	22	Upgrade existing restrooms - Replace WC, lavatory and undercounter tankless water heater, local rough in and final connect, relocate fixtures as necessary to accommodate ADA clearance requirements	24	FX	9,700.00	232,800	new risers required
138	22	Add instantaneous water heaters	10	EA	2,000.00	20,000	
139	22	Add kitchenette sink	1	LS	6,000.00	6,000	
140	22	Condensate drainage serving VRF system	1	LS	97,500.00	97,500	
141	22	TI scope credit	-1	LS	103,500.00	-103,500	
142							
143		PLUMBING				252,800	\$9.72 / SF
144							
145		<u>Hvac</u>					
146							
147		<u>VRF shell and core equipment</u>					
148	23	65 ton outdoor HP unit	1	EA	130,000.00	130,000	
149	23	DOAS, AHU, fresh air supply (8000 cfm)	1	LS	80,000.00	80,000	
150	23	Air distribution	1	LS	260,120.00	260,120	
151	23						
152	23	<u>VRF TI fitout</u>					
153	23	Indoor VRF fan coil units	1	LS	123,500.00	123,500	
154	23	OA ductwork connecting to indoor units	1	LS	260,120.00	260,120	
155	23	Refrigerant pipework	1	LS	234,000.00	234,000	
156	23						
157	23	<u>Controls & Instrumentation</u>					
158	23	VRF controls	1	LS	16,250.00	16,250	
159	23						
160	23	<u>Systems Testing & Balancing</u>	200	HRS	165.00	33,000	
161	23						
162	23	<u>Other HVAC Systems & Equipment</u>	1	LS	110,000.00	110,000	
163	23	TI scope credit	-1	LS	697,245.00	-697,245	
164							
165		HVAC				549,745	\$21.13 / SF
166							
167		<u>Fire Protection</u>					
168							
169	21	All new automatic wet sprinkler system	26,012	SF	7.95	206,795	split 50/50 C&S/TI
170							
171		FIRE PROTECTION				206,795	\$7.95 / SF

Estimator: NH DJ
GSF : 26,012

FOUNDERS HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
172							
173		Electrical					
174							
175	26	<u>Electrical Service & Distribution</u>					
176	26	New 1600A, 208/120V, 3P, 4W main panel	1	EA	28,000.00	28,000	
177	26	Distribution board, 600A	1	EA	14,300.00	14,300	
178	26	Mechanical panel, 125A, 42CB	2	EA	3,000.00	6,000	
179	26	Receptacle panel, 225A, 84 CB	4	EA	4,500.00	18,000	
180	26	Lighting panel, 125A, 42 CB	2	EA	3,000.00	6,000	
181	26	1600A feeder from facilities		NA			See site electrical
182	26	Feeders, conduit and wiring	1	LS	35,000.00	35,000	This should remain here as it's feeders from the distribution panel to subpanels within the building
183	26						
184	26	<u>Machine and equipment power</u>					
185	26	Plumbing equipment connections	1	LS	3,000.00	3,000	
186	26	HVAC equipment connections	1	LS	32,500.00	32,500	
187	26						
188	26	<u>Lighting and Branch Wiring</u>					
189	26	Core and shell lighting	26,012	SF	13.00	338,156	
190	26	TI fitout lighting	26,012	SF	20.00	520,240	
191	26						
192	26	<u>User convenience power</u>	26,012	SF	6.00	156,072	
193	26						
194	26	<u>Telecom, conduit and boxes only</u>	26,012	SF	2.00	52,024	Cabling, devices and equipment by tenant
195	26						
196	26	<u>Fire alarm</u>					
197	26	Update existing system	26,012	SF	4.00	104,048	
198	26						
199	26	<u>Other Electrical Systems</u>	1	LS	135,000.00	135,000	
200	26	TI scope credit	-1	LS	761,562.00	-761,562	
201							
202		ELECTRICAL				686,778	\$26.4 / SF
203							
204		Equipment					
205		N/A					
206							
207		EQUIPMENT					\$0 / SF
208							
209		Furnishings					
210		N/A					
211							
212		FURNISHINGS					\$0 / SF
213							
214		Special Construction					
215		N/A					
216							
217		SPECIAL CONSTRUCTION					\$0 / SF
218							
219		Selective Building Demolition					
220							
221	2	Remove carpet from levels 2 and 3, concrete on levels 1 and 4 remain	15,276	SF	2.50	38,190	Note 3.1
222	2	Remove all suspended ceilings, primarily on level 3	6,732	SF	3.00	20,196	Note 3.3
223	2	Remove all casework and library shelving	26,012	SF	0.50	13,006	Note 3.4
224	2	Remove existing lift connecting level 3 and 4	1	EA	20,000.00	20,000	Note 2.3a
225	2	Remove interior non structural walls and glazing	711	LF	30.00	21,330	Note 3.2
226	2	Remove interior doors	23	EA	200.00	4,600	Note 3.2
227	2	Demolish two existing single use restrooms on level 1	50	SF	10.00	500	Note 2.4
228	2	Demolish storage room at top of auditorium	1	LS	15,000.00	15,000	Note 2.1a

Estimator: NH DJ
GSF : 26,012

FOUNDERS HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
229	2	Demolish and remove existing membrane roofing	9,100	SF	2.50	22,750	Note 1.4
230	2	Allow for miscellaneous demolition and removal	26,012	SF	0.50	13,006	
231							
232		SELECTIVE BUILDING DEMOLITION				168,578	\$6.48 / SF
233							
234		Site Preparation					
235							
236		SITE PREPARATION					\$0 / SF
237							
238		Site Improvements					
239							
240		Pedestrian Paving					
241	32	Replace exterior concrete walkway at South side of level 1	113	SF	25.00	2,825	Note 2.1b
242	6	Add code compliant handrails and /or extensions to all stairs - interior	120	LF	250.00	30,000	Note 2.2a
243							
244		Site Walls					
245	3	Clean and repair all spalls and add a protective coating at all exterior stairs on West side of building	1	LS	10,000.00	10,000	Note 2.2b
246							
247		Landscaping					
248	2	Landscaping to building perimeter	1,778	SF	14.00	24,889	
249							
250		SITE IMPROVEMENTS				67,714	\$2.6 / SF
251							
252		Site Mechanical Utilities					
253	23	Allowance for new fire water connection to building	1	LS	50,000.00	50,000	
254							
255		SITE MECHANICAL UTILITIES				50,000	\$1.92 / SF
256							
257		Site Electrical Utilities					
258							
259	33	Feeders, conduit, cabling, trenching and backfill					
260	33	1600A	550	LF	675.00	371,250	
261	33	Telecom raceways					
262	33	(3) 2" conduits with pullstrings from each building to telecom POC	601	LF	60.00	36,060	
263	33						
264	33	Fire alarm					
265	33	New campus FACP at facilities	1	LS	1,500.00	1,500	
266	33	Conduit and wiring from each bldg back to facilities	550	LF	50.00	27,500	
267							
268		SITE ELECTRICAL UTILITIES				436,310	\$16.77 / SF
269							
270		Other Site Construction					
271		See sitework					
272							
273		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 7,766

MACKY HALL - UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE				
20 EXTERIOR ENCLOSURE	12.8%	84,670	\$10.90	
30 ROOFING				
B SHELL	12.8%	84,670	\$10.90	
10 INTERIOR CONSTRUCTION	3.8%	25,095	\$3.23	
20 STAIRS				
30 INTERIOR FINISHES	10.1%	66,627	\$8.58	
C INTERIORS	13.9%	91,722	\$11.81	
10 CONVEYING				
20 PLUMBING	3.0%	20,000	\$2.58	
30 HVAC	14.1%	93,192	\$12.00	
40 FIRE PROTECTION	5.0%	33,006	\$4.25	
50 ELECTRICAL	23.0%	151,660	\$19.53	
D SERVICES	45.2%	297,858	\$38.35	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION				
20 SITE IMPROVEMENTS	1.4%	9,518	\$1.23	
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	26.6%	175,500	\$22.60	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	28.1%	185,018	\$23.82	
DIRECT COSTS		659,268	\$84.89	
MISCELLANEOUS EXPENSES	5.1%	33,517	\$4.32	
EQUIPMENT	1.7%	10,978	\$1.41	
GENERAL CONDITIONS	20.1%	132,666	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		836,428	\$107.70	
SDI	1.20%	11,804	\$1.52	
DIC/OCIP	0.44%	4,380	\$0.56	
FEE	3.00%	29,995	\$3.86	
GROSS RECEIPTS TAX	0.44%	4,531	\$0.58	
ESTIMATE SUB-TOTAL		887,138	\$114.23	
DESIGN CONTINGENCY	12.0%	100,371	\$12.92	
CONSTRUCTION CONTINGENCY	5.0%	46,840	\$6.03	
ESTIMATE SUB-TOTAL		1,034,349	\$133.19	
ESCALATION				
ESTIMATE TOTAL		1,034,349	\$133.19	total add-ons 56.89%

Estimator: NH DJ
 GSF : 7,766

MACKY HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3		See superstructure					
4							
5		FOUNDATIONS					\$0 / SF
6							
7		Basement Construction					
8		No work in this section					
9							
10		BASEMENT CONSTRUCTION					\$0 / SF
11							
12		Superstructure					
13							
14		No work in this section					
15							
16		SUPERSTRUCTURE					\$0 / SF
17							
18		Exterior Enclosure					
19							
20		Exterior Walls					
21	7	Miscellaneous repair, re-paint and touch up paint	6,694	SF	5.00	33,470	Note 1.1
22							
23		Windows					
24	8	Repair as needed	1,400	SF	33.00	46,200	Note 1.2
25							
26		Exterior Doors					
27	8	Miscellaneous repair and touch up paint	1	LS	5,000.00	5,000	Note 1.3
28							
29		EXTERIOR ENCLOSURE				84,670	\$10.9 / SF
30							
31		Roofing					
32		Existing roof to remain					
33							
34		ROOFING					\$0 / SF
35							
36		Interior Construction					
37							
38		Provide new accessible single user restroom, level 1					Note 2.4
39	9	Interior partitions, including batt insulation and painted gypsum board	60	SF	48.00	2,880	
40		Patch existing drywall	7,766	SF	2.50	19,415	
41	8	Paint existing door	1	EA	700.00	700	
42	10	Bathroom accessories - single use	1	EA	2,100.00	2,100	Including grab bars, soap dispenser, tp dispenser
43							
44		INTERIOR CONSTRUCTION				25,095	\$3.23 / SF
45							
46		Stairs					
47		Retain existing stairs					
48							
49		STAIRS					\$0 / SF
50							
51		Interior Finishes					
52							
53		Floors					
54	9	Replace existing carpet flooring unless finish wood exposed	1	LS	10,000.00	10,000	Note 3.1 allowance
55							
56		Walls					
57	9	Ceramic wall tile at restrooms, allow 4' high	120	SF	48.00	5,760	Note 2.4
58	9	New paint to all walls	7,766	GSF	3.65	28,346	Note 3.2

Estimator: NH DJ
GSF : 7,766

MACKY HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
59							
60		<u>Ceilings</u>					
61	9	Re-paint all ceiling	7,766	GSF	2.90	22,521	Note 3.3
62							
62		INTERIOR FINISHES				66,627	\$8.58 / SF
64							
65		<u>Conveying</u>					
66		None required					
67							
68		CONVEYING					\$0 / SF
69							
70		<u>Plumbing</u>					
71	22	Add restroom - New WC, lavatory and undercounter tankless water heater, roughin and final connect	1	LS	20,000.00	20,000	
72	22	Replace existing gas water heaters and add instantaneous electric water heaters	5	EA	2,000.00		keep existing gas
73	22	Add kitchenette sink	1	LS	6,000.00	6,000	
74	22	Condensate drainage serving VRF system		NA			No VRF this building
75	22	TI scope credit	-1	LS	6,000.00	-6,000	
76							
77		PLUMBING				20,000	\$2.58 / SF
78							
79		<u>HVAC</u>					
80	23	Maintain existing HVAC distribution system, upgrade existing boiler and furnace located in the basement, misc. rework/repair of existing duct and pipe distribution	7,766	SF	12.00	93,192	
81							
82		HVAC				93,192	\$12 / SF
83							
84		<u>Fire Protection</u>					
85	21	Update existing sprinkler system as necessary	7,766	SF	4.25	33,006	
86							
87		FIRE PROTECTION				33,006	\$4.25 / SF
88							
89		<u>Electrical</u>					
90							
91		<u>Electrical Service & Distribution</u>					
92	26	New 400A, 208/120V, 3P, 4W main panel	1	EA	28,000.00	28,000	
93	26	Mechanical panel, 125A, 42CB	1	EA	3,000.00	3,000	
94	26	Receptacle panel, 225A, 84 CB	1	EA	4,500.00	4,500	
95	26	Lighting panel, 100A, 42 CB	1	EA	3,000.00	3,000	
96	26	400A feeder from facilities		NA			See site electrical
97	26	Feeders, conduit and wiring	1	LS	10,000.00	10,000	Should remain here, this is distribution within the bldg
98	26						
99	26	<u>Machine and equipment power</u>					
100	26	Plumbing equipment connections	1	LS	2,000.00	2,000	
101	26	HVAC equipment connections	1	LS	5,000.00	5,000	
102	26						
103	26	<u>Lighting and Branch Wiring</u>					
104	26	Core and shell lighting	7,766	SF	2.00	15,532	mostly existing
105	26	TI fitout lighting	7,766	SF	8.00	62,128	
106	26						
107	26	<u>User convenience power</u>	7,766	SF	1.40	10,872	bathrooms only
108	26						
109	26	<u>Telecom, conduit and boxes only</u>	7,766	SF	2.00	15,532	Cabling, devices and equipment by tenant
110	26						
111	26	<u>Fire alarm</u>					
112	26	New fire alarm system	7,766	SF	6.00	46,596	
113	26						
114	26	<u>Other Electrical Systems</u>	1	LS	44,000.00	44,000	
115	26	TI scope credit	-1	LS	98,500.40	-98,500	

Estimator: NH DJ
GSF : 7,766

MACKY HALL - ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
116							
117		ELECTRICAL				151,660	\$19.53 / SF
118							
119		<u>Equipment</u>					
120		No work in this section					
121							
122		EQUIPMENT					\$0 / SF
123							
124		<u>Furnishings</u>					
125		No work in this section					
126							
127		FURNISHINGS					\$0 / SF
128							
129		<u>Special Construction</u>					
130							
131		No work in this section					
132							
133		SPECIAL CONSTRUCTION					\$0 / SF
134							
135		<u>Selective Building Demolition</u>					
136							
137		No work in this section					
138							
139		SELECTIVE BUILDING DEMOLITION					\$0 / SF
140							
141		<u>Site Preparation</u>					
142							
143		See Sitework Section					
144							
145		SITE PREPARATION					\$0 / SF
146							
147		<u>Site Improvements</u>					
148							
149		<u>Landscaping</u>					
150	2	Landscaping to building perimeter	680	SF	14.00	9,518	
151							
152		SITE IMPROVEMENTS				9,518	\$1.23 / SF
153							
154		<u>Site Mechanical Utilities</u>					
155							
156		See Sitework Section					
157							
158		SITE MECHANICAL UTILITIES					\$0 / SF
159							
160		<u>Site Electrical Utilities</u>					
161							
162	33	Feeders, conduit, cabling, trenching and backfill					
163	33	400A	600	LF	175.00	105,000	
164	33	Telecom raceways					
165	33	(3) 2" conduits with pullstrings from each building to telecom POC	650	LF	60.00	39,000	
166	33						
167	33	Fire alarm					
168	33	New campus FACP at facilities	1	LS	1,500.00	1,500	
169	33	Conduit and wiring from each bldg back to facilities	600	LF	50.00	30,000	
170							
171		SITE ELECTRICAL UTILITIES				175,500	\$22.6 / SF

Estimator: NH DJ
GSF : 2,875

ALTERNATES DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		CARRIAGE HOUSE	2,875	SF			
3							
4		<u>Structure</u>					
5		New foundations	1,410	SF	38.00	53,580	
6		Structural upgrade to existing building including structural upgrades to allow for building relocation	2,876	GSF	85.00	244,460	
7		Move existing building to a new location within the campus site	1	LS	265,000.00	265,000	
8		Temporary grading to building relocation	1	LS	75,000.00	75,000	
9		<u>Exterior Closure</u>					
10		Modifications / repairs to existing siding.	2,877	GSF	12.30	35,387	
11		New windows	2,877	GSF	15.00	43,155	
12		Clean, repair and repaint exterior cladding	3,542	SF	8.00	28,336	
13		Replace interior finish to exterior walls after structural repair, install fiberglass batt insulation in stud cavities, re-finish with painted gypsum board	3,542	SF	9.00	31,878	
14		Repair and repaint windows as needed	228	SF	25.00	5,700	
15		Repaint doors and retain existing hardware	2	EA	750.00	1,500	
16		<u>Roof Coverings</u>					
17		New roof shingles including underlayment, sheathing and batt insulation	1,573	SF	15.00	23,595	
18		<u>Interior Construction</u>					
19		Provide new accessible single user restroom, level 1					
20		Interior partitions, including batt insulation and painted gypsum board	100	SF	22.00	2,200	
21		Solid core wood door, hollow metal frame and hardware, single leaf	1	EA	2,200.00	2,200	
22		Bathroom accessories - single use	1	EA	700.00	700	
23		<u>Interior Finishes</u>					
24		New floor finishes by tenant		N/A			
25		Patch and repair interior walls to suit structure modifications	2,875	GSF	5.00	14,375	
26		Re-paint all ceiling	2,875	GSF	4.00	11,500	
27		<u>Plumbing</u>					
28		Add restroom - New WC, lavatory and undercounter tankless water heater, rough in and final connect	1	LS	20,000.00	20,000	
29		Replace existing gas water heaters and add instantaneous electric water heaters	3	EA	2,000.00	6,000	
30		Add kitchenette sink	1	LS	6,000.00	6,000	
31		Condensate drainage serving VRF system	1	LS	10,500.00	10,500	
32		TI scope credit	-1	LS	16,500.00	-16,500	
33		<u>VRF shell and core equipment</u>					
34		7 ton outdoor HP unit	1	EA	17,500.00	17,500	
35		Heat recovery ventilator, 800 cfm	1	LS	8,000.00	8,000	
36		Air distribution	1	LS	28,750.00	28,750	
37		<u>VRF TI fitout</u>					
38		Indoor VRF fan coil units	1	LS	14,000.00	14,000	
39		OA ductwork connecting to indoor units	1	LS	28,750.00	28,750	
40		Refrigerant pipework	1	LS	25,200.00	25,200	
41		<u>Controls & Instrumentation</u>					
42		VRF controls	1	LS	1,750.00	1,750	
43		Systems Testing & Balancing	23	HRS	165.00	3,795	
44		Other HVAC Systems & Equipment	1	LS	12,500.00	12,500	
45		TI scope credit	-1	LS	76,972.50	-76,973	
46		<u>Fire Protection</u>					
47		Update existing sprinkler system as necessary	2,875	SF	4.00	11,500	
48		<u>Electrical Service & Distribution</u>					
49		New 200A, 208/120V, 3P, 4W main panel	1	EA	8,000.00	8,000	
50		200A feeder from Martinez		NA			

Estimator: NH DJ
GSF : 2,875

ALTERNATES DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
51		Feeders, conduit and wiring	1	LS	4,500.00	4,500	
52		Machine and equipment power					
53		Plumbing equipment connections	1	LS	2,000.00	2,000	
54		HVAC equipment connections	1	LS	3,500.00	3,500	
55		Lighting and Branch Wiring					
56		Core and shell lighting	2,875	SF	15.00	43,125	
57		TI fitout lighting	2,875	SF	20.00	57,500	
58		User convenience power	2,875	SF	6.00	17,250	
59		Telecom, conduit and boxes only	2,875	SF	2.00	5,750	
60		Fire alarm					
61		All new fire alarm system	2,875	SF	6.00	17,250	
62		Other Electrical Systems	1	LS	16,000.00	16,000	
63		TI scope credit	-1	LS	85,500.00	-85,500	
64		Building Elements Demolition					
65		Demolish all interior partitions and glazing	103	LF	30.00	3,090	
66		Remove interior doors	4	EA	200.00	800	
67		Remove existing roofing	1,573	SF	8.00	12,584	
68		Remove existing finishes and substrates	2,875	SF	3.00	8,625	
69		Allow for miscellaneous demolition	2,875	SF	1.00	2,875	
70		Site					
71		Allowance for site improvements at perimeter of new building location including pathways and ADA access ramps	1	LS	55,000.00	55,000	
72		Electrical Service & Fire Alarm Site Distribution	1	LS	38,250.00	38,250	
73		New utility connections	1	LS	35,000.00	35,000	
74							
75					SUB-TOTAL	1,184,938	
76							
77		MISCELLANEOUS EXPENSES				12,408	
78		EQUIPMENT				4,064	
79		GENERAL CONDITIONS				49,113	
80		PHASING					
81		SDI	1.20%			17,647	
82		DIC/OCIP	0.44%			6,548	
83		FEE	3.00%			44,844	
84		GROSS RECEIPTS TAX	0.44%			6,774	
85		DESIGN CONTINGENCY	12.00%			150,063	
86		CONSTRUCTION CONTINGENCY	5.00%			70,029	
87		ESCALATION	EXCLUDED				
88							
89		CARRIAGE HOUSE				1,546,430	\$535.65 / SF

Estimator: NH DJ
GSF : 2,644

SIMPSON SCULPTURE STUDIO

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1		SIMPSON SCULPTURE STUDIO	2,644	SF			
2							
3		<u>Structure</u>					
4		New foundations	2,644	SF	25.00	66,100	
5		Slab on grade	2,644	SF	18.00	47,592	
6		Stem wall at perimeter	110	LF	465.00	51,150	
7		New structural steel frame, high bay space	2,644	LB	135.00	356,940	30 LB' s/ SF
8		Metal decking to roof	2,644	SF	11.00	29,084	
9		<u>Exterior Closure</u>					
10		Carefully remove glass block panels from existing building and store for reuse	2,520	SF	25.00	63,000	
11		Salvage other exterior skin components	2,644	GSF	5.00	13,220	
12		Reinstall glass block panels in new structure, reinforce as necessary	2,520	SF	38.00	95,760	
13		Metal stud framing, insulation, sheathing, waterproofing and hardiboard siding to exterior walls	3,528	SF	68.00	239,904	
14		Reinstall existing vents and other salvaged items	1	LS	35,000.00	35,000	
15		Storefront / infill panel at roll up door location	1	EA	50,000.00	50,000	
16		New access doors	1	LS	16,000.00	16,000	
17		Roof screen at mech.	1	LS	50,000.00	50,000	
18		<u>Roofing & Waterproofing</u>					
19		New roofing	2,644	SF	28.00	74,032	
20		<u>Interiors</u>	2,644	GSF			
21		New restroom	1	LS	30,000.00	30,000	
22		<u>MEP Systems</u>					
23		Plumbing	2,644	GSF	13.00	34,372	
24		HVAC	2,644	GSF	26.00	68,744	core & shell only - rooftop units
25		Fire protections	2,644	GSF	8.00	21,152	
26		Electrical & fire alarm	2,644	GSF	42.00	111,048	core & shell only
27		<u>Other</u>					
28		Equipment		See TI			
29		Furnishing		See TI			
30		<u>Site</u>					
31		Allowance for site improvements at perimeter of new building location including pathways and ADA access ramps	1	LS	55,000.00	55,000	
32		Electrical & Fire Alarm Site Distribution	1	LS	78,000.00	78,000	
33		New utility connections	1	LS	35,000.00	35,000	
34							
35							
36							
37		MISCELLANEOUS EXPENSES				11,411	
38		EQUIPMENT				3,737	
39		GENERAL CONDITIONS				45,167	
40		PHASING					
41		SDI	1.20%			23,728	
42		DIC/OCIP	0.44%			8,805	
43		FEE	3.00%			60,296	
44		GROSS RECEIPTS TAX	0.44%			9,109	
45		DESIGN CONTINGENCY	12.00%			201,770	
46		CONSTRUCTION CONTINGENCY	5.00%			94,159	
47		ESCALATION					
48							
49		SIMPSON SCULPTURE STUDIO				2,079,280	\$786.41 / SF

Estimator: NH DJ
GSF : 89,891

SITWORK Option A- UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE				
20 EXTERIOR ENCLOSURE				
30 ROOFING				
B SHELL				
10 INTERIOR CONSTRUCTION				
20 STAIRS				
30 INTERIOR FINISHES				
C INTERIORS				
10 CONVEYING				
20 PLUMBING				
30 HVAC				
40 FIRE PROTECTION				
50 ELECTRICAL				
D SERVICES				
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION	30.2%	946,895	\$10.53	
20 SITE IMPROVEMENTS	59.7%	1,867,977	\$20.78	
30 SITE MECHANICAL UTILITIES	2.2%	67,856	\$0.75	
40 SITE ELECTRICAL UTILITIES	7.9%	248,804	\$2.77	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITWORK	100.0%	3,131,531	\$34.84	
DIRECT COSTS		3,131,531	\$34.84	
MISCELLANEOUS EXPENSES	2.7%	84,880	\$0.94	
EQUIPMENT	0.9%	27,800	\$0.31	
GENERAL CONDITIONS	10.7%	335,970	\$3.74	
PHASING				
ESTIMATE SUB-TOTAL		3,580,180	\$39.83	
SDI	1.20%	48,676	\$0.54	
DIC/OCIP	0.44%	18,062	\$0.20	
FEE	3.00%	123,692	\$1.38	
GROSS RECEIPTS TAX	0.44%	18,686	\$0.21	
ESTIMATE SUB-TOTAL		3,789,297	\$42.15	
DESIGN CONTINGENCY	10.0%	358,018	\$3.98	
CONSTRUCTION CONTINGENCY	3.0%	118,146	\$1.31	
ESTIMATE SUB-TOTAL		4,265,461	\$47.45	
ESCALATION				
ESTIMATE TOTAL		4,265,461	\$47.45	total add-ons 36.21%

Estimator: NH DJ
GSF : 89,891

SITWORK OPTION A- ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Selective Building Demolition					
3							
4							
5		SELECTIVE BUILDING DEMOLITION					\$0 / SF
6							
7		Site Preparation					
8							
9		Site Demolition					\$597,304
10	31	Keynote 1: Remove existing building, foundation & related elements	23,328	SF	15.00	349,920	Sheet L1.00 for demolition-option A
11	31	Keynote 2: Remove existing concrete/Asphalt path	18,653	SF	4.25	79,275	
12	31	Keynote 3: Remove existing EVA/ parking lot	2,414	SF	2.75	6,639	
13	31	Keynote 5: Remove existing concrete v ditch	179	LF	25.00	4,475	
14		Keynote 6:					
15	31	Remove existing concrete stairs	534	LF	12.00	6,408	
16	31	Remove existing concrete wall	395	LF	12.00	4,740	
17	31	Keynote 7: Remove existing fire hydrant & water meter	1	EA	800.00	800	
18	31	Keynote 8: Remove existing curb and gutter	525	LF	11.00	5,775	
19	31	Keynote 9: Remove existing site benches	4	EA	150.00	600	
20	31	Keynote 10: Remove existing site signage	1	EA	800.00	800	
21	31	Keynote 11: Remove existing driveway apron	225	SF	6.55	1,474	
22	31	Remove existing concrete pads	26	SF	22.00	572	
23	31	Remove existing fencing	298	LF	6.00	1,788	
24	31	Remove existing parking lot	8,985	SF	2.75	24,709	
25	31	Remove existing planter wood wall	111	LF	6.50	722	
26	31	Remove existing trash enclosure	568	SF	2.00	1,136	
27	31	Remove existing landscaping/ planting area	35,692	SF	1.50	53,538	
28	31	Allowance for demolition of misc. items	89,891	GSF	0.60	53,935	
29							
30		Site Protection					\$32,450
31	31	Allow for Erosion control	1	LS	25,000.00	25,000	
32	31	Protect existing trees 4' height fencing w/ metal stakes and temp irrigation system	7	EA	350.00	2,450	L1.02- Sheet note B
33	31	Allowance for protection of existing site utilities and additional items	1	Allow	5,000.00	5,000	L1.02- Sheet note C, D
34							
35		Site Clearing					\$317,140
36	31	Rough grading	89,891	GSF	2.00	179,782	
37	31	Fine grading	89,891	GSF	1.00	89,891	
38	31	Vegetation removal	89,891	GSF	0.30	26,967	
39	31	Remove existing trees	41	EA	500.00	20,500	Sheet L1.02- Planting plan- option A
40							
41		Hazardous waste remediation					
42	31	Assume no hazardous abatement required for site demolition		NA			
43							
44		SITE PREPARATION				946,895	\$10.53 / SF
45							
46		Site Improvements					
47							
48		Gross area of site- Option A	89,891	GSF			
49		Building footprints	44,654	SF			
50		Net site area	45,237	SF			
51							
52		Roadways/ Parking lot					\$106,744
53	32	Keynote 2: AC paving- 4"-6" thick w/ compacted class II aggregate base	7,975	SF	6.00	47,850	Sheet L1.01 for all paving keynotes- option A
54	32	Keynote 3: AC paving, approximate zone of 1:12 w/ handrails- 4"-6" thick w/ compacted class II aggregate base	4,739	SF	6.00	28,434	

Estimator: NH DJ
GSF : 89,891

SITWORK OPTION A- ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
55	32	Concrete curb & gutter	256	LF	75.00	19,200	
56	32	Concrete curb at transitions	313	LF	20.00	6,260	
57	32	Allowance for patching at damaged asphalt concrete	1	Allow	5,000.00	5,000	
58							
59		Pedestrian paving					\$162,513
60	32	Keynote 4: New concrete paving- 4" thick w/ 6"-8" class II aggregate base	4,298	SF	18.50	79,513	
61	32	Allow for patching at damaged paving area	1	Allow	3,000.00	3,000	
62	32	Allow for miscellaneous hardscape	1	LS	80,000.00	80,000	
63							
64		Site development and structures					\$622,295
65	32	Concrete stairs	237	LF	80.00	18,960	
66	32	Stainless steel handrails at stairs	31	LF	455.00	14,105	
67	32	Stainless steel handrails to ramps	306	LF	455.00	139,230	
68	32	Allow for miscellaneous handrails and guardrails	1	LS	50,000.00	50,000	
69	32	Allow for steel planter boxes	1	LS	150,000.00	150,000	
70	32	Allow for miscellaneous site structures	1	LS	250,000.00	250,000	Including site retaining walls
71							
72		Landscaping					\$611,472
73	32	Keynote 3: New planting area including soil prep	18,673	SF	8.00	149,384	Sheet L1.02 for all landscape keynotes- option A
74	32	Landscape area- remaining	9,552	SF	6.50	62,088	Allowance
75	32	Allowance for additional landscaping & irrigation not identified on drawings	1	LS	400,000.00	400,000	
76							
77		Planting					\$78,324
78	32	1 gallon at 18" O.C.- 65%	18,346	SF	1.50	27,519	
79	32	5 gallon at 24" O.C.- 25%	7,056	SF	4.00	28,225	
80	32	15 gallon at 38" O.C.- 10%	2,823	SF	8.00	22,580	
81							
82		Site furnishings					\$145,311
83	32	Steel removable bollards, 4.5" diameter x 38" height	8	EA	1,200.00	9,600	
84	32	Allowance for site benches, fences, gates, trash receptacles, bike racks and misc.	45,237	SF	3.00	135,711	
85							
86		Drainage					\$34,024
87	32	Drainage at hardscape areas	17,012	SF	2.00	34,024	
88							
89		Irrigation					\$84,675
90	32	Irrigation	28,225	SF	3.00	84,675	
91							
92		Misc. items					\$22,619
93	32	Allowance for site signages	45,237	SF	0.50	22,619	
94							
95		SITE IMPROVEMENTS				1,867,977	\$20.78 / SF
96							
97		Site Mechanical Utilities					
98							
99	33	Fire water service to Treadwell	1	LS	50,000.00		Included with Building Cost
100	33	Fire water service to Founders	1	LS	50,000.00		Included with Building cost
101	33						
102	33	Site water / drains lines allowance	45,237	SF	1.50	67,856	
103	33						
104	33	Site waste distribution	45,237	SF			Excluded - carried in other budget
105	33						
106	33	Site drainage	45,237	SF			Excluded - carried in other budget
107							
108		SITE MECHANICAL UTILITIES				67,856	\$0.75 / SF
109							
110		Site Electrical Utilities					
111							
112	33	Demo existing MSB behind facilities	1	EA	5,000.00		Excluded - carried in other budget

Estimator: NH DJ
 GSF : 89,891

SITWORK OPTION A- ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
113	33	New MSB, 4000A, 208Y/120V, 3P, 4W, NEMA 4X enclosure, relocate 2' back from current location, rework existing feeders	1	EA	102,450.00		Excluded - carried in other budget
114	33	1600 A CB, founders hall		included			
115	33	800A CB, Martinez		included			
116	33	800A CB, Treadwell		included			
117	33	400A CB, Macky		included			
118	33	600A CB, Oliver		included			
119	33	225A CB, Simpson		included			
120	33	200A CB, Carriage house		included			
121	33						
122	33	Feeders, conduit, cabling, trenching and backfill					
123	33	1600A	550	LF	675.00		move to buildings
124	33	800A	500	LF	375.00		move to buildings
125	33	600A	500	LF	330.00		move to buildings
126	33	400A	600	LF	175.00		move to buildings
127	33	300A	300	LF	165.00		move to buildings
128	33	225A	300	LF	135.00		move to buildings
129	33	200A	150	LF	115.00		move to buildings
130	33	100A	50	LF	65.00		move to buildings
131	33						
132	33	Telecom raceways					
133	33	(3) 2" conduits with pullstrings from each building to telecom POC	3,450	LF	60.00		allocate to each building
134	33						
135	33	Fire alarm					
136	33	New campus FACP at facilities	1	LS	15,000.00		pro-rate to buildings
137	33	Conduit and wiring from each bldg back to facilities	2,950	LF	50.00		allocate to each building
138	33						
139	33	Site lighting allowance	45,237	SF	5.50	248,804	
140							
141		SITE ELECTRICAL UTILITIES				248,804	\$2.77 / SF
142							
143		Other Site Construction					
144							
145							
146		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 104,460

SITWORK Option B- UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE				
20 EXTERIOR ENCLOSURE				
30 ROOFING				
B SHELL				
10 INTERIOR CONSTRUCTION				
20 STAIRS				
30 INTERIOR FINISHES				
C INTERIORS				
10 CONVEYING				
20 PLUMBING				
30 HVAC				
40 FIRE PROTECTION				
50 ELECTRICAL				
D SERVICES				
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION	25.2%	1,051,477	\$10.07	
20 SITE IMPROVEMENTS	64.7%	2,696,606	\$25.81	
30 SITE MECHANICAL UTILITIES	2.2%	89,709	\$0.86	
40 SITE ELECTRICAL UTILITIES	7.9%	328,933	\$3.15	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITWORK	100.0%	4,166,724	\$39.89	
DIRECT COSTS		4,166,724	\$39.89	
MISCELLANEOUS EXPENSES	2.0%	84,880	\$0.81	Misc Expenses & Equipment
EQUIPMENT	0.7%	27,800	\$0.27	
GENERAL CONDITIONS	8.1%	335,970	\$3.22	General Conditions
PHASING				
ESTIMATE SUB-TOTAL		4,615,374	\$44.18	
SDI	1.20%	62,751	\$0.60	
DIC/OCIP	0.44%	23,285	\$0.22	
FEE	3.00%	159,458	\$1.53	
GROSS RECEIPTS TAX	0.44%	24,089	\$0.23	
ESTIMATE SUB-TOTAL		4,884,955	\$46.76	
DESIGN CONTINGENCY	10.0%	461,537	\$4.42	
CONSTRUCTION CONTINGENCY	3.0%	152,307	\$1.46	
ESTIMATE SUB-TOTAL		5,498,800	\$52.64	
ESCALATION				
ESTIMATE TOTAL		5,498,800	\$52.64	total add-ons 31.97%

Estimator: NH DJ
GSF : 104,460

SITWORK OPTION B- ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Selective Building Demolition					
3							
4							
5		SELECTIVE BUILDING DEMOLITION					\$0 / SF
6							
7		Site Preparation					
4		Site Demolition					\$636,259
9	31	Keynote 1: Remove existing building, foundation & related elements	23,328	SF	15.00	349,920	Sheet L2.00 for demolition-option B
10	31	Keynote 2: Remove existing concrete/Asphalt path	20,380	SF	4.25	86,615	
11	31	Keynote 3: Remove existing EVA/ parking lot	2,620	SF	2.75	7,205	
12	31	Keynote 5: Remove existing concrete v ditch	179	LF	25.00	4,475	
13		Keynote 6:					
14	31	Remove existing concrete stairs	595	LF	12.00	7,140	
15	31	Remove existing concrete wall	435	LF	12.00	5,220	
16	31	Keynote 7: Remove existing fire hydrant & water meter	1	EA	800.00	800	
17	31	Keynote 8: Remove existing curb and gutter	648	LF	11.00	7,128	
18	31	Keynote 9: Remove existing site benches	7	EA	150.00	1,050	
19	31	Keynote 10: Remove existing site signage	1	EA	800.00	800	
20	31	Keynote 11: Remove existing driveway apron	225	SF	6.55	1,474	
21	31	Remove existing concrete pads	26	SF	22.00	572	
22	31	Remove existing fencing	298	LF	6.00	1,788	
23	31	Remove existing parking lot	8,985	SF	2.75	24,709	
24	31	Remove existing planter wood wall	111	LF	6.50	722	
25	31	Remove existing trash enclosure	568	SF	2.00	1,136	
26	31	Remove existing landscaping/ planting area	48,553	SF	1.50	72,830	
27	31	Allowance for demolition of misc. items	104,460	GSF	0.60	62,676	
28							
29		Site Protection					\$47,000
30	31	Allow for Erosion control	1	LS	35,000.00	35,000	
31	31	Protect existing trees 4' height fencing w/ metal stakes and temp irrigation system	20	EA	350.00	7,000	L2.02- Sheet note B
32	31	Allowance for protection of existing site utilities and additional items	1	Allow	5,000.00	5,000	L2.02- Sheet note C, D
33							
34		Site Clearing					\$368,218
35	31	Rough grading	104,460	GSF	2.00	208,920	
36	31	Fine grading	104,460	GSF	1.00	104,460	
37	31	Vegetation removal	104,460	GSF	0.30	31,338	
38	31	Remove existing trees	47	EA	500.00	23,500	
39							
40		Hazardous waste remediation					
41	31	Assume no hazardous abatement required for site demolition		NA			
42							
43		SITE PREPARATION				1,051,477	\$10.07 / SF
44							
45		Site Improvements					
46		Gross site area	104,460	GSF			
47		New building area	44,654	SF			
48		Net Site Area	59,806	SF			
49							
50		Roadways/ Parking lot					\$84,013
51	32	Keynote 1: Preserve existing concrete paving	1,263	SF			Sheet L2.01 for all paving keynotes- option B
52	32	Keynote 2: AC paving- regrade to 1:12 max w/ 2% cross slope	7,975	SF	3.50	27,913	

Estimator: NH DJ
 GSF : 104,460

SITWORK OPTION B- ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
53	32	Keynote 3: AC paving- approximate zone of 1:12 w/ handrails	4,995	SF	4.00	19,980	
55							
56	32	Concrete curb & gutter	256	LF	75.00	19,200	
57	32	Concrete curb at transitions	596	LF	20.00	11,920	
58	32	Allowance for patching damaged asphalt paving	1	Allow	5,000.00	5,000	
59							
60		Pedestrian paving					\$299,434
61	32	Keynote 4: Concrete paving at stairs	718	SF	28.00	20,104	
62	32	Keynote 8: New concrete paving	6,448	SF	18.55	119,610	
72	32	Keynote 5: New concrete ramp, 6'wide 1:12 max w/ 2% cross slope	3,486	SF	20.00	69,720	
63	32	Allow for miscellaneous hardscape	1	LS	85,000.00	85,000	
64	32	Allowance for patching damaged concrete paving	1	Allow	5,000.00	5,000	
65							
66		Site Development					\$544,500
67	32	CIP concrete wall	189	LF	500.00	94,500	
68	32	Allow for miscellaneous handrails and guardrails	1	LS	50,000.00	50,000	
69	32	Allow for steel planter boxes	1	LS	150,000.00	150,000	
70	32	Allow for miscellaneous site structures	1	LS	250,000.00	250,000	Including site retaining walls
71	32	Concrete steps	500	LF	80.00	40,000	
73	32	Stainless steel handrails at steps	1,106	LF	455.00	503,230	both side of ramp & stairs
74							
75		Landscaping					\$207,194
76	32	Keynote 2: Repair existing planting area	15,144	SF	4.00	60,576	Sheet L2.02 for all landscape keynotes- option B
77	32	Keynote 3: New planting area	12,045	SF	8.00	96,360	
78	32	Landscape area- remaining	7,732	SF	6.50	50,258	
78	32	Allowance for additional landscaping & irrigation not identified on drawings	1	LS	400,000.00	400,000	
78							
78		Planting					\$96,906
81	32	1 gallon at 18" O.C.- 65%	22,699	SF	1.50	34,048	
82	32	5 gallon at 24" O.C.- 25%	8,730	SF	4.00	34,921	
83	32	15 gallon at 38" O.C.- 10%	3,492	SF	8.00	27,937	
84							
85		Site Furnishings					\$189,018
86	32	Steel removable bollards, 4.5" diameter x 38" height	8	EA	1,200.00	9,600	
87	32	Allowance for site benches, fences, gates, trash receptacles, bike racks and misc.	59,806	GSF	3.00	179,418	
88							
89		Drainage					\$49,770
90	32	Drainage at hardscape areas	24,885	SF	2.00	49,770	
91							
92		Irrigation					\$104,763
93	32	Irrigation	34,921	SF	3.00	104,763	
94							
95		Misc. items					\$29,903
96	32	Allowance for site signages	59,806	SF	0.50	29,903	
97							
98		SITE IMPROVEMENTS				2,696,606	\$25.81 / SF
99							
100		Site Mechanical Utilities					
101							
102	33	Fire water service to Treadwell	1	LS	50,000.00		Included with Building estimate
103	33	Fire water service to Founders	1	LS	50,000.00		Included with Building estimate
104	33						
105	33	Site water / drains lines allowance	59,806	SF	1.50	89,709	
106	33						
107	33	Site waste distribution	59,806	SF			Excluded - carried in other budget
108	33						
109	33	Site drainage	59,806	SF			Excluded - carried in other budget

Estimator: NH DJ
 GSF : 104,460

SITWORK OPTION B- ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
110							
111							
112		SITE MECHANICAL UTILITIES				89,709	\$0.86 / SF
113							
114		Site Electrical Utilities					
115							
116	33	Demo existing MSB behind facilities	1	EA	5,000.00		Excluded - carried in other budget
		New MSB, 4000A, 208Y/120V, 3P, 4W,					
117	33	NEMA 4X enclosure, relocate 2' back from current location, rework existing feeders	1	EA	102,450.00		Excluded - carried in other budget
118	33	1600 A CB, founders hall			included		
119	33	800A CB, Martinez			included		
120	33	800A CB, Treadwell			included		
121	33	400A CB, Macky			included		
122	33	600A CB, Oliver			included		
123	33	225A CB, Simpson			included		
124	33	200A CB, Carriage house			included		
125	33						
126	33	Feeders, conduit, cabling, trenching and backfill					
127	33	1600A	550	LF	675.00		moved ot bldgs
128	33	800A	500	LF	375.00		moved ot bldgs
129	33	600A	500	LF	330.00		moved ot bldgs
130	33	400A	600	LF	175.00		moved ot bldgs
131	33	300A	300	LF	165.00		moved ot bldgs
132	33	225A	300	LF	135.00		moved ot bldgs
133	33	200A	150	LF	115.00		moved ot bldgs
134	33	100A	50	LF	65.00		moved ot bldgs
135	33						
136	33						
137	33	Telecom raceways					
138	33	(3) 2" conduits with pullstrings from each building to telecom POC	3,450	LF	60.00		allocate to each building
139	33						
140	33	Fire alarm					
141	33	New campus FACP at facilities	1	LS	15,000.00		pro-rate to buildings
142	33	Conduit and wiring from each bldg back to facilities	2,950	LF	50.00		allocate to each building
143	33						
144	33	Site lighting allowance	59,806	SF	5.50	328,933	
145							
146		SITE ELECTRICAL UTILITIES				328,933	\$3.15 / SF
147							
148		Other Site Construction					
149							
150							
151		OTHER SITE CONSTRUCTION					\$0 / SF

Estimator: NH DJ
GSF : 78,668

GENERAL CONDITIONS / MISCELLANEOUS EQUIPMENT & EXPENSES

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		GENERAL CONDITIONS					
3							
4		Project Duration	12	Mths	139,987.33		
5							
6		<u>Site Management / Site Supervision</u>					
7		Project Manager - 1 FTE	2,064	Hrs	135.00	278,640	
8		Project Engineer - Part time (50%)	1,032	Hrs	105.00	108,360	
9		Superintendent - 1 FTE	2,064	Hrs	145.00	299,280	
10		Assistant Superintendent - Part-time (50%)	1,032	Hrs	122.00	125,904	
11		Safety	480	Hrs	115.00	55,200	
12		Project Admin	1,032	Hrs	73.00	75,336	
13		Scheduling	288	Hrs	150.00	43,200	
14		Miscellaneous	12	Mths	1,200.00	14,400	
15							
16		<u>Site Labor</u>					
17		Safety / cleanup - 2 FTE	4,128	Hrs	88.00	363,264	
18		Flagmen - Part time (Allowance of hours)	400	Hrs	76.00	30,400	
19		Material Handling / Gradall operator - 1 FTE	2,064	Hrs	76.00	156,864	
20		Site security (allowance)	12	Mths	10,750.00	129,000	off hours only
21							
22		GENERAL CONDITIONS				1,679,848	\$21.35 / SF
23							
24		MISCELLANEOUS EXPENSES					
25							
26		Project Duration	12	Mths	35,366.67		
27							
28		<u>Temporary Facilities</u>					
29		Mobilize	1	LS	8,500.00	8,500	
30		Furniture / equipment	1	LS	10,000.00	10,000	
31		Trailer rental	12	Mths	2,400.00	28,800	
32		Office supplies / copiers / phones etc.	12	Mths	6,400.00	76,800	
33		Toilets/wash hand stations	12	Mths	800.00	9,600	
34		Temporary fencing	1	LS	50,000.00	50,000	
35		Temporary signage	1	LS	8,500.00	8,500	
36		Temporary storage	12	Mths	550.00	6,600	
37							
38		<u>Safety / Clean up</u>					
39		Debris Boxes	96	EA	900.00	86,400	
40		Material	12	Mths	1,500.00	18,000	
41		SWPP material	1	LS	30,000.00	30,000	
42							
43		<u>Other Expenses</u>					
44		Parking	12	Mths	3,500.00	42,000	
45		Drawing reproduction	12	Mths	1,500.00	18,000	
46		Rodent control	12	Mths	800.00	9,600	
47		Fuel / consumables	12	Mths	600.00	7,200	
48		Miscellaneous expenses	12	Mths	1,200.00	14,400	
49							
50		MISCELLANEOUS EXPENSES				424,400	\$5.39 / SF

Estimator: NH DJ
 GSF : 78,668

GENERAL CONDITIONS / MISCELLANEOUS EQUIPMENT & EXPENSES

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
51							
52		EQUIPMENT					
53							
54		Project Duration	12	Mths	11,583.33		
55							
56		<u>Material Handling / Hoisting</u>					
57	32	Gradall	12	Mths	3,400.00	40,800	
58	32	Mobile crane	120	Hrs	350.00	42,000	
59							
60		<u>Access</u>					
61	32	Manlift			Assume none required		
62	32	Temporary access stairs	1	LS	18,500.00	18,500	
63	32	Temporary ramps	1	LS	12,500.00	12,500	
64							
65		<u>Miscellaneous Equipment</u>					
66	32	Small tools / misc.	12	Mths	2,100.00	25,200	
67							
68		EQUIPMENT				139,000	\$1.77 / SF

TEAM IMPROVEMENTS - UNIFORM T1 SUMMARY		Facilities	B Building	Cher Art Center	Townsend Hall	Marquez Annex	Marquez Hall	Founders Hall	Mucky Hall	Carriage House	Simpson Sculpture Studio	TOTAL BUILDINGS
SECTION	%	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	\$/SF
A SUBSTRUCTURE												
20 BASHMENT CONSTRUCTION												
10 SUPERSTRUCTURE												
20 EXTERIOR ENCLOSURE												
30 ROOFING												
B SHELL												
10 INTERIOR CONSTRUCTION												
20 STAIRS	21.2%	35,650	\$23.00	221,985	\$45.00	344,475	\$46.00	630,330	\$66.00	131,590	\$26.00	3,994,075
20 INTERIOR FINISHES	21.2%	35,650	\$23.00	221,985	\$45.00	344,475	\$46.00	630,330	\$66.00	131,590	\$26.00	3,994,075
C INTERIORS												
10 CONVENTING	12.7%	21,030	\$16.00	24,034	\$4.67	36,979	\$47.00	38,996	\$3.36	17,096	\$3.42	301,617
20 PLUMBING	30.1%	40,855	\$33.66	132,027	\$26.76	206,685	\$27.00	208,417	\$25.54	135,649	\$25.95	1,864,011
40 FIRE PROTECTION	28.1%	46,476	\$33.15	140,245	\$28.43	213,039	\$27.63	461,424	\$41.00	177,026	\$23.00	2,142,258
40 ELECTRICAL	28.1%	46,476	\$33.15	140,245	\$28.43	213,039	\$27.63	341,797	\$29.45	153,808	\$29.23	2,208,720
D SERVICES	70.8%	117,391	\$93.71	306,142	\$92.06	471,012	\$91.63	723,634	\$92.35	318,877	\$60.60	4,666,485
10 EQUIPMENT												
20 FURNISHINGS												
E EQUIPMENT + FURNISHINGS												
10 SPECIAL CONSTRUCTION												
20 SELECTIVE BUILDING DEMOLITION												
F SPECIAL CONSTRUCTION + DEMOLITION												
10 SITE PREPARATION												
20 SITE IMPROVEMENTS												
40 SITE MECHANICAL UTILITIES	6.0%	13,250		9								
80 OTHER SITE CONSTRUCTION												
G BUILDING STREAM												
	8.0%	13,250		9								
DIRECT COSTS												
MISCELLANEOUS EXPENSES	2.4%	3,992	\$2.66	12,727	\$2.88	16,602	\$2.57	32,821	\$2.83	10,885	\$2.06	194,889
EQUIPMENT	0.8%	1,308	\$0.63	4,168	\$0.85	6,486	\$0.84	10,750	\$0.93	3,565	\$0.68	4,697
GENERAL CONDITIONS	9.5%	15,802	\$11.27	50,377	\$10.21	77,796	\$10.16	129,913	\$11.19	42,965	\$8.17	18,990
PHASING												
ESTIMATE SUB-TOTAL		186,763	\$133.21	696,409	\$120.70	915,467	\$106.63	1,381,964	\$117.35	460,427	\$86.60	8,600,960
SPI	1.92%	2,241	\$1.60	7,146	\$1.46	11,032	\$1.44	18,425	\$1.69	6,004	\$1.16	117,466
DD/CCP	0.44%	622	\$0.59	2,620	\$0.53	4,005	\$0.53	6,765	\$0.68	2,224	\$0.42	9,677
FFC	3.03%	5,603	\$4.00	17,862	\$3.62	27,581	\$3.60	46,063	\$3.97	15,234	\$2.90	131,466
GROSS RECEIPTS TAX	0.44%	880	\$0.61	2,741	\$0.56	4,223	\$0.55	7,099	\$0.61	2,338	\$0.44	1,377
ESTIMATE SUB-TOTAL		196,839	\$146.01	753,718	\$128.68	966,433	\$128.23	1,613,762	\$129.05	503,702	\$101.43	9,283,978
DESIGN CONTINGENCY	12.0%	23,655	\$16.80	75,093	\$15.22	115,950	\$15.15	193,651	\$16.89	64,044	\$12.17	1,048,943
CONSTRUCTION CONTINGENCY	5.0%	9,814	\$7.00	31,289	\$6.34	48,313	\$6.31	80,868	\$6.95	26,885	\$5.07	424,497
ESTIMATE SUB-TOTAL		229,658	\$183.81	792,160	\$148.42	1,130,917	\$147.68	1,888,102	\$162.68	624,431	\$118.67	10,288,433
ESCALATION												
ESTIMATE TOTAL		229,658	\$183.81	792,160	\$148.42	1,130,917	\$147.68	1,888,102	\$162.68	624,431	\$118.67	10,288,433

Estimator: NH DJ
GSF :

ALTERNATES DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1		<u>ALTERNATE #1 - Complete demolition and site re-grading</u>					
2							
3		Utilities					
4		Safe off utilities and prepare for demolitions	8	Bldgs	3,400.00	27,200	
5							
6		Completely demolish existing buildings					
7		Facilities	1,402	SF	12.45	17,455	
8		B Building	4,933	SF	15.00	73,995	
9		Oliver Art Center and Ralls Painting Studio	7,655	SF	15.00	114,825	
10		Treadwell Hall	11,606	SF	16.00	185,696	
11		Martinez Annex	5,262	SF	14.60	76,825	
12		Martinez Hall	8,513	SF	13.00	110,669	
13		Founders Hall	26,012	SF	18.50	481,222	
14		Simpson Sculpture Studio	2,644	SF	27.00	71,388	Includes demolition of slab and retaining walls
15							
16		Grading / Site Improvements					
17		Rough / fine grading	32,089	SF	1.33	42,678	
18		Allowance for landscaping / site improvements		Excluded			
19							
20					SUB-TOTAL	1,201,953	
21							
22					Markups (38.63%):	464,325	
23							
24		<u>ALTERNATE #1 - Complete demolition and site re-grading</u>				1,666,278	
25							
26		<u>ALTERNATE #2 - Relocate / Reconstruct Carriage House</u>	2,875	SF			
27							
28		Cost Detail					
29		Credit for relocating / rebuilding	-1	LS	1,546,429.56	-1,546,430	
30		Added cost to renovate in place	1	LS	770,555.31	770,555	summary attached
31							
32		<u>ALTERNATE #2 - Relocate / Reconstruct Carriage House</u>				-775,874	-\$268.75 / SF
33							
34		<u>ALTERNATE #3 - Relocate / Reconstruct Simpson Studio</u>	2,644	SF			
35							
36		Cost Detail					
37		Credit for relocating / rebuilding	-1	LS	2,079,280.39	-2,079,280	
38		Added cost to renovate in place	1	LS	770,651.79	770,652	
39							
40		<u>ALTERNATE #3 - Relocate / Reconstruct Simpson Studio</u>				-1,308,629	-\$494.94 / SF

Estimator: NH DJ
 GSF :

ALTERNATES DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
41							
42		<u>ALTERNATE #4 - Demolition of Shaklee & Irwin Buildings</u>					
43							
44		Utilities					
45		Safe off of utilities prior to demolition	2	Bldgs	5,200.00	10,400	
46							
47		Completely demolish existing buildings					
48		Shaklee - Concrete Building	12,284	SF	27.55	338,424	
49		Irwin Student Center	9,635	SF	15.00	144,525	
50							
51		Site Demolition					
52		Demolition of site structures and paving adjacent to buildings	1	LS	38,000.00	38,000	
53							
54					SUB-TOTAL	531,349	
55							
56					Markups (38.63%):	205,265	
57							
58		ALTERNATE #4 - Demolition of Shaklee & Irwin Buildings				736,614	

Estimator: NH DJ
 GSF : 2,875

CARRIAGE HOUSE - RENOVATE IN PLACE

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	1.9%	10,480	\$3.65	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	1.9%	10,480	\$3.65	
10 SUPERSTRUCTURE	28.2%	158,125	\$55.00	
20 EXTERIOR ENCLOSURE	6.3%	35,536	\$12.36	
30 ROOFING	4.2%	23,595	\$8.21	
B SHELL	38.7%	217,256	\$75.57	
10 INTERIOR CONSTRUCTION	6.6%	36,978	\$12.86	
20 STAIRS				
30 INTERIOR FINISHES	4.6%	25,875	\$9.00	
C INTERIORS	11.2%	62,853	\$21.86	
10 CONVEYING				
20 PLUMBING	4.6%	26,000	\$9.04	
30 HVAC	11.3%	63,273	\$22.01	
40 FIRE PROTECTION	4.6%	25,588	\$8.90	
50 ELECTRICAL	15.9%	89,375	\$31.09	
D SERVICES	36.4%	204,235	\$71.04	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	5.0%	27,974	\$9.73	
F SPECIAL CONSTRUCTION + DEMOLITION	5.0%	27,974	\$9.73	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS				
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	6.8%	38,250	\$13.30	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	6.8%	38,250	\$13.30	
DIRECT COSTS		561,048	\$195.15	
MISCELLANEOUS EXPENSES	2.2%	12,408	\$4.32	
EQUIPMENT	0.7%	4,064	\$1.41	
GENERAL CONDITIONS	8.8%	49,113	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		626,633	\$217.96	
SDI	1.20%	7,520	\$2.62	
DIC/OCIP	0.44%	2,757	\$0.96	
FEE	3.00%	18,799	\$6.54	
GROSS RECEIPTS TAX	0.44%	2,885	\$1.00	
ESTIMATE SUB-TOTAL		658,594	\$229.08	
DESIGN CONTINGENCY	12.0%	79,031	\$27.49	
CONSTRUCTION CONTINGENCY	5.0%	32,930	\$11.45	
ESTIMATE SUB-TOTAL		770,555	\$268.02	
ESCALATION				
ESTIMATE TOTAL		770,555	\$268.02	total add-ons 37.34%

Estimator: NH DJ
GSF : 2,644

SIMPSON SCULPTURE STUDIO - RENOVATE IN PLACE

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE	25.7%	145,420	\$55.00	
20 EXTERIOR ENCLOSURE	2.6%	15,000	\$5.67	
30 ROOFING	14.0%	79,320	\$30.00	
B SHELL	42.3%	239,740	\$90.67	
10 INTERIOR CONSTRUCTION	1.7%	9,500	\$3.59	
20 STAIRS	2.6%	14,450	\$5.47	
30 INTERIOR FINISHES	3.7%	20,786	\$7.86	
C INTERIORS	7.9%	44,736	\$16.92	
10 CONVEYING				
20 PLUMBING	3.5%	20,000	\$7.56	
30 HVAC	6.1%	34,523	\$13.06	
40 FIRE PROTECTION	4.2%	23,532	\$8.90	
50 ELECTRICAL	14.8%	83,562	\$31.60	
D SERVICES	28.5%	161,616	\$61.13	
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	7.5%	42,304	\$16.00	
F SPECIAL CONSTRUCTION + DEMOLITION	7.5%	42,304	\$16.00	
10 SITE PREPARATION				
20 SITE IMPROVEMENTS				
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES	13.8%	78,000	\$29.50	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	13.8%	78,000	\$29.50	
DIRECT COSTS		566,396	\$214.22	
MISCELLANEOUS EXPENSES	2.0%	11,411	\$4.32	
EQUIPMENT	0.7%	3,737	\$1.41	
GENERAL CONDITIONS	8.0%	45,167	\$17.08	
PHASING				
ESTIMATE SUB-TOTAL		626,712	\$237.03	
SDI	1.20%	7,521	\$2.84	
DIC/OCIP	0.44%	2,758	\$1.04	
FEE	3.00%	18,801	\$7.11	
GROSS RECEIPTS TAX	0.44%	2,885	\$1.09	
ESTIMATE SUB-TOTAL		658,677	\$249.12	
DESIGN CONTINGENCY	12.0%	79,041	\$29.89	
CONSTRUCTION CONTINGENCY	5.0%	32,934	\$12.46	
ESTIMATE SUB-TOTAL		770,652	\$291.47	
ESCALATION				
ESTIMATE TOTAL		770,652	\$291.47	total add-ons 36.06%

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APPENDIX B

C REHABILITATION COST ESTIMATE, BUILD GROUP, INC. APRIL 15, 2020

Alternates to TI

3 Buildings - TI Buildouts

	Facilities Building	B Building	Oliver Art Center	Treadwell Hall	Martinez Annex	Martinez Hall	Founders Hall	Macky Hall	Carriage House	Simpson Studio	Total Office											
Demolition	\$1,402.00	\$1.00	\$4,933.00	\$1.00	\$15,310.00	\$2.00	\$11,606.00	\$1.00	\$5,262.00	\$1.00	\$8,513.00	\$1.00	\$26,012.00	\$1.00	\$7,766.00	\$1.00	\$2,875.00	\$1.00	\$0.00	\$0.00	\$83,679.00	\$1.06
Millwork	\$11,216.00	\$8.00	\$34,531.00	\$7.00	\$53,585.00	\$7.00	\$81,242.00	\$7.00	\$36,834.00	\$7.00	\$51,078.00	\$6.00	\$117,054.00	\$4.50	\$62,128.00	\$8.00	\$28,750.00	\$10.00	\$29,084.00	\$11.00	\$505,502.00	\$6.43
Doors	\$6,659.50	\$4.75	\$24,665.00	\$5.00	\$30,620.00	\$4.00	\$29,015.00	\$2.50	\$36,834.00	\$7.00	\$34,052.00	\$4.00	\$130,060.00	\$5.00	\$19,415.00	\$2.50	\$12,937.50	\$4.50	\$13,220.00	\$5.00	\$337,478.00	\$4.29
Drywall	\$11,216.00	\$8.00	\$39,464.00	\$8.00	\$61,240.00	\$8.00	\$92,848.00	\$8.00	\$78,930.00	\$15.00	\$102,156.00	\$12.00	\$312,144.00	\$12.00	\$77,660.00	\$10.00	\$51,750.00	\$18.00	\$47,592.00	\$18.00	\$875,000.00	\$11.12
Flooring	\$14,020.00	\$10.00	\$49,330.00	\$10.00	\$68,895.00	\$9.00	\$81,242.00	\$7.00	\$42,096.00	\$8.00	\$68,104.00	\$8.00	\$169,078.00	\$6.50	\$15,532.00	\$2.00	\$28,750.00	\$10.00	\$26,440.00	\$10.00	\$563,487.00	\$7.16
Paint	\$4,206.00	\$3.00	\$14,799.00	\$3.00	\$19,137.50	\$2.50	\$29,015.00	\$2.50	\$15,786.00	\$3.00	\$17,026.00	\$2.00	\$52,024.00	\$2.00	\$15,532.00	\$2.00	\$8,625.00	\$3.00	\$7,932.00	\$3.00	\$184,082.50	\$2.34
Sprinklers	\$0.00	\$0.00	\$18,498.75	\$3.75	\$28,706.25	\$3.75	\$34,818.00	\$3.00	\$19,732.50	\$3.75	\$25,539.00	\$3.00	\$78,036.00	\$3.00	\$23,298.00	\$3.00	\$11,500.00	\$4.00	\$10,576.00	\$4.00	\$250,704.50	\$3.19
Plumbing	\$11,917.00	\$8.50	\$32,064.50	\$6.50	\$32,533.75	\$4.25	\$31,916.50	\$2.75	\$31,572.00	\$6.00	\$34,052.00	\$4.00	\$123,557.00	\$4.75	\$38,830.00	\$5.00	\$23,000.00	\$8.00	\$21,152.00	\$8.00	\$380,594.75	\$4.84
HVAC	\$19,628.00	\$14.00	\$69,062.00	\$14.00	\$107,170.00	\$14.00	\$162,484.00	\$14.00	\$73,668.00	\$14.00	\$119,182.00	\$14.00	\$364,168.00	\$14.00	\$232,980.00	\$30.00	\$40,250.00	\$14.00	\$37,016.00	\$14.00	\$1,225,608.00	\$15.58
Electrical	\$30,844.00	\$22.00	\$98,660.00	\$20.00	\$137,790.00	\$18.00	\$185,696.00	\$16.00	\$84,192.00	\$16.00	\$136,208.00	\$16.00	\$390,180.00	\$15.00	\$77,660.00	\$10.00	\$34,500.00	\$12.00	\$31,728.00	\$12.00	\$1,207,458.00	\$15.35
TI BUILDOUTS SUBTOTAL	\$5,613,594	\$79.25	\$386,007	\$78.25	\$554,988	\$72.50	\$739,883	\$63.75	\$424,907	\$80.75	\$595,910	\$70.00	\$1,762,313	\$67.75	\$570,801	\$73.50	\$242,938	\$84.50	\$224,740	\$85.00	\$5,613,594	\$71.36
Design Contingency 12.00%	\$13,333	\$9.51	\$46,321	\$9.39	\$66,599	\$8.70	\$88,786	\$7.65	\$50,989	\$9.69	\$71,509	\$8.40	\$211,478	\$8.13	\$68,496	\$8.82	\$29,153	\$10.14	\$26,969	\$10.20	\$673,631	\$8.56
Construction Contingency 5.00%	\$5,555	\$3.96	\$19,300	\$3.91	\$27,749	\$3.63	\$36,994	\$3.19	\$21,245	\$4.04	\$29,796	\$3.50	\$88,116	\$3.39	\$28,540	\$3.68	\$12,147	\$4.23	\$11,237	\$4.25	\$280,680	\$3.57
SDI 1.20%	\$1,333	\$0.95	\$4,632	\$0.94	\$6,660	\$0.87	\$8,879	\$0.77	\$5,099	\$0.97	\$7,151	\$0.84	\$21,148	\$0.81	\$6,850	\$0.88	\$2,915	\$1.01	\$2,697	\$1.02	\$67,363	\$0.86
DIC / OCIP 0.44%	\$489	\$0.35	\$1,698	\$0.34	\$2,442	\$0.32	\$3,255	\$0.28	\$1,870	\$0.36	\$2,622	\$0.31	\$7,754	\$0.30	\$2,512	\$0.32	\$1,069	\$0.37	\$989	\$0.37	\$24,700	\$0.31
Fee 3.00%	\$3,333	\$2.38	\$11,688	\$2.35	\$16,650	\$2.18	\$22,196	\$1.91	\$12,747	\$2.42	\$17,877	\$2.10	\$52,869	\$2.03	\$17,124	\$2.21	\$7,288	\$2.54	\$6,742	\$2.55	\$168,408	\$2.14
Gross Receipts Tax 0.44%	\$489	\$0.35	\$1,698	\$0.34	\$2,442	\$0.32	\$3,255	\$0.28	\$1,870	\$0.36	\$2,622	\$0.31	\$7,754	\$0.30	\$2,512	\$0.32	\$1,069	\$0.37	\$989	\$0.37	\$24,700	\$0.31
TI TOTAL	\$6,853,075	\$96.75	\$471,238	\$95.53	\$677,529	\$88.51	\$903,249	\$77.83	\$518,726	\$98.58	\$727,487	\$85.46	\$2,151,432	\$82.71	\$696,834	\$89.73	\$296,578	\$103.16	\$274,363	\$103.77	\$6,853,075	\$87.11
GRAND TOTAL	\$29,477,938	\$514.10	\$2,118,485	\$429.45	\$2,391,465	\$312.41	\$4,112,634	\$354.35	\$1,547,539	\$294.10	\$3,396,347	\$398.96	\$8,678,884	\$333.65	\$1,680,782	\$216.43	\$2,275,581	\$791.51	\$2,555,449	\$966.51	\$29,477,938	\$374.71

4 Facilities - 4.2 Delete Fire Alarm	\$(5,049)
5 B Building - 4.2 Delete Fire Alarm	\$(17,766)
6 Oliver - Provide New Elevator Cab & Doors (2 stop) @ Existing Elevator	\$91,560
7 Oliver - 4.2 Delete Fire Alarm	\$(27,568)
8 Treadwell - Add Intermediate Supports for Wood Screens @ E/W Façade	\$14,650
9 Treadwell - Replace Windows (Not quantified)	TBD
10 Treadwell - Replace metal roof in kind over new rigid insulation	\$92,567
11 Martinez Annex - 1.2 Replace Windows (Not quantified)	TBD
12 Martinez Annex - 1.4 Replace metal roof in kind over new rigid insulation	\$157,556
13 Martinez Annex - 4.2 Delete Fire Alarm	\$(18,950)
14 Martinez - 1.2 Replace Windows (Not quantified)	TBD
15 Martinez L2 Remove Gyp, Add Batt Insulation, New Gyp, Paint (3,886 SF)	\$90,137
16 Macky - 4.2 Delete Fire Alarm	\$(27,968)
17 Carriage House - 2.2 Breakout for Relocated Stairs (incl. in base bid)	\$18,056
18 Carriage House - 1.3 Replace Entry Door Hardware (if reuse existing)	\$1,831
19 Carriage House - 4.2 Delete Fire Alarm	\$10,354
20 Simpson - 4.2 Delete Fire Alarm	\$9,522
21 Carriage House - Rehab in Place	\$(732,480)

Notes:

- Excludes General Contractor Bonding.
- Excludes Builders Risk Insurance and GL Insurance. Owner to carry OCIP
- Excludes all permit costs
- Pricing is in current dollars.**
- Excludes offhaul of Hazardous Materials/export
- Assumes no deep/pile foundation - require geotech report for more information on soil conditions
- Budget based on mid to high end Apartment finishes, does not incl condo grade finishes**
- Building Schedule based on 32 months Total Duration
- Construction Contingency Carried at 3%.
- Budget excludes construction noise mitigation measures, permit expeditor, streetscape permits etc...
- Includes relocated / remodel of Carriage House. Includes remodel/updating of existing Mackey Hall

Notes (C&S Office):

- Assumes fully engineered MEPS provided by others - we do not include design/build in this cost
- Simpson Relocation does not include chimney structure or associated equipment
- MSB is excluded from this estimate, see overall site

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
0			All Buildings			
	1		General Conditions	78,668.00 gsf	1,185,900	
	2		Sitework	78,668.00 gsf		
	5		Structure	78,668.00 gsf		
	6		Exterior Envelope	78,668.00 gsf		
	7		Roofing & Waterproofing	78,668.00 gsf		
	8		Interiors	78,668.00 gsf		
	9		Specialties	78,668.00 gsf		
	10		Equipment	78,668.00 gsf		
	12		Fire Sprinklers	78,668.00 gsf		
	13		Plumbing	78,668.00 gsf		
	14		HVAC	78,668.00 gsf		
	15		Electrical	78,668.00 gsf		
	16		Misc. Expense	78,668.00 gsf	486,779	
	17		General Requirement Equipment	78,668.00 gsf	145,920	
			0 All Buildings	78,668.00 gsf	1,818,599	
5			Facilities Building			
	2		Sitework			
	02-02-4140		Interior Demolition			
			Interior Demolition, Facilities	2,198.00 gsf	25,277	Remove shed, cmu wall, adjacent facade, remove ramp @ Clifton, interior walls and finishes, roof
			Interior Demolition		25,277	
	02-06-1010		Rough Carpentry			
			Facilities - 2.1a Wood Framed Stair & Rails	1.00 ls	8,000	
			Facilities - 2.1b Handicap Ramp & Rails	176.00 sf	13,200	interchangeable as concrete
			Rough Carpentry		21,200	
	02-26-0510		Electrical Systems			
			Facilities - 100A Feeder	If		Existing to remain per note
	02-27-2010		Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	326.00 lf	19,560	
			Tele/Data Systems		19,560	
	02-28-4610		Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	0.00 lf		0 N/A
			Main FACP @ Facilities	1.00 ls	20,000	
			Fire Alarm Systems		20,000	
			2 Sitework	1,402.00 gsf	86,037	
4			Foundations			
	02-03-0510		Concrete			
			Facilities - "New Footing Where Required"	ls		Removed
			4 Foundations	1,402.00 gsf		
5			Structure			
	02-03-1510		Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	1,402.00 gsf	7,010	
			Misc. Concrete		7,010	
	02-05-5210		Misc. Metals			
			Facilities - 2.2 Tube Handrails @ Existing Stair	40.00 lf	9,000	
			Misc. Metals		9,000	
	02-06-1010		Rough Carpentry			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-06-1010	Rough Carpentry			
			Facilities - Roof & Floor Sheathing	1,402.00 sf	14,020	
			Facilities - Wall Sheathing & Hold Downs	2,544.00 sf	76,320	
			Rough Carpentry		90,340	
			5 Structure	1,402.00 gsf	106,350	
6			Exterior Envelope			
		02-07-9010	Sealants			
			Joint Sealants, Bldg	1,402.00 gsf	1,332	
			Sealants		1,332	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Facilities - 1.1 Infill Window @ Shed Demo Previous Door Opening	24.00 sf	3,000	
			Curtain Wall and Glazed Assemblies		3,000	
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	15,000 17ea	
			Glazing		15,000	
		02-09-2410	Cement Plastering			
			Lath & Plaster, Facilities - 1.1 New @ East Facade	597.00 sf	20,298	
			Lath & Plaster, Facilities Misc. Repair F.1, F.2, F.3	1.00 ls	12,500	
			Cement Plastering		32,798	
		02-09-7820	Painting			
			Painting, Exterior, Facilities - Repaint All	1,402.00 gsf	7,010	
			Painting		7,010	
			6 Exterior Envelope	1,402.00 gsf	59,140	
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	1,402.00 gsf	7,010	
			Insulation		7,010	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	1,402.00 gsf	280	
			Temporary Roof / Bldg Winterization		280	
		02-07-5110	Built-Up Roofing			
			Membrane Roofing	1,029.00 sf	15,435	
			Taper Insulation Sys.	1,029.00 sf	7,203	
			Walk Pad Allowance	1.00 ls	600	
			Built-Up Roofing		23,238	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	1,402.00 gsf	3,435	
			Sheetmetal Flashing & Trim		3,435	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	1,402.00 gsf	911	
			Penetration Firestopping		911	
			7 Roofing & Waterproofing	1,402.00 gsf	34,875	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	1,402.00 gsf	1,753	
			Rough Carpentry		1,753	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	ls		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	1.00 ea	3,250	
			Facilities - 1.3 Accessible Door Hardware	3.00 ea	3,600	
			Facilities - 2.1 New Door (Flip Swing)	1.00 ls	3,250	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	1,000	
			Doors, Frames & Hardware		11,100	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	700	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	1,402.00 gsf	28,040	RR, replace all gyp
			Gypsum Board Assemblies		28,040	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	126.00 sf	4,536	
			Bathroom Wall Tile, 4' Wainscot	180.00 sf	5,040	
			Common Area Tile		9,576	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	1.00 ea	2,200	
			Common Area Countertops		2,200	
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			Facilities	sf		Flooring By Tenant
		02-09-7820	Painting			
			Painting, Interior, Facilities	1,402.00 gsf	4,837	
			Painting		4,837	
			8 Interiors	1,402.00 gsf	58,205	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	1,402.00 gsf	491	
			Signage		491	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories	1.00 bath	1,450	
			Toilet and Bath Accessories		1,450	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	2.00 ea	900	
			Fire Extinguishers		900	
			9 Specialties	1,402.00 gsf	2,841	
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems			
			Commercial, Core/Shell	1,402.00 gsf		Facilities is unspinkled
			12 Fire Sprinklers	1,402.00 gsf		
13			Plumbing			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-22-0510	Plumbing			
			Single User Restroom - Sink & Water Closet	1.00 bath	<u>22,500</u>	
			Plumbing		22,500	
			13 Plumbing	1,402.00 gsf	22,500	
14		02-23-0510	HVAC			
			VRF System, Commercial, C&S	1,402.00 gsf	<u>30,844</u>	5 ton
			RR Exhaust	1.00 bath	<u>2,250</u>	
			HVAC		33,094	
			14 HVAC	1,402.00 gsf	33,094	
15		02-26-0510	Electrical Systems			
			Power & Lighting, Commercial	1,402.00 gsf	<u>30,844</u>	
			Electrical Systems		30,844	
		02-26-6010	Temporary Power			
			Temp Power & Lighting System, incl Maintenance	1,402.00 gsf	<u>1,122</u>	
			Temporary Power		1,122	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	1,402.00 gsf	<u>5,748</u>	
			Fire Alarm Systems		5,748	
			15 Electrical	1,402.00 gsf	37,714	
			5 Facilities Building	1,402.00 gsf	440,755	
6			Building B			
2			Sitework			
		02-02-4140	Interior Demolition			
			Interior Demolition, B Building	4,933.00 gsf	<u>56,730</u>	Remove shed, roof tearoff, all interior finishes, similar to facilities
			Interior Demolition		56,730	
		02-06-1010	Rough Carpentry			
			B Building - 2.1b Wood Framed Raised Floor & 4-Stair	348.00 sf	<u>24,360</u>	
			B Building - 2.1 Handicap Ramp & Rails to Oliver	54.00 sf	<u>4,050</u>	interchangeable as concrete
			Rough Carpentry		28,410	
		02-26-0510	Electrical Systems			
			B Building - 400A Feeder and Trench	150.00 lf	<u>30,000</u>	
			Electrical Systems		30,000	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	352.00 lf	<u>21,120</u>	
			Tele/Data Systems		21,120	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	96.00 lf	<u>5,760</u>	
			Fire Alarm Systems		5,760	
			2 Sitework	4,933.00 gsf	142,020	
4			Foundations			
		02-03-0510	Concrete			
			B Building - "New Footing Where Required"	Is		Removed
			4 Foundations	4,933.00 gsf		

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
5			Structure			
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	4,933.00 gsf	<u>19,732</u>	
			Misc. Concrete		19,732	
		02-05-5210	Misc. Metals			
			B Building - 2.2 Tube Handrails @ Existing Stair	29.00 lf	<u>6,525</u>	
			Misc. Metals		6,525	
		02-06-1010	Rough Carpentry			
			B Building - Roof & Floor Sheathing	4,933.00 sf	<u>49,330</u>	
			B Building - Wall Sheathing & Hold Downs	7,200.00 sf	<u>180,000</u>	
			Rough Carpentry		229,330	
			5 Structure	4,933.00 gsf	255,587	
6			Exterior Envelope			
		02-07-9010	Sealants			
			Joint Sealants, Bldg	4,933.00 gsf	<u>4,686</u>	
			Sealants		4,686	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			B Building	sf		Existing to Remain
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	<u>50,000</u>	
			Glazing		50,000	
		02-09-2410	Cement Plastering			
			Lath & Plaster, B Building	5,760.00 sf	<u>184,320</u>	New
			Cement Plastering		184,320	
		02-09-7820	Painting			
			Painting, Exterior, B Building - Repaint All	4,933.00 gsf	<u>22,199</u>	
			Painting		22,199	
			6 Exterior Envelope	4,933.00 gsf	261,205	
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	4,933.00 gsf	<u>24,665</u>	
			Insulation		24,665	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	4,933.00 gsf	<u>987</u>	
			Temporary Roof / Bldg Winterization		987	
		02-07-5110	Built-Up Roofing			
			Membrane Roofing	1,139.00 sf	<u>17,085</u>	Low roof only
			Taper Insulation Sys.	1,139.00 sf	<u>7,973</u>	Low roof only
			Walk Pad Allowance	1.00 ls		N/A @ low roof
			Built-Up Roofing		25,058	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	4,933.00 gsf	<u>12,086</u>	
			Sheetmetal Flashing & Trim		12,086	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	4,933.00 gsf	<u>3,206</u>	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Penetration Firestopping		3,206	
			7 Roofing & Waterproofing	4,933.00 gsf	66,002	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	4,933.00 gsf	6,166	
			Rough Carpentry		6,166	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance, B Building	1.00 allw	30,000	Exterior
			Architectural Woodwork		30,000	
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	2.00 ea	6,500	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	2,000	
			B Building	ea		Existing to Remain
			Doors, Frames & Hardware		8,500	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	700	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	4,933.00 gsf	88,794	RR (wall extension), replace all gyp
			Gypsum Board Assemblies		88,794	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	296.00 sf	10,656	
			Bathroom Wall Tile, 4' Wainscot	404.00 sf	11,312	
			Common Area Tile		21,968	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	2.00 ea	4,400	
			Common Area Countertops		4,400	
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			B-Building	sf		Flooring By Tenant
		02-09-7820	Painting			
			Painting, Interior, B Building	4,933.00 gsf	14,552	
			Painting		14,552	
		8 Interiors		4,933.00 gsf	175,081	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	4,933.00 gsf	1,727	
			Signage		1,727	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories	2.00 bath	2,900	
			Toilet and Bath Accessories		2,900	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	4.00 ea	1,800	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Fire Extinguishers		1,800	
			9 Specialties	4,933.00 gsf	6,427	
12			Fire Sprinklers			
	02-21-0510		Fire Protection Systems			
			Commercial, Core/Shell, adjust existing sprinkler system, plug for future drops	4,933.00 gsf	20,965	
			Fire Protection Systems		20,965	
			12 Fire Sprinklers	4,933.00 gsf	20,965	
13			Plumbing			
	02-22-0510		Plumbing			
			Single User Restroom - Sink & Water Closet	2.00 bath	45,000	
			Plumbing		45,000	
			13 Plumbing	4,933.00 gsf	45,000	
14			HVAC			
	02-23-0510		HVAC			
			VRF System, Commercial, C&S	4,933.00 gsf	108,526	12 ton
			RR Exhaust	2.00 bath	4,500	
			HVAC		113,026	
			14 HVAC	4,933.00 gsf	113,026	
15			Electrical			
	02-26-0510		Electrical Systems			
			Power & Lighting, Commercial	4,933.00 gsf	108,526	
			Electrical Systems		108,526	
	02-26-6010		Temporary Power			
			Temp Power & Lighting System, incl Maintenance	4,933.00 gsf	3,946	
			Temporary Power		3,946	
	02-28-4610		Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	4,933.00 gsf	20,225	
			Fire Alarm Systems		20,225	
			15 Electrical	4,933.00 gsf	132,698	
			6 Building B	4,933.00 gsf	1,218,009	
7			Oliver Art Center			
2			Sitework			
	02-02-4140		Interior Demolition			
			Interior Demolition, Oliver	7,655.00 gsf	65,068	Retain some finishes, E/W facade
			Interior Demolition		65,068	
	02-06-1010		Rough Carpentry			
			Oliver - 2.1 Handicap Ramp & Rails from N to L1 Gallery	55.00 sf	4,125	interchangeable as concrete
			Rough Carpentry		4,125	
	02-26-0510		Electrical Systems			
			Oliver - 600A Feeder and Trench	200.00 lf	60,000	
			Electrical Systems		60,000	
	02-27-2010		Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	354.00 lf	21,240	
			Tele/Data Systems		21,240	
	02-28-4610		Fire Alarm Systems			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	156.00 lf	<u>9,360</u>	
			Fire Alarm Systems		9,360	
			2 Sitework	7,655.00 gsf	159,793	
5			Structure			
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	7,655.00 gsf	<u>30,620</u>	
			Misc. Concrete		30,620	
		02-05-5210	Misc. Metals			
			Oliver - 2.2a Tube Handrails @ Existing Stair	7.00 lf	<u>1,575</u>	
			Oliver - 2.2b Tube Handrails @ Existing Stair	9.00 lf	<u>2,025</u>	
			Misc. Metals		3,600	
		02-06-1010	Rough Carpentry			
			Oliver - 2.1 Exterior Window Framing Infill & Ply Sheathing w/ HD's @ E/W Facade	1,548.00 sf	<u>69,660</u>	
			Oliver - Positive Tie Connections to B Building	1.00 ls	<u>30,000</u>	
			Rough Carpentry		99,660	
			5 Structure	7,655.00 gsf	133,880	
6			Exterior Envelope			
		02-07-9010	Sealants			
			Joint Sealants, Bldg	7,655.00 gsf	<u>7,272</u>	
			Sealants		7,272	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Oliver - 1.2 (4) Windows on E/W Facade	705.00 sf	<u>88,125</u>	
			Curtain Wall and Glazed Assemblies		88,125	
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	<u>20,000</u>	1st is new, has existing corner
			Glazing		20,000	
		02-09-2410	Cement Plastering			
			Lath & Plaster, Oliver - E/W Facade	1,548.00 sf	<u>52,632</u>	
			Cement Plastering		52,632	
		02-09-7820	Painting			
			Painting, Exterior, Oliver E/W facade	7,655.00 gsf	<u>11,483</u>	
			Painting		11,483	
			6 Exterior Envelope	7,655.00 gsf	179,512	
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	7,655.00 gsf	<u>38,275</u>	
			Insulation		38,275	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	7,655.00 gsf	<u>1,531</u>	
			Temporary Roof / Bldg Winterization		1,531	
		02-07-5110	Built-Up Roofing			
			Built Up Roof	3,889.00 sf	<u>66,113</u>	
			Taper Insulation Sys.	3,889.00 sf	<u>35,001</u>	
			Walk Pad Allowance	1.00 ls	<u>1,200</u>	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Built-Up Roofing		102,314	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	7,655.00 gsf	<u>33,682</u>	with approx 375 LF parapet cap, window openings
			Sheetmetal Flashing & Trim		33,682	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	7,655.00 gsf	<u>4,976</u>	
			Penetration Firestopping		4,976	
			7 Roofing & Waterproofing	7,655.00 gsf	180,778	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	7,655.00 gsf	<u>9,569</u>	
			Rough Carpentry		9,569	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	Is		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	3.00 ea	<u>9,750</u>	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	<u>2,500</u>	
			Oliver	ea		Existing to Remain
			Doors, Frames & Hardware		12,250	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	<u>700</u>	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	7,655.00 gsf	<u>44,016</u>	RR, E/W facade interior
			Gypsum Board Assemblies		44,016	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	175.00 sf	<u>6,300</u>	
			Bathroom Wall Tile, 4' Wainscot	368.00 sf	<u>10,304</u>	
			Common Area Tile		16,604	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	3.00 ea	<u>6,600</u>	
			Common Area Countertops		6,600	
		02-09-6010	Floor Preparation			
			Floor Preparation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			Oliver	sf		Flooring By Tenant
		02-09-7820	Painting			
			Painting, Interior, Oliver	7,655.00 gsf	<u>17,989</u>	
			Painting		17,989	
		8 Interiors		7,655.00 gsf	107,728	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	7,655.00 gsf	<u>2,679</u>	
			Signage		2,679	
		02-10-2810	Toilet and Bath Accessories			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories	3.00 bath	<u>4,350</u>	
			Toilet and Bath Accessories		4,350	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	4.00 ea	<u>1,800</u>	
			Fire Extinguishers		1,800	
			9 Specialties	7,655.00 gsf	8,829	
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems			
			Commercial, Core/Shell, adjust existing sprinkler system, plug for future drops	7,655.00 gsf	<u>32,534</u>	
			Fire Protection Systems		32,534	
			12 Fire Sprinklers	7,655.00 gsf	32,534	
13			Plumbing			
		02-22-0510	Plumbing			
			Single User Restroom - Sink & Water Closet	3.00 bath	<u>55,500</u>	2 have rough-in existing
			Plumbing		55,500	
			13 Plumbing	7,655.00 gsf	55,500	
14			HVAC			
		02-23-0510	HVAC			
			VRF System, Commercial, C&S	7,655.00 gsf	<u>168,410</u>	
			RR Exhaust	3.00 bath	<u>6,750</u>	
			HVAC		175,160	
			14 HVAC	7,655.00 gsf	175,160	
15			Electrical			
		02-26-0510	Electrical Systems			
			Power & Lighting, Commercial	7,655.00 gsf	<u>137,790</u>	
			Electrical Systems		137,790	
		02-26-6010	Temporary Power			
			Temp Power & Lighting System, incl Maintenance	7,655.00 gsf	<u>6,124</u>	
			Temporary Power		6,124	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	7,655.00 gsf	<u>31,386</u>	
			Fire Alarm Systems		31,386	
			15 Electrical	7,655.00 gsf	175,300	
			7 Oliver Art Center	7,655.00 gsf	1,209,012	
8			Treadwell Hall			
2			Sitework			
		02-02-4140	Interior Demolition			
			Interior Demolition, Treadwell	11,606.00 gsf	<u>52,227</u>	Remove equipment, minor demo, roof tearoff
			Interior Demolition		52,227	
		02-06-1010	Rough Carpentry			
			Treadwell - 2.1a Handicap Ramp & Rails	255.00 sf	<u>19,125</u>	interchangeable as concrete
			Rough Carpentry		19,125	
		02-21-0510	Fire Protection Systems			
			Fire Service	250.00 lf	<u>37,500</u>	
			BFP	1.00 ls	<u>15,000</u>	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Fire Protection Systems		52,500	
		02-26-0510	Electrical Systems			
			Treadwell - 600A Feeder and Trench	200.00 lf	<u>60,000</u>	
			Electrical Systems		60,000	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	386.00 lf	<u>23,160</u>	
			Tele/Data Systems		23,160	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	224.00 lf	<u>13,440</u>	
			Fire Alarm Systems		13,440	
		02-32-1410	Unit Paving			
			Unit Pavers, On Grade, Treadwell - 2.1b Remove, Grade, Reinstall	533.00 sf	<u>15,990</u>	
			Unit Paving		15,990	
			2 Sitework	11,606.00 gsf	236,442	
4			Foundations			
		02-03-0510	Concrete			
			Treadwell - Elevator Pit, incl excavation	1.00 ls	<u>75,000</u>	
			Concrete		75,000	
			4 Foundations	11,606.00 gsf	75,000	
5			Structure			
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	11,606.00 gsf	<u>58,030</u>	
			Misc. Concrete		58,030	
		02-05-1230	Structural Steel			
			Treadwell - 4x4" Angles 16' min w/ epoxy anchors	372.00 lf	<u>40,920</u>	
			Treadwell - 3x3" HSS X Braces	9.07 ton	<u>108,840</u>	
			Structural Steel		149,760	
		02-05-5210	Misc. Metals			
			Treadwell - 2.2a Tube Handrails @ Existing Stair	16.00 lf	<u>3,600</u>	
			Treadwell - 2.1b Tube Handrails @ Existing Interior Stair Outside Edge Only	31.00 lf	<u>6,975</u>	
			Misc. Metals		10,575	
		02-06-1010	Rough Carpentry			
			Treadwell - Holdowns @ CMU @ 4' O.C. floor & ceiling	286.00 ea	<u>137,280</u>	
			Rough Carpentry		137,280	
		02-07-1012	Waterproofing, Below Grade			
			Waterproofing, elevator pit & walls, Treadwell	1.00 ls	<u>7,500</u>	
			Waterproofing, Below Grade		7,500	
			5 Structure	11,606.00 gsf	363,145	
6			Exterior Envelope			
		02-06-2220	Exterior Finish Carpentry			
			Treadwell Replace Warped Screens E/W Facade	2.00 ea	<u>40,000</u>	
			Exterior Finish Carpentry		40,000	
		02-07-9010	Sealants			
			Joint Sealants, Bldg	11,606.00 gsf	11,026	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Sealants		11,026	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Treadwell	sf		Alternate
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	<u>40,000</u>	
			Glazing		40,000	
		02-09-2410	Cement Plastering			
			Lath & Plaster, Treadwell	sf		None
		02-09-7820	Painting			
			Painting, Exterior, Treadwell - T/U only	11,606.00 gsf	<u>8,705</u>	
			Painting		8,705	
			6 Exterior Envelope	11,606.00 gsf	99,730	
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	11,606.00 gsf	<u>1,741</u>	RR only
			Insulation		1,741	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	11,606.00 gsf	<u>2,321</u>	
			Temporary Roof / Bldg Winterization		2,321	
		02-07-5110	Built-Up Roofing			
			Membrane Roof	3,994.00 sf	59,910	
			Taper Insulation Sys.	3,994.00 sf	27,958	
			Repair Metal Roof	1,685.00 sf	8,425	
			Walk Pad Allowance	1.00 ls	<u>1,500</u>	
			Built-Up Roofing		97,793	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	11,606.00 gsf	<u>28,435</u>	
			Sheetmetal Flashing & Trim		28,435	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	11,606.00 gsf	<u>7,544</u>	
			Penetration Firestopping		7,544	
			7 Roofing & Waterproofing	11,606.00 gsf	137,834	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	11,606.00 gsf	<u>14,508</u>	
			Rough Carpentry		14,508	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	ls		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	4.00 ea	13,000	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	3,000	
			Treadwell - 1.3 Replace Existing Swinging Door Hardware	1.00 ls	1,250	
			Treadwell - 1.3 Add new Exterior Door	1.00 ea	3,750	
			HM DF&H, Commercial - Treadwell Shower Vestibule Entry (Individual)	4.00 ea	<u>13,000</u>	
			Doors, Frames & Hardware		34,000	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	<u>700</u>	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	11,606.00 gsf	92,848	RR (wall extension), showers, patch only, shaft wall is broken out
			Metal Stud Framing & Drywall - Treadwell Elevator Shaft	960.00 sf	<u>43,200</u>	
			Gypsum Board Assemblies		136,048	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	340.00 sf	12,240	
			Bathroom Wall Tile, 4' Wainscot	596.00 sf	16,688	
			Shower Floor Tile	195.00 sf	7,800	Treadwell Showers
			Shower Wall Tile, 8' Wainscot	904.00 sf	<u>25,312</u>	Treadwell Showers
			Common Area Tile		62,040	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	4.00 ea	<u>8,800</u>	
			Common Area Countertops		8,800	
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			Treadwell	sf		Flooring By Tenant
		02-09-7820	Painting			
			Painting, Interior, Treadwell	11,606.00 gsf	<u>27,274</u>	
			Painting		27,274	
			8 Interiors	11,606.00 gsf	283,370	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	11,606.00 gsf	<u>4,062</u>	
			Signage		4,062	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories	4.00 bath	5,800	
			Public Restroom Accessories, Shower	4.00 stall	<u>6,400</u>	w/ curtain
			Toilet and Bath Accessories		12,200	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	6.00 ea	<u>2,700</u>	
			Fire Extinguishers		2,700	
			9 Specialties	11,606.00 gsf	18,962	
10			Equipment			
		02-10-5153	Bike Parking			
			Bike Racks, Class 1 (bike room racks) Supply	25.00 spcs	15,000	At Treadwell
			Bike Racks, Class 1 (bike room racks) Install	25.00 spcs	11,250	At Treadwell
			Fix It Station	1.00 ls	1,500	At Treadwell
			Lockers, Treadwell Note 2.4b	1.00 ls	<u>5,000</u>	At Treadwell
			Bike Parking		32,750	
		02-12-2111	Window Coverings			
			Treadwell - Manual Mechoshades @ E/W/S	2,052.00 sf	16,416	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Window Coverings		16,416	
			10 Equipment	11,606.00 gsf	49,166	
11			Conveying Systems			
	02-14-0510		Elevators			
			Treadwell - 2.3 New Elevator (2 stop)	2.00 stp	180,000	
			Treadwell - Elevator Hoist Beam, Sills, Misc.	1.00 ls	6,000	
			Elevators		186,000	
			11 Conveying Systems	11,606.00 gsf	186,000	
12			Fire Sprinklers			
	02-21-0510		Fire Protection Systems			
			Commercial, Core/Shell, new system, plug for future drops	11,606.00 gsf	103,293	
			FDC, new @ Treadwell	1.00 bldg	8,000	
			Fire Protection Systems		111,293	
			12 Fire Sprinklers	11,606.00 gsf	111,293	
13			Plumbing			
	02-22-0510		Plumbing			
			Single User Restroom - Sink & Water Closet	4.00 bath	64,000	4 have rough-in existing
			Single User Showers, w/ dedicated air source / boiler	4.00 stall	120,000	
			Plumbing		184,000	
			13 Plumbing	11,606.00 gsf	184,000	
14			HVAC			
	02-23-0510		HVAC			
			VRF System, Commercial, C&S	11,606.00 gsf	278,544	26 ton, elevator machine room
			RR Exhaust	4.00 bath	9,000	
			HVAC		287,544	
			14 HVAC	11,606.00 gsf	287,544	
15			Electrical			
	02-26-0510		Electrical Systems			
			Power & Lighting, Commercial	11,606.00 gsf	232,120	
			Electrical Systems		232,120	
	02-26-6010		Temporary Power			
			Temp Power & Lighting System, incl Maintenance	11,606.00 gsf	9,285	
			Temporary Power		9,285	
	02-26-7020		PV Solar System			
			Treadwell (2) 2" Conduits only from the service to southernmost roof	1.00 ls	5,500	
			PV Solar System		5,500	
	02-28-4610		Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	11,606.00 gsf	47,585	
			Fire Alarm Systems		47,585	
			15 Electrical	11,606.00 gsf	294,489	
			8 Treadwell Hall	11,606.00 gsf	2,326,975	
9			Martinez Annex			
	2		Sitework			
	02-02-4140		Interior Demolition			
			Interior Demolition, Martinez Annex	5,262.00 gsf	47,358	Roof tearoff not in base bid, full gut, seismic work, L1 flooring to remain
			Interior Demolition		47,358	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-06-1010	Rough Carpentry Martinez Annex - 2.1 Handicap Ramp & Rails Rough Carpentry	164.00 sf	<u>12,300</u> 12,300	interchangeable as concrete
		02-26-0510	Electrical Systems Martinez Annex - 300A Feeder and Trench Electrical Systems	100.00 lf	<u>15,000</u> 15,000	
		02-27-2010	Tele/Data Systems (3) 2" Conduits to Broadway & Clifton Tele/Data Systems	485.00 lf	<u>29,100</u> 29,100	
		02-28-4610	Fire Alarm Systems Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities Fire Alarm Systems 2 Sitework	351.00 lf 5,262.00 gsf	<u>21,060</u> 21,060 124,818	
4			Foundations			
		02-03-0510	Concrete Martinez Annex - Footing for New Steel Braced Frame Concrete 4 Foundations	8.00 ea 5,262.00 gsf	<u>40,000</u> 40,000 40,000	
5			Structure			
		02-03-1510	Misc. Concrete Misc. mech pads, trenching, pourback, coring Misc. Concrete	5,262.00 gsf	<u>5,788</u> 5,788	
		02-05-1230	Structural Steel Martinez Annex - 2 story steel braced frame with angle collectors Structural Steel	4.00 ea	<u>120,000</u> 120,000	
		02-05-5210	Misc. Metals Martinez Annex - 2.2a Tube Handrails @ Existing Misc. Metals	64.00 ls	<u>14,400</u> 14,400	
		02-06-1010	Rough Carpentry Martinez Annex - Integration w/ Brace Frame Rough Carpentry 5 Structure	4.00 ea 5,262.00 gsf	<u>30,000</u> 30,000 170,188	
6			Exterior Envelope			
		02-07-9010	Sealants Joint Sealants, Bldg Sealants	5,262.00 gsf	<u>4,999</u> 4,999	
		02-08-4410	Curtain Wall and Glazed Assemblies Martinez Annex	sf		Alternate
		02-08-8010	Glazing Misc. Repair Glazing/Hardware Allowance Glazing	1.00 allw	<u>40,000</u> 40,000	
		02-09-2410	Cement Plastering Lath & Plaster, Martinez Annex	sf		None
		02-09-7820	Painting			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-09-7820	Painting			
			Painting, Exterior, Martinez - T/U only	5,262.00 gsf	<u>3,947</u>	
			Painting		3,947	
			6 Exterior Envelope	5,262.00 gsf	48,945	
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	5,282.00 gsf		None
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	5,282.00 gsf	<u>1,056</u>	
			Temporary Roof / Bldg Winterization		1,056	
		02-07-5110	Built-Up Roofing			
			Repair Metal Roof	2,868.00 sf	<u>14,340</u>	
			Walk Pad Allowance	1.00 ls		Sloped Metal Roof
			Built-Up Roofing		14,340	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	5,262.00 gsf	<u>4,473</u>	
			Sheetmetal Flashing & Trim		4,473	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	5,262.00 gsf	<u>3,420</u>	
			Penetration Firestopping		3,420	
			7 Roofing & Waterproofing	5,262.00 gsf	23,289	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	5,262.00 gsf	<u>6,578</u>	
			Rough Carpentry		6,578	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	ls		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	ea		Use Martinez
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	<u>2,000</u>	
			Martinez Annex - 2.2b Auto Operators @ Main Entry	2.00 ea	<u>3,000</u>	
			Martinez Annex - 1.3 Replace Hardware @ Knobbed Doors	4.00 ea	<u>3,000</u>	
			Doors, Frames & Hardware		8,000	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	<u>700</u>	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	5,262.00 gsf	<u>13,155</u>	Minor
			Gypsum Board Assemblies		13,155	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	sf		None
			Bathroom Wall Tile, 4' Wainscot	sf		None
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	ea		None
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-09-6030	Common Area Flooring Martinez Annex, L1 concrete existing to remain	sf		Flooring By Tenant
		02-09-7820	Painting Painting, Interior, Martinez Annex	5,262.00 gsf	<u>12,366</u>	
			Painting		<u>12,366</u>	
			8 Interiors	5,262.00 gsf	40,798	
9			Specialties			
		02-10-1410	Signage Interior Code Signage	5,262.00 gsf	<u>1,842</u>	
			Signage		<u>1,842</u>	
		02-10-2810	Toilet and Bath Accessories Public Restroom Accessories, Martinez Annex	bath		None
		02-10-4430	Fire Extinguishers Fire Extinguishers, Commercial	4.00 ea	<u>1,800</u>	
			Fire Extinguishers		<u>1,800</u>	
			9 Specialties	5,262.00 gsf	3,642	
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems Commercial, Core/Shell, adjust existing sprinkler system, plug for future drops	5,262.00 gsf	<u>22,364</u>	
			Fire Protection Systems		<u>22,364</u>	
			12 Fire Sprinklers	5,262.00 gsf	22,364	
13			Plumbing			
		02-22-0510	Plumbing Single User Restroom - Sink & Water Closet	bath		
			13 Plumbing	5,262.00 gsf		
14			HVAC			
		02-23-0510	HVAC VRF System, Commercial, C&S	5,262.00 gsf	<u>115,764</u>	12 ton
			RR Exhaust	bath		None
			HVAC		<u>115,764</u>	
			14 HVAC	5,262.00 gsf	115,764	
15			Electrical			
		02-26-0510	Electrical Systems Power & Lighting, Commercial	5,262.00 gsf	<u>94,716</u>	
			Electrical Systems		<u>94,716</u>	
		02-26-6010	Temporary Power Temp Power & Lighting System, incl Maintenance	5,262.00 gsf	<u>4,210</u>	
			Temporary Power		<u>4,210</u>	
		02-28-4610	Fire Alarm Systems Fire Alarm/Life Safety Systems, Commercial	5,262.00 gsf	<u>21,574</u>	
			Fire Alarm Systems		<u>21,574</u>	
			15 Electrical	5,262.00 gsf	120,500	
			9 Martinez Annex	5,262.00 gsf	710,308	
10			Martinez Hall			
	2		Sitework			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-02-4140	Interior Demolition			
			Interior Demolition, Martinez	8,513.00 gsf	59,591	Roof tearoff, interior gut, keep RR, remove existing lift
			Interior Demolition		59,591	
		02-26-0510	Electrical Systems			
			Martinez - 800A Feeder and Trench, incl flexible connection rework	500.00 lf	187,500	
			Electrical Systems		187,500	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	526.00 lf	31,560	
			Tele/Data Systems		31,560	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	423.00 lf	25,380	
			Fire Alarm Systems		25,380	
			2 Sitework	8,513.00 gsf	304,031	
4			Foundations			
		02-03-0510	Concrete			
			Martinez - Elevator Pit, incl excavation	1.00 ls	75,000	
			Martinez - Grade Beams 30"x30"	199.00 lf	69,650	
			Concrete		144,650	
			4 Foundations	8,513.00 gsf	144,650	
5			Structure			
		02-03-0510	Concrete			
			Martinez - Patch Slab	800.00 sf	28,000	
			Martinez - 12" Shotcrete @ Existing	269.00 sf	24,210	10cy
			Concrete		52,210	
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	8,513.00 gsf	17,026	
			Martinez - 2.1a Remove & Reinstall concrete walkway	449.00 sf	15,715	
			Misc. Concrete		32,741	
		02-04-2113	CMU			
			Martinez - Exterior Elevator Shaft	780.00 sf	42,900	
			CMU		42,900	
		02-05-1230	Structural Steel			
			Martinez - 2 story steel braced frame with angle collectors, incl temp shoring	4.00 ea	140,000	
			Structural Steel		140,000	
		02-05-5210	Misc. Metals			
			Martinez - 2.2 Handrails and close open risers	1.00 ls	8,000	Note but not called out on plans, confirm if in scope
			Misc. Metals		8,000	
		02-06-1010	Rough Carpentry			
			Martinez - 2.3 Exterior Elevator Shaft Penthouse/Roof	65.00 sf	7,800	
			Martinez - 2.3 Infill @ Removed Lift	1.00 ls	2,500	
			Martinez - Continuous 6x10 Strut	272.00 lf	29,920	
			Martinez - Reinforce Trusses w/ plates/bolts	200.00 ea	150,000	
			Martinez - Integration w/ Brace Frame	4.00 ea	30,000	
			Rough Carpentry		220,220	
		02-07-1012	Waterproofing, Below Grade			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-07-1012	Waterproofing, Below Grade			
			Waterproofing, elevator pit & walls, Martinez	1.00 ls	<u>7,500</u>	
			Waterproofing, Below Grade		<u>7,500</u>	
			5 Structure	8,513.00 gsf	503,571	
6			Exterior Envelope			
		02-06-2220	Exterior Finish Carpentry			
			Misc. Trim Allowance, Martinez - Repair Wood Siding, Trim @ elevator shaft	1.00 allw	<u>30,000</u>	
			Exterior Finish Carpentry		<u>30,000</u>	
		02-07-9010	Sealants			
			Joint Sealants, Bldg	8,513.00 gsf	<u>8,087</u>	
			Sealants		<u>8,087</u>	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Martinez - (8) new windows	440.00 sf	<u>55,000</u>	
			Curtain Wall and Glazed Assemblies		<u>55,000</u>	
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	<u>30,000</u>	incl @ transomes
			Glazing		<u>30,000</u>	
		02-09-2410	Cement Plastering			
			Lath & Plaster, Martinez	780.00 sf	<u>24,960</u>	@ New Exterior Elevator Shaft (CMU)
			Cement Plastering		<u>24,960</u>	
		02-09-7820	Painting			
			Painting, Exterior, Martinez, new elevator shaft, @ shotcrete areas, t/u, windows	8,513.00 gsf	<u>16,600</u>	
			Painting		<u>16,600</u>	
			6 Exterior Envelope	8,513.00 gsf	164,648	
7			Roofing & Waterproofing			
		02-07-1810	Traffic Coating			
			Martinez - Waterproof Deck Surface @ L2	1,766.00 sf	<u>31,788</u>	
			Traffic Coating		<u>31,788</u>	
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	8,513.00 gsf	<u>3,405</u>	Elevator Shaft Roof Cavity ins. only
			Insulation		<u>3,405</u>	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	8,513.00 gsf	<u>1,703</u>	
			Temporary Roof / Bldg Winterization		<u>1,703</u>	
		02-07-5110	Built-Up Roofing			
			Shingle Roof & New Area at Exterior Elevator Shaft	3,961.00 sf	<u>43,571</u>	
			Walk Pad Allowance	1.00 ls		Shingle Roof
			Built-Up Roofing		<u>43,571</u>	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	8,513.00 gsf	<u>26,816</u>	added exterior elevator shaft, windows
			Sheetmetal Flashing & Trim		<u>26,816</u>	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	8,513.00 gsf	<u>5,533</u>	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Penetration Firestopping		5,533	
			7 Roofing & Waterproofing	8,513.00 gsf	112,816	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	8,513.00 gsf	10,641	
			Rough Carpentry		10,641	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	ls		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Multi User RR	ea		Existing to Remain
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	2,000	
			Martinez - 2.4 New Door w/ auto operator	1.00 ea	4,750	
			Martinez - 1.3 Auto Operators @ L2 Existing Door	2.00 ea	3,000	
			Martinez - 1.3 "Code Compliant Hardware Throughout"	1.00 ls	5,000	
			Doors, Frames & Hardware		14,750	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	700	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	8,513.00 gsf	12,770	Minor
			Gypsum Board Assemblies		12,770	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	sf		None
			Bathroom Wall Tile, 4' Wainscot	sf		None
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Multi User Restroom	ea		Existing
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			Martinez	sf		Flooring By Tenant
		02-09-7820	Painting			
			Painting, Interior, Martinez	8,513.00 gsf	37,457	
			Painting		37,457	
			8 Interiors	8,513.00 gsf	76,318	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	8,513.00 gsf	2,980	
			Signage		2,980	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories, Martinez	bath		Existing to remain
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	6.00 ea	2,700	
			Fire Extinguishers		2,700	
			9 Specialties	8,513.00 gsf	5,680	
11			Conveying Systems			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-14-0510	Elevators			
			Martinez - 2.3 New Elevator (2 stop)	2.00 stp	180,000	
			Martinez - Elevator Hoist Beam, Sills. Misc.	1.00 ls	6,000	
			Elevators		186,000	
			11 Conveying Systems	8,513.00 gsf	186,000	
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems			
			Commercial, Core/Shell, adjust existing sprinkler system, plug for future drops	8,513.00 gsf	36,180	
			Fire Protection Systems		36,180	
			12 Fire Sprinklers	8,513.00 gsf	36,180	
13			Plumbing			
		02-22-0510	Plumbing			
			Single User Restroom - Sink & Water Closet	bath		
			Martinez - Showers	excl		Excluded, Note not called out, confirm if desired
			13 Plumbing	8,513.00 gsf		
14			HVAC			
		02-23-0510	HVAC			
			VRF System, Commercial, C&S	8,513.00 gsf	204,312	18 ton, elevator machine room
			RR Exhaust	bath		Assumes Existing
			HVAC		204,312	
			14 HVAC	8,513.00 gsf	204,312	
15			Electrical			
		02-26-0510	Electrical Systems			
			Power & Lighting, Commercial	8,513.00 gsf	170,260	
			Electrical Systems		170,260	
		02-26-6010	Temporary Power			
			Temp Power & Lighting System, incl Maintenance	8,513.00 gsf	6,810	
			Temporary Power		6,810	
		02-26-7020	PV Solar System			
			Martinez (4) 2" Conduits only from DP to each roof	4.00 ea	11,200	
			PV Solar System		11,200	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	8,513.00 gsf	34,903	
			Fire Alarm Systems		34,903	
			15 Electrical	8,513.00 gsf	223,174	
			10 Martinez Hall	8,513.00 gsf	1,961,379	
11			Founders Hall			
	2		Sitework			
		02-02-4140	Interior Demolition			
			Interior Demolition, Founders	26,012.00 gsf	156,072	Structural, misc interio
			Interior Demolition		156,072	
		02-21-0510	Fire Protection Systems			
			Fire Service	475.00 lf	71,250	
			BFP	1.00 ls	15,000	
			Fire Protection Systems		86,250	
		02-26-0510	Electrical Systems			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-26-0510	Electrical Systems			
			Founders - 1600A Feeder and Trench	550.00 lf	<u>385,000</u>	
			Electrical Systems		385,000	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	472.00 lf	<u>28,320</u>	
			Tele/Data Systems		28,320	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	436.00 lf	<u>26,160</u>	
			Fire Alarm Systems		26,160	
		02-31-0510	Earthwork			
			Mass Excavation & Off-Haul, Founders	43.00 cy	<u>2,150</u>	
			Earthwork		2,150	
			2 Sitework	26,012.00 gsf	683,952	
4			Foundations			
		02-03-0510	Concrete			
			Founders - Elevator Pit, incl excavation	1.00 ls	75,000	
			Founders - 3'x8'x8' footings	16.35 cy	16,353	2ea
			Founders - Topping/protection slab @ new FRP 3rd floor	1,877.00 sf	33,786	
			Founders - Pile Caps	28.62 cy	<u>28,624</u>	3ea
			Concrete		153,763	
		02-31-4813	Deep Foundation Systems			
			Founders - 8"-12" Micropiles 40'	16.00 ea	<u>136,000</u>	Assume soil improvement not required
			Deep Foundation Systems		136,000	
			4 Foundations	26,012.00 gsf	289,763	
5			Structure			
		02-03-0510	Concrete			
			Founders - 16"x16"x12' columns	10.00 ea	75,000	4.74cy
			Founders - Reinforce (E) Column, add 6" Cover	3.00 flr	24,000	
			Founders - FRP @ 3rd Floor	1,877.00 sf	150,160	Minor slab prep only, no layers specified
			Founders - New 16" Shear Wall	1,216.00 sf	170,240	
			Founders - 12" Shotcrete @ Existing Wall	1,627.00 sf	<u>146,430</u>	
			Concrete		565,830	
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	26,012.00 gsf	65,030	
			Founders - 2.2b Repair Concrete Spalling @ Existing Stairs	147.00 sf	3,675	
			Founders - 2.1b Remove & Reinstall concrete walkway @ L1	105.00 sf	4,725	
			Founders - 2.1a Flat Concrete @ Accessible Seating	59.00 sf	<u>8,850</u>	
			Misc. Concrete		82,280	
		02-05-1230	Structural Steel			
			Founders - Steel @ New Elevator Openings	4.00 flr	<u>60,000</u>	
			Structural Steel		60,000	
		02-05-5110	Metal Stairs			
			Founders - 2.2a Replace Stair from L2 Plaza to L3	1.00 flr	<u>35,000</u>	w/ canopy
			Metal Stairs		35,000	
		02-05-5210	Misc. Metals			
			Founders - 2.2 Code Compliant Handrails and/or extensions to all existing stairs	1.00 ls	12,000	Note but not called out on plans, confirm if in scope

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Misc. Metals		12,000	
		02-07-1012	Waterproofing, Below Grade			
			Waterproofing, elevator pit & walls, Founders	1.00 ls	<u>7,500</u>	
			Waterproofing, Below Grade		7,500	
			5 Structure	26,012.00 gsf	762,610	
6			Exterior Envelope			
		02-07-9010	Sealants			
			Joint Sealants, Bldg	26,012.00 gsf	<u>24,711</u>	
			Sealants		24,711	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Founders	sf		Existing to Remain
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	<u>50,000</u>	
			Glazing		50,000	
		02-09-2410	Cement Plastering			
			Lath & Plaster, Founders	sf		None
		02-09-7820	Painting			
			Painting, Exterior, Founders - T/U only	26,012.00 gsf	<u>16,908</u>	
			Painting		16,908	
			6 Exterior Envelope	26,012.00 gsf	91,619	
7			Roofing & Waterproofing			
		02-07-1810	Traffic Coating			
			Founders - Protective Coating @ Existing Stairs	147.00 sf	<u>5,145</u>	
			Traffic Coating		5,145	
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	26,012.00 gsf	<u>7,804</u> @ RR, minor	
			Insulation		7,804	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	26,012.00 gsf	<u>5,202</u>	
			Temporary Roof / Bldg Winterization		5,202	
		02-07-5110	Built-Up Roofing			
			Membrane Roofing	9,323.00 sf	<u>139,845</u>	
			Taper Insulation Sys.	9,323.00 sf	<u>65,261</u>	
			Walk Pad Allowance	1.00 ls	<u>1,800</u>	
			Built-Up Roofing		206,906	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	26,012.00 gsf	<u>49,423</u>	
			Sheetmetal Flashing & Trim		49,423	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	26,012.00 gsf	<u>16,908</u>	
			Penetration Firestopping		16,908	
			7 Roofing & Waterproofing	26,012.00 gsf	291,388	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	26,012.00 gsf	<u>32,515</u>	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Rough Carpentry		32,515	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	ls		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	8.00 ea	26,000	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	4,000	
			Founders - 1.3 Replace Hardware on 20 existing doors	20.00 ea	15,000	
			Doors, Frames & Hardware		45,000	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	700	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	26,012.00 gsf	91,042	RR, minor
			Metal Stud Framing & Drywall - Founders Elevator Shaft	1,920.00 sf	86,400	
			Gypsum Board Assemblies		177,442	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	543.00 sf	19,005	
			Bathroom Wall Tile, 4' Wainscot	912.00 sf	31,920	
			Bathroom Floor Tile, Multi User	367.00 sf	12,845	
			Bathroom Wall Tile, 4' Wainscot, Multi User	436.00 sf	15,260	
			Common Area Tile		79,030	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	6.00 ea	13,200	
			Vanity Tops @ Multi User Restroom	2.00 ea	7,000	
			Common Area Countertops		20,200	
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			Founders, Misc. Patching/Tie-in	1.00 allw	10,000	There are floors that are existing to remain that recieve seismic work. We do not include patching back these areas. By Tenant.
			Common Area Flooring		10,000	
		02-09-7820	Painting			
			Painting, Interior, Founders	26,012.00 gsf	53,325	
			Painting		53,325	
			8 Interiors	26,012.00 gsf	418,212	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	26,012.00 gsf	9,104	
			Signage		9,104	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories, Founders	6.00 bath	8,700	
			Public Restroom Accessories, Founders Public	2.00 bath	9,600	
			Toilet and Bath Accessories		18,300	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	12.00 ea	5,400	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Fire Extinguishers		5,400	
			9 Specialties	26,012.00 gsf	32,804	
11			Conveying Systems			
	02-14-0510		Elevators			
			Founders - 2.3a New Elevator (4 stop)	4.00 stp	300,000	
			Founders - 2.3b New LULA Lift (2 stop, single floor)	1.00 ls	85,000	
			Founders - Elevator Hoist Beam, Sills, Misc.	1.00 ls	10,000	
			Elevators		395,000	
			11 Conveying Systems	26,012.00 gsf	395,000	
12			Fire Sprinklers			
	02-21-0510		Fire Protection Systems			
			Commercial, Core/Shell, extend/new system, plug for future drops	26,012.00 gsf	206,795	
			FDC, new @ Founders	1.00 bldg	8,000	
			Fire Protection Systems		214,795	
			12 Fire Sprinklers	26,012.00 gsf	214,795	
13			Plumbing			
	02-22-0510		Plumbing			
			Single User Restroom - Sink & Water Closet	6.00 bath	135,000	
			Muiti User Restroom - (2) Sink & (3) Water Closet	2.00 bath	120,000	
			Founders - Showers	excl		Excluded, Note not called out, confirm if desired
			Plumbing		255,000	
			13 Plumbing	26,012.00 gsf	255,000	
14			HVAC			
	02-23-0510		HVAC			
			VRF System, Commercial, C&S	26,012.00 gsf	598,276	65 ton, elevator machine room
			RR Exhaust	8.00 bath	22,000	
			HVAC		620,276	
			14 HVAC	26,012.00 gsf	620,276	
15			Electrical			
	02-26-0510		Electrical Systems			
			Power & Lighting, Commercial	26,012.00 gsf	494,228	
			Electrical Systems		494,228	
	02-26-6010		Temporary Power			
			Temp Power & Lighting System, incl Maintenance	26,012.00 gsf	20,810	
			Temporary Power		20,810	
	02-28-4610		Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	26,012.00 gsf	106,649	
			Fire Alarm Systems		106,649	
			15 Electrical	26,012.00 gsf	621,687	
			11 Founders Hall	26,012.00 gsf	4,677,106	
12			Macky Hall			
	2		Sitework			
	02-02-4140		Interior Demolition			
			Interior Demolition, Macky	7,766.00 gsf	12,426	Misc interior, pulling boilers, new carpet, RR
			Interior Demolition		12,426	
	02-26-0510		Electrical Systems			
			Macky Hall - 400A Feeder and Trench	450.00 lf	90,000	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Electrical Systems		90,000	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	420.00 lf	<u>25,200</u>	
			Tele/Data Systems		25,200	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	368.00 lf	<u>22,080</u>	
			Fire Alarm Systems		22,080	
			2 Sitework	7,766.00 gsf	149,706	
5			Structure			
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	7,766.00 gsf		None, existing @ boilers, hvac by tenant
			5 Structure	7,766.00 gsf		
6			Exterior Envelope			
		02-07-9010	Sealants			
			Joint Sealants, Bldg	7,766.00 gsf	<u>7,378</u>	
			Sealants		7,378	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Macky	sf		
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	1.00 allw	<u>5,000</u>	Recently updated
			Glazing		5,000	
		02-09-2410	Cement Plastering			
			Lath & Plaster, Macky	sf		None
		02-09-7820	Painting			
			Painting, Exterior, Macky - Repaint All	7,766.00 gsf	<u>34,947</u>	
			Painting		34,947	
			6 Exterior Envelope	7,766.00 gsf	47,325	
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	7,766.00 gsf	<u>777</u>	@ RR, minor
			Insulation		777	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	7,766.00 gsf	<u>1,553</u>	
			Temporary Roof / Bldg Winterization		1,553	
		02-07-5110	Built-Up Roofing			
			Roofing, Macky	sf		Existing to Remain
			Walk Pad Allowance	1.00 ls		N/A
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	7,766.00 gsf		Existing to Remain
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	7,766.00 gsf	<u>5,048</u>	
			Penetration Firestopping		5,048	
			7 Roofing & Waterproofing	7,766.00 gsf	7,378	
8			Interiors			
		02-06-1010	Rough Carpentry			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	7,766.00 gsf	<u>9,707</u>	
			Rough Carpentry		9,707	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance, Macky	1.00 allw	<u>5,000</u>	
			Architectural Woodwork		5,000	
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	1.00 ea	<u>3,250</u>	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	1.00 allw	<u>1,500</u>	
			Macky	ea		Existing to Remain
			Doors, Frames & Hardware		4,750	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	<u>700</u>	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	7,766.00 gsf	<u>13,591</u>	RR, minor
			Gypsum Board Assemblies		13,591	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	79.00 sf	<u>2,765</u>	
			Bathroom Wall Tile, 4' Wainscot	148.00 sf	<u>5,180</u>	
			Common Area Tile		7,945	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	1.00 ea	<u>2,200</u>	
			Common Area Countertops		2,200	
		02-09-6010	Floor Preperation			
			Floor Preperation	7,766.00 gsf	<u>2,718</u>	
			Floor Preperation		2,718	
		02-09-6030	Common Area Flooring			
			Macky - Replace carpet / refinish wood floor	7,766.00 sf	<u>50,479</u>	Assumes all carpet
			Common Area Flooring		50,479	
		02-09-7820	Painting			
			Painting, Interior, Macky	7,766.00 gsf	<u>15,532</u>	
			Painting		15,532	
			8 Interiors	7,766.00 gsf	112,622	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	7,766.00 gsf	<u>2,718</u>	
			Signage		2,718	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories	1.00 bath	<u>1,450</u>	
			Toilet and Bath Accessories		1,450	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	5.00 ea	<u>2,250</u>	
			Fire Extinguishers		2,250	
			9 Specialties	7,766.00 gsf	6,418	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems			
			Commercial, Core/Shell, adjust existing sprinkler system, plug for future drops	7,766.00 gsf	33,006	
			Fire Protection Systems		33,006	
			12 Fire Sprinklers	7,766.00 gsf	33,006	
13			Plumbing			
		02-22-0510	Plumbing			
			Single User Restroom - Sink & Water Closet	1.00 bath	22,500	
			New Insta-hot @ Existing RR, Macky	3.00 bath	10,500	
			Plumbing		33,000	
			13 Plumbing	7,766.00 gsf	33,000	
14			HVAC			
		02-23-0510	HVAC			
			Replace Boiler & Furnace	7,766.00 gsf	93,192	
			RR Exhaust	1.00 bath	2,250	
			HVAC		95,442	
			14 HVAC	7,766.00 gsf	95,442	
15			Electrical			
		02-26-0510	Electrical Systems			
			Power & Lighting, Commercial	7,766.00 gsf	93,192	
			Electrical Systems		93,192	
		02-26-6010	Temporary Power			
			Temp Power & Lighting System, incl Maintenance	7,766.00 gsf	6,213	
			Temporary Power		6,213	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	7,766.00 gsf	31,841	
			Fire Alarm Systems		31,841	
			15 Electrical	7,766.00 gsf	131,245	
			12 Macky Hall	7,766.00 gsf	616,141	
13			Carriage House			
	2		Sitework			
		02-02-4130	Structure Demolition			
			Demo Remainder of Carriage after relocation	2,875.00 gsf	25,875	
			Structure Demolition		25,875	
		02-02-4140	Interior Demolition			
			Interior Demolition, Carriage	2,875.00 gsf	33,063	For retrofit, see structure
			Interior Demolition		33,063	
		02-02-4170	Sawcut			
			Demolition & Structure Moving - Relocate Carriage House	1.00 ls	600,000	
			Sawcut		600,000	
		02-03-1510	Misc. Concrete			
			Carriage Relocation Misc ADA Tie-In	1.00 allw	15,000	
			Misc. Concrete		15,000	
		02-06-1010	Rough Carpentry			
			Carriage - 2.2 Relocated/New Stairs	174.00 sf	19,140	added canopy

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Rough Carpentry		19,140	
		02-21-0510	Fire Protection Systems			
			Fire Service	400.00 lf	60,000	
			BFP	1.00 ls	15,000	
			Fire Protection Systems		75,000	
		02-26-0510	Electrical Systems			
			Carriage - 200A Feeder and Trench	250.00 lf	28,750	
			Electrical Systems		28,750	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	400.00 lf	24,000	
			Tele/Data Systems		24,000	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	400.00 lf	24,000	
			Fire Alarm Systems		24,000	
		02-31-0510	Earthwork			
			Mass Excavation & Off-Haul	120.00 cy	6,000	Assume 2ft Depth @ Mat
			Earthwork		6,000	
		02-32-1110	Base Courses			
			Rough Grade, Carriage Relocation	1,405.00 sf	11,240	
			Class II Base - Carriage Relocation	1,405.00 sf		Assumes N/A
			Base Courses		11,240	
			2 Sitework	2,875.00 gsf	862,067	
4			Foundations			
		02-03-0510	Concrete			
			Mat Foundation - Carriage House	119.60 cy	59,800	Assume 2ft thick
			Carriage - "New Footing Where Required" excluded, assumes new foundation	excl		
			Concrete		59,800	
			4 Foundations	2,875.00 gsf	59,800	
5			Structure			
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	2,875.00 gsf	5,750	New, mech pad only
			Misc. Concrete		5,750	
		02-06-1010	Rough Carpentry			
			Carriage - Roof & Floor Sheathing	2,875.00 sf	28,750	
			Carriage - Wall Sheathing & Hold Downs	3,660.00 sf	128,100	
			Rough Carpentry		156,850	
			5 Structure	2,875.00 gsf	162,600	
6			Exterior Envelope			
		02-07-9010	Sealants			
			Joint Sealants, Bldg	2,875.00 gsf	2,731	
			Sealants		2,731	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Carriage House	17.00 ea	2,805	Assume New
			Curtain Wall and Glazed Assemblies		2,805	
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	allw		Assumes all new

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-09-2410	Cement Plastering Lath & Plaster, Carriage House	sf		None
		02-09-7820	Painting Painting, Exterior, Carriage - Repaint All	2,875.00 gsf	<u>15,094</u>	
			Painting		<u>15,094</u>	
			6 Exterior Envelope	2,875.00 gsf	20,630	
7			Roofing & Waterproofing			
		02-07-2010	Insulation Fiberglass Batt Insulation	2,875.00 gsf	<u>14,375</u>	
			Insulation		<u>14,375</u>	
		02-07-3910	Temporary Roof / Bldg Winterization Interior, Temp Drains / Waterproofing	2,875.00 gsf	<u>575</u>	
			Temporary Roof / Bldg Winterization		<u>575</u>	
		02-07-5110	Built-Up Roofing Shingle Roof	1,415.00 sf	<u>15,565</u>	
			Walk Pad Allowance	1.00 ls		N/A
			Built-Up Roofing		<u>15,565</u>	
		02-07-6210	Sheetmetal Flashing & Trim Flashing & Sheet Metal	2,875.00 gsf	<u>11,069</u>	
			Sheetmetal Flashing & Trim		<u>11,069</u>	
		02-07-8410	Penetration Firestopping Fire & Smoke Sealant	2,875.00 gsf	<u>1,869</u>	
			Penetration Firestopping		<u>1,869</u>	
		02-08-6210	Unit Skylights Skylights, Carriage relocation	1.00 ea	<u>9,500</u>	Assume New
			Unit Skylights		<u>9,500</u>	
			7 Roofing & Waterproofing	2,875.00 gsf	52,953	
8			Interiors			
		02-06-1010	Rough Carpentry Misc. Rough Carpentry	2,875.00 gsf	<u>3,594</u>	
			Rough Carpentry		<u>3,594</u>	
		02-06-4150	Architectural Woodwork Misc. Trim Allowance, Carriage House	1.00 allw	<u>50,000</u>	After Relocation
			Architectural Woodwork		<u>50,000</u>	
		02-08-1010	Doors, Frames & Hardware HM DF&H, Commercial - Single User RR	1.00 ea	<u>3,250</u>	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	allw		Incl as new
			Carriage House - 2 new doors after relocation (exterior), also see 1.3	2.00 ea	<u>7,500</u>	
			Doors, Frames & Hardware		<u>10,750</u>	
		02-08-3110	Access Doors and Panels Access Doors	2.00 ea	<u>700</u>	Assume 2 ea
			Access Doors and Panels		<u>700</u>	
		02-09-2120	Gypsum Board Assemblies Metal Stud Framing & Drywall	2,875.00 gsf	51,750	RR, replace all gyp

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Gypsum Board Assemblies		51,750	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	45.00 sf	1,575	
			Bathroom Wall Tile, 4' Wainscot	108.00 sf	3,780	
			Common Area Tile		5,355	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	1.00 ea	2,200	
			Common Area Countertops		2,200	
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant
		02-09-6030	Common Area Flooring			
			Carriage House	sf		Flooring By Tenant
		02-09-7820	Painting			
			Painting, Interior, Carriage	2,875.00 gsf	11,356	
			Painting		11,356	
			8 Interiors	2,875.00 gsf	135,705	
9			Specialties			
		02-10-1410	Signage			
			Interior Code Signage	2,875.00 gsf	1,006	
			Signage		1,006	
		02-10-2810	Toilet and Bath Accessories			
			Public Restroom Accessories	1.00 bath	1,450	
			Toilet and Bath Accessories		1,450	
		02-10-4430	Fire Extinguishers			
			Fire Extinguishers, Commercial	3.00 ea	1,350	
			Fire Extinguishers		1,350	
			9 Specialties	2,875.00 gsf	3,806	
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems			
			Commercial, Core/Shell, new system, plug for future drops	2,875.00 gsf	25,588	
			FDC, new @ Relocated Carriage	1.00 bldg	8,000	
			Fire Protection Systems		33,588	
			12 Fire Sprinklers	2,875.00 gsf	33,588	
13			Plumbing			
		02-22-0510	Plumbing			
			Single User Restroom - Sink & Water Closet	1.00 bath	22,500	
			Plumbing		22,500	
			13 Plumbing	2,875.00 gsf	22,500	
14			HVAC			
		02-23-0510	HVAC			
			VRF System, Commercial, C&S	2,875.00 gsf	63,250	7 ton
			RR Exhaust	1.00 bath	2,250	
			HVAC		65,500	
			14 HVAC	2,875.00 gsf	65,500	
15			Electrical			
		02-26-0510	Electrical Systems			

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-26-0510	Electrical Systems			
			Power & Lighting, Commercial	2,875.00 gsf	<u>100,625</u>	
			Electrical Systems		100,625	
		02-26-6010	Temporary Power			
			Temp Power & Lighting System, incl Maintenance	2,875.00 gsf	<u>2,300</u>	
			Temporary Power		2,300	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Commercial	2,875.00 gsf	<u>11,788</u>	
			Fire Alarm Systems		11,788	
			15 Electrical	2,875.00 gsf	<u>114,713</u>	
			13 Carriage House	2,875.00 gsf	1,533,861	
14			Simpson Sculpture Studio			
	2		Sitework			
		02-02-4130	Structure Demolition			
			Demo Remainder of Simpson after relocation	2,644.00 gsf	<u>79,320</u>	
			Structure Demolition		79,320	
		02-02-4140	Interior Demolition			
			Interior Demolition, Simpson	2,644.00 gsf	<u>26,440</u>	Remove misc interior, roll up doors, remove structure & foundation
			Interior Demolition		26,440	
		02-02-4170	Sawcut			
			Demolition & Structure Moving - Relocate Simpson (facade only)	1.00 ls	<u>300,000</u>	
			Sawcut		300,000	
		02-03-1510	Misc. Concrete			
			Simpson Relocation Misc ADA Tie-In	1.00 allw	<u>15,000</u>	
			Misc. Concrete		15,000	
		02-06-1010	Rough Carpentry			
			Simpson - Entry Ramp & Rails	126.00 sf	<u>9,450</u>	interchangeable as concrete
			Rough Carpentry		9,450	
		02-21-0510	Fire Protection Systems			
			Fire Service	400.00 lf	<u>60,000</u>	
			BFP	1.00 ls	<u>15,000</u>	
			Fire Protection Systems		75,000	
		02-26-0510	Electrical Systems			
			Simpson - 225A Feeder and Trench	300.00 lf	<u>37,500</u>	
			Electrical Systems		37,500	
		02-27-2010	Tele/Data Systems			
			(3) 2" Conduits to Broadway & Clifton	400.00 lf	<u>24,000</u>	
			Tele/Data Systems		24,000	
		02-28-4610	Fire Alarm Systems			
			Fire Alarm/Life Safety Systems, Trench & Conduit to Facilities	400.00 lf	<u>24,000</u>	
			Fire Alarm Systems		24,000	
		02-31-0510	Earthwork			
			Mass Excavation & Off-Haul	339.00 cy	<u>16,950</u>	Assume 5ft Depth @ Mat

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
			Earthwork		16,950	
		02-32-1110	Base Courses			
			Rough Grade, Simpson Relocation	2,337.00 sf	18,696	
			Class II Base - Simpson Relocation	2,337.00 sf		Assumes N/A
			Base Courses		18,696	
			2 Sitework	2,644.00 gsf	626,356	
4			Foundations			
		02-03-0510	Concrete			
			Mat Foundation - Simpson	338.10 cy	169,050	Assume 3ft thick
			Stem Walls - Simpson	34.75 cy	20,852	4'
			Concrete		189,902	
			4 Foundations	2,644.00 gsf	189,902	
5			Structure			
		02-03-1510	Misc. Concrete			
			Misc. mech pads, trenching, pourback, coring	2,644.00 gsf		New, CU on roof
		02-05-1230	Structural Steel			
			Structural Steel @ 30psf - @ Simpson Primary Structure Rebuild	39.66 ton	356,940	
			Structural Steel		356,940	
		02-05-3110	Metal Deck			
			Metal Deck - Simpson Roof	2,644.00 sf	29,084	
			Metal Deck		29,084	
		02-05-5210	Misc. Metals			
			Simpson - Mech. Roof Screen	1.00 ls	9,500	
			Misc. Metals		9,500	
			5 Structure	2,644.00 gsf	395,524	
6			Exterior Envelope			
		02-07-4143	Siding			
			Hardie Panels w/ WRB, incl Girts, framing	1,848.00 sf	157,080	
			Siding		157,080	
		02-07-9010	Sealants			
			Joint Sealants, Bldg	2,644.00 gsf	2,512	
			Sealants		2,512	
		02-08-3210	Overhead Doors			
			Overhead Roll-Up Door @ Simpson Relocation	1.00 ea	40,000	
			Overhead Doors		40,000	
		02-08-4410	Curtain Wall and Glazed Assemblies			
			Simpson	sf		As part of facade relocation
		02-08-8010	Glazing			
			Misc. Repair Glazing/Hardware Allowance	allw		As part of facade relocation
		02-09-2410	Cement Plastering			
			Lath & Plaster, Simpson	sf		None
		02-09-7820	Painting			
			Painting, Exterior, Simpson - Repaint All	2,644.00 gsf	12,691	
			Painting		12,691	
			6 Exterior Envelope	2,644.00 gsf	212,283	

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
7			Roofing & Waterproofing			
		02-07-2010	Insulation			
			Fiberglass Batt Insulation	2,644.00 gsf	<u>7,932</u>	
			Insulation		7,932	
		02-07-3910	Temporary Roof / Bldg Winterization			
			Interior, Temp Drains / Waterproofing	2,644.00 gsf	<u>529</u>	
			Temporary Roof / Bldg Winterization		529	
		02-07-5110	Built-Up Roofing			
			Membrane Roofing	2,337.00 sf	35,055	
			Taper Insulation Sys.	2,337.00 sf	16,359	
			Walk Pad Allowance	1.00 ls	<u>1,500</u>	
			Built-Up Roofing		52,914	
		02-07-6210	Sheetmetal Flashing & Trim			
			Flashing & Sheet Metal	2,644.00 gsf	<u>6,478</u>	
			Sheetmetal Flashing & Trim		6,478	
		02-07-8410	Penetration Firestopping			
			Fire & Smoke Sealant	2,644.00 gsf	<u>1,719</u>	
			Penetration Firestopping		1,719	
			7 Roofing & Waterproofing	2,644.00 gsf	69,571	
8			Interiors			
		02-06-1010	Rough Carpentry			
			Misc. Rough Carpentry	2,644.00 gsf	<u>3,305</u>	
			Rough Carpentry		3,305	
		02-06-4150	Architectural Woodwork			
			Misc. Trim Allowance	ls		By Tenant if applicable
		02-08-1010	Doors, Frames & Hardware			
			HM DF&H, Commercial - Single User RR	1.00 ea	3,250	
			HM DF&H, Commercial - Misc. Repair/Hardware Allowance	allw		Incl as new
			Simpson - 2 new doors after relocation (exterior)	2.00 ea	<u>7,500</u>	
			Doors, Frames & Hardware		10,750	
		02-08-3110	Access Doors and Panels			
			Access Doors	2.00 ea	<u>700</u>	Assume 2 ea
			Access Doors and Panels		700	
		02-09-2120	Gypsum Board Assemblies			
			Metal Stud Framing & Drywall	2,644.00 gsf	<u>22,474</u>	RR, misc walls (minor)
			Gypsum Board Assemblies		22,474	
		02-09-3140	Common Area Tile			
			Bathroom Floor Tile	78.00 sf	2,730	
			Bathroom Wall Tile, 4' Wainscot	140.00 sf	<u>4,900</u>	
			Common Area Tile		7,630	
		02-09-3630	Common Area Countertops			
			Vanity Tops @ Single User Restroom	1.00 ea	<u>2,200</u>	
			Common Area Countertops		2,200	
		02-09-6010	Floor Preperation			
			Floor Preperation	gsf		Flooring By Tenant

Bldg	Sys	Phase	Description	Takeoff Quantity	Total Amount	Notes
		02-09-6030	Common Area Flooring Simpson	sf		Flooring By Tenant
		02-09-7820	Painting Painting, Interior, Simpson	2,644.00 gsf	<u>11,634</u>	
			Painting		<u>11,634</u>	
			8 Interiors	2,644.00 gsf	58,693	
9			Specialties			
		02-10-1410	Signage Interior Code Signage	2,644.00 gsf	<u>925</u>	
			Signage		<u>925</u>	
		02-10-2810	Toilet and Bath Accessories Public Restroom Accessories	1.00 bath	<u>1,450</u>	
			Toilet and Bath Accessories		<u>1,450</u>	
		02-10-4430	Fire Extinguishers Fire Extinguishers, Commercial	2.00 ea	<u>900</u>	
			Fire Extinguishers		<u>900</u>	
			9 Specialties	2,644.00 gsf	3,275	
12			Fire Sprinklers			
		02-21-0510	Fire Protection Systems Commercial, Core/Shell, new system, plug for future drops	2,644.00 gsf	<u>23,532</u>	
			FDC, new @ Relocated Simpson	1.00 bldg	<u>8,000</u>	
			Fire Protection Systems		<u>31,532</u>	
			12 Fire Sprinklers	2,644.00 gsf	31,532	
13			Plumbing			
		02-22-0510	Plumbing Single User Restroom - Sink & Water Closet	1.00 bath	<u>22,500</u>	
			Plumbing		<u>22,500</u>	
			13 Plumbing	2,644.00 gsf	22,500	
14			HVAC			
		02-23-0510	HVAC VRF System, Commercial, C&S	2,644.00 gsf	<u>58,168</u>	7 ton
			RR Exhaust	1.00 bath	<u>2,250</u>	
			HVAC		<u>60,418</u>	
			14 HVAC	2,644.00 gsf	60,418	
15			Electrical			
		02-26-0510	Electrical Systems Power & Lighting, Commercial	2,644.00 gsf	<u>100,472</u>	
			Electrical Systems		<u>100,472</u>	
		02-26-6010	Temporary Power Temp Power & Lighting System, incl Maintenance	2,644.00 gsf	<u>2,115</u>	
			Temporary Power		<u>2,115</u>	
		02-28-4610	Fire Alarm Systems Fire Alarm/Life Safety Systems, Commercial	2,644.00 gsf	<u>10,840</u>	
			Fire Alarm Systems		<u>10,840</u>	
			15 Electrical	2,644.00 gsf	113,428	
			14 Simpson Sculpture Studio	2,644.00 gsf	1,783,481	

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost per Unit	Percent of Total	
Labor	3,698,191		17,224.212 hrs		47.010 /gsf	16.35%	
Material	1,316,577				16.736 /gsf	5.82%	
Subcontract	10,399,712				132.197 /gsf	45.97%	
Equipment	1,316,577				16.736 /gsf	5.82%	
Other	1,564,573				19.888 /gsf	6.92%	
	<u>18,295,630</u>	18,295,630			<u>232.568 /gsf</u>	80.87%	80.87%
Design Contingency	2,195,475			12.000 %	27.908 /gsf	9.70%	
	<u>2,195,475</u>	20,491,105			<u>260.476 /gsf</u>	9.70%	90.57%
Construction Contingency	1,024,555			5.000 %	13.024 /gsf	4.53%	
	<u>1,024,555</u>	21,515,660			<u>273.500 /gsf</u>	4.53%	95.10%
SDI	258,188			1.200 %	3.282 /gsf	1.14%	
	<u>258,188</u>	21,773,848			<u>276.782 /gsf</u>	1.14%	96.24%
DIC / OCIP	95,805			0.440 %	1.218 /gsf	0.42%	
	<u>95,805</u>	21,869,653			<u>277.999 /gsf</u>	0.42%	96.66%
Fee	656,090			3.000 %	8.340 /gsf	2.90%	
	<u>656,090</u>	22,525,743			<u>286.339 /gsf</u>	2.90%	99.56%
Gross Receipts Tax	99,113			0.440 %	1.260 /gsf	0.44%	
	<u>99,113</u>	22,624,856			<u>287.599 /gsf</u>	0.44%	100.00%
Total		22,624,856			287.599 /gsf		

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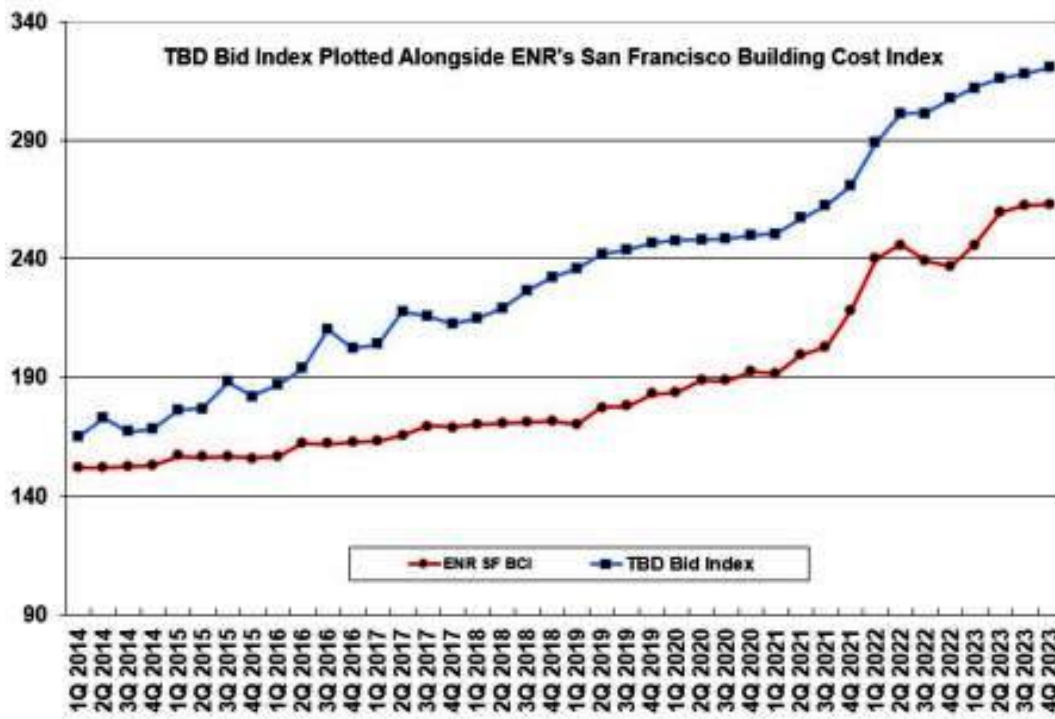
APPENDIX C

TBD BID INDEX



Construction Cost Management

TBD Bid Index



	Q1	Q2	Q3	Q4
2023	312.36	316.17	317.93	320.91
2022	289.20	301.32	301.62	307.35
2021	250.71	257.12	262.31	270.97
2020	247.90	248.06	248.64	249.78
2019	236.02	241.83	243.94	246.49
2018	214.93	219.06	226.49	232.40
2017	203.85	217.89	216.10	212.74

2016	187.11	193.57	210.42	202.42
2015	176.08	176.97	188.02	182.09
2014	164.93	172.80	167.11	168.54
2013	154.10	157.96	160.36	169.65
2012	145.13	151.21	150.72	153.01
2011	131.12	136.27	140.09	140.42
2010	118.49	124.70	121.98	123.93
2009	131.16	120.71	116.92	116.74
2008	159.82	154.15	158.43	139.47
2007	153.88	157.20	163.20	161.68
2006	137.80	138.93	143.36	152.65
2005	118.39	121.04	128.06	138.09
2004	107.62	109.17	112.33	116.33
2003	100.00	100.10	104.60	105.58

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APPENDIX D

5212 BROADWAY DESIGN GUIDELINES FEBRUARY 2023



52
12
BROADWAY

CALIFORNIA COLLEGE OF THE ARTS
OAKLAND CAMPUS SITE

DESIGN GUIDELINES

February 2023

Project Sponsors:

EQUITY COMMUNITY BUILDERS

EMERALD FUND

Urban Design + Design Guidelines:

SITELAB URBAN STUDIO

Architecture:

MITHUN

Landscape Architecture:

CMG

Historic Architecture:

KNAPP ARCHITECTS

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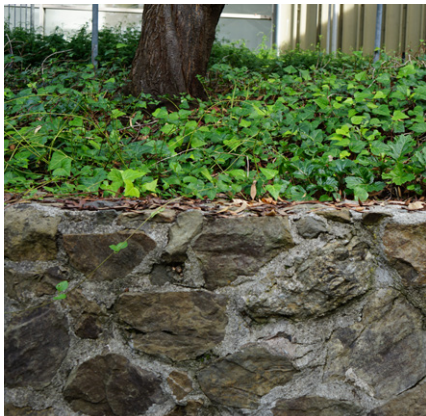
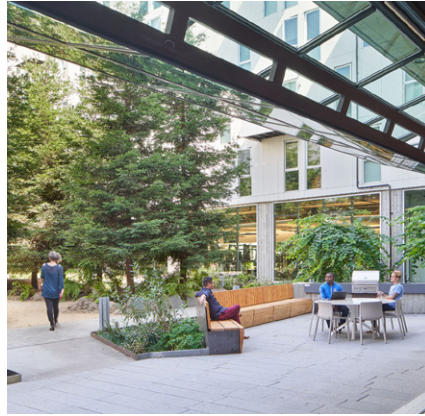


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Historic and Contextual Influences
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1 VISION

Overview	8	How To Use	20
1.1 Background + Influences.....	9	1.3 Applicability.....	20
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OVERVIEW

This document guides redevelopment of 5212 Broadway, the former California College of the Arts – Oakland Campus (CCA), under a Planned Unit Development Permit (PUD) PLN20141.

The application proposes to redevelop the 3.9-acre arts campus into a multi-family mixed-use development with new housing and publicly-accessible open space for the Rockridge community—evolving the site's historic significance into the next phase. This includes retaining the two buildings listed on the National Register of Historic Places and contributing to the Oakland Landmark; expanding upon existing open spaces for public use; maintaining site organization of the district; and replacing ten of the twelve existing buildings with new multi-family residential buildings that allow for 448 residential units, parking, and commercial use along Broadway.

The historic status of the existing campus (outlined in Section 1.1) triggers a high standard of review under the City's development review process to allow the proposed redevelopment. These guidelines were requested by the City as part of the PUD process to provide documentation that the redevelopment addresses to demonstrate the historic status of existing development, the neighborhood context, and the quality of the replacement project. This document articulates elements of, and responses to, the site's history and context as guidelines; and, if implemented, could allow the PUD project to meet the intent of the City's design review process.



Figure 1.1: Predominant layers of influence at 5212 Broadway. Source: Emerald Fund (Left). CCA Libraries (Right)

1.1 Background + Influences

The site is located at the entry to the Rockridge neighborhood in North Oakland where Broadway and College Avenue meet. The site is bound by Broadway to the west, Clifton Street to the north, multi-family residential to the east, and an access road to a regional shopping center alongside steeply sloped terrain to the south.

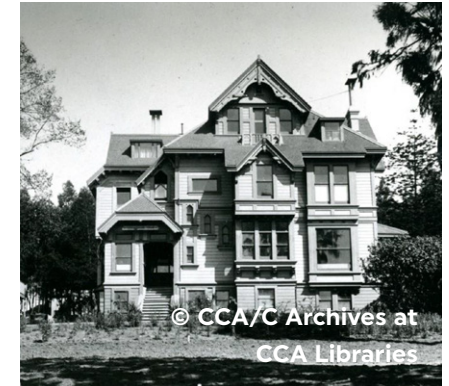
The site's history is well documented in the Historic Resources Evaluation (HRE), prepared by Page & Turnbull, and issued in November of 2019 for the Oakland Planning & Building Department. The HRE documents two periods of historic significance, the Early Estate Period and the California College of the Arts Period.

The following sections summarize the influences from the site's history and context that serves as a foundation for the Guidelines:

- **HISTORY:** Early Estate Period of Significance and California College of the Arts Period of Significance
- **CONTEXT:** Commercial Corridor and Rockridge Neighborhood

HISTORY: EARLY ESTATE PERIOD OF SIGNIFICANCE (1879-1922)

During the Early Estate Period the site was used as a residential estate and resulted in the construction of a private residence; Macky Hall (previously Hale House, Treadwell Mansion, and Treadwell Hall), its associated Carriage House, Eucalyptus Row, Carnegie Bricks, and the Broadway Wall and Stairs. Macky Hall and Carriage House (c. 1879-1881) extend across the two periods of historic significance of the site, with their noteworthy architectural style and association with education.



Photograph taken 1927

Figure 1.2: Macky Hall



Photograph taken 1926

Figure 1.3: Carriage House

HISTORY: CALIFORNIA COLLEGE OF THE ARTS PERIOD OF SIGNIFICANCE (1922-1992)

The California College of the Arts Period followed, during which time the California College of Arts and Crafts was established, renowned for art education. The Early Estate Period's residential buildings and landscape features were repurposed during the California College of the Arts Period to a functioning campus with classrooms, studios, and offices for arts education and art displayed within the landscape from its students, faculty, and alumni. The campus is defined by the juxtaposition of architecture at varying elevations, purpose-built inward-facing buildings, and a circulation network of meandering paths through large trees and sculptures. Many

of the contributing features of the campus outlined in the HRE continue to the present day.

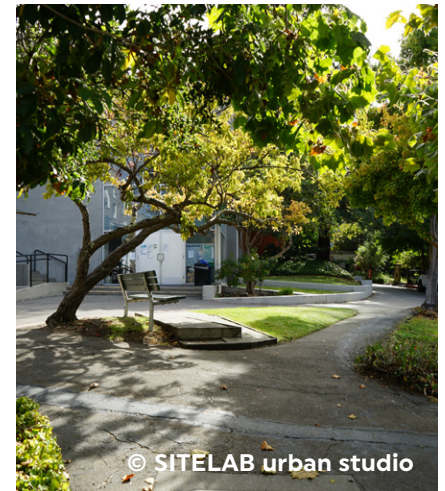


Figure 1.4: Themes of campus identity

SIGNIFICANCE OF HISTORIC RESOURCES

Four distinct identifications pertain to the existing campus and its historic resources:

- (1) the site is an Area of Primary Importance (API)
- (2) the campus is an eligible California Register District
- (3) four individual buildings are California Register eligible
- (4) the Treadwell Estate buildings listed on the National Register and along with contributing landscape features are an Oakland Landmark

(1) The site was identified as an API in 1986, and reconfirmed by the HRE in 2019. The site is historically significant for its contribution and role in the development of art and education, specifically of the American Arts and Craft

Movement, in California and the West Coast, which produced graduates who became professionals in the Bay Area; and for its physical embodiment of the principles of design in the spaces occupied by its students and faculty. The physical character-defining features of the campus are further defined in Section 1.2 and include the siting of “inward-facing purpose-built” buildings of varying styles, complementary yet varying materials, and a range of elevations lining the north and east of the campus; meandering pathways through long-standing trees; sloped topography; and a display of art. All twelve existing buildings, as well as the following historic landscape features contribute to the API: Macky Lawn, Faun Sculpture, Stairs with Ceramic Pots, Infinite Faith, Bell Tower, and Celebration Pole.

(2) All contributing features of the API also contribute to the

site's eligibility as a California Register District.

(3) Four individual buildings from the California College of the Arts Period are eligible for listing in the California Register of Historic Places. These buildings include Founders Hall, Martinez Hall, Noni Eccles Treadwell Ceramics Arts Studio, and Barclay Simpson Sculpture Studio.

(4) Macky Hall and Carriage House were listed on the National Register of Historic Places in August 1977 (Reference #77000286) and Class 1 and Class 2 Landmarks, respectively. The Broadway Wall & Stairs, Eucalyptus Row, Carnegie Bricks, and Macky Hall View Corridor contribute to the City of Oakland Historic Landmark identification.



Founders Hall



Martinez Hall



Noni Eccles Treadwell Ceramics Arts Studio



Barclay Simpson Sculpture Studio

Figure 1.5: Buildings individually eligible for the California Register

CONTEXT: COMMERCIAL CORRIDOR

Broadway and College Avenue, which converge adjacent to the site, are important commercial corridors connecting Oakland and Berkeley—from Jack London Square to the University of California at Berkeley. The site is a transitional site in North Oakland, where increased density and larger blocks to the south on Broadway meet smaller scale commercial development along College Avenue and low-scale residential blocks in Rockridge.

The City of Oakland's Design Guidelines for Corridors and Commercial Areas, adopted in July 2013, provide guiding principles for design on key corridors of Oakland. As defined in the Design Guidelines, Primary Corridors are wider and more urban in character, whereas Secondary Corridors are less dense in character.

Broadway, where it meets the site, is a Secondary Corridor and a major thoroughfare in Oakland. Broadway is primarily a vehicular corridor south of the site with larger adjacent lots. More recent development near the site occupies full blocks of up to 300 feet in length, but typical lot widths range from 50 to 80 feet. Broadway narrows north of the site with primarily residential uses.

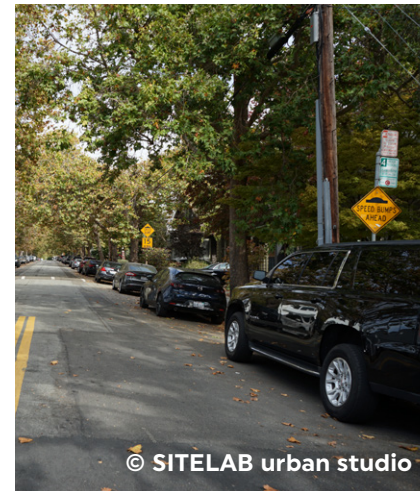
College Avenue, also a Secondary Corridor, is predominantly a retail street with limited setbacks that encourage pedestrian activity along sidewalks and parklets. The rhythm between storefronts is more intimate, holding 25- to 45-foot typical lot widths. The street extends from the University of California, Berkeley campus to the site where it intersects with Broadway.



College Avenue



College Avenue



Residential Rockridge street



Broadway, north of the site

Figure 1.6: Corridors and streets in Rockridge

CONTEXT: ROCKRIDGE NEIGHBORHOOD

The Rockridge neighborhood is more than one style of architecture or one main street—it is a welcoming and inviting community framed by buildings and spaces that exude individuality, detail, and thoughtful transitions from lot to lot and street to street.

An assortment of textures, styles, colors, and articulated rooflines provide storefront variety along College Avenue establish a distinctive character to the neighborhood, provides rhythm to the blocks, and engages with the pedestrians at the street. Corner stores and residential buildings have prominent and defined bases, with historic architectural features such as projections, recesses, and bays, reflective of various styles prevalent in the area between the late 19th century through today. Much of the neighborhood is composed

of single-family homes from the early 20th century of Craftsman and Bungalow style which includes small proportions and distinct architectural details as well as points of social interaction between the sidewalk and a neighbor's stoops and porches.

The walkable neighborhood celebrates details and individuality—where materials, grain, plantings, and shadow lines created through vined-trellises, balconies, and articulated rooflines. The Rockridge neighborhood is eccentric—featuring gardens, murals, and signs, each with its own unique quality. Throughout the neighborhood, the sloping topography frames view corridors and the site's prominence as it meets the edge of the neighborhood and climbs the hillside.

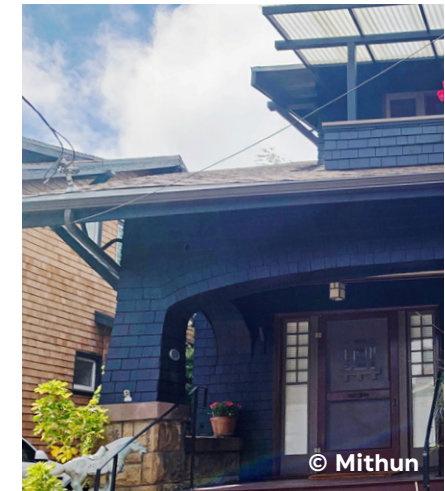


Figure 1.7: Details and craft in Rockridge architecture

1.2 Design Guidelines' Response to Historic and Context

The design guidelines in this document are intended to respond to the historic physical elements—of the campus and estate—and the contextual elements of the adjacent corridors and Rockridge neighborhood.

Site walks, context analysis, and meetings with stakeholder groups provides the basis for the contextual elements of the Rockridge neighborhood and the Broadway and College Avenue corridors. The HRE provides the basis for understanding the character-defining features of both the landscape and buildings that contribute to the campus and the Treadwell Estate.

The design guidelines are organized into two chapters, Buildings Design Guidelines and Open Space Design Guidelines.

The chapters include guidelines for both the retention and rehabilitation of historic resources as well as direction for how new buildings and open spaces relate to the historic elements and the contextual character of the site. Guidance for the retention and rehabilitation of the following historic resources is identified within each chapter:

- Buildings that contribute to the API and Treadwell Estate: Macky Hall and Carriage House
- API contributing historic landscape features: Macky Lawn, Stairs with Ceramic Pots, Faun Sculpture, Infinite Faith sculpture, Bell Tower, and Celebration Pole
- Treadwell Estate contributing historic landscape features: Broadway Wall and Stairs, Carnegie Bricks, and the Macky Hall View Corridor

CHAPTER SUMMARIES

- **CHAPTER 2 BUILDINGS**

DESIGN GUIDELINES: The guidelines in this chapter are divided into two sections: (1) Retained Contributing Buildings, which provides guidance on the rehabilitation and treatment of Macky Hall and Carriage House; and (2) New Construction Buildings, which provides guidance for new building response to context, embodiment of the character-defining features of the API and Treadwell Estate, and compatibility with rehabilitated buildings.

Guidelines in the New Construction Buildings sections are organized from large scale building form and massing, to building base and ground floor relationships, to small scale grain of composition and facade treatment.

- **CHAPTER 3 OPEN SPACE**

DESIGN GUIDELINES: This chapter contains two sections: (1) Contributing + Retained Landscape Features, which provides guidelines for maintaining and rehabilitating contributing historic landscape features of the Campus and Treadwell Estate and the setting for rehabilitated buildings contributing to the Oakland Landmark; and (2) Open Space Elements, which defines character, programming, and design considerations of open space to respond to both context and historic significance of the site in its next evolution as a new type of campus.

- **CHAPTER 4 IMPLEMENTATION**

CHECKLIST: This chapter aids in the conformance review of the proposed design and is organized by Design Review Findings.

- **REFERENCES:** This appendix cites references and metrics from the HRE, Corridor Guidelines, site walks, and contextual analysis as they are cross-referenced in the Summary of Design Guideline Responses to Historic and Contextual Elements in Chapter 1: Vision.

SUMMARY OF DESIGN GUIDELINES' RESPONSE TO HISTORIC AND CONTEXTUAL ELEMENTS

The following list summarizes responses to the historic resources and the context to create the basis for the Design Guidelines and thus, meet the Design Review Findings. References and metrics are documented in Appendix A and cross-referenced through superscript notation.

CCA CAMPUS:

1. Site new construction similar to the location of existing California College of the Arts period building footprints and surface parking lot, ^A such as:

- Building A generally occupies the footprint of Shaklee Hall, Simpson Sculpture Studio, Irwin Studio, and the campus parking lot at the corner of Clifton Street and Broadway, which enables the building to provide a stronger streetwall Broadway and better meet the intent of the Corridor Guidelines ^{B, C}
- Building B generally occupies the footprint of campus era buildings located along the east side of the site including the Facilities Building, Building B, Oliver Arts Center, Nonni Eccles, Martinez Annex, Martinez Hall, and part of the Founders Hall footprint ^C
- Vehicular access during the California College of the Arts Period was limited to Clifton Street and Broadway. Vehicular access is maintained along Clifton Street. The existing

Broadway Carriage Entrance is maintained for pedestrian access only ^D

- In keeping with the Secretary of the Interior's Standards, any proposed rehabilitation of Macky Hall will be within its existing footprint and any proposed moving of Carriage House will be sited in a similar orientation, separation and elevation from Macky Hall. In both instances, their settings will be maintained as during California College of the Arts Period
- In the event California College of the Arts Period buildings are rehabilitated, their location, siting, and setting are will be maintained

2. Orient new construction inward toward Macky Hall and Macky Lawn as the center of the site, similar to the existing California College of the Arts Period campus orientation, ^E such as:

- Similar to existing pedestrian access and circulation, primary

- pedestrian paths guide pedestrians from the Broadway Stairs and Clifton Street's northeast pedestrian entrance towards the center of the site's Macky Hall and Macky Lawn
- Reference ground floor rhythm, and materials of California College of the Arts Period buildings for facades facing the center of the site

3. Demonstrate differentiation and spatial relationships in new construction as seen in existing buildings, ^{F, G, H} such as:

- Differentiate new buildings through difference in material or fenestration rhythm, depth, or orientation ^F
- Setback new construction from Macky Hall and Carriage House, similar to their relationship to California College of the Arts Period buildings ^G
- Provide various finished floor and entry elevations on sloped topography, while limiting blank facades is in keeping with the existing campus ^I

- Provide height variation at priority height locations, mid-rise setbacks along the Neighborhood Paseo, and stepbacks to respond to adjacencies ^J
- Reduce height surrounding Macky Hall respond to the scale and relationship of California College of the Arts Period buildings and visually frame Macky Hall ^K

4. Demonstrate an equal design quality in new construction to the twelve existing buildings—and retained buildings keep their design quality, ^L such as:

- Massing adjacent to Macky Hall responds to its width, and frames the retained building as the primary building on site ^{AA}
- Any proposed rehabilitation of the exterior and interior architecture of Macky Hall and Carriage House will be to the Secretary of Interior's Standards
- While maintaining unity, mid-rise facade articulation,

CCA CAMPUS (CONTINUED):

subdivided mid-rise volumes, and stepbacks adjacent to historic resources address similar qualities and scale of existing buildings ^M

- Create defined building bases in new building elevations similar to the one to three story existing buildings through change in planes, horizontal elements, or material change ^J
- Organize fenestration composition in linear grids consistent with the modernist architecture of the California College of the Arts Period ^{N, O}
- Increase the depth of key openings to accentuate building details and generate stronger shadow lines, consistent with existing buildings ^O
- Reference the California College of the Arts Period architecture through facade material palette and color ^{P, Q}
- Demonstrate an intensity of detailing and craftsmanship through visible structural elements and material transitions to accentuate

the beauty in construction assembly, similar to the California College of the Arts Period architecture ^R

5. Retain contributing landscape features (Macky Lawn, Stairs with Ceramic Pots, Faun Sculpture, Infinite Faith sculpture, Bell Tower, and Celebration Pole), ^S such as:

- Maintain the slope, planting characteristics, and size of Macky Lawn ^{T, U}
- Any retained contributing landscape features within the open space will be sited in a similar setting in the existing California College of the Arts landscape ^{V, W}

6. Provide meandering, informal network of circulation routes through the site similar to the existing California College of the Arts Period campus, with improved pedestrian accessibility, such as:

- Provide secondary paths as alternate routes through the

site allowing the discovery of vistas and contributing landscape features similar to the California College of the Arts Period campus ^{V, W, X}

- Provide a variety of elevations for building entries across the site, similar to the existing campus' varying levels of building entries ^{A, I}

7. Retain characteristics of the existing campus landscape, such as:

- Retain long standing campus heritage trees (as identified in the PDP) that contribute to the framing of Macky Hall, Macky Lawn, and View Corridor
- Retain scale, orientation, views, materials, and programmatic components of the existing campus ^{T, U, V, W, X}
- A network of open spaces and meandering paths contribute to the existing campus's landscape of discovery ^{V, W, X}

8. Honor the art and education that took place during the

California College of the Arts Period and commemoration of site histories:

- Any proposed retention of additional art and artifacts will maintain their setting
- Integrate murals and artwork in facades facing the open spaces
- Commemorate site histories through displays or installations

TREADWELL ESTATE:

1. Any proposed retention and rehabilitation of the exterior and interior architecture of Macky Hall and Carriage House is in accordance with the Secretary of Interior's Standards, such as:

- Any proposed rehabilitation will adhere to the Secretary of the Interior's Standards on design, materials, and workmanship ^{Y, Z}
- Maintain Macky Hall as the primary contributing building on site through the siting of Carriage House and new construction's response to Macky Hall ^Y
- Carriage House maintains a subsidiary relationship with Macky Hall through its spatial relationship to and similar finished floor elevation of or below Macky Hall ^Z

2. Provide height reductions, setbacks, and transitions to Macky Hall, Carriage House, and contributing landscape features in new construction, such as:

- Limit height surrounding Macky Hall ^{AA}
- Setback new buildings from Macky Hall and Carriage House similar to their relationship to campus buildings ^J
- Massing adjacent to Macky Hall responds to its width to frame the retained building as the primary building on site ^{AA}
- Setback new buildings from the Broadway Wall

3. Retain or reference contributing landscape features (Broadway Wall & Stairs, Carnegie Bricks, Eucalyptus Row, and Macky Hall View Corridor), ^{CC} such as:

- Retain the entire length of Broadway Wall—with limited modifications—as the western boundary of the site ^{BB, CC}
- Retain the Broadway Stairs as the primary entrance to the site ^{BB, CC}
- Maintain and define the Macky Hall View Corridor through planting and programming ^{DD}

- Site Carnegie Bricks in a familiar context to their setting within the campus ^{EE}
- Remove the remaining Eucalyptus Row and reference its character in new plantings lining and framing primary pathways and views

BROADWAY / COLLEGE AVENUE AND ROCKRIDGE NEIGHBORHOOD:

1. Provide building base rhythm in new construction similar to College Avenue and continues active uses along Broadway:

- Reduce perceived scale of bulk and massing in mid-rise volumes and design facades to reflect widths of nearby residential mid-rise buildings (as identified in the PDP) ^{GG}
- Use horizontal elements along Broadway and Clifton Street in response to lower scale context and use a rhythm that responds to pedestrian activity similar to College Avenue ^{HH}
- Continue a streetwall at the Broadway and Clifton Street corner with limited setbacks ^{II}
- Continue ground floor commercial activity along Broadway near College Avenue

2. Maintain the site as a green terminus at the intersection of Broadway and College Avenue:^{JJ}

- Maintain the Broadway Wall as the primary edge and provide an accessible entry and a

concentration of planting at the southwest corner to invite access by the community ^{JJ}

- Preserve, protect, and expand the planting palette present in Rockridge

3. Respond to the site's unique topography and open space:

- Step building height with the topography ^{KK}
- Provide various finished floor and entry elevations on sloped topography across the site ^{I, KK}
- Include building separation and upper level stepbacks to increase daylight access within the public realm ^{LL}
- Use the sloped topography to frame vistas from the publicly-accessible open space through planting and circulation routes

4. Transition to context is expressed through upper level stepbacks, facade rhythm, and residential stoops in new construction:

- Reduce perceived height near

neighboring buildings through upper floor stepbacks and trellises ^{MM}

- Articulate rhythm of ground floor and mid-rise facades akin to the rhythm and scale along College Avenue and Broadway Terrace ^{NN}
- Incorporate residential stoops and horizontal elements at ground level transitions ^{OO}
- Encourage primary building entrances along streets and open spaces

5. Reference Rockridge architecture to avoid flat facades and provide shadow lines, such as: ^{PP}

- Limit the scale of glazing and ensure a depth at openings

HOW TO USE

1.3 Applicability

This document will focus on how the redevelopment of the site relates to the history of the site and the context of the Rockridge neighborhood and Broadway and College Avenue Commercial Corridors. 5212 Broadway Design Guidelines provide specific requirements and recommendations for the design of buildings and open spaces within the site, consistent with the goals and intent set forth by the City of Oakland's Planning Code. 5212 Broadway Design Guidelines provide supplementary guidance for the design of site planning, open space, and buildings on the site, proposed through the PUD application (PLN20141). Final Development Plan(s) (FDP) must provide design detail of the proposed buildings, landscape, and infrastructure in compliance with all guidelines in this document. These plans shall illustrate how design guidelines are met. Where the applicant is seeking an exception to individual guidelines, the applicant shall offer clear explanations that proposed solutions meet the intent, thereby meeting the applicable guideline subject to staff's discretionary review.

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5212 Broadway Buildings: Early Estate Period and California College of the Arts Period architecture, and aspirational characteristics from buildings in Rockridge.



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2

BUILDINGS DESIGN GUIDELINES

Retained Contributing Buildings.....	24	New Construction Buildings	32
2.1 Rehabilitation of Buildings Contributing to the Oakland Landmark	25	2.3 New Building Form.....	34
2.2 Rehabilitation of California College of the Arts Period Buildings	30	2.4 New Building Base.....	44
		2.5 New Building Facade Composition	49

This chapter includes guidelines for both the retention and rehabilitation of historic resources as well as direction for how new buildings relate to the historic elements and the contextual character of the site. Refer to Design Guidelines' Response Summary in Chapter 1: Vision.

RETAINED CONTRIBUTING BUILDINGS

Of the 12 existing buildings of the California College of the Arts (CCA), two—Macky Hall and Carriage House—are listed on the National Register and are designated Oakland Landmarks, while also contributing to the campus as an Area of Primary Importance (API).

Macky Hall—originally constructed as a residence in the Early Estate Period—has been repurposed for classroom uses and later adapted as the central administrative office for CCA. The Carriage House is an ancillary building to Macky Hall, serving as the storage structure for horses and carriages during the Early Estate Period. As noted in the 1977 National Register nomination, the Carriage House was relocated and renovated three times during the California College of the Arts Period to make space for new buildings—and its carriage entrance (see Figure 2.7) was also removed when it was converted into a studio space. Refer to Figure 2.3 for locations of the Carriage House throughout its history.

The guidelines in the following sections pertain to the retention and treatment of these two buildings. Any proposed rehabilitation of the two buildings will conform with the Secretary of the Interior's Standards for Rehabilitation. Changes are limited to mandatory measures for code and accessibility.

Refer to Section 2.3 for further guidelines regarding the new construction's response to Macky Hall and Carriage House. Refer to Section 3.1 for further guidelines regarding the open space's relationship with Macky Hall and Carriage House.

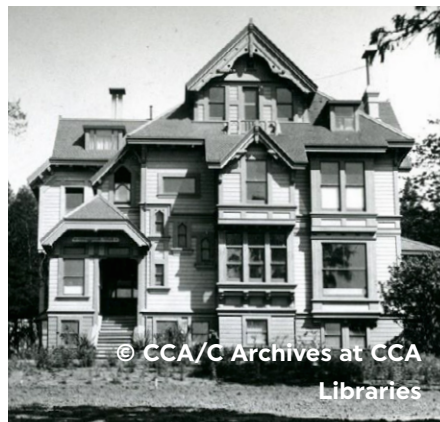


Figure 2.1: Macky Hall from California College of the Arts Period, circa 2020 (left) and 1927 (right)



Figure 2.2: Carriage House from California College of the Arts Period, circa 2020 (left) and 1973 (right)

2.1 Rehabilitation of Buildings Contributing to the Oakland Landmark

2.1.1 REHABILITATION REQUIREMENTS FOR RETAINED BUILDINGS CONTRIBUTING TO THE OAKLAND LANDMARK. Any proposed rehabilitation of buildings contributing to the Oakland Landmark shall be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.

2.1.2 REVIEW OF REHABILITATION DRAWINGS. During building permit review of the project, drawings for any proposed rehabilitation design of Macky Hall and Carriage House shall be reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation, by an individual that meets the Secretary of the

Interior's Professional Standards in Architecture or Historic Architecture.

LOCATION AND SETTING

2.1.3 MACKY HALL LOCATION. To maintain the historic significance and integrity of Macky Hall's location, Macky Hall shall be maintained in its current location and on its existing footprint, as recorded in the HRE and as listed on the National Register.

2.1.4 CARRIAGE HOUSE RELOCATION. Carriage House shall be permitted to be relocated so long as the move does not interfere with its status as a contributor to the National Register site per Criteria Consideration B by maintaining "compatibility in orientation, setting, and general environment" with the Early Estate Period and California

College of the Arts Period. Required conditions of relocation include each of the following categories, focused on maintaining the Carriage House's subsidiary relationship to Macky Hall:

- Orientation: If relocated, Carriage House shall be oriented in either its Early Estate Period or California College of the Arts Period alignment, with the primary entrance facing south or west.
- Location: Carriage House shall maintain horizontal separation to Macky Hall of no less than 40 feet and no greater than 120 feet. Carriage House shall not be permitted within the Macky Hall View Corridor (see Section 3.3).

- Elevation: If Carriage House is located further east from its HRE-identified location—approximately aligned with the primary elevation of Macky Hall—the ground floor of Carriage House shall be lower than the finished floor elevation of the main level of Macky Hall. If located further west from the HRE-identified location, the finished floor elevation of the ground floor of Carriage House shall be lower than the finished floor elevation of the basement level of Macky Hall.
- Setting: If relocated, Carriage House shall avoid referencing other historic conditions and must avoid creating a false historic setting

reference. If relocated where a California College of the Arts Period building has been removed, the site design shall emphasize a relationship to the historic conditions of the Carriage House rather than the historic building footprint of the removed structure. As an example, if relocated to the former footprint of Founders Hall, reference to the Founders Hall footprint shall be avoided to limit confusion. Additional landscape and planting strategies contributing to the setting of Carriage House are identified in Section 3.1

2.1.5 CARRIAGE HOUSE STRUCTURAL IMPROVEMENTS FOR RELOCATION. If

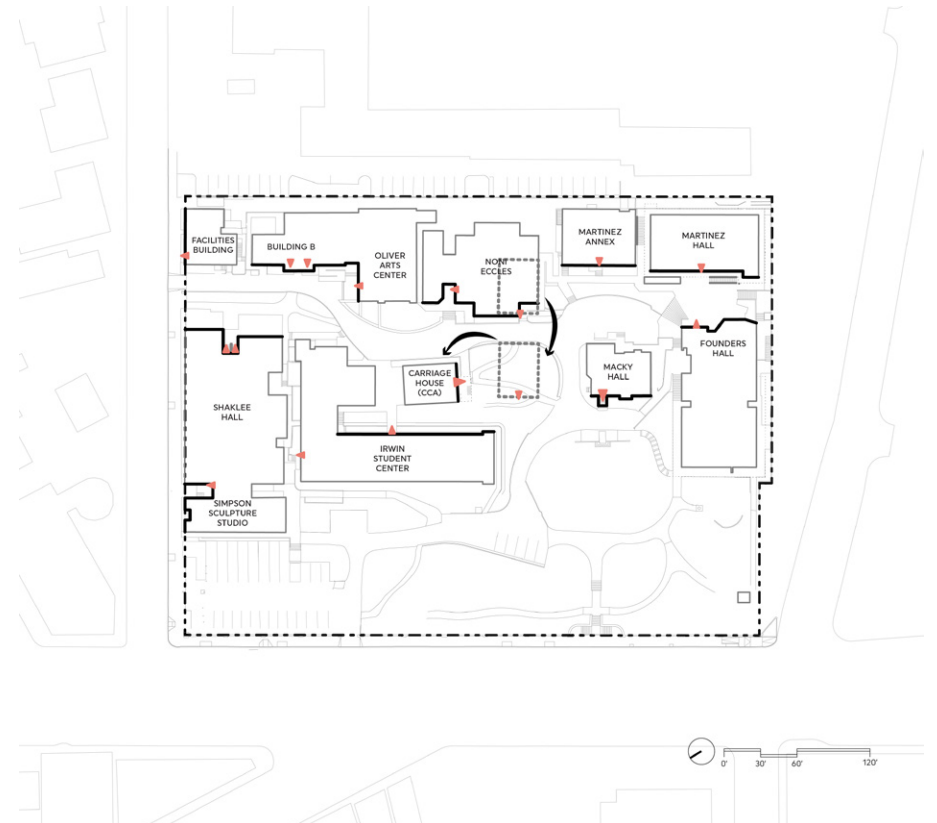


Figure 2.3: Locations of California College of the Arts Period relocation of Carriage House

- Site boundary
- Primary building elevation
- ▶ Primary entrance
- ⋯ Previously documented locations

relocated, structural upgrades shall be permitted to ensure stability before, during, and after the relocation of Carriage House. The exterior appearance shall not be altered during any structural improvements, refer to Guideline 2.1.10.

BUILDING ACCESS

2.1.6 MACKY HALL PRIMARY ACCESS. The west porch at Macky Hall has been the historical primary entrance. As such, the entrance at the west elevation shall remain operable, even if it is not the primary entrance, with interior access to the main ground floor space. It shall not be permanently closed or partitioned off on the interior. The porch on the east side—which has been altered in the past and is now the accessible entry—shall only be changed to accommodate building occupancy or code requirements. Refer to Figure 2.4 for the primary access to Macky Hall.

DESIGN, MATERIALS, + WORKMANSHIP

2.1.7 MACKY HALL DESIGN, MATERIALS, AND WORKMANSHIP. During any permitted exterior modifications, the design, materials, and workmanship of Macky Hall shall be maintained as recorded in the HRE and the National Register, according to Secretary of the Interior's Standards. Strategies include, but are not limited to:

- Repairing features and materials that can feasibly be retained—instead of replacing them
- Using the same or in-kind materials, colors, and textures
- Maintaining fenestration patterns and style

- Maintaining siding and trim
- Continuing the use of the vernacular or associated architectural style of Macky Hall. Refer to Figure 2.5 for aspects of craft.

2.1.8 MACKY HALL WINDOWS. The windows of Macky Hall shall be permitted to be reglazed if an energy analysis of the building shows that alternative measures prove less effective in reducing energy use. If greater energy or sound performance is needed, the addition of a second interior sash shall be permitted if it aligns with the existing frame and glazing while remaining visually secondary to character-defining features.

2.1.9 MACKY HALL EXTERIOR PAINT. The color scheme of Macky Hall shall be based on historical analysis of the building by a paint conservator. The existing color scheme shall be permitted without study.

2.1.10 CARRIAGE HOUSE DESIGN, MATERIALS, WORKMANSHIP. The following building elements of the Carriage House shall not be altered in the site nor during any relocation of the Carriage House:

- Exterior walls and roof
- Facade composition except for new openings per Guideline 2.1.11
- Architectural details such as siding, brackets, and trim, as shown in Figure 2.5.

2.1.11 CARRIAGE HOUSE NEW OPENINGS. New openings shall be permitted if designed consistently with the historic character of Carriage House in size and trim. New openings shall not interfere with the building's ability to convey retained character-defining features as identified in the HRE. New openings shall be prohibited on the primary building facade (facing south as identified in the HRE). New openings shall be permitted on the largely blank east, north, or west elevations if required by code or for programmatic need, but shall not be more prominent in their design than remaining openings.



Figure 2.4: West porch (historical primary entrance) (above) and east porch to Macky Hall (below)

Multi-gabled roofline
Scalloped shingles

Curved brackets
Double hung wood sash windows
Horizontal wood siding

Wood detailing
Bay window



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Figure 2.5: Character-defining features of Macky Hall per the HRE

A larger opening shall be permitted along the HRE-identified east facade in keeping with the size and design of the Early Estate Period carriage entrance—approximately eight feet wide by eight feet tall, centered on the dormer above—refer to Figure 2.7. New openings shall maintain a relationship between the Carriage House and Macky Hall as described in Guideline 3.1.3.

2.1.12 CARRIAGE HOUSE EXTERIOR PAINT.

The color scheme of Carriage House shall be based on historical analysis of the building by a paint conservator. The paint color of Carriage House shall match the same era of color Macky Hall is painted to avoid a

juxtaposition of historic colors that never occurred. The existing color scheme shall be permitted without study.

2.1.13 CARRIAGE HOUSE INTERIOR PARTITIONS.

Removal of non-structural interior partitions, which were not original to Carriage House, shall be permitted to maintain a large open space floor plan for both floors. Additionally, openings in the floor of the upper level of the building shall be permitted up to one-third of the floor area for internal stairs or double-height space. Unless it is deemed to conform with the Secretary of the Interior's Standards for Rehabilitation or based on documentation of conditions during the

period of significance, the interior shall not be subdivided into spaces smaller than the existing spaces nor shall the second floor be removed.

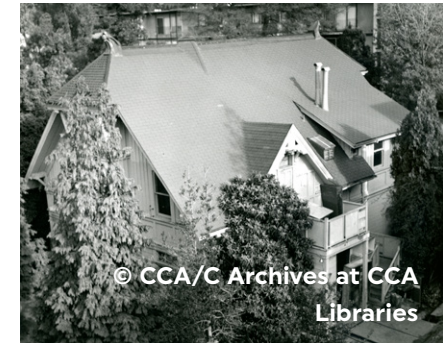


Figure 2.6: Carriage House during early California College of the Arts Period



Figure 2.7: Carriage House original opening on east facade

2.2 Rehabilitation of California College of the Arts Period Buildings

All 10 buildings constructed during the California College of the Arts Period contribute to district eligibility for the California Register and are identified as CEQA resources. The project proposes the removal of all ten buildings from the California College of the Arts Period. However, the guidelines in this section outline rehabilitation guidance should any of the buildings be retained.

2.2.1 PREFERRED RETAINED STRUCTURES. If additional buildings—beyond Macky Hall and Carriage House—are retained or relocated on site, the buildings identified by the HRE as individually eligible for the California Register (Founders Hall, Martinez Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio, depicted in Figure 2.8) shall be prioritized in retention before other California College of the Arts Period buildings are considered. Refer to Guideline 2.2.5 and 3.3.6 for guidance on salvaging and reusing other buildings and/or their elements and additional art within new construction and the open space.

2.2.2 CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDING RELOCATION. Relocation of existing California College of the Arts Period buildings shall be permitted so long as the relocated buildings do not create a false sense of history in relation to Early Estate Period buildings—Macky Hall and Carriage House—nor to any other retained existing historic resource. Relocation shall be prohibited within the Macky Hall View Corridor, Macky Lawn, and any setback requirements from Macky Hall and Carriage House as identified in Section 2.3. Relocation shall be prohibited within 20 feet of the Broadway Wall. Relocated buildings shall maintain a consistent

orientation to their existing orientation.

2.2.3 CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS' CHARACTER-DEFINING FEATURES.

Character-defining features that convey its historic significance of rehabilitated and/or relocated California College of the Arts Period buildings shall not be altered. If features are damaged or lost during rehabilitation or relocation, replacement of the features using the same or in-kind materials, colors, textures, and workmanship shall be required.

2.2.4 NEW BUILDINGS SETBACK FROM CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS.

New buildings shall be setback a minimum of

40 feet from the primary facade (see Figure 2.3) and a minimum of 10 feet from all other facades of any retained and relocated California College of the Arts Period buildings. For minimum setback requirements surrounding Early Estate Period buildings—Macky Hall or Carriage House—see Guidelines 2.3.7 and 2.3.8.

2.2.5 COMMEMORATION OF CALIFORNIA COLLEGE OF THE ARTS PERIOD ARCHITECTURE.

To avoid a false historical representation, any elements repurposed from California College of the Arts Period buildings shall be presented with context, through signage and/or plaques, to understand their original form and significance.



Founders Hall



Martinez Hall



Noni Eccles Ceramic Arts Center



Barclay Simpson Sculpture Studio

Figure 2.8: Preferred California College of the Arts Period buildings for retention

NEW CONSTRUCTION BUILDINGS

The design of new construction buildings on the site are compatible with rehabilitated buildings contributing to the Oakland Landmark, respond to California College of the Arts Period building and landscape qualities, and relate as thoughtful neighbors to adjacent neighborhoods and corridors. Additionally, new buildings establish a relationship with the site's open space, the Broadway and College Avenue commercial corridors, and the sloping hillside topography.

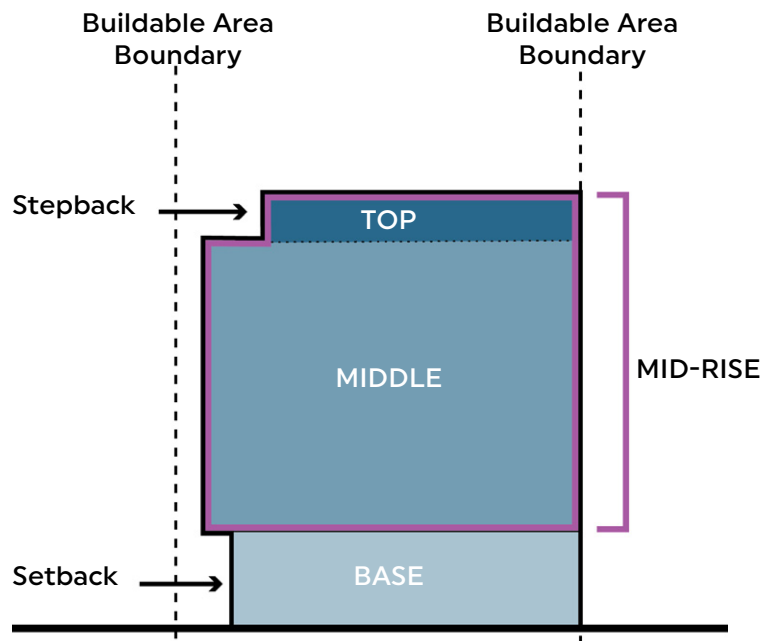


Figure 2.9: Section of building form terms

TERMS:

- **BASE:** The base consists of the levels most directly experienced when walking alongside a building—including the ground floor and second occupiable level. The base requires more detailed consideration around pedestrian scale design elements such as material application, transparency, rhythm through articulation and modulation, and setbacks from the site boundary.
- **MIDDLE:** The middle consists of levels above the base and below the top. The middle establishes the overall scale and rhythm of the building through massing, modulation, and articulation. In mid-rise residential buildings, the middle is generally the largest portion of the facade and plays a key role in architectural composition.
- **TOP:** The top consists of the last two occupiable levels. Building top strategies focus on those perceptible from a more distant vantage point and define the skyline of the site—such as height reductions, stepbacks, and roofline variation.
- **MID-RISE:** The mid-rise consist of all built levels above the base, including the middle and top levels, as described above, up to 95 vertical feet from grade.
- **HEIGHT:** Building height is measured between adjacent exterior finished grade and the top of roof excluding mechanical penthouse, elevator and stair overruns, parapets, or railings, further clarifying the Oakland Municipal Code definition in Section 17.09.040. Maximum heights are established through CC-2 Zoning and the Preliminary Development Plan.

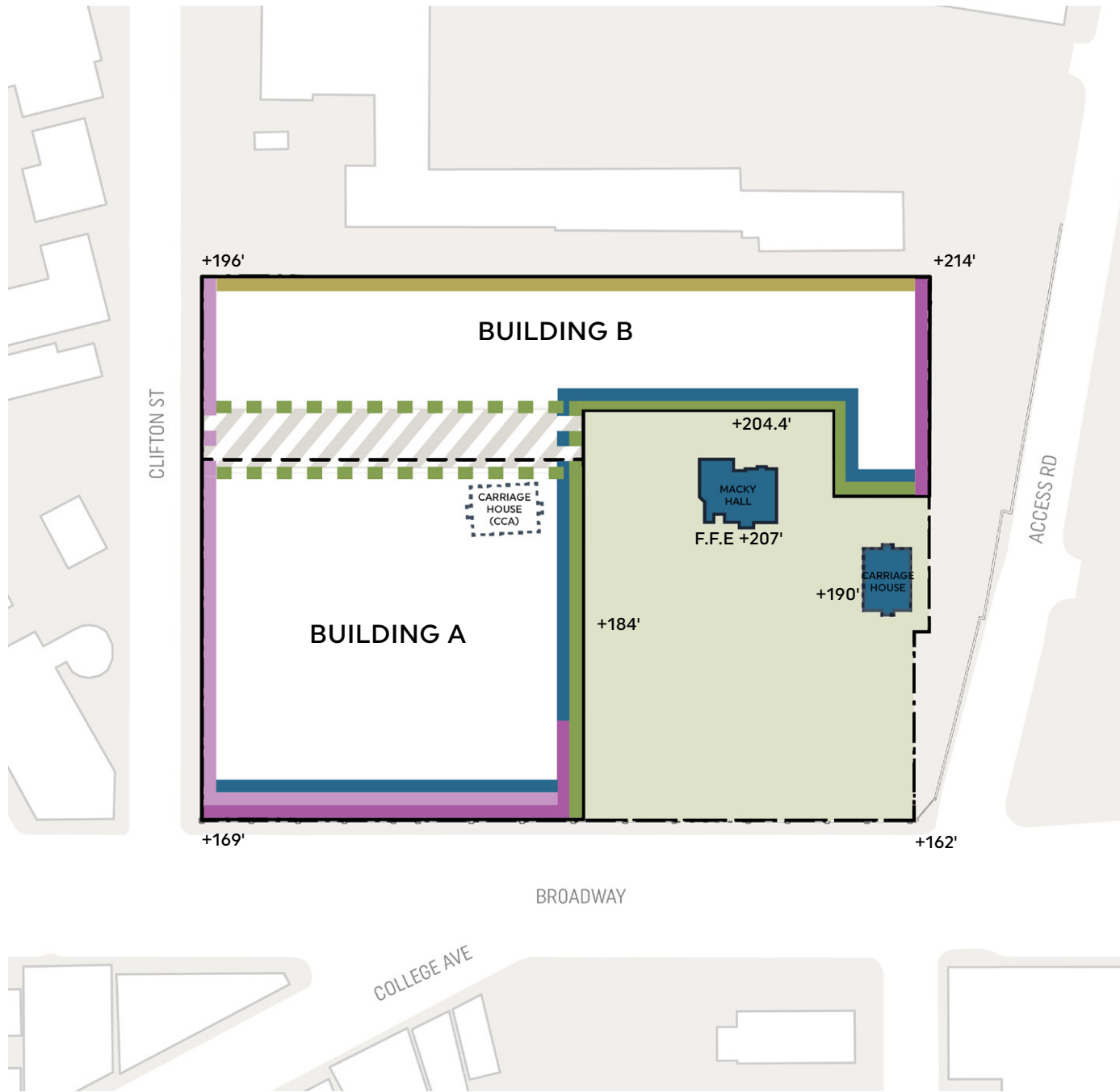


Figure 2.10: New buildings high visibility edges and adjacencies

- Street adjacent
- Open space adjacent
- Residential adjacent
- Historic adjacent
- Landmark buildings
- Highly visible edges
- +X' Above Sea Level
- Approximate Neighborhood Paseo location
- Site boundary

Note: Refer to Guideline 3.4.1 for Neighborhood Paseo size and location

2.3 New Building Form

This section guides new building massing in response to various adjacencies and site conditions, including buildings contributing to the Oakland Landmark, open space, neighborhood context, and topography. This section is organized into the following building massing strategies—see Figure 2.10:

- **BUILDABLE AREA:** Establishes the areas of the site where new buildings may be constructed.
- **SEPARATION + SETBACK:** Establishes the relationships of new buildings to each other and to buildable area.
- **HEIGHT + ROOFLINE:** Establishes hierarchy and variation in building form, considering hillside topography, prominent vantage points of the site, and distant views from the site.
- **STEPBACKS + MODULATION:** Reduces the perceived scale of the building height and length through a variety of strategies, including changes in plane to neighboring properties and buildings contributing to the Oakland Landmark.

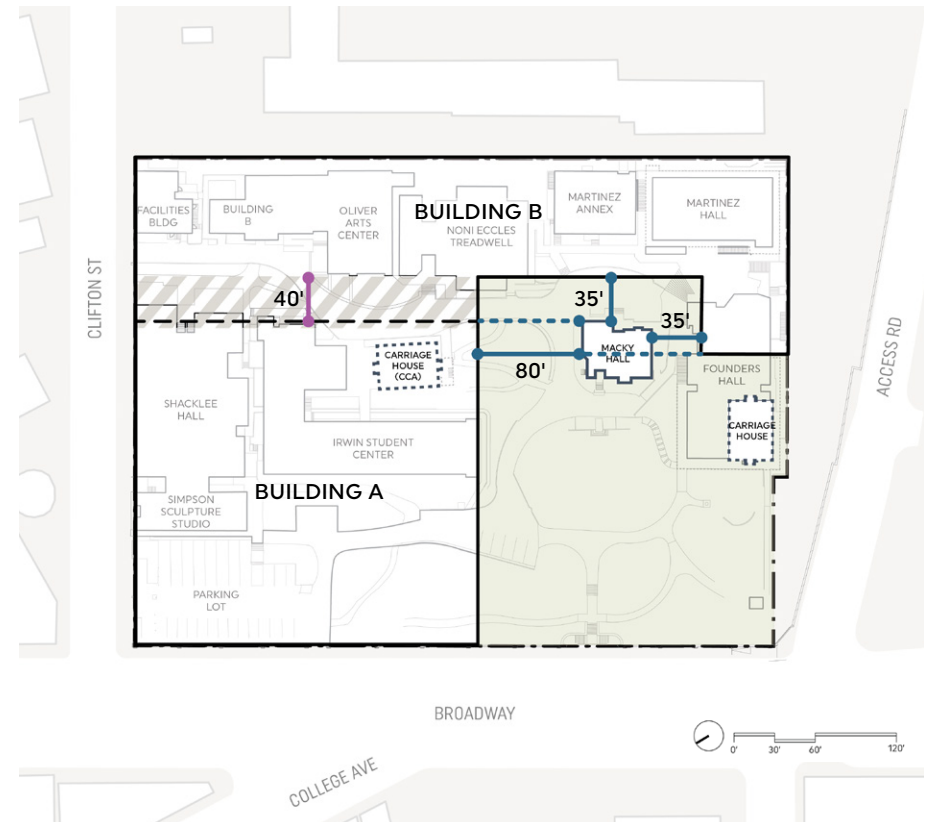


Figure 2.11: Building A and Building B buildable area boundaries over existing siting

- | | | | |
|-----|-----------------------------------|-------|---|
| — | <i>Buildable area boundaries</i> | —●— | <i>Buildable area setback dimensions</i> |
| /// | <i>Approximate Paseo location</i> | —●—●— | <i>Buildable area alignment to datum</i> |
| —●— | <i>Neighborhood Paseo width</i> | — | <i>Existing buildings and parking lot</i> |
| □ | <i>Site boundary</i> | | |

BUILDABLE AREA

2.3.1 CUMULATIVE BUILDING FOOTPRINT. Approximate to the percentage of the existing campus covered by buildings and parking lot, the cumulative building footprint of new buildings and rehabilitated buildings contributing to the Oakland Landmark—Macky Hall and Carriage House—shall not exceed 55 percent of the site area. See Figure 2.11.

2.3.2 NEW BUILDING LOCATIONS. Similar to the siting of California College of the Arts Period building footprints and existing parking lot at the corner of Clifton Street and Broadway, new buildings shall be limited to the site boundaries of Building A and Building B—further described

in Guidelines 2.3.3 and 2.3.4, respectively. See Figure 2.11.

2.3.3 BUILDING A BOUNDARY. The buildable area for Building A shall be limited by the following boundaries generally occupying the footprints of Shaklee Hall, Simpson Sculpture Studio, Irwin Studio, and the campus parking lot at the corner of Clifton Street and Broadway, which enables the building to provide a stronger streetwall along Broadway and better meet the intent of the Corridor Guidelines:

- North: the site boundary at Clifton Street
- East: alignment with the east facade of Macky Hall
- South: a minimum of 80 feet from the north

- facade of Macky Hall
- West: the site boundary at Broadway

See Figure 2.11. Additionally, Building A shall not exceed 250 feet in width. Refer to Guidelines 2.3.7 and 2.3.8 for additional setbacks required to Macky Hall and Carriage House.

2.3.4 BUILDING B BOUNDARY. The buildable area for Building B shall be limited by the following boundaries generally occupying the footprints of campus era buildings located along the east side of the site including the Facilities Building, Building B, Oliver Arts Center, Nonni Eccles, Martinez Annex, Martinez Hall, and part of Founders Hall:

- North, East, and South: site boundary

- West: a minimum of 35 feet from the east facade of Macky Hall, except south of Macky Hall where the west facade of new buildings shall be permitted to extend up to alignment with the southern gable peak of Macky Hall.

See Figure 2.11. Refer to Guidelines 2.3.7 and 2.3.8 for additional setbacks required to Macky Hall and Carriage House.

SEPARATION + SETBACK

2.3.5 NEW BUILDING BASE SEPARATION. A minimum separation of 40 feet at the building base shall be required between Building A and Building B, similar to the siting of buildings in the existing campus—refer to Figure 2.13 and Guideline 3.4.1.

2.3.6 NEW MID-RISE SEPARATION. A minimum separation of 50 feet, for a minimum of 75 percent of the Building A frontage shall be required between Building A and Building B for daylight access into open space between Building A and Building B—refer to Figure 2.13 and Guidelines 3.4.1.

2.3.7 NEW BUILDINGS SETBACKS FROM MACKY HALL. No new buildings shall be permitted

within the following dimensions from the exterior building footprint of Macky Hall—similar to the building separation to the nearest California College of the Arts Period buildings—as shown in Figure 2.12:

- 80 feet minimum to the north
- 35 feet minimum and an average of 40 feet to the east
- 35 feet minimum to the south

New buildings are prohibited to the west of Macky Hall to maintain the existing Macky Hall View Corridor, as described in Guideline 2.3.1.

2.3.8 NEW BUILDINGS SETBACKS FROM CARRIAGE HOUSE. No

new buildings shall be permitted within the following dimensions from the exterior building footprint of Carriage House:

- 25 feet minimum to the west
- 25 feet minimum to the north
- 40 feet minimum to the east
- 100 feet minimum to the south

The above dimensions correspond to the location of Carriage House at the time of the HRE and shall translate to the respective sides of the building if relocated and reoriented (see Guideline 2.1.4). The dimensions listed are consistent with the relationship between Carriage House and the nearest buildings of the

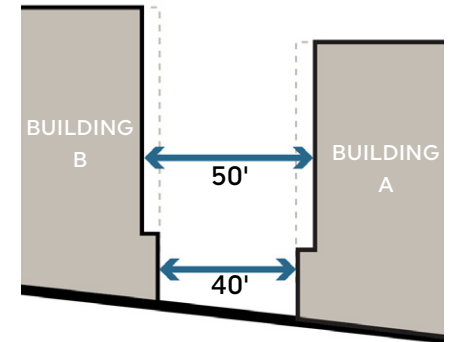


Figure 2.13: Building separation between Buildings A and B

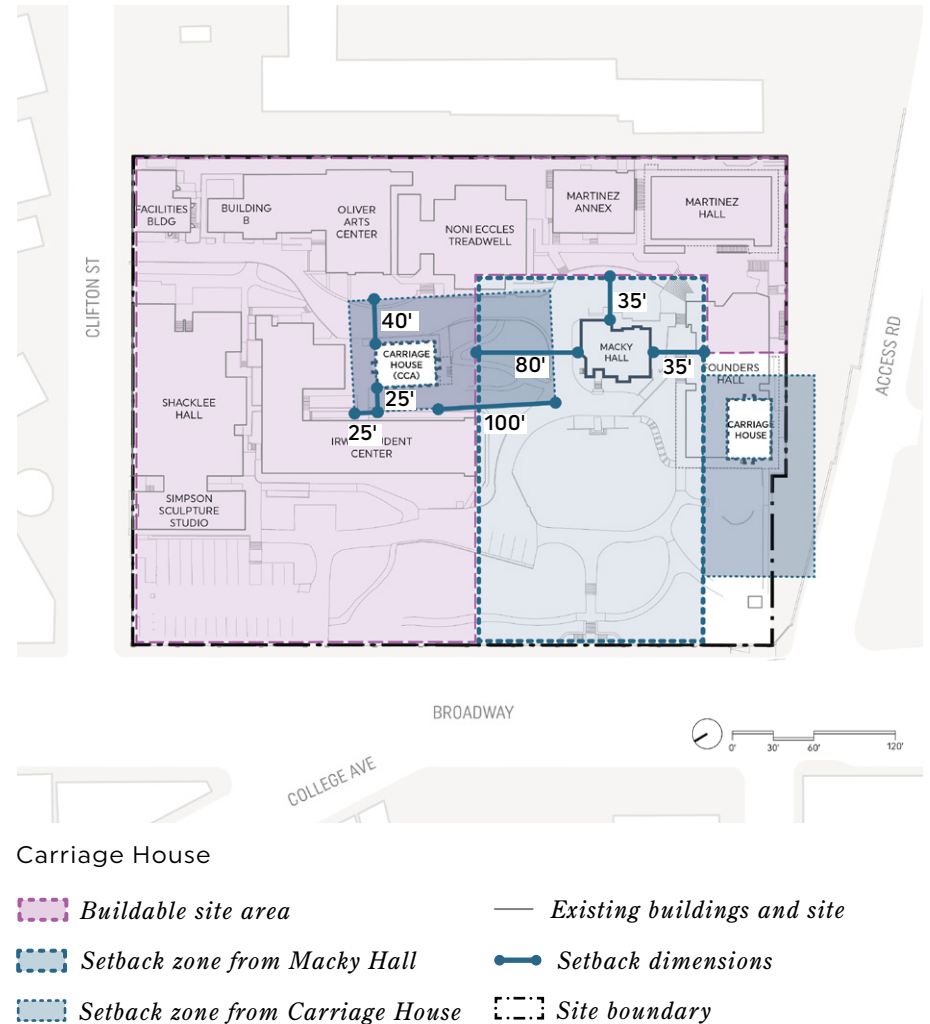
California College of the Arts Period, as shown in Figure 2.12.

2.3.9 BROADWAY WALL NEW BUILDINGS SETBACK.

Building A—including cantilevered floors, bay windows, and balconies—shall be a minimum of three three horizontal feet from the east edge of the Broadway Wall's bay component (see Section 3.2). Ground floor residential frontage in Building A shall setback a minimum of three horizontal feet and a maximum of five horizontal feet from the east edge of the Broadway Wall to retain the wall's distinction as a unique site feature, not an architectural element integrated into a building while establishing a strong

streetwall presence on College Avenue. Ground floor commercial frontage in Building A shall be permitted to setback up to 30 feet from the east edge of the Broadway Wall to enable activity on both sides of the wall as it is experienced today. Relocated California College of the Arts period buildings are exempt from this guideline, see Guideline 2.2.2.

Figure 2.12: Setback zones surrounding Macky Hall and Carriage House



HEIGHT + ROOFLINE

2.3.10 PRIORITY HEIGHT

LOCATIONS. Each Building shall establish priority height locations to create a varied roofline and visual interest:

- Building A shall include one to two priority height locations along Broadway or corners facing the open space
- Building B shall include one or two priority height locations along its southern half of its west and east edges

To qualify, priority height locations shall align vertically to commercial uses, building entries, crosswalks, or highest adjacent grade of the building. Priority height locations are established by exceeding the predominant roof height

of the building by a minimum of 10 feet or protruding horizontally from adjacent mid-rise massing levels by a minimum of six feet. Predominant roof height shall be measured within 10 feet of the building footprint to allow for stepbacks while emphasizing the priority height locations as seen from a distance. Priority height locations shall not exceed 60 feet in width to emphasize a prominent vertical orientation nor shall they exceed maximum height requirements identified in the PDP. Refer to Figure 2.14.

2.3.11 REDUCED HEIGHT REQUIREMENTS

SURROUNDING MACKY HALL. For Macky Hall to stand proud on the site, any components of new

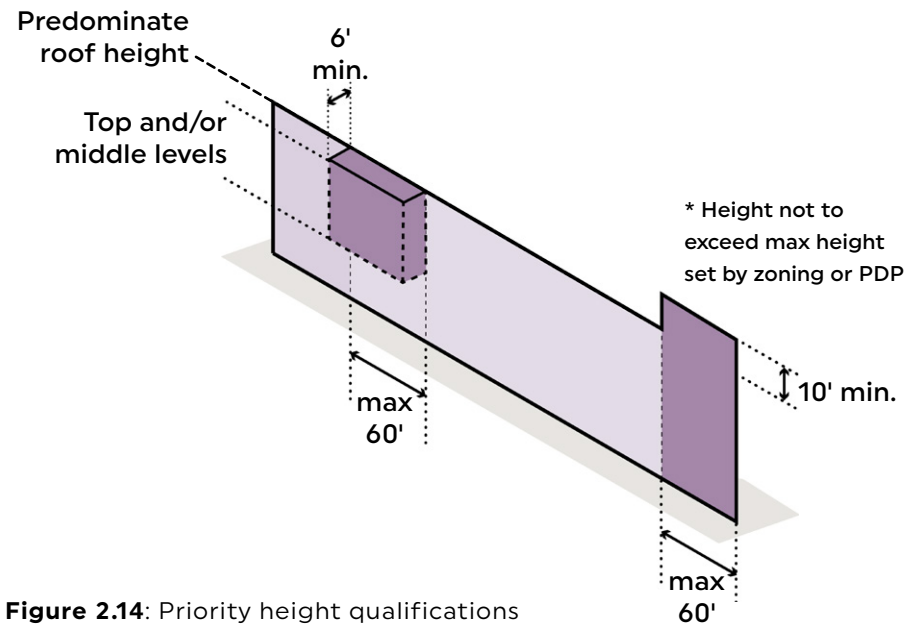


Figure 2.14: Priority height qualifications

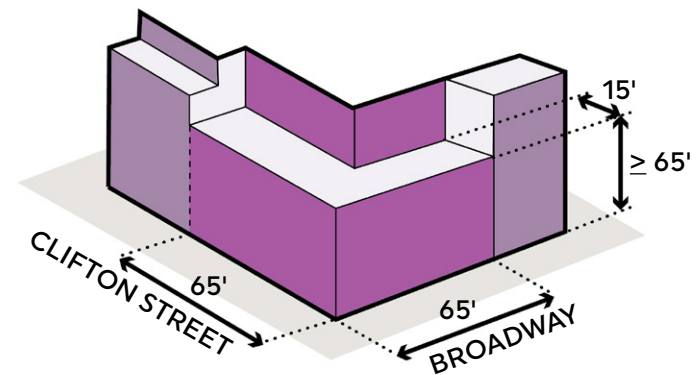


Figure 2.15: Height reduction at the corner of Clifton Street and Broadway

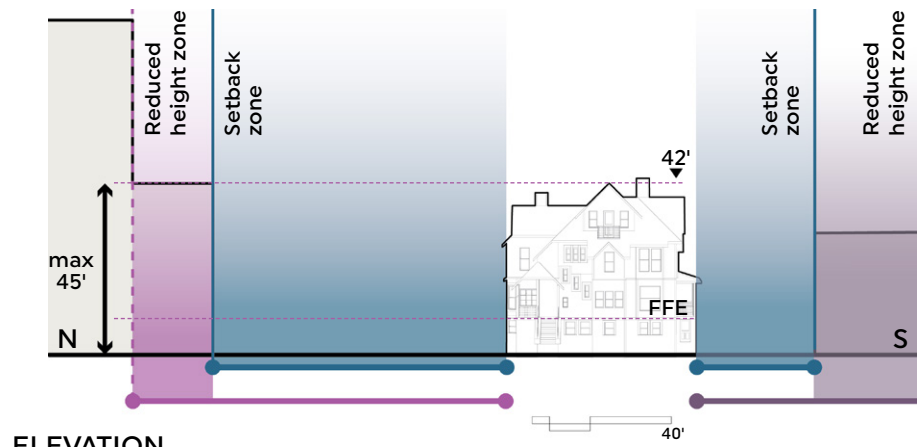
buildings located south of Macky Hall within the Reduced Height Zone (as defined below) shall be limited to 30 vertical feet. Any component of new buildings located east or north of Macky Hall within the Reduced Height Zone shall be limited to 45 vertical feet. Vertical feet is measured from the finished floor elevation (FFE) of the main level to Macky Hall—approximately +207 feet above sea level—to top of roof. Macky Hall is approximately 42 feet tall from finished floor to top of roof.

The Macky Hall height reduction zone is defined by dimensions from the exterior building footprint of Macky Hall—reflected in Figure 2.16:

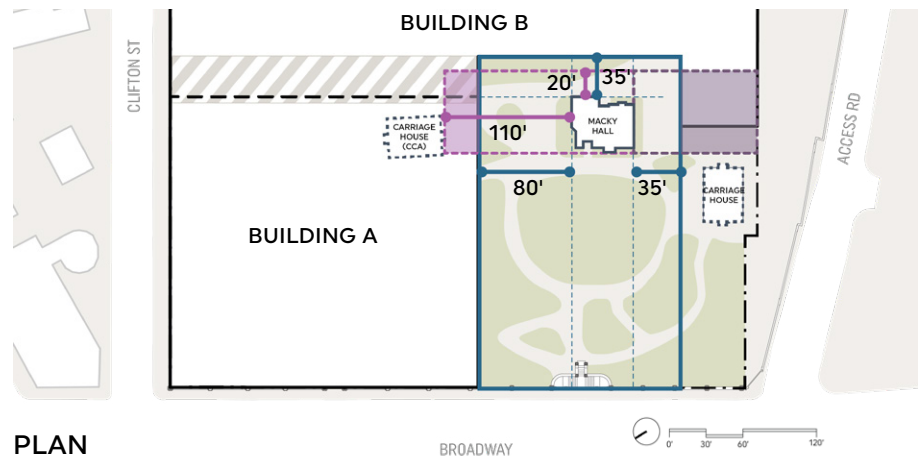
- 110 feet minimum to the north (measuring approximately to the facade of Carriage House)
- 20 feet minimum to the east (measuring approximately to the facade of Noni Eccles Treadwell building)
- Extending to the south site boundary
- Aligned to the west (primary) facade of Macky Hall

2.3.12 BUILDING B HEIGHT REDUCTION.

To provide a transition to both Macky Hall and the adjacent multi-family residential building to the east, new construction within 175 feet of the southern property line shall not exceed 80 feet in height—refer to Figure 2.21.



ELEVATION



PLAN

Figure 2.16: Reduced height zone west elevation of and adjacent to Macky Hall

- Setback zone from Macky Hall
- Reduced height zone (north)
- Reduced height zone (south)

2.3.13 REDUCED HEIGHT AT THE INTERSECTION OF BROADWAY AND CLIFTON STREET. To respond to the scale of nearby multi-family residential buildings along Broadway Terrace which are typically 30 to 60 feet tall, new building facades located within 65 feet of the corner of Broadway and Clifton Street shall stepback above 65 feet in height. Stepbacks shall measure a minimum of 15 feet in depth from the site boundary. Refer to Figure 2.10 and Figure 2.15.

2.3.14 ROOF PROFILE. Roofs of new construction buildings shall be flat or sawtooth profiles referencing the roof profiles of California College of the Arts Period buildings. If

a sawtooth roof is implemented, it shall orient fenestration (skylights) north to capture ambient light.

2.3.15 ARTICULATED ROOFLINES. All building elevations over 70 feet in length—except where a priority height location is already occurring identified in Guideline 2.3.10—shall incorporate roofline articulation to reflect the variety of roofline conditions seen in Rockridge through a minimum of two of the following strategies:

- Varied parapet height with a minimum change of three feet vertically
- A change in material or color at top levels
- Massing projections or recess and horizontal elements that project

beyond the facade a minimum of three feet at the top of a floor

- Stepback top levels for a minimum of five feet deep
- Variation of residential unit form at the topmost occupiable level with distinct dimensions for openings differing from the rest of the mid-rise floors
- Contiguous rooflines (15-degree change in roof slope or flat) not exceeding 30 feet in length.

Refer to Figure 2.17 for illustrative examples of strategies.



© Christopher Payne
Projecting horizontal element



© Eduardo Alvarado
Change in material



© SITELAB urban studio
Variation in residential unit form

Figure 2.17: Examples of articulated roofline

STEPBACKS + MODULATION

2.3.16 SUBDIVIDING MID-RISE VOLUMES. To reduce the perceived scale of new buildings, in keeping with the scale of development along Broadway and Broadway Terrace, mid-rise levels shall be subdivided into smaller legible volumes. New building facades adjacent to streets, open spaces, and adjacent residential, as shown in Figure 2.10, shall be subdivided, at a minimum, into the following number of volumes based on facade length:

- <100 feet in length = one volume
- 100 – 250 feet in length = three volumes
- >250 feet in length = five volumes

To respond to the width of Macky Hall, the southern half of Building B shall require subdivision into a minimum of three of its five or more required mid-rise volumes.

Mid-rise volumes shall be permitted to be oriented vertically or horizontally but shall be a minimum of two stories in height and 40 feet in length. A change in plane with a minimum depth of five feet shall be required from adjacent volumes with the exception of the east edge of Building B, which shall require all change in planes to be a minimum depth of two feet from adjacent volumes. Continuous horizontal volumes shall not exceed 250 feet in length. See Figure 2.18 for a subdivision of volumes diagram.

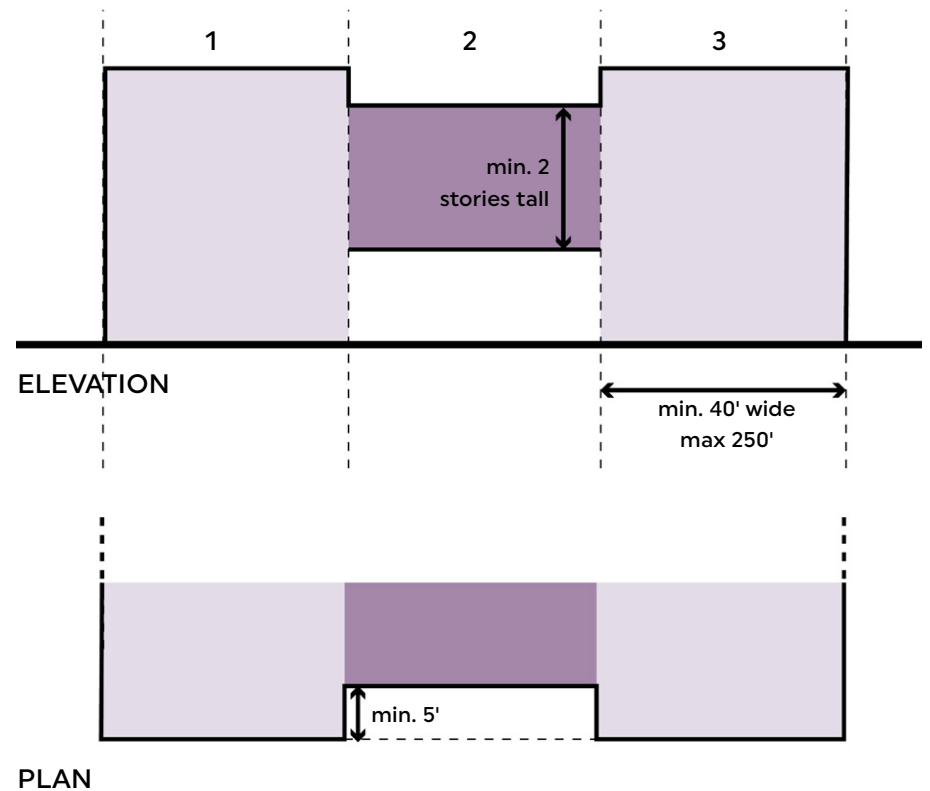


Figure 2.18: Elevation and plan of subdividing the mid-rise; here illustrating minimum subdivisions for facades longer than 250 feet

2.3.17 CLIFTON STREET STEPBACK. To relate to the scale of nearby multi-family residential buildings along Broadway Terrace which are typically 30 to 60 feet, new buildings along the north edge of Buildings A and B along Clifton Street shall stepback an average of 10 feet from the site boundary above 75 feet in height. See Figure 2.19.

2.3.18 OPEN SPACE STEPBACKS. To increase solar access within the open space, the south building elevations facing open space (see Figure 2.10) on Buildings A shall stepback a minimum of 10 feet in depth from the site boundary above 75 feet in height for a minimum cumulative length of 50 percent of the elevation. Refer to

Guidelines 2.3.12, 2.3.11, and 2.3.19 for additional height reductions requirements when adjacent to historic. See Figure 2.20.

2.3.19 WEST FACADE OF BUILDING B STEPBACKS. The west elevation of buildings on Building B shall stepback above 65 feet in height for a minimum cumulative length of 85 percent of the elevation to reduce the perceived height within the Neighborhood Paseo—defined in Guideline 3.4.1—and adjacent to Macky Hall. The stepback shall be a minimum depth of eight feet. See Figure 2.21.

2.3.20 HEIGHT DATUM REFERENCE TO CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS. Elevations of

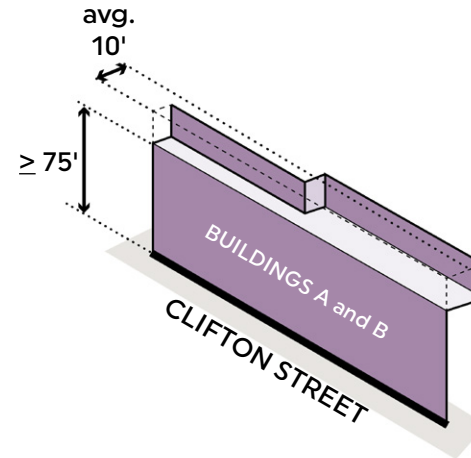


Figure 2.19: Clifton street stepback requirement

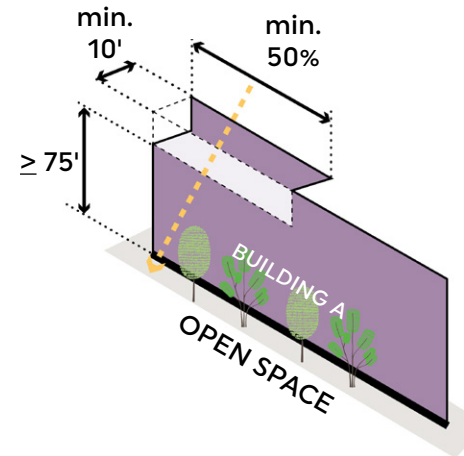


Figure 2.20: Open space stepback requirement

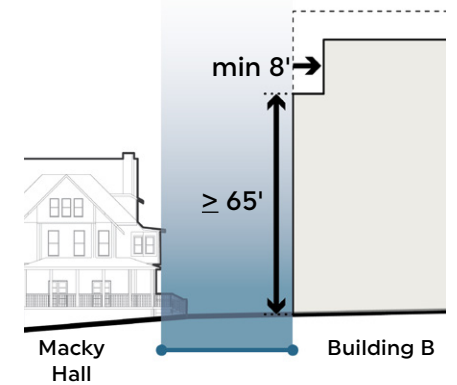


Figure 2.21: West facade of Building B height reduction and stepback requirement for 85% of elevation

Note: Refer to Guideline 2.3.7 regarding Macky Hall setback zone. Refer to Guideline 2.3.12 for height reduction of Building B.

new buildings along the east edge of Building A and west edge of Building B shall relate to California College of the Arts Period architecture by incorporating a minimum of three different height datums between 20 and 45 feet above grade for a minimum cumulative length of 70 percent of each elevation. Height datums shall be a minimum two feet in depth. Strategies include but are not limited to:

- Change in plane, including stepbacks or projections
- Horizontal elements, including awnings or canopies

2.3.21 MID-RISE FACADE RHYTHM. Subdivided mid-rise volumes—see

Guideline 2.3.16—that are greater than 70 feet in width shall establish a rhythm through facade articulation or modulation at intervals relative to their immediate adjacencies. Immediate adjacencies are described below and are shown in Figure 2.10.

- For edges adjacent to Clifton Street, the Neighborhood Paseo (as defined in Section 3.4), Early Estate Period buildings, or California College of the Arts Period buildings a rhythm between 25 and 50 feet in width shall be required to respond to the approximate width of California College of the Arts Period buildings along the east side of the existing campus.

- For edges adjacent to Broadway, Macky Lawn, and the southern site boundary, a rhythm up to 70 feet shall be required to respond to the approximate widths along Broadway. See Figure 2.22

Qualifying facade articulation or modulation strategies for the above conditions—unless otherwise specified—include but are not limited to:

- Change in plane of 2-foot minimum depth
- Change in orientation of greater than 20-degrees
- Architectural elements with greater than 2-foot minimum depth

Subdivided mid-rise volumes that are greater than 70 feet in width on the east side of Building

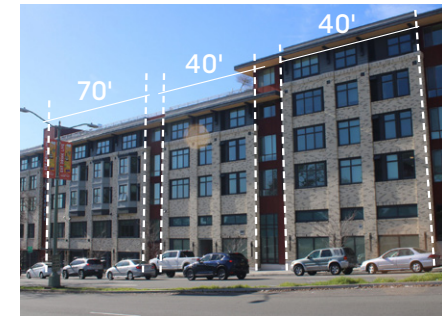


Figure 2.22: Example of typical facade articulation and modulation widths along Broadway

B shall establish a rhythm up to 25 feet in width to respond to adjacent residential buildings. Qualifying strategies to establish mid-rise facade rhythm on this edge include a change in material or color.

2.4 New Building Base

The base of new buildings make reference in rhythm and scale to the removed California College of the Arts Period buildings, the commercial frontage along College Avenue, and the residential character of Rockridge.

This section includes the following subsections:

- **USE + ENTRIES:** Activate streets and open spaces and provide transitions from public and private spaces.
- **SETBACKS + DEFINITION:** Frames the public realm by establishing a streetwall or creating a landscape buffer.
- **SCALE + RHYTHM:** Engages the facade with the pedestrian experience in the public realm by establishing regular intervals of facade articulation and integrating preferred materials.
- **INTEGRATED FACADE FEATURES:** Guidelines in this section integrate vegetation and artwork within the building base similar to the characteristics of the California College of the Arts Period.

USE + ENTRIES

2.4.1 BUILDING A USE ON BROADWAY. A minimum of 50 percent of the ground floor length along the west elevation of Building A shall be dedicated to commercial use or educational use along Broadway in order to provide continuity along the commercial corridor.

2.4.2 MINIMUM BUILDING ENTRIES. New building facades adjacent to open space (refer to Figure 2.10) shall provide entries to commercial uses, educational uses, or common residential spaces, including courtyards, amenities, and lobbies, at minimum according to the following frequencies, which respond to the approximate lot widths and entries

along College Avenue superseding the City of Oakland's Design Guidelines for Corridors and Commercial Areas Guideline 4.3.2:

- Minimum one entry along elevations less than 70 feet in length
- Minimum two entries along elevations between 70 to 250 feet in length
- Minimum three entries along each elevation greater than 250 feet in length
- No entries are required on the east and south edges of Building B.

2.4.3 EXPRESSED ENTRIES. Primary ground floor entries at commercial, educational, residential amenities, or lobby entries of new buildings shall be differentiated and pronounced

through massing projections, recesses, or extended horizontal elements in keeping with the architecture of the California College of the Arts Period buildings, as shown in Figure 2.23.



Figure 2.23: Examples of expressed entry

Strategies to express entries include but are not limited to:

- Change in wall/window plane in relation to the primary building facade
- Increased percentage of glazing
- Integrated art feature
- Horizontal projections and recesses
- Canopies, shading devices, or awnings
- Visible structural elements

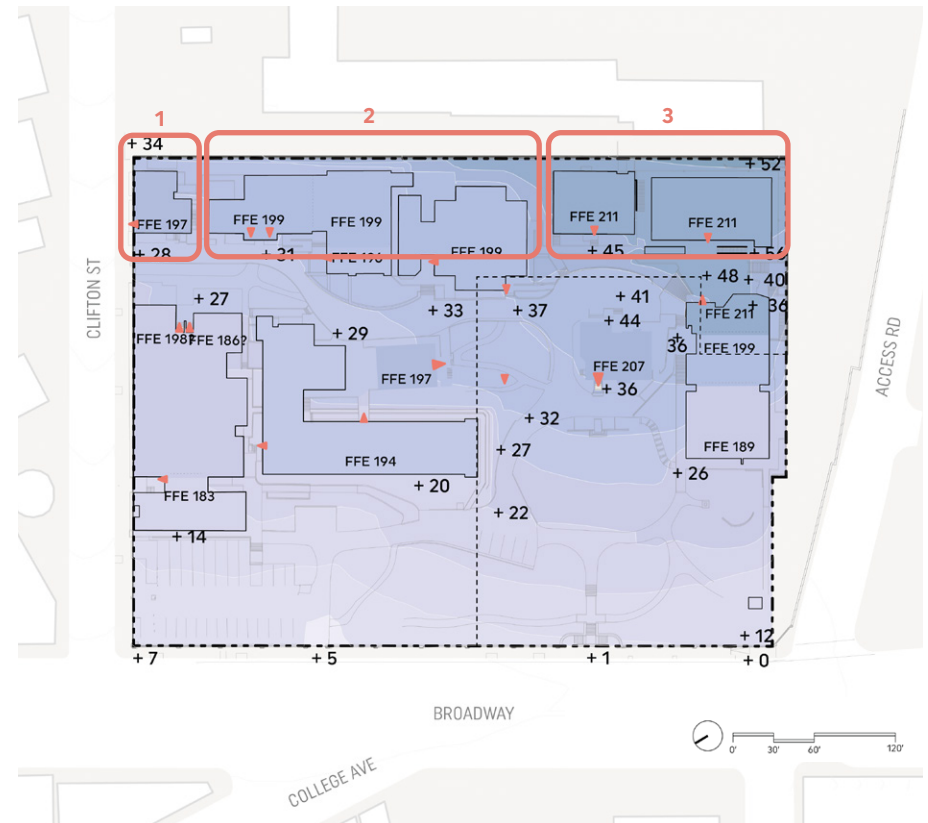


Figure 2.24: Existing building entries and topography



- A change in material or detailing
- Recessed doors or cased openings

Commercial or educational entries shall incorporate two or more of the above strategies to maintain public facing visibility.

2.4.4 REFERENCING HISTORIC ELEVATIONS.

The west edge of Building B shall have finished floor elevations at a minimum of three different heights and ranging a minimum of 10 feet, referencing the variation in finished floor elevations of the California College of the Arts Period Buildings. See Figure 2.24.

2.4.5 ENTRY ALONG HILLSIDE.

Building access or unit entries shall be provided to at least two finished

floor levels elevations along the north and south elevations of Building A, to reflect the hillside topography.

SETBACKS + DEFINITION

2.4.6 DEFINED BUILDING BASE.

All new buildings shall have a defined base to respond to heights represented along College Avenue and California College of the Arts Period buildings. Strategies to define the base include the following:

- Setback or extension of building base from levels above a minimum of two feet in depth
- Rhythm of increased frequency from mid-rise levels. Refer to Guideline 2.4.7 for strategies to create rhythm
- Horizontal elements projecting a minimum depth of two feet
- Difference in facade

articulation—such as visible bays—from levels above with a minimum depth of six inches

SCALE + RHYTHM

2.4.7 BUILDING BASE RHYTHM.

To establish a pedestrian scale relationship along pedestrian paths, new building bases adjacent to open space and streets, as shown in Figure 2.10, shall create a rhythm between 25 and 40 feet in width—similar to that of College Avenue—see Figure 2.25. Rhythm shall be established through articulation strategies including, but not limited to:

- Visible bay structure, structural element, or pilasters of a minimum six inches in depth
- Exposed columns
- Changes in plane of a minimum of one-foot in depth

- Horizontal element or trellis structural element.

2.4.8 BUILDING BASE INTERFACE AT BROADWAY WALL.

Base levels along the west edge of Building A shall appear separate from and visually subsidiary to the Broadway Wall to uphold the Wall's historic integrity in its size and purpose as the edge defining piece of the site.

Architectural elements—such as but not limited to trellises and brise-soleil—are permitted to project from the west edge of Building A to define the height datum of the building base and provide pedestrian-scale experience. These elements shall be permitted to project up to the property line,



Figure 2.25: Example of typical building base widths along College Avenue

unless otherwise noted below. Continuous horizontal elements of a trellis shall be no greater than two-and-a-half feet tall when combined with its brackets or similar structural components. No fascia is permitted on architectural element projections to expose assembly of construction and craftsmanship as described in Guideline

2.5.8.

At the Carriage Entrance—and at minimum up to one bay and pilaster on either side of the Carriage Entrance—architectural elements that define the building base's height datum shall setback from the east edge of Broadway Wall's bay components

for a minimum of five horizontal feet to respond to the Carriage Entrance as a primary entrance.

2.4.9 NEIGHBORHOOD PASEO HORIZONTAL ELEMENTS.

Ground floor unit entries fronting the Neighborhood Paseo as defined in Guideline 3.4.1 shall include architectural elements reflective of Rockridge streetscapes such as horizontal projections and canopies, awnings, trellises, or structural elements made visible with a depth of minimum two feet over stoops and extended porches. These elements shall be modest in scale—framing the entry or individual openings—similar to craftsman style homes in Rockridge.

INTEGRATED FACADE FEATURES

2.4.10 LIMITING BLANK WALLS.

New building elevations shall limit blank walls on the ground floor to no greater than 20 percent of each building elevation adjacent to street or open space—refer to Figure 2.10. Blank walls are continuous stretches of greater than 25 feet without a change-in-plane, opening, vegetation, or integrated art feature between three and 10 feet above grade.

2.4.11 FACADE ART TREATMENTS.

Art shall be applied to new building facades that are greater than 25 feet in length without fenestration and adjacent to open spaces. The rotating mural Martinez Hall

serve as exemplary art application from the California College of the Arts Period. Local artists, Oakland Tech students or alumni, and CCA students or alumni shall be involved in the process of creating the art. See Figure 2.26.

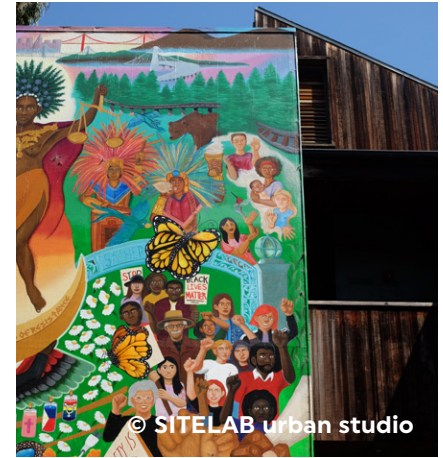


Figure 2.26: Examples of integrating art on blank walls

2.5 New Building Facade Composition

Fenestration composition, material palette and application, and arts integration contribute to the new buildings representing the California College of the Arts Period legacy as a steward of high-quality design. This section includes the following subsections:

- **FENESTRATION:** Defines the character of the building elevation—reflecting the program of the building and emphasizing locations of prominence. Fenestration breaks up the building scale into legible units.
- **MATERIALS + CRAFT:** Highlights of the California College of the Arts Period architecture include the artful demonstration of structural elements, the use of a variety of high quality materials with noteworthy texture, and the use of openings and horizontal elements to create shadow and lines.

FENESTRATION

- 2.5.1 ORGANIZATION OF FENESTRATION.** New building glazing units shall be aligned to clear horizontal and vertical datums to create a fenestration grid consistent with the modernist architecture of the California College of the Arts Period. The rhythm of horizontal and vertical datums shall be permitted to shift across the length or height of the building elevation to provide flexibility in the detailed arrangement of openings. Maximum spacing for horizontal and vertical datums of fenestration grids shall be required on each building elevation as follows:
- Along highly visible edges identified in Figure 2.10,

individual units of the fenestration grid shall not exceed three stories in height nor 35 feet in width to avoid large continuous expanses of glazing similar to structures in the adjacent neighborhood.

- Along historic adjacent edges identified in Figure 2.10, individual units of the fenestration grid shall not exceed two stories in height or 25 feet in width not to exceed the scale of buildings contributing to the Oakland Landmark.
- Along the Neighborhood Paseo, Clifton Street, and existing residential to the east, individual units of the fenestration grid shall not exceed

one story in height nor 15 feet in width similar to the scale of residential architecture in Rockridge.

Fenestration grids shall be defined by a continuous facade material no less than one-foot in width. Fenestration grid requirements shall not apply to the building base. Refer to Figure 2.27 for fenestration organization and proportion.

2.5.2 PROPORTION OF FENESTRATION AT THE BASE. The building base of new buildings shall have a higher proportion of transparency or openings than the mid-rise to support indoor-outdoor connections and visibility between new buildings and open spaces similar

to storefronts along College Avenue and Broadway. Refer to Figure 2.27 for fenestration proportion.

2.5.3 VERTICAL VOLUME EXPRESSION. To accentuate priority height locations or primary building entrances on new buildings, at least two of the following strategies shall be employed:

- Continuous building elevation pattern from mid-rise to base levels
- Vertically oriented architectural features, including louvers, fins, or material application
- Aligned, vertically oriented fenestration patterns
- A larger proportion of openings in the building top than the

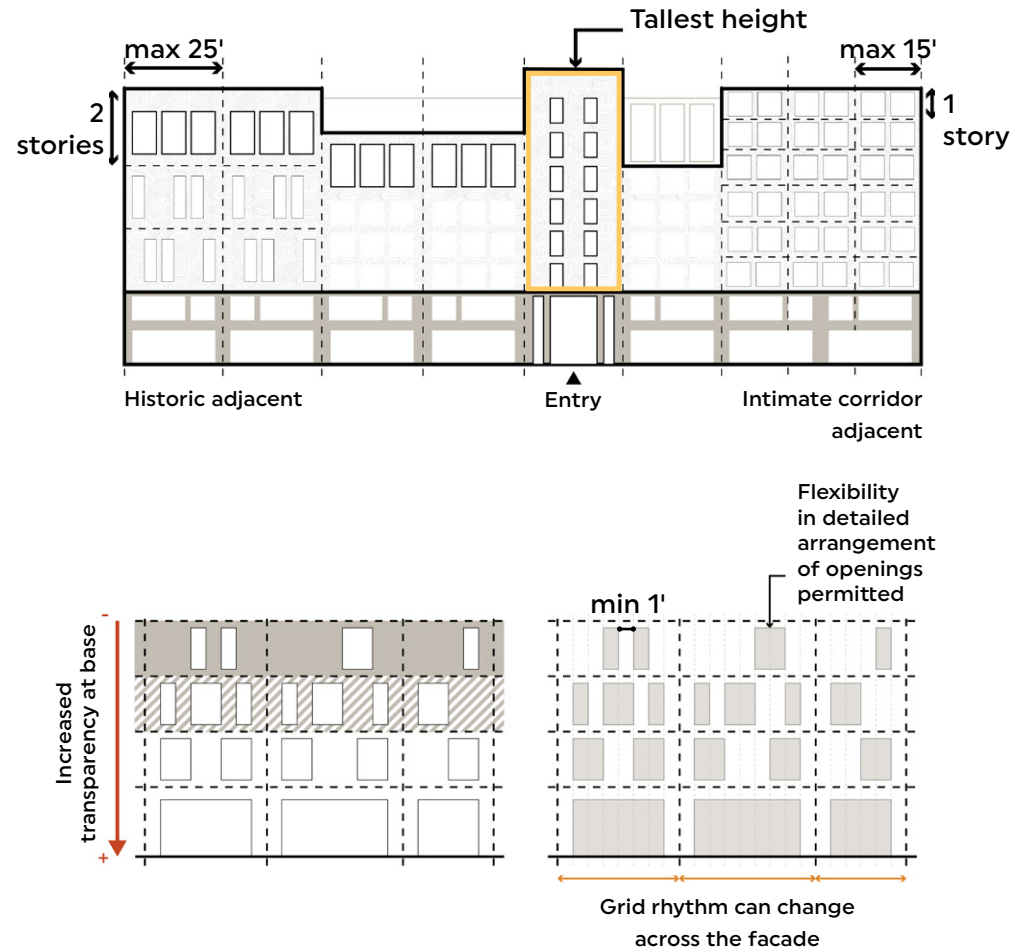


Figure 2.27: Fenestration proportions and organization

middle. Refer to Figure 2.27 for fenestration proportion.

2.5.4 GLAZING UNITS SCALE. Uninterrupted glazing segments in mid-rise levels shall not exceed 24 square feet as a bird-safe design feature and to incorporate the use of mullions for large openings. Mullions shall be designed with regular horizontal spacing similar to other multi-story residential buildings along Broadway Terrace. Expansive segments of curtain wall measuring 30 feet in any direction shall be prohibited as they are not common to the architectural character of Rockridge.

2.5.5 MINIMUM WINDOW DEPTH. All windows in the mid-rise of new buildings shall include

a minimum depth of two inches between the facade edge and glazing panel to produce a shadow line within each opening, a common feature of residential architecture in Rockridge, and add depth to the facade. Contemporary applications of architectural elements that define openings including, but not limited to lintels, sills, frames, or shading devices.

2.5.6 ENHANCED OPENING DEPTH. The opening depth shall exceed the baseline depth for a minimum of 35% of openings in mid-rise levels of priority height locations, as identified in Guideline 2.3.10. Applicable strategies include:

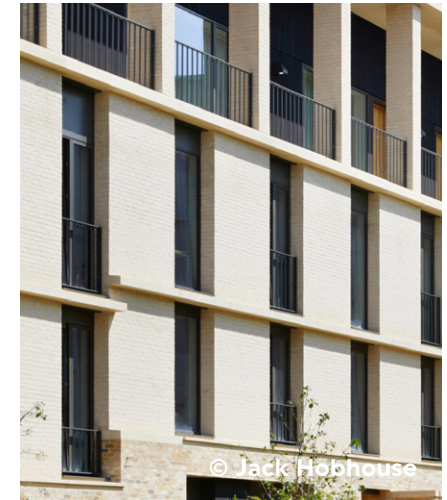
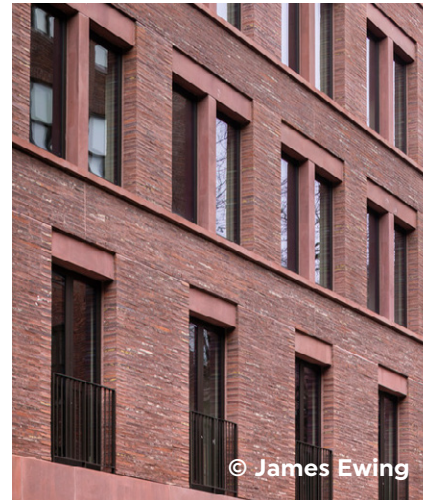


Figure 2.28: Examples of enhanced opening depth

- Recessed openings at a minimum depth of 12 inches between facade edge and glazing panel.
- Additive architectural elements that protrude from the primary facade surface no less than six inches. Appropriate elements include but are not limited to frames, lintels, sills, louvers, awnings, trellises, or shading devices. Elements must be distinguished from the primary facade system by physical separation, exposed joinery, or material change.

Refer to Figure 2.28 for imagery of enhanced opening depth.

MATERIALS AND CRAFT

2.5.7 NEW BUILDING DIFFERENTIATION.

Adjacent and facing new buildings shall reflect different facade systems to reflect the variety found in California College of the Arts Period architecture. At a minimum, facade systems shall vary between all new buildings in at least two of the following ways:

- Material
- Finish/Texture
- Color
- Application
- Scale of rhythm or fenestration 25 percent different
- Opening depth strategy
- Orientation of

openings (horizontal vs. vertical)

Additionally, each building shall incorporate a unique preferred material that the other new buildings do not. See Figure 2.29 for examples.

2.5.8 VISIBLE CRAFTSMANSHIP.

Similar to the California College of the Arts Period buildings, design quality and craftsmanship shall be demonstrated through the exposed assembly of structural elements and material changes. Multiple materials within individual buildings shall be permitted. California College of the Arts Period buildings often exposed joinery detail or utilized structural elements such as beams or columns to demonstrate design

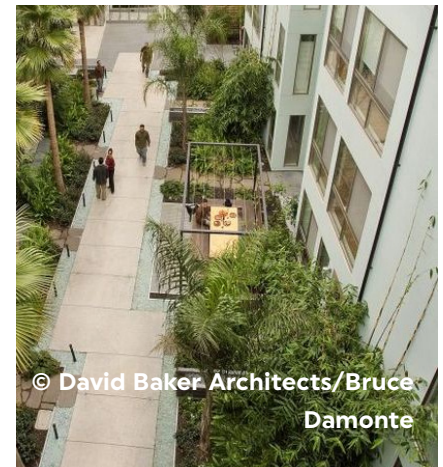
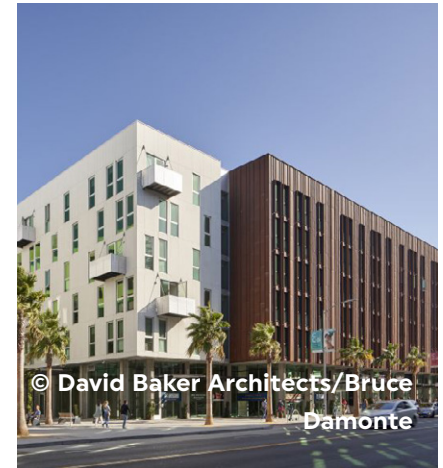


Figure 2.29: Examples of building differentiation

quality, material assembly, and craftsmanship.

A change between preferred materials, as defined by Guideline 2.5.10 and Figure 2.31, shall have a minimum depth of six inches and align with a massing shift, modulation, change in construction type, or define a change in floor or unit. Materials that are exposed for less than 12 inches in their vertical or horizontal dimensions, openings, glazing, and cladding vertically between openings shall be exempt from this guideline. Refer to Guideline 2.5.5 and 2.5.6 for opening depth requirements. See Figure 2.30 for examples.

2.5.9 RESIDENTIAL BALCONIES.
If included along the east edge of

Building B, residential balconies shall project or recess from the primary facade for a minimum cumulative total of 12 inches in depth. Residential balconies allow for more articulation along the east edge of Building B and respond to its adjacent residential buildings.

2.5.10 MATERIAL PALETTE. New buildings shall apply high quality, durable materials familiar to existing California College of the Arts Period buildings at the building base on a minimum cumulative area of 20 percent of all new building elevations facing the street or open space—excluding glazed surfaces—shown in Figure 2.10.

Preferred materials



Figure 2.30: Modern architectural details expressing craft from California College of the Arts Period buildings

include but are not limited to concrete, earthen materials and masonry (including masonry veneer and glass block), wood, ceramics, and metal. These materials were selected because they are building materials found in California College of the Arts Period buildings that age well, express their construction, remain natural in their appearance and expression, and have texture and visual depth. Additional materials beyond those listed shall qualify as preferred materials if they are found in the facade of Early Estate Period or California College of the Arts Period buildings. Flat stucco shall not be considered a preferred material. Refer to Figure

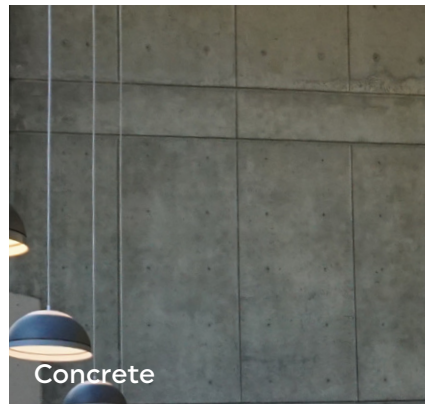
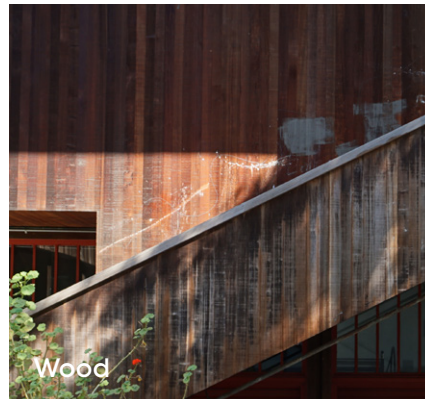


Figure 2.31: Preferred material palette

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2.31 for a preferred material palette.

2.5.11 MID-RISE MATERIAL REFERENCE TO CONTEXTUAL

LANDMARKS. Light-colored materials are preferred within mid-rise levels of new buildings similar to other prominent buildings in the Berkeley Hills, which evolve in their appearance throughout the day and glow in the afternoon sun. This shall not limit using differing material or color to differentiate the two buildings from each other per Guideline 2.5.7, differentiate the new buildings from retained structures, nor limit the application of colorful decorative elements, cladding, and murals in the mid-rise levels.

2.5.12 BUILDING BASE COLOR

PALETTE. To provide visual cohesion within the new construction, the color palette applied to the building base of new construction buildings shall be reflective of and complementary the nature of an arts campus by incorporating decorative moments for colors and murals.

2.5.13 NON-IMITATION

DETAILING. Architectural details in new construction buildings that replicate exact details from architectural elements of the Treadwell Estate, including Macky Hall, Carriage House, and Broadway Wall shall be prohibited to avoid a false representation of the site's architectural history. Contemporary

reflections of architectural details that are compatible with the modernist architecture of the California College of the Arts Period buildings shall be permitted if they do not impair the integrity of the Treadwell Era contributing resources that remain.



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5212 Broadway Open Space:
Qualities of the California
College of the Arts Period
landscape and aspirational
characteristics.

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3

OPEN SPACE DESIGN GUIDELINES

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This chapter includes guidelines for both the retention and rehabilitation of historic resources as well as direction for how the open space relates to the historic elements and the contextual character of the site. Refer to Design Guidelines' Response Summary in Chapter 1: Vision.

CONTRIBUTING LANDSCAPE FEATURES

These sections provide guidance on the mechanisms for retaining the setting of Macky Hall and Carriage House in the landscape to the Secretary of the Interior's Standards, retention of Historic Resource Evaluation (HRE) identified contributing landscape features shown in Figure 3.1, and treatment to the elements that contribute to their characteristics.

Oakland
Landmark and
National Register
Contributing



© CCA/C Archives at CCA Libraries

Broadway Wall + Stairs



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Carnegie Bricks



© CCA/C Archives at CCA Libraries

Macky Hall View Corridor

Area of Primary
Importance (API)
Contributing



© CCA/C Archives at CCA Libraries

Faun Sculpture



© SITELAB urban studio

Macky Lawn



© SITELAB urban studio

Stairs with Ceramic Pots



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Infinite Faith



© Page & Turnbull

Bell Tower



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Celebration Pole

Figure 3.1: Landscape features contributing to the Oakland Landmark and to the Area of Primary Importance

3.1 Setting of Buildings Contributing to the Landmark

The guidelines in this section pertain to the landscape design around Macky Hall and Carriage House in keeping with each building's historical significance. Carriage House is retained as secondary in appearance, prominence, and location to Macky Hall, as experienced in both the Early Estate Period and California College of the Arts Period.

MACKY HALL REHABILITATION

3.1.1 PRIMARY FACADE OF MACKY HALL. Open space features shall visually emphasize the western facade of Macky Hall as its primary facade and entrance, while the east facade remains as its secondary entrance—in keeping with the setting of the building during the Early Estate Period and the California College of the Arts Period. The north and south facades shall remain tertiary during redevelopment.

Open space strategies that visually emphasize the western and eastern facades include but are not limited to framing with plantings and primary pedestrian circulation routes (defined in Section 3.4)

leading to Macky Hall's primary and secondary entrances, as seen in Figure 3.2.

3.1.2 PLANTING NORTH AND SOUTH OF MACKY HALL. During the California College of the Arts Period, Macky Hall was experienced more intimately from the north and shielded from the south with Founders Hall, as seen in Figure 3.3. In keeping with this existing condition, the close-range view and experience of Macky Hall's north facade shall be maintained and framed through the planting and retention of heritage trees (defined in Section 3.1.1). The open space directly south of Macky Hall must include plantings to shield this building in a similar manner.

3.1.3 VISUAL CONNECTION BETWEEN MACKY HALL AND CARRIAGE HOUSE.

Macky Hall and Carriage House shall maintain a visual relationship that is stronger than either building has with any other buildings in the site, while Carriage House remains secondary in relation to Macky Hall, similar to their relationship in the Early Estate Period and California College of the Arts Period. This can be achieved through siting of Carriage House (see Section 2.1), layering and/or framing connections with plantings, and grade relationship between the two buildings (defined in Guideline 3.1.6).

3.1.4 GRADE RELATIONSHIP BETWEEN MACKY HALL AND CARRIAGE HOUSE.

Macky Hall's finished floor elevation shall be maintained and remain at a higher topographical position in relation to both Macky Lawn and Carriage House to suggest the building's historical prominence as evident in the Early Estate Period and California College of the Arts Period. Minimal changes are permitted in the surrounding grading except as required for emergency vehicles and ADA access.



East of Macky Hall (view from northeast)



View from southeast



West of Macky Hall (view from southwest)



View from northwest

Figure 3.2: Landscape conditions at west and east facades of Macky Hall

Figure 3.3: Landscape conditions at north and south facades of Macky Hall

CARRIAGE HOUSE REHABILITATION

3.1.5 CARRIAGE HOUSE PLANTING. Carriage House shall maintain its setting embedded in the landscape and plantings as it was in the California College of the Arts Period and the Early Estate Period—refer in Figure 3.4. Strategies include but are not limited:

- Providing access to Carriage House through secondary pathways—given its subsidiary relationship to Macky Hall (see Guidelines 3.1.6 and 3.4.5).
- Surround Carriage House with canopy and understory planting. If there are new buildings or landscaped elements in close

proximity to Carriage House, planting shall be used to separate the two visibly.

- Prioritize layering vegetation, including proposed and existing trees (1) directly between Carriage House and Macky Lawn / Macky Hall, and (2) to minimize prominent views to and from Carriage House from Broadway and the surrounding Oakland area.

3.1.6 CARRIAGE HOUSE CIRCULATION. Secondary pedestrian paths (as defined in Section 3.4) shall be provided to Macky Lawn and to Macky Hall from Carriage House, similar to paths during the California College of the Arts Period. Refer to Figure 3.4 for existing

landscape character surrounding Carriage House.



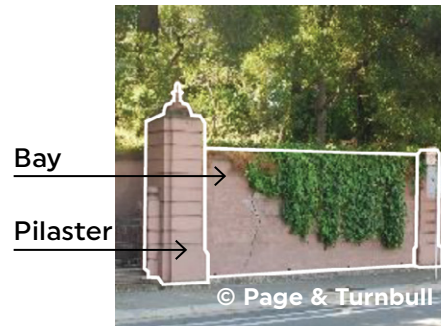
Figure 3.4: Landscape character surrounding Carriage House

3.2 Broadway Wall + Stairs

The Broadway Wall demarcates the western edge of the site for both the Early Estate Period and the California College of the Arts Period, and remains a link between those eras. The Broadway Stairs serve as the primary entrance and have historically maintained their role as the campus centerline directing visitors towards Macky Hall.

The guidelines in this section allow for minor intervention in the Broadway Wall limited to changes that improve accessibility to the site and its publicly-accessible open spaces, pedestrian experience along Broadway, and acknowledgment of the history this feature held in both eras.

TERMS



- **BAY:** Volume of wall between the pilasters.
- **PILASTER:** Rectangular columns, typically taller than the bays, that generally connect two bays or work as framing mechanisms for an entrance or opening of the wall.
- **CARRIAGE ENTRANCE:** The only vehicle entrance, originally designed for carriages, along the Broadway Wall. Currently made up of two pilasters similar to those along

the rest of the Broadway Wall—though taller and are connected by a metal arch (installed in the 90s to replace the circa 1950s wood sign), metal plaques, and original two-leaf wrought iron gates.

- **CARRIAGE GATES:** The original two-leaf wrought iron gates that open and close at the Carriage Entrance.
- **BROADWAY STAIRS:** The formal pedestrian entrance into the once residential estate located along the southern half of the Broadway Wall.

BROADWAY WALL COMPONENTS

3.2.1 BROADWAY WALL RETENTION AND REHABILITATION.

The Broadway Wall and Stairs, and their components, with limited exceptions as noted in the following guidelines, shall be retained. All parts of the retained Broadway Wall and Stairs shall be rehabilitated in compliance with the Secretary of the Interior's Standards. The original design of the remaining bays, pilasters, Broadway Stairs, and Carriage Entrance shall be maintained where not in conflict with the below guidelines nor modifications to meet the minimum code compliance and repair requirements.

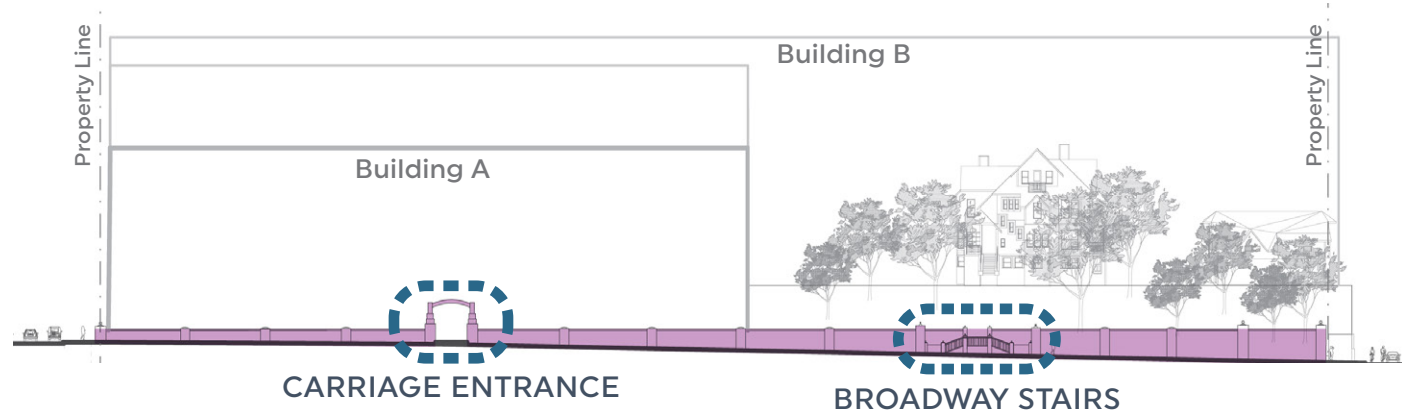


Figure 3.5: Broadway Wall and Stairs, and their components

3.2.2 BROADWAY WALL OPENINGS. The current openings along the Broadway Wall—those of the Broadway Stairs and the Carriage Entrance—must remain as means of access into the site.

3.2.3 CARRIAGE ENTRANCE. The Carriage Entrance character defining features shall not be altered at the time the

Carriage Entrance is refurbished. Character defining features of the entrance include the concrete pilasters, CCAC plaques, and wrought iron gates, as illustrated in Figure 3.6. The metal posts and adjoining metal arch are not original to the design of the entrance and shall be permitted to be removed or replaced. If replacing the metal posts and adjoining metal arch,

only the wood sign used during the 1950s through 1970s shall be permitted. The existing width of the Carriage Entrance opening shall be maintained.

3.2.4 CARRIAGE ENTRANCE SIGN. The wood sign used to mark the Carriage Entrance to the California College of the Arts and Crafts in the 1950s to 1970s shall be rehabilitated if reused within the site.

BROADWAY WALL INTERVENTIONS

3.2.5 NEW OPENINGS IN THE BROADWAY WALL.

One new opening in the Broadway Wall for access to the publicly-accessible open space in accordance with the Americans with Disabilities Act (ADA) shall be created required. Up to one additional opening shall be permitted in the Broadway Wall to allow for access to Building A.

New openings shall be no more than one foot wider than required by codes, laws, and regulations, and must be visibly narrower than the Carriage Entrance.

3.2.6 COMMEMORATION OF REMOVED BROADWAY WALL SEGMENTS.

The footprint of any

removed portions of the Broadway Wall shall be commemorated.

Examples of commemoration methods include in-place markings, changes in material or pattern, or installation of a new feature, such as flush lighting at grade.

3.2.7 BROADWAY WALL PILASTER RETENTION.

The original spacing and rhythm of the pilasters are to be retained. If a pilaster must be removed to achieve a permitted intervention to the Broadway Wall and its elements, its location must be commemorated in conjunction with Guideline 3.2.6.

3.2.8 BROADWAY WALL BAY MODIFICATIONS.

Alterations to the height of the Broadway Wall

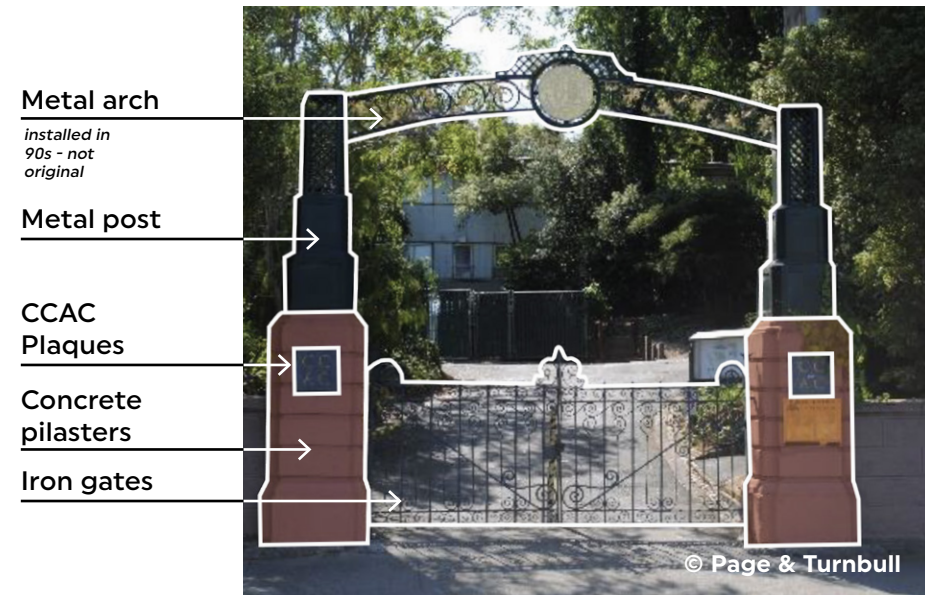


Figure 3.6: Carriage Entrance and its components

north of the Broadway Stairs shall be permitted for a maximum of 25 percent of its length to incorporate seating elements and/or to lower the bay height for visibility and safety of pedestrians on the east side of the wall (such as instances where

ADA access is being provided on the east side of the wall and the wall exceeds eye level). Seat wall interventions may be combined with other Broadway Wall interventions and shall maintain complementary, nonobtrusive materials

and may be combined with other Broadway Wall interventions. Refer to Guideline 3.2.10 for appropriate materials.

3.2.9 VISUAL PROMINENCE OF THE BROADWAY WALL.

Design of new openings or seating elements in the Broadway Wall shall be visually secondary to the Broadway Wall itself.

MATERIALS AND VEGETATION

3.2.10 BROADWAY WALL INTERVENTION MATERIALS.

The material(s) used in interventions or modifications to the Broadway Wall and Stairs should be cohesive or complementary. Concrete is preferred, but earthen materials, wood or metal, such as Corten steel, are also permitted.

3.2.11 BROADWAY WALL VISIBILITY AND GREENING LIMITS.

Planting shall be permitted on the east edge of the Broadway Wall in the form of planters, vines, or as ground cover. Refer Guideline 3.1.1 for suitable planting. Overhanging vines from the eastern side to the

western side shall be permitted, however, 50 percent of the overall length of the western edge of the Broadway Wall must be clear of any planting. Planting shall not be allowed to block any access paths or entrances, including the Carriage Entrance, Broadway Stairs, or any additional openings.

3.2.12 BROADWAY WALL INTERFACE.

Planting and circulation shall be permitted adjacent to the east side of the Broadway Wall. Due to the grade change between the open spaces and the sidewalk on Broadway. Appropriate strategies include grading and guardrails that provide safe pedestrian experiences within the publicly-accessible open

spaces. If included, guardrails shall not be an opaque plaque that appears to extend the height of the Broadway Wall or hover over it.

3.3 Additional Historic Landscape Features

Guidelines in this section address retaining and siting of contributing landscape features, for both the API and the Oakland Landmark, respectively. These features are outlined in Chapter 1: Vision and include Macky Lawn, Macky Hall View Corridor (View Corridor), Faun Sculpture, Stairs with Ceramic Pots, Infinite Faith, Bell Tower, and Celebration Pole.

3.3.1 MACKY LAWN RETENTION. Macky Lawn shall be maintained as a gradually sloping, open grass lawn at roughly 8,000 square feet—the approximate size of the existing Macky Lawn. Additional trees and smaller plantings shall be permitted along the perimeter of Macky Lawn to frame this open space and maintain its role as the front lawn to Macky Hall and the main social space within the site, in keeping with landscaping of the California College of the Arts Period landscape. Refer to Section 3.5 for additional guidelines on planting requirement considerations for Macky Lawn.

3.3.2 MACKY HALL VIEW CORRIDOR. The View Corridor shall be retained during the

redevelopment of the site—as described in the HRE as an 80-foot-wide corridor centered on Macky Hall’s primary western entrance and extending to Broadway intended to maintain views of Macky Hall from Broadway and College Avenue. The View Corridor contributes to Macky Hall as the primary structure on site and the Broadway Stairs as the primary pedestrian entrance on site.

3.3.3 MACKY HALL APPROACH. Open space design between the Broadway Stairs, Macky Lawn, and Macky Hall, shall emphasize the main entry and porch of Macky Hall and the main entrance to the site at the Broadway Stairs—as evident in the Early Estate Period and the

California College of the Arts Period. No new structures or buildings shall impede physical or visual connection from the Broadway Stairs to Macky Hall.

3.3.4 RETENTION OF API CONTRIBUTING LANDSCAPE FEATURES.

A minimum of three of the five remaining API contributing landscape features listed in the HRE—the Faun Sculpture, Stairs with Ceramic Pots, Infinite Faith, Bell Tower, and Celebration Pole—shall remain within the publicly-accessible open space of the site. If relocated, historic landscape features shall be sited in keeping with their setting—including visibility and relationship to surrounding plantings—during the California College of

the Arts Period. Refer to Figure 3.1 for imagery of contributing landscape features.

3.3.5 RETENTION OF CARNEGIE BRICKS. Carnegie Bricks shall be retained as a contributing landscape feature to the Oakland Landmark in a similar setting as originally used during the Early Estate Period. If retained, Carnegie Bricks shall be permitted to be relocated within the site.

3.3.6 ADDITIONAL ART RETENTION. A minimum of four additional art and artifacts shall be retained in the publicly-accessible open space of the site, in addition to those required in Guidelines 3.3.1, 3.3.5, and 2.4.11. Examples of art and artifacts include but are not limited to found sculptures from

the California College of the Arts Period, machinery used for art creation, new sculptures or murals (as a feature in the landscape or on adjacent building elevations), landscape installations, and salvaged building elements from California College of the Arts Period buildings—refer to Guideline 2.2.5. For retained found sculptures, consultation with the original creator (if possible) and/or an art conservator shall be required.

3.3.7 EUCALYPTUS ROW. The five remaining Eucalyptus trees that make up the Eucalyptus Row, as identified in the Historic Resource Evaluation, shall be permitted to be removed if new trees are planted that line

a primary pedestrian pathway between Broadway and Macky Hall outside of the View Corridor. This is in keeping with the character of the original Eucalyptus Row which framed a pedestrian experience and views along a path. Primary pedestrian pathways are illustrated in Figure 3.11. Refer to Guideline 3.3.2 for maintaining the View Corridor. Refer to Guidelines 3.4.4, 3.4.5, 3.4.6, 3.5.2 and 3.5.3 for additional guidance on framing views and landscape elements lining pathways.

3.3.8 COMMEMORATION OF SITE HISTORY. The site shall include a publicly-accessible indoor or outdoor space to display and exhibit the site's history.

OPEN SPACE ELEMENTS

The site is providing a publicly-accessible open space for the surrounding North Oakland communities. The guidelines in the following sections speak to the open space design response to the contextual and historic influences of the site, previously outlined in Chapter 1: Vision.

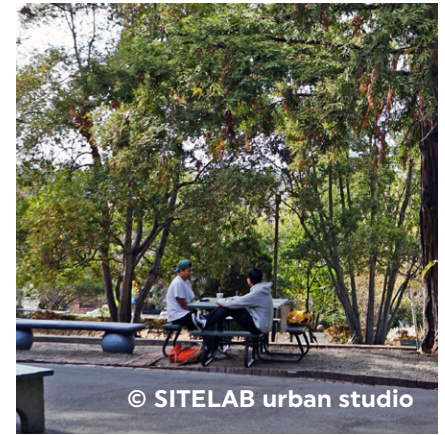


Figure 3.7: Examples of open space characteristics and programming

3.4 Character + Programming

The section is organized into the following open space elements:

- **PROGRAM AREAS:** Primary open space functions that respond to the characteristics of the California College of the Arts Period landscape.
- **CONNECTIONS + VIEWS:** Maintaining a circulation network that is well connected to main entrances and open space program areas and emphasizes important visual connections to and from the site.
- **ARTS + EDUCATION:** Honoring the monumental role of the California College of the Arts in expanding the arts and crafts education to California and aims to maintain that legacy in the next century through programming and design of the open spaces.

PROGRAM AREAS

3.4.1 OPEN SPACE PROGRAM AREAS. In addition to retaining Macky Lawn and the Macky Hall View Corridor (Section 3.3), the project also requires the following open space program areas which support the characteristics of the California College of the Arts Period:

- Neighborhood Paseo is a primary pedestrian connection between Clifton Street and Macky Hall and Macky Lawn. Similar to the California College of the Arts Period landscape, the connection shall provide access from Clifton Street to Macky Hall and shall be a minimum of 40 feet wide. Refer to Figure 3.8. Emergency

vehicle access shall be permitted through the connection from Clifton Street to the northeast corner of Macky Hall, including a turnaround to allow emergency vehicles to return to Clifton Street.

- Central Plaza is between primary entrances to Buildings A and B and the east entrance to Macky Hall, similar to the California College of the Arts Period plaza east of Macky Hall. It shall be located adjacent to Macky Hall and shall have a minimum size of 5,000 square feet. Refer to Figure 3.9.

3.4.2 NATURE DISCOVERY AND PLAY. To provide programming for education, similar to how the site performed during the California

College of the Arts Period, a play area of a minimum size of 1,200 square feet shall be provided within the publicly-accessible open space. The play area shall be prohibited within 30 feet of the Carriage House, which historically was not surrounded by activity. The use of natural materials shall be required—as described in Guideline 3.5.9—to provide sensory learning and education of the local ecology through the integration of play and nature.

3.4.3 TRANSITION SPACE AT RESIDENTIAL ENTRANCES. Where ground level private residential unit entries are provided at interfaces with publicly-accessible open space or public



Figure 3.8: Examples of paseos



Figure 3.9: Examples of plazas



Figure 3.10: Transition space at residential entrance examples

streets, a transition space ranging from four to eight feet in depth shall be provided. Design features—such as stoops, porches, trellises, or gardens—shall be required to define residential entries within these transition spaces, similar to the design elements of Rockridge architecture. See Figure 3.10 for examples of such spaces.

CONNECTIONS + VIEWS

3.4.4 PRIMARY PEDESTRIAN PATHS. A network of primary paths shall serve as the main circulation route through the publicly-accessible open spaces, generally in keeping with the primary circulation patterns in the California College of the Arts Period landscape. Primary paths shall have a minimum width of 8 feet and connect site entrances, primary building entrances, and open spaces described in Guideline 3.4.1.

A primary pedestrian path shall be required in the following locations in keeping with the California College of the Arts Period primary pedestrian paths:

- Connecting north

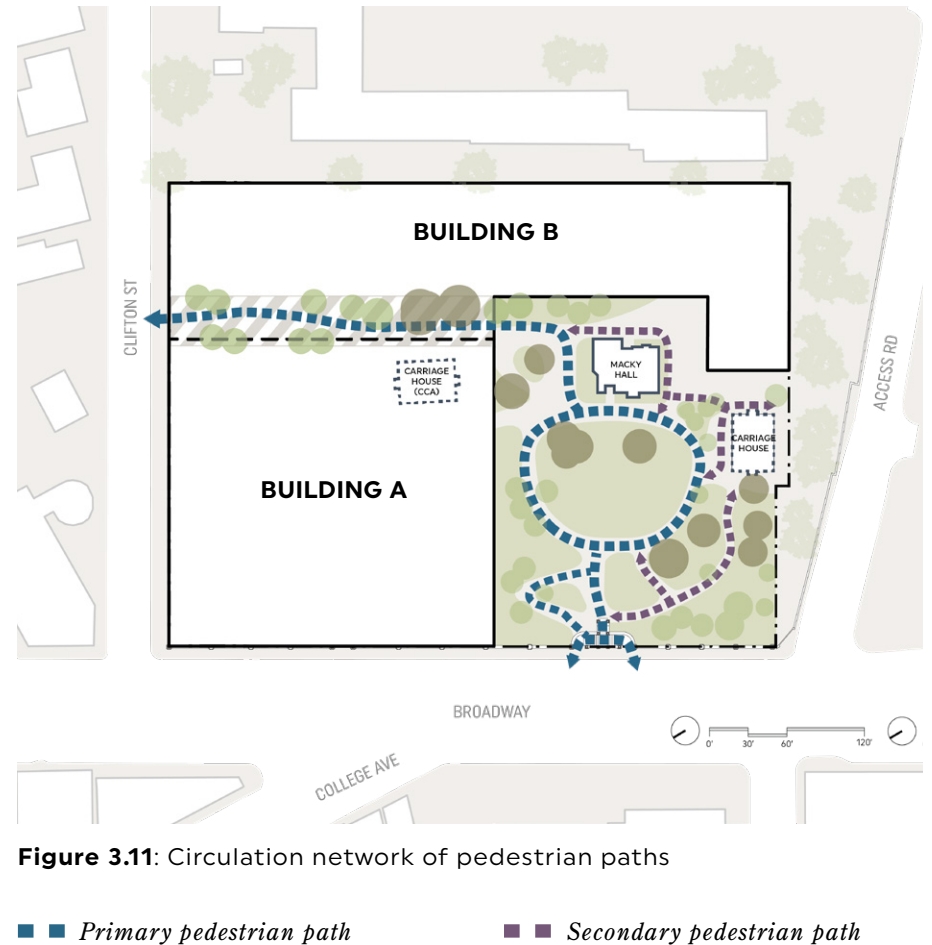


Figure 3.11: Circulation network of pedestrian paths

to south within the Neighborhood Paseo from Clifton Street to Macky Hall and have a minimum unobstructed width between 10 and 20 feet

- Connecting west to east from the Broadway Stairs, around Macky Lawn, and connecting to the primary west-facing entrance to Macky Hall. Refer to Figure 3.11.

3.4.5 SECONDARY PEDESTRIAN PATHS. A network of secondary paths shall provide small scale connections that meander through the landscape—a characteristic of the California College of the Arts Period described in the HRE. Secondary paths shall have a maximum width to 8 feet. Appropriate connections include

secondary entrances of Buildings A and B, the Carriage House, Macky Hall, and through the heritage trees, plantings, and art displays. Refer to Figure 3.11.

3.4.6 FRAMED VISTAS. A minimum of two framed vistas shall be provided in the publicly-accessible open space. The site offers prominent vistas of Downtown Oakland, Berkeley, College Avenue, and the Bay. Vistas shall be framed with tree canopies and/or shrubs.

3.4.7 VEHICULAR ACCESS AND DROP-OFF. Vehicular access shall be restricted to the north edge of the site, to retain a car-free neighborhood paseo and core—surrounding Macky Hall and Macky Lawn—similar to the existing campus.

ARTS + EDUCATION

3.4.8 ARTS AND EDUCATIONAL PROGRAMMING. Arts and educational programming within the site—including existing or new buildings or publicly-accessible open space—shall be required in keeping with the teaching, making, and learning activities of the California College of the Arts Period. Permanent or rotating programming exhibits shall be permitted to meet this requirement.

3.4.9 EDUCATIONAL SIGNAGE. Signage highlighting the site's California College of the Arts Period history and significance shall be included throughout the landscape. Appropriate locations for signage include but are not limited to locations

where historic buildings stand or stood (such as Macky Hall, Carriage House, Founders Hall, Noni Eccles Treadwell Ceramic Arts Studio, Martinez Hall, and Barclay Simpson Sculpture Studio).

3.5 Performance and Planting

The guidelines in this section respond to the California College of the Arts Period landscape and contextual influences of the neighborhood and are organized into the following categories:

- **ECOLOGY + PLANTING:** Maintaining layered planting in keeping with the California College of the Arts Period landscape. Sustainability measures are also provided in response to the local ecology.
- **CAMPUS HERITAGE TREE RETENTION:** Retaining and reusing long standing trees that give a sense of the history of the California College of the Arts Period landscape.
- **OPEN SPACE MATERIALS:** Landscape materials create an overall cohesive character to the site and are influenced by materials of the California College of the Arts Period landscape.

ECOLOGY + PLANTING

3.5.1 PRIORITY PLANTING ZONES. A concentration of plantings—such as denser planting relative to the overall planting plan or a group of large trees—shall be located in the following areas, as seen in Figure 3.12, to accentuate the presence of new open space from key vantage points, increase shade and wind protection, and buffer traffic noise from Broadway Avenue similar to the California College of the Arts Period landscape:

- Open space visible from College Avenue
- The southwest corner of the site visible from Broadway
- Tree canopy coverage south and west of Macky Lawn

- Either side of the Macky Hall View Corridor to frame its view from College Avenue and Broadway

Refer to Guidelines 3.1.2 and 3.1.5 for further guidance on planting along the south edge of the site next to Macky Hall and Carriage House.

3.5.2 PLANT SPECIES FOR ENHANCED REGIONAL ECOLOGICAL SYSTEMS.

Any proposed trees and plantings on the site shall be composed exclusively of native species or drought-adapted, non-invasive species. These species relate to the retained plantings from the California College of the Arts Period and respond to the local context to aid in the expansion of adjacent habitat patches.

3.5.3 PREFERRED TRELLIS PLANTING. Planting, particularly vines, shall be permitted along areas with trellises and other secondary structures along open space to provide a vegetated transition in scale and privacy to new buildings and ground floor residential units, similar to the character of transitions in Rockridge architecture. Refer to Guideline 3.5.9.

3.5.4 LIMITED LAWN. The use of lawn as groundcover shall be prohibited in the publicly-accessible open areas of the site, except in Macky Lawn—the primary social commons of the site (see Section 3.3), in keeping with the California College of the Arts Period landscape. Groundcover in other areas shall utilize native

and/or drought-tolerant, non-invasive species.

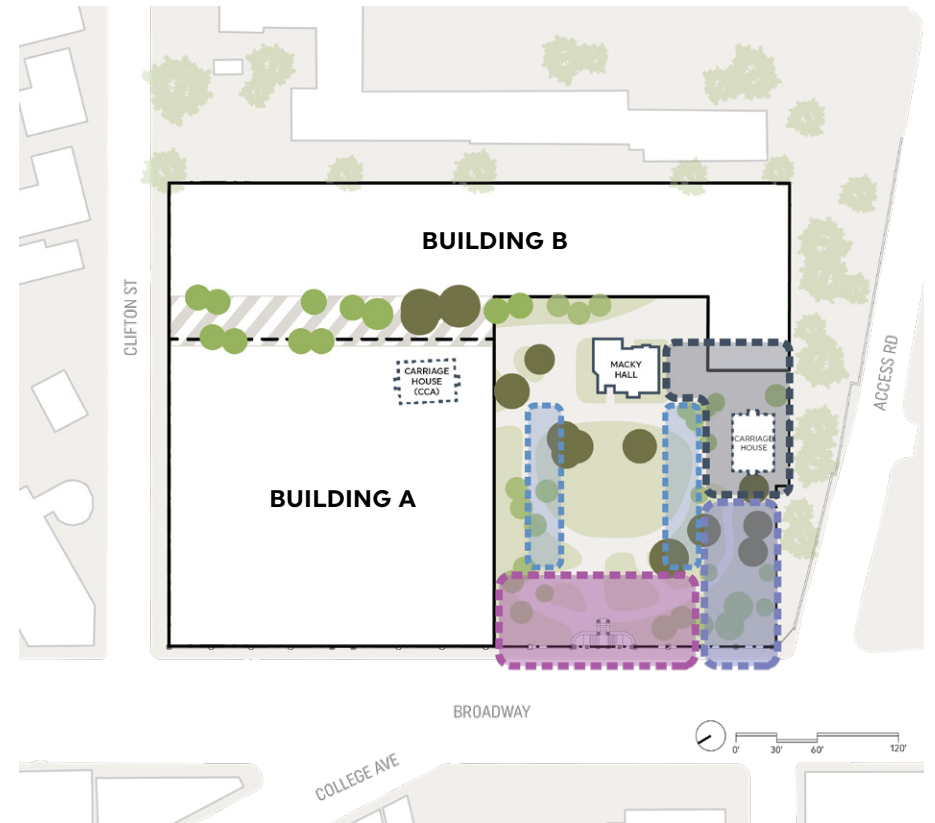






Figure 3.12: Priority planting zones

-  *Planting zone visible from College Avenue*
-  *Planting zone in southwest corner*
-  *Planting zone surroundings Macky Hall and Carriage House*
-  *Planting zone on either side of View Corridor*

CAMPUS HERITAGE TREE RETENTION

3.5.5 CAMPUS HERITAGE TREES. Healthy and mature trees on site—as recorded by an arborist—that do not impede new construction activity shall be incorporated in the planting plan as heritage trees. All trees that are preserved on site are noted in the PDP. Campus heritage trees provide a sense of the long-standing history of the site and contribute to the characteristics of framing Macky Lawn, Macky Hall, and the associated View Corridor.

3.5.6 NEW BUILDINGS SETBACK FROM CAMPUS HERITAGE TREES. Any newly constructed building shall be setback a

minimum of 12 feet from the dripline of preserved campus heritage trees, except where an arborist provides written approval of strategies to protect tree health during construction.

3.5.7 REUSE OF REMOVED SEQUOIA TREES. Once contributing landscape features to the Early Estate Period, the two Sequoia stumps—resulting from tree removal due to poor health in 2019—shall be reused on site. Appropriate examples of reuse include but is not limited to using materials for furnishings or landscape features to reference their history on site through educational signage, or interpretive markings.

MATERIAL PALETTE

3.5.8 OPEN SPACE HARDSCAPE MATERIAL PALETTE. Open space hardscape material palette shall include but is not limited to concrete paving and pavers, masonry (new or salvaged), wood decking, planted geo-blocks, and decomposed granite (bonded and loose). Wood chips, Fibar, or a similar material for its natural appearance shall be permitted within the play area. Additional materials shall be permitted as open space hardscape materials if they are found within the California College of the Arts landscape.

While present during the California College of the Arts Period, asphalt shall be a prohibited material within the site to reduce

the urban heat island effect.

3.5.9 COLOR PALETTE. The open space hardscape color palette shall be limited to natural and earthen tones—except for areas dedicated to the display of arts and artifacts, which shall be permitted to use alternative tones and colors as accents. This is in keeping with the color palette of the California College of Arts Period landscape.

3.5.10 MATERIAL APPLICATION. In reference to the variety of materials and paving patterns layered into the California College of the Arts Period landscape, materials within the landscape shall incorporate a change in material applications where pathways, open

space program areas, and other open space elements intersect or meet. Change in material application shall be achieved through at least one of the following: material, color, rhythm, or pattern.

3.5.11 PREFERRED MATERIALS FOR NATURE AND DISCOVERY PLAY.

Equipment and furnishings in the play area defined in Guideline 3.4.2 shall incorporate natural materials, such as but not limited to rope, wood, and earthen materials such as rocks or stone.

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CALIFORNIA COLLEGE OF THE ARTS
OAKLAND CAMPUS SITE

IMPLEMENTATION CHECKLIST

FEBRUARY 2023

Implementation Checklist Purposes:

1. Identify which Design Guidelines address the specific Design Review Criteria required in the following City of Oakland Planning Code Sections:
 - a. 17.136.075 C, 3: Regulations for Demolition or Removal of any structure in an API: Section (a), and Section (b) Criteria i through Criteria vi
 - b. 17.136.070 C: Special Regulations for Designated Landmarks, Criteria 1 through Criteria 3
2. Provide a summary of design intent for each Design Review Criteria demonstrating how the Design Guidelines address the relevant requirements. Cross references to the Appendix A: References are provided (through superscripts:^A) as further documentation of existing conditions related to historic elements and contextual character of the site as summarized in Chapter 1: Vision.
3. Provide an analytical tool to review a Planned Development Permit (PDP). The Design Guidelines ensure that a new project is implemented within the framework of the required Design Review Criteria. The Implementation Checklist provides a summary format that can be used to evaluate whether a project is consistent with the Design Guidelines.

17.136.075 C, 3: Regulations for demolition or removal of any structure in an API:

a: The design quality of the replacement structure is equal/superior to that of the existing structure:

The Design Guidelines summarized below require new construction to demonstrate equal or superior design quality of the replacement structure:

- Demonstrate spatial relationships as seen in existing buildings, ^{F, G, H} including:
 - Differentiate new buildings through difference in material or fenestration rhythm, depth, or orientation ^F
 - Setback new construction from Macky Hall and Carriage House similar to their relationship to California College of the Arts Period buildings ^G
 - Provide separation between buildings to maintain similar spacing of existing buildings ^J
 - Provide various finished floor and entry elevations on sloped topography in keeping with the existing campus ^I
 - Reduce height surrounding Macky Hall to respond to the scale and relationship of nearby of California College of the Arts Period buildings and visually frame Macky Hall ^K
- Demonstrate an equal design quality to the twelve existing buildings, ^L including:
 - Massing adjacent to Macky Hall responds to its width, and frames the retained building as the primary building on site ^{AA}
 - Create defined building bases in new building elevations similar to the one to three story existing buildings through change in planes, horizontal elements, or material change ^J
 - Organize fenestration composition in linear grids consistent with the modernist architecture of the California College of the Arts Period architecture ^{N, O}
 - Increase the depth of key openings to accentuate building details and generate stronger shadow lines consistent with existing buildings ^O
 - Reference the California College of the Arts Period architecture through the facade material palette and color ^{P, O}
 - Demonstrate an intensity of detailing and craftsmanship through visible structural elements and material transitions to accentuate the beauty in construction assembly, similar to the California College of the Arts Period architecture ^R
- Improve campus relationship to the public realm by continuing the strong street presence of College Avenue by holding the streetwall at the Broadway and Clifton

Street intersection and activating the street frontage through commercial or educational programming "

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.3.6	New mid-rise separation	
2.3.7	New buildings setbacks from Macky Hall	
2.3.8	New buildings setbacks from Carriage House	
2.3.9	Broadway Wall new buildings setback	
2.3.11	Reduced height requirements surrounding Macky Hall	
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	
2.3.17	Clifton Street stepback	
2.3.20	Height datum reference to California College of the Arts Period buildings	
2.4.1	Building A use on Broadway	
2.4.3	Expressed entries	
2.4.6	Defined building base	
2.4.7	Building base rhythm	
2.5.1	Organization of fenestration	
2.5.2	Proportion of fenestration at the base	
2.5.4	Glazing units scale	
2.5.5	Minimum window depth	
2.5.6	Enhanced opening depth	
2.5.7	New building differentiation	
2.5.8	Visible Craftsmanship	
2.5.9	Residential Balconies	
2.5.10	Material palette	

17.136.075 C, 3: Regulations for Demolition or Removal of Potentially Designated Historic Properties:

b: The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:

Criteria i: The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;

The Design Guidelines summarized below demonstrate compatibility with the district:

- Any proposed rehabilitation of Macky Hall will be within its existing footprint and will be in accordance with the Secretary of the Interior's Standards
- If moved, Carriage House will be sited in a similar orientation, separation, and elevation from Macky Hall, and its setting will be similar to its setting in the existing campus. Any proposed rehabilitation to Carriage House will be in accordance with the Secretary of the Interior's Standards

The Design Guidelines summarized below require new construction compatibility with the district:

- Site new buildings similar to the location of existing California College of the Arts period building footprints and surface parking lot, ^A such as:
 - The buildable area boundary for Building A generally occupies the footprint of Shaklee Hall, Simpson Sculpture Studio, Irwin Studio, and the campus parking lot at the corner of Clifton Street and Broadway, which enables the building to better address Broadway and the intent of the Corridor Guidelines ^{B, C}
 - The buildable area boundary for Building B generally occupies the footprint of campus era buildings located along the east side of the site including the Facilities Building, Building B, Oliver Arts Center, Nonni Eccles, Martinez Annex, Martinez Hall, and part of the Founders Hall footprint ^C
 - Vehicular access is maintained along Clifton Street. The existing Broadway Carriage Entrance is maintained for pedestrian access only ^D
- Orient new construction inward—similar to the existing California College of Arts Period campus orientation—by maintaining the existing primary pedestrian access and circulation that guides pedestrians from the Broadway Stairs as well as from Clifton

Street's northeast pedestrian entrance towards the center of the site's Macky Hall and Macky Lawn ^E

- Demonstrate spatial relationships as seen in existing buildings, ^{F, G, H} including:
 - Differentiate new buildings through difference in material or fenestration rhythm, depth, or orientation ^F
 - Setback new construction from Macky Hall and Carriage House similar to their relationship to California College of the Arts Period buildings ^G
 - Provide separation between buildings to maintain similar spacing of existing buildings ^J
 - Provide various finished floor and entry elevations on sloped topography in keeping with the existing campus ^I
 - Reduce height surrounding Macky Hall to respond to the scale and relationship of nearby of California College of the Arts Period buildings and visually frame Macky Hall ^K
- Demonstrate an equal design quality to the twelve existing buildings, ^L including:
 - Massing adjacent to Macky Hall responds to its width, and frames the retained building as the primary building on site ^{AA}
 - Create defined building bases in new building elevations similar to the one to three story existing buildings through change in planes, horizontal elements, or material change ^J
 - Organize fenestration composition in linear grids consistent with the modernist architecture of the California College of the Arts Period architecture ^{N, O}
 - Increase the depth of key openings to accentuate building details and generate stronger shadow lines consistent with existing buildings ^O
 - Reference the California College of the Arts Period architecture through the facade material palette and color ^{P, O}
 - Demonstrate an intensity of detailing and craftsmanship through visible structural elements and material transitions to accentuate the beauty in construction assembly, similar to the California College of the Arts Period architecture ^R
- Reference Rockridge architecture by limiting the scale of glazing and enhancing opening depths to avoid flat facades and provide shadow lines ^{PP}

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.1.3	Macky Hall location	

2.1.4	Carriage House relocation	
2.1.5	Carriage House structural improvements for relocation	
2.3.1	Cumulative building footprint	
2.3.2	New building locations	
2.3.3	Building A boundary	
2.3.4	Building B boundary	
2.3.5	New building base separation	
2.3.6	New mid-rise separation	
2.3.7	New buildings setbacks from Macky Hall	
2.3.8	New buildings setbacks from Carriage House	
2.3.11	Reduced height requirements surrounding Macky Hall	
2.3.12	Building B height reduction	
2.3.16	Subdividing mid-rise volumes	
2.3.20	Height datum reference to California College of the Arts Period buildings	
2.4.3	Expressed entries	
2.4.6	Defined building base	
2.4.9	Neighborhood Paseo horizontal elements	
2.5.1	Organization of fenestration	
2.5.2	Proportion of fenestration at the base	
2.5.4	Glazing units scale	
2.5.5	Minimum window depth	
2.5.6	Enhanced opening depth	
2.5.7	New building differentiation	
2.5.8	Visible Craftsmanship	
2.5.9	Residential Balconies	
2.5.10	Material palette	
3.1.1	Primary facade of Macky Hall	
3.4.4	Primary pedestrian paths	

3.4.7	Vehicular access and drop-off	
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Criteria ii: New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;

The Design Guidelines summarized below require new construction that reflect the widths and rhythms of the facades on the street and entrances that reflect the patterns on the street:

- Reference ground floor rhythms and materials of California College of the Arts Period buildings for new building facades facing the center of the site
- Create defined building bases along new building elevations similar to the one to three story existing campus buildings through change-in-planes, horizontal elements, or material change ^J
- Transition to context is expressed through upper level stepbacks, facade rhythm, and residential stoops, including:
 - Reducing perceived height near neighboring buildings through upper floor stepbacks and trellises ^{MM}
 - Articulate rhythm of ground floor and mid-rise facades facing context relate to rhythm and scale along College Avenue and Broadway Terrace ^{NN}
 - Incorporate residential stoops and horizontal elements at ground level transitions ^{OO}
 - Encourage primary building entrances along streets and open spaces
- Provide building base rhythm similar to College Avenue and continues active uses along Broadway:
 - Reduce perceived scale of bulk and massing in mid-rise volumes and design facades to reflect widths of nearby residential mid-rise buildings ^{GG}
 - Use horizontal elements along Broadway and Clifton Street in response to lower scale context and with a rhythm that responds to pedestrian activity similar to College Avenue ^{HH}
 - Continue a streetwall on Broadway and Clifton Street corner with limited setbacks ^I
 - Continue ground floor commercial activity along Broadway near College Avenue

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.3.9	Broadway Wall new buildings setback	
2.3.13	Reduced height at the intersection of Broadway and Clifton	

	Street	
2.3.16	Subdividing mid-rise volumes	
2.3.17	Clifton Street stepback	
2.3.19	West facade of Building B stepbacks	
2.3.21	Mid-Rise Facade Rhythm	
2.4.1	Building A use on Broadway	
2.4.2	Minimum building entries	
2.4.6	Defined building base	
2.4.7	Building base rhythm	
2.4.8	Building base interface at Broadway Wall	
2.5.1	Organization of fenestration	
2.5.12	Building Base Color Palette	
3.4.3	Transition space at residential entrances	

Criteria iii: The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;

The Design Guidelines summarized below demonstrate high visual interest that reflects or enhances the level and quality of the district:

- Any proposed rehabilitation to the exterior and interior architectural designs of Macky Hall and Carriage House is in accordance with to the Secretary of the Interior's Standards ^{Y,Z}
- In the event California College of the Arts Period buildings are rehabilitated, their location, siting, and setting are protected
- Retain contributing landscape features (Macky Lawn, Stairs with Ceramic Pots, Faun Sculpture, Infinite Faith sculpture, Bell Tower, and Celebration Pole), such as: ^S
 - Maintain the slope, planting characteristics, and size of Macky Lawn ^{T,U}
 - Any retained contributing landscape features within the open space are to be sited in a familiar context to their setting in the existing California College of the Arts landscape ^{V,W}

The Design Guidelines summarized below require new construction to demonstrate high visual interest that reflects or enhances the level and quality of the district:

- Demonstrate differentiation and spatial relationships as seen in existing buildings through: ^{F,G,H}
 - Differentiation between new buildings through material or fenestration rhythm, depth, or orientation ^F
 - Provide various finished floor and entry elevations on sloped topography limiting blank facades in keeping with the existing campus ^I
- Reference the facade material palette and color of California College of the Arts Period architecture ^{P,Q}
- Demonstrate intensity of detailing and craftsmanship through visible structural elements and material transitions that accentuate beauty in construction assembly, similar to the California College of the Arts Period architecture ^R
- Provide priority height locations that add visual interest to the roof profile ^J
- Maintain access and visual interest of the public realm:
 - Maintain Broadway Stairs as the primary entrance to the site ^{BB,CC}
 - Reestablish Macky Hall View Corridor providing views from Broadway to Macky Hall view maintained from College Avenue to Macky Hall ^{DD}

- Rehabilitate the Broadway Wall and Stairs according to Secretary of the Interior's Standards while providing accessible entrance to the site ^{BB, CC}
- Maintain vehicular access along Clifton Street and maintain the existing Broadway Carriage Entrance as pedestrian access ^D
- New construction maintains and repurposes open spaces such as Macky Lawn and the north-south primary pedestrian path (Neighborhood Paseo) from Clifton Street to Macky Hall as publicly accessible open spaces ^{T, U}
- Maintain existing contributing landscape features ^{V, W}
- Integrate art or educational signage into the landscape or on facades facing publicly accessible open space
- Preserve existing long-standing trees and new plantings signal the new publicly accessible open space as a green terminus to the lively College Avenue ^{JJ}

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.1.7	Macky Hall design, materials, and workmanship	
2.1.8	Macky Hall windows	
2.1.9	Macky Hall exterior paint	
2.1.10	Carriage House design, materials, workmanship	
2.1.11	Carriage House new openings	
2.1.12	Carriage House exterior paint	
2.1.13	Carriage House interior partitions	
2.2.1	Preferred retained structures	
2.2.2	California College of the Arts Period building relocation	
2.2.3	California College of the Arts Period buildings' character-defining features	
2.2.4	New Buildings setback from California College of the Arts Period buildings	
2.3.10	Priority height locations	
2.4.5	Entry along hillside	
2.4.10	Limiting blank walls	

2.5.7	New building differentiation	
2.5.8	Visible Craftsmanship	
2.5.10	Material palette	
2.5.12	Building Base Color Palette	
3.1.2	Planting north and south of Macky Hall	
3.1.3	Visual connection between Macky Hall and Carriage House	
3.1.4	Grade relationship between Macky Hall and Carriage House	
3.1.5	Carriage House planting	
3.1.6	Carriage House circulation	
3.2.1	Broadway Wall retention and rehabilitation	
3.2.5	New openings in the Broadway Wall	
3.3.1	Macky Lawn retention	
3.3.2	Macky Hall View Corridor	
3.3.3	Macky Hall approach	
3.3.4	Retention of API contributing landscape features	
3.3.5	Retention of Carnegie Bricks	
3.3.6	Additional art retention	
3.3.8	Commemoration of site history	
3.4.4	Primary pedestrian paths	
3.4.6	Framed vistas	
3.4.7	Vehicular access and drop-off	
3.4.8	Arts and educational programming	
3.5.1	Priority planting zones	
3.5.5	Campus heritage trees	

Criteria iv: If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;

The Design Guidelines summarized below require new construction and open space to enrich the historic character of the district:

- Improve campus access and relationship to the public realm to establish a superior design quality that enriches the character of the California College of the Arts campus, through:
 - Provide new publicly accessible open space in the redevelopment of the site
 - Continue a strong street presence of College Avenue by holding the streetwall in new construction at the Broadway and Clifton Street intersection and activating the street frontage through commercial or educational programming "
- Enhance the open space while honoring the legacy of arts and education that took place during the California College of the Arts Period, including:
 - Any proposed retention of additional art and artifacts in the open space will maintain their setting
 - Integrate murals and artwork on facades facing the open spaces
 - New play area within the publicly accessible open space encourages discovery, education, and stewardship
 - Commemorate site histories through displays or installations

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.2.5	Commemoration of California College of the Arts Period architecture	
2.3.9	Broadway Wall new buildings setback	
2.4.11	Facade art treatments	
3.2.6	Commemoration of removed Broadway Wall segments	
3.3.6	Additional art retention	
3.3.8	Commemoration of site history	
3.4.1	Open Space Program Areas	
3.4.2	Nature discovery and play	
3.4.8	Arts and educational programming	

3.4.9	Educational signage	
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Criteria v: The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When a combination of some of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results

The Design Guidelines define visual cohesiveness as a compatibility measure of the sum of the whole (the campus) rather than each individual building, landscape feature, or incorporated art feature. Compatibility with the neighborhood is also achieved through transitions at the edges of the site.

The Design Guidelines summarized below require new construction and open space to demonstrate visual cohesiveness of the district:

- Use visually compatible (instead of contrasting) materials in new buildings ^{P,Q}
- Create defined building bases in new building elevations similar to the one to three story (~20 to ~60 feet tall) existing buildings through change in planes, horizontal elements, or material changes ^J
- Demonstrate spatial relationships as seen in existing buildings by maintaining various finished floor and entry elevations on sloped topography limiting blank facades in keeping with the campus ^I
- Use the sloped topography to frame vistas from the publicly-accessible open space through planting and circulation routes
- Transition to context is expressed through upper level stepbacks and facade rhythm, such as:
 - Reduce perceived height near neighboring buildings through upper floor stepbacks and trellises ^{MM}
 - Articulate rhythm of ground floor and mid-rise facades facing adjacent neighborhood to relate to rhythm and scale of buildings along College Avenue and Broadway Terrace ^{NN}

- Maintain the site as a green terminus at the intersection of Broadway and College Avenue: ^{JJ}
 - Maintain the Broadway Wall as the primary edge and provide an accessible entry and a concentration of planting at the southwest corner to invite access by the community ^{JJ}
 - Preserve, protect, and expand the planting palette present in Rockridge
- Retain characteristics of the existing campus landscape, including:
 - Retain long standing campus heritage trees (as identified in the PDP) that contribute to the framing of Macky Hall, Macky Lawn, and Macky View Corridor
 - Retain scale, orientation, views, materials, and programmatic components of the existing campus ^{T, u, v, w, x}
 - A network of open spaces and meandering paths contribute to the existing campus’s landscape of discovery ^{v, w, x}
- Provide meandering, informal network of circulation routes through the site similar to the California College of Arts Period campus, with improved pedestrian accessibility, including:
 - Provide secondary pedestrian paths as alternate routes through the site allowing the discovery of existing buildings, vistas, and contributing landscape features similar to the California College of the Arts Period campus ^{v, w, x}
 - Provide a variety of elevations for building entries across the site—consistent with the various levels of building access in the campus ^{A, I}

Applicable Guidelines:

G#	GUIDELINE	COMPLIANCE SUMMARY
2.3.10	Priority height locations	
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	
2.3.14	Roof Profile	
2.3.15	Articulated rooflines	
2.3.16	Subdividing mid-rise volumes	
2.3.17	Clifton Street setback	
2.3.18	Open space setbacks	
2.3.19	West facade of Building B setbacks	
2.3.21	Mid-Rise Facade Rhythm	

2.4.4	Referencing historic elevations	
2.4.5	Entry along hillside	
2.4.6	Defined building base	
2.4.7	Building base rhythm	
2.5.3	Vertical volume expression	
2.5.10	Material palette	
2.5.11	Mid-rise material reference to contextual landmarks	
2.5.12	Building Base Color Palette	
3.2.4	Carriage Entrance Sign	
3.5.5	Campus heritage trees	
3.5.6	New buildings setback from campus heritage trees	
3.5.7	Reuse of removed sequoia trees	
3.4.5	Secondary pedestrian paths	
3.4.6	Framed vistas	
3.5.1	Priority planting zones	
3.5.2	Plant species for enhanced regional ecological systems	
3.5.3	Preferred trellis planting	
3.5.4	Limited lawn	
3.5.8	Open space hardscape material palette	
3.5.9	Color palette	
3.5.10	Material application	
3.5.11	Preferred materials for nature and discovery play	

Criteria vi: The replacement project will not cause the district to lose its current historic status.

This Criteria will be addressed in a variance.

17.136.070 C: Special Regulations for Designated Landmarks

Proposals involving designated landmarks that require Regular design review approval may be granted only upon determination that the proposal conforms to the Regular design review criteria set forth in Section 17.136.050 and to the additional criteria set forth below in Subdivisions 1, 2 and 3 or to one or both of the criteria set forth in Subdivision 4:

Criteria 1: That the proposal will not adversely affect the exterior features of the designated landmark nor, when subject to control as specified in the designating ordinance for a publicly-owned landmark, its major interior architectural features;

The Design Guidelines summarized below demonstrate that exterior features of the designated landmark will not be adversely affected:

- Any proposed rehabilitation to the exterior and interior architectural designs of Macky Hall and Carriage House is in accordance with to the Secretary of the Interior’s Standards ^{Y,Z}
- Retain or reference contributing landscape features (Broadway Wall & Stairs, Carnegie Bricks, Eucalyptus Row, and Macky Hall View Corridor) in the following manner: ^{CC}
 - Retain the entire length of Broadway Wall as the western boundary of the site with limited modifications
 - Retain Broadway Stairs as the primary entrance to the site ^{BB, CC}
 - Maintain and define Macky Hall View Corridor through planting and programming ^{DD}
 - Site the Carnegie Bricks in a familiar context to their setting within the campus ^{EE}
 - Remove the remaining Eucalyptus Row and reference its character referenced in new plantings lining and framing primary pathways and views

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.1.1	Rehabilitation requirements for retained buildings contributing to the Oakland Landmark	
2.1.2	Review of rehabilitation drawings	
2.1.7	Macky Hall design, materials, and workmanship	
2.1.8	Macky Hall windows	

2.1.9	Macky Hall exterior paint	
2.1.10	Carriage House design, materials, workmanship	
2.1.11	Carriage House new openings	
2.1.12	Carriage House exterior paint	
3.2.1	Broadway Wall retention and rehabilitation	
3.2.2	Broadway Wall openings	
3.2.3	Carriage Entrance	
3.2.5	New openings in the Broadway Wall	
3.2.8	Broadway Wall bay modifications	
3.2.11	Broadway Wall visibility and greening limits	
3.2.12	Broadway Wall interface	
3.3.5	Retention of Carnegie Bricks	
3.3.7	Eucalyptus Row	

Criteria 2: That the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting;

The Design Guidelines summarized below demonstrate that the landmark and site will not be adversely affected in their setting:

- Any proposed rehabilitation to the exterior and interior architectural designs of Macky Hall and Carriage House is in accordance with to the Secretary of the Interior’s Standards ^{Y,Z}
 - Maintain Macky Hall as the primary contributing building on site through the siting of Carriage House and new construction response to Macky Hall ^Y
 - Carriage House maintains a subsidiary relationship to Macky Hall through its spatial relationship to and similar finished floor elevation at or below Macky Hall ^Z

The Design Guidelines summarized below require new construction to demonstrate that the landmark and site will not be adversely affected in their setting:

- Provide height reductions, setbacks, and transitions to Macky Hall and Carriage House, and contributing landscape features, such as:
 - Limit height surrounding Macky Hall ^{AA}
 - Setback new buildings from Macky Hall and Carriage House similar to their relationship to campus buildings ^J
 - Massing adjacent to Macky Hall responds to its width and frames it as the primary building on site ^{AA}
 - Setback new buildings from the Broadway Wall
- Retain the entire length of Broadway Wall as the western boundary of the site with limited modifications ^{BB,CC}

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.1.3	Macky Hall location	
2.1.4	Carriage House relocation	
2.1.5	Carriage House structural improvements for relocation	
2.1.6	Macky Hall primary access	
2.3.7	New buildings setbacks from Macky Hall	
2.3.8	New buildings setbacks from Carriage House	

2.3.9	Broadway Wall new buildings setback	
2.3.11	Reduced height requirements surrounding Macky Hall	
2.3.12	Building B height reduction	
2.3.16	Subdividing mid-rise volumes	
2.3.19	West facade of Building B stepbacks	
2.4.8	Building base interface at Broadway Wall	
2.5.13	Non-imitation Detailing	
3.1.1	Primary facade of Macky Hall	
3.1.2	Planting north and south of Macky Hall	
3.1.3	Visual connection between Macky Hall and Carriage House	
3.1.4	Grade relationship between Macky Hall and Carriage House	
3.1.5	Carriage House planting	
3.1.6	Carriage House circulation	
3.2.9	Visual prominence of the Broadway Wall	
3.3.2	Macky Hall View Corridor	
3.3.3	Macky Hall approach	

Criteria 3: That the proposal conforms with the Design Guidelines for Landmarks and Preservation Districts as adopted by the City Planning Commission and, as applicable for certain federally related projects, with the Secretary of the Interior's Standards for the Treatment of Historic Properties;

The Design Guidelines summarized below demonstrate conformance with the Secretary of the Interior's Standards:

- In keeping with the Secretary of the Interior's Standards, any proposed rehabilitation of Macky Hall will be within its existing footprint and any proposed moving of Carriage House will be sited in a similar orientation, separation, and elevation from Macky Hall. In both instances, their settings will be maintained as during California College of the Arts Period
- Any proposed rehabilitation to the exterior and interior architectural designs of Macky Hall and Carriage House is in accordance with to the Secretary of the Interior's Standards ^{y,z}
 - Maintain Macky Hall as the primary contributing building on site through the siting of Carriage House and new construction response to Macky Hall ^y
 - Carriage House maintains a subsidiary relationship to Macky Hall through its spatial relationship to and similar finished floor elevation at or below Macky Hall ^z

Applicable Guidelines:

G #	GUIDELINE	COMPLIANCE SUMMARY
2.1.1	Rehabilitation requirements for retained buildings contributing to the Oakland Landmark	
2.1.2	Review of rehabilitation drawings	
2.1.4	Carriage House relocation	
2.1.5	Carriage House structural improvements for relocation	
2.1.7	Macky Hall design, materials, and workmanship	
2.1.8	Macky Hall windows	
2.1.9	Macky Hall exterior paint	
2.1.10	Carriage House design, materials, workmanship	
2.1.11	Carriage House new openings	

2.1.12	Carriage House exterior paint	
2.1.13	Carriage House interior partitions	
3.2.1	Broadway Wall retention and rehabilitation	
3.2.6	Commemoration of removed Broadway Wall segments	
3.2.7	Broadway Wall pilaster retention	
3.2.10	Broadway Wall intervention materials	
3.3.8	Commemoration of site history	

REFERENCES

Documentation of historic elements and contextual character of the site
for 5212 Broadway Design Guidelines' Response in Chapter 1: Vision

^A Page & Turnbull, *California College of the Arts Oakland Campus 5212 Broadway Historic Resource Evaluation* (Oakland Planning & Building Department, 2019), “Character-defining features of CCA Historic District”, bullet 4, pg 179

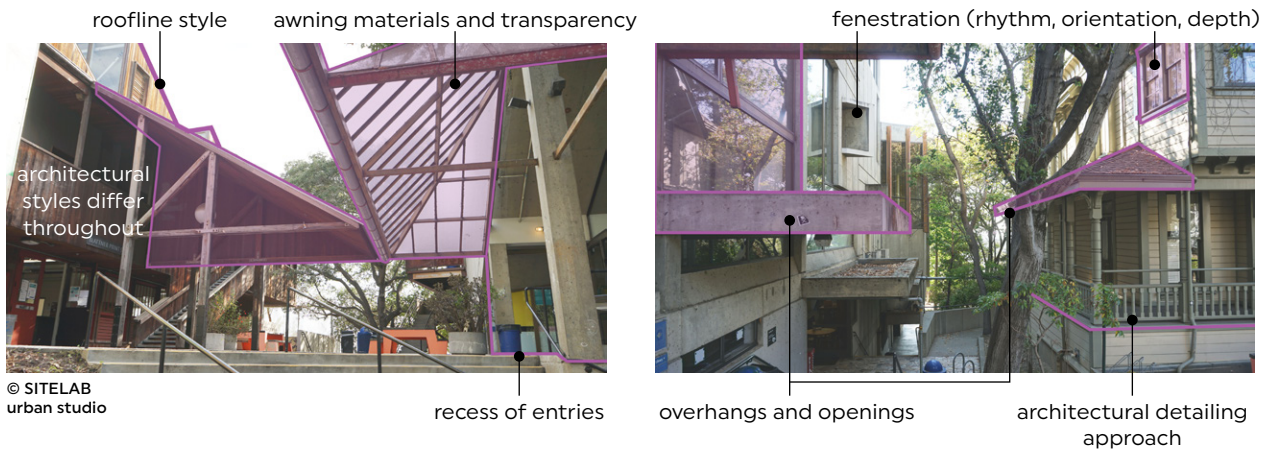
^B City of Oakland, *Design Guidelines for Corridors and Commercial Areas*, (Oakland Planning & Building Department, Adopted 2013), pgs 6-10, 84-89



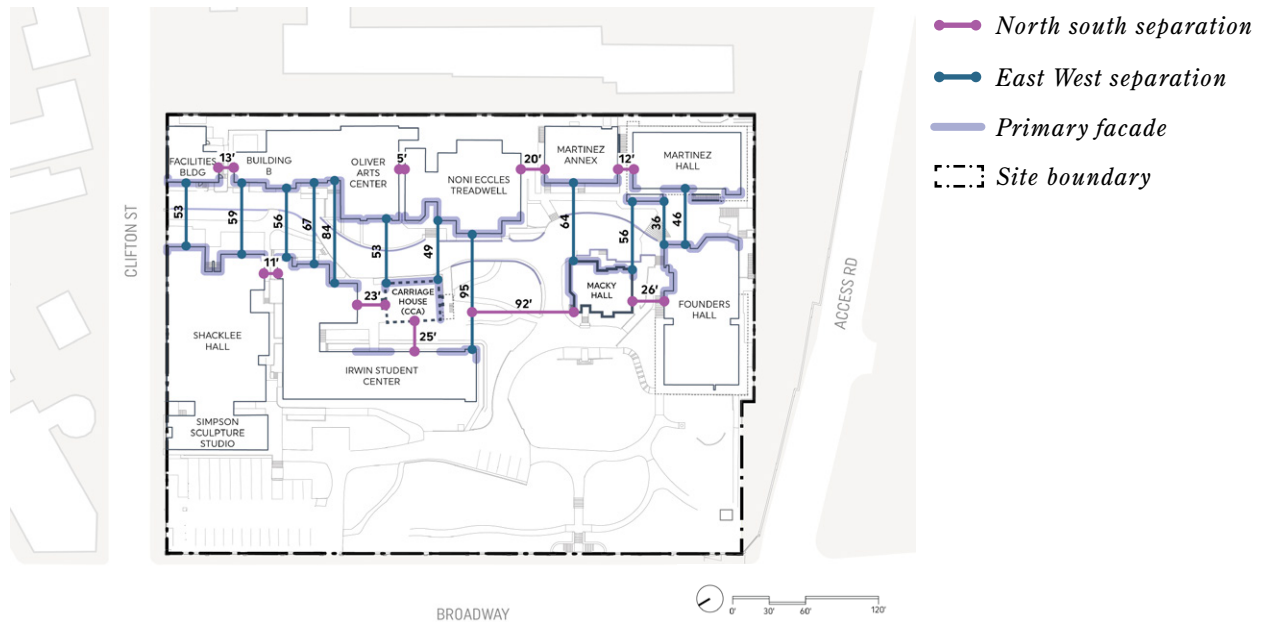
^C Allowable new building buildable area in relation to existing California College of the Arts buildings, parking lot, and landscape

^D Page & Turnbull, *Historic Resource Evaluation* (2019), “Character-defining features of CCA Historic District”, bullet 6, pg 179

^E Page & Turnbull, *Historic Resource Evaluation* (2019), “Character-defining features of CCA Historic District”, bullet 7, pg 179

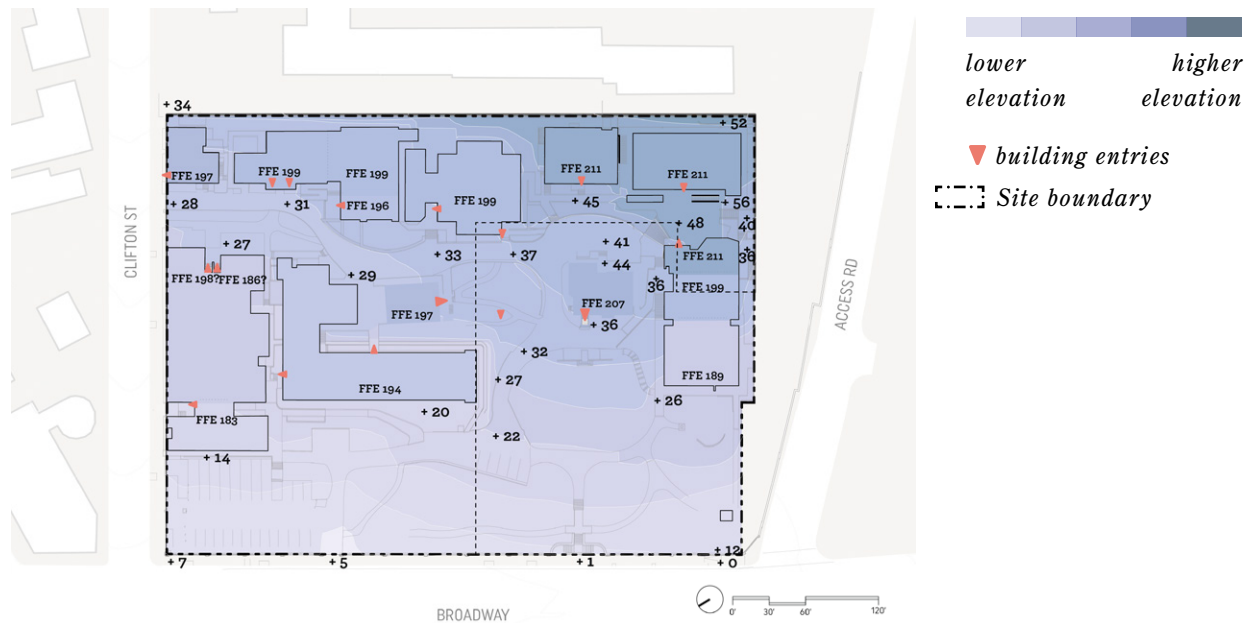


^F Examples of differentiation on the California College of the Arts campus

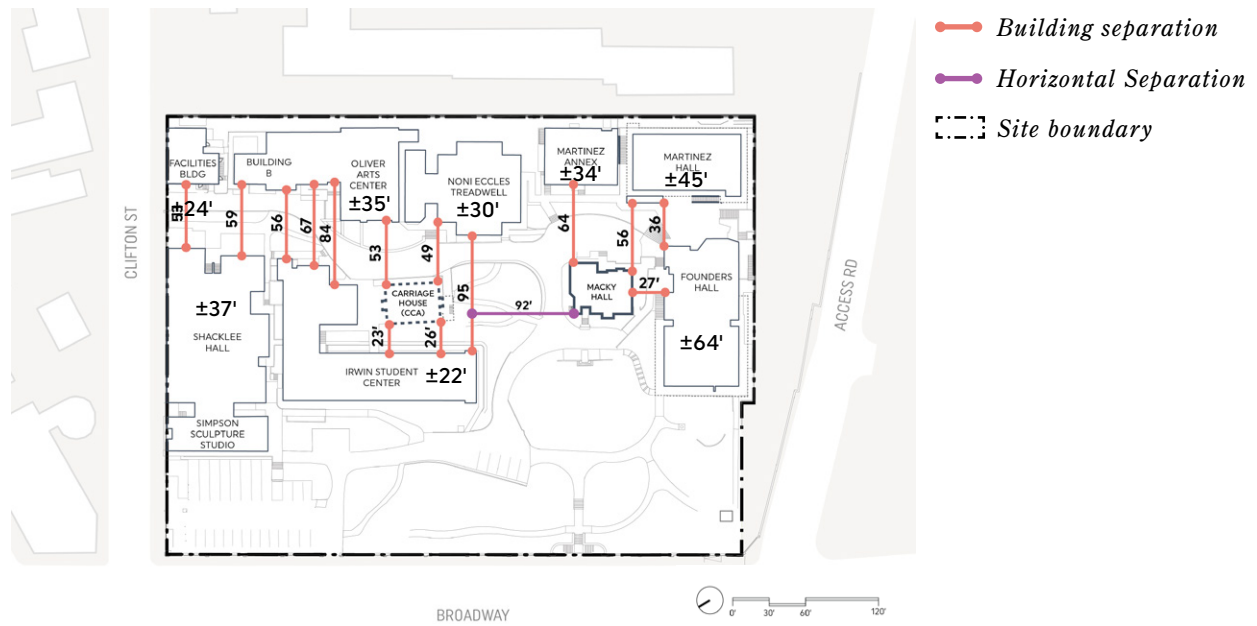


^G Spatial relationship and separation of California College of the Arts Period buildings

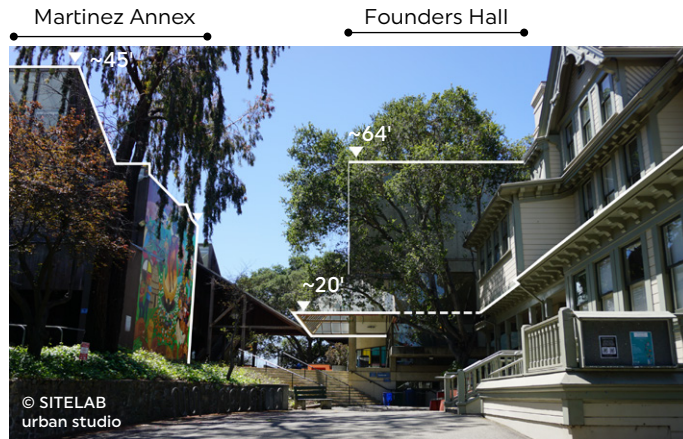
^H Page & Turnbull, *Historic Resource Evaluation (2019)*, "Character-defining features of CCA Historic District", bullet 3, pg 179



¹ Topographic site plan with Finished Floor Elevations (FFE) of California College of the Arts campus buildings

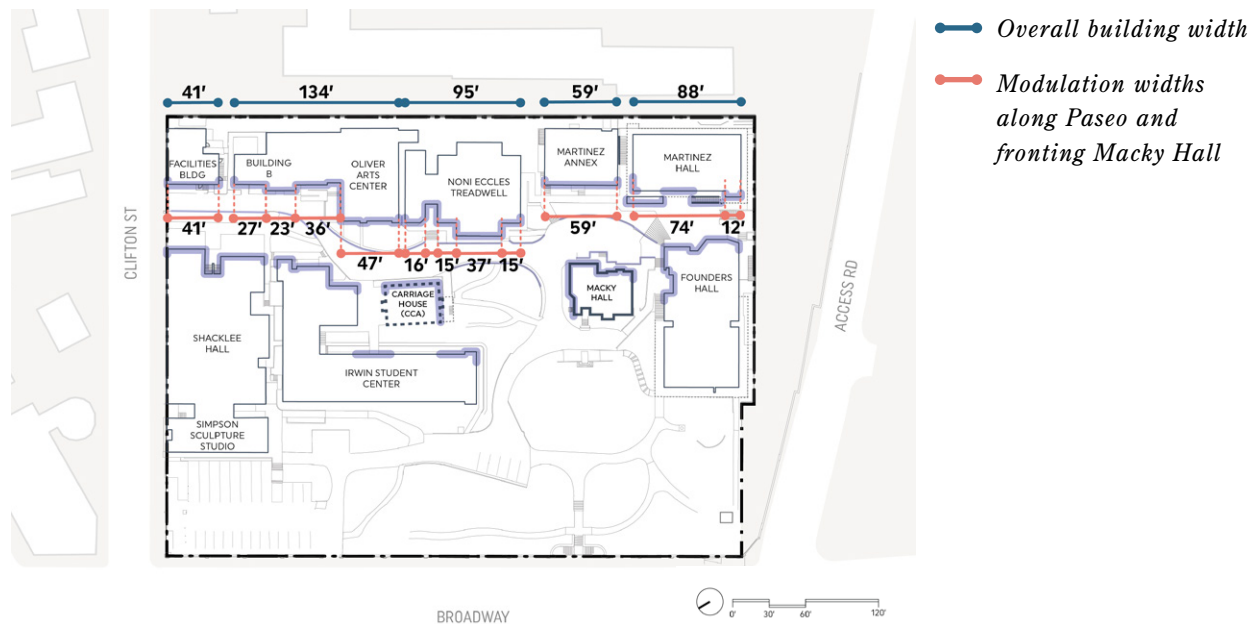


¹ California College of the Arts Period buildings height and setbacks surrounding Macky Hall and Carriage House



^k Heights adjacent to Macky Hall (heights measured from each building's FFE)

^l Page & Turnbull, *Historic Resource Evaluation* (2019), "Character-defining features of CCA Historic District", bullet 1, pg 179



^m Diagram of California College of the Arts Period buildings' width

ⁿ Page & Turnbull, *Historic Resource Evaluation* (2019), "Architectural Styles: Third Bay Tradition, Brutalism, and New Modernism", 126-127

opening
depth

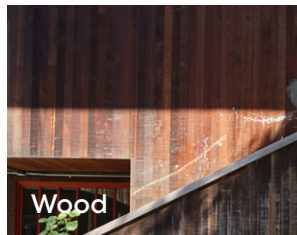


fenestration
pattern

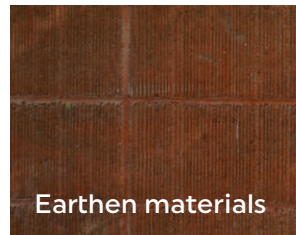


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° *Examples of facade composition reference California College of the Arts Period architecture: fenestration patterns and opening depths*



Wood



Earthen materials



Concrete



Mural



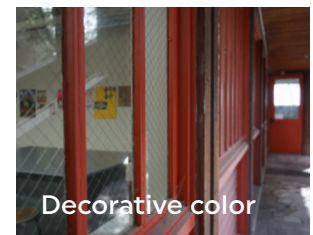
Metal



Ceramics



Masonry (glass
block)



Decorative color

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Campus material
palette

Campus color
and murals

° *Examples of facade composition reference California College of the Arts Period architecture: colors and materials*

° *Page & Turnbull, Historic Resource Evaluation (2019), see 'Materials' for each building, pg 150-170*

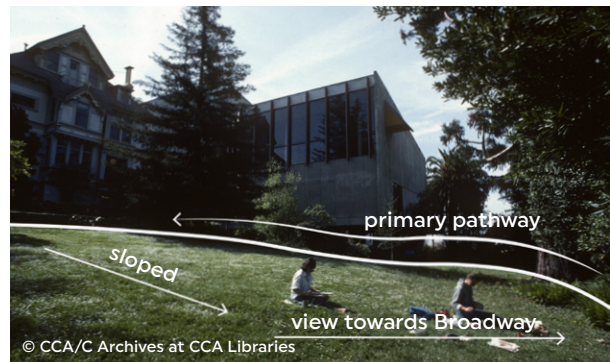


^R *Examples of facade composition reference California College of the Arts Period architecture: intensity of detailing and visible craftsmanship*

^S *Page & Turnbull, Historic Resource Evaluation (2019), “Character-defining features of CCA Historic District”, bullet 2, pg 179*



Macky Lawn flexible uses for ceremonies and events



Macky Lawn sloped facing Broadway with tree lined edges

^T *Existing landscape metrics and character: Macky Lawn programming and views*

^U *Page & Turnbull, Historic Resource Evaluation (2019), “Location of landscape features on CCA campus”, Figure 148, pg 75; “Macky Lawn”, pg 77*

^V *Page & Turnbull, Historic Resource Evaluation (2019), “Character-defining features of CCA Historic District”, bullet 5, pg 179*



Primary pathway from Clifton Street to Macky Hall (Neighborhood Paseo)



Framing Macky Hall and adjacent hardscaped open space

Macky Hall View Corridor framing and character

^w Existing landscape metrics and character: scale and orientation

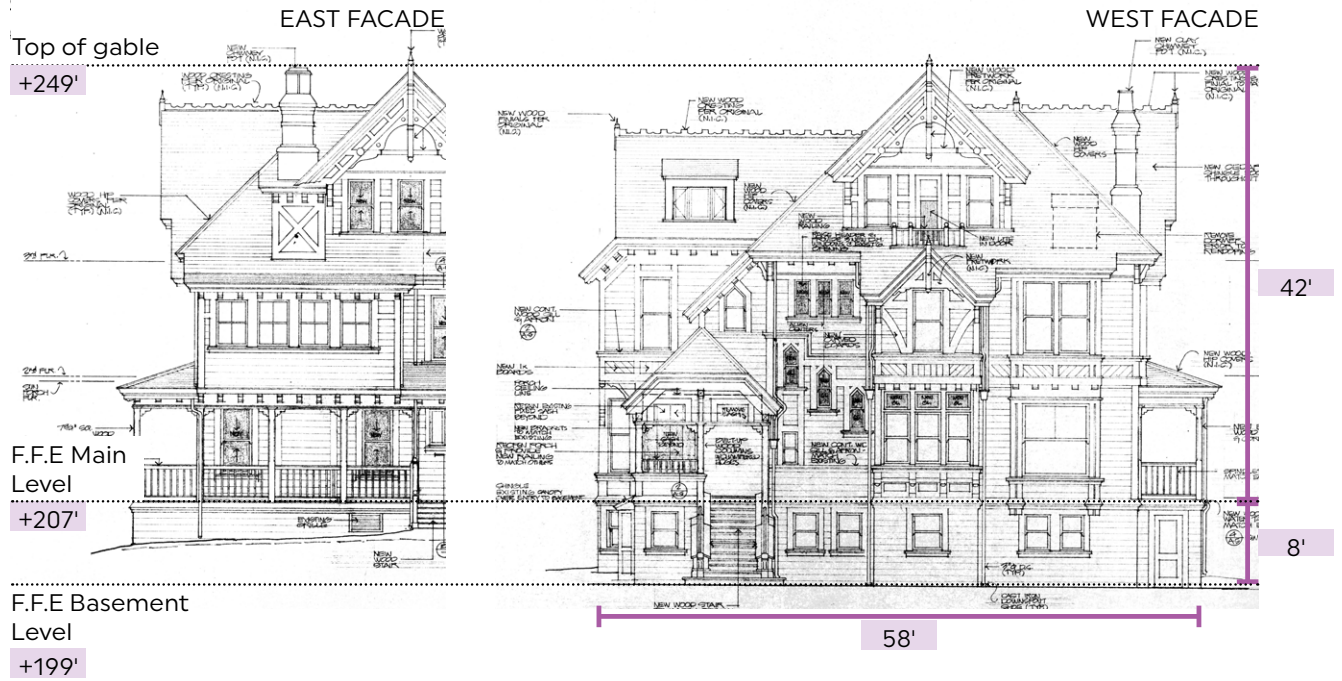


Contributing landscape features and existing art and artifacts along secondary pedestrian pathways

^x Existing landscape metrics and character: views and programming along secondary pathways

^y Page & Turnbull, *Historic Resource Evaluation* (2019), "Macky Hall", pg 18-22

^z Page & Turnbull, *Historic Resource Evaluation* (2019), "Carriage House", pg 23-27



AA Width and height of Macky Hall



Broadway Wall and Stairs



BB Existing landscape metrics and character: Broadway Wall function as the edge and primary entrance into the site

CC Page & Turnbull, *Historic Resource Evaluation* (2019), "Broadway Wall and Stairs", pg28

DD Page & Turnbull, *Historic Resource Evaluation* (2019), "City of Oakland Landmarks", Quoted text from the Oakland Landmark nomination, pg 9

EE Page & Turnbull, *Historic Resource Evaluation* (2019), "Carnegie Bricks", pg 76



FF *Typical rhythm and widths of building base along College Avenue*



GG *Typical facade articulation and modulation in the mid-rise in nearby mid-rise residential buildings*



HH *Horizontal elements along College Avenue*



^{II} Aerial image of College Avenue streetwall



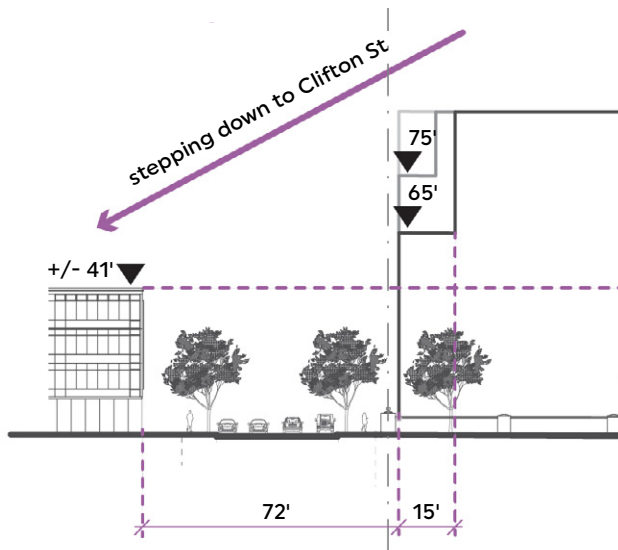
^{JJ} Existing green terminus of College Avenue as it intersects Broadway



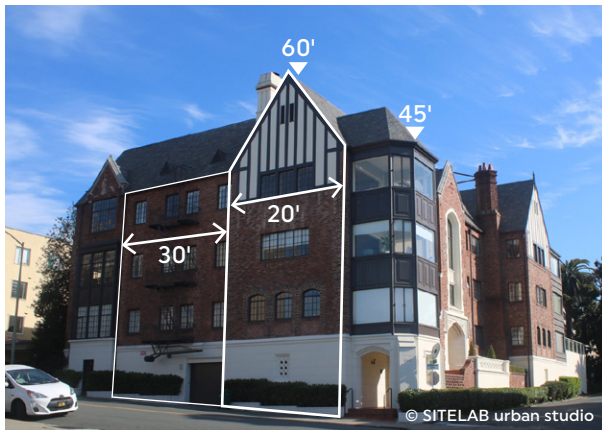
^{KK} Examples of buildings responding to sloped topography



LL *Examples of East Bay buildings breaking down perceived scale and using moments to display height*



MM *Diagram and examples of nearby new buildings transitioning to adjacent heights*



NN *Typical widths and height of mid-rise buildings along Broadway Terrace*



°° Residential stoops transition to street in Rockridge neighborhood



PP Examples of Rockridge architectural features

Land acknowledgement:

5212 Broadway is located on the territory of Xučyun, Huichin, (Oakland) —the homeland of the Ohlone people. Development activity at 5212 Broadway must acknowledge the discrimination and violence that has been and is presently enforced upon Indigenous peoples, including forced dispossession and harm to their communities and culture. Indigenous settlements of the Huichin and Jalquin tribes of the Ohlone people predated any arrival of Spanish settlers by more than one thousand years in the City of Oakland and have made innumerable contributions to Oakland and the greater Bay Area. The Ohlone peoples lived along the banks of the Temescal Creek and the neighborhood of Rockridge may have been named for the outcropping of rock at the northern end of the long shutter ridge formed by the Hayward Fault. 5212 Broadway is the ancestral and unceded territories of the Chochenyo-speaking Ohlone people who have continuously lived upon this land since time immemorial.



52
12
BROADWAY

CALIFORNIA COLLEGE OF THE ARTS
OAKLAND CAMPUS SITE
REDEVELOPMENT PLAN

...

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APPENDIX E

FINAL DEVELOPMENT PLAN SUBMITTAL FEBRUARY 17, 2023



California College of the Arts, Oakland, CA Final Development Plan Application

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PROJECT INFORMATION & DESCRIPTION

PROJECT TEAM

Project Location	5212 Broadway Avenue Oakland, CA 94618	Architect	Mithun 660 Market St, #300 San Francisco, CA 94104 Contact: Anne Torney Phone: 415 489 4851
Owners	Emerald Fund 235 Montgomery Street, 27/F San Francisco, CA 94104 Contact: Marc Babsin Phone: 415 489 1329	Landscape Architect	CMG 444 Bryant St. San Francisco, CA 94107 Contact: Kevin Conger Phone: 415 495 3070
Urban Design & Design Guidelines	SITELAB Urban Studio 660 Mission St, #200 San Francisco, CA 94105 Contact: Laura Crescimano Phone: 415 852 6940	Civil Engineer	BKF Engineers 1646 N. California Blvd., #400 Walnut Creek, CA 94596 Contact: Eric Swanson Phone: 925 940 2253

PROJECT DESCRIPTION

The applicant proposes to develop the CCA Oakland Campus property with the following plan elements:

1. Change in Land Use and Zoning:

- General Plan: A General Plan Amendment from Institution Land Use to Community Commercial Land Use.
- Rezoning: A Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC-2.
- Height: A change from a 35-foot Height Area to a 90-foot Height Area.

2. Redevelopment of the California College of Arts and Crafts campus including the following proposal:

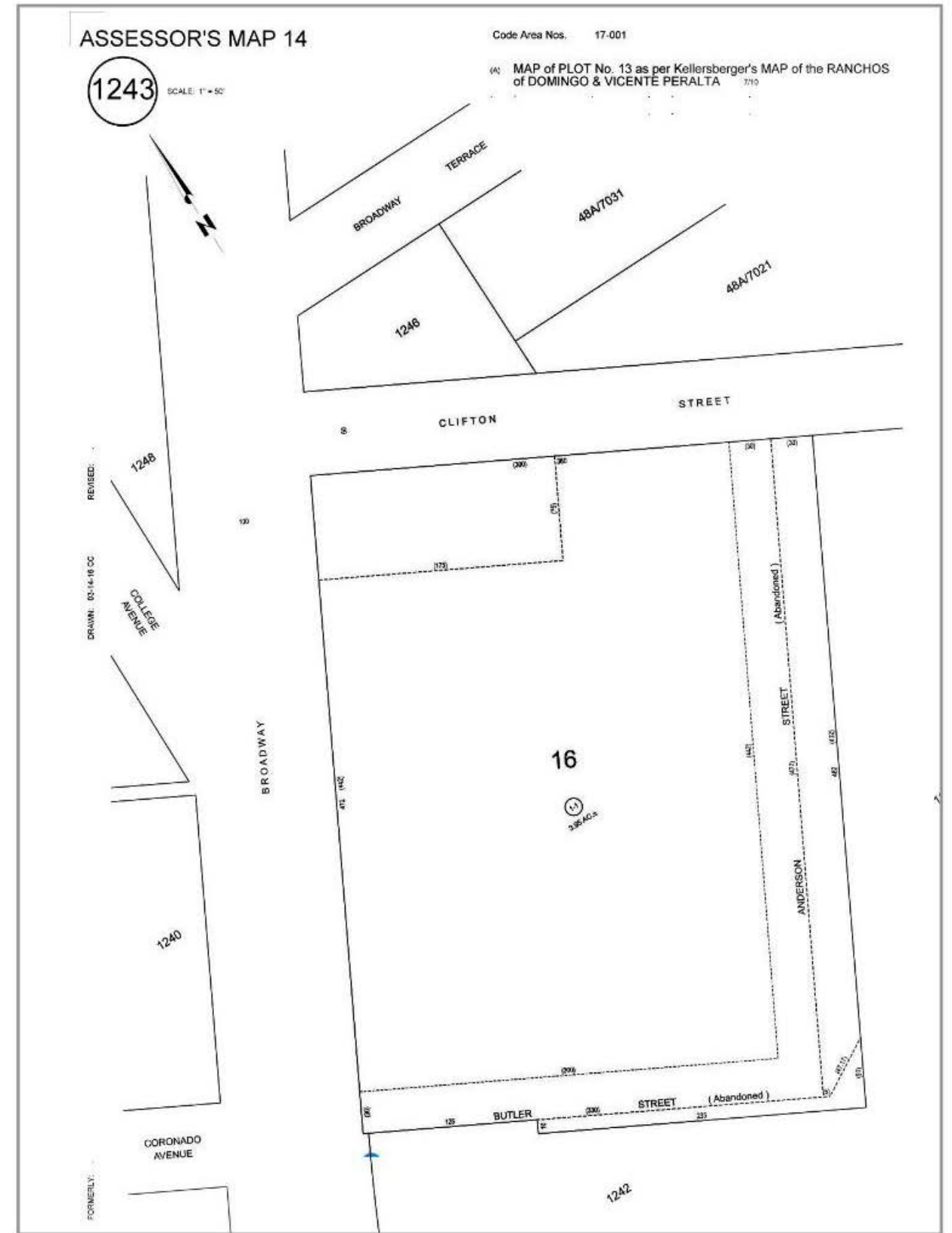
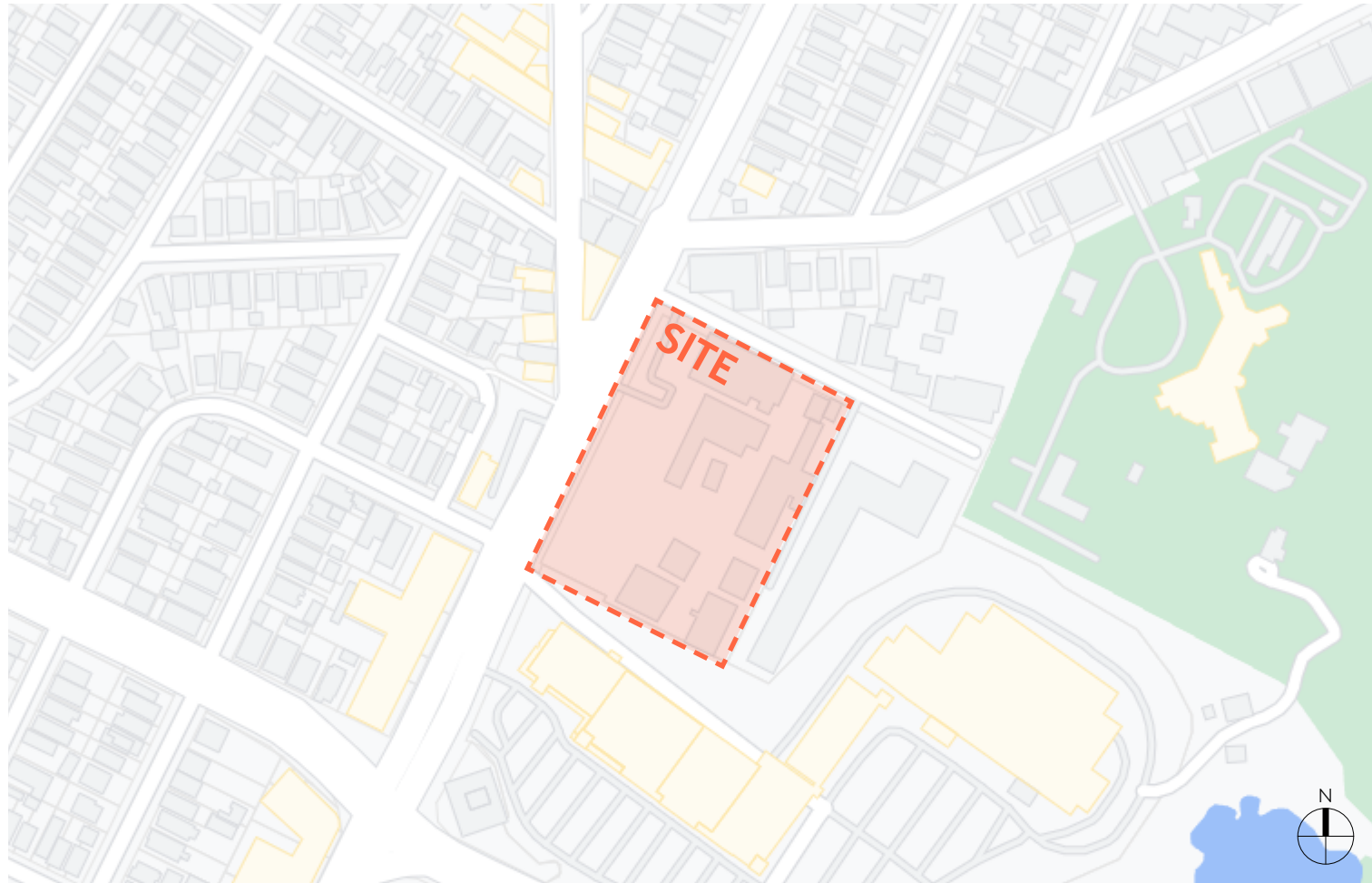
- Preservation and renovation of two landmarked buildings, Macky Hall and Carriage House; the historic Broadway wall and gate; the historic entry staircase; the Treadwell Estate View Corridor; and several historic landscape features. Carriage House to be relocated on the site.
- Preservation of 38 trees (15 on site and 23 within 10' of property line) including: 10 Redwoods, 3 Coastal Live Oaks, and 1 Magnolia. The remainder of the vegetation is to be removed. All removed trees will be replaced by new trees.
- Demolition of 10 of the existing buildings on the campus.

- Development of:
 - Two perimeter residential buildings ranging in height from 45' to 90', with a few locations of minor exceedance
 - 448 residential units
 - 14,391 square feet of commercial space comprised of 7,760 square feet in Macky Hall and 6,631 square feet on the ground floor of a new building along Broadway.
 - 10,718 of Community Assembly Civic space at Macky Lawn; 1,290 sq ft of Community Assembly Civic space on the ground floor of Carriage House; and 1,414 sq ft of Community Assembly Civic space on the Carriage House Terrace. (Macky Lawn, Carriage House and Carriage House Terrace are intended to serve the on-site residents and local community from time to time. Macky Lawn and the Carriage House Terrace would be available to be used for civic activities including community or cultural performing arts by non-profit groups. The ground floor of Carriage House would be available to be used for civic activities including community meetings.)
 - 98,141 square feet of open space comprised of: 41,193 square feet of POPOS; 24,892 square feet of public plaza; 18,036 square feet of group usable open space for exclusive use of residents; and 14,020 square feet of private usable open space
 - 237 automobile parking spaces in one garage at Building A
 - 476 bicycle parking spaces, project wide

EXISTING CONDITIONS

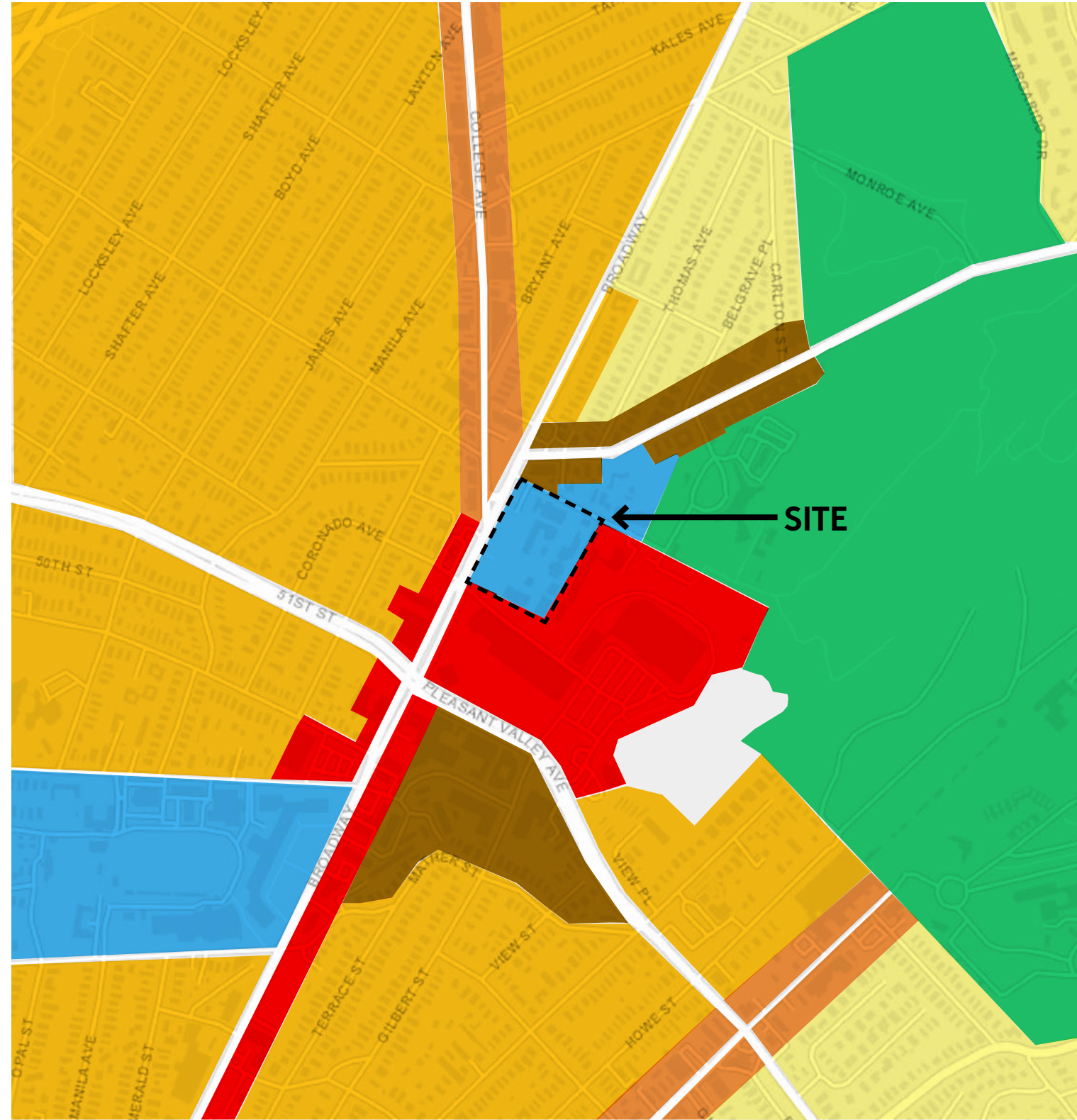
VICINITY MAP & ASSESSOR'S PARCEL MAP

Current Zoning	Mixed Housing Type Residential Zone 3 (RM-3) & Neighborhood Commercial Zone (CN-1)
Proposed Zoning	Community Commercial (CC-2)
APN	14-1243-1-1
Lot Area	174,240 square feet

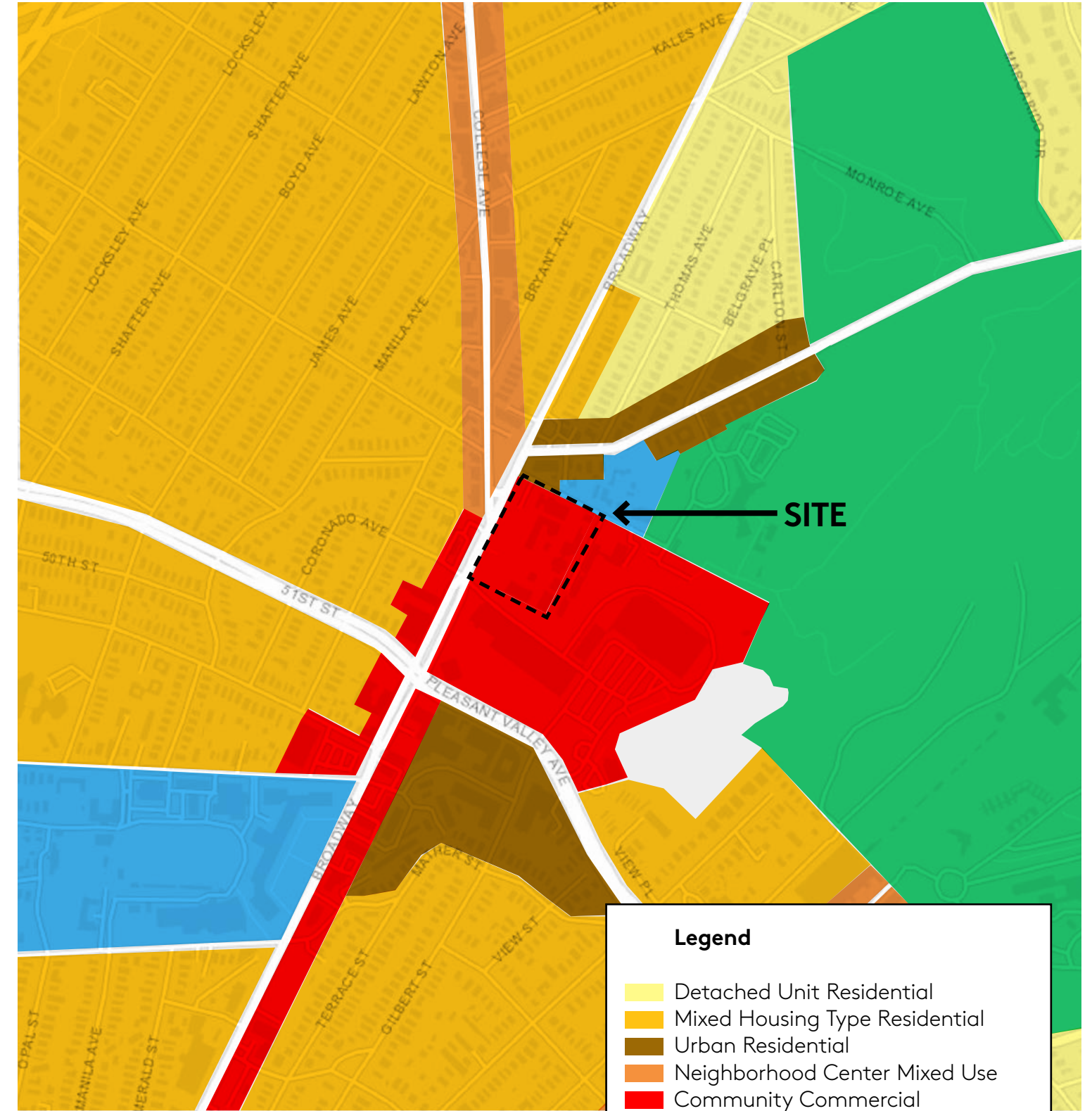


GENERAL PLAN DESIGNATION MAP

EXISTING GENERAL PLAN USE
Institutional

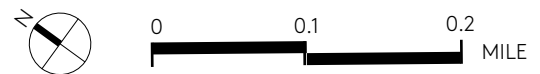


PROPOSED GENERAL PLAN USE
Community Commercial



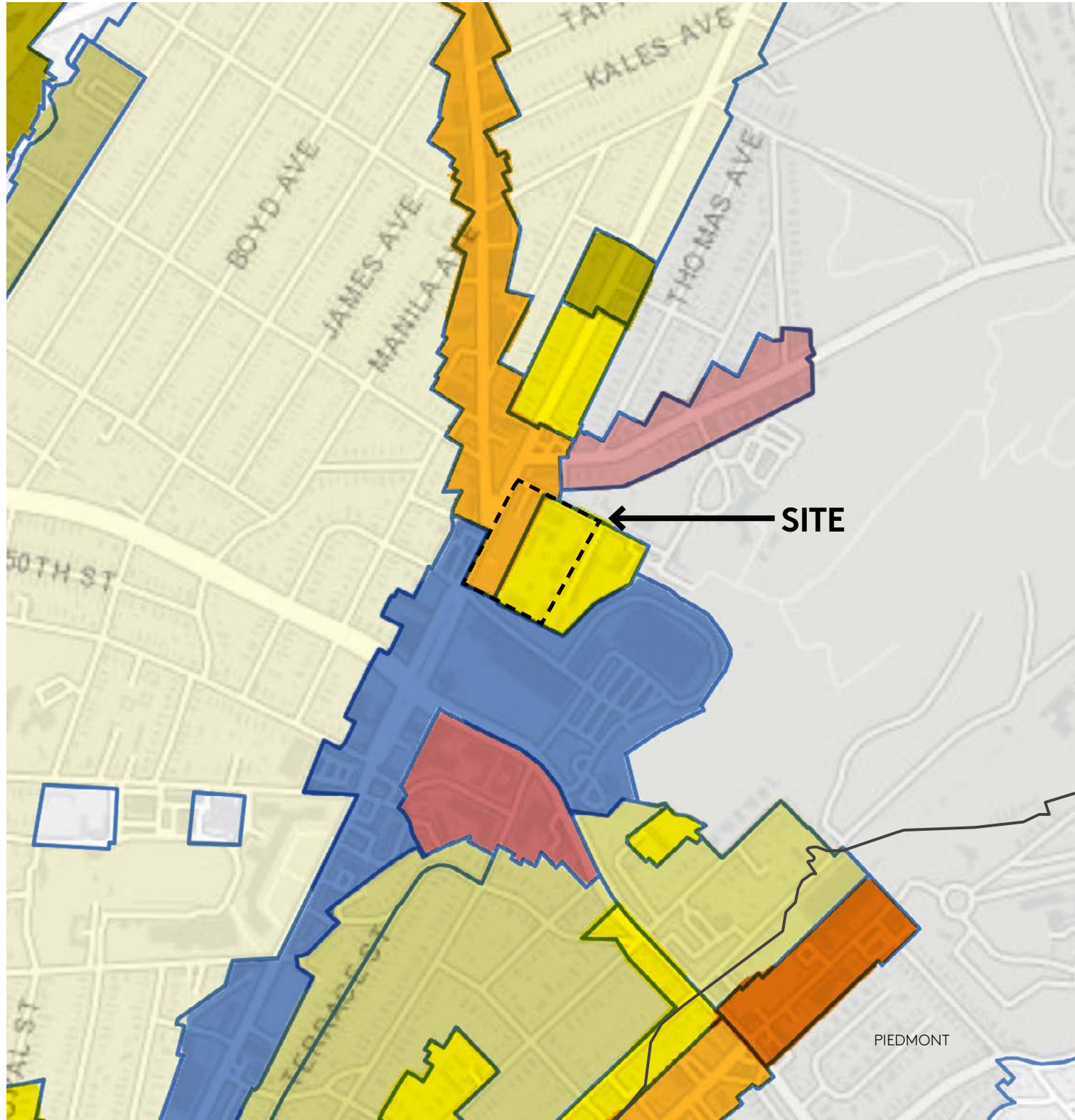
Legend

- Detached Unit Residential
- Mixed Housing Type Residential
- Urban Residential
- Neighborhood Center Mixed Use
- Community Commercial
- Institutional

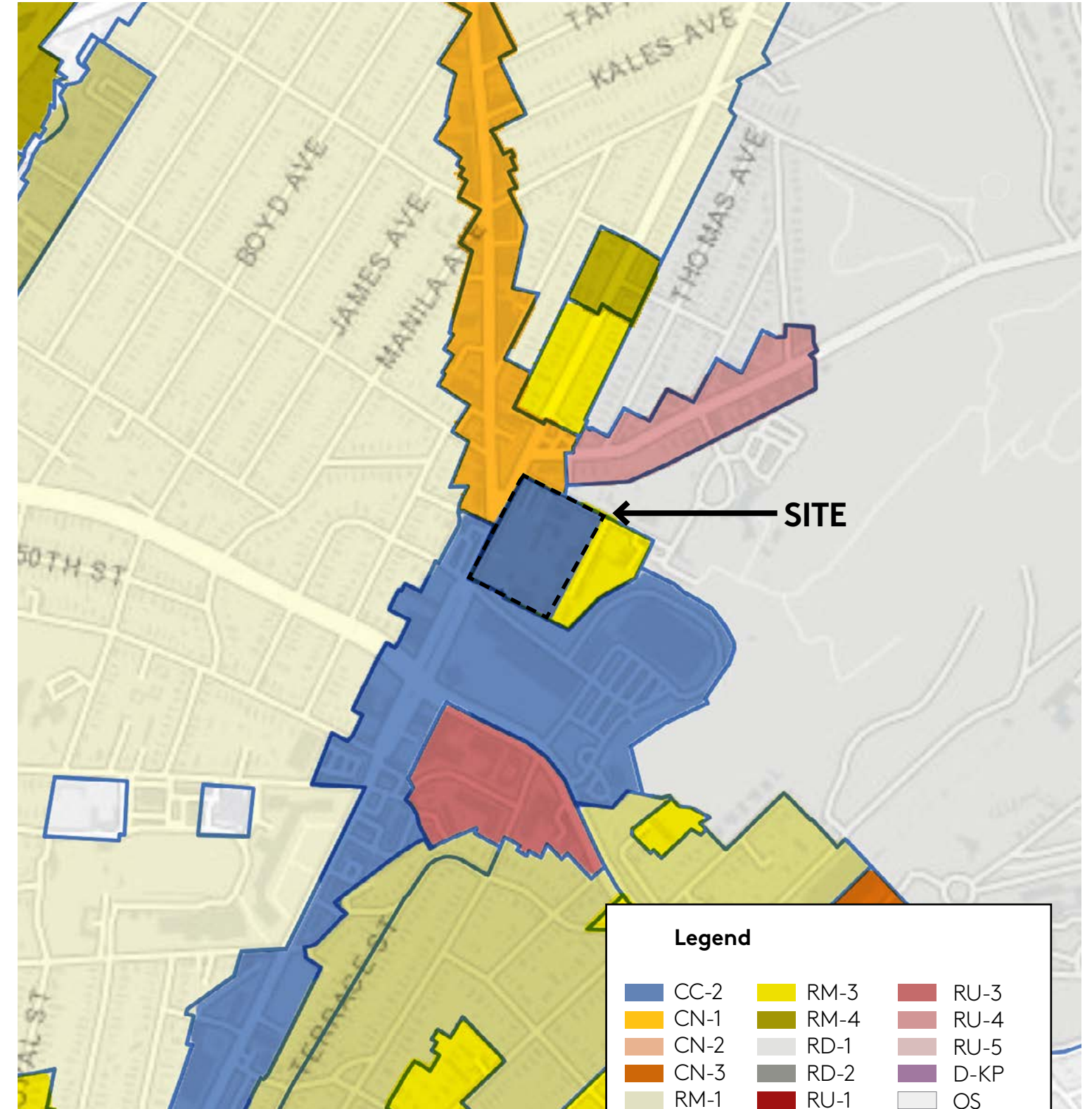


ZONING MAP

CURRENT ZONING
RM-3 AND CN-1

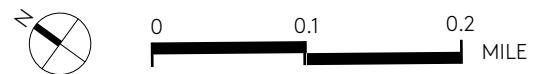


PROPOSED ZONING
CC-2



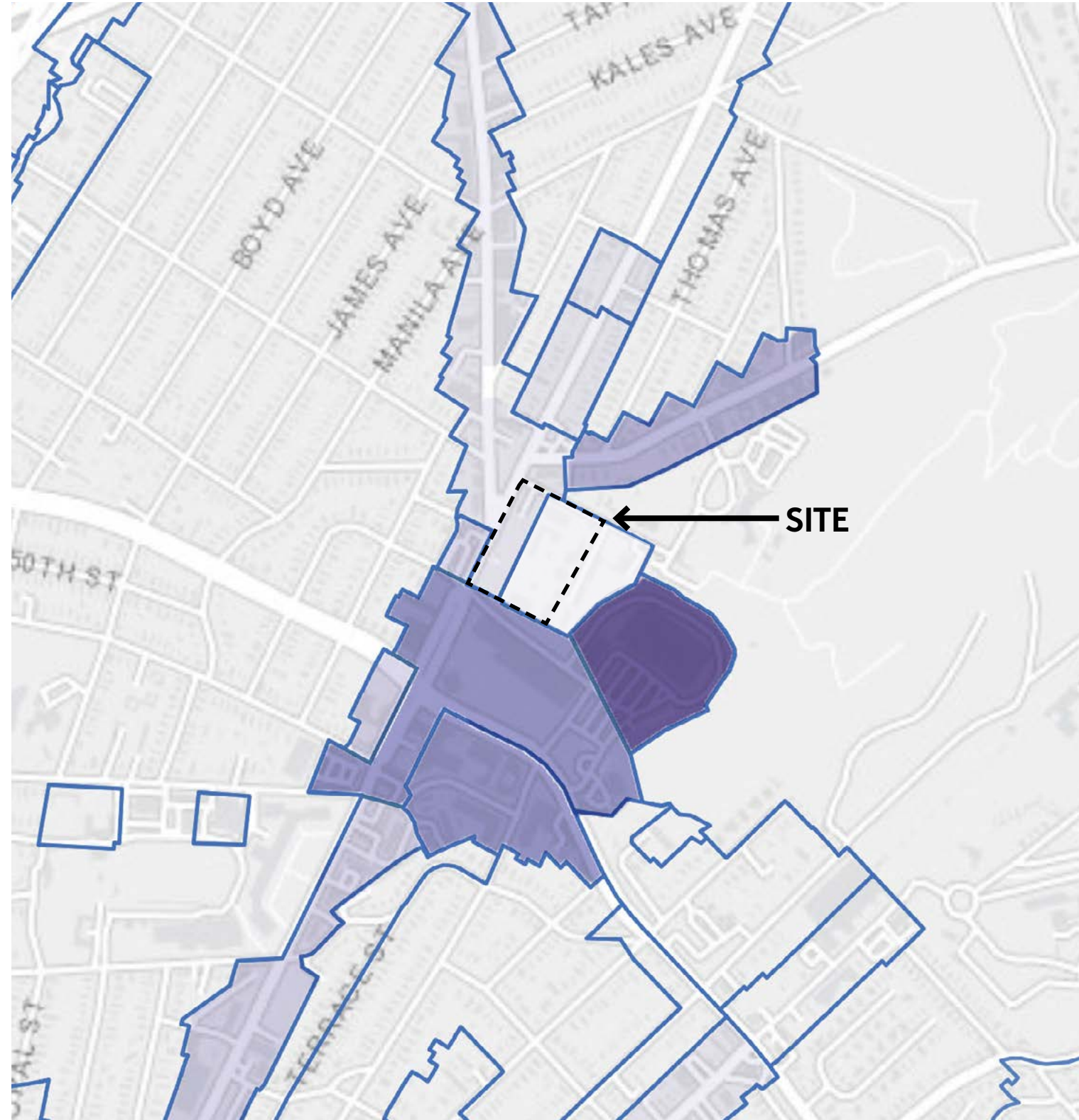
Legend

CC-2	RM-3	RU-3
CN-1	RM-4	RU-4
CN-2	RD-1	RU-5
CN-3	RD-2	D-KP
RM-1	RU-1	OS
RM-2	RU-2	

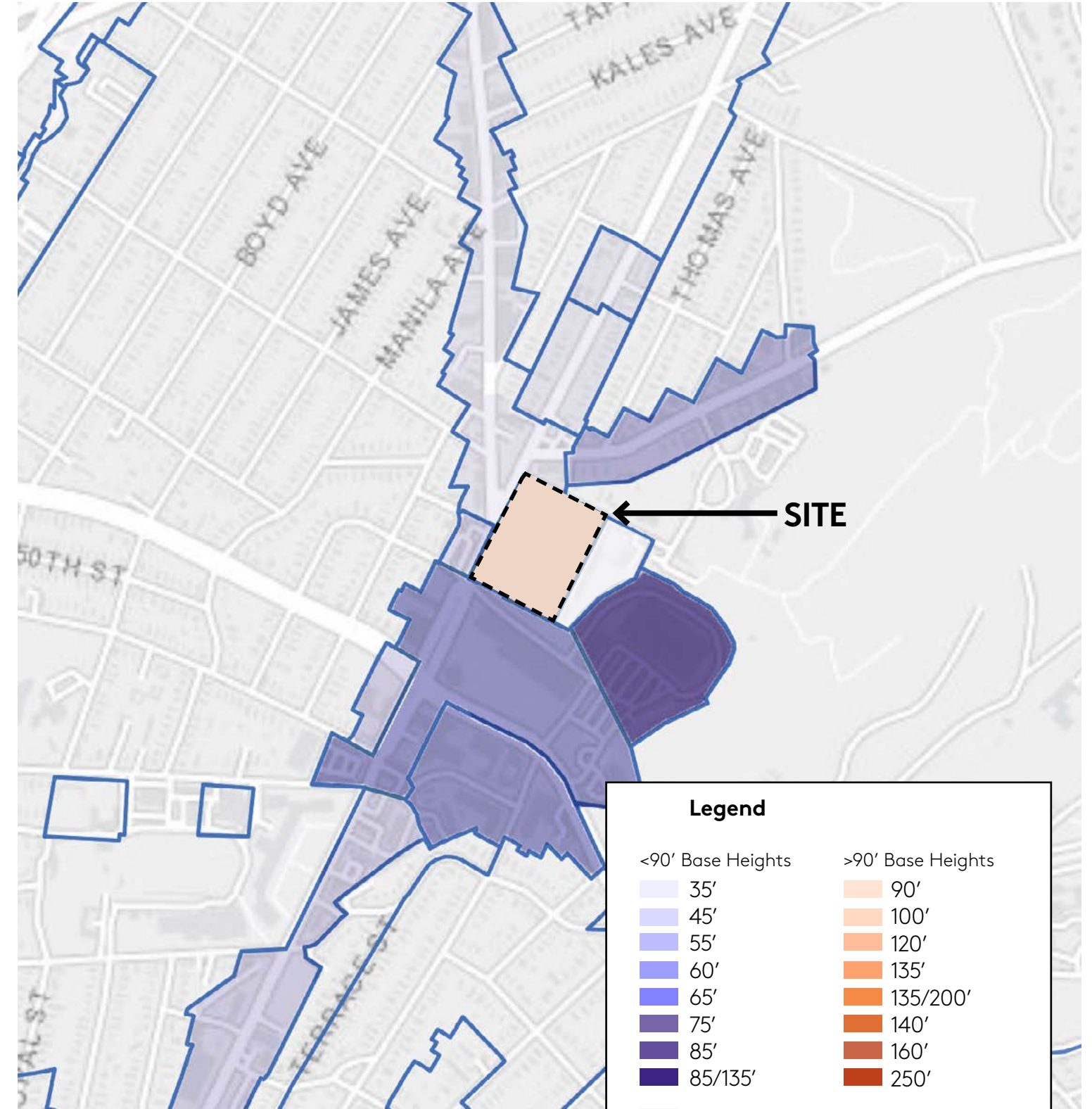


HEIGHT AND AREA BOUNDARY MAP

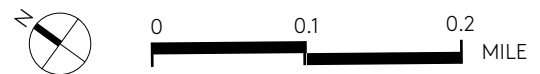
EXISTING HEIGHT AREA BOUNDARIES



PROPOSED HEIGHT AREA BOUNDARIES



Legend	
<90' Base Heights	>90' Base Heights
35'	90'
45'	100'
55'	120'
60'	135'
65'	135/200'
75'	140'
85'	160'
85/135'	250'
30'(RM-3)	



CONTEXT PHOTOS: CCA CAMPUS SITE



01 | Macky Hall, East



04 | Carriage House



06 | Facilities Building on Clifton



09 | Broadway Wall



02 | Macky Hall, West



07 | Macky and Founders Hall



10 | Broadway Gate



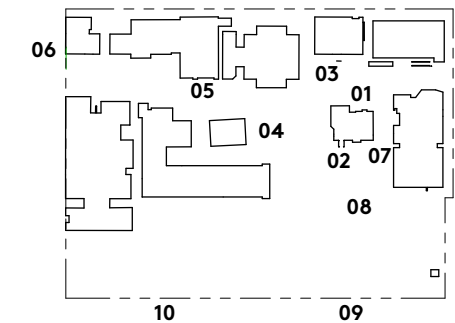
03 | Access East of Macky Hall



05 | Existing Redwoods



08 | Macky Lawn



Existing Site | Key Plan

CONTEXT PHOTOS: CCA SURROUNDINGS



01 | View of Site Across Broadway



04 | Site View from Clifton & Broadway Corner



07 | Merrill Gardens Senior Living on Broadway



10 | CCA Student Housing on Clifton



02 | View of Site and Access Road from Southwest



05 | Broadway Retail, West



08 | College Ave and Broadway Intersection



03 | View of Site and Access Road from Southeast



06 | Existing Housing Complex, East of Site



09 | Future Development Site, South



Key Plan

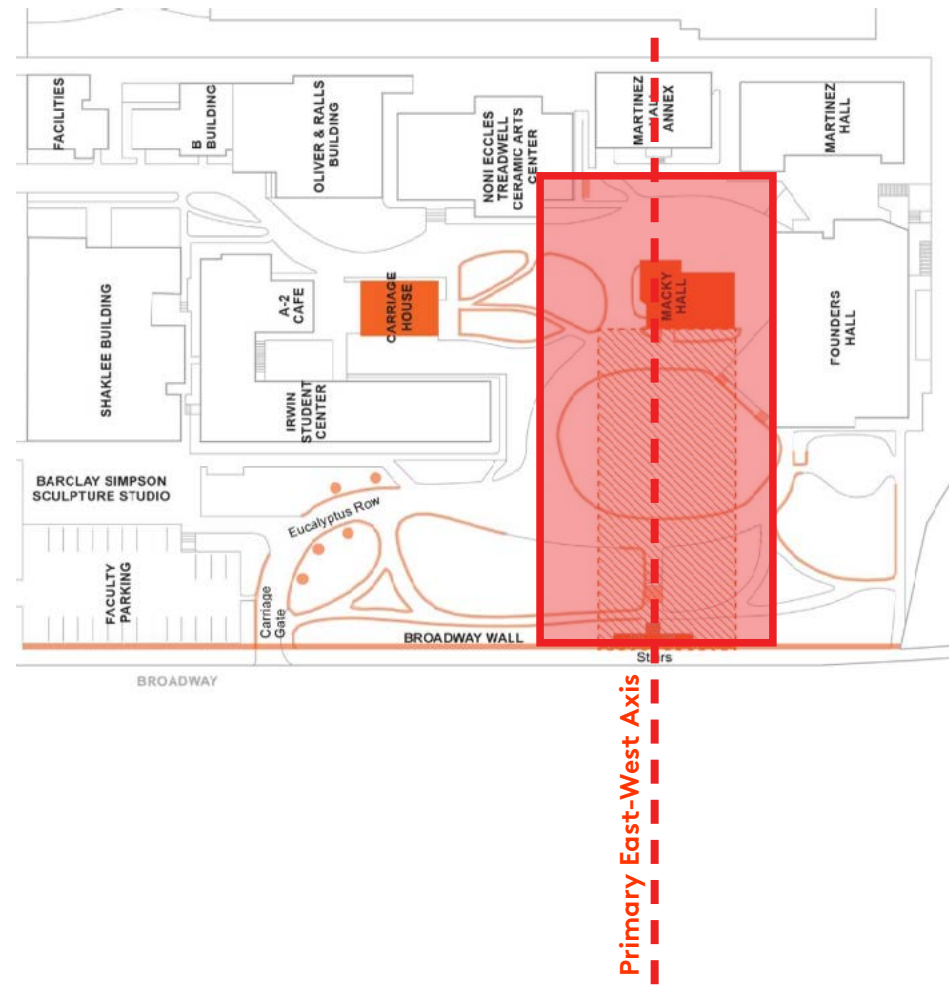
PROJECT SUMMARY

CONTEXT MAP & ADJACENT HEIGHTS

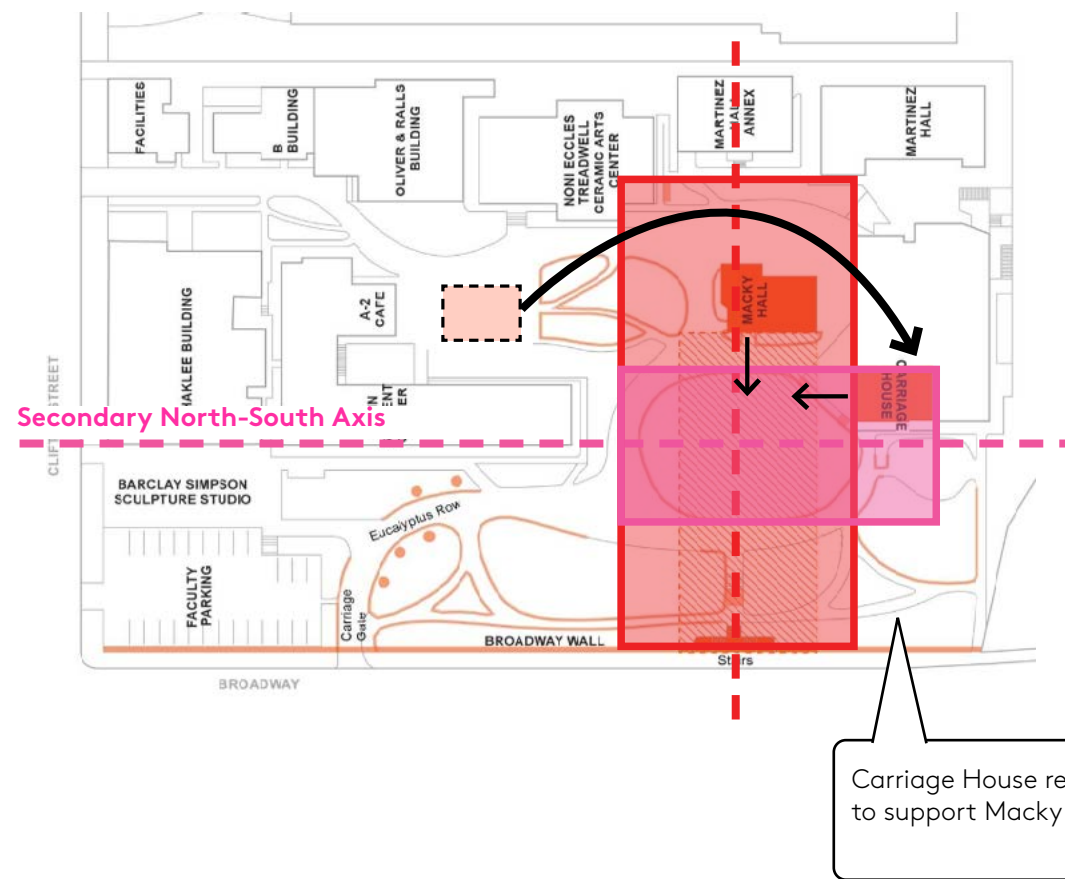


PROJECT CONCEPT OVERVIEW

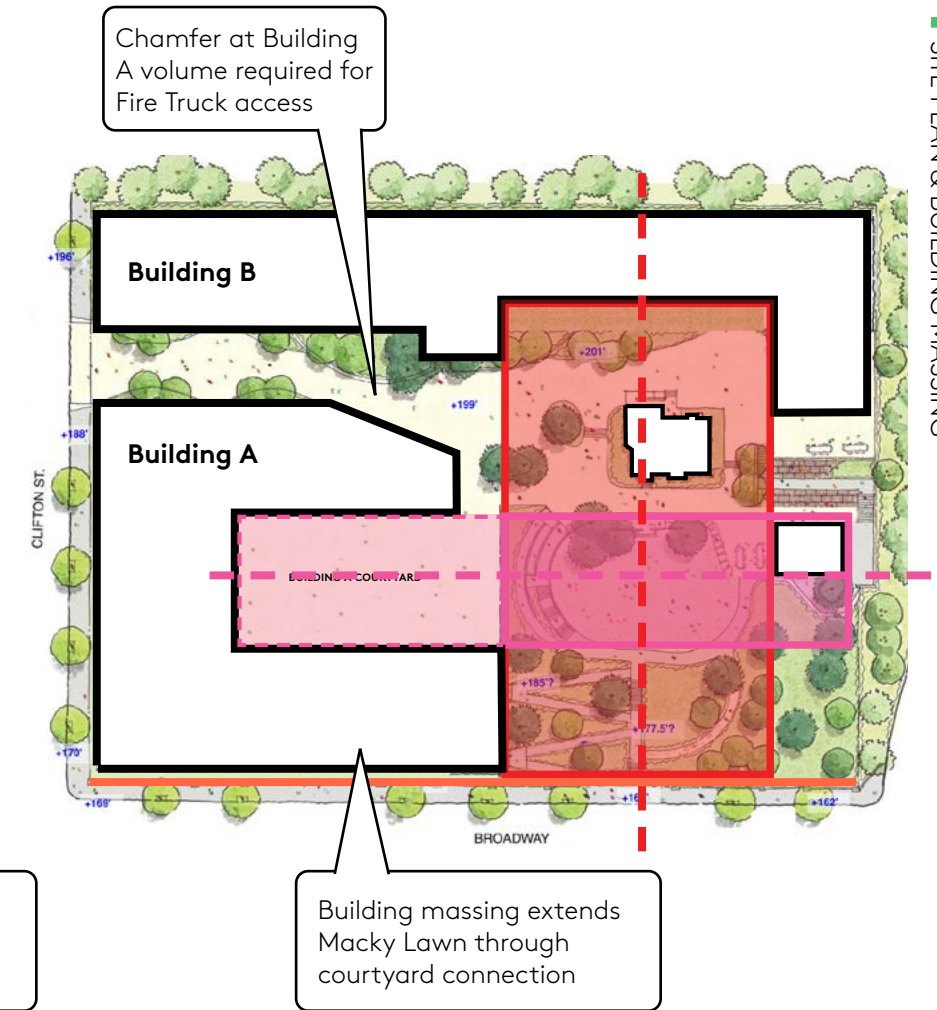
TREADWELL ESTATE / MACKY HALL VIEW CORRIDOR



MACKY LAWN & CARRIAGE HOUSE RELOCATION



BASE SITE PLAN DIAGRAM



PROJECT SUMMARY: AREA & UNIT COUNT

CCA Project Data Summary Dated: 02/17/23

	RESIDENTIAL NET	INTERIOR AMENITY, LOBBY, LEASING NSF	BOH, MECH, CORRIDOR GSF	RESIDENTIAL GSF	EXTERIOR AMENITY & PRIVATE DECKS	PARKING GSF	COMMERCIAL GSF	COMMUNITY SPACE GSF	TOTAL GSF	UNIT COUNT	BUILDING HEIGHT*	VEHICLE PARKING	BICYCLE PARKING**
Floor													
Building A (highrise/current design)	177,691	14,259	56,164	248,114	26,172	31,300	6,631		307,788	229	90' *	237	242
Building B (midrise/current design)	176,593	9,579	44,127	230,299	6,702	10,356			260,242	219	85'	-	230
Macky							7,760		7,760				4
Carriage		1,332		1,332					2,622				
TOTALS	354,284	25,170	100,291	479,745	32,874	41,656	14,391	1,290	578,412	448		237	476

*Refer to Elevational drawings for areas of building height exceedance above 90'.

**Refer to Building Plans for long term bike parking locations. Refer to Site Plan for Short Term bike parking locations.

CCA - UNIT MIX SUMMARY Dated: 01/20/23

	STUDIO	1 JR	1 BR	1 BR D	2 BR E	2 BR	LOFT	TOWNHOUSE	TOTAL
	470SF	550SF	700SF	800SF	950SF	1100SF	1000SF	1400SF	
BUILDING A	27	12	75	22	36	54	1	2	229
BUILDING B	35	0	84	18	12	61	0	9	219
TOTAL	62	12	159	40	48	115	1	11	448
TOTAL UNIT MIX	14%	3%	35%	9%	11%	26%	0%	2%	100%

CCA - OPEN SPACE

Open Space Provided	
POPOS	41,193 SF
Public Plaza	24,892 SF
Group Usable Open Space	18,036 SF
Private Usable Open Space	14,020 SF
Open Space Area Total	98,141 SF
Group Usable Open Space Analysis	
Open Space / Unit (SF)	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space*	
*Per Table 17.35.04	
	Units Area Required
100 SF / Unit	448 44,800 SF
Private Open Space Substitution (x2)	-28,040 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	16,760 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	18,036 SF

SUMMARY: VEHICLE PARKING, BIKE PARKING, DENSITY, SITE COVERAGE

VEHICLE PARKING - Residential			
Required Residential Parking* *Per Oakland Planning Code Section 17.117.060			
Base Calculation for Residential Parking Per OPC 17.116.060.A.1 Minimum Required Parking: One (1) space per dwelling unit Per OPC 17.116.110.B.1 Affordable Housing Reduction: One-half (½) space per affordable housing unit if within a Transit Accessible Area			
Standard Parking Spaces			
Units	Market Rate	Affordable	Total
	1 space per dwelling unit	.5 space per dwelling unit	
Building A			
Market Rate	206	206	
Affordable	23	12	
Subtotal - Building A			218
Building B			
Market Rate	197	197	
Affordable	22	11	
Subtotal - Building B			208
Subtotal			426
Total Required Residential Spaces (Base Calculation)			426
Reduction - Transit Accessible Area (30% Reduction) Per OPC 17.116.060.C.1: Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1 Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1., above.			
Reduction - On Site Public or Private Car Share (20% Reduction) Per OPC 17.116.110.C.2.A - The provision of on-site car-share spaces at the level and standards described in the table below reduces the parking requirement by twenty percent (20%).			
Total Project Parking - Base	Parking Reductions		
	Market Rate	Affordable	
	403	23	
Total Reduction			
Transit + Car Share 50%	202		
Car Share Only 20%		18	
Total Required Residential Spaces with Reductions			220

VEHICLE PARKING - Commercial			
Required Commercial Parking* *Per Oakland Planning Code Section 17.117.110			
Existing Parking - Proportionality Factor			
		Existing Site Condition	
	Parking Spaces	Building Area (sf)	
	41	78,672	
Existing Parking Ratio (sf / existing parking)			1919
Proposed Parking			
Historic re-use per OPC 17.116.110.F			
	Area (sf)		
Macky Hall	7,760		
Carriage House	2,622		
Total		10,382	
Proposed Parking (retained area / existing parking ratio)			6
New Commercial per OPC 17.116.080 1 space per 600 sf at the ground floor			
Building A	6,982		11
Total Required Commercial			17
Total Required Parking Spaces			237
Total Provided Parking Spaces			237

BICYCLE PARKING			
Required Residential Bicycle Parking* *Per Oakland Planning Code Section 17.117.090			
	Long Term	Short Term	Total
OPC Min. Required	1 space per 4 dwelling units	1 space per 20 dwelling units	
Building A	229	11	69
Building B	219	11	66
Total Required Residential			138
Required Commercial Bicycle Parking* *Per Oakland Planning Code Section 17.117.110			
	Long Term	Short Term	Total
OPC Min. Required	1 space per 10,000 SF (2 min)	1 space per 20,000 SF (2 min)	
Building A	6,982	2	4
Building B	N/A	0	0
Macky Hall	7,760	2	4
Carriage House	2,622	TBD	0
Total Required Commercial			8
Total Required Bicycle Parking Spaces			146
Provided Bicycle Parking			
Building A	229	13	242
Building B	219	11	230
Macky Hall		4	4
Total Provided Bicycle Parking Spaces			476
Definitions Oakland Planning Code Section 17.117.050 <i>Long-term Bicycle Parking: Each long-term bicycle parking space shall consist of a locker or locked enclosure providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.</i> <i>Short-term Bicycle Parking: Short-term bicycle parking shall consist of a bicycle rack or racks and is meant to accommodate visitors, customers, messengers, and others expected to park not more than two hours.</i>			

MAXIMUM RESIDENTIAL DENSITY	
Maximum Residential Density* *Per Section 17.74.120	
Permitted Density: One dwelling unit per 209 square feet of lot area	
CCA Site Area	171,942 SF
Less	
POPOS Area	- 41,193 SF
Public Plaza	- 16,240 SF
Density Site Area	114,509 SF
Maximum (Density Site Area / Permitted Density)	547.9 Units
Provided	448 Units

SITE COVERAGE	
CCA Site Area (SF)	171,942 SF
Building A	50,448 SF
Building B	36,600 SF
Building Footprint (new)	87,048 SF
Macky Hall (existing)	2,083 SF
Carriage House (existing)	1,409 SF
Building Footprint (existing)	3,492 SF
Total Building Footprint	90,540 SF
Site Coverage	53%

ZONING COMPLIANCE

CCA ZONING COMPLIANCE			
Code Compliance for CC-2 Zone, Height Area 90 (From OPC Table 17.35.04)			
	CC-2 REQUIREMENT	PROJECT	COMPLIANT?
Permitted Height Maximum	90'	85' - 90'	PUD Exemption*
Maximum Residential Density			
<i>Net SF of Site Area per Dwelling Unit</i>	209	241	YES
Maximum Non-residential FAR	4.5	0.08	YES
Maximum Number of Stories	8	10 (A) / 8 (B)	PUD Exemption
Code Compliance for Section 17.108.120 - Minimum court between opposite walls on same lot.			
Living Room Windows	16' separation, plus 4' for each story about the level of the court, but not greater than 40' sep	16' or greater (See Diagram)	YES
Other Habitable Room Windows	10' separation	10' or greater (See Diagram)	YES

* See height diagrams on following pages for areas of building that exceed 90'.

ADDITIONAL DETAIL, SECTION 17.108.120

Minimum court between opposite walls on same lot.

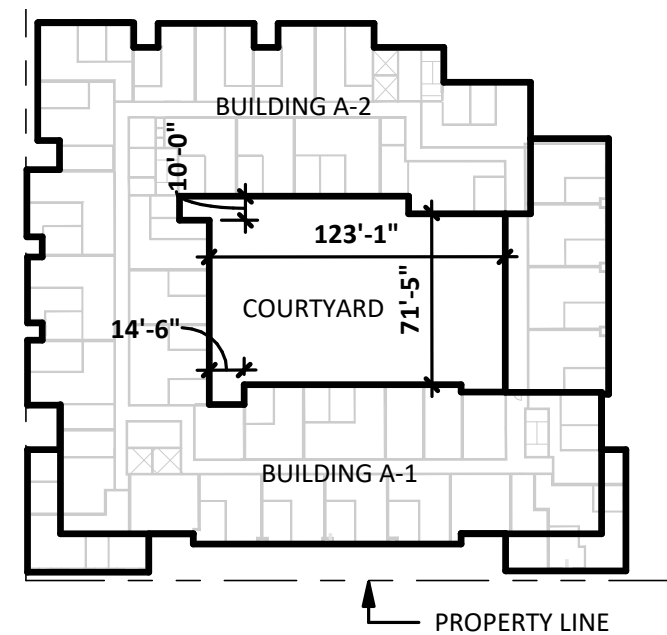
On each lot containing Residential Facilities with a total of two (2) or more living units, except in the case of a One-Family Dwelling with Secondary Unit, courts with the minimum depths prescribed hereinafter between opposite exterior walls, or portions thereof, of the same or separate buildings on such lot. Courts are not required on other lots or in other situations. The aforesaid walls shall be considered to be opposite one another if a line drawn in a horizontal plane perpendicularly from any portion of any of the legally required windows referred to hereinafter, or from any point along the wall containing such window, or any extension of such wall on the same lot, on the same story as and within eight (8) feet in either direction from the centerline of said legally required window, intersects the other wall. The courts required by this Section shall be provided opposite each of the legally required windows referred to hereinafter and along the wall containing such window, and along

any extension of such wall on the same lot, for not less than eight (8) feet in both directions from the center line of such legally required window, and at and above finished grade or the floor level of the lowest story containing such a window, whichever level is higher.

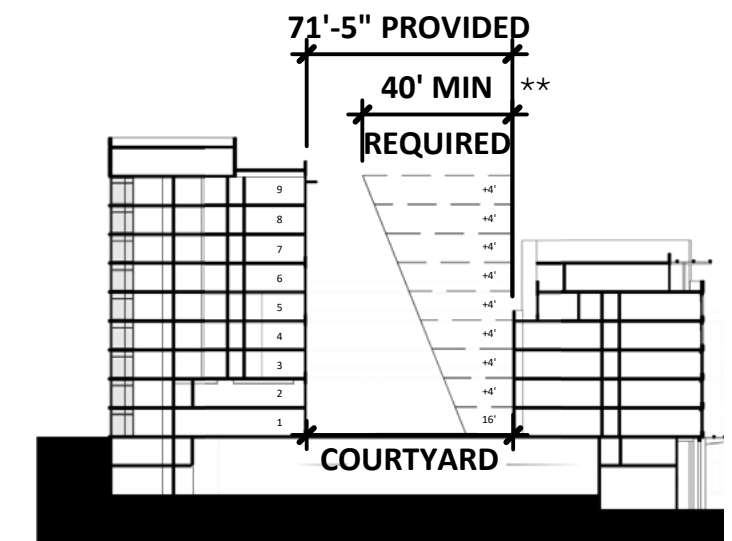
A. Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to sixteen (16) feet, plus four (4) feet for each story above the level of the aforementioned court, but shall not be required to exceed forty (40) feet.

B. Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of ten (10) feet.

SECTION 17.108.120 COMPLIANCE DIAGRAM



Plan Diagram



** Per code, requirement is not greater than 40'.

Section Diagram

PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A EAST
1" = 40'-0"

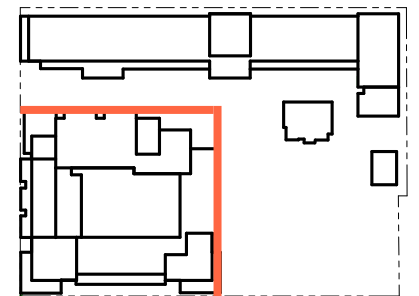


ELEVATION - BUILDING A SOUTH
1" = 40'-0"

LEGEND

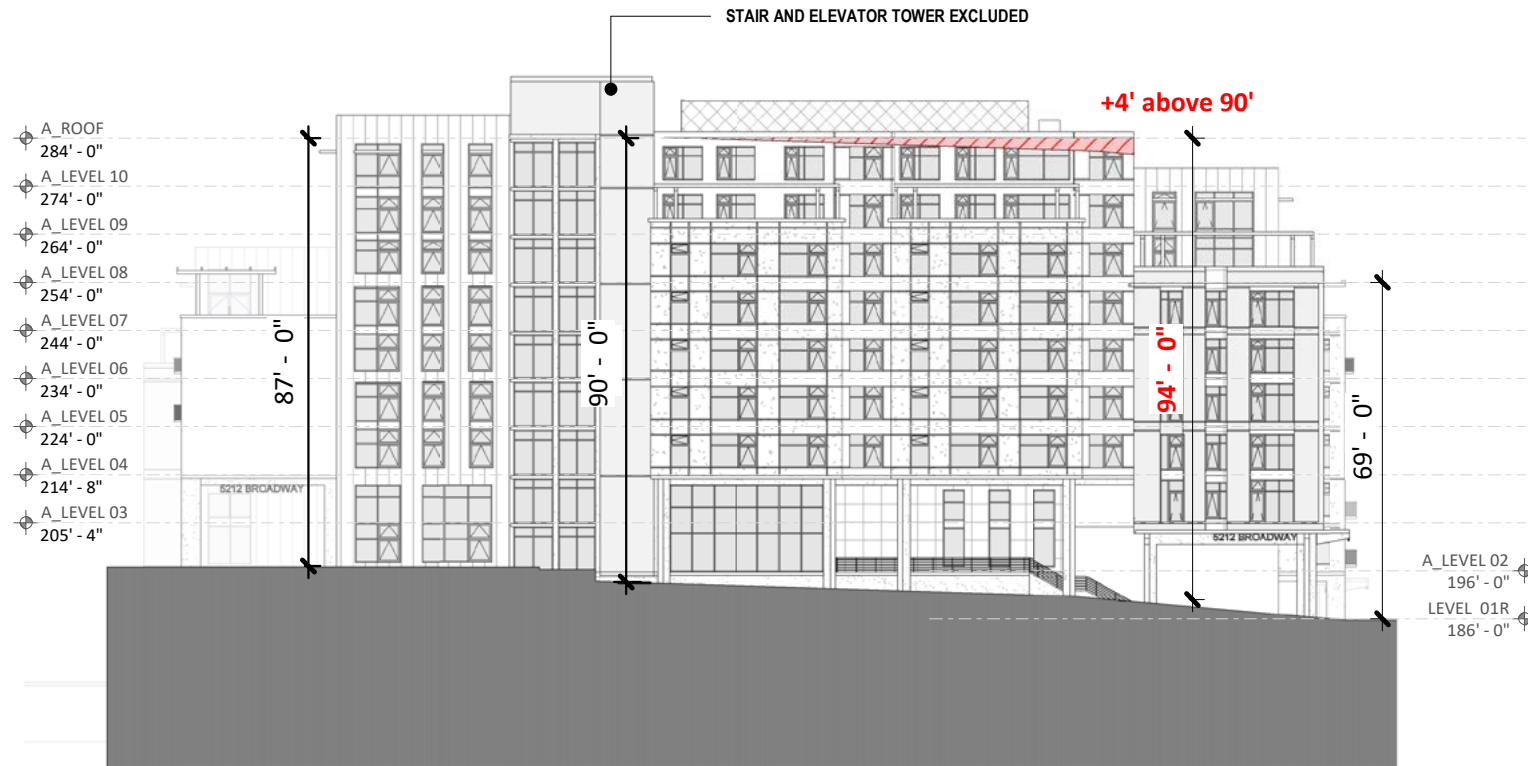
XX' - X" MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

[Red Hatched Box] PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE



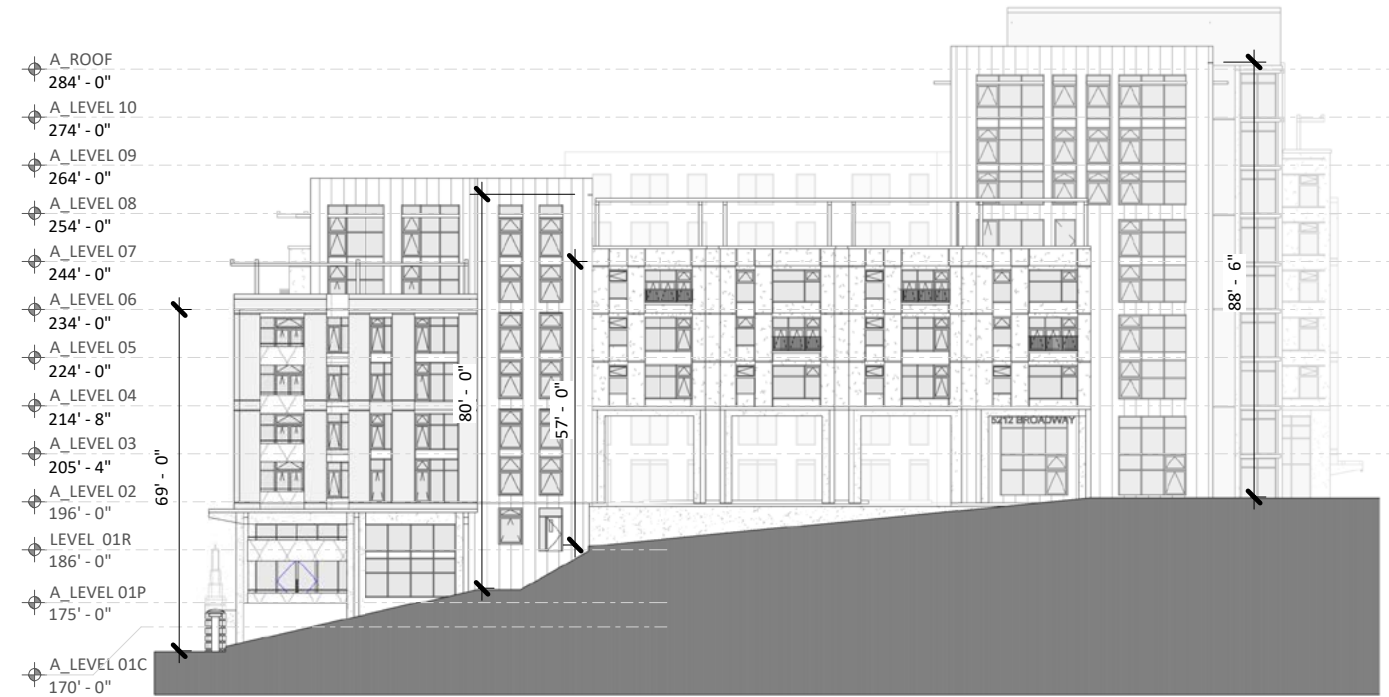
PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A EAST

1" = 40'-0"



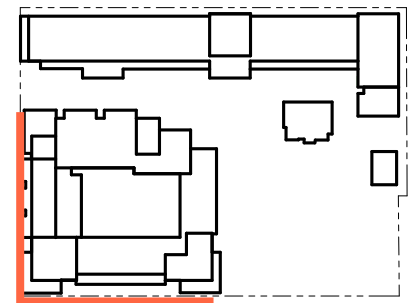
ELEVATION - BUILDING A SOUTH

1" = 40'-0"

LEGEND

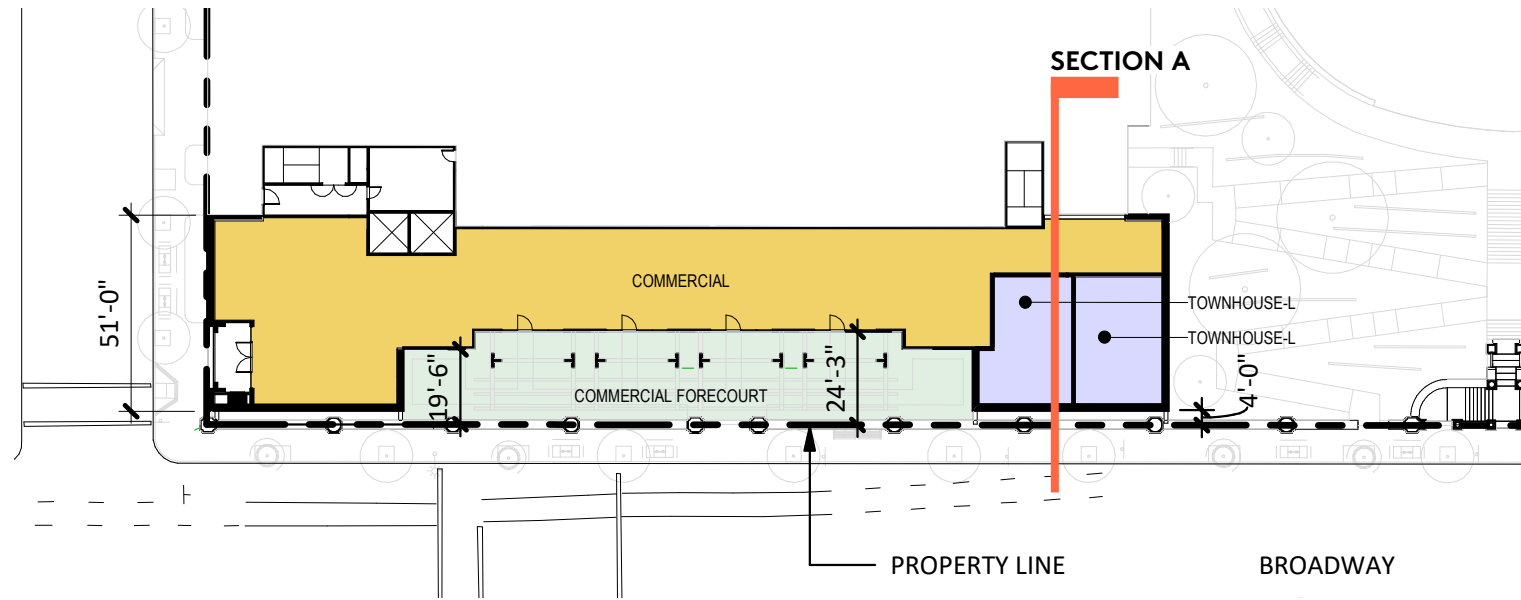
XX' - X" MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

 PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE

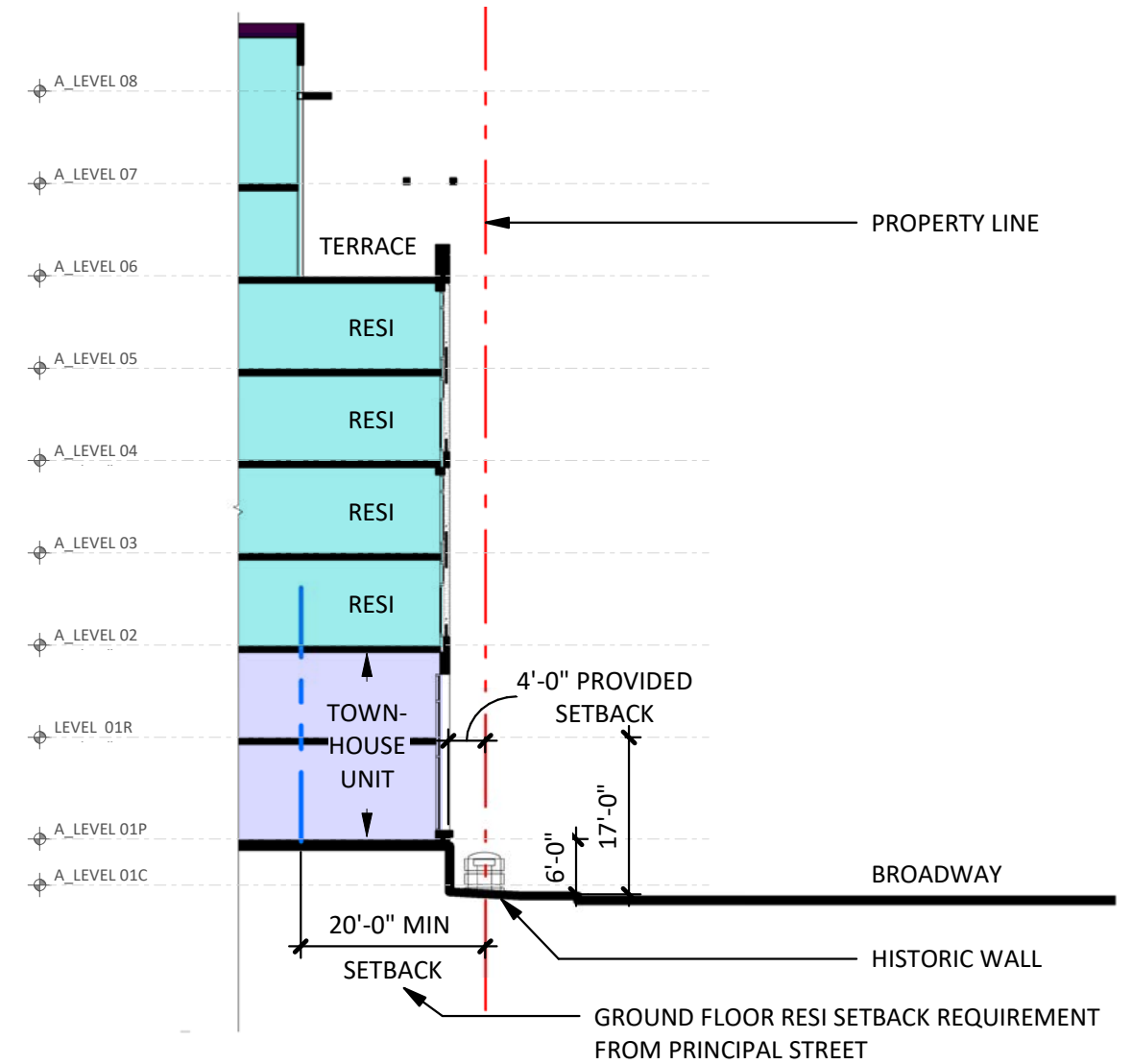


PUD BONUS EXCEPTION - MINIMUM GROUND FLOOR RESIDENTIAL DISTANCE FROM PRINCIPAL STREET

TABLE 17.35.02 NOTE L3(A)



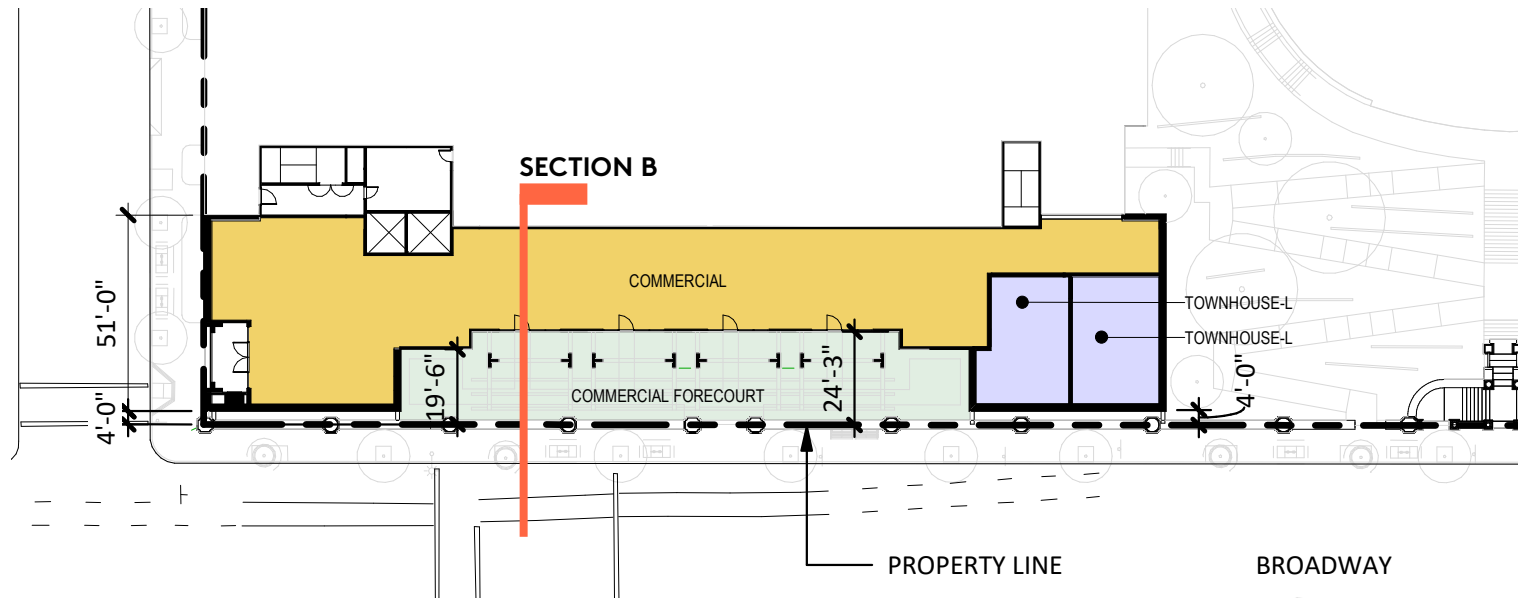
PLAN
SCALE: 1" = 50'



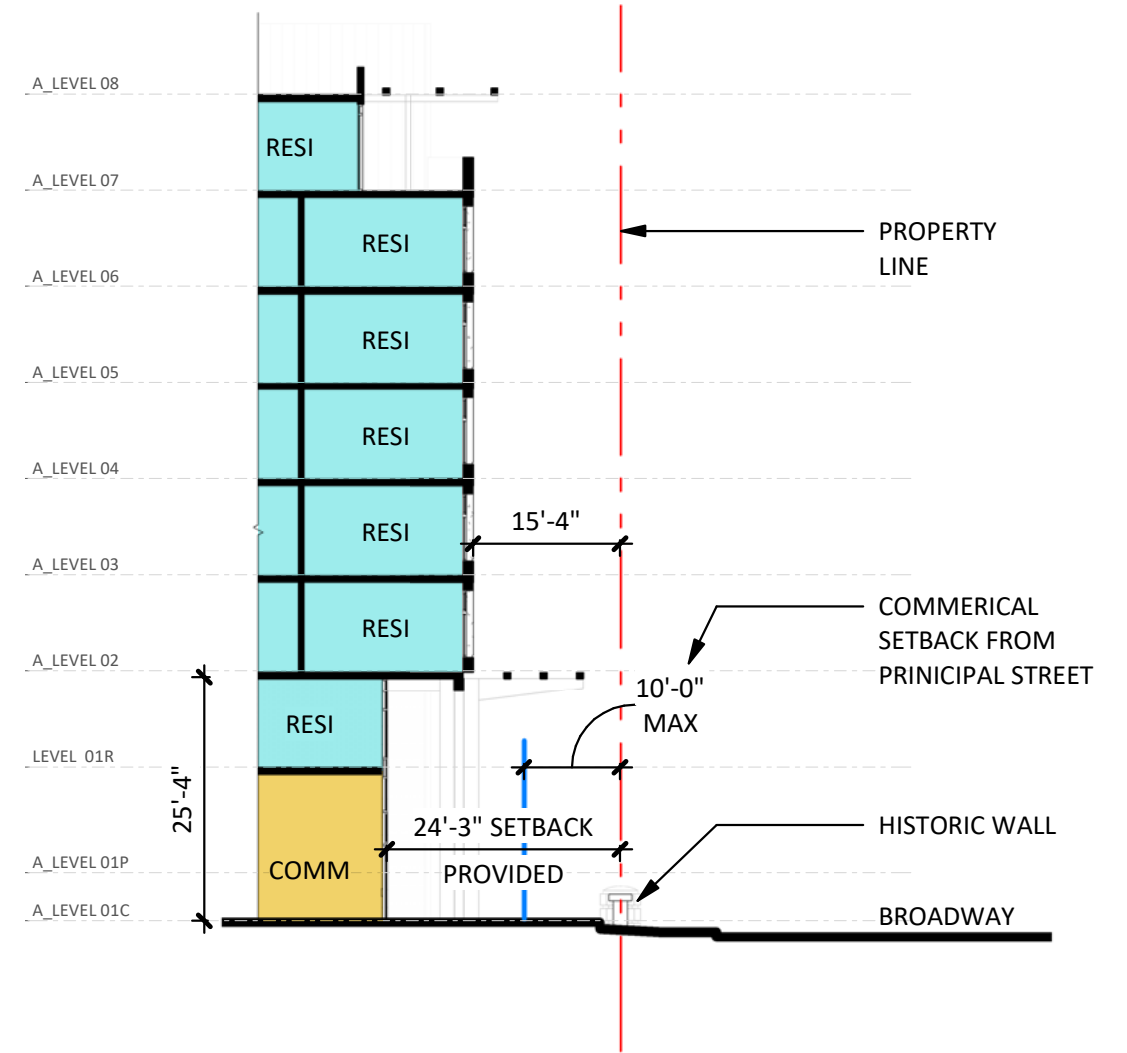
SECTION A: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - MAXIMUM COMMERCIAL SETBACK FROM PRINCIPAL STREET

TABLE 17.35.03



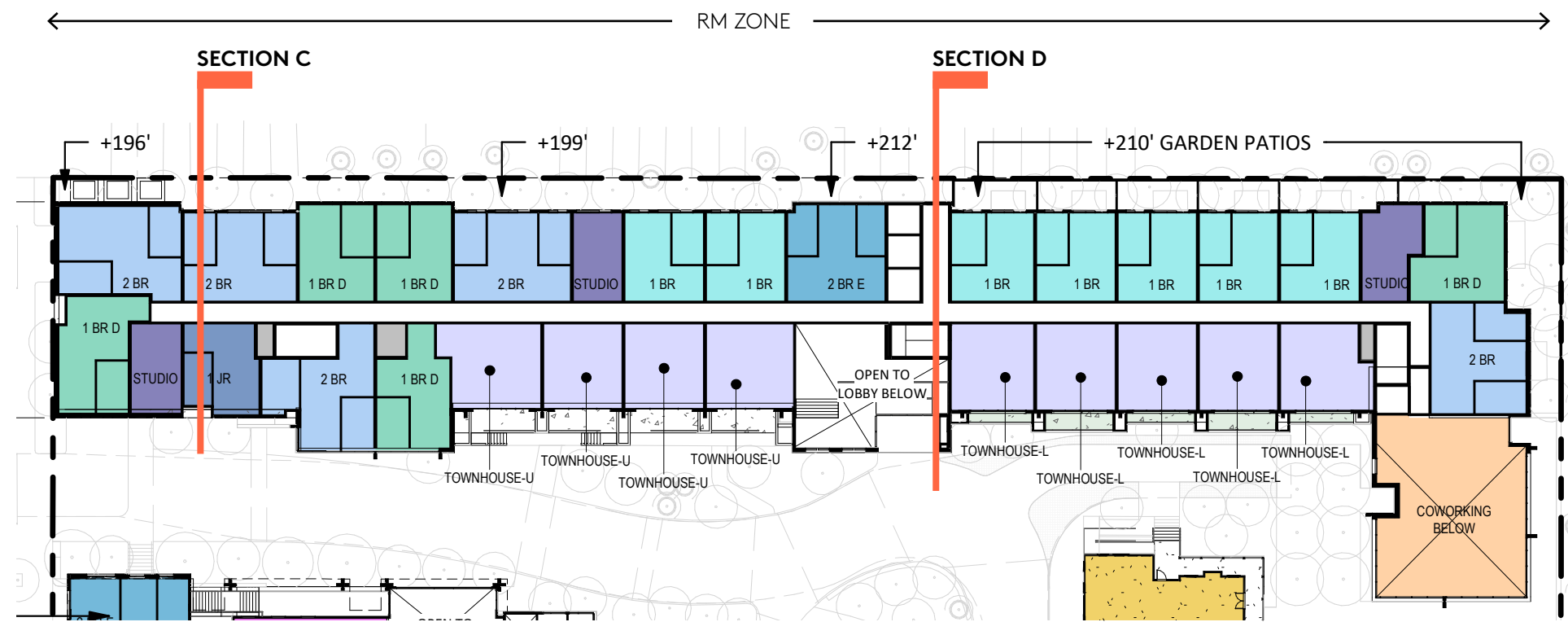
PLAN
SCALE: 1" = 50'



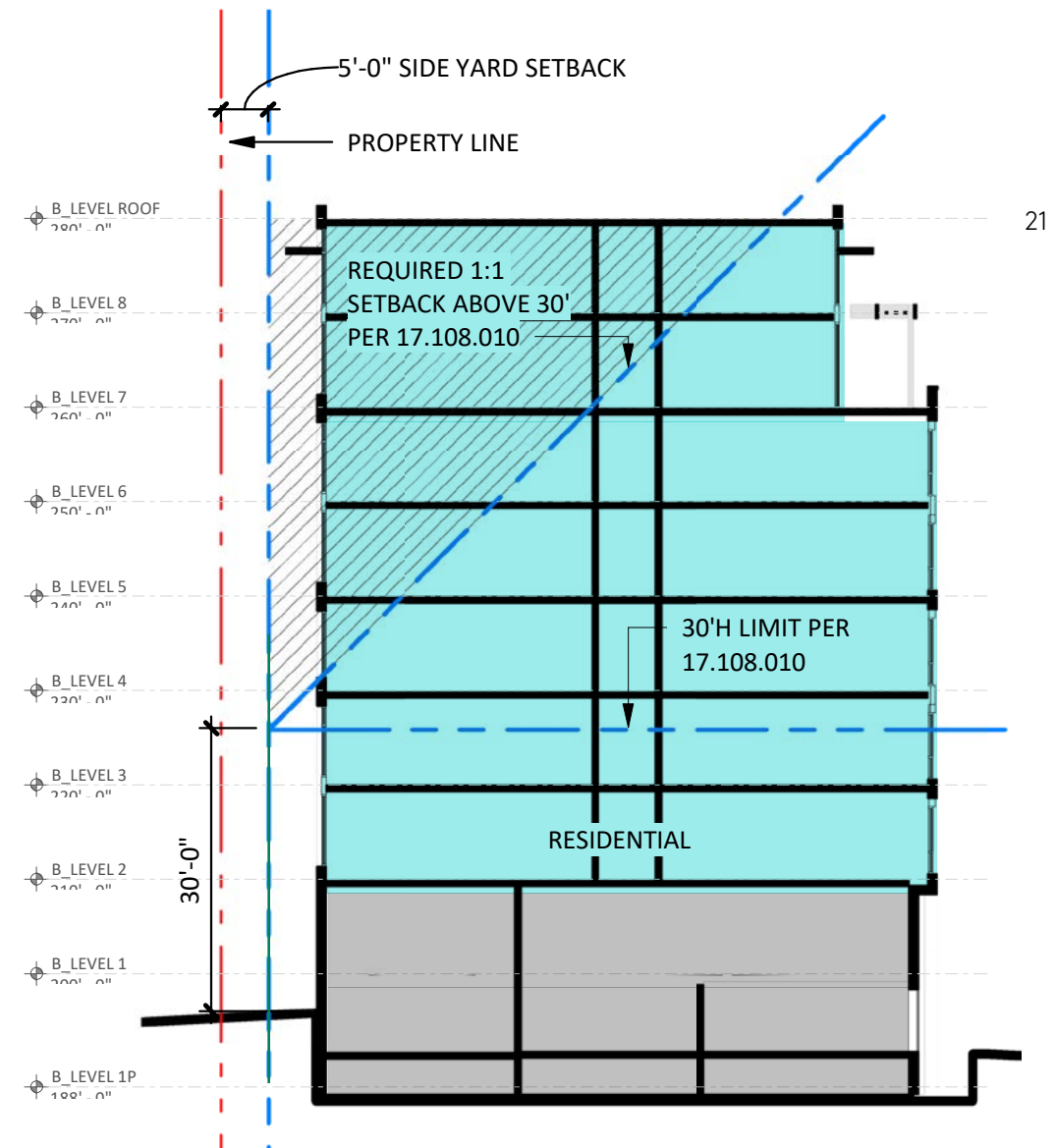
SECTION B: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010



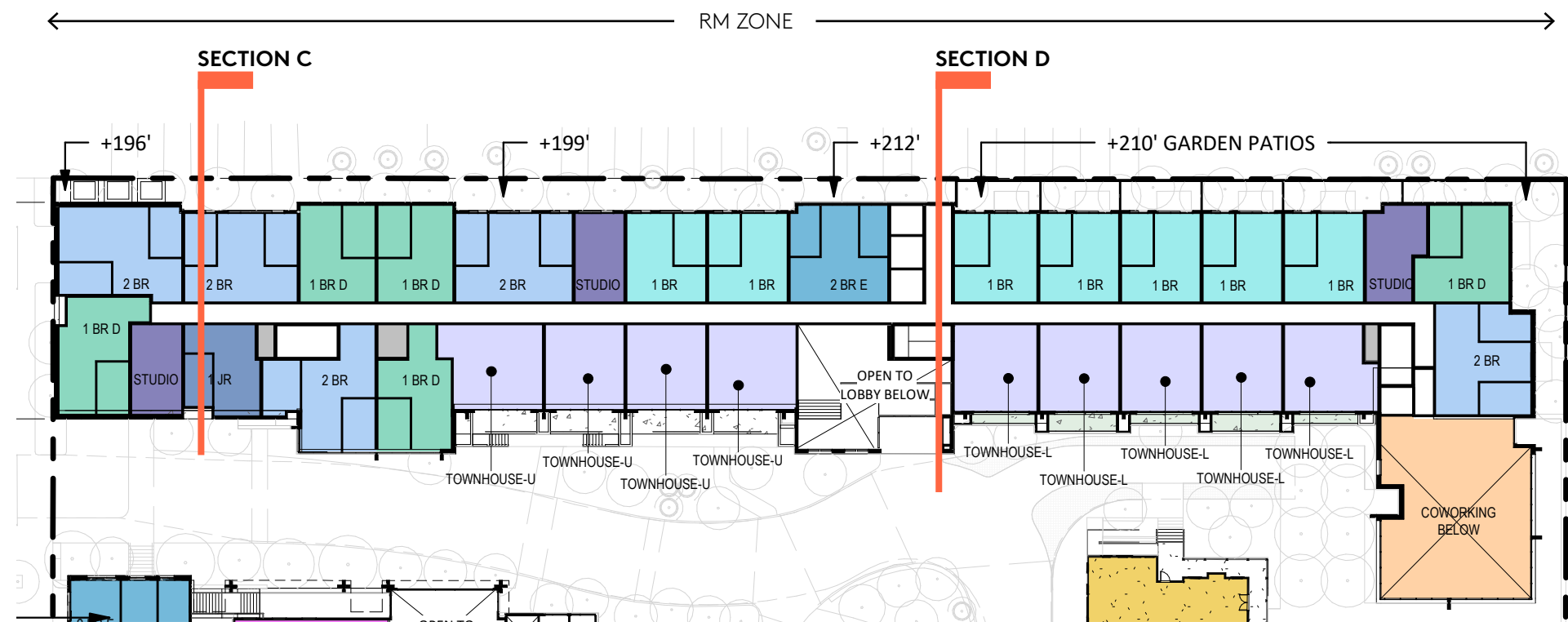
PLAN
SCALE: 1" = 50'



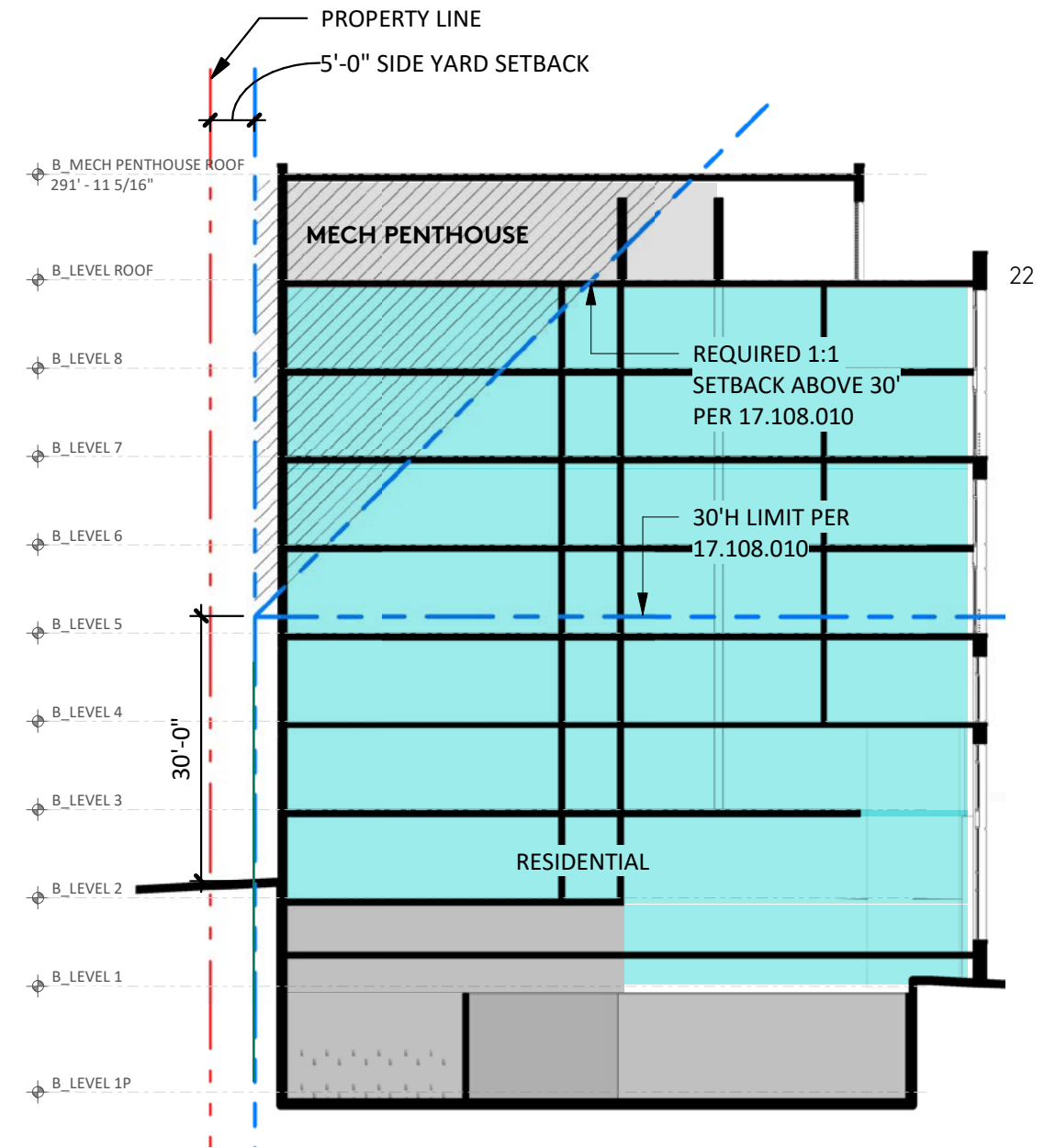
SECTION C: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010

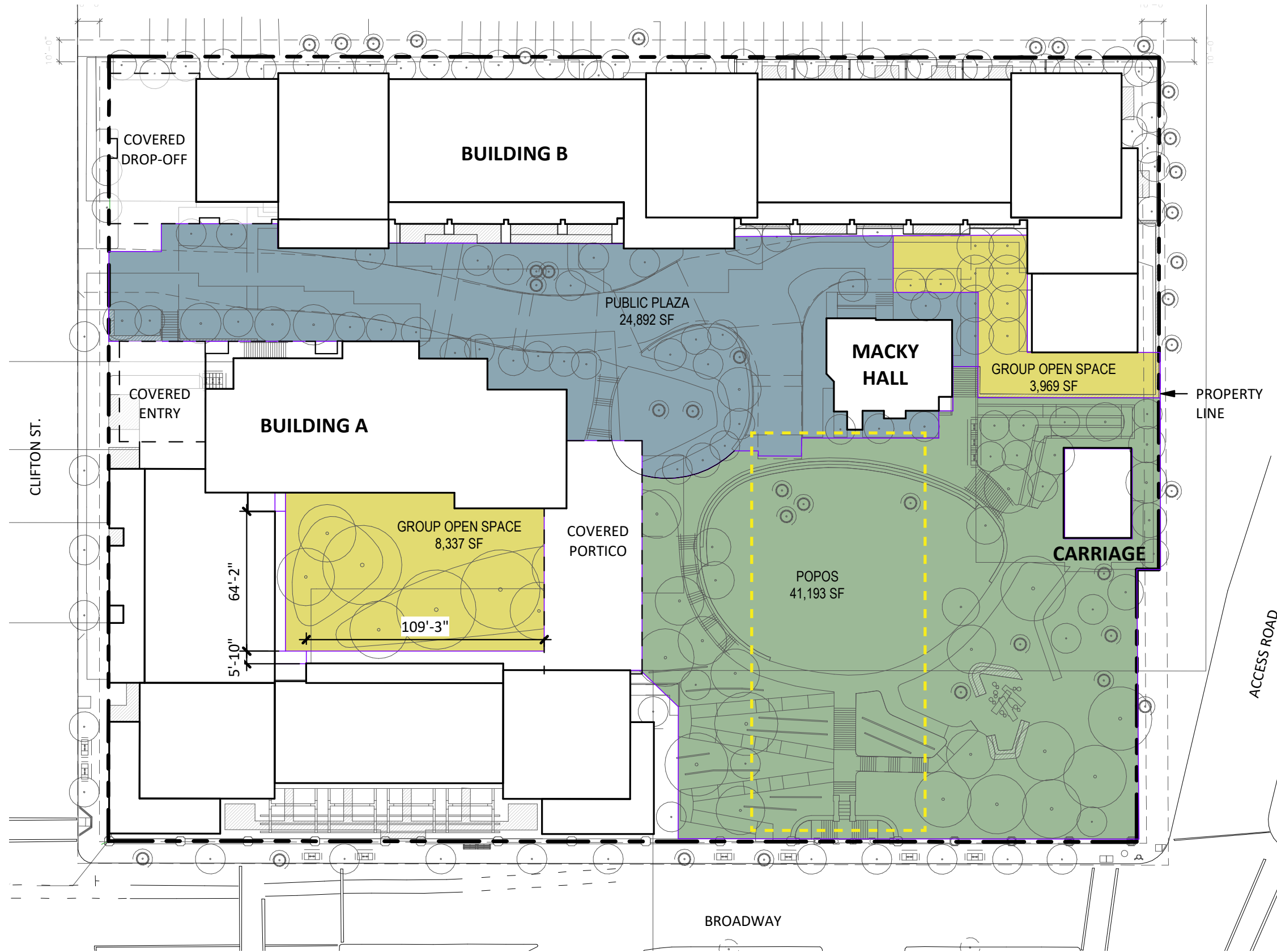


PLAN
SCALE: 1" = 50'



SECTION D: SETBACK DIAGRAM
SCALE: 1" = 20'

PROJECT DATA SUMMARY: OPEN SPACE

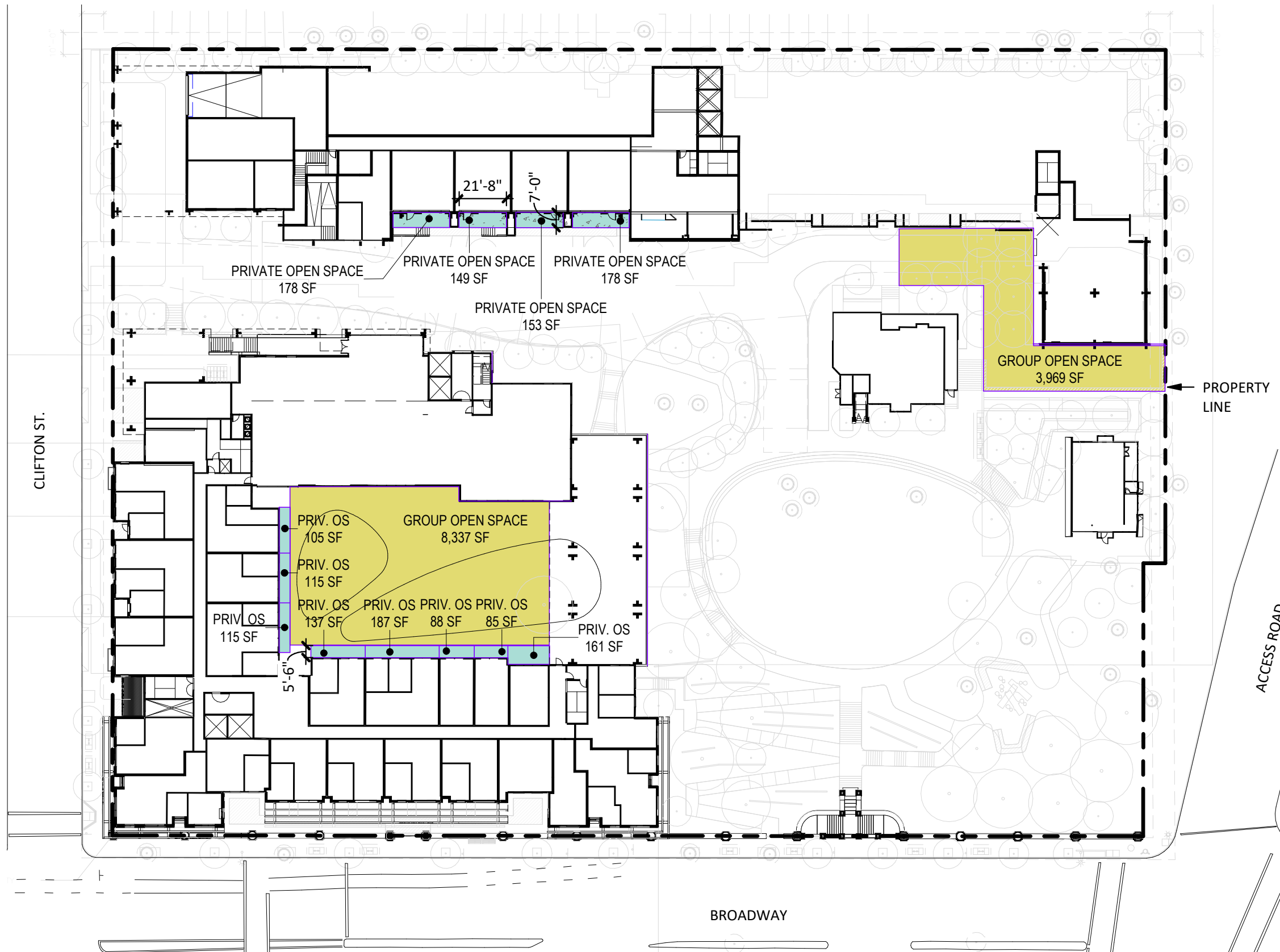


CCA - OPEN SPACE	
Open Space Provided	
POPOS	41,193 SF
Public Plaza	24,892 SF
Group Usable Open Space	18,036 SF
Private Usable Open Space	14,020 SF
Open Space Area Total	98,141 SF
Group Usable Open Space Analysis	
Open Space / Unit (SF)	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space* <i>*Per Table 17.35.04</i>	
	Units Area Required
100 SF / Unit	448 44,800 SF
Private Open Space Substitution (x2)	-28,040 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	16,760 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	18,036 SF

- LEGEND**
- PUBLIC PLAZA
 - POPOS
 - GROUP OPEN SPACE
 - PRIVATE OPEN SPACE
 - VIEW CORRIDOR



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-02 / B-01

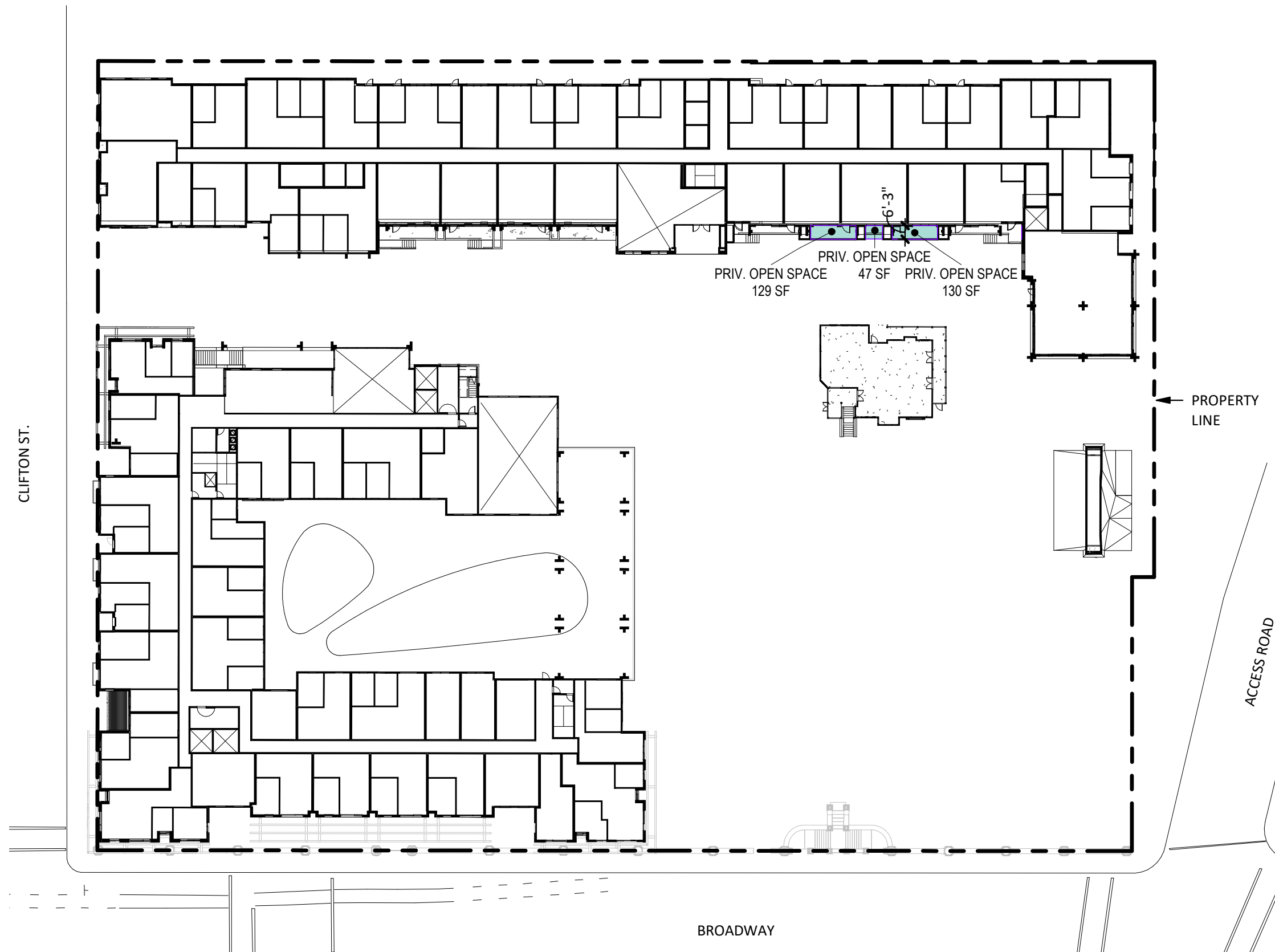


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		18,036 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,067
	LEVEL A-09	654
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	658
	LEVEL B-02	306
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	2,450
	LEVEL B-08	2,597
		14,020 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-03 / B-02



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		18,036 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,067
	LEVEL A-09	654
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	658
	LEVEL B-02	306
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	2,450
	LEVEL B-08	2,597
		14,020 SF

See Page 34 for open space detail summary.

PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-05 / B-04

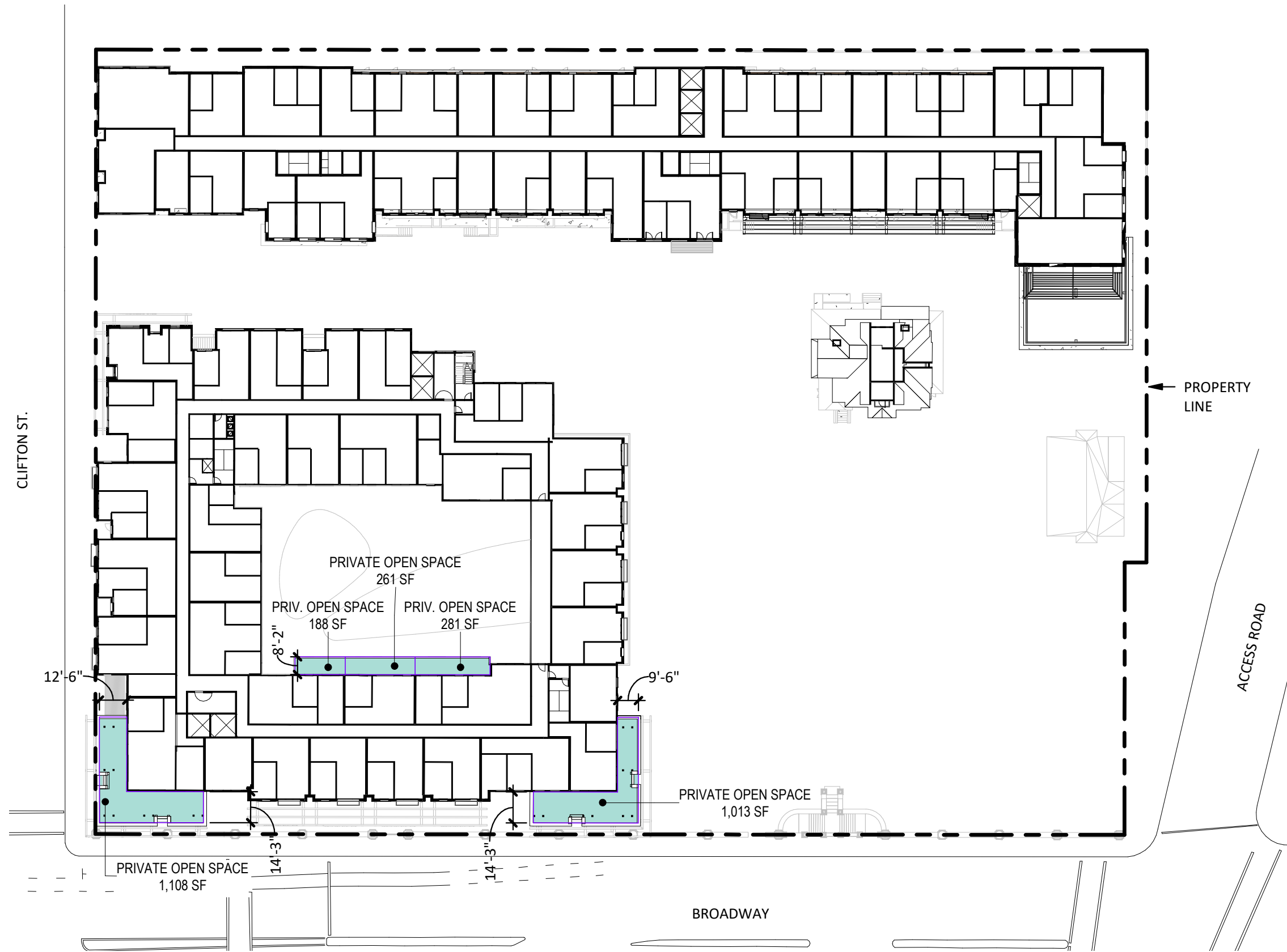


CCA - OPEN SPACE PROVIDED	
POPOS	
GROUND LEVEL	41,193 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	3,969
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i> 18,036 SF	
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
14,020 SF	

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-06 / B-05

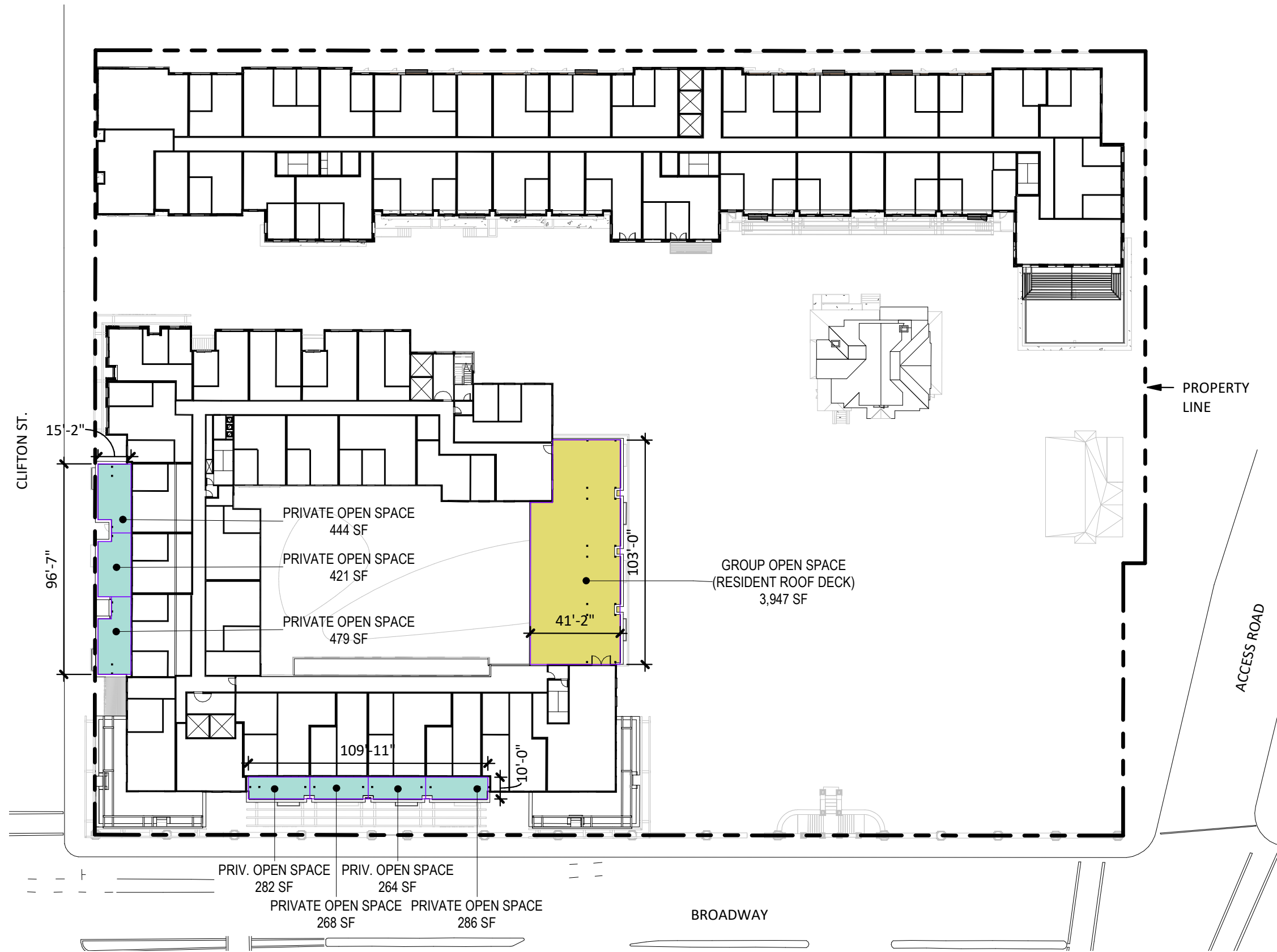


CCA - OPEN SPACE PROVIDED	
POPOS	
GROUND LEVEL	41,193 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	3,969
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	
	18,036 SF
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
14,020 SF	

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-07 / B-06

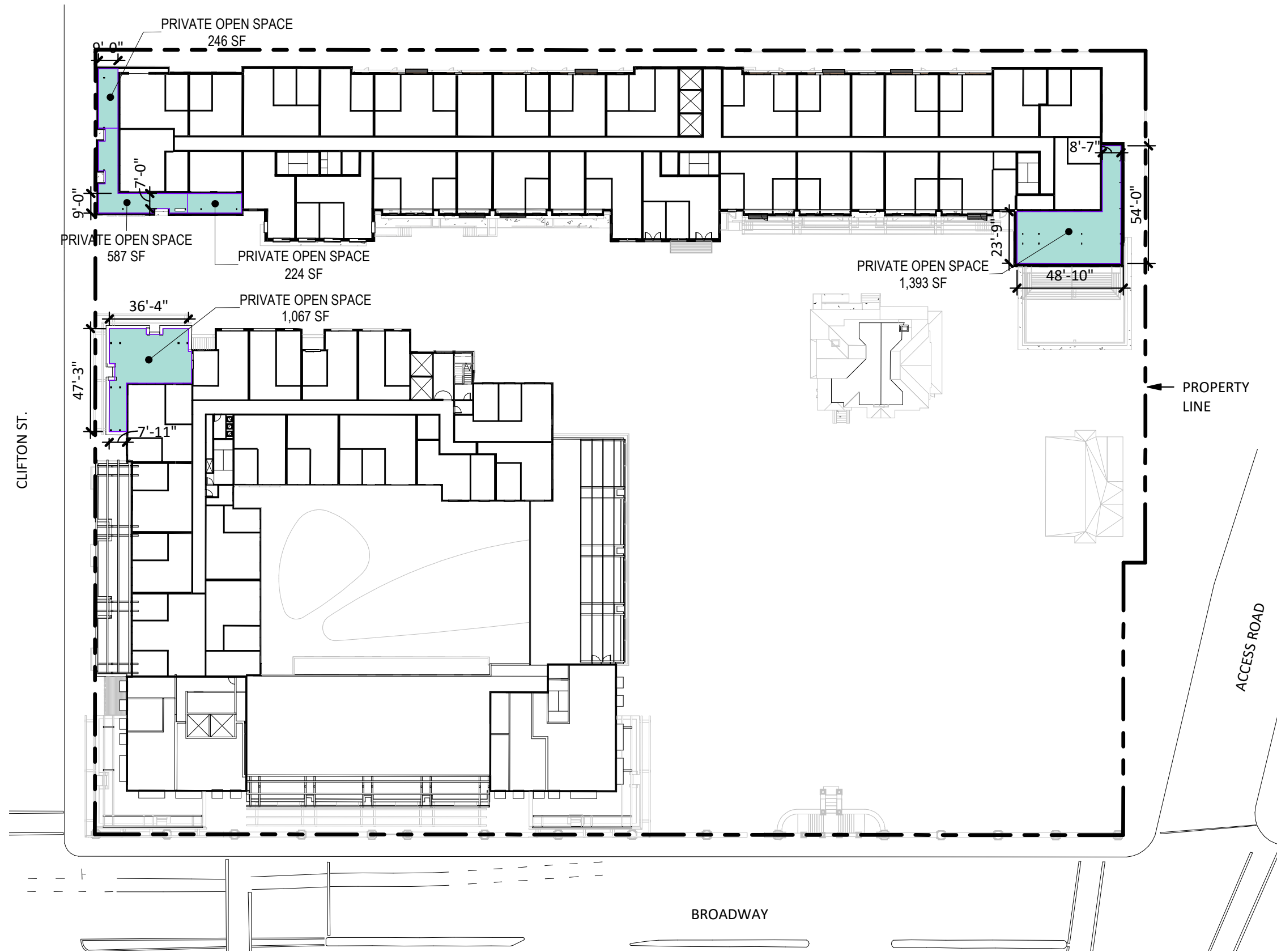


CCA - OPEN SPACE PROVIDED	
POPOS	
GROUND LEVEL	41,193 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	3,969
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i> 18,036 SF	
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
14,020 SF	

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-08 / B-07

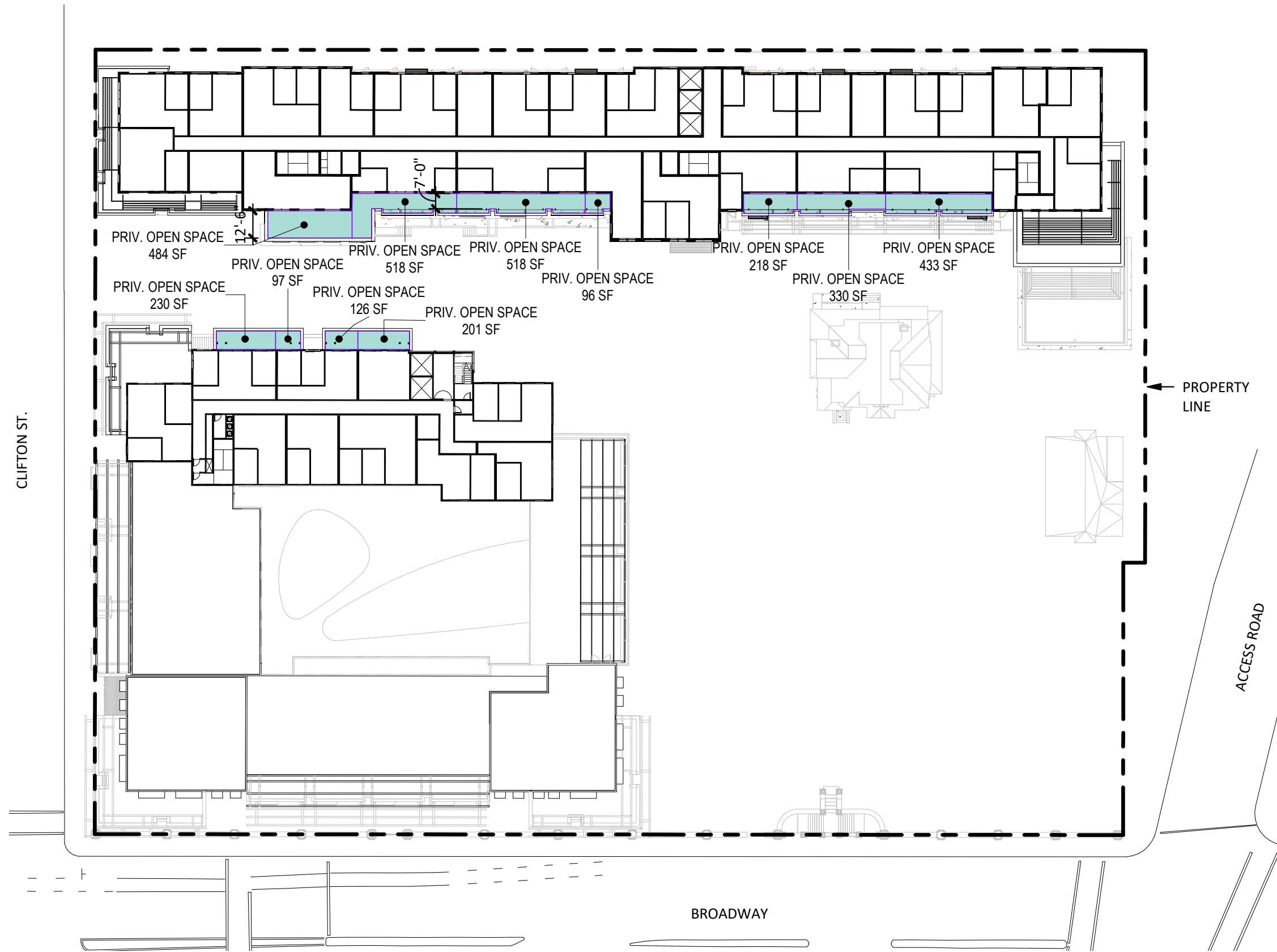


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		18,036 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,067
	LEVEL A-09	654
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	658
	LEVEL B-02	306
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	2,450
	LEVEL B-08	2,597
		14,020 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-09 / B-08



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		18,036 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,067
LEVEL A-09		654
LEVEL A-10		0
BUILDING B		
LEVEL B-01		658
LEVEL B-02		306
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		2,450
LEVEL B-08		2,597
		14,020 SF

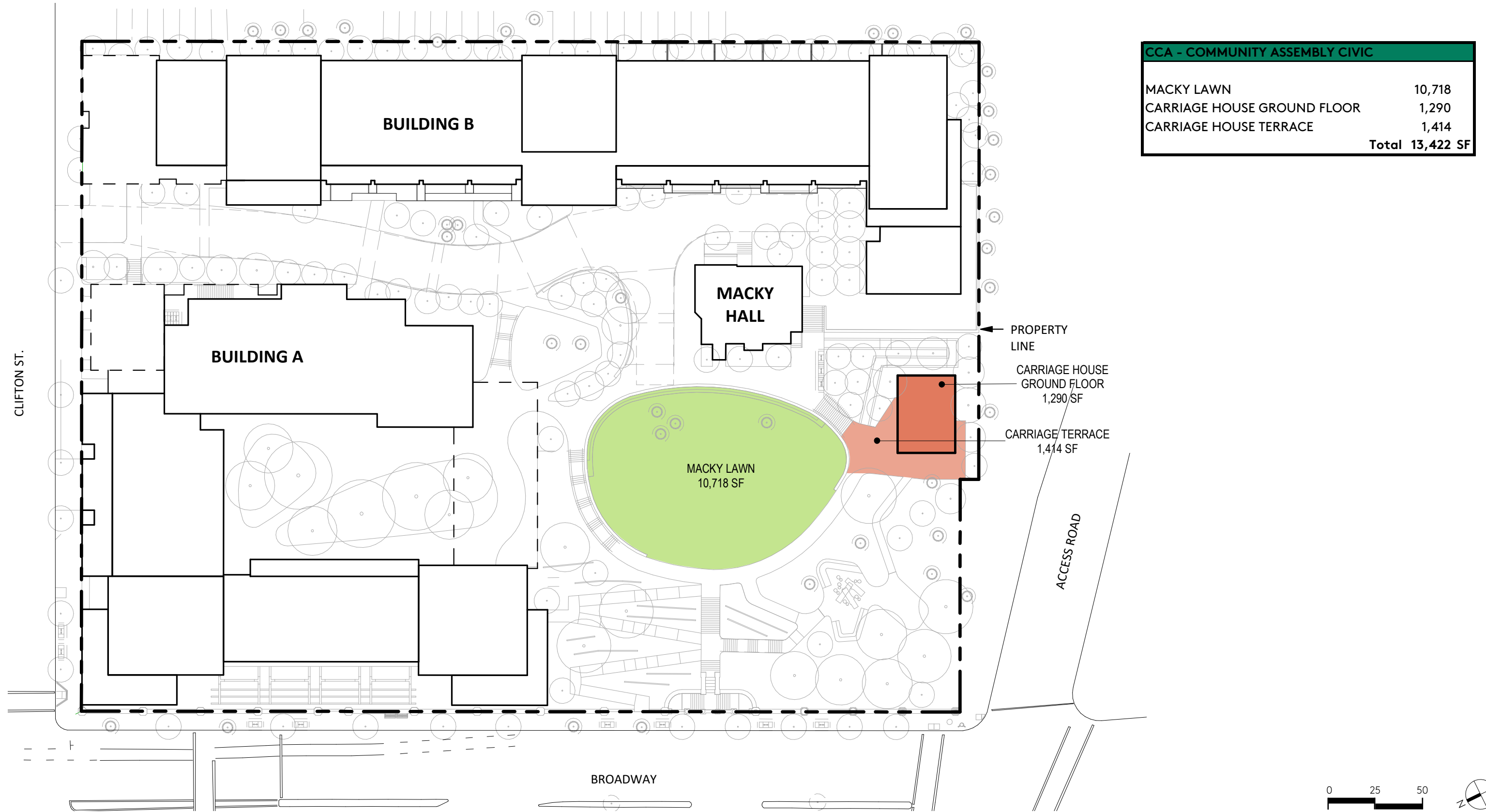
See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE DETAIL

CCA - PRIVATE USABLE OPEN SPACE			
BUILDING A		BUILDING B	
	AREA (SF)		AREA (SF)
LEVEL A-01	0	LEVEL B-01	178
LEVEL A-02	161		149
	85		153
	88		178
	187	<i>subtotal</i>	<i>658</i>
	137	LEVEL B-02	129
	115		47
	105		130
	115	<i>subtotal</i>	<i>306</i>
<i>subtotal</i>	<i>993</i>	LEVEL B-03	0
LEVEL A-03	0	LEVEL B-04	0
LEVEL A-04	0	LEVEL B-05	0
LEVEL A-05	0	LEVEL B-06	0
LEVEL A-06	188	LEVEL B-07	246
	261		587
	281		224
	1,108		1,393
	1,013	<i>subtotal</i>	<i>2,450</i>
<i>subtotal</i>	<i>2,851</i>	LEVEL B-08	484
LEVEL A-07	444		518
	421		518
	479		96
	282		218
	268		330
	264		433
	286	<i>subtotal</i>	<i>2,597</i>
<i>subtotal</i>	<i>2,444</i>		
LEVEL A-08	1,067		
LEVEL A-09	230		
	97		
	126		
	201		
<i>subtotal</i>	<i>654</i>		
LEVEL A-10	0		
A TOTAL	8,009	B TOTAL	6,011
		GRAND TOTAL	14,020

COMMUNITY ASSEMBLY CIVIC



OAKLAND CORRIDOR DESIGN GUIDELINE COMPLIANCE

GUIDELINE	COMPLIANCE	GUIDELINE	COMPLIANCE
<p>1.1.1 Commercial Building Placement</p> <p>Spatially define the streetfront by locating storefronts near the property lines facing the corridor and adjacent to one another.</p> <p>1.2.3 Residential Building Placement on Primary and Secondary Corridors</p> <p>Place residential buildings closer to the sidewalk on the primary corridors than on the secondary corridors.</p> <p><u>Primary Corridors.</u> Where there is no established and desirable residential front setback pattern on a primary corridor, generally place the front of a building no more than about four to ten feet from the sidewalk. Use planting to buffer and soften the building frontage.</p> <p><u>Secondary Corridors.</u> An approximate eight to fifteen-foot landscaped setback is appropriate. This setback can be used to accommodate stoops, a forecourt entrance, or a terrace.</p>	<p>1.1.1 Complies. Building A ground floor commercial storefront is located 3'-6" to 15' from the property line facing Broadway (primary corridor). Building B does not front a primary corridor.</p> <p>1.2.3 Complies. Building A residential units located along Broadway (primary corridor), are located 3'-6" from the property line. The existing historic wall and planting zone provides a buffer between residential units and the primary corridor.</p>	<p>3.1.2 Limit driveways, garage doors, and curb cuts on the primary corridor.</p> <p>3.3.1 Locate loading docks out of view from the corridor.</p> <p>Provide access on side streets for any loading docks on corner lots.</p> <p>3.3.2 Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor.</p> <p>When feasible, place transformers that are required to be installed on or adjacent to the street or sidewalk below grade or enclosed in the building.</p> <p>3.3.3 Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.</p>	<p>3.1.2 Complies. Building A and Building B driveways are located on Clifton Street.</p> <p>3.3.1 Complies. Building A loading dock is located on Clifton Street.</p> <p>3.3.2 Complies. Building A and Building B transformer rooms are enclosed within buildings located on Clifton Street.</p> <p>3.3.3 Complies. Building A and Building B elevator overrun and mechanical rooms on rooftops are located away from primary corridor and public views.</p>
<p>2.1.1 Integrate open space into the site plan.</p> <ul style="list-style-type: none"> • Potential Areas for open space: • Inner courtyards • Adjacent to commercial space, public plaza • Forecourts or Terraces • Uper Story Setbacks • Rooftops <p>2.1.2 Site common open space to be easily accessible to residents and/or the public.</p> <p>2.2.2 Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.</p>	<p>2.1.1 Complies. Open space is integrated into the site through public parks and plazas, inner courtyard at Building A, roof terraces on Building A and Building B through upper setbacks.</p> <p>2.1.2 - 2.2.2 Complies. Refer to pages 19-20 for locations of designated open spaces on site.</p>	<p>4.1.1 Establish a prominent and differentiated ground floor in residential buildings.</p> <p>Design residential buildings with a ground floor taller (at least twelve feet from the grade to the finished ceiling). Differentiate the ground floor from upper floors through the use of contrasting materials and windows, additional detailing, and/or a prominent cornice.</p> <p>4.1.2 Design ground floor residential space to have grade separation from the sidewalk.</p> <p>Provide at least a 2-1/2 to 3-foot vertical separation between ground floor living space and the sidewalk grade.</p> <p>4.1.3 Provide well designed ground floor residential frontages through the use of stoops, forecourts, front yards, and lobbies.</p>	<p>4.1.1 Complies. Building A commercial frontage along Broadway provides a minimum 20' height commercial space at the corner of Broadway and Clifton St. with forecourt along Broadway with 16' height. A tile material is used at forecourt.</p> <p>4.1.2 Complies. Building A residential units have a 6' vertical separation from sidewalk on Broadway.</p> <p>4.1.3 Complies. Building A provides a setback with 'front yards' to units on ground floor on Clifton. Townhouses on Broadway access the lawn to the south.</p>
<p>3.1.1 Place parking areas and parking podiums behind active space or underground.</p>	<p>3.1.1 Complies. Building A Parking is located below grade behind residential spaces on Clifton St and commercial space along Broadway.</p>	<p>4.2.1 Commercial: Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts.</p>	<p>4.2.1 Complies. Building A commercial space facing Broadway provides approx. 40% glazing at ground level commercial spaces.</p>

OAKLAND CORRIDOR DESIGN GUIDELINE COMPLIANCE

GUIDELINE

4.2.4 Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.

4.2.6 Do not set back the ground floor of commercial facades from upper stories.

4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.

Dimensions: at least 15 feet from the grade to the floor of the second story and 12 feet from the grade to the finished ceiling. Optimally, retail ground floors should have 20 feet of space between the grade and the floor of the second story and 18 feet from the grade to the finished ceiling of the ground floor. A viable retail space should be at least 15 feet wide and between 50 and 80 feet deep.

4.3.1 Integrate Garage doors into the building design and reduce prominence on the street.

4.3.2 Establish prominent and frequent entrances on facades facing the corridor.

Every principal building should have at least one prominent entrance facing the corridor. A street front should have at least one pedestrian entrance per 100 ft of corridor street facade.

4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the district.

Plant trees a maximum 25 feet on center apart whenever site conditions allow.

5.1.2 Reduce the visual scale of large building frontage.

COMPLIANCE

4.2.4 Complies. Building A ground floor detailing along Broadway uses tile and brick materials, a forecourt at commercial space, and wooden trellis to distinguish from upper floors.

4.2.6 Due to preservation of historic wall along Broadway, commercial space exists behind wall. Commercial space is inset by 10' from upper.

4.2.7 Due to historic wall limitations along Broadway, the primary commercial entrance is on Clifton (close to Broadway intersection). Building A Commercial Space dimensions are as follows:
Total width along Broadway: 200'
Depth from Broadway: 25' min - 48' max
Height: 16' minimum fl-fl along Broadway
24' maximum fl-fl at street corner

4.3.1 Complies. Building A and Building B garage doors are recessed into the building from floors above by at least 40'.

4.3.2 Complies. Due to limitations of maintaining the existing historic Broadway Wall, the primary pedestrian entry is provided at the corner of Broadway and Clifton St. Additional commercial entry is provided on Broadway at existing wall opening approx. 130' from main entry.

4.4.1 Complies. Refer to Landscape Plan.

5.1.2 Complies. Building A and Building B break long facades into modulated rhythms and use setbacks at upper levels. Refer to design guideline compliance diagrams for massing response.

GUIDELINE

5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.

5.3.2 Integrate architectural details to provide visual interest to the facade of the building.

5.4.2 Provide a roofline that integrates with the building's overall design.

5.4.4 Integrate balconies into the design of the building.

5.5.1 Transition a building to a desirable and consistent height context.

5.5.2 Create a transition from larger new developments on corridors to lower-density residential homes.

6.1.1 Install durable and attractive materials on the ground floor.

6.2.1 Recess exterior street-facing windows.

6.3.1 Exterior materials on upper levels should create a sense of permanence, provide attractive visual quality, and be consistent with building design.

7.1.1 Provide visual emphasis and activity to buildings at street corners.

7.2.1 Provide a unified design around all street sides of buildings.

8.1.1 Incorporate large developments into the existing neighborhood.

8.1.3 Develop shortened block lengths in new developments.

Large development sites should have breaks in the street wall every 200 to 300 feet. This block structure maximizes natural light to buildings and open space.

COMPLIANCE

5.2.1 - 5.4.2 Complies. Buildings break down massing to relate to neighborhood context and provide craftsman details such as wood trellis structures, tile, brick, and perforated metal screen elements for juliet balconies.

5.4.4 Complies. Buildings incorporate juliet balconies into building facade design.

5.5.1 Complies. Refer to design guideline compliance diagrams for massing response.

5.5.2 Complies. Refer to design guideline compliance diagrams for massing response.

6.1.1 Complies. Building A uses brick and tile along primary corridors.

6.2.1 Complies. Recessed windows (average 8") achieve depth in facade design.

6.3.1 Complies. Building materials at upper levels include brick, stucco, cement board and batten.

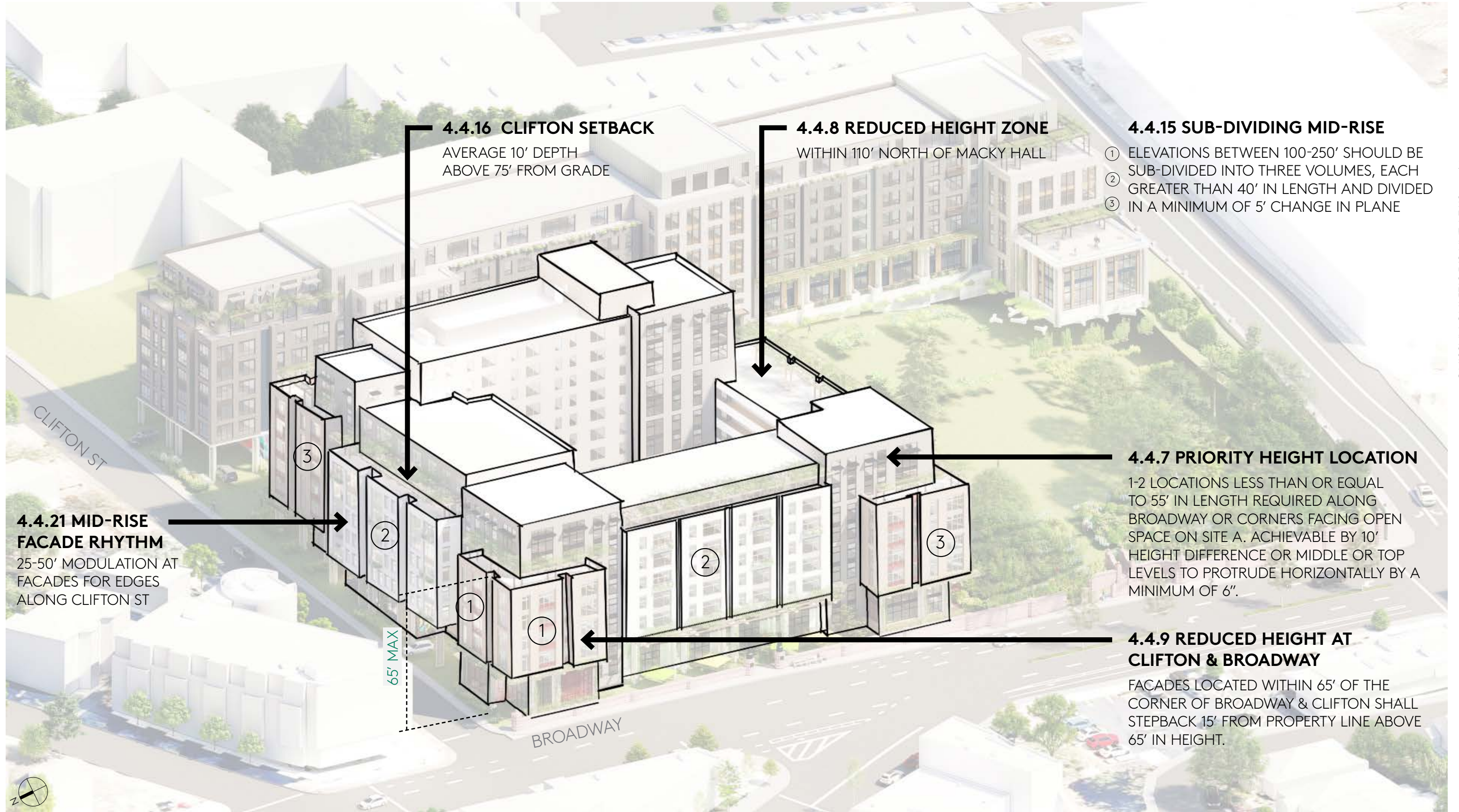
7.1.1 Complies. Canopy designates entry to commercial space.

7.2.1 Complies. Refer to building Elevations.

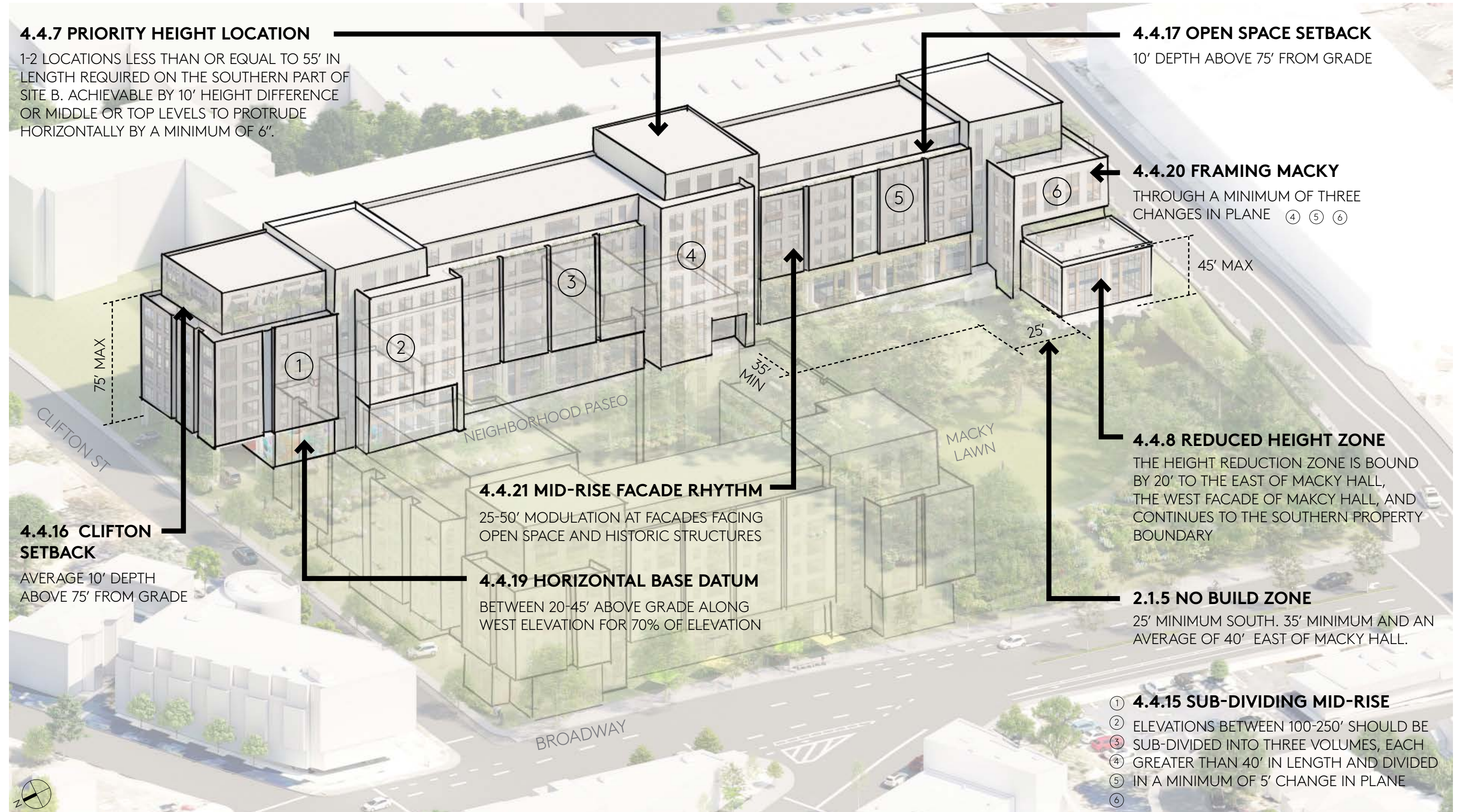
8.1.1 Complies. Refer to design guideline compliance diagrams for massing response.

8.1.3 Complies. Refer to design guideline compliance diagrams for massing response.

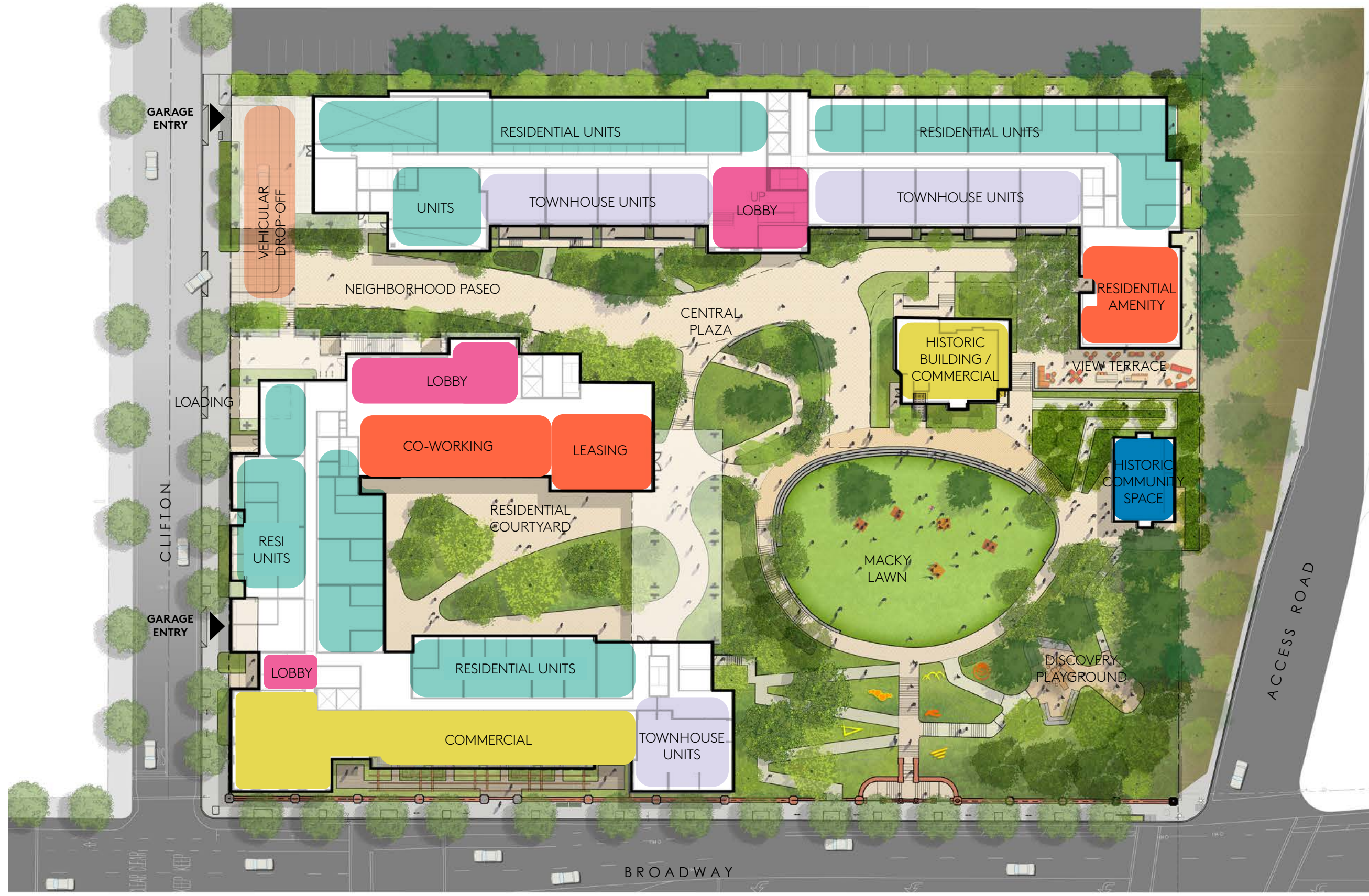
CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE A



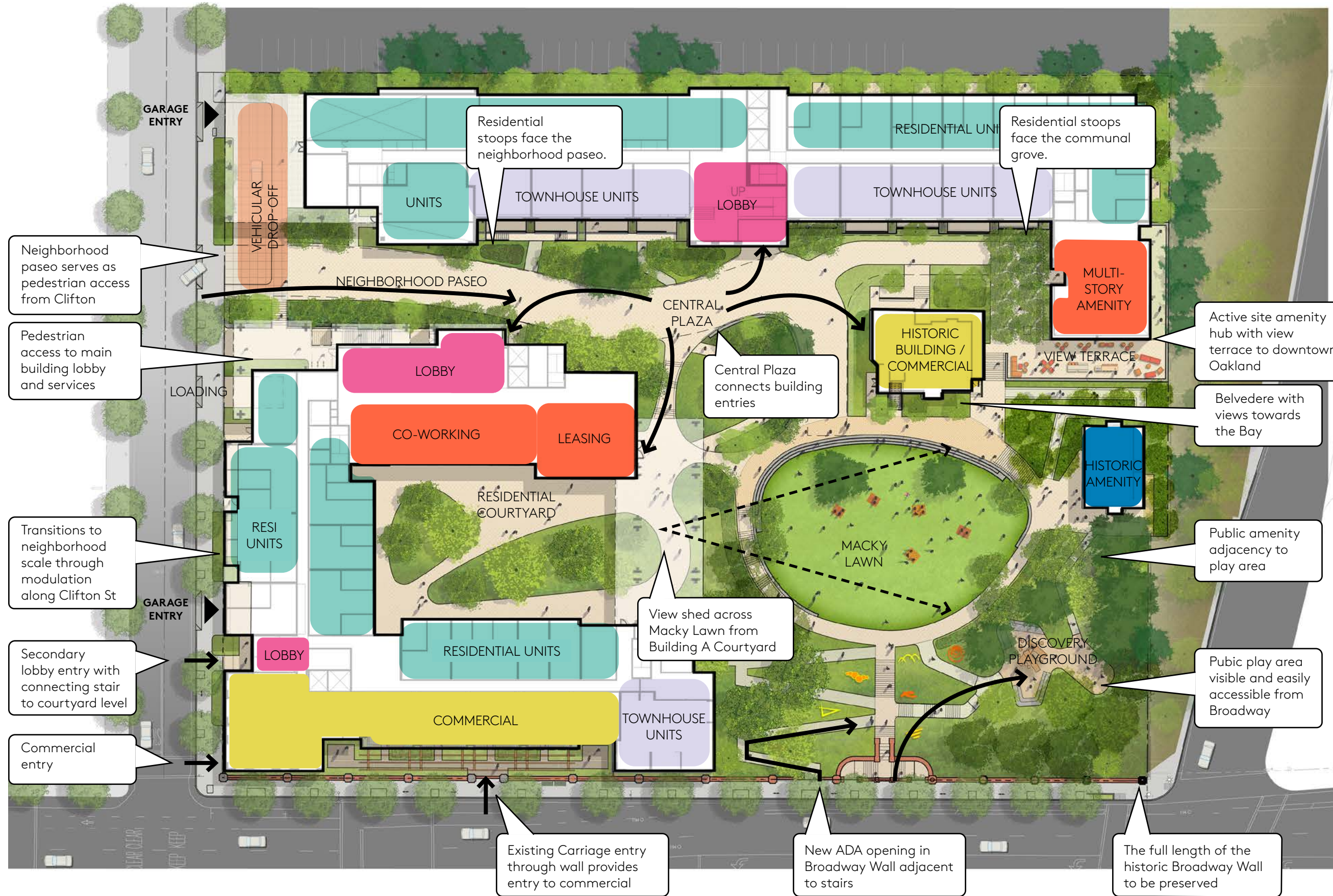
CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE B



GROUND LEVEL USES

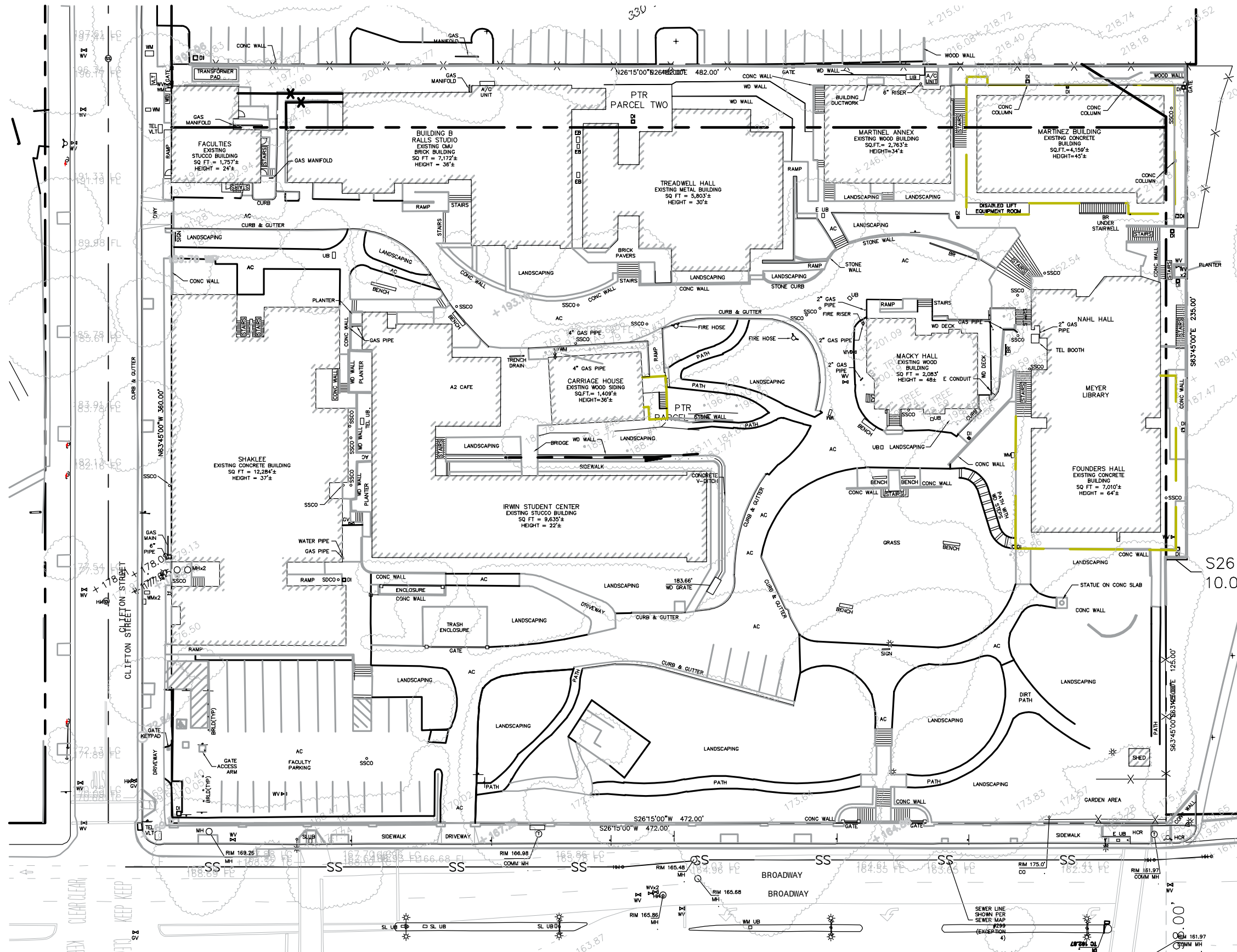


GROUND LEVEL USES ANNOTATED



SURVEY, CIVIL & DEMOLITION

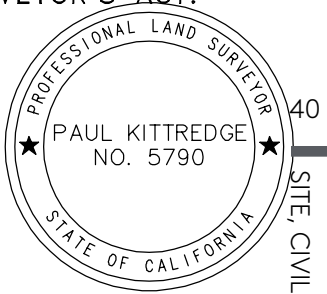
SITE SURVEY



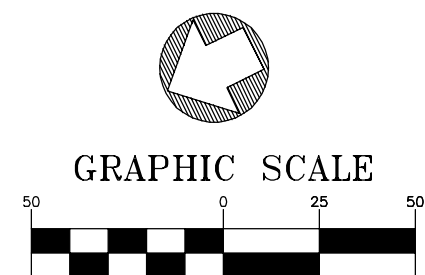
SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

Paul Kittredge
PAUL KITTREDGE
 P.L.S. #5790

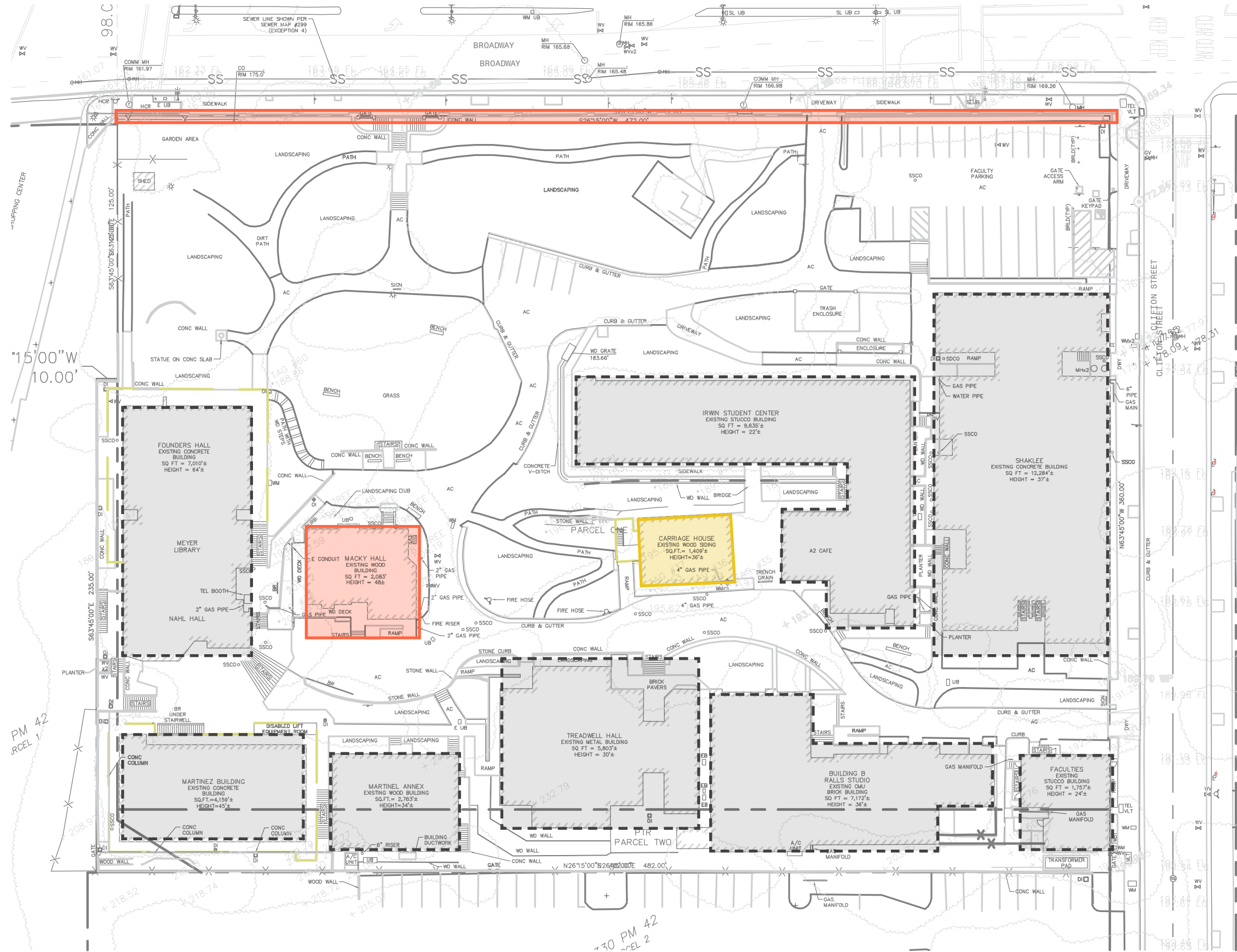


SURVEY PERFORMED AUG 2020



(IN FEET)
 1 inch = 50 ft.

DEMOLITION PLAN



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

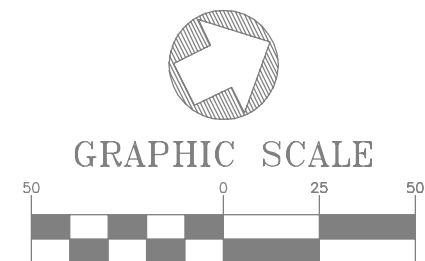
Paul Kittredge
 PAUL KITTREDGE
 P.L.S. #5790



SURVEY PERFORMED AUG 2020

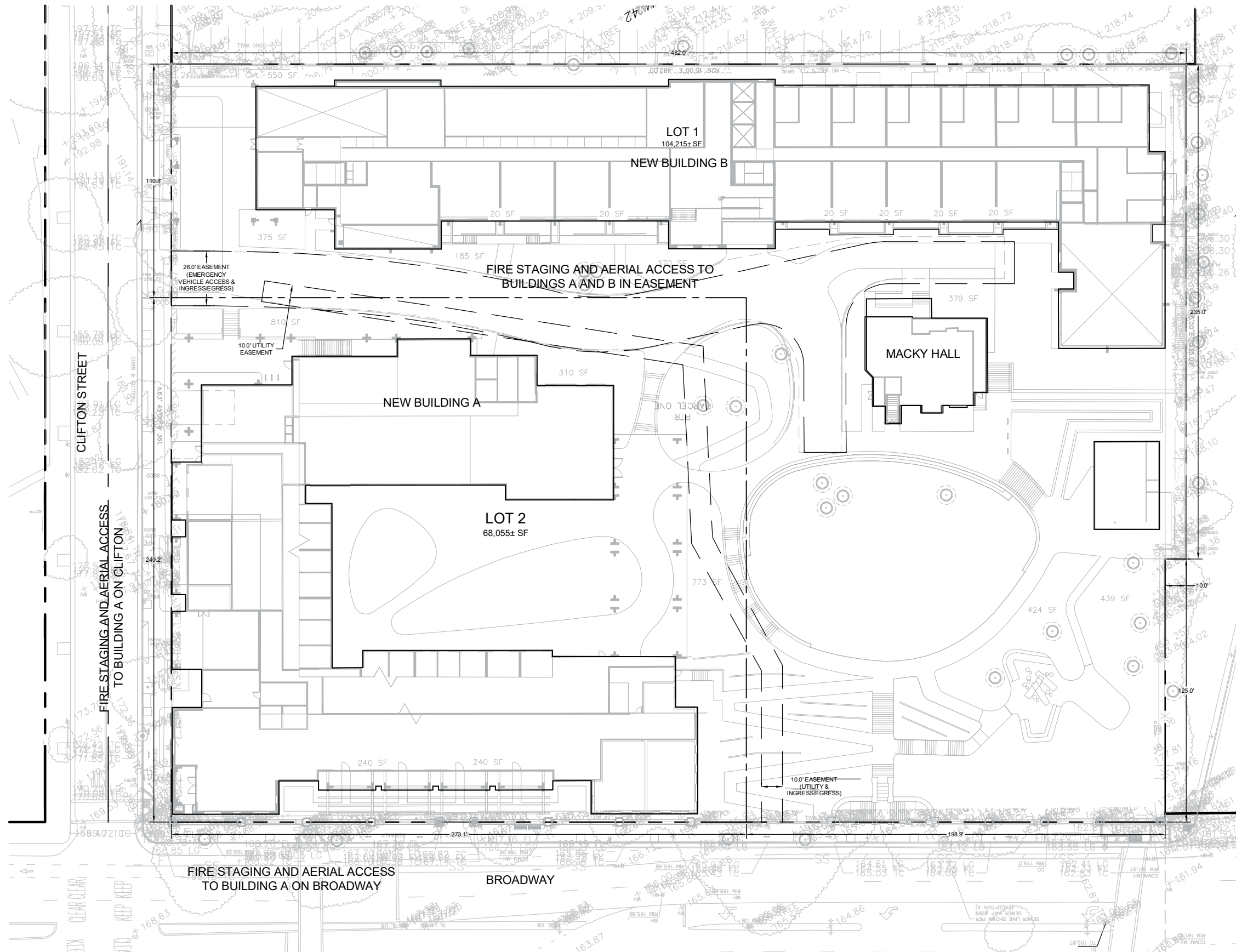
- STRUCTURES TO BE PRESERVED
- STRUCTURES TO BE PRESERVED AND RELOCATED ON SITE
- STRUCTURES TO BE DEMOLISHED

NOTE: THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.






(IN FEET)
 1 inch = 50 ft.

PARCEL PLAN

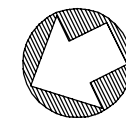


LEGEND

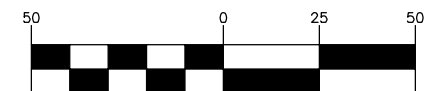
-  PROPERTY LINE
-  PROPOSED LOT LINE
-  EASEMENT LINE

EASEMENT NOTES:

1. EMERGENCY ACCESS EASEMENT PROVIDES FIRE VEHICLE ACCESS TO BOTH LOTS. PORTIONS OF THE EASEMENT ACROSS LOT 1 ARE FOR THE BENEFIT OF LOT 2. PORTIONS OF THE EASEMENT ACROSS LOT 2 ARE FOR THE BENEFIT OF LOT 1.
2. UTILITY EASEMENT PROVIDES STORMWATER DRAINAGE FOR BOTH LOTS. LOCATION OF UTILITY EASEMENT WILL CHANGE AS DESIGN PROGRESSES TO CORRESPOND WITH UTILITY AND DRAINAGE DESIGN.

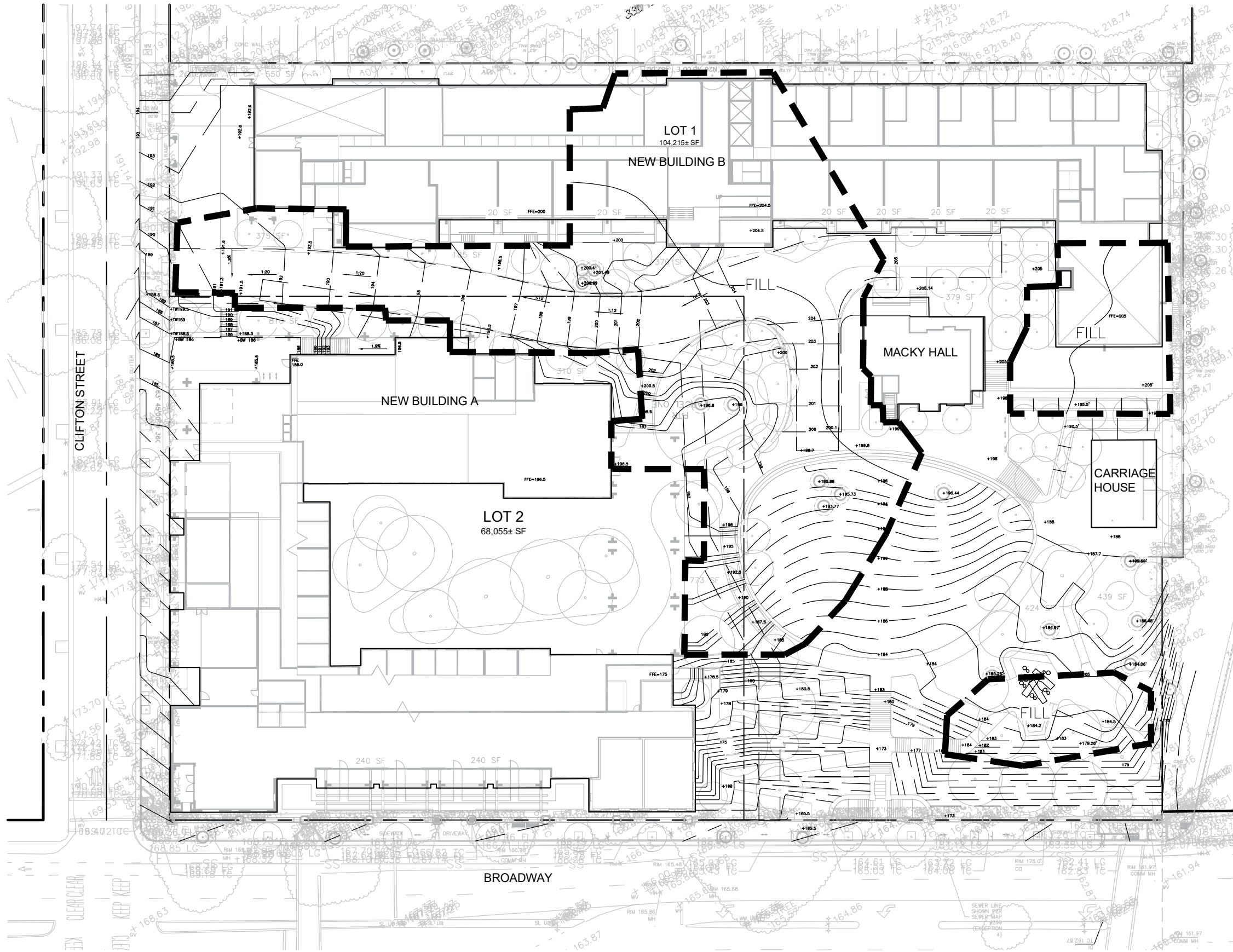


GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

GRADING PLAN

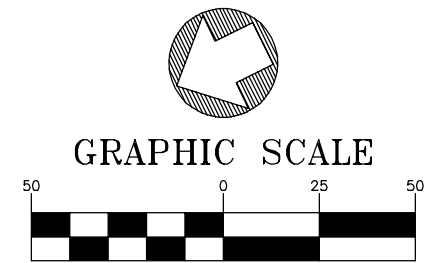


LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- GRADE BREAK LINE
- PROPOSED CONTOUR LINES
- EARTHWORK FILL AREA (NOTE: ALL AREAS NOT WITHIN FILL AREA IS CUT AREA)

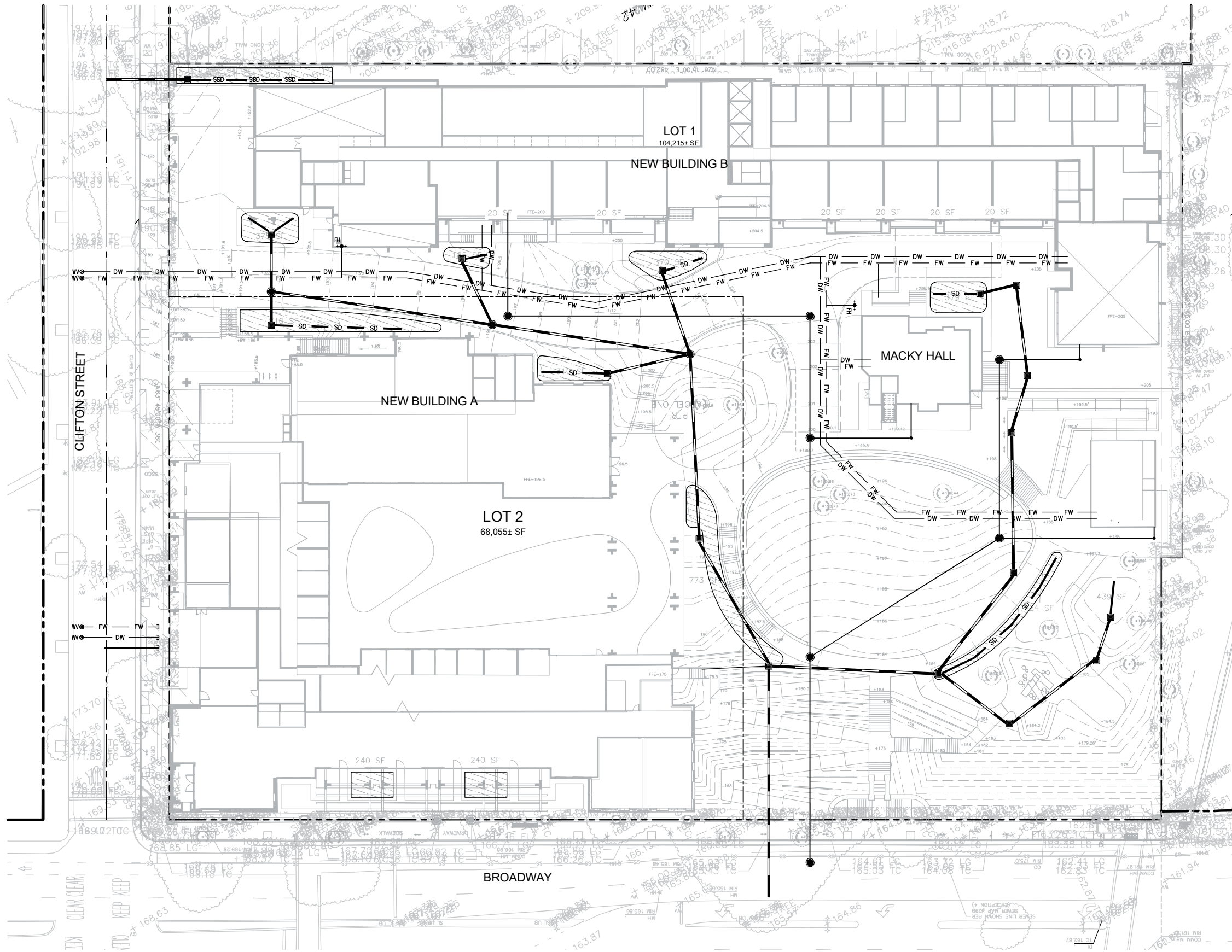
EARTHWORK VOLUMES

PROPOSED EXCAVATION: 17,400 CUBIC YARDS
 ON-SITE FILL: 4,000 CUBIC YARDS
 OFFHAUL: 13,400 CUBIC YARDS



(IN FEET)
 1 inch = 50 ft.

UTILITY PLAN



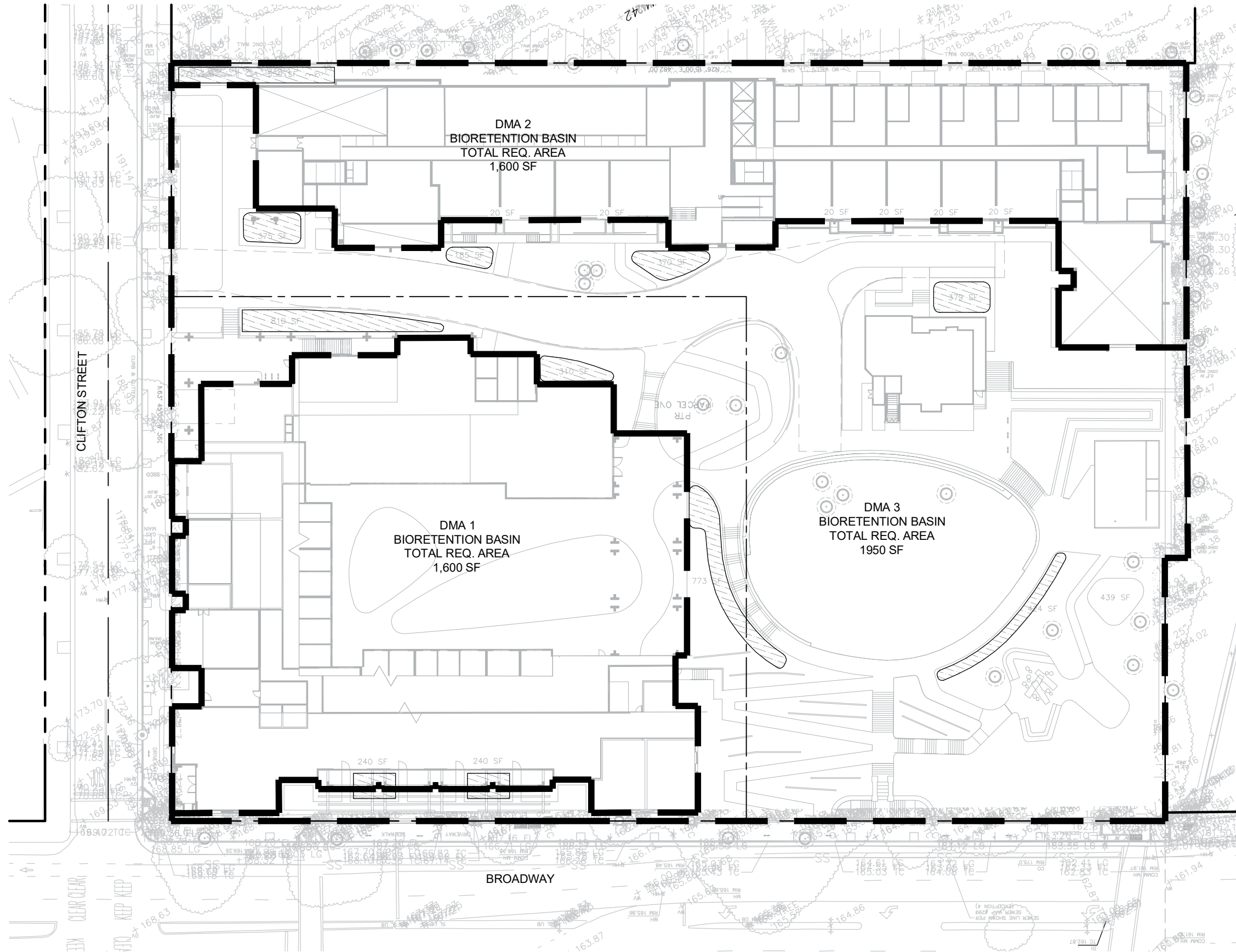
LEGEND

- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- STORM DRAIN LINE
- PERFORATED PIPE
- FIRE WATER LINE
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- WATER VALVE
- FLOW THROUGH PLANTER AND BIORETENTION AREAS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PRELIMINARY STORMWATER MANAGEMENT



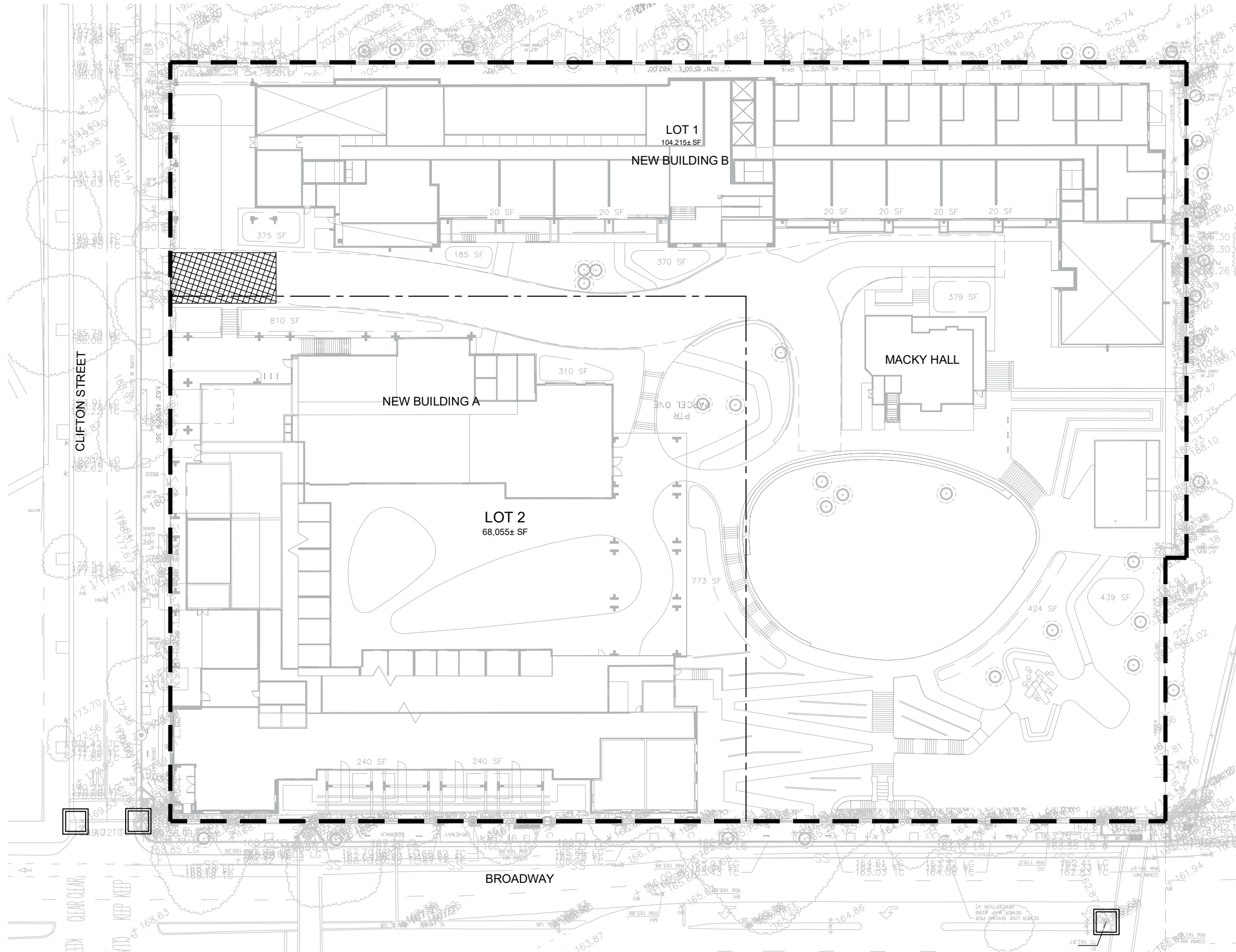
LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- FLOW THROUGH PLANTER AND BIORETENTION AREAS




GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EROSION CONTROL PLAN



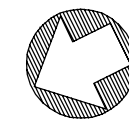
EROSION CONTROL LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE (TC-1)**
WITH ENTRANCE/OUTLET TIRE WASH (TC-3)**
-  STORM DRAIN INLET PROTECTION (SC-10)**
-  FIBER ROLL (SC-05)**

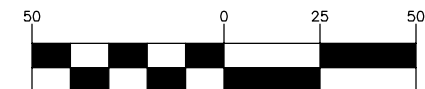
**REFER TO SHEET C4.01 FOR DETAILS

EROSION CONTROL NOTES:

1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
3. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
4. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
5. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
6. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", JANUARY 2015.



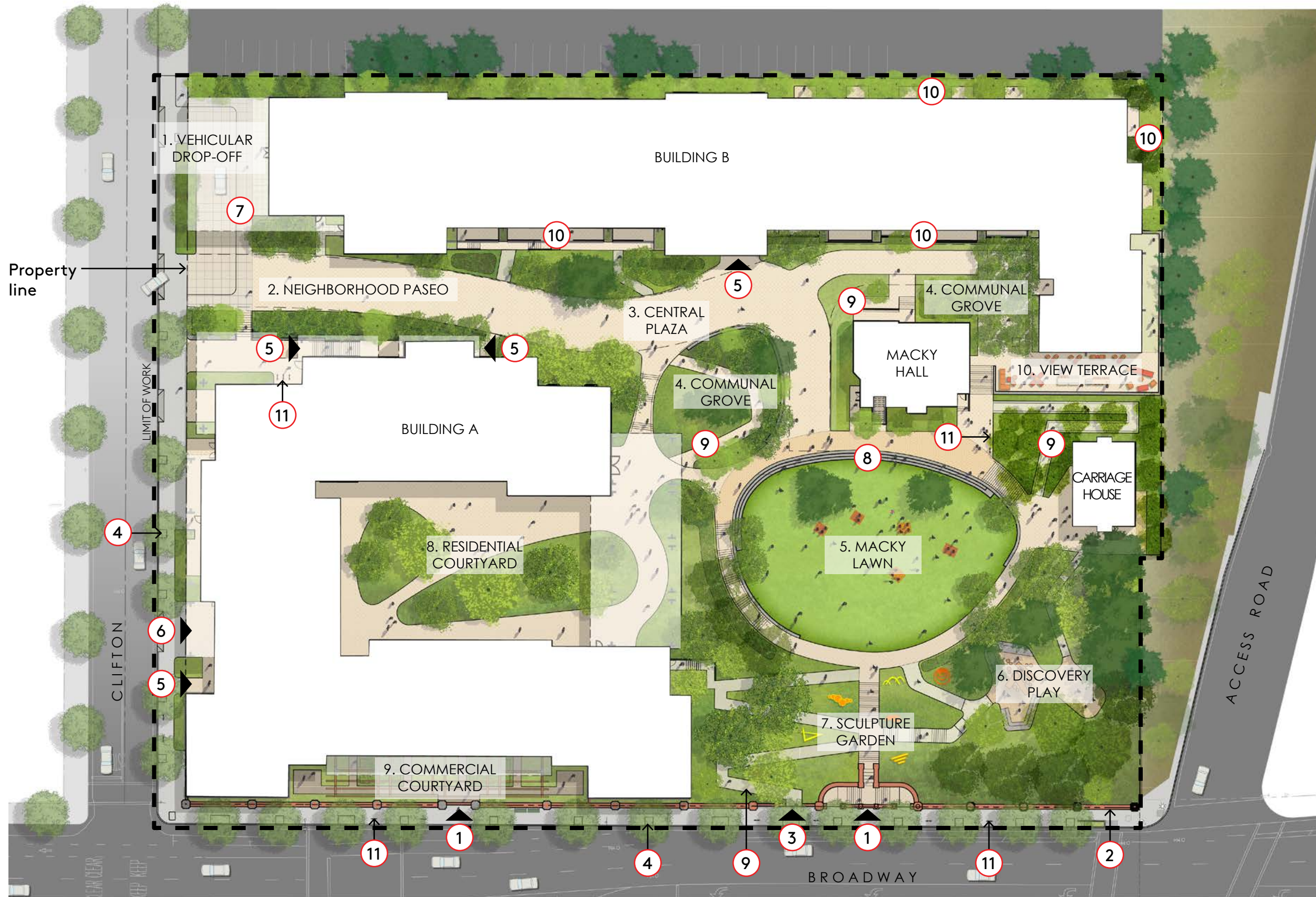
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LANDSCAPE

LANDSCAPE SITE PLAN



Landscape Use

1. Vehicular Drop-Off
2. Neighborhood Paseo
3. Central Plaza
4. Communal Grove
5. Macky Lawn
6. Discovery Play
7. Sculpture Garden
8. Residential Courtyard
9. Commercial Courtyard
10. View Terrace

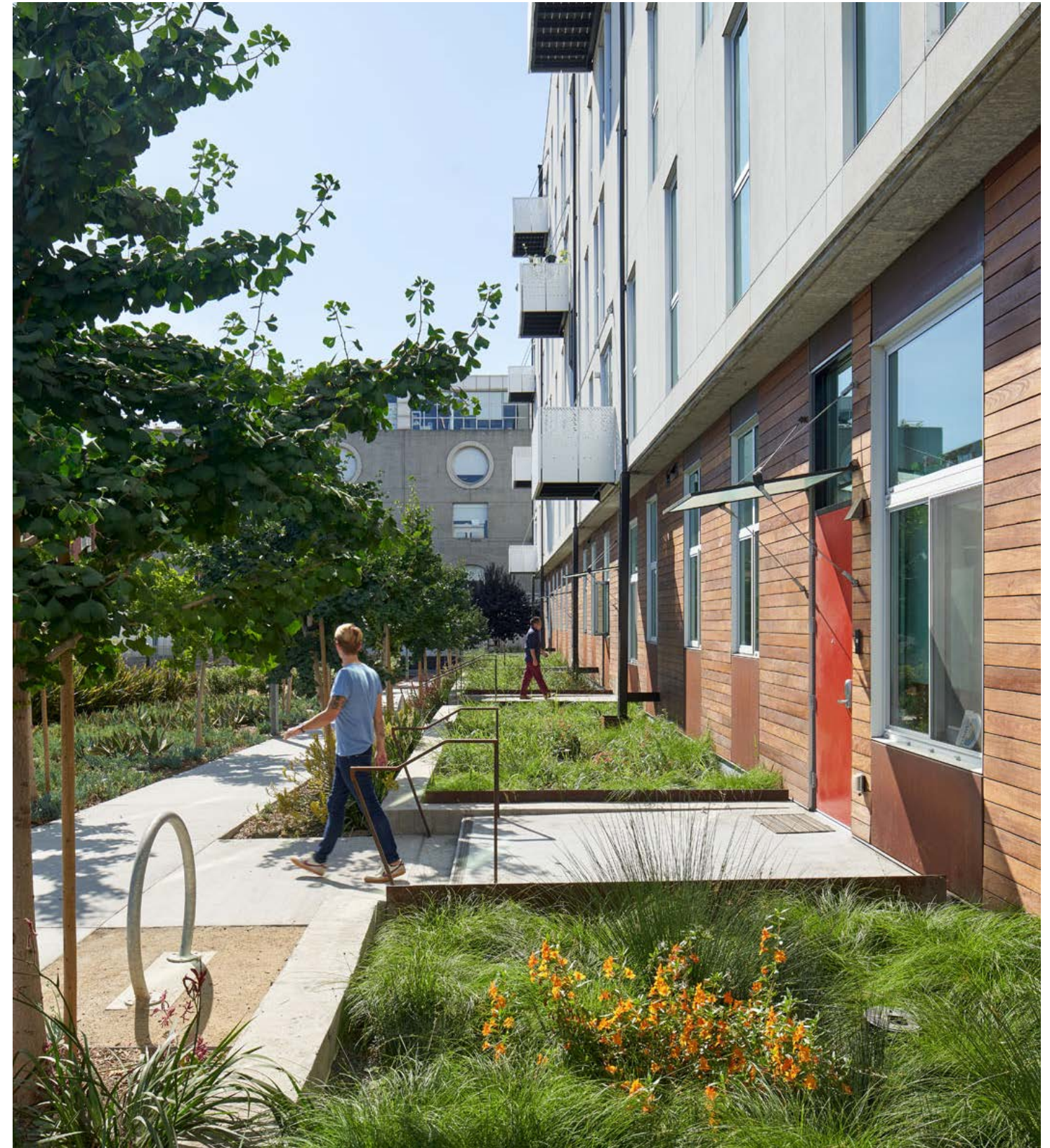
Site Elements

- 1 Historic Gate to remain
- 2 Historic Wall to remain
- 3 New Accessible Opening
- 4 New Street Trees
- 5 Lobby Entry
- 6 Garage Entry
- 7 Covered Waiting Area
- 8 Stepped Seating
- 9 Accessible Ramp
- 10 Private Patios
- 11 Short term bike parking

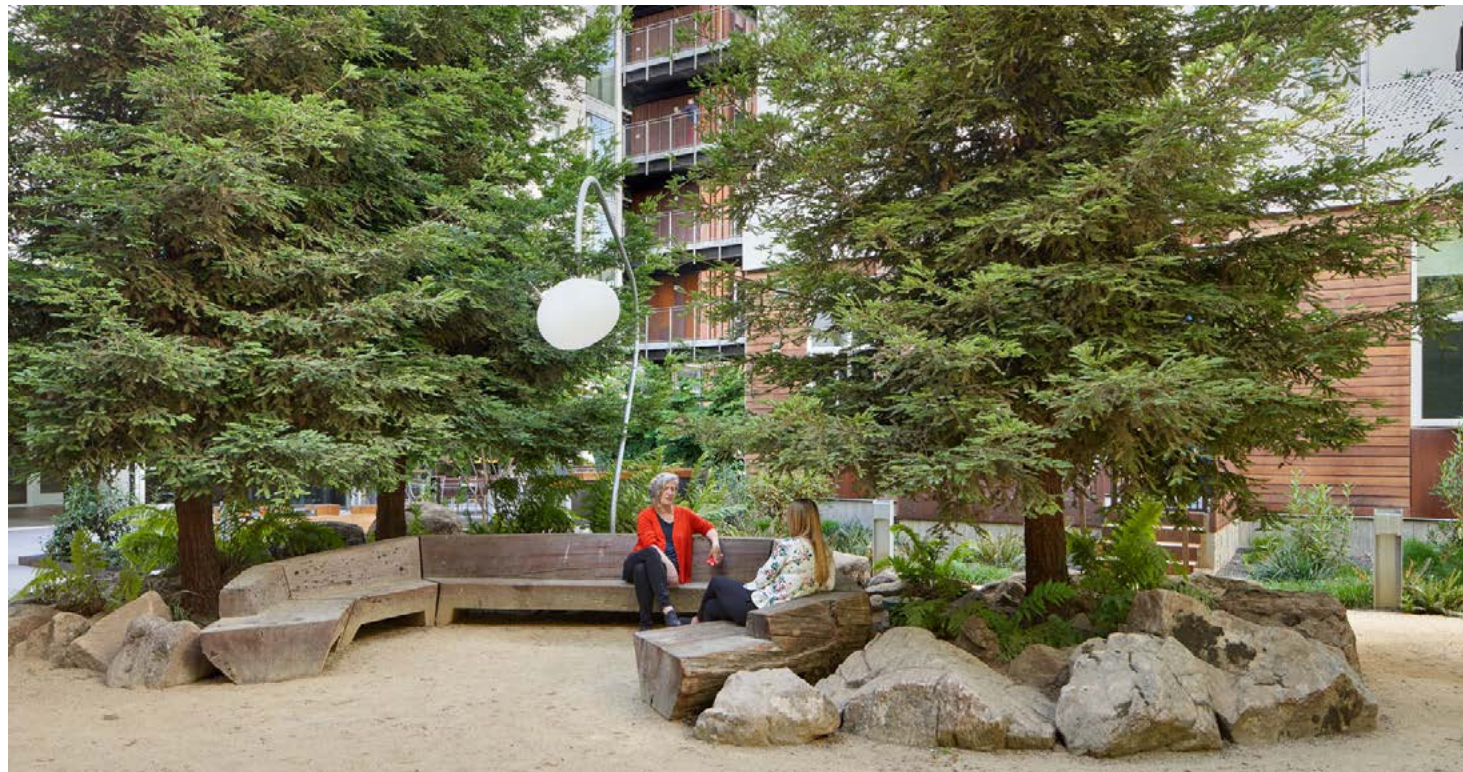
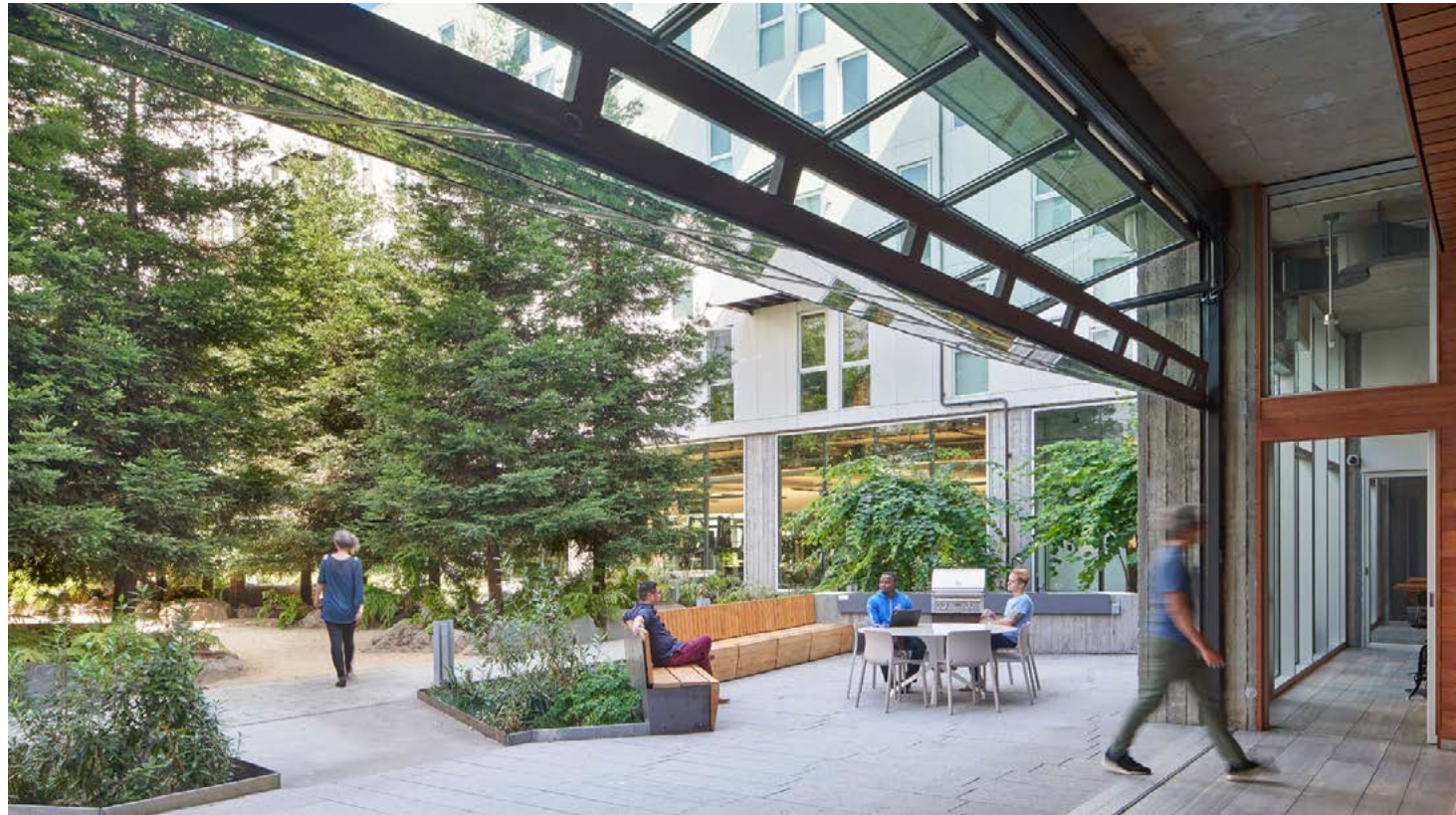
Project Characteristics	Total (Square Feet)
Proposed landscape	58,050
Proposed impervious site surfaces	46,295



SITE IMAGERY: NEIGHBORHOOD PASEO



SITE IMAGERY: COMMUNAL GROVE

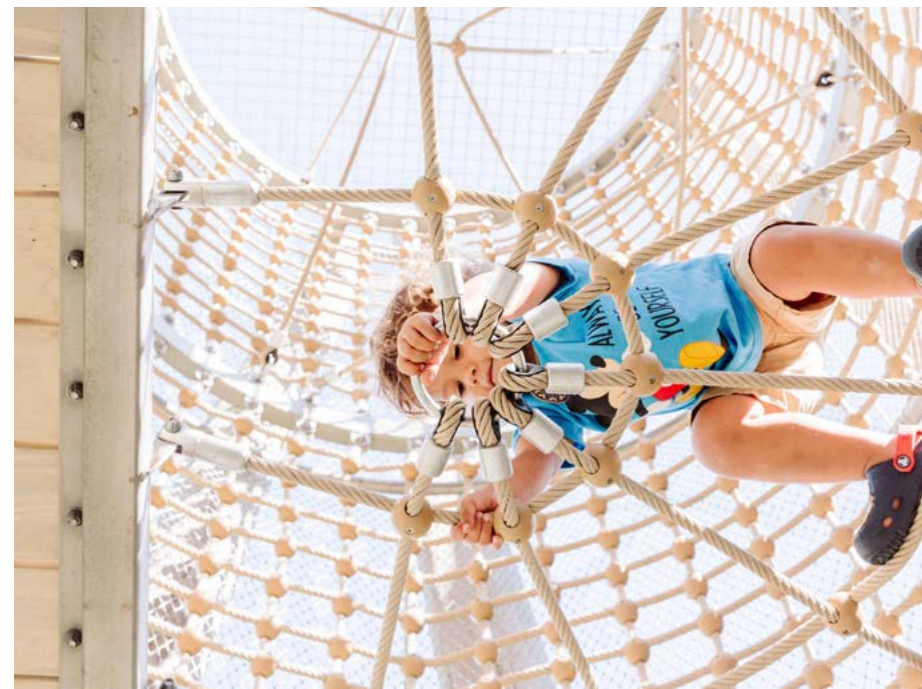


SITE IMAGERY: MACKY LAWN



LANDSCAPE DESIGN

SITE IMAGERY: DISCOVERY PLAY



SITE IMAGERY: SCULPTURE GARDEN



SITE IMAGERY: RESIDENTIAL COURTYARD



SITE IMAGERY: COMMERCIAL COURTYARD



LANDSCAPE MATERIALS PLAN

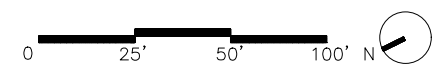


Materials Legend

1. CIP Concrete Paving - Finish 1, Pedestrian and Vehicular
2. CIP Concrete Paving - Finish 2, Pedestrian and Vehicular
3. CIP Concrete Paving - Finish 3, Pedestrian
4. Site Salvaged Brick Paving
5. Geoblock Grass Pavers
6. Lawn
7. Understory Planting Area
8. Stormwater Treatment Garden
9. Fibar Play Area Surfacing

Note: See Civil drawings for stormwater information.

LANDSCAPE DESIGN



LANDSCAPE MATERIALS IMAGERY



1. CIP Concrete Paving - Finish 1
Pedestrian and Vehicular



2. CIP Concrete Paving - Finish 2
Pedestrian and Vehicular



3. CIP Concrete Paving - Finish 3
Pedestrian



4. Site Salvaged Brick Paving



5. Geoblock Grass Pavers



6. Lawn



7. Understory Planting Area

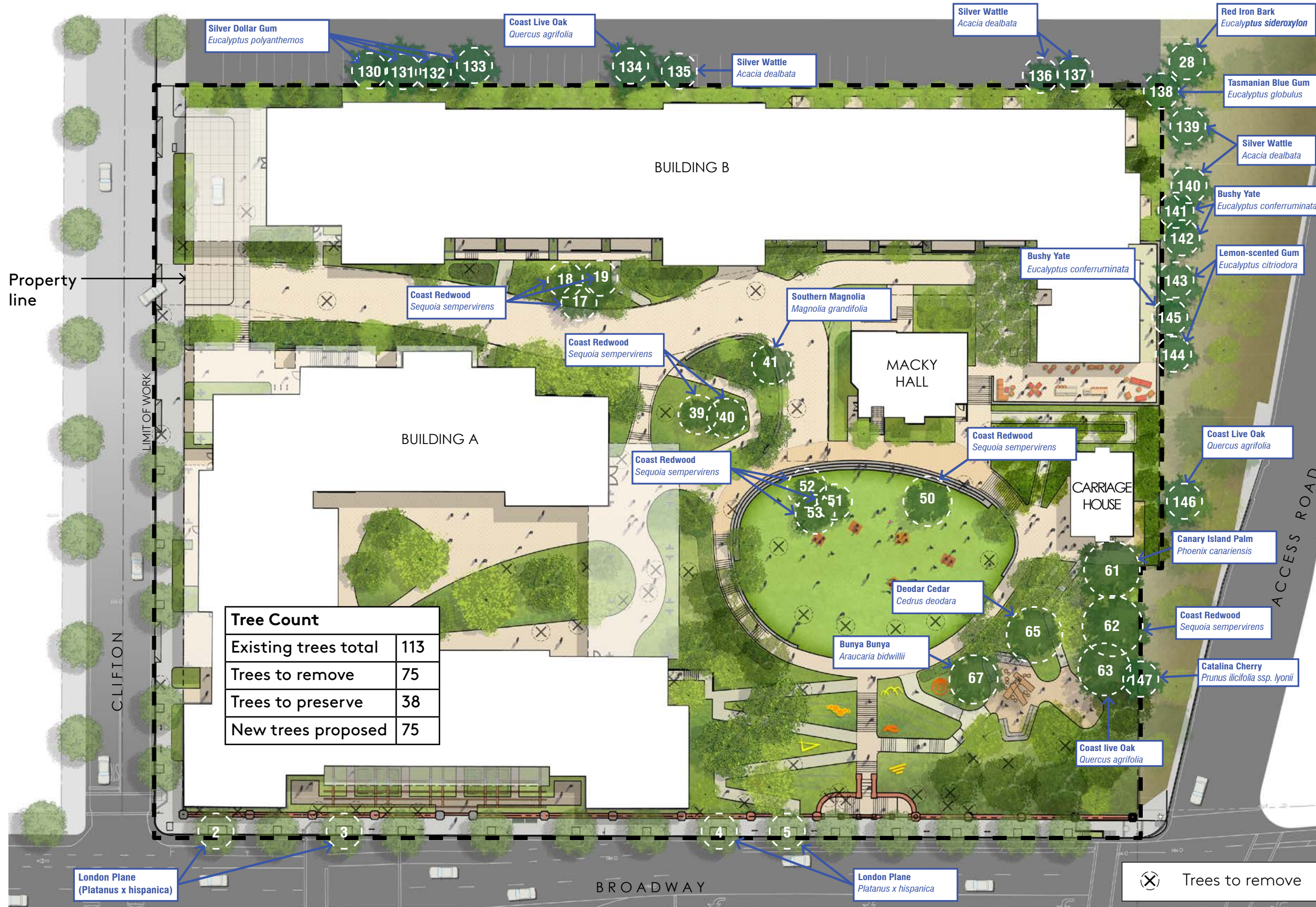


8. Stormwater Treatment Garden



9. Fibar Play Area Surfacing

TREE PRESERVATION PLAN



Trees proposed for preservation within 30' of development activity (DBH)

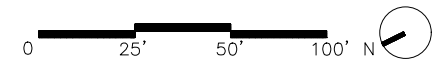
2. *Platanus x hispanica* (21)
 3. *Platanus x hispanica* (17.5)
 4. *Platanus x hispanica* (14.5)
 5. *Platanus x hispanica* (15)
 17. *Sequoia sempervirens* (30)
 28. *Eucalyptus sideroxylon* (15.5)
 39. *Sequoia sempervirens* (44)
 40. *Sequoia sempervirens* (34)
 130. *Eucalyptus polyanthemos* (27.5)
 131. *Eucalyptus polyanthemos* (20)
 132. *Eucalyptus polyanthemos* (22)
 133. *Eucalyptus polyanthemos* (23)
 134. *Quercus agrifolia* (5.5)
 135. *Eucalyptus polyanthemos* (16.5)
 136. *Acacia dealbata* (9)
 137. *Acacia dealbata* (9.5)
 138. *Eucalyptus globulus* (68 @base)
 139. *Acacia dealbata* (6, 3, 6, 4)
 140. *Acacia dealbata* (3.5, 4.5, 1.5, 2)
 141. *Eucalyptus conferruminata* (6.5...)
 142. *Eucalyptus conferruminata* (14, 6)
 143. *Eucalyptus citriodora* (18, 17.5)
 144. *Eucalyptus citriodora* (16)
 145. *Eucalyptus conferruminata* (5...)
 146. *Quercus agrifolia* (11)
- Total: 25**

Trees proposed for preservation that are within 10' of construction (DBH)

18. *Sequoia sempervirens* (14)
 19. *Sequoia sempervirens* (34)
 61. *Phoenix canariensis* (29)
- Total: 3**

Other Trees to be preserved (DBH)

41. *Magnolia grandifolia* (19.5)
 50. *Sequoia sempervirens* (42)
 51. *Sequoia sempervirens* (39.5)
 52. *Sequoia sempervirens* (43)
 53. *Sequoia sempervirens* (30)
 62. *Sequoia sempervirens* (27)
 63. *Quercus agrifolia* (25)
 65. *Cedrus deodara* (32)
 67. *Araucaria bidwillii* (39)
 147. *Prunus ilicifolia ssp. lyonii* (9.5)
- Total: 10**



TREE REMOVAL LIST

Trees proposed for removal				Trees proposed for removal				Trees proposed for removal				Trees proposed for removal			
#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected
1	<i>Liriodendron tulipifera</i>	28.5	Yes	33	<i>Quercus lobata</i>	12	Yes	69	<i>Cedrus atlantica</i>	14.5	Yes	93	<i>Quercus agrifolia</i>	4.4	Yes
6	<i>Liriodendron tulipifera</i>	25	Yes	34	<i>Laurus nobles</i>	10	Yes	70	<i>Quercus agrifolia</i>	4.5	Yes	94	<i>Quercus agrifolia</i>	6	Yes
7	<i>Liriodendron tulipifera</i>	17.5	Yes	35	<i>Liquidambar styraciflua</i>	12	Yes	71	<i>Acacia melanoxylon*</i>	13, 8	Yes	95	<i>Pittosporum undulatum</i>	10	Yes
8	<i>Ulmus americana</i>	9, 11.5	Yes	36	<i>Liquidambar styraciflua</i>	9.5	Yes	72	<i>Acacia melanoxylon*</i>	12	Yes	96	<i>Pittosporum undulatum</i>	9	Yes
9	<i>Juniperus occidentalis</i>	9	Yes	37	<i>Liquidambar styraciflua</i>	9	Yes	73	<i>Acacia melanoxylon*</i>	9.5	Yes	97	<i>Olea europaea</i>	9	Yes
10	<i>Calocedrus decurrens*</i>	20	Yes	38	<i>Sequoia sempervirens</i>	33	Yes	74	<i>Acacia melanoxylon*</i>	27	Yes	98	<i>Populus nigra 'Italica'</i>	10	Yes
11	<i>Quercus agrifolia</i>	22	Yes	42	<i>Taxus cuspidata</i>	12	Yes	75	<i>Pittosporum eugenioides*</i>	6, 5.5, 5.5	Yes	99	<i>Quercus agrifolia</i>	6	Yes
12	<i>Quercus agrifolia</i>	5.5	Yes	43	<i>Cedrus libani</i>	27	Yes	76	<i>Umbellularia californica</i>	5.5, 5.5... multi	Yes	100	<i>Populus nigra 'Italica'</i>	15	Yes
13	<i>Crataegus phaenopyrum</i>	10	Yes	44	<i>Quercus agrifolia</i>	14, 11.5	Yes	77	<i>Pittosporum eugenioides*</i>	8.5, 5.5, 5.5	Yes	101	<i>Eucalyptus globulus</i>	66	No
14	<i>Quercus agrifolia</i>	9.5	Yes	45	<i>Cedrus deodara</i>	29	Yes	78	<i>Olea europaea</i>	12.5	Yes	102	<i>Eucalyptus globulus</i>	66	No
15	<i>Platanus x hispanica 'Yarwood'</i>	9	Yes	46	<i>Calocedrus deccurens</i>	18	Yes	79	<i>Sequoia sempervirens*</i>	31.5	Yes	103	<i>Olea europaea</i>	5, 5, 4, 3	Yes
16	<i>Eriobotrya japonica</i>	6, 5, 4	Yes	47	<i>Acacia melanoxylon</i>	24.5	Yes	80	<i>Sequoia sempervirens*</i>	27.5	Yes	104	<i>Olea europaea</i>	5.5, 6, 4.5	Yes
20	<i>Ulmus parvifolia</i>	13	Yes	48	<i>Ulmus americana</i>	14, 18	Yes	81	<i>Pinus ponderosa*</i>	20	Yes	105	<i>Olea europaea</i>	7, 3.5	Yes
21	<i>Liquidambar styraciflua</i>	11.5	Yes	49	<i>Zelkova serrata</i>	16	Yes	82	<i>Quercus rubra*</i>	12	Yes	106	<i>Olea europaea</i>	9, 4.5	Yes
22	<i>Sequoia sempervirens</i>	31	Yes	54	<i>Washingtonia robusta</i>	18	Yes	83	<i>Quercus agrifolia</i>	19	Yes	107	<i>Olea europaea</i>	7, 6.5	Yes
23	<i>Pittosporum undulatum*</i>	12.5	Yes	55	<i>Ulmus americana</i>	25.5	Yes	84	<i>Eucalyptus globulus</i>	38	No	108	<i>Olea europaea</i>	11	Yes
24	<i>Quercus agrifolia</i>	7, 5	Yes	56	<i>Sequoiadendron giganteum*</i>	60	Yes	85	<i>Eucalyptus globulus</i>	54	No	109	<i>Olea europaea</i>	10	Yes
25	<i>Acacia dealbata</i>	18	Yes	57	<i>Umbellularia californica</i>	9" multi	Yes	86	<i>Eucalyptus globulus</i>	51	No	Total		75	
26	<i>Eucalyptus sideroxylon</i>	21.5	No	58	<i>Umbellularia californica</i>	10" multi	Yes	87	<i>Quercus agrifolia</i>	16	Yes	<p>* = (14) trees previously removed under separate permit and excluded from the total count above of 75 trees</p> <p>Reason for removal/impacting of trees:</p> <ul style="list-style-type: none"> To allow for the creation of 448 homes and a viable reuse of the site Poor suitability for retention due to declining health, weak structural stability, and limitations due to proposed construction activity. 8 trees are not protected as defined by the City of Oakland Tree Preservation Ordinance. Refer to arborist report for additional information. 			
27	<i>Eucalyptus sideroxylon</i>	15.5	No	59	<i>Sequoiadendron giganteum*</i>	72	Yes	88	<i>Prunus ilicifolia ssp. lyonii</i>	9.5	Yes				
29	<i>Quercus agrifolia</i>	14, 16, 11	Yes	60	<i>Liquidambar styraciflua</i>	10	Yes	89	<i>Platanus x hispanica</i>	10.5	Yes				
30	<i>Eucalyptus sideroxylon</i>	22, 23	No	64	<i>Quercus ilex</i>	8, 10.5	Yes	90	<i>Sequoia sempervirens</i>	35.5	Yes				
31	<i>Prunus serrulata</i>	8, 7.5, 9	Yes	66	<i>Calocedrus deccurens</i>	18	Yes	91	<i>Aesculus californica</i>	7, 6.5	Yes				
32	<i>Quercus agrifolia</i>	23	Yes	68	<i>Prunus ilicifolia ssp. lyonii</i>	14	Yes	92	<i>Quercus agrifolia</i>	6, 4, 3	Yes				

PLANTING PLAN

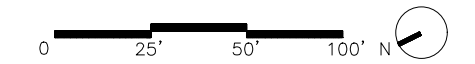


Planting Zones

- 1. Oak Woodland
- 2. Riparian Woodland
- 3. Redwood Forest
- 4. Soft Chaparral & Mediterranean Mix
- 5. Lawn & Mixed Meadow
- 6. Dwarf Conifer Garden

LANDSCAPE DESIGN

NOTE: Refer to Planting Design Character and Planting Schedule for more information.



PLANTING DESIGN CHARACTER



Oak Woodland



Riparian Woodland



Redwood Forest



Soft Chaparral & Mediterranean Mix



Lawn & Mixed Meadow



Dwarf Conifer Garden

PLANTING SCHEDULE

Oak Woodland

Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Aesculus californica</i>	California Buckeye	48" Box	L/VL	<i>Achillea millefolium</i>	Yarrow	1 Gal	L/VL
<i>Arctostaphylos spp.</i>	Manzanita	48" Box	L/VL	<i>Bouteloua gracilis</i>	Blue Grama	1 Gal	L/VL
<i>Ceanothus thyrsiflorus</i>	Blueblossom	5 Gal	L/VL	<i>Ceanothus spp.</i>	California Lilac	5 Gal	L/VL
<i>Heteromeles arbutifolia</i>	Toyon	48" Box	L/VL	<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Quercus agrifolia</i>	Coast Live Oak	48" Box 60" Box	L/VL	<i>Garrya elliptica</i>	Coast Silk-tassel	24" Box	L/VL
<i>Quercus chrysolepis</i>	Canyon Live Oak	48" Box	L/VL	<i>Holodiscus discolor</i>	Ironwood	1 Gal	L/VL
<i>Quercus kelloggii</i>	California Black Oak	48" Box	L/VL	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/VL
<i>Quercus suber</i>	Cork Oak	48" Box	L/VL	<i>Native CA dry ferns</i>	N/A	1 Gal	M
<i>Quercus tomentella</i>	Island Oak	48" Box	L/VL	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

Riparian Woodland

Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer macrophyllum</i>	Bigleaf Maple	48" Box	M	<i>Corylus cornuta</i>	Beaked Hazelnut	1 Gal	L/M
<i>Alnus rhombifolia</i>	White Alder	48" Box	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	L/M
<i>Ginkgo biloba</i>	Maidenhair Tree	36" Box	L	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/M
<i>Juglans hindsii</i>	Northern California Black Walnut	48" Box	M	<i>Pittosporum undulatum</i>	Victorian Box	5 Gal	L/M
<i>Platanus racemosa</i>	California Sycamore	48" Box	M	<i>Philadelphus lewisii</i>	Lewis' Mock-orange	1 Gal	L/M
<i>Sambucus nigra ssp. Caerulea</i>	Blue Elder	48" Box	M	<i>Ribes sanguineum sp glutinosa</i>	Currant	5 Gal	L/M

Redwood Forest

Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer circinatum</i>	Vine Maple	36" Box	M	<i>Asarum caudatum</i>	Western Wild Ginger	1 Gal	M
<i>Acer palmatum</i>	Japanese Maple	36" Box	M	<i>Heuchera maxima</i>	Coral Bells	1 Gal	M
<i>Brugmansia spp.</i>	Angel's Trumpets	5 Gal	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	M
<i>Corylus cornuta</i>	California Hazelnut	5 Gal	M	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	M
<i>Dicksonia antarctica</i>	Tree Fern	5 Gal	M	<i>Myrica californica</i>	Pacific Wax Myrtle	1 Gal	M
<i>Magnolia x soulangeana</i>	Saucer Magnolia	36" Box	M	<i>Native CA ferns</i>	N/A	1 Gal	M
<i>Sequoia sempervirens</i>	Coast Redwood	60" Box	M	<i>Rubus parviflorus</i>	Thimbleberry	1 Gal	M
<i>Wisteria sinensis</i>	Chinese Wisteria	5 Gal	M	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

PLANTING SCHEDULE

Soft Chaparral & Mediterranean Mix							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Arctostaphylos spp.</i>	Manzanita	48" Box	L/VL	<i>Aeonium spp.</i>	Aeonium	1 Gal	L/VL
<i>Bougainvillea spp.</i>	Bougainvillea	5 Gal	L/VL	<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Ceanothus spp.</i>	California Lilac	5 Gal	L/VL	<i>Eriogonum spp.</i>	Wild Buckwheat	1 Gal	L/VL
<i>Cotinus coggygria</i>	Smoke Tree	48" Box	L/VL	<i>Erigeron glaucus</i>	Seaside Daisy	1 Gal	L/VL
<i>Leucadendron spp.</i>	Sunshine Conebush	5 Gal	L/VL	<i>Romneya coulteri</i>	California Tree Poppy	1 Gal	L/VL
<i>Melaleuca quinquenervia</i>	Paper Bark Tea Tree	48" Box	L/VL	<i>Salvia clevelandii</i>	Cleveland Sage	1 Gal	L/VL
<i>Phoenix canariensis</i>	Canary Island Date Palm	48" Box	L/VL	<i>Salvia spathacea</i>	California hummingbird sage	1 Gal	L/VL
Lawn & Mixed Meadow							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Aeonium spp.</i>	Aeonium	5 Gal	L/VL	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Grama	1 Gal	L/VL
<i>Agave attenuata</i>	Foxtail Agave	5 Gal	L/VL	<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 Gal	L/VL
<i>Carex praegracilis</i>	Field Sedge	5 Gal	L/VL	<i>Elymus multisetus</i>	Squirreltail Wild Rye	1 Gal	L/VL
<i>Ceanothus spp.</i>	Blueblossom	5 Gal	L/VL	<i>Escholzia californica</i>	California Poppy	4" Pot	L/VL
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat	5 Gal	L/VL	<i>Festuca spp.</i>	Fine Fescue	1 Gal	L/VL
<i>Muhlenbergia capillaris</i>	Pine Muhly	5 Gal	L/VL	<i>Lomandra longifolia</i>	Dwarf Mat Rush	1 Gal	L/VL
<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	L/VL	<i>Stipa pulchra</i>	Purple needlegrass	1 Gal	L/VL
Dwarf Conifer Garden							
Trees + Structural Shrubs							
Scientific Name	Common Name	Size	WUCOLS				
<i>Arctostaphylos uva-ursi 'Point. Reyes'</i>	Point Reyes Manzanita	5 Gal	L/VL				
<i>Ceanothus maritimus</i>	Maritime Ceanothus	5 Gal	L/VL				
<i>Cedrus atlantica 'Glauca Pendula'</i>	Atlas Cedar	36" Box	M				
<i>Cedrus deodara 'Prostrate Beauty'</i>	Prostrate Beauty Deodar Cedar	5 Gal	M				
<i>Ginkgo biloba 'Mariken'</i>	Mariken' Maidenhair Tree	24" Box	M				
<i>Pinus contorta 'Spaans Dwarf'</i>	Spaan's Dwarf Shore Pine	36" Box	M				
<i>Pseudotsuga menziesii 'Graceful Grace'</i>	Graceful Grace Weeping Douglas Fir	36" Box	M				
<i>Rhamnus californica 'Eve Case'</i>	Coffeeberry	5 Gal	L/VL				
<i>Sequoia sempervirens 'Adpressa'</i>	Adpressa Dwarf Redwood	36" Box	M				
<i>Sequoia sempervirens 'Prostrate'</i>	Kelly's Prostrate	36" Box	M				
<i>Sequoiadendron sempervirens 'Kelly's Prostrate'</i>	Creeping Coast Redwood	36" Box	M				

TREES & STRUCTURAL SHRUB IMAGES



Aesculus californica



Arctostaphylos spp.



Ceanothus thyrsiflorus



Quercus agrifolia



Quercus chrysolepis



Quercus kelloggii



Quercus suber



Quercus tomentella

TREES & STRUCTURAL SHRUB IMAGES



Acer macrophyllum



Alnus rhombifolia



Ginkgo biloba



Juglans hindsii



Platanus racemosa

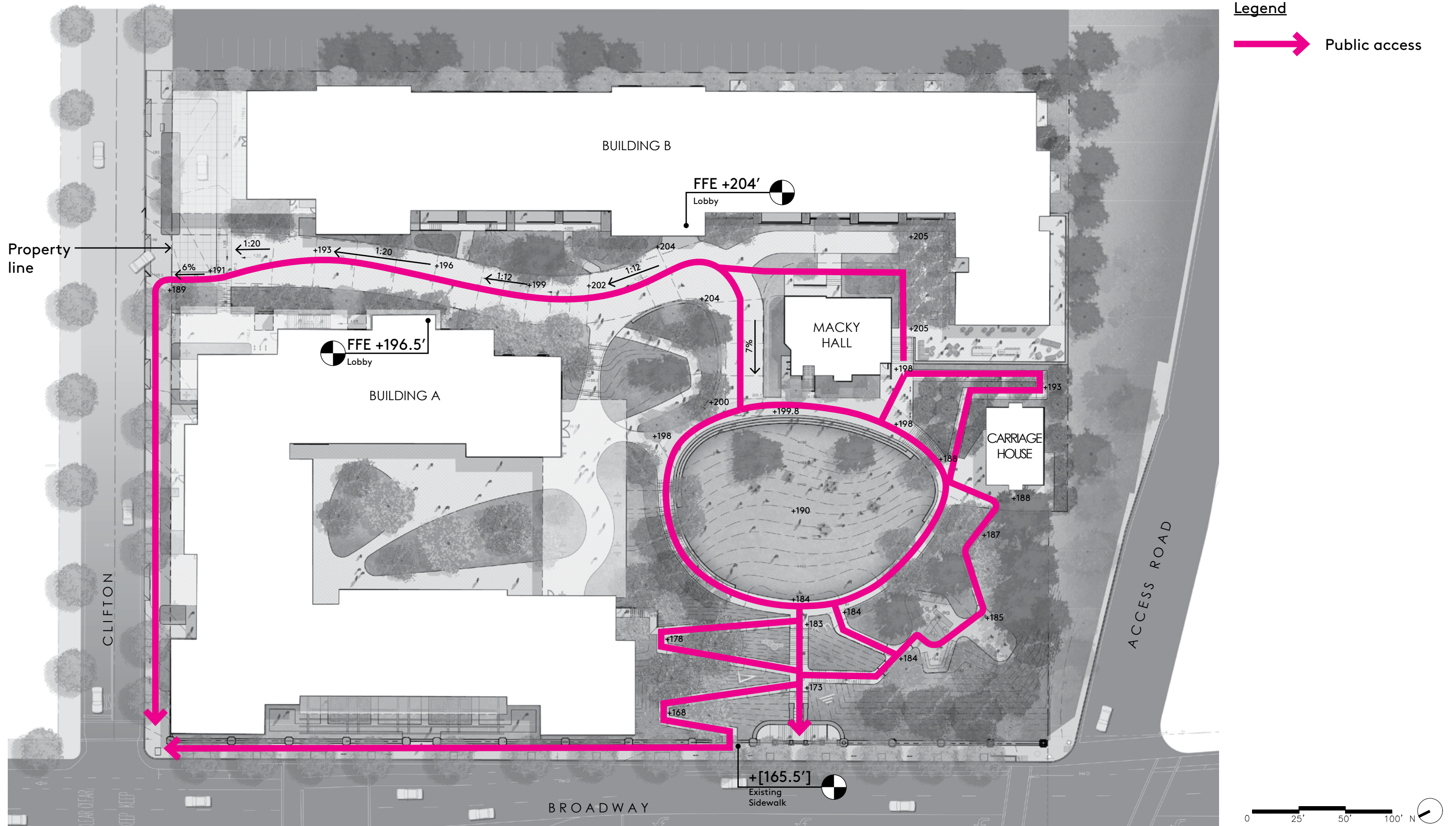


Sambucus nigra ssp. *caerulea*

METHOD OF IRRIGATION & WELO COMPLIANCE

1. The proposed irrigation system for this site will be designed with the latest technology in water conservation and efficiency. The system will consist of the following types of irrigation methods and equipment complying with the State Water Efficient Landscape Ordinance (WELO).
2. All small planting beds will be irrigated with water-conserving and highly efficient inline drip. All bioretention areas will be irrigated with high-efficiency pop-up pressure compensating sprinklers or inline drip spaced at 12" O.C. These sprinklers apply the water at a low application rate to reduce water runoff and ponding. All sprinklers will include built-in check valves and pressure regulators to prevent misting and low head drainage on sloped areas.
3. The controller that will manage this system uses local weather to adjust the run times of the valves based on daily weather conditions. Utilizing this type of "weather-based" system will help the landscape manager save 25% more water than with a conventional controller.
4. The irrigation design plans will include:
 - Irrigation Point of Connection (POC), including a dedicated water meter for irrigation, backflow preventer, master valve, flow sensor, and smart controller.
 - Manual shut-off(s) in case of water breaks.
 - Grouping of plant material per water use type.
 - All low and moderate water-use shrubs/groundcover areas are to be irrigated with inline drip.
 - All large shrubs and trees are to be irrigated by point source bubblers.
 - All stormwater treatment areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - All lawn areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - Irrigation plans will include water use calculations per EBMUD.
5. All landscape planting areas shall include a 3 inch minimum layer of mulch.

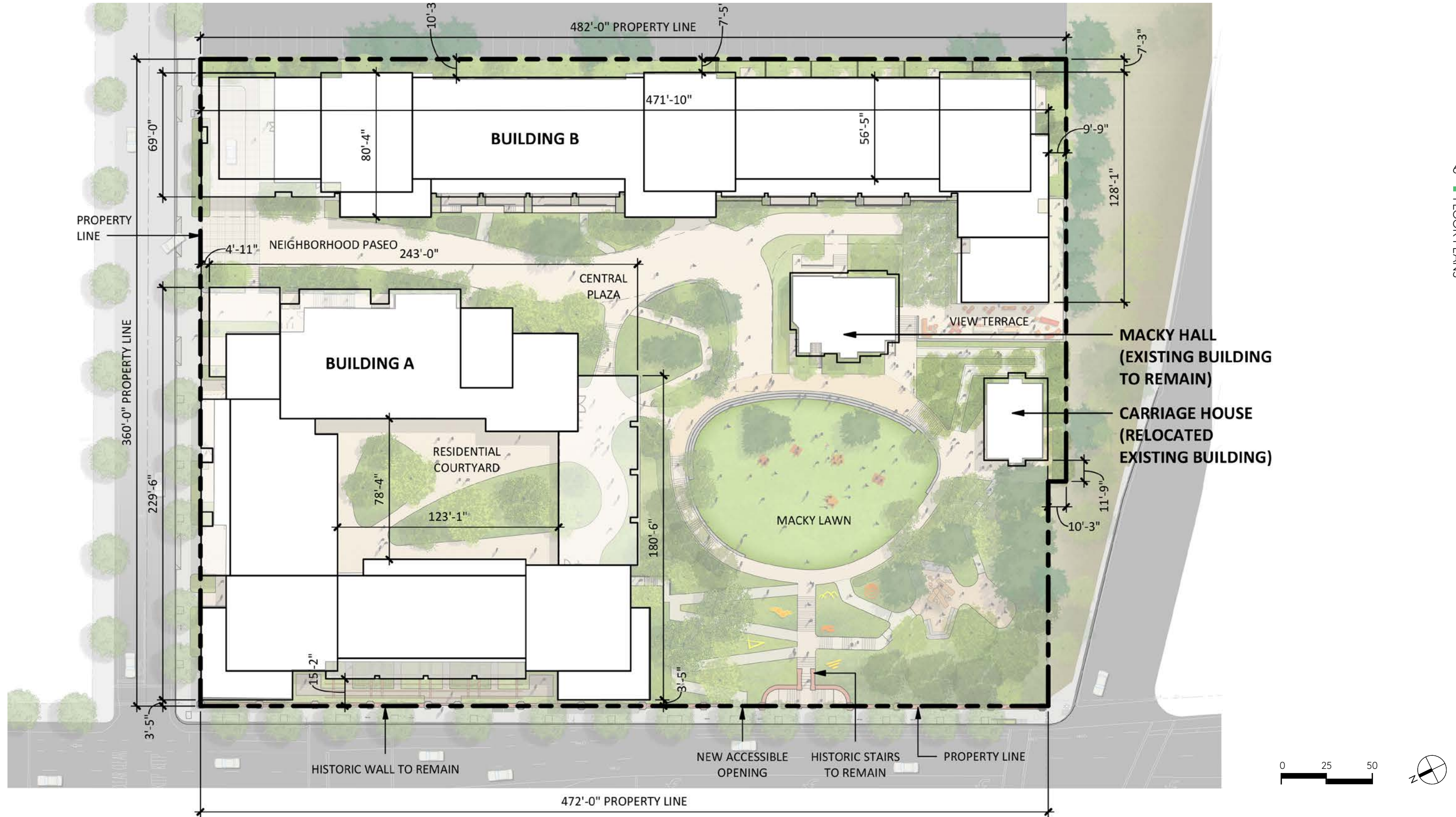
PUBLIC ACCESS PLAN



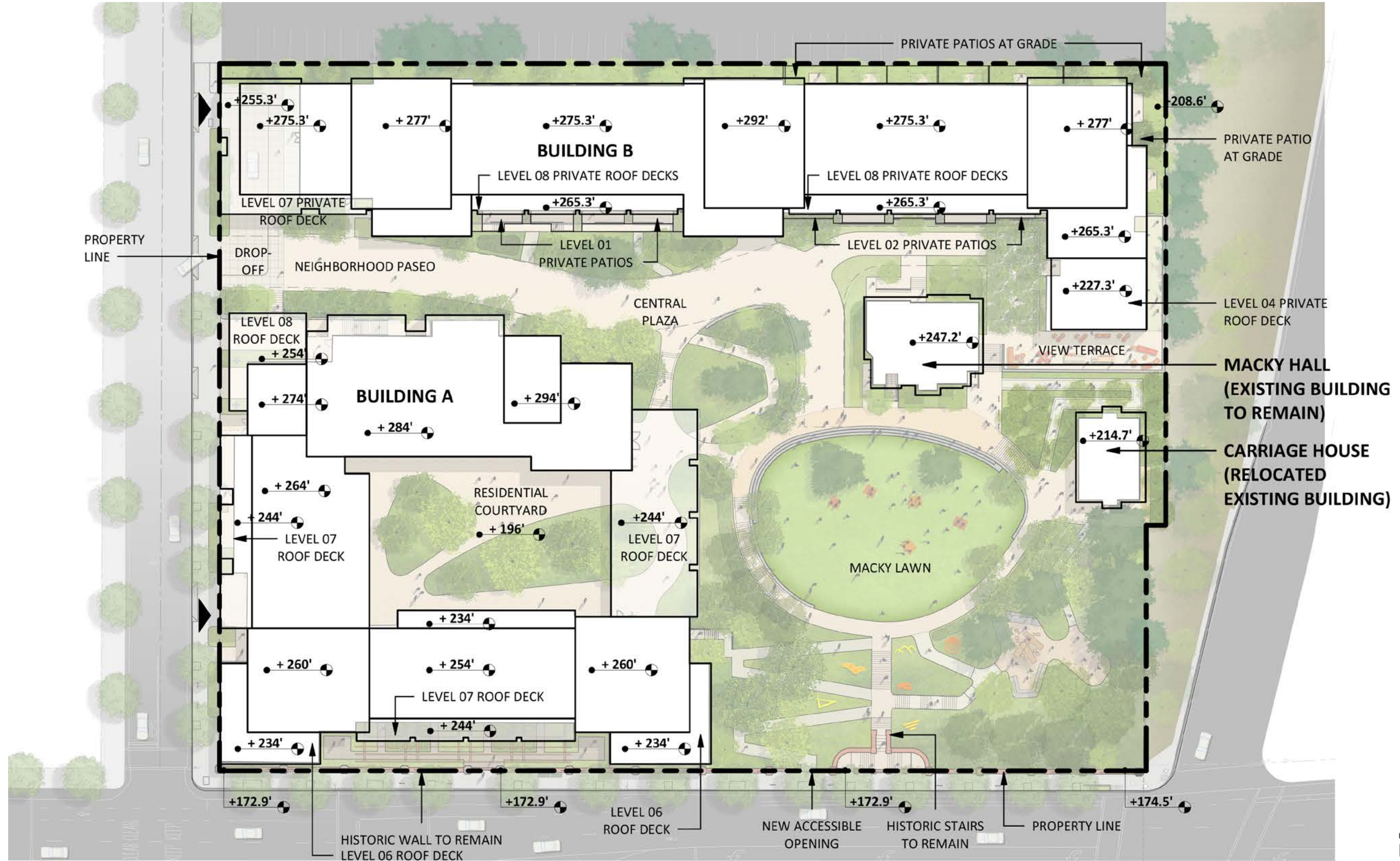
LANDSCAPE DESIGN

FLOOR PLANS

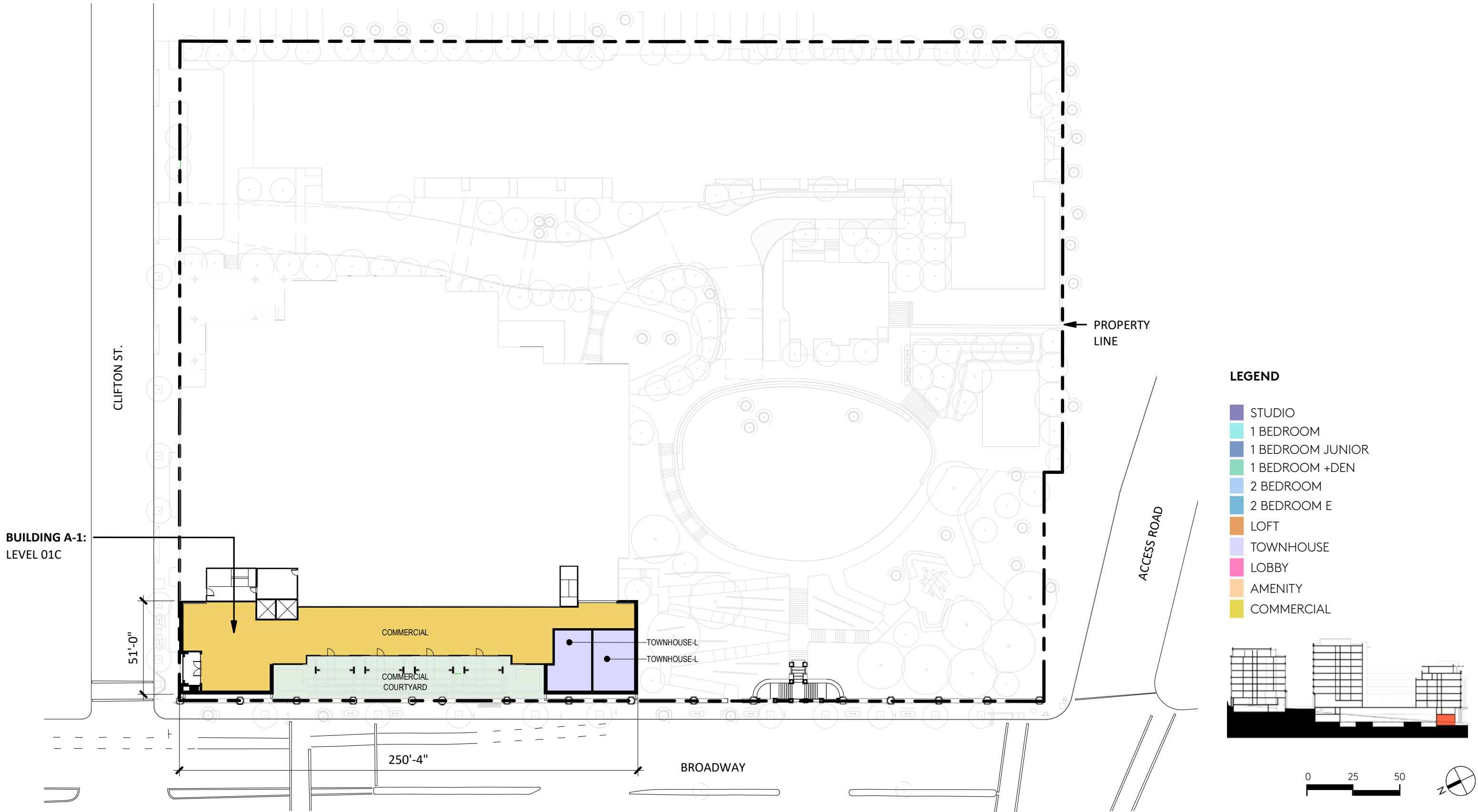
SITE PLAN: SETBACKS & BUILDING DIMENSIONS



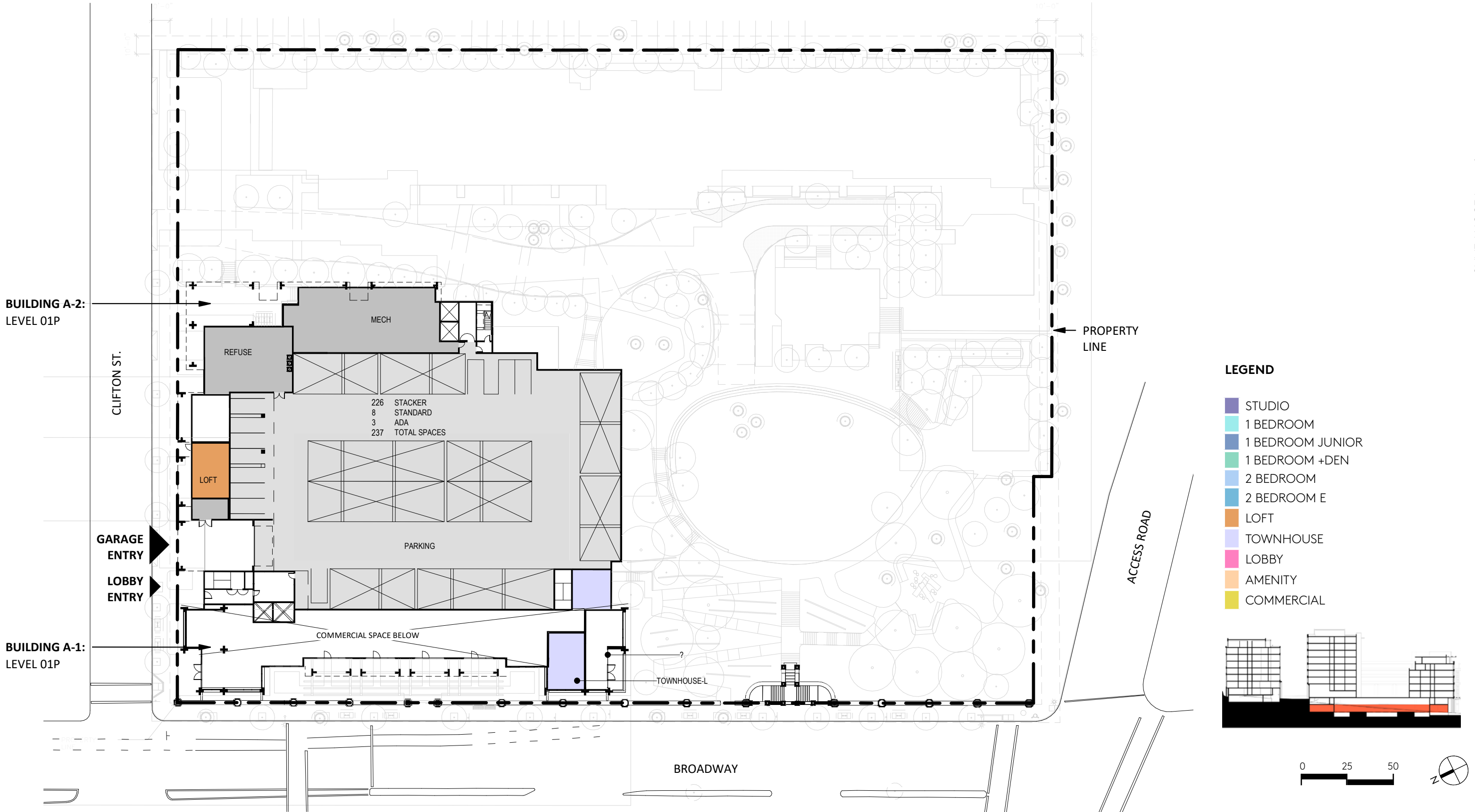
SITE PLAN: GRADING AND ROOF ELEVATIONS



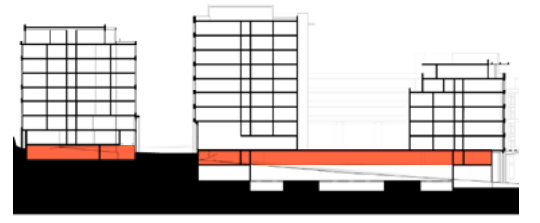
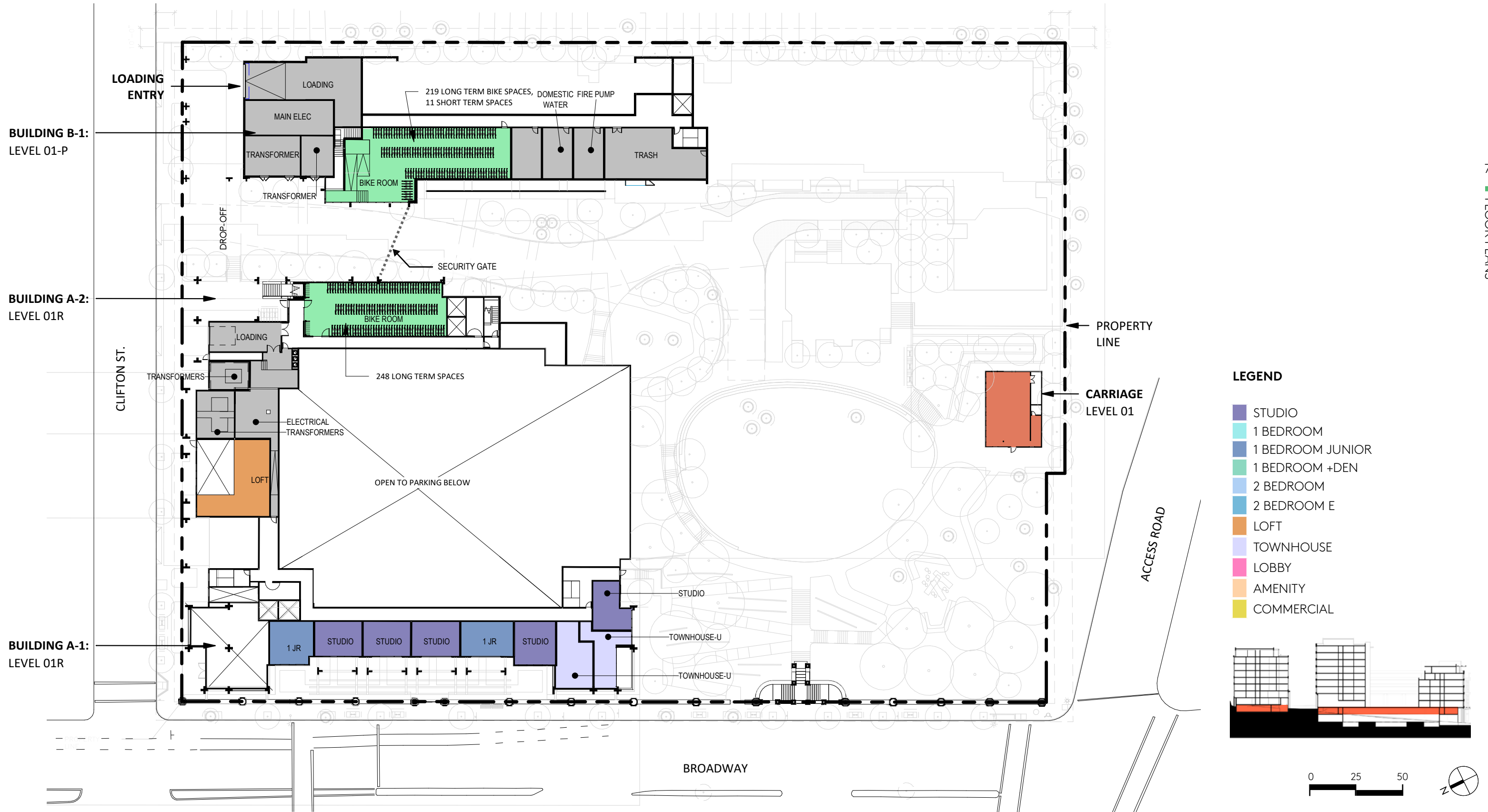
FLOOR PLAN A-01C



FLOOR PLAN A-01P



FLOOR PLAN A-01R/B-01P



FLOOR PLAN A-02/B-01



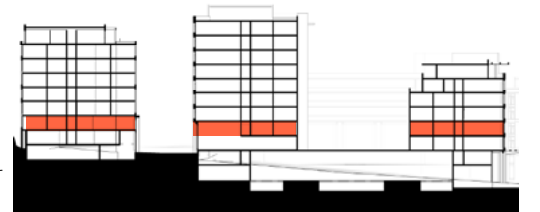
74 FLOOR PLANS

FLOOR PLAN A-03/B-02



LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM JUNIOR
- 1 BEDROOM +DEN
- 2 BEDROOM
- 2 BEDROOM E
- LOFT
- TOWNHOUSE
- LOBBY
- AMENITY
- COMMERCIAL



FLOOR PLAN A-04/B-03



FLOOR PLAN A-05/B-04

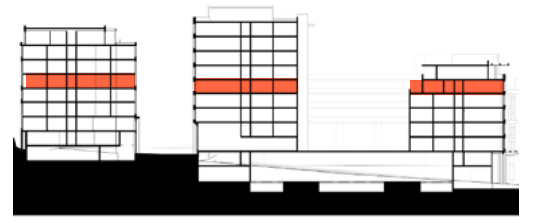


FLOOR PLAN A-06/B-05



LEGEND

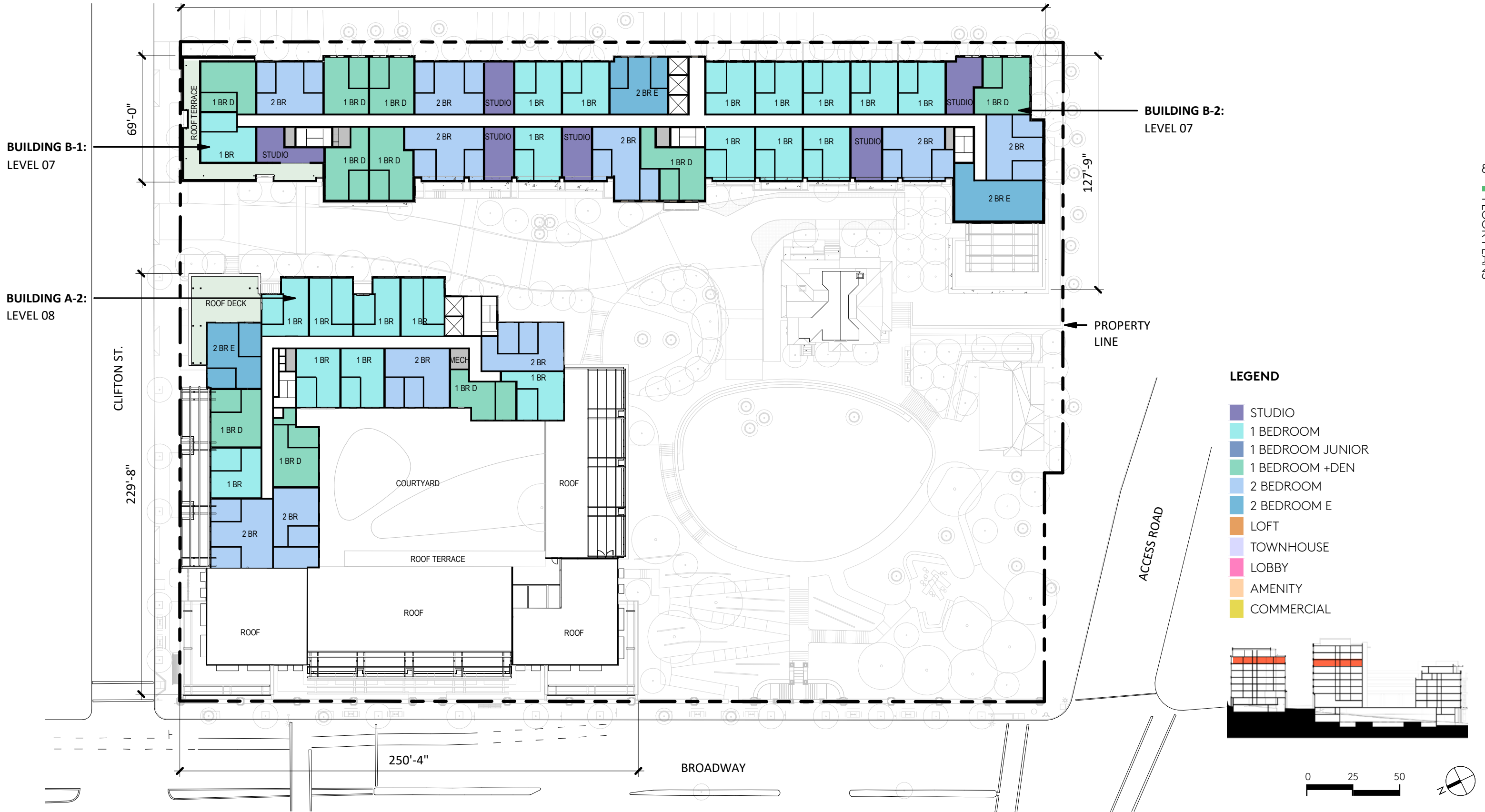
- STUDIO
- 1 BEDROOM
- 1 BEDROOM JUNIOR
- 1 BEDROOM +DEN
- 2 BEDROOM
- 2 BEDROOM E
- LOFT
- TOWNHOUSE
- LOBBY
- AMENITY
- COMMERCIAL



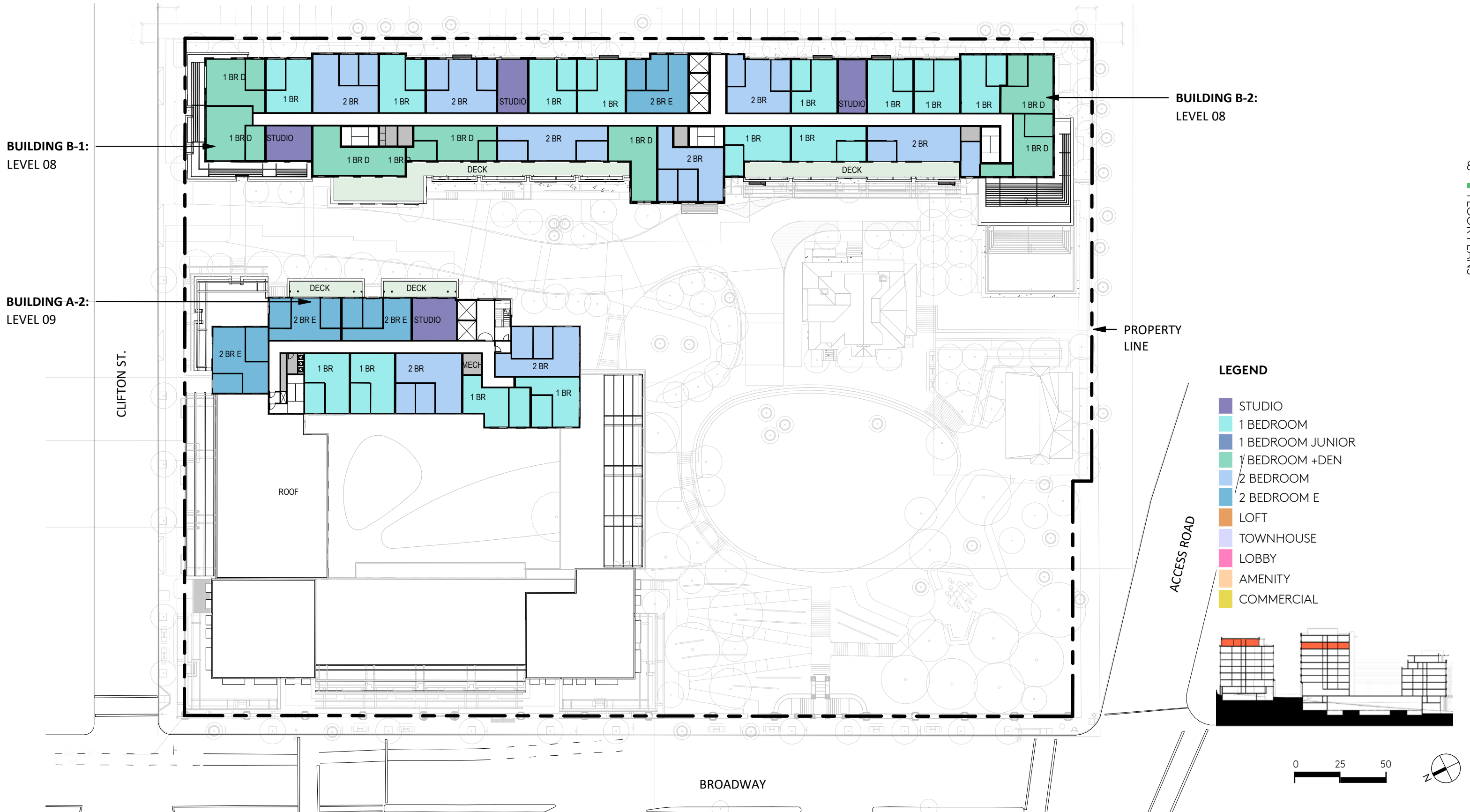
FLOOR PLAN A-07/B-06



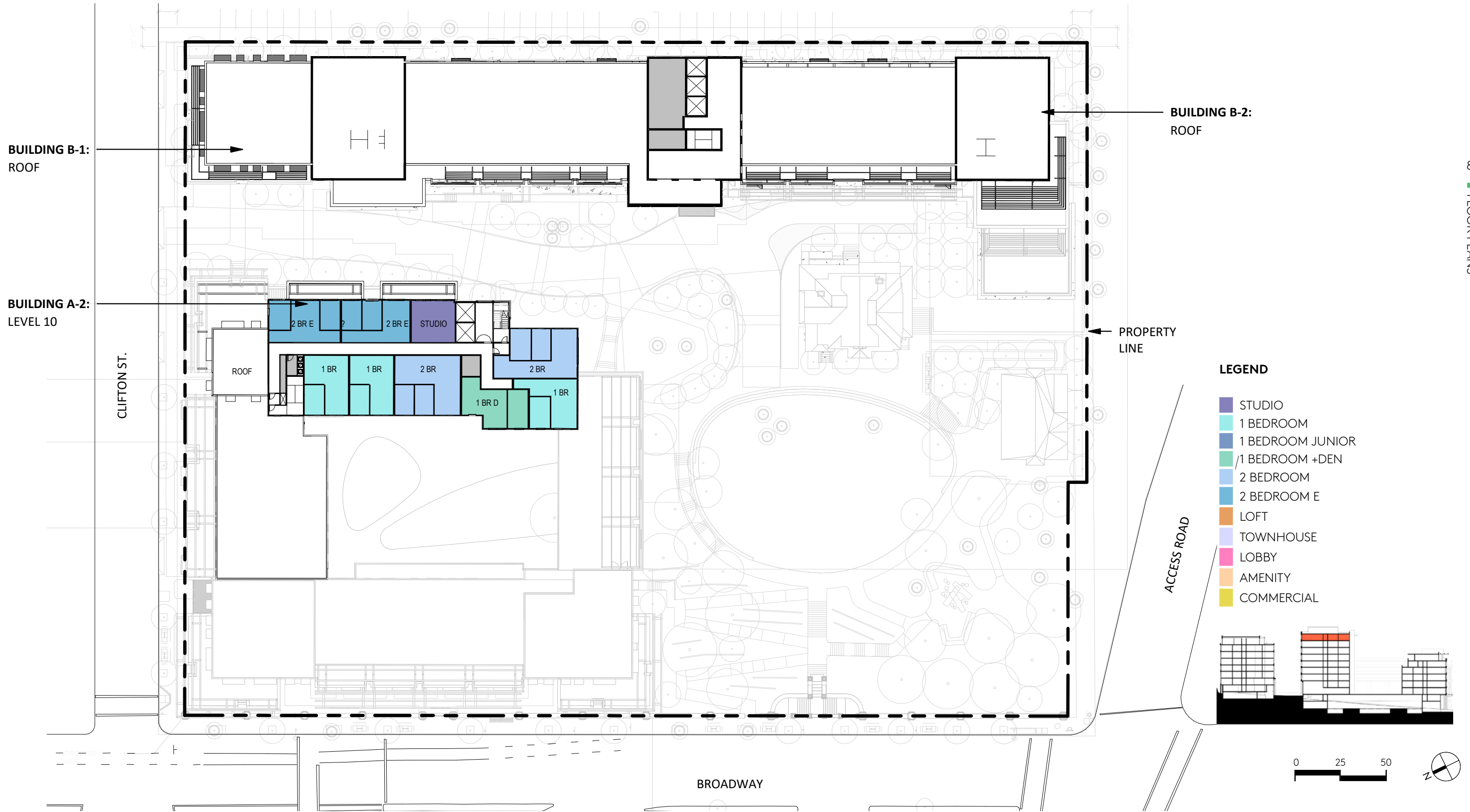
FLOOR PLAN A-08/B-07



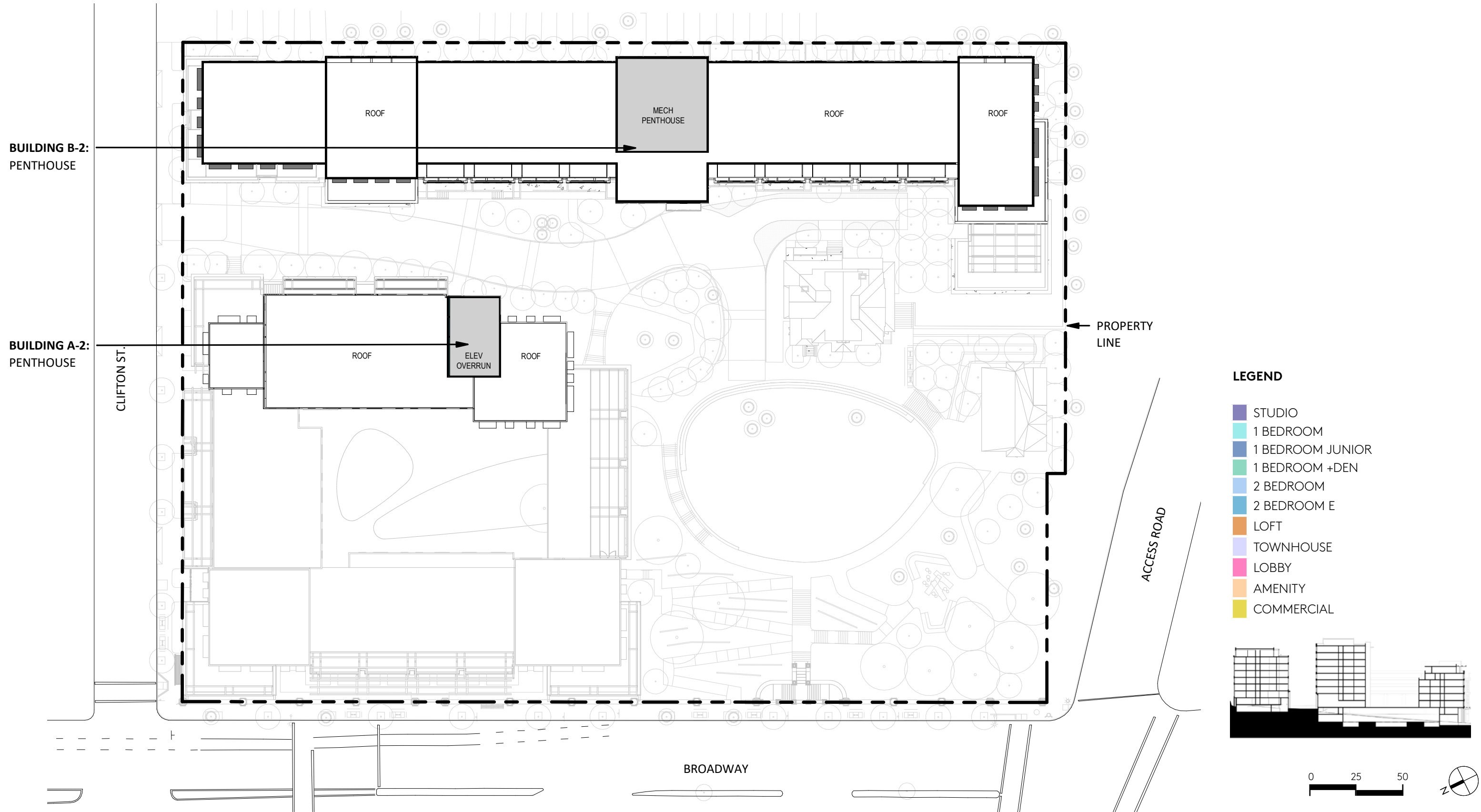
FLOOR PLAN A-09/B-08



FLOOR PLAN A-10/B-ROOF



ROOF PLAN



ELEVATIONS & SECTIONS

BUILDING ELEVATIONS: BUILDING A - WEST (BROADWAY)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY

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ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

BUILDING ELEVATIONS: BUILDING A - SOUTH (MACKY LAWN)



Existing Broadway Wall (No Change)

- | | | | |
|-------------------------------|--|------------------|--|
| CEMENT PLASTER (UPPER-LEVELS) | | METAL SPANDREL A | |
| PERFORATED METAL | | METAL SPANDREL B | |
| CEMENT PLASTER (MID-LEVELS) | | METAL SPANDREL C | |
| CEMENT BOARD & BATTEN | | CERAMIC TILE A | |
| BRICK VENEER | | CERAMIC TILE B | |
| METAL TRELLIS OR CANOPY | | CONCRETE | |
| | | MURAL WALL | |

SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

BUILDING ELEVATIONS: BUILDING A - EAST (PASEO)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY

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ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

BUILDING ELEVATIONS: BUILDING A - NORTH (CLIFTON)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

PARTIAL BUILDING ELEVATION: BUILDING A

Board & Batt Fiber Cement Siding (Painted)

Metal Canopy (Painted)

Aluminum Window System, Bronze Anodized, Typ.

Metal Trellis (Painted)

Brick Veneer Soldier Course, Typ.

Opaque Spandrel Panel at Floorline

Brick Veneer Soldier Course

Running-Bond Brick Veneer

Ceramic Tile

Aluminum Window System, Clear Anodized, Typ.

Wood Trellis Beams

Metal Signage, 18" Letters, Suspended From Trellis

Perforated Metal Sunshade

Cast In Place Concrete Base

Opaque Spandrel Panel at Floorline

Metal Trellis (Painted)

Cement Plaster (Painted)

Metal Cap (Painted)

Metal Guardrail, Typ.

Cement Plaster (Painted)

Reveal, Typ.

Cement Plaster (Painted)

Opaque Spandrel Panel at Floorline

Aluminum Window System, Clear Anodized, Typ.

Metal Signage, 12" Letters, Suspended From Trellis
Wood Trellis Beams

Aluminum Window System, Bronze Anodized, Typ.

Opaque Spandrel Panel at Floorline

Cast In Place Concrete Trellis Structure

Ceramic Tile

Existing Broadway Wall (No Change)

PARTIAL ELEVATION: BROADWAY (WEST)

SCALE: 3/32" = 1'



BUILDING ELEVATIONS: BUILDING B - WEST (PARTIAL NORTH SIDE)



- BRICK VENEER
- METAL TRELLIS OR CANOPY
- LARGE FORMAT CERAMIC TILE
- CERAMIC TILE
- MURAL WALL
- CAST IN PLACE CONCRETE
- CEMENT PLASTER A
- CEMENT PLASTER B
- CEMENT PLASTER C
- CEMENT BOARD & BATT

MATCH LINE













90 ELEVATIONS & SECTIONS

SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

BUILDING ELEVATIONS: BUILDING B - WEST (PARTIAL SOUTH SIDE)



- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 

MATCH LINE











91 ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

BUILDING ELEVATIONS: BUILDING B - EAST (PARTIAL NORTH SIDE)



- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 











MATCH LINE



92
ELEVATIONS & SECTIONS

SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS











BUILDING ELEVATIONS: BUILDING B - EAST (PARTIAL SOUTH SIDE)

- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

BUILDING ELEVATIONS: BUILDING B - NORTH & SOUTH

- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 



ELEVATION: BUILDING B NORTH



ELEVATION: BUILDING B SOUTH

SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE SECTIONS

PARTIAL BUILDING ELEVATION: BUILDING B



PARTIAL ELEVATION: WEST

SCALE: 3/32" = 1'

BUILDING ELEVATIONS: EXISTING BUILDINGS

MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL NORTH



MACKY HALL SOUTH



MACKY HALL EAST

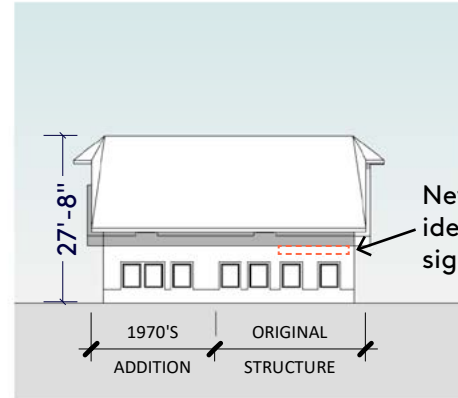


MACKY HALL WEST

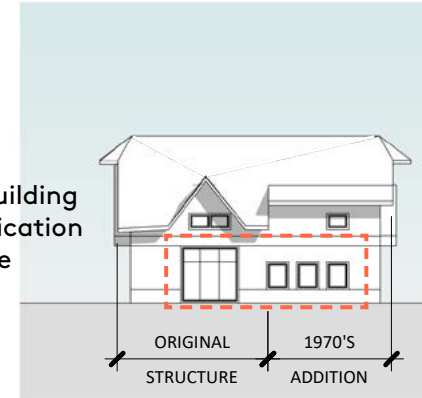
CARRIAGE HOUSE

Scope of modifications to historic structure:

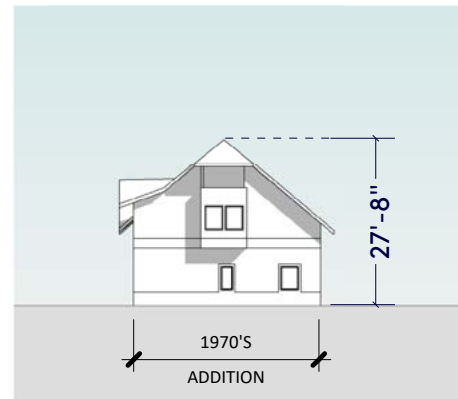
- Potential opening modification to south elevation. Opening size and location derived from original Carriage House door with additional windows to promote daylight on southern elevation.



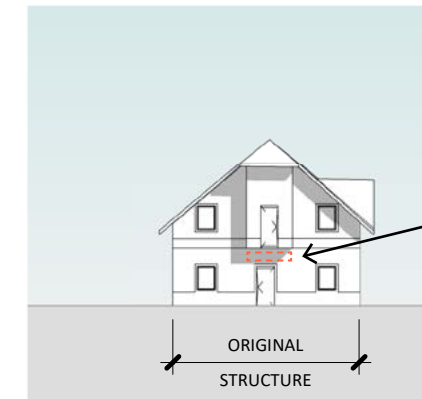
CARRIAGE NORTH



CARRIAGE SOUTH

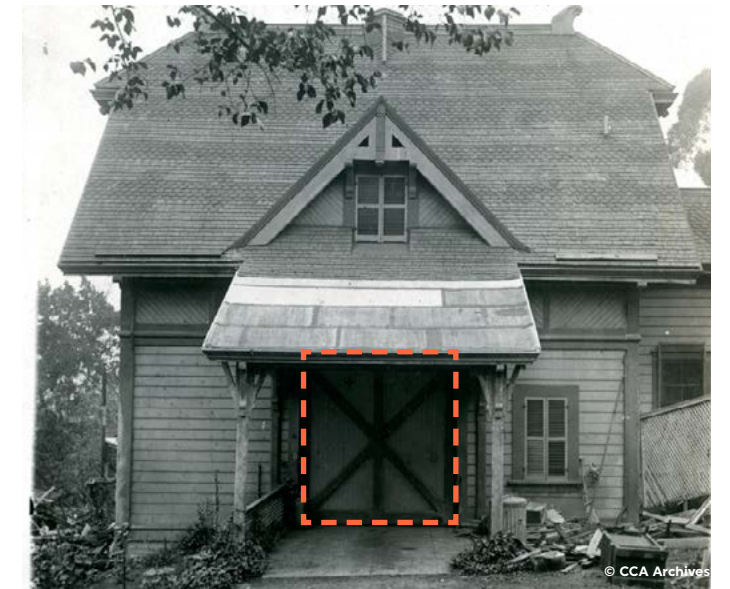


CARRIAGE EAST

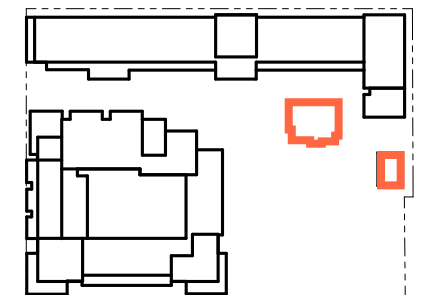


CARRIAGE WEST

NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED



ORIGINAL CARRIAGE HOUSE ENTRANCES (CURRENT SOUTH ELEVATION)



SCALE: 1/32" = 1'

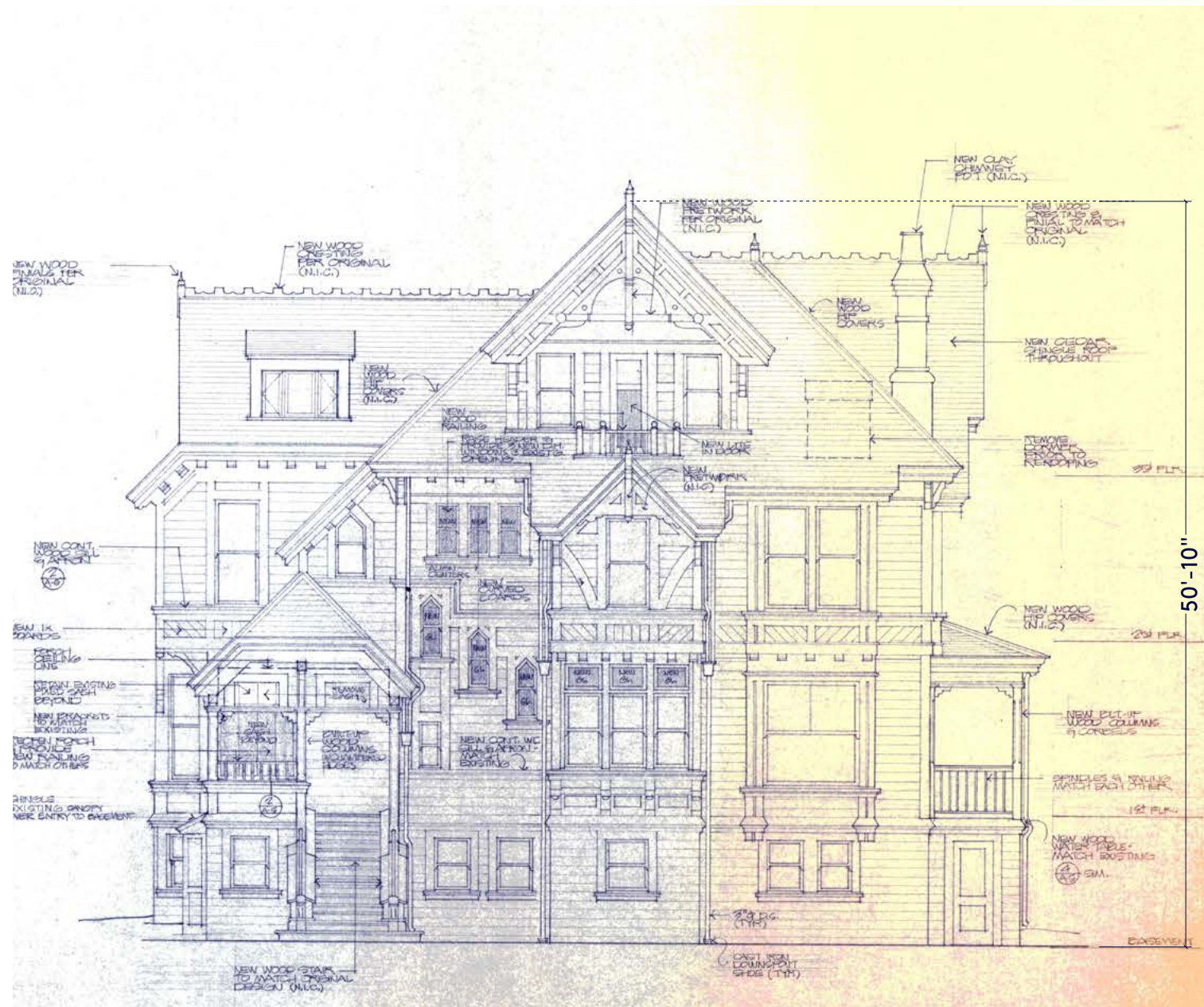


BUILDING ELEVATIONS: EXISTING BUILDINGS

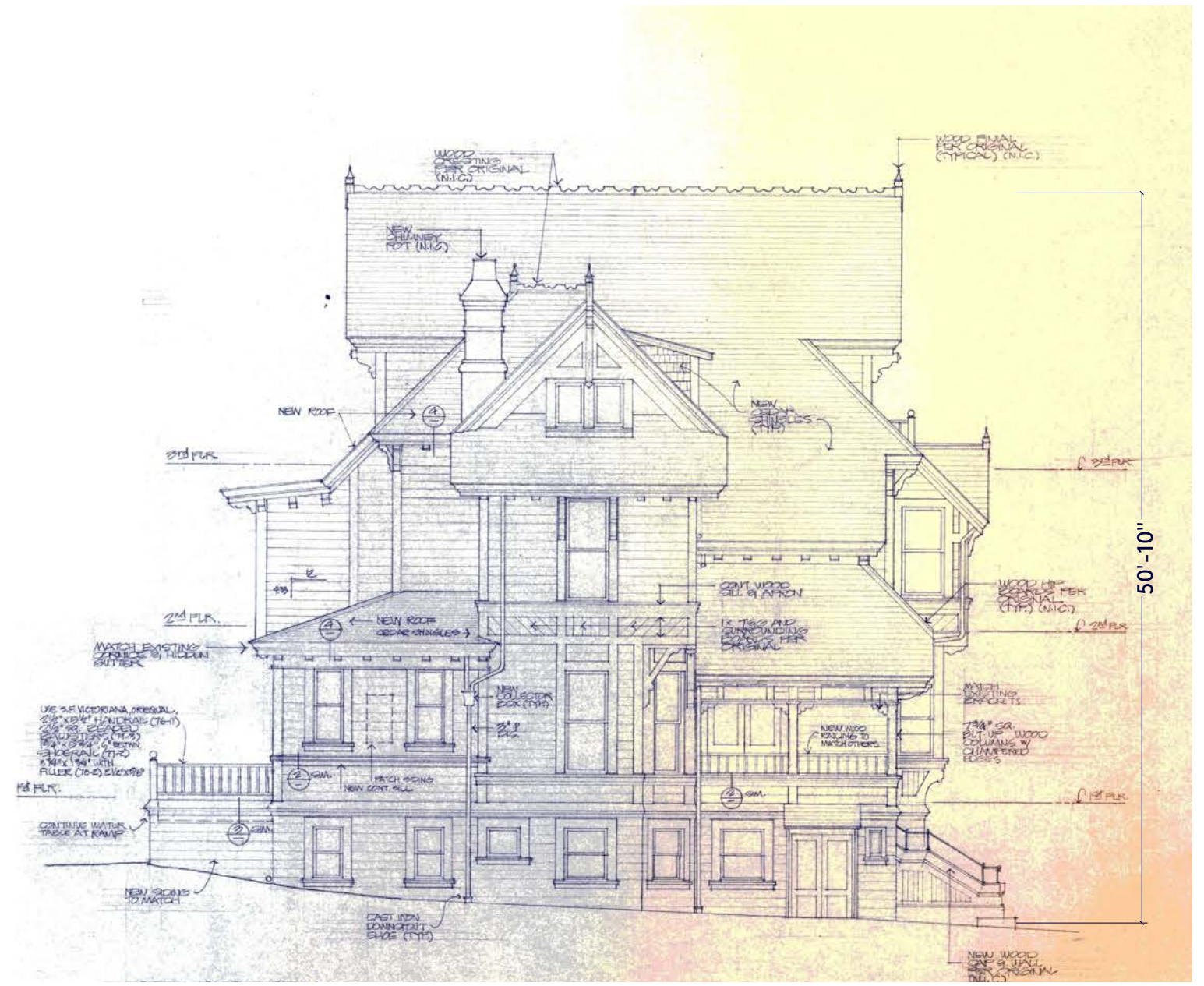
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL WEST



MACKY HALL NORTH

NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

BUILDING ELEVATIONS: EXISTING BUILDINGS

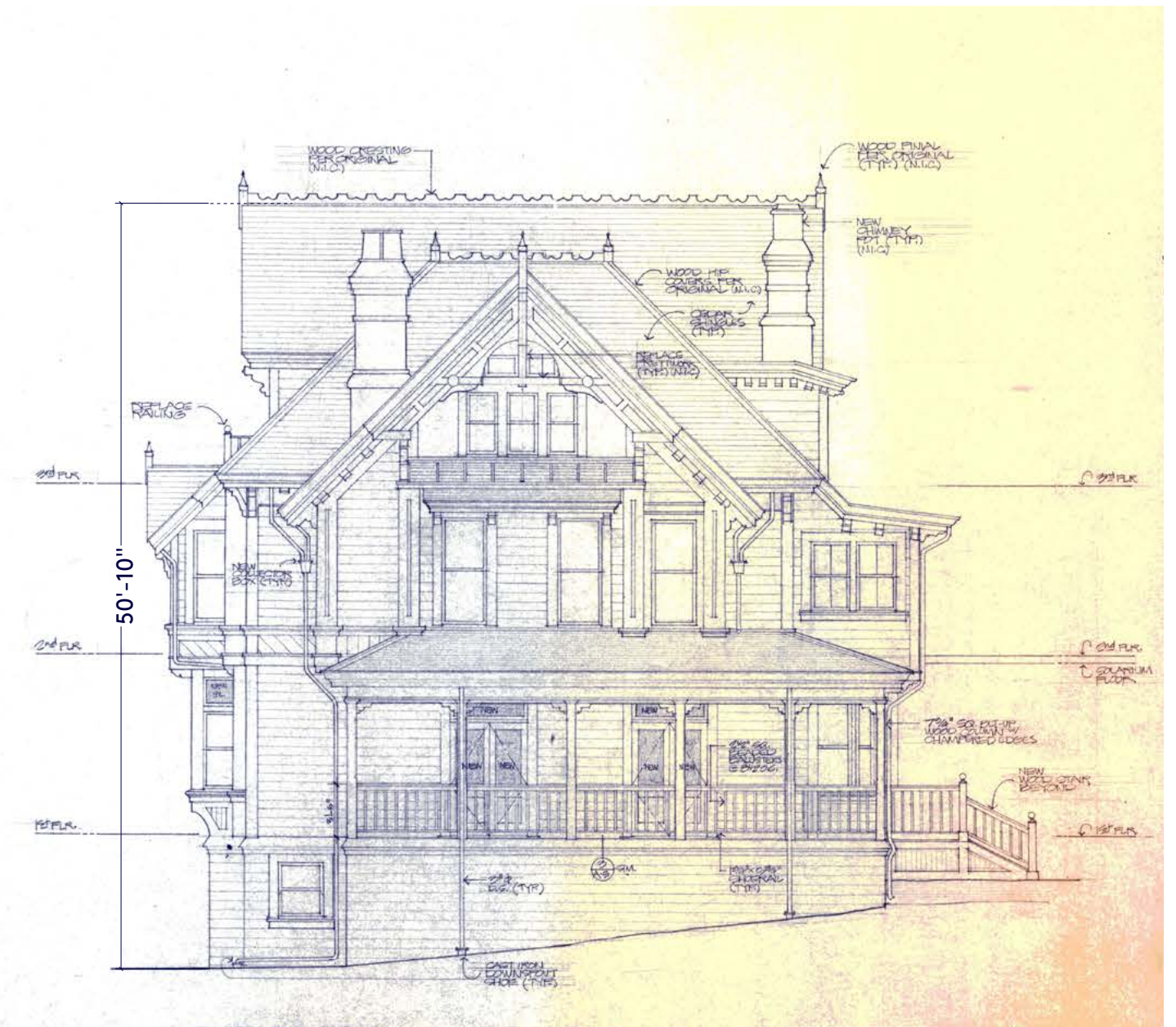
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL EAST

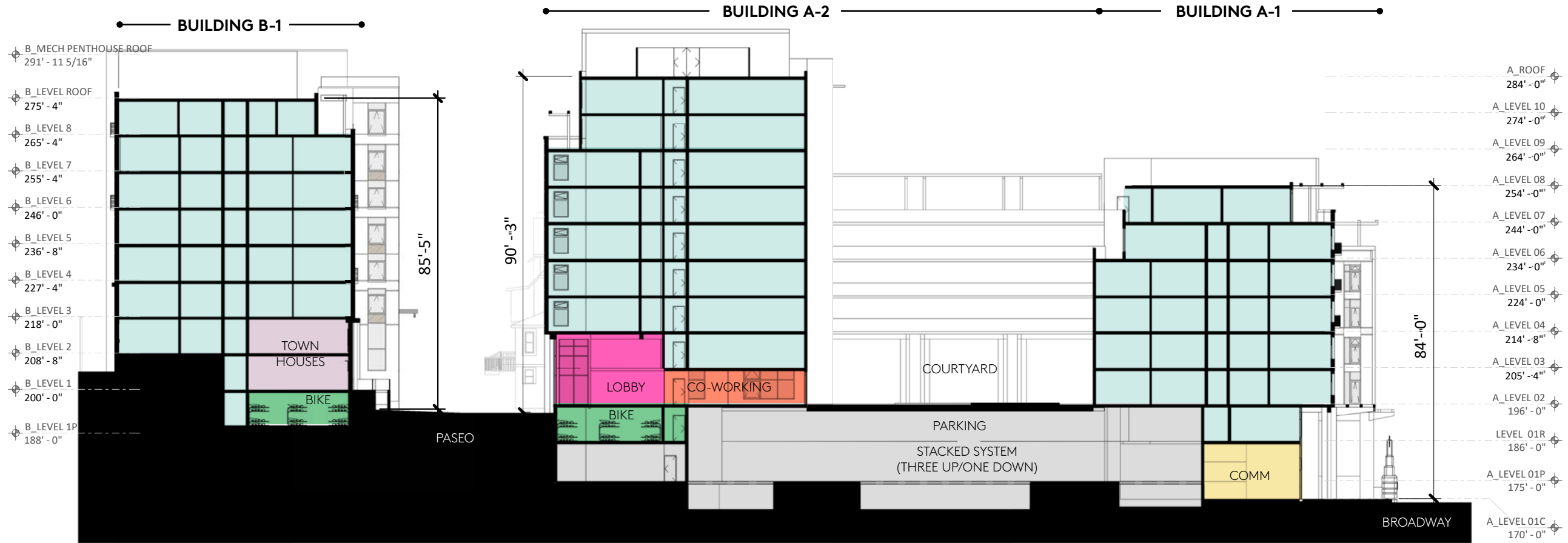


MACKY HALL SOUTH

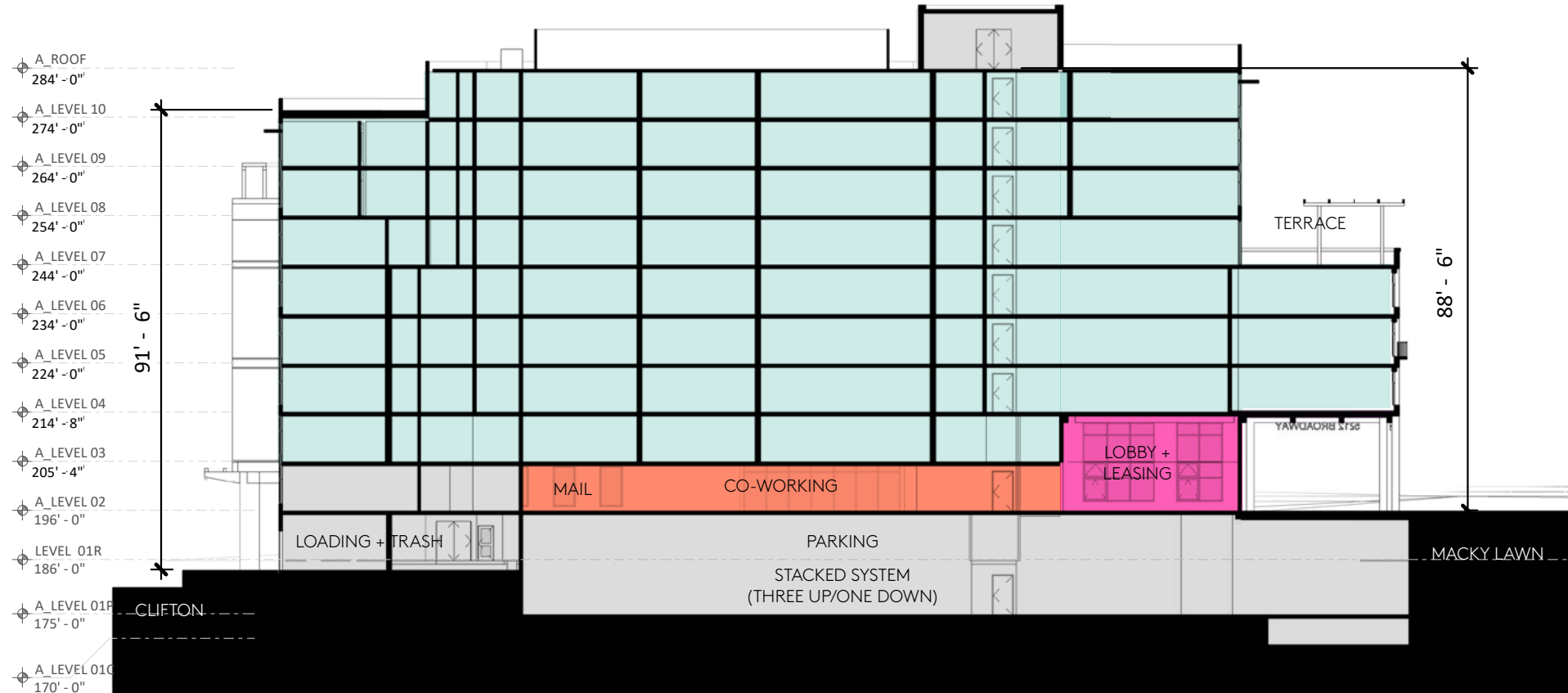
NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

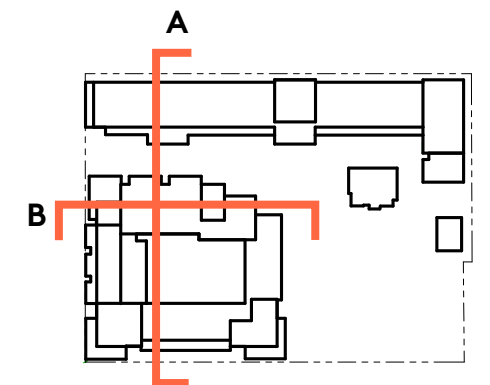
SITE SECTIONS



BUILDING SECTION A

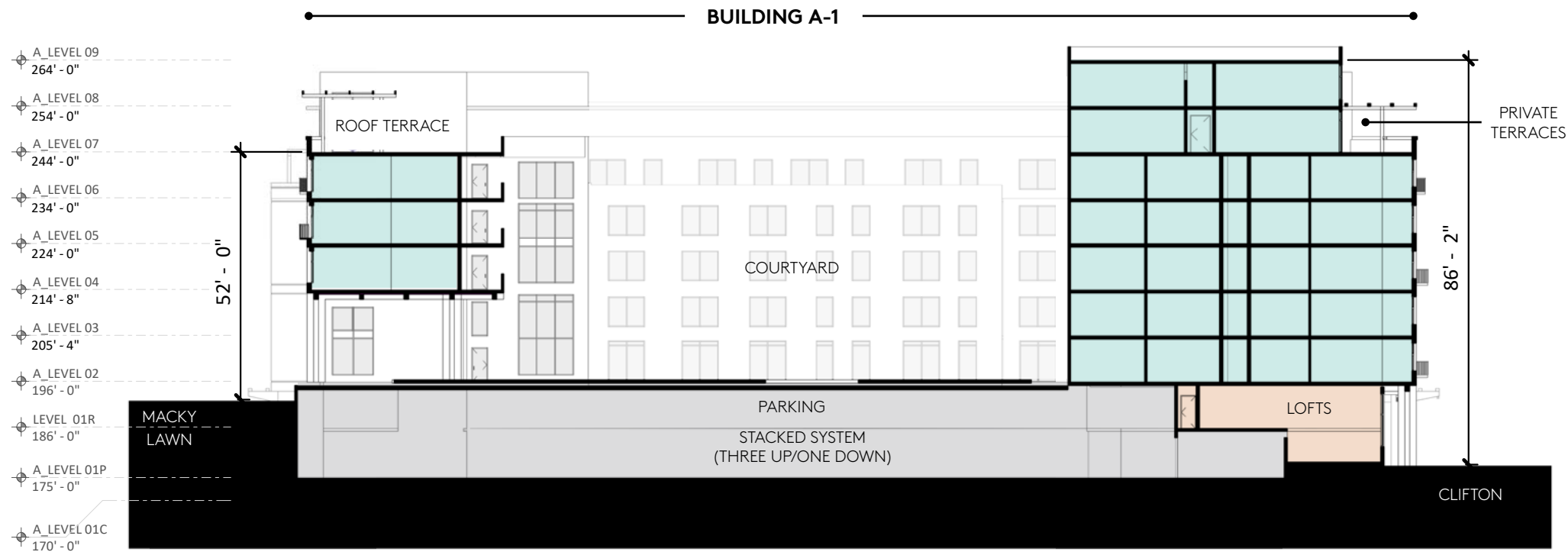


BUILDING SECTION B

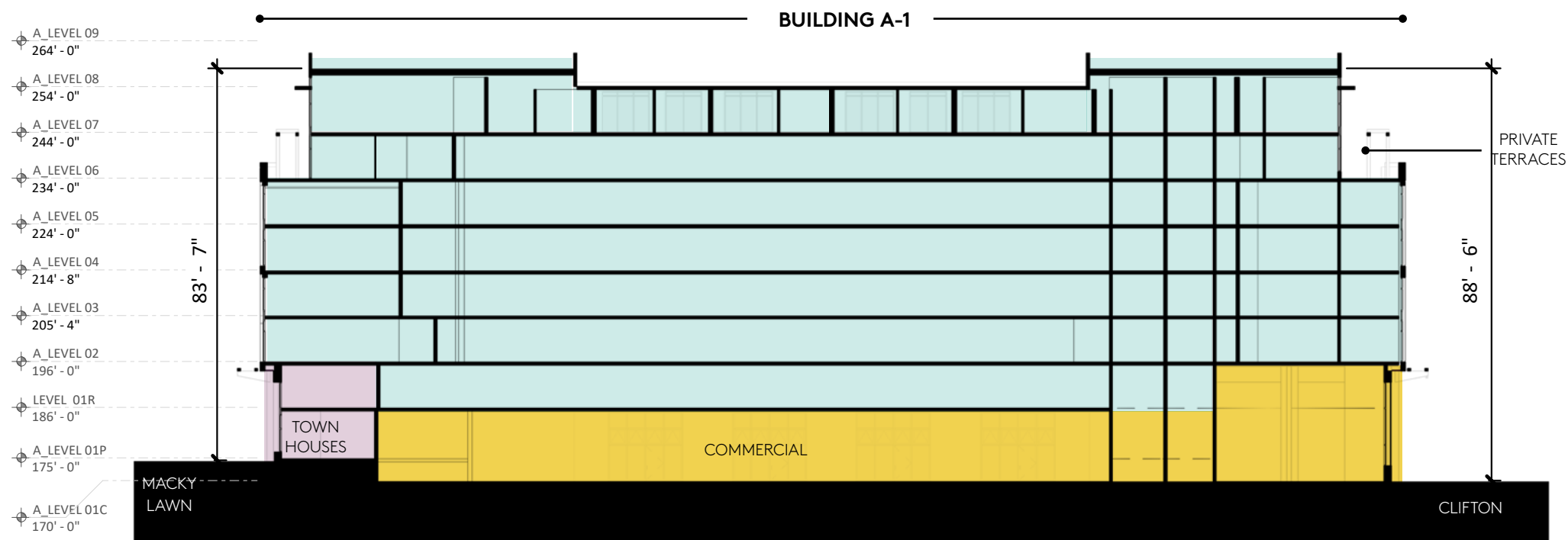


SCALE: 1/32" = 1'

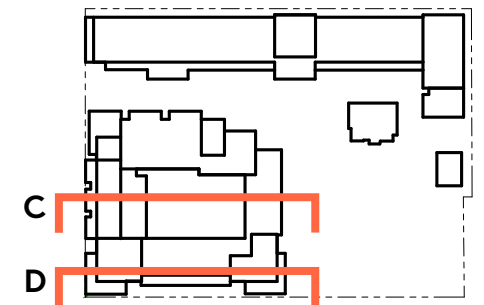
SITE SECTIONS



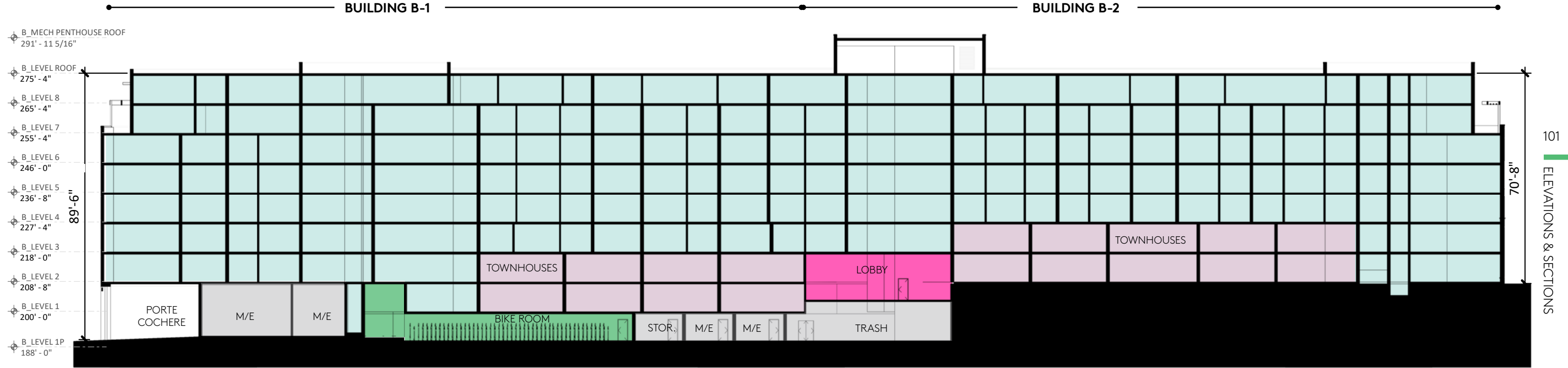
BUILDING SECTION C



BUILDING SECTION D

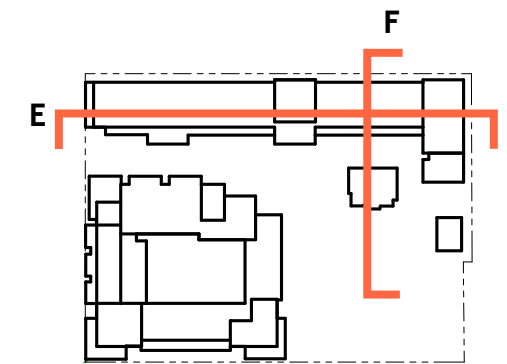
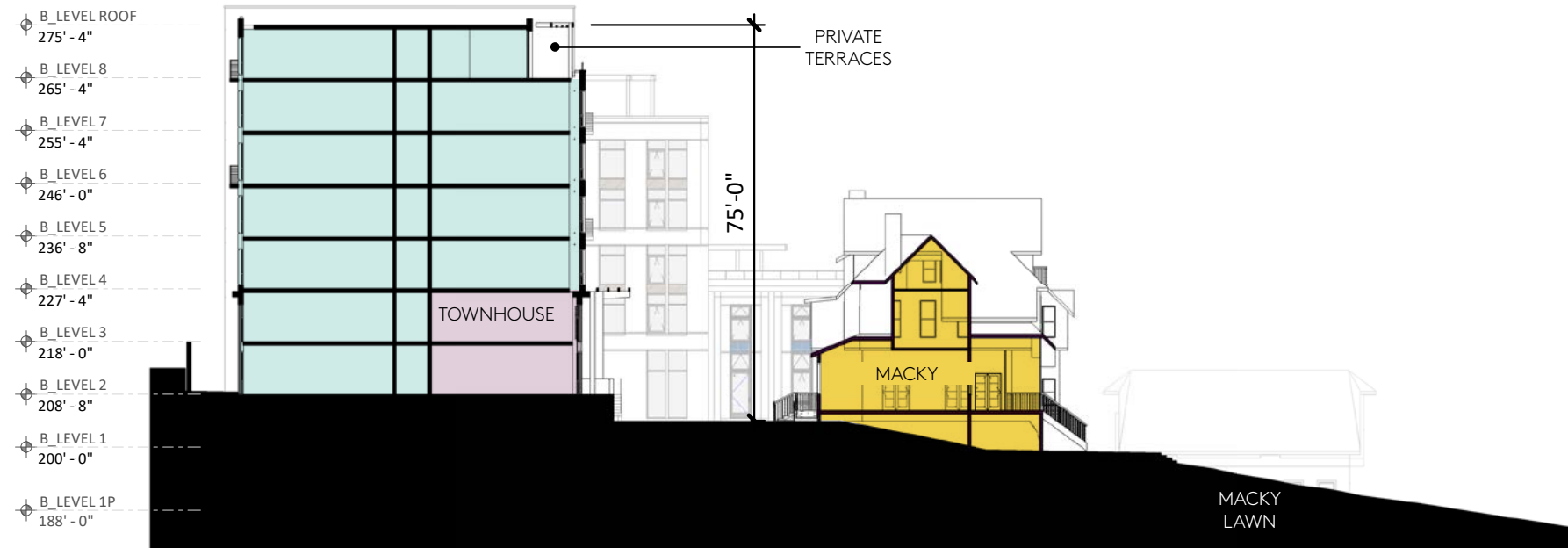


SITE SECTIONS



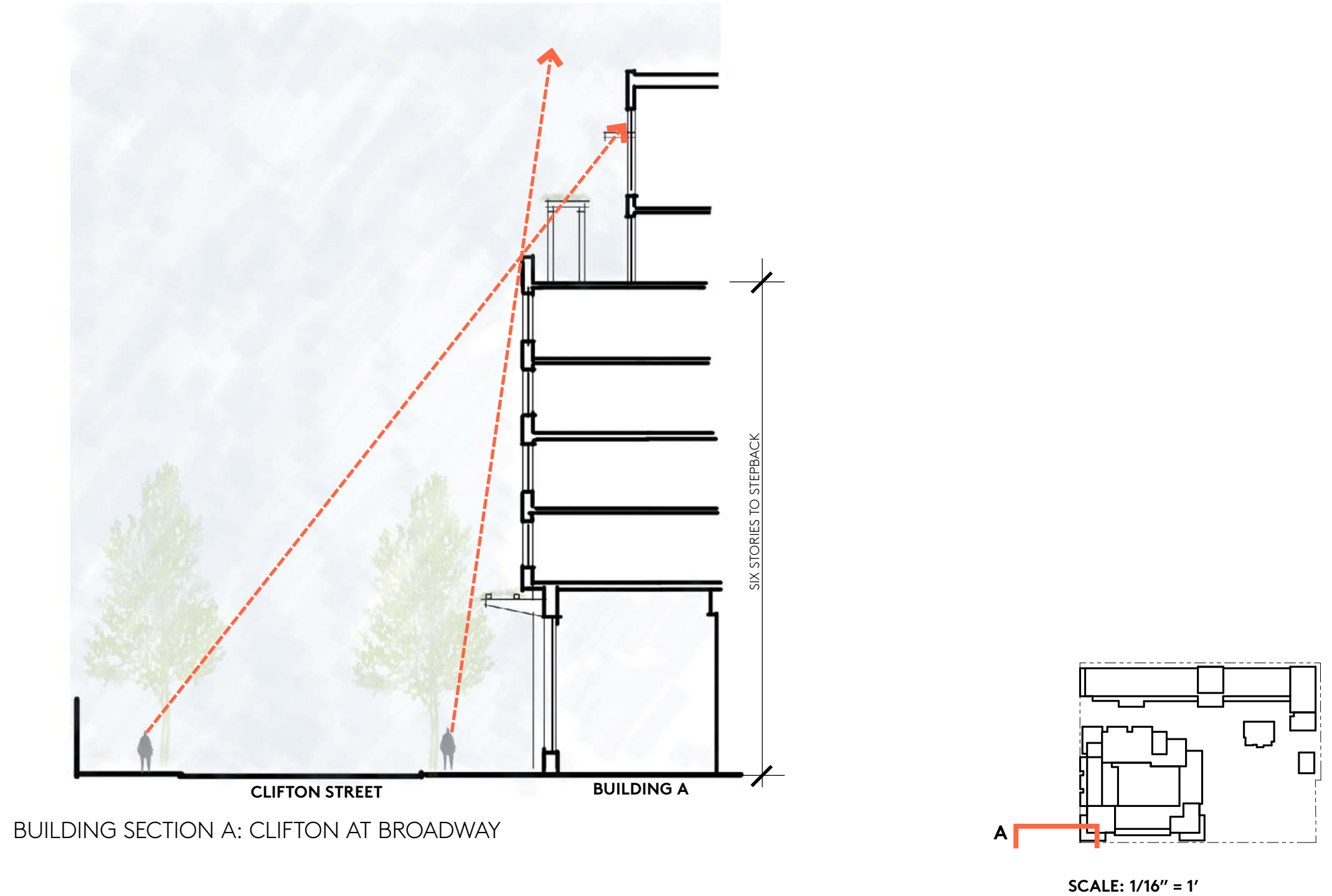
101
ELEVATIONS & SECTIONS

BUILDING B-2



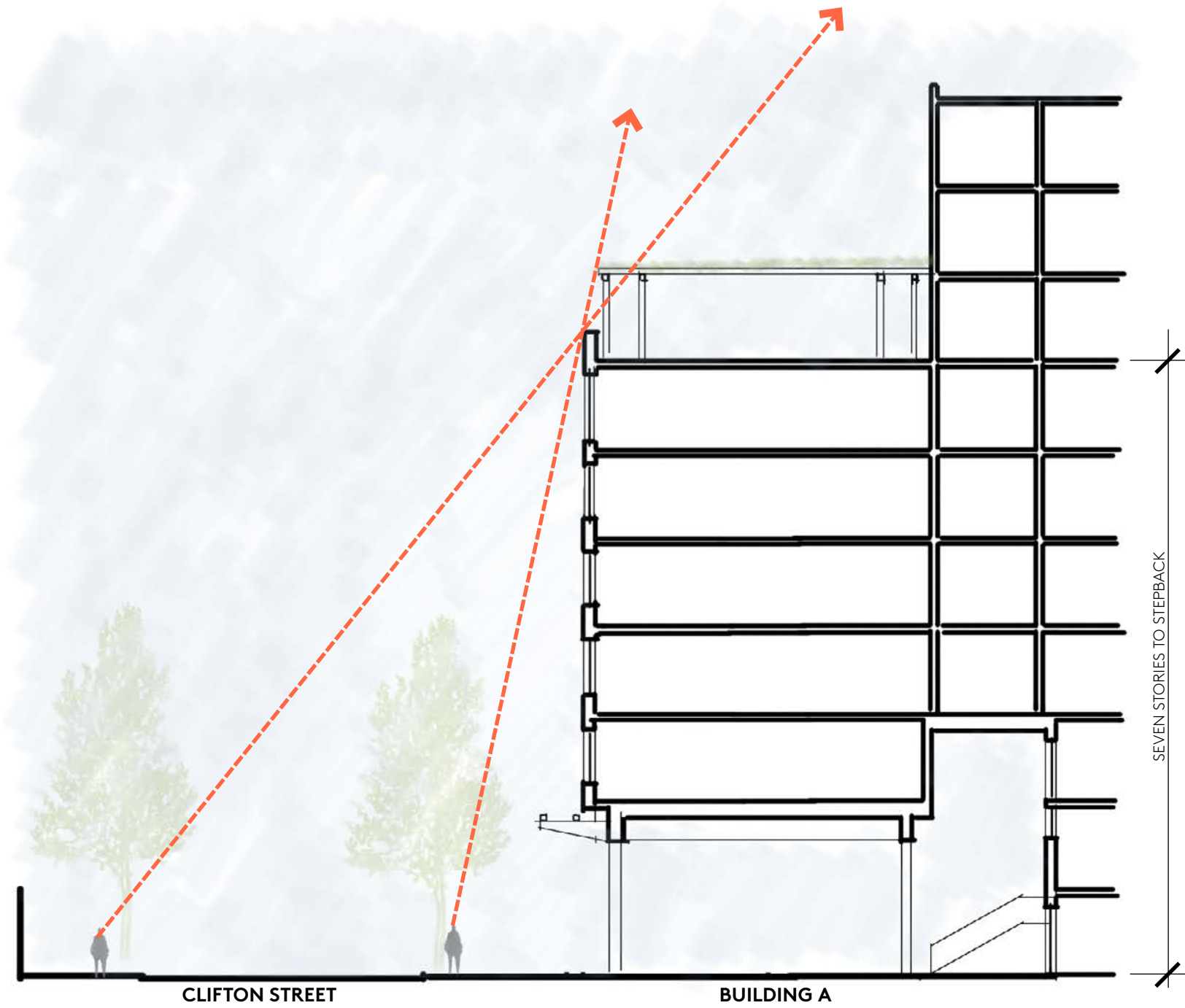
SCALE: 1/32" = 1'

BUILDING SECTIONS

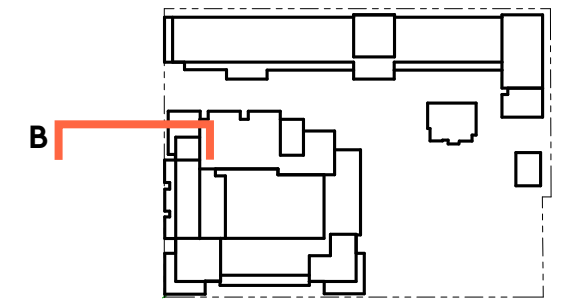


BUILDING SECTION D

BUILDING SECTIONS

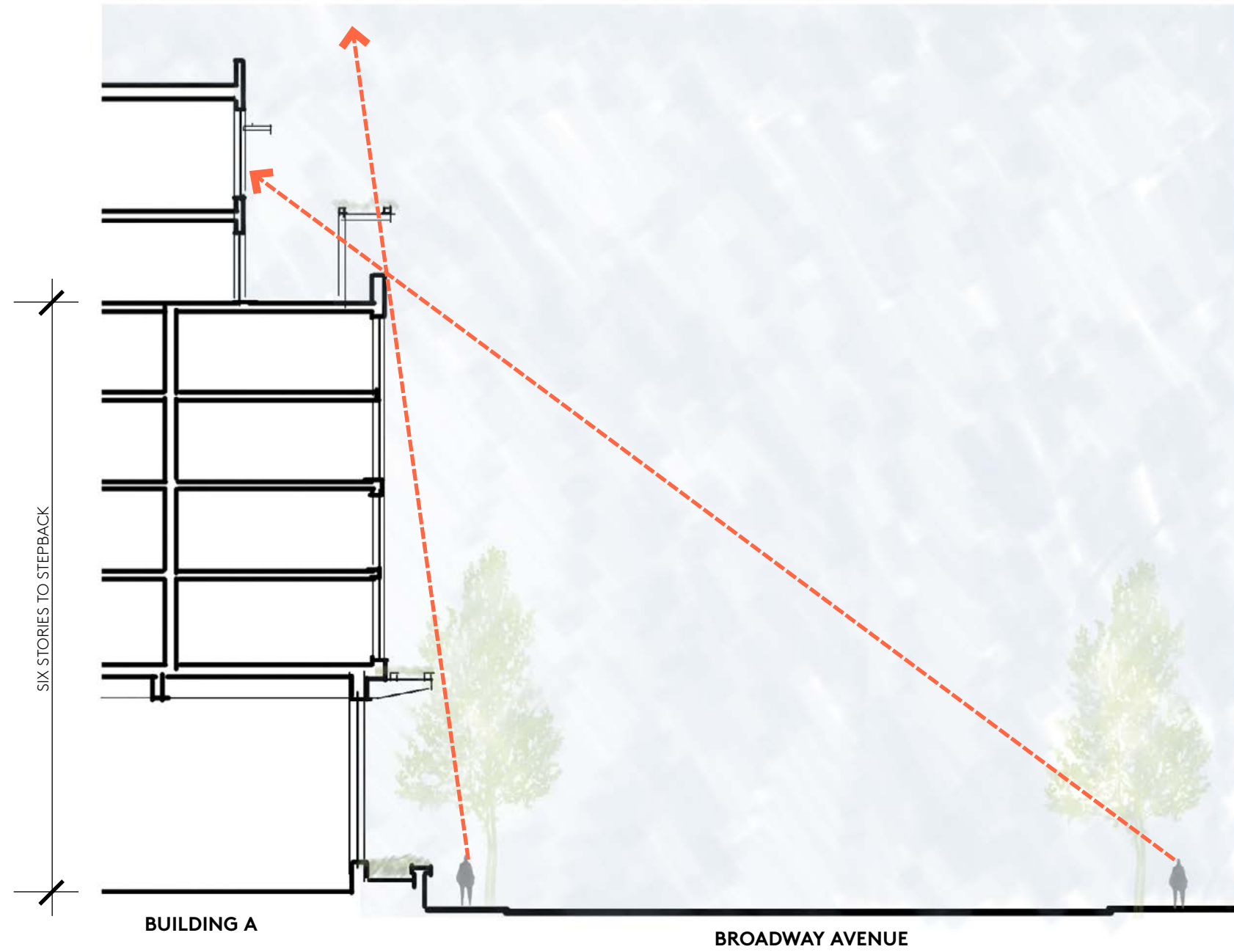


BUILDING SECTION B: CLIFTON AT PASEO



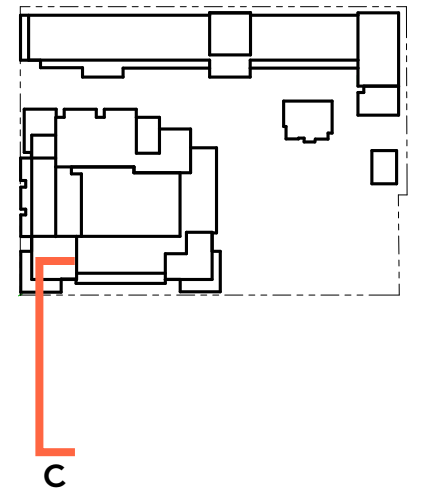
SCALE: 1/16" = 1'

BUILDING SECTIONS

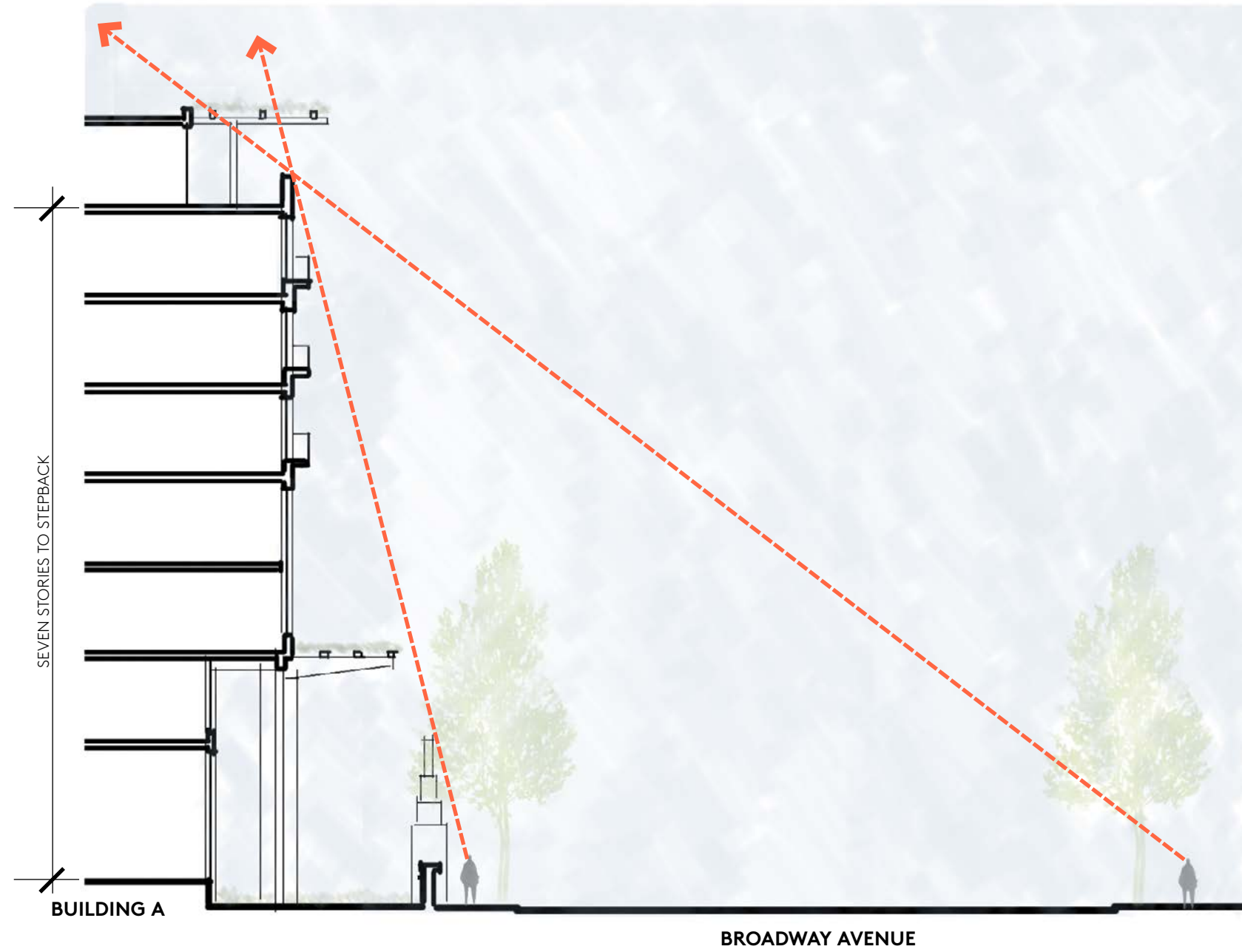


BUILDING SECTION C: BROADWAY AT CLIFTON

SCALE: 1/16" = 1'

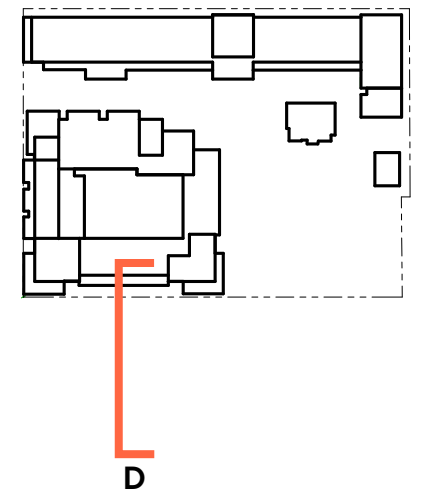


BUILDING SECTIONS

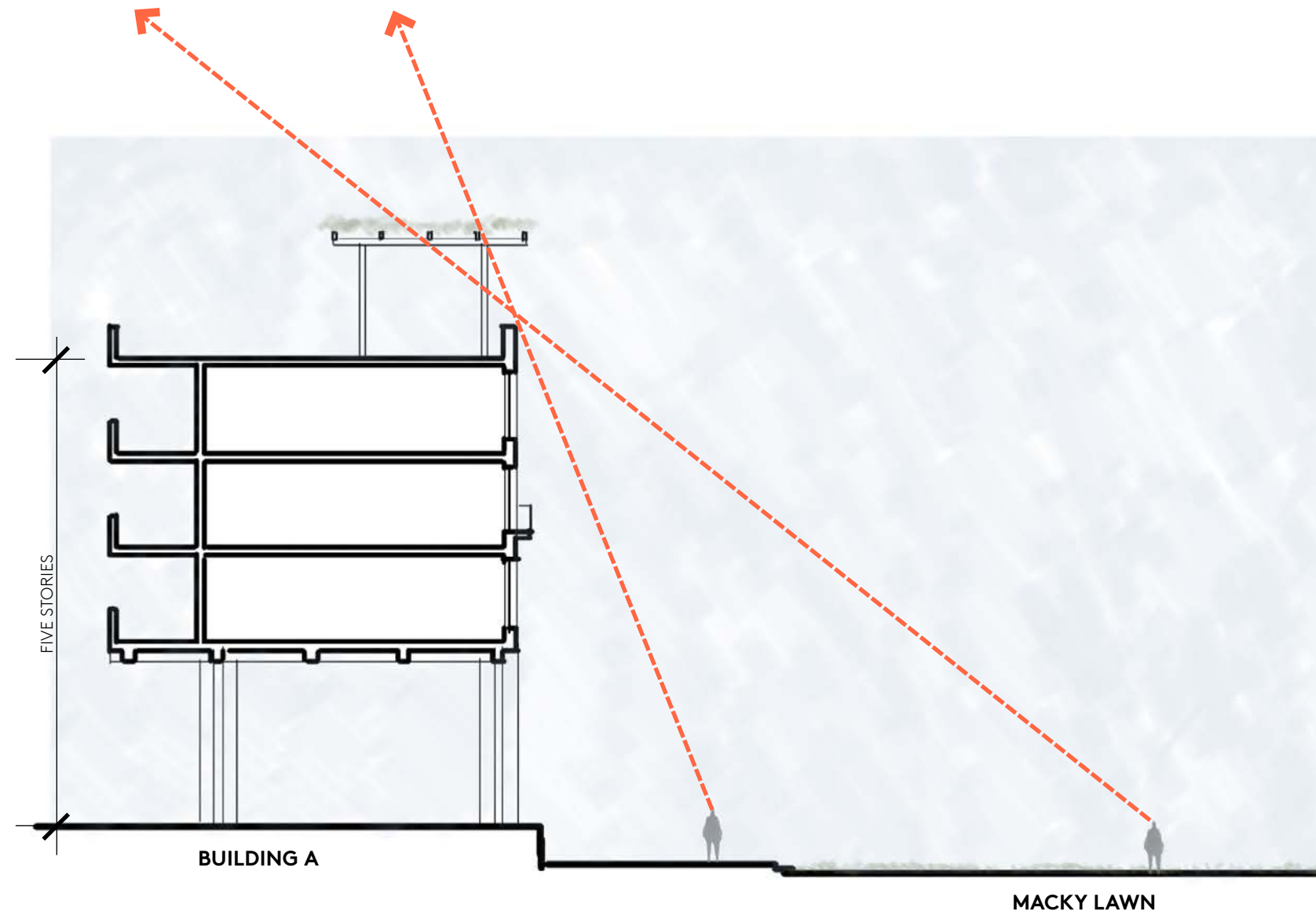


BUILDING SECTION D: BROADWAY

SCALE: 1/16" = 1'

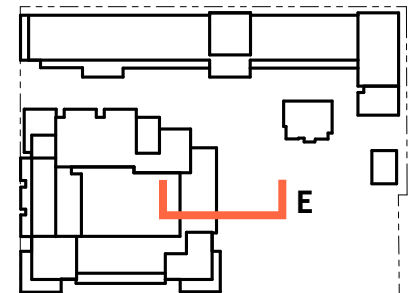


BUILDING SECTIONS

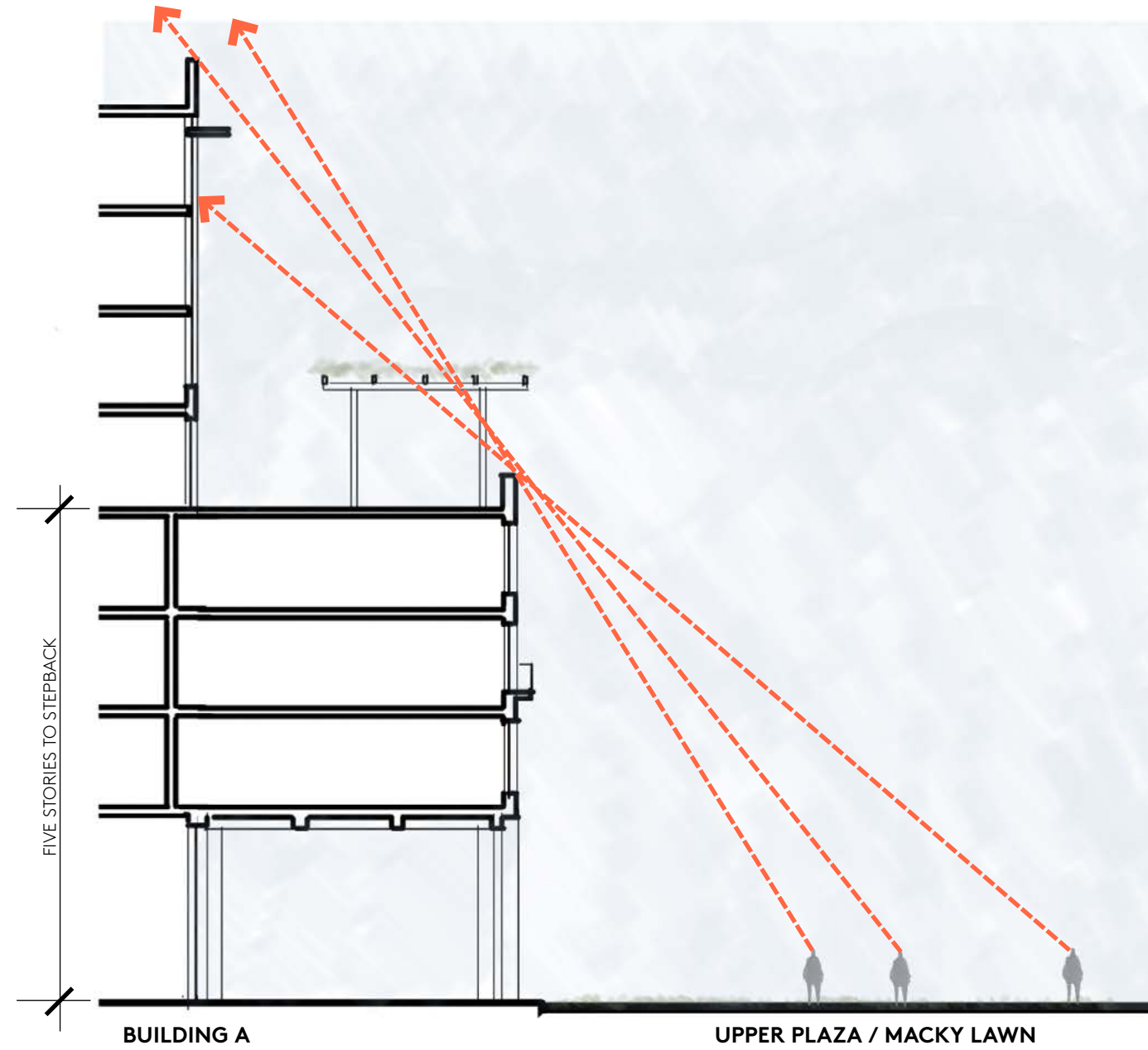


BUILDING SECTION E: MACKY LAWN

SCALE: 1/16" = 1'

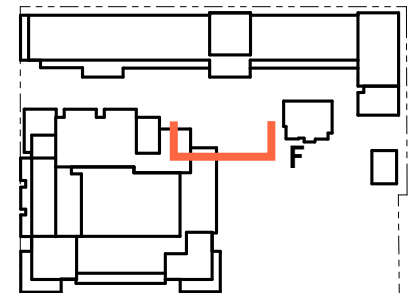


BUILDING SECTIONS

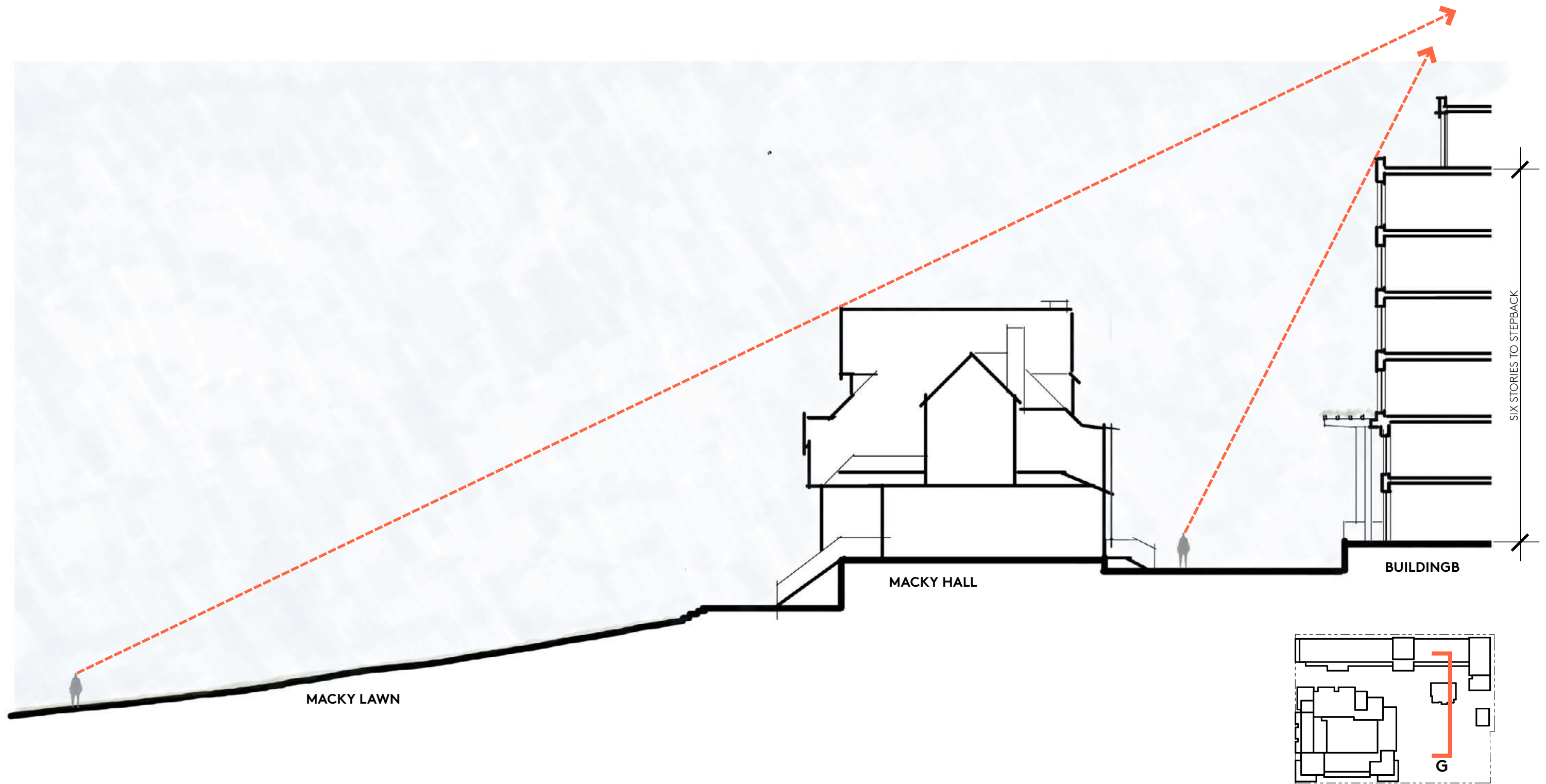


BUILDING SECTION F: UPPER PLAZA / MACKY LAWN

SCALE: 1/16" = 1'



BUILDING SECTIONS



BUILDING SECTION G: BUILDING B FROM MACKY LAWN

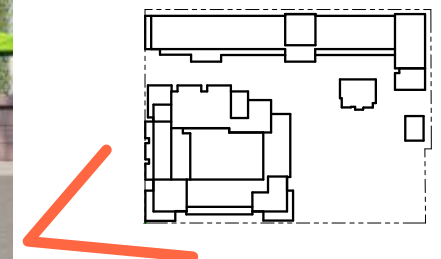
SCALE: 1/16" = 1'

SUPPLEMENTS

CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



CONCEPTUAL RENDERING: BROADWAY VIEW NORTH



CONCEPTUAL RENDERING: MACKY LAWN & HALL



CONCEPTUAL RENDERING: BUILDING A FROM MACKY



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



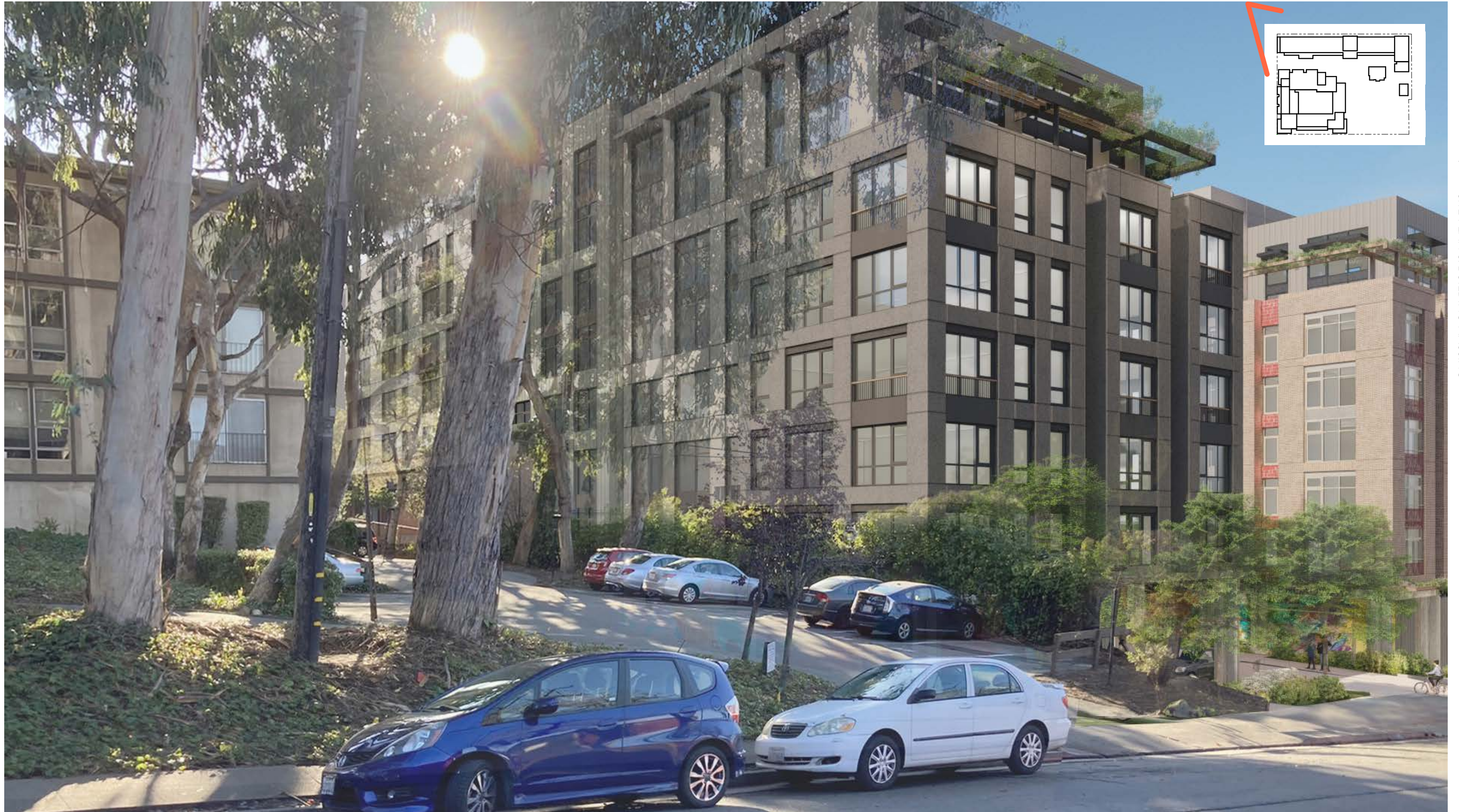
CONCEPTUAL RENDERING: BUILDING B & MACKY HALL



CONCEPTUAL RENDERING: CLIFTON STREET



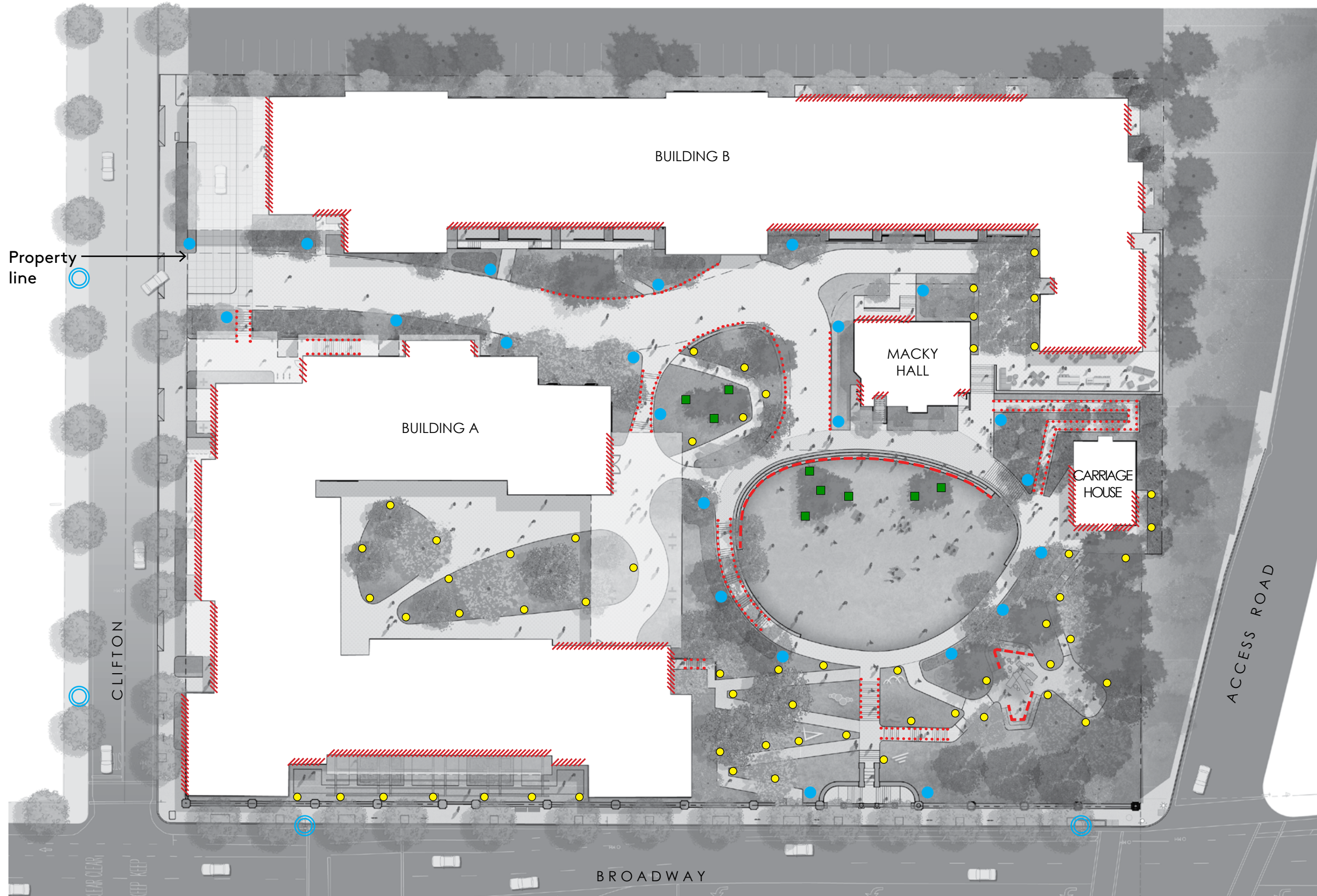
CONCEPTUAL RENDERING: CLIFTON STREET



CONCEPTUAL RENDERING: CLIFTON STREET



SITE LIGHTING PLAN



Legend

- ⊙ Existing street light to remain
- New Pedestrian pole light
- /// Architectural Lighting



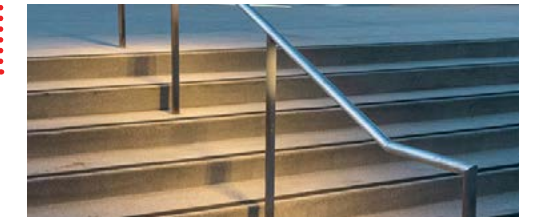
- New Bollard light



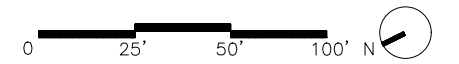
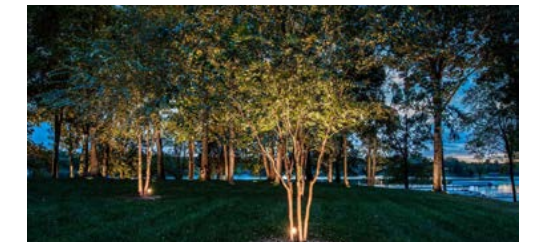
- New Bench strip light



- ⋯ New Handrail strip light

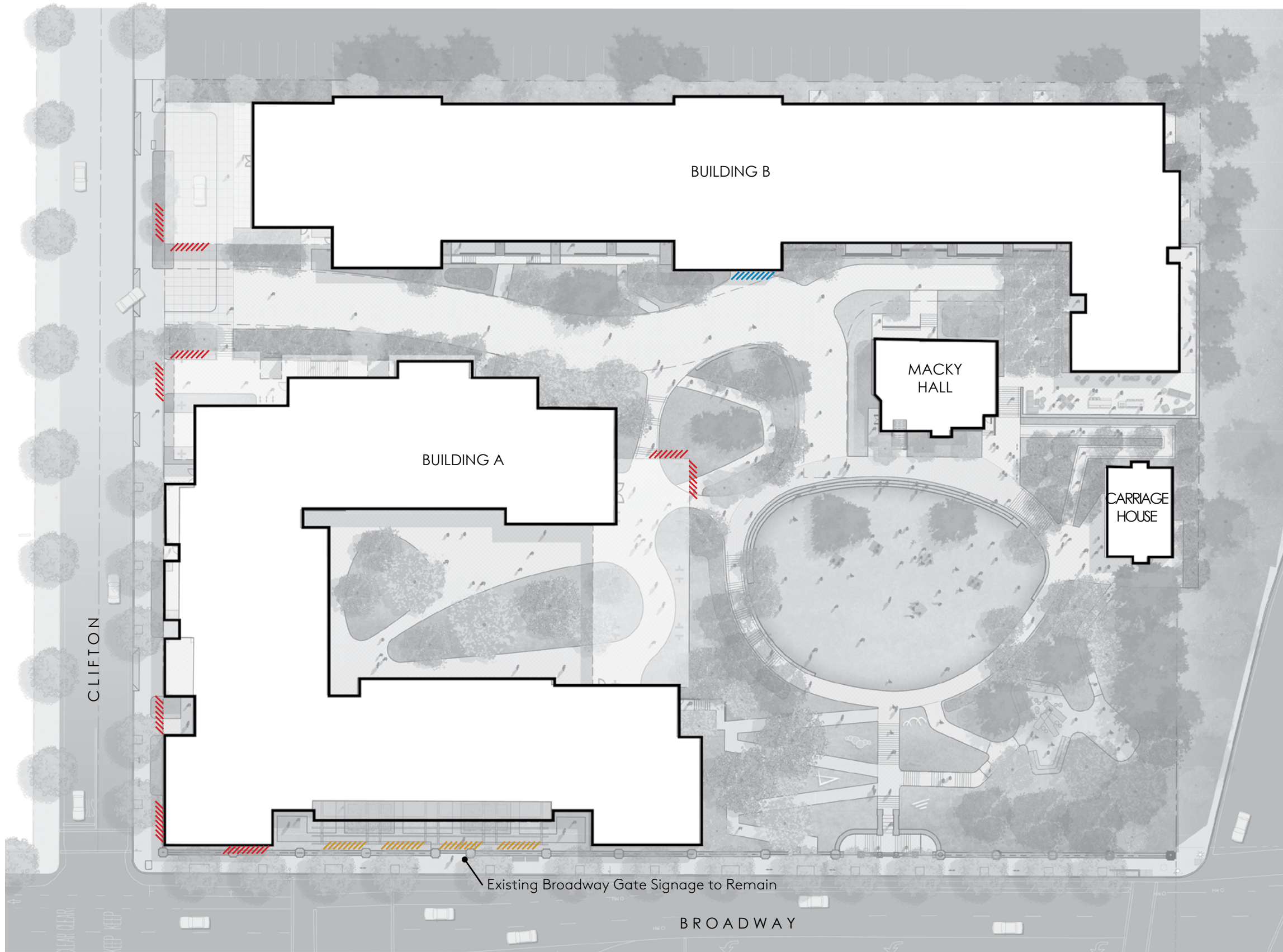


- New LED Tree Uplights at existing Coast Redwood trees



LANDSCAPE DESIGN

SITE SIGNAGE PLAN



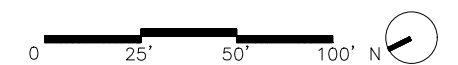
Legend

- //// 18" Suspended Metal Building Signage
- //// 14" Suspended Metal Building Signage
- //// 12" Suspended Metal Building Signage

SIGNAGE MATERIAL



SIGNAGE PRECEDENT

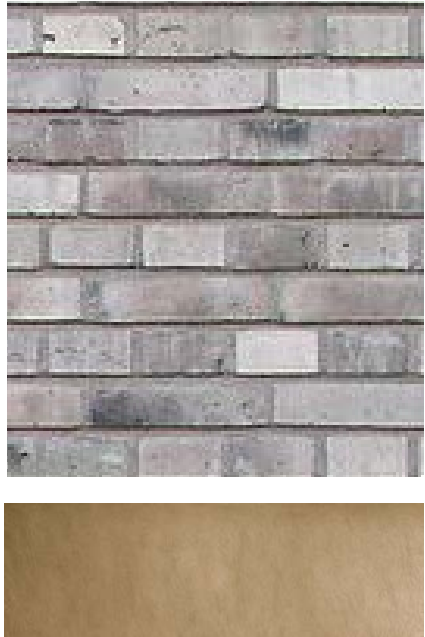







BUILDING MATERIALS BOARD

BUILDING A

	corner volumes		field	field upper	vertical volumes		base	
		window mullion				window mullion		
	brick veneer*/decorative aluminum perf		cement plaster/cement plaster	cement plaster/painted metal trellis structure	painted cement panel board & batt/painted metal spandrel		ceramic tile/cast in place concrete	wood trellis beams

BUILDING B

	central volume		field	field	upper		base	
		window mullion				window mullion		
	brick veneer*/tile spandrel		cement plaster/metal panel spandrel	painted cement panel board & batt/metal panel spandrel	cement plaster/cement plaster		large-format tile, ceramic tile/board formed concrete	wood trellis beams

*StoCast Brick or Equal

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APPENDIX F

CCA/5212 BROADWAY - SUMMARY OF PROJECT ECONOMICS FOR PRESERVATION AND REUSE OF EXISTING BUILDINGS: PROJECT COST, REVENUES AND RETURN-ON-COST BY BUILDING. PROVIDED BY PROJECT APPLICANT TO LSA, AUGUST 29, 2024

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