THEATRE BUILDING COMPLEX

Gavilin College Campus

RENOVATION AND MODERNIZATION STUDY
December 3, 2021
UPDATED May 18, 2022

steinberg hart

GAVILAN COLLEGE

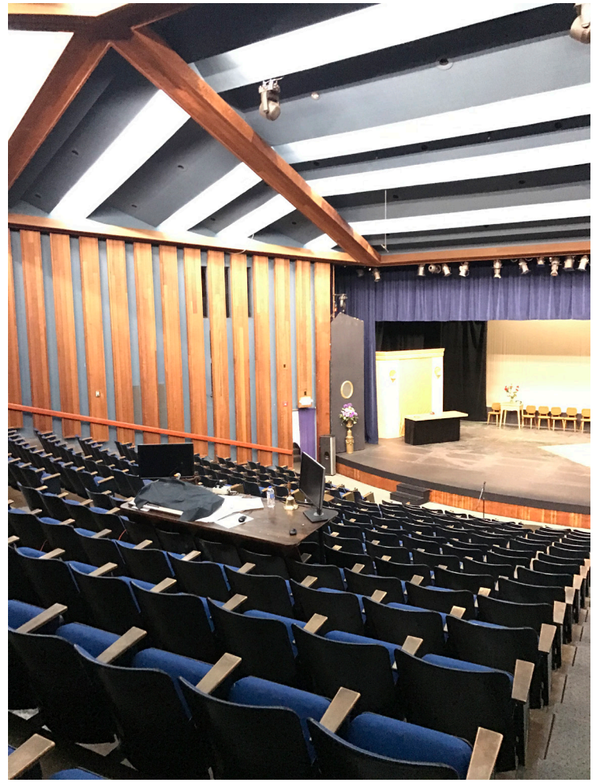
TABLE OF CONTENTS

01

INTRODUCTION

01

INTRODUCTION



OVERVIEW

The Theater Renovation and Modernization Study establishes the current needs and goals for updating Gavilan College's Theater Building Complex into a facility that will meet the educational and presentation requirements of the College and the community it serves. The study identifies how the $20.7 million of the Measure X Bond funds can be most effectively used to renovate the buildings into a modern facility that continues to serve Gavilan College.

The sixteen-week effort focuses on four main goals:

- Increase ADA-compliant accessibility,
- Identify required maintenance and potential upgrades to the building systems, including mechanical, electrical, plumbing, and performance equipment,
- Optimize the use of available space in the building for the current as well as anticipated educational and public presentation uses,
- Improve the function and character of the spaces used by students, faculty, staff, and the public.

EXECUTIVE SUMMARY

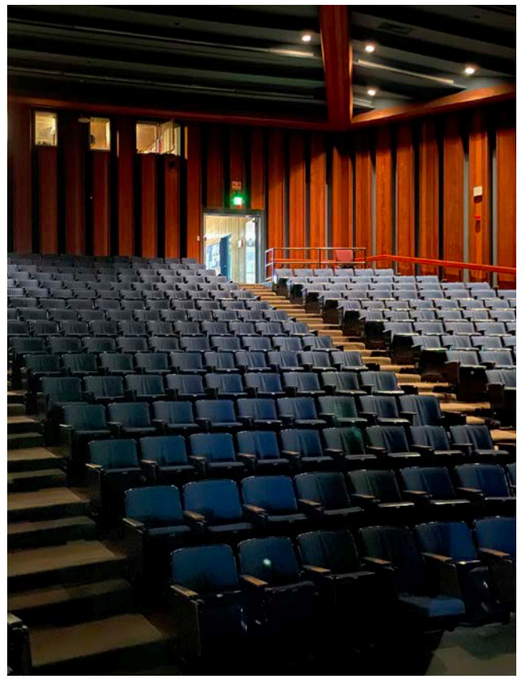
The Theater Building Complex has served Gavilan College well for over fifty years. It is used daily by the Theater Arts and Music Departments. The main presentation space is used for a wide range of activities by those departments as well as other College and community groups. A detailed assessment of the current building conditions and uses makes it clear that significant work needs to be done to address the function, safety, and accessibility of the three buildings that comprise the complex. The analysis and evaluation of the building and its uses is discussed in Section 02- The Study.

This study proposes thirteen scopes of work that may be implemented with the Measure X budget that is allocated for the renovation and modernization of the facility. The identified work addresses all the major concerns identified in the study. The proposed work is prioritized to ensure that decisions on the work's final scope are within the project budget. The prioritization of work is outlined in Section 04- Implementation.

The thirteen proposed scopes of work are:

1. Create a new west entry plaza and improve surface-water drainage,
2. Reconfigure and expand the public toilets,
3. Reconfigure the front-of-house areas to create a lobby,
4. Provide ADA-compliant accessibility to audience area and stage,
5. Replace and reconfigure audience seating and upgrade character and lighting of the audience chamber,
6. Reconfigure and upgrade the back-of-house support spaces,
7. Create an enclosed connector between the Main Theater Building and the Northeast Building,
8. Reconfigure the Northeast Building,
9. Upgrade the mechanical, electrical, and fire protection systems,
10. Upgrade dimmers and performance lighting infrastructure,
11. Upgrade the infrastructure for the audio/visual systems,
12. Confirm the structural capacity of the stage rigging system,
13. Repair roof structure and replace the roofing and skylights on the three theater buildings,

The proposed scopes of work are described in Section 03- Proposed Work. Section 04- Implementation provides analysis of the costs of the work and its implementation.



LIST OF PARTICIPANTS

GAVILAN COLLEGE

Committee Participants:
Dr. Danny Hoey: Dean of Arts, Humanities & Sciences
Dr. John Lawton Haehl: Director, Theater Arts
Izzy Quistian: Technical Coordinator
Jeff Gopp: Director, Facility Services
Cherise Mantia: Theater Arts
Maria Amirkhanian: Music Department
Albert Marques: Music Department

Additional Participants:
Susan Sweeney: Dean of Student Success
Grant Richards: Film and Television
Dahveed Behroozi: Music Department
Denise Besson: Communications Studies
Max Rain: Visual Arts
Arturo Rosette: Visual Arts

Measure X Program Managers

AKG A KENNEDY GROUP
Matt Kennedy: Program Management
Carol Anderson: Program Management Support

Design/Study Team

steinberg hart
Rob Barthelman: Principal-in-Charge
Nestor Bottino: Partner/Performing Arts Architect
Amanda Rienth: Principal/Space Programmer
Javaria Farooq: Interior Designer

Auerbach Consultants
Rob Hill: Theater Consultant
Kevin Macpherson: Theater Consultant

BUREAU VERITAS 1828
Matthew Anderson: Program Manager
Bhaskar Ale: Lead Project Manager
Elton Colbert: Report Engineer
Tyler Everts: Report Engineer

CUMMING Building Value Through Expertise 25
Nick Mata, Director of Preconstruction

GLOSSARY, DEFINITIONS, & ABBREVIATIONS

THEATER BUILDING (TH) COMPLEX

The complex of three buildings referred to commonly as the Theater Building.

MAIN THEATER BUILDING

The larger of the three buildings in the Theater Building Complex. It houses the Performance Venue.

NORTHWEST BUILDING

One of the two smaller buildings adjacent to the Main Theater Building. It currently contains the scene shop.

NORTHEAST BUILDING

One of the two smaller buildings adjecent to the Main Theater Building. It currently contains the costume and shop offices.

PERFORMANCE VENUE

The presentation space in the Main Theater Building. It consists of the stage area and the audience seating area.

ADA

The Americans with Disabilities Act

AREA PER PERSON

The usable area required to accommodate an occupant, a function, equipment, or an occupant group.

ASF

Assignable Square Feet - the usable area required to accommodate a function, equipment, an occupant, or an occupant group. Typically described as “wall-to-wall”

AV

Audio Visual

CAPACITY

The number of people/seats per room. Capacity may not necessarily represent maximum occupant load per Code

FF&E

Furniture, Fixtures and Equipment

GSF

Gross Square Feet - the total floor area of a building, including all levels, that are totally enclosed within the building envelope.

REFERENCE DOCUMENTS

FACILITIES MASTER PLAN

Gavilan Joint Community College District, VISION 2030- Facilities Master Plan, August 2018

MASTER PLAN - MEASURE X PROJECTS

Gilroy Campus Specific Master Plan for Measure X Projects, February 2020

BUILDING CODE

2019 California Building Code

ACCESSIBILITY STANDARDS

ADA Standards for Accessible Design, 2010

A History of Gavilan College
Halper, Leah 2003

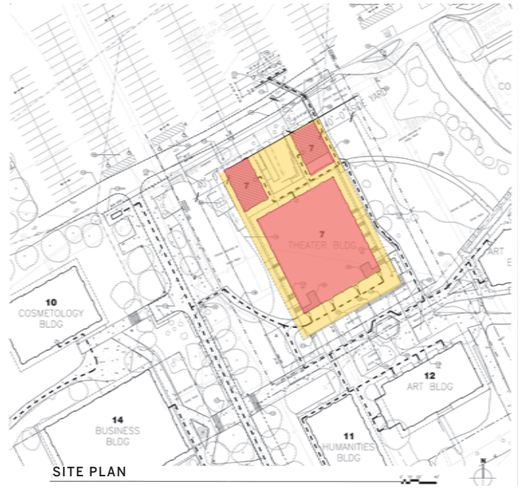
To Dream on Your Behalf: A History of Gavilan College
Halper, Leah 2018

02

THE STUDY

02

THE STUDY



OVERVIEW

The Gavilan Joint Community College District Board of Trustees approved a $20.7 million of the Measure X Bond for the renovation and modernization of the Theater Building (TH) Complex on the Gavilan College campus. The $20.7 million budget is for Total Project Costs, including hard construction costs along with all other project expenses. The complex consists of the main theater building and two adjacent smaller support buildings. For clarity, in this report, the grouping of the three buildings is referred to as the Theater Building Complex. The individual buildings are the Main Theater Building, the Northwest Building, and the Northeast Building. The main performance space in the complex, including the stage and audience seating, is referred to as the Performance Venue.

Earlier initiatives proposed upgrades of Gavilan College's performing arts facilities. Updates to the public toilets and the Northeast and Northwest buildings were documented in a 2007 effort. A subsequent study envisioned significantly reconfiguring and expanding the Theater Building. The Vision 2030- Facilities Master Plan developed in 2018 proposed the construction of a new Visual and Performing Arts Complex. The new complex was to be located on the east side of campus and was to provide a shared facility for the College's Theater Arts, Music, and Visual Arts programs. These studies preceded the Measure X Bond program, and the total project budget allocated in that program.

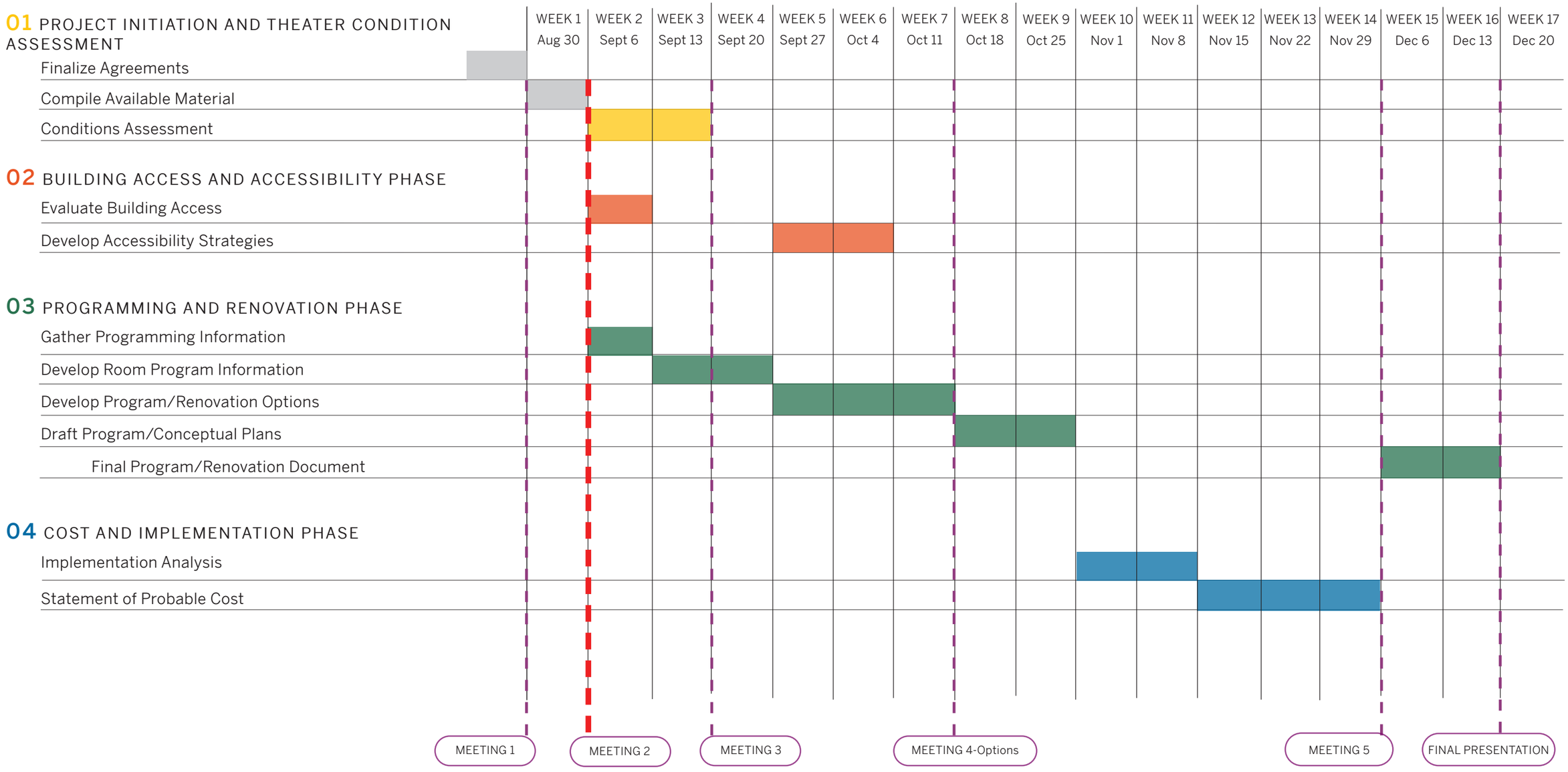
The Theater Renovation and Modernization Study began in August of 2021. The sixteen-week effort focuses on four main goals:

- Increase ADA-compliant accessibility,
- Identify required maintenance and potential upgrades to the building systems, including mechanical, electrical, plumbing, and performance equipment,
- Optimize the use of available space in the building for the current as well as anticipated educational and public presentation uses,
- Improve the function and character of the spaces used by students, faculty, staff, and the public.

The study is organized around weekly meetings of the Gavilan College committee and the design team led by architects Stenberg Hart and theater consultants Auerbach Consultants. Gavilan College committee members include administrators, faculty, and staff. Minutes of the committee meetings are compiled in Appendix A.

The design team made two visits to the Theater Building Complex. Both visits, conducted with Theater Arts afaculty and staff, involved a comprehensive review of the current building conditions and uses.

SCHEDULE - THEATER MODERNIZATION SCHEDULE



BUILDING HISTORY

Gavilan College's Theater Building Complex was built as part of the first construction phase on the college campus. Construction of the buildings began in 1965, was completed in Fall 1967, and dedicated in April 1969.

The campus, including the Theater Building Complex, was designed by architect Theodore Bernardi of the highly regarded San Francisco firm Wurster, Bernardi, and Evans, known for creating many college campuses. Gavilan College's outdoor spaces, including Sycamore Lane west of the Theater Building Complex and the court south of the complex, were designed by Lawrence Halprin and Associates. The Halprin practice was one of the most prominent 20th-century landscape architecture firms. It was recognized for combining artistic expression with ecological sensibility.

The Theater Building Complex consists of a larger main building containing the Performance Venue and ans adjoining support spaces. Two smaller buildings to the north, house additional support spaces. The two smaller structures flank a court that provides extra outdoor workspace.

Like the other original Gavilan College facilities, the theater buildings are concrete frame structures with stone-faced, tilt-up concrete exterior panels. The roof structure consists of glu-laminated timber members. Similar to the other original campus buildings, the architecture of the Theater Building Complex is characterized by large roof overhangs that create perimeter galleries. The large overhang on the south side of the Main Theater Building covers an outdoor gathering area that faces the courtyard to the south.

The interior of the Performance Venue remains largely as designed in the mid-1960s. The stepped seating arrangement and room shape are as they were at the time the facility opened. The warm, wood sidewall and ceiling panels are unchanged and remain the most distinctive and memorable aspects of the room.

No significant architectural changes have been made to the exterior or interior of the three buildings over the past fifty-plus years.

CURRENT BUILDING CONDITIONS

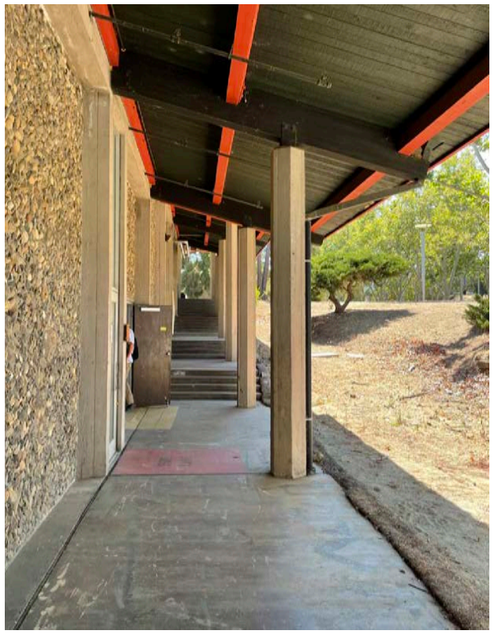
Over the past fifty-three years, the Theater Building Complex has received periodic maintenance but has not had major renovations or upgrades. In 2018 an on-grade chiller was built west of the Northwest Building. The chiller serves the mechanical systems of the Main Theater Building as well as the Northeast and Northwest Buildings.

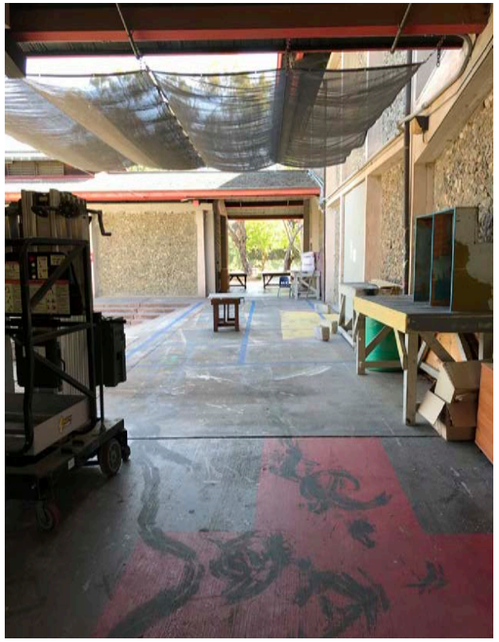
As part of the Modernization Study, a comprehensive assessment of the entire facility was performed. A copy of the Facility Condition Assessment dated November 17, 2021 is included as Appendix C. The report concludes that the facility has a Facility Condition Index of more than 30%, indicating that many elements of the complex have reached the end of their useful or serviceable life and require renewal.

The assessment report identifies the following major efforts that should be undertaken to bring the facility to good and safe operating conditions:

- Address the impeded storm-water drainage east of the complex,
- Address the grade-water infiltration along the west of the Main Theater Building,
- Address the cracking and shifting of the structural slab in the Performance Venue,
- Repair and upgrade mechanical systems in all three buildings,
- Upgrade electrical systems serving the complex,
- Upgrade the performance lighting and audio/ visual infrastructure,
- Replace the roofing on the three buildings including the underside of the roof overhangs.

The work proposed in Section 03 of this study addresses these areas of concern.



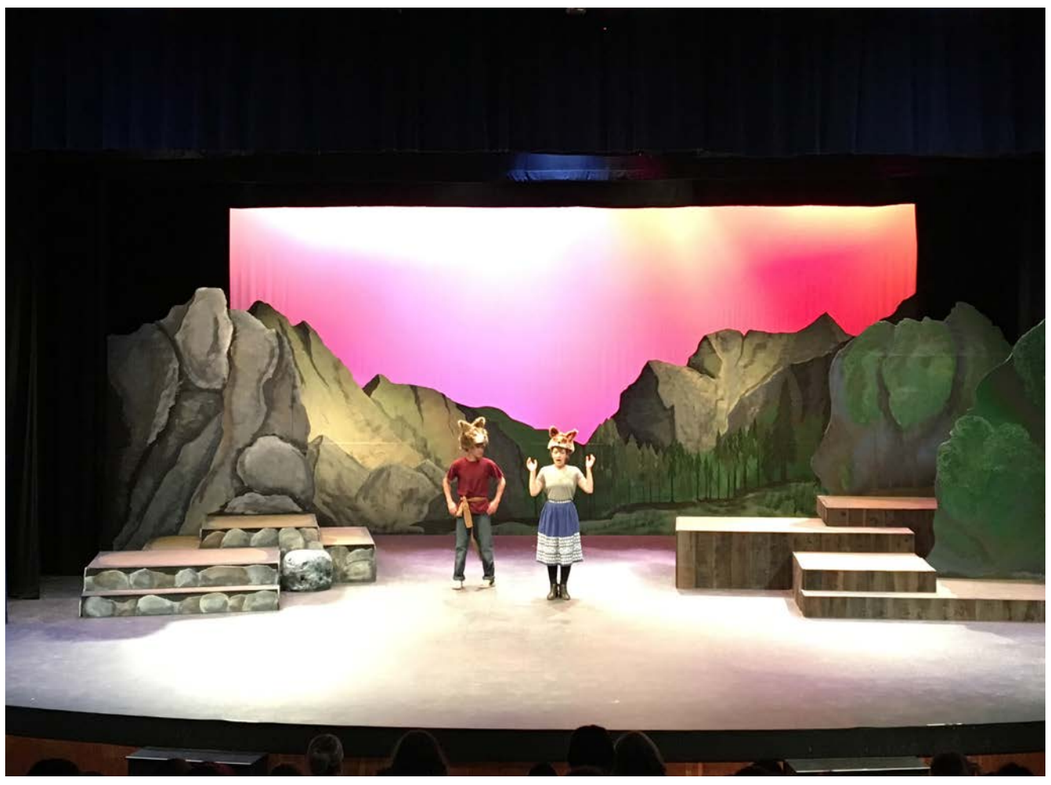


CURRENT BUILDING USES

The Theater Building Complex is used by the Theater Arts and Music Departments for educational and performance activities. All Theater Arts classes and events take place in the complex. The Music Department uses the Theater Building Complex for individual practices by music students and large music performances. Most other Music Department activities occur in the nearby Music Building (MU).

The Performance Venue is used for many activities in addition to educational and instructional functions. The uses include drama presentations, music performances including jazz and Spring music festivals, graduation ceremonies, convocations, staff training, community performances, movie screenings, and production of the Nutcracker at holidays.

Currently, the English Department occupies a small office in the Northeast Building.



OPTIMIZED BUILDING USES

The Modernization Study focuses on improving the facility to serve current and anticipated uses of the Theater Arts and Music Departments. The proposed improvements will make the spaces more adaptable to future uses and increase the facility's usability.

By reconfiguring support areas in the building, the total net area available for educational, public, and support uses has been increased by approximately 450 net square feet. The rearranged facility accommodates all current Theater Arts and Music Departments uses that take place in the building. The increase in available areas is primarily in the dressing room area on house-right and the front-of-house public spaces. The only space that is significantly reduced is the large office area in the Northeast Building. The small office in the Northeast Building will no longer be available.

The proposed work results in four major changes to the building use:

- Front of House: The public entry at the south of the building is opened to merge the two vestibules and the central storage area into a single lobby space. The lobby provides the facility with an indoor space where patrons can mingle and obtain refreshments. The capacity of both the women's and men's public toilets has increased, and both toilets are fully ADA-compliant.
- Performance Venue: The seating arrangement in the audience chamber of the Performance Venue is reconfigured to create a more accessible and flexible layout with properly dispersed wheelchair locations. A cross-aisle and two short side aisles allow for multiple seating configurations and camera placements.
- Support Spaces in Main Theater Building: The multiple small and awkwardly shaped practice/dressing rooms are combined into two larger shared dressing rooms with an adjacent toilet and shower area to serve the dressing rooms. By incorporating the existing hallway into the dressing rooms, the usable space in this area is significantly increased. The house-right dressing rooms can be used by both Theater Arts and Music Department performers. The dressing rooms can also serve as warm-up rooms for music performers waiting to go on stage.
- Northeast Building and Connector to Main Theater Building: The reconfigured building incorporates three acoustically isolated practice rooms specifically designed for Music Department use. It also houses the costume shop with its storage area and a large Theater Arts Director's office. The enclosed connector between the Northeast Building and the stage area makes the costume shop available to be used for a number of support functions incluidng as a warm up area for performers waiting to go onto the stage.

In discussions during the study, it became clear that the Theater Arts and Music Departments would benefit from the addition of more area within the Theater Building Complex. Additional areas that were identified as most useful are: a rehearsal/teaching studio, additional music practice rooms; a general lecture classroom; and storage for equipment production material. The potential addition of two new 1,500 square foot buildings along the north edge of the Theater complex was evaluated. Based on the cost analysis discussed in Section 04, it is unlikely that additional space can be built within the funds available through Measure X.

The space-use listing developed as part of the study, shows the current allocation of spaces in the Theater Building Complex alongside the new assignment of spaces. Most areas retain their current use but are reconfigured to provide greater adaptability, improved use, and enhanced acoustical separation.

BUILDING USES

CURRENT SPACE USE		
	Area	
Front of House		
Southwest Vestibule	125 ASF	
Southeast Vestibule	125 ASF	
Box Office	110 ASF	
Storage	265 ASF	
South Office	115 ASF	
Women's Toilet	130 ASF	
Janitor's Clset	60 ASF	
Men's Toilet	120 ASF	
Storage	110 ASF	
	1,160 ASF	
Performance Venue/Education Spaces		
Audience Chamber	3,500 ASF	435 seats (431 fixed seats; 4 wheelchair positions)
Stage	2,850 ASF	
On-Stage Storage	280 ASF	
	6,630 ASF	
Performance Support/Education Spaces		
Control Room	265 ASF	
On-stage Dressing Room	180 ASF	
On-stage Toilet	50 ASF	
On-stage Changing Room	50 ASF	
Music Practice/Changing Room 1	60 ASF	
Music Practice/Changing Room 2	65 ASF	
Music Practice/Changing Room 3	60 ASF	
Music Practice/Changing Room 4	55 ASF	
Music Practice/Changing Room 5	50 ASF	
Music Practice/Changing Room 6	65 ASF	
House-right Storage	140 ASF	
House-left Storage	100 ASF	
Costume Shop/Storage	640 ASF	
Scene Shop/Storage	1,225 ASF	
	3,005 ASF	
Back-of House Offices		
Theater Arts Director's Office	510 ASF	
Technical Director's Office	75 ASF	
Office (currently English Department)	75 ASF	
	660 nsf	
Building Support Spaces		
Switchgear Room	250 ASF	
Electrical Room	450 ASF	
	700 ASF	
TOTAL NET AREA	**12,155 ASF**	

PROPOSED SPACE USE		
	Area	
Front of House		
Lobby	455 ASF	
Box Office	110 ASF	
Storage	110 ASF	
Storage	40 ASF	
Women's Toilet	275 ASF	
Janitor's Closet	60 ASF	
Men's Toilet	185 ASF	
	1,235 ASF	
Performance Venue/Education Spaces		
Audience Chamber	3,375 ASF	393 seats (351 fixed seats; 6 wheelchair locations; 36 moveable seats at crossaisle)
House Mix Position	125 ASF	
Stage	2,850 ASF	
On-Stage Storage	280 ASF	
	6,630 ASF	
Performance Support/Education Spaces		
Control Room	265 ASF	
On-stage Accessible Dressing Room	180 ASF	
On-stage Toilet/Shower	155 ASF	
Accessible Warm-up and Dressing Room	140 ASF	
Dressing Room	180 ASF	
Dressing Room Toilet/Shower	175 ASF	
Practice Room 1- Large	115 ASF	
Music Practice Room 1	60 ASF	
Music Practice Room 2	60 ASF	
House-right Storage	140 ASF	
House-left Storage	100 ASF	
Costume Shop/Storage	665 ASF	
Scene Shop/Storage	1,225 ASF	
	3,460 ASF	
Educational/Support		
Theater Arts Director's Office	510 ASF	
Technical Director's Office	75 ASF	
	585 ASF	
Building Support Spaces		
Switchgear Room	250 ASF	
Electrical Room	450 ASF	
	700 ASF	
TOTAL NET AREA	**12,610 ASF**	

03

PROPOSED WORK

03

PROPOSED WORK

OVERVIEW

The proposed renovation and modernization of the Theater Building Complex is organized into thirteen independent scopes of work. The scopes can be implemented independently or jointly. In their totality, they result in an upgraded and transformed facility that will support and enhance the education and presentation of the performing arts at Gavilan College.

The thirteen proposed scopes of work are:

1. Create a new west entry plaza and improve surface-water drainage,

2. Reconfigure and expand the public toilets,

3. Reconfigure the front-of-house areas to create a lobby,

4. Provide ADA-compliant accessibility to audience area and stage,

5. Replace and reconfigure audience seating and upgrade character and lighting of the audience chamber,

6. Reconfigure and upgrade the back-of-house support spaces,

7. Create an enclosed connector between the Main Theater Building and the Northeast Building,

8. Reconfigure the Northeast Building,

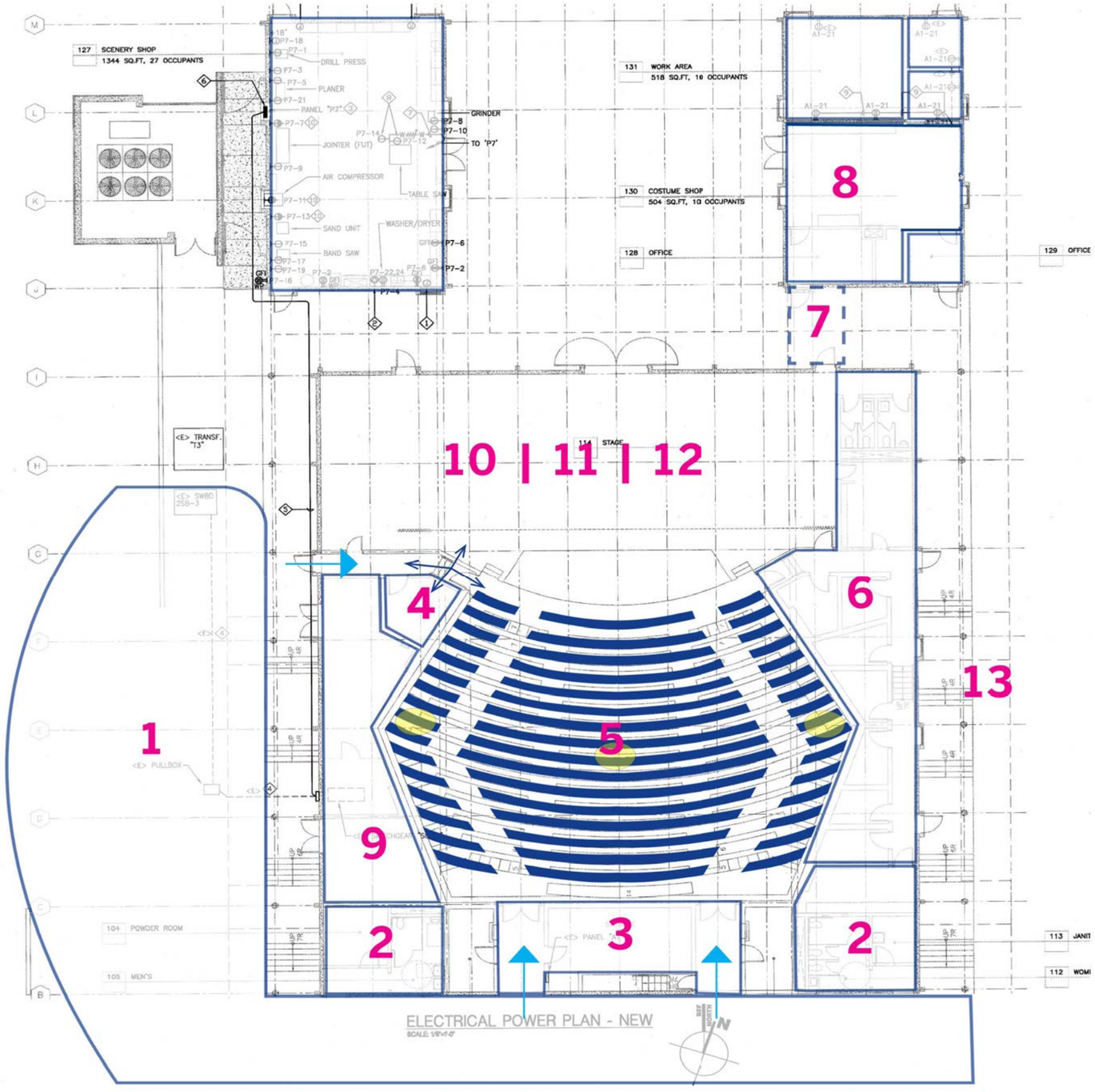
9. Upgrade the mechanical, electrical, and fire protection systems,

10. Upgrade dimmers and performance lighting infrastructure,

11. Upgrade the infrastructure for the audio/visual systems,

12. Confirm the structural capacity of the stage rigging system,

13. Repair roof structure and replace the roofing and roof monitors on the three theater buildings.



SCOPE/PROGRAM STRATEGY DIAGRAM

November, 2021

LEGEND

1: Create a new West entry plaza and improve surface-water drainage

2: Reconfigure and expande the public toilets

3: Reconfigure the front-of-house areas to create a lobby

4: Provide ADA-compliant accessibility to audience area and stage

5: Replace and reconfigure audience seating and upgrade character and lighting of audience chamber

6: Reconfigure and upgrade the back-of-house support spaces

7: Create an enclosed connector between the Main Theater Building and the Northeast Building

8: Reconfigure the Northeast Building

9: Upgrade the mechanical, electrical, and fire protection systems

10: Upgrade dimmers and performance lighting infrastructure

11: Upgrade the infrastructure for the audio/visual system

12: Confirm the structural capacity of the stage rigging system

13: Repair roof structure and replace the roofing and monitors on the three theater buildings.

SCOPE OF WORK

SCOPE 1 - NEW WEST ENTRY PLAZA AND IMPROVED DRAINAGE

This work reshapes and landscapes the area between the Main Theater Building and Sycamore Lane. The reshaped landscape provides an ADA-compliant path from Sycamore Lane to the south and west public entrances to the Main Theater Building. The west entry plaza provides an outdoor gathering area for theater patrons and Gavilan students.

Reconfiguring the contours of this area and adding a new drainage system will redirect surface water away from the building and prevent water infiltration into the complex's utility rooms. The storm-water drainage east of the complex will be adjusted to eliminate blockage of the line by adjacent trees.

SCOPE 2 - RECONFIGURE AND EXPAND THE PUBLIC TOILETS

The two public toilets at the southwest and southeast corners of the Main Theater Building are reconfigured to increase the number of toilet fixtures. With the increased capacity, the toilets provide the number of toilet fixtures required by the California Building Code for the audience capacity of the Performance Venue. The toilets and the adjacent janitor's closet are fitted with new fixtures, lighting, and finishes.

SCOPE 3 - RECONFIGURE THE FRONT-OF-HOUSE AREAS TO CREATE A LOBBY

The two entry vestibules are combined with the storage space to create an indoor lobby area with reallocated storage areas. The expanded space is provided with new finishes and lighting. The Box Office is renovated and a window opening onto the Lobby is added.

SCOPE 4 - PROVIDE ADA-COMPLIANT ACCESSIBILITY TO AUDIENCE AREA AND STAGE

The west entry vestibule at the left front corner of the audience area is reconfigured, and an ADA-compliant wheelchair lift is added. The lift provides an accessible path from the west entry to the wheelchair positions in the front row of the audience area. The lift also provides an accessible route from the audience area to the stage.

SCOPE 5 - REPLACE AND RECONFIGURE AUDIENCE SEATING AND UPGRADE CHARACTER AND LIGHTING OF THE AUDIENCE CHAMBER

The modernization of the audience area in the Performance Venue consists of new audience seating and renovated interior finishes. The seating is rearranged into a configuration that allows for flexibility in use. A cross-aisle, placed at the midpoint of the seating dish, defines a more-intimate front seating grouping and establishes multiple positions for filming performances. An ADA-compliant technical position is created at the rear of the audience area. Multiple seating configurations were studied for the audience area. These options are included in Appendix D. As part of the reshaping of the floor in the audience area, the cracks in the concrete floor are repaired.

The interior character of the audience area is kept true to the original 1960s design that has defined the room. The sidewall and ceiling wood panels are refinished to regain their original luster. A major aspect of upgrading the Performance Venue is the replacement of the lighting in the stage and audience area and with new LED lighting systems. The new systems include general house illumination that can be configured for a variety of events, work lights for classroom/rehearsal use, and room lighting that enhances the architectural features of the room.

SCOPE 6 - RECONFIGURE AND UPGRADE THE BACK-OF-HOUSE SUPPORT SPACES

The east side of the Main Theater Building is rearranged to provide accessible dressing and shower facilities as well as to maximize the space available for support of the performances. The on-stage dressing room and toilet shower are revised to be ADA-compliant and to have new finishes, lighting, and toilet fixtures.

The multiple small and awkwardly shaped practice/dressing rooms are combined into two larger shared dressing rooms with an adjacent toilet and shower area to serve the dressing rooms. By incorporating the existing hallway into the dressing rooms, the usable space in this area has been significantly increased. The house-right dressing rooms can be used by both Theater Arts and Music Department performers.

SCOPE 7 - CREATE AN ENCLOSED CONNECTOR BETWEEN THE MAIN THEATER BUILDING AND THE NORTHEAST BUILDING

A new connector between the stage area of the Performance Venue and the Northeast Building allows the costume shop in the Northeast Building to serve as additional support space for the stage.

SCOPES OF WORK

SCOPE 8 - RECONFIGURE THE NORTHEAST BUILDING

The reconfigured building incorporates the costume shop with its storage area, the Theater Arts Director's office, and three acoustically isolated practice rooms specifically designed for use by the Music Department. With the connector to the stage of the Performance Venue, the costume shop can be used as a performer warm-up room, dressing area, or green room. Operable panels allow the connector to be opened when the connection is not required. New finishes and lighting are provided in all the spaces of the building.

SCOPE 9 - UPGRADE THE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION SYSTEMS

The control system of the mechanical systems is repaired and reprogrammed so heating and cooling is delivered accurately to the three buildings in The Theater Building Complex.

The electrical system is to be replaced. The system will be configured to handle regional brownouts.

The fire suppression system serving the Main Theater Building will be replaced and the fire alarm system upgraded in the three buildings.

SCOPE 10 - UPGRADE DIMMERS AND PERFORMANCE LIGHTING INFRASTRUCTURE

The dimmers, distribution devices and wiring are replaced with new conduit. Lighting control devices will also be replaced with Console Control panels, DMX output and an updated paradigm Architectural Controller with preset panels located backstage and at Performance Venue entry doors.

The existing dimmers date from the early 1990s and are early original Sensor ETC dimmers. Power distribution devices appear to be original twist lock pin out (not current) with numerous circuits that are not working.

SCOPE 11 - UPGRADE THE INFRASTRUCTURE FOR THE AUDIO/VISUAL SYSTEMS

New cables, conduit and connection panels are routed to serve all areas with audio/visual equipment. New conduit is provided as part of the infrastructure.

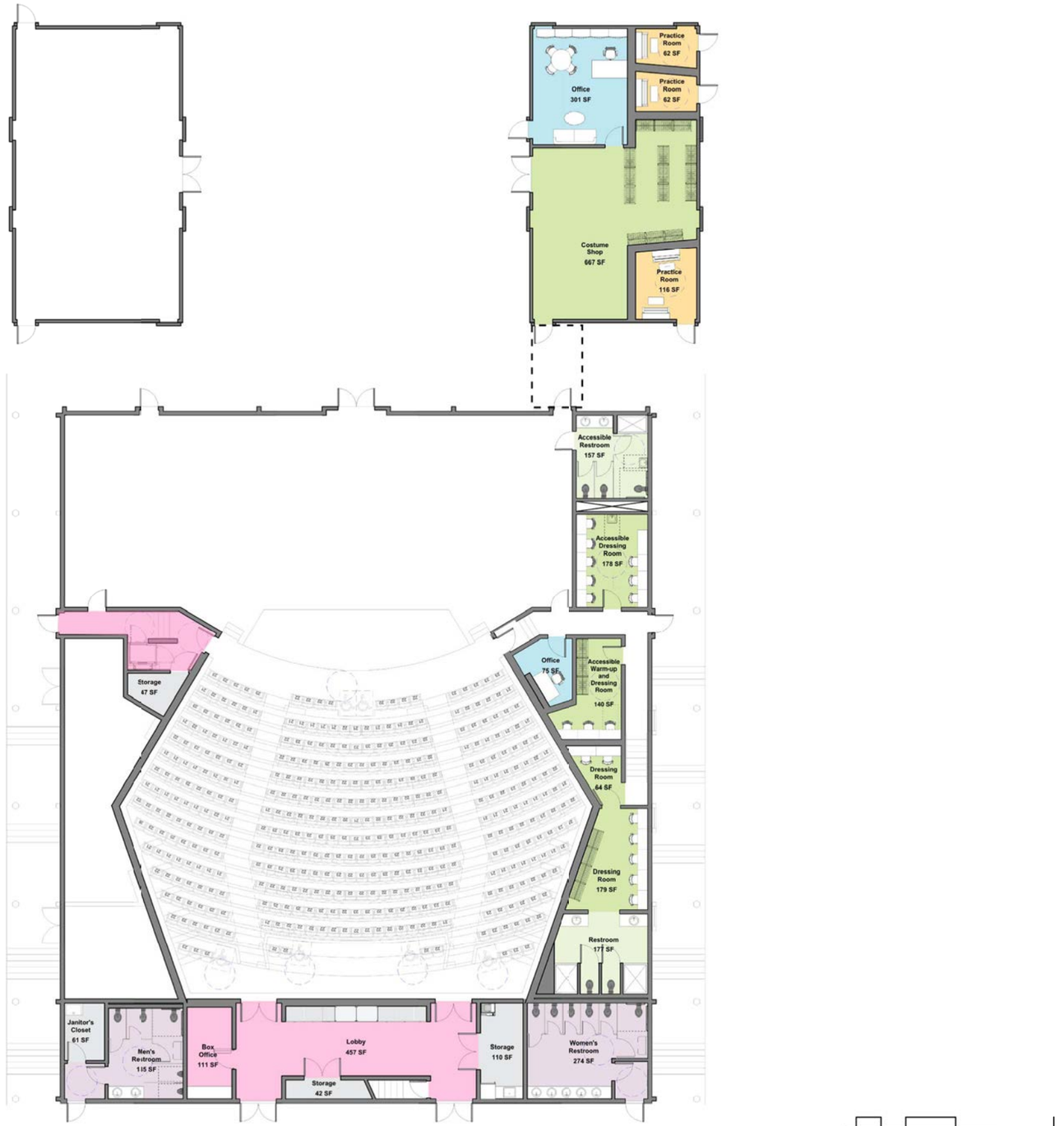
SCOPE 12 - CONFIRM THE STRUCTURAL CAPACITY OF THE STAGE RIGGING SYSTEM

The existing over stage rigging strut does not appear to be documented from the original installation. Exact loading capacity, though not reported to be problematic, is not documented.

The connection details to the building structure will be assessed by the Theatrical Rigging Contractor for rigging capacity. New connections or additional members are installed where necessary.

SCOPE 13 - REPAIR ROOF STRUCTURE AND REPLACE THE ROOFING AND SKYLIGHTS ON THE THREE THEATER BUILDINGS

The roof replacement on the three buildings addresses numerous problems including multiple leaks and openings that allow birds and bats to enter the buildings. The sheathing of the roof assembly is replaced, and any deterioration of structural members repaired. New roofing is installed throughout, and skylights are replaced and properly sealed.

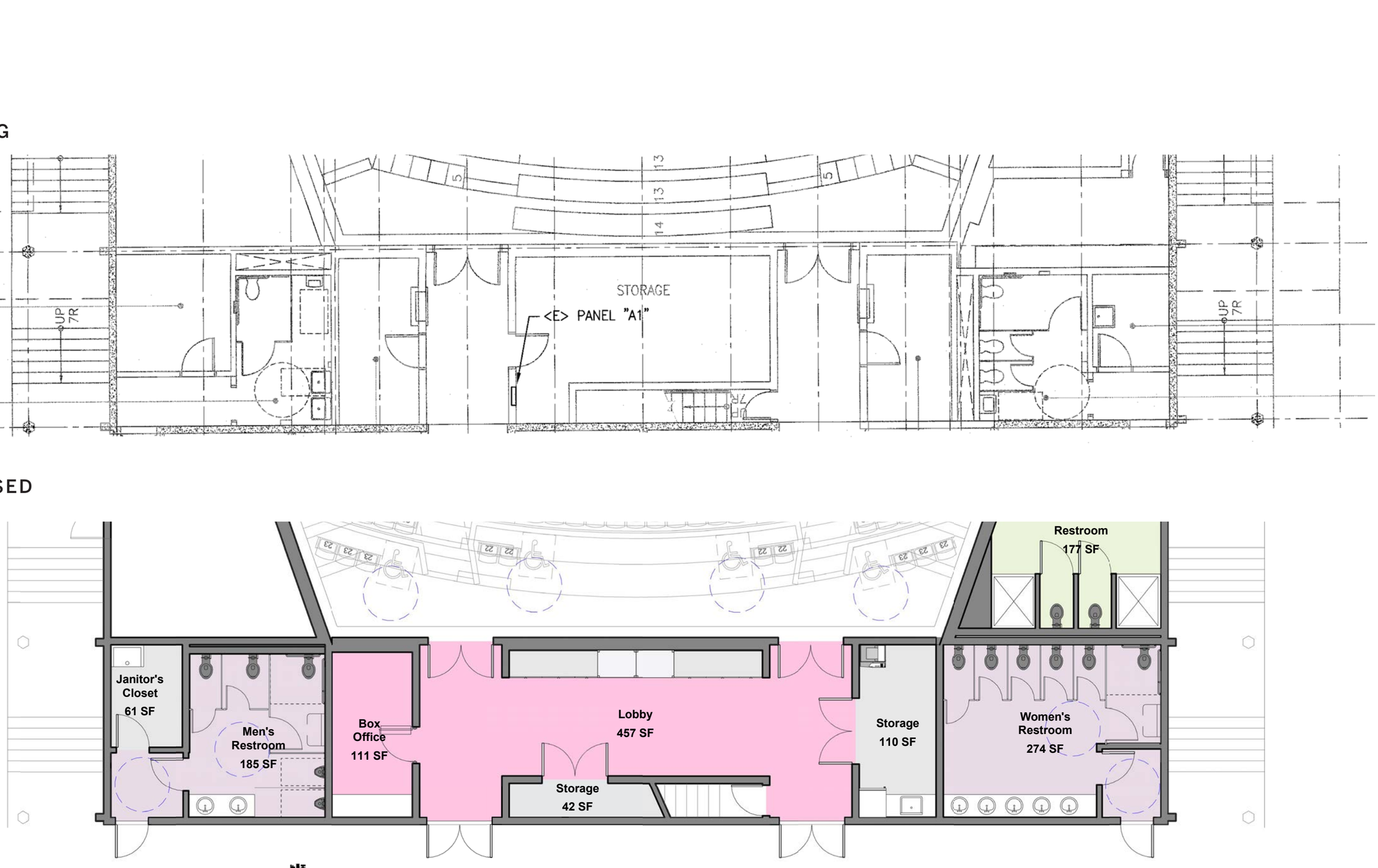


FLOOR PLAN

November, 2021

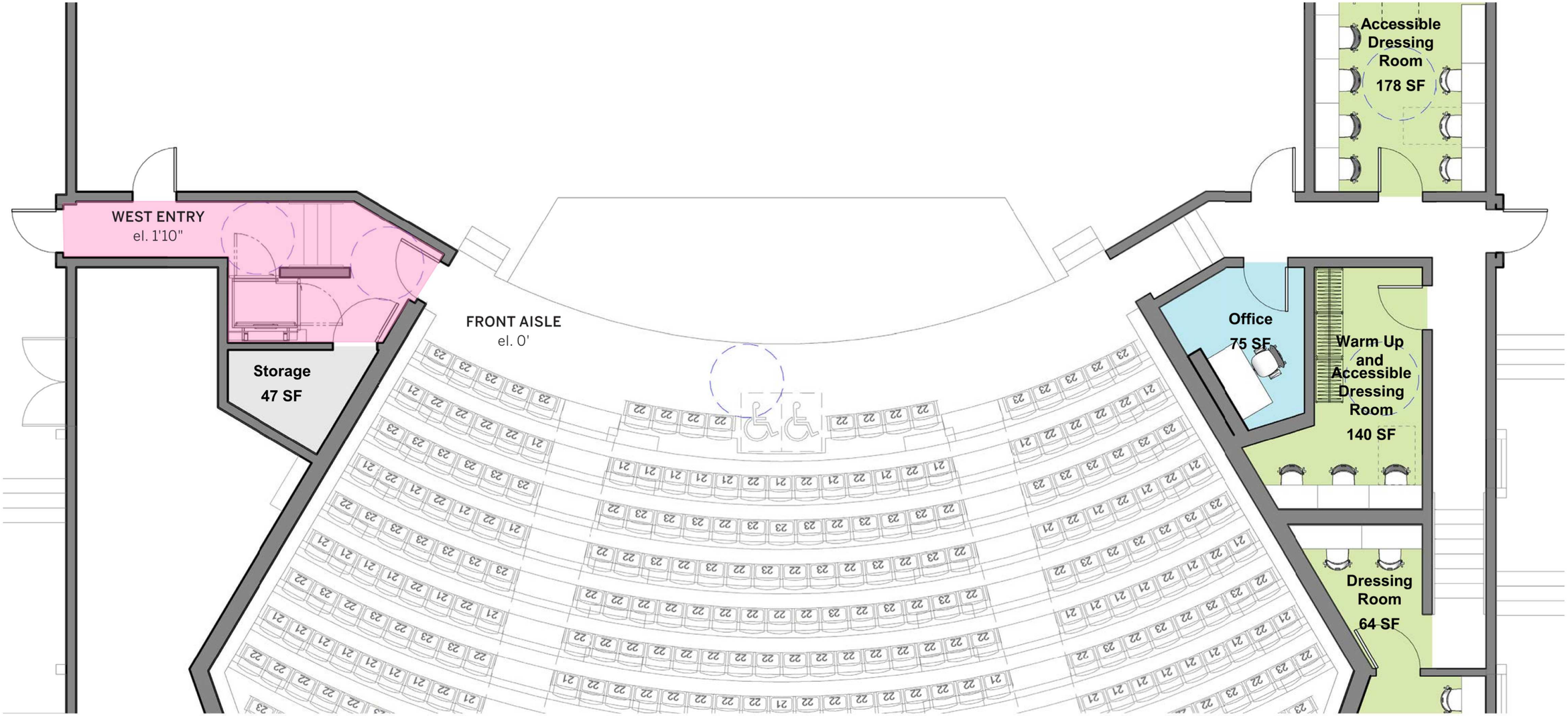
EXISTNG

PROPOSED



LOBBY

November, 2021



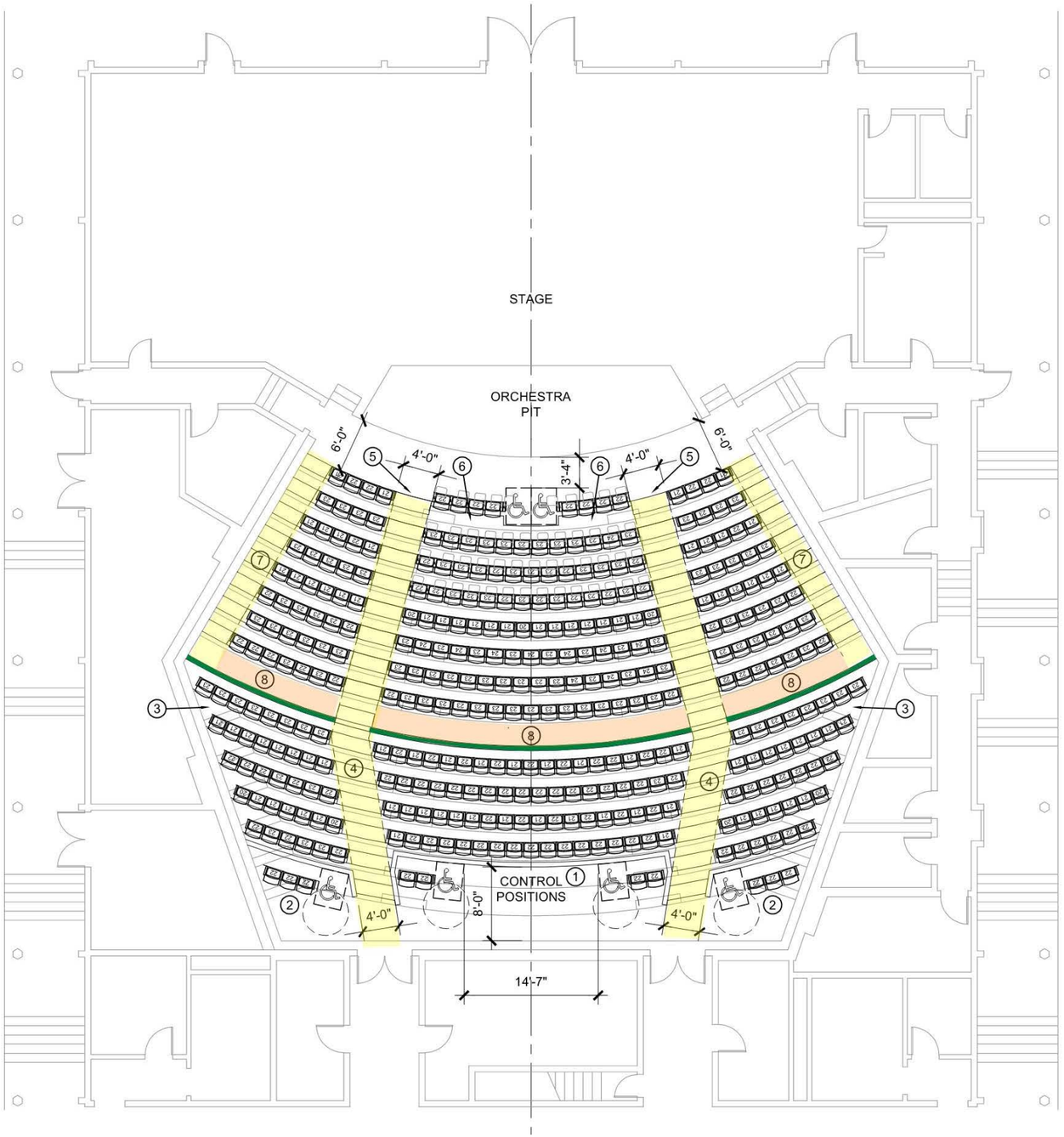
REF NORTH

N

0' 4' 8' 16' 32'

WHEELCHAIR LIFT/STORAGE

November, 2021



KEYED NOTES

GENERAL NOTE: ALL EXISTING ROW RISERS HAVE BEEN SHIFTED 6" TOWARD STAGE TO ALLOW 8'-0" CLEAR AT REAR OF HOUSE CONTROL POSITIONS PLATFORM.

1. PLATFORM CREATED AT REAR OF HOUSE FOR CONTROL POSITIONS AS WELL AS TWO WHEELCHAIRS AND ASSOCIATED COMPANIONS SEATING.
2. PLATFORMS CREATED AT HOUSE LEFT AND RIGHT REAR CORNERS REAR OF FOR ONE WHEELCHAIR AND ASSOCIATED COMPANIONS SEATING.
3. EXISTING ROW RISERS EXTENDED TO HOUSE SIDEWALL AND SIDE AISLE REMOVED TO CREATE DEAD END ROWS AT HOUSE LEFT AND RIGHT SEAITNG SECTIONS.
4. EXISTING INTERNAL AISLES RELOCATED AND RECONFIGURED AS SHOWN. NOTE THAT HANDRAILS (EITHER AT THE SIDES OF THE AISLE OR WITHIN THE AISLE) WILL BE REQUIRED ON STEPPED AISLES.
5. AISLE STEPS CONFIGURED TO PROVIDE CODE REQUIRED TREAD DEPTH UNIFORMITY.
6. INFILL PROVIDED BEHIND FIRST ROW OF CENTER SEATING SECTION TO ELIMINATE GAP BEHIND WHEELCHAIR ASSOCIATED SEATING PROVIDING CODE REQUIRED SHOULDER ALIGNMENT WITH THE WHEELCHAIR.
7. SIDE AISLES REMAIN AT LOWER ORCHESTRA LEVEL.
8. A CROSSAISLE IS ADDED TO CREATE A SEPARATION OF SPACES IN THE HOUSE, AND ALLOW FOR CAMERA AND TECNNICAL POSITIONS AS NEEDED. THIS COULD BE A TEMPORARY CROSSAISLE WITH THE USE OF PORTABLE/LOOSE SEATING.

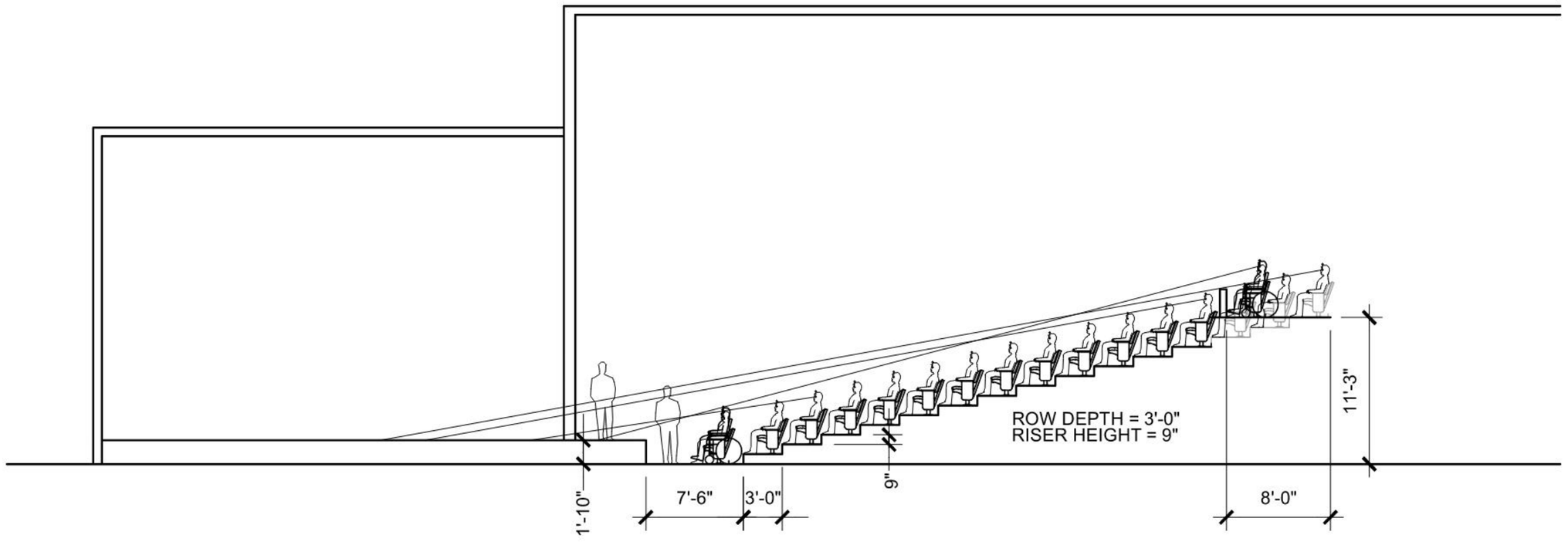
SEATING TOTALS:

	Standard Seats	Tablet Seats	Total Seats
SEATS	304	47	351
WHEELCHAIRS	4	2	6
TOTAL	308	49	357
ADD SEATS AT CROSSAISLE	36	-	36
TOTAL	344	49	393

AUERBACH·POLLOCK·FRIEDLANDER
Performance Environments
1045 Sansome Street Suite 300 San Francisco CA 94111
Tel 415.392.7528 Fax 415.392.7530
266 West 37th Street 10th Floor New York NY 10018
Tel 212.764.5630 Fax 212.764.5632

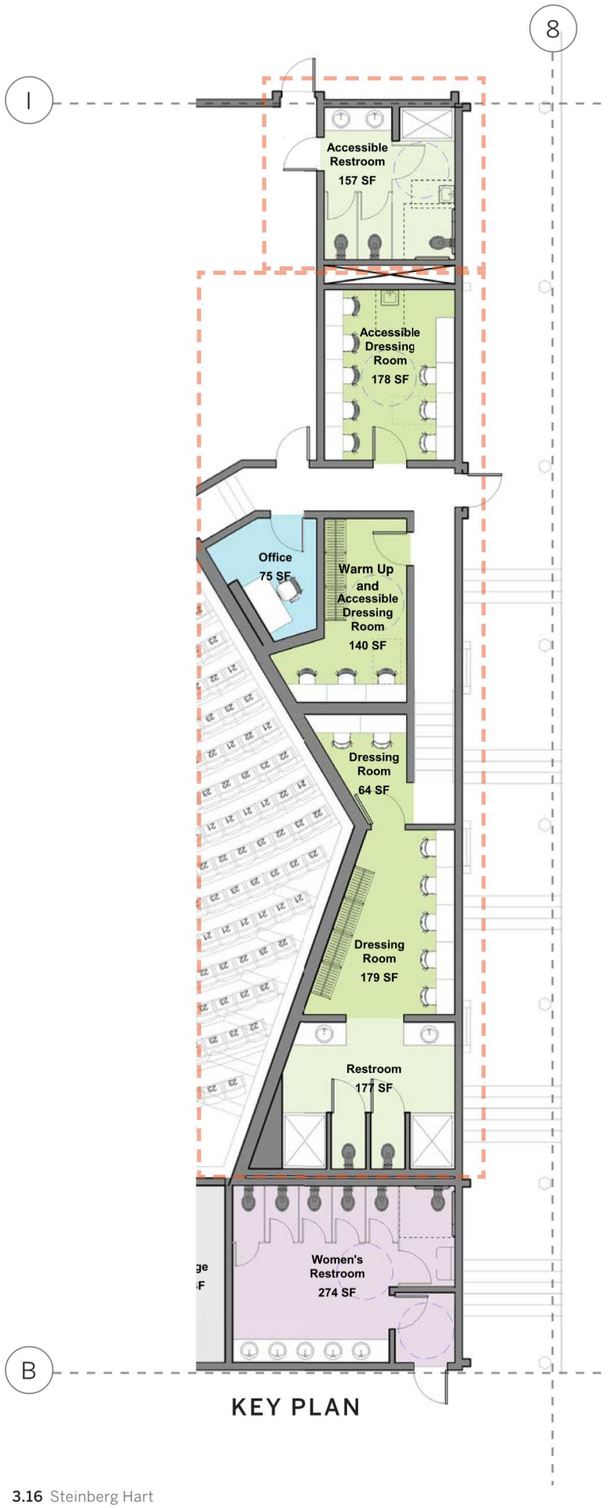
FOR INFORMATION ONLY

PROJECT: GAVILAN COLLEGE THEATRE
DRAWING: THEATRICAL SEATING PLAN
DATE: 21 SEP 2021
BY: KMM
REV:
DRAWING No.: SK-002
SCALE: AS NOTED

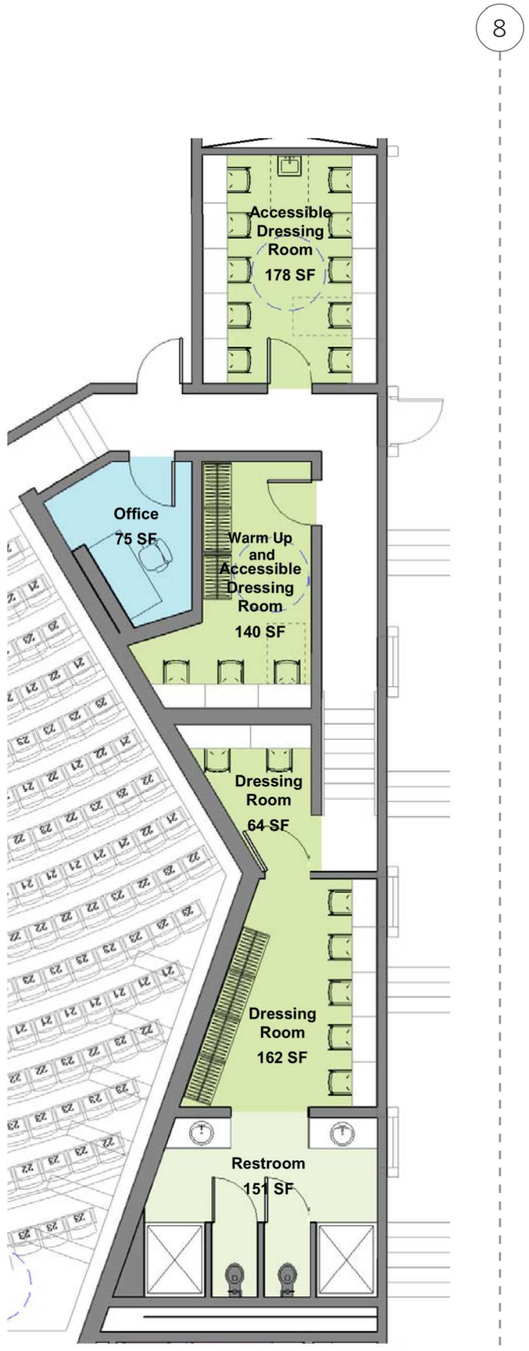


SEATING SIGHTLINE STUDY SECTION

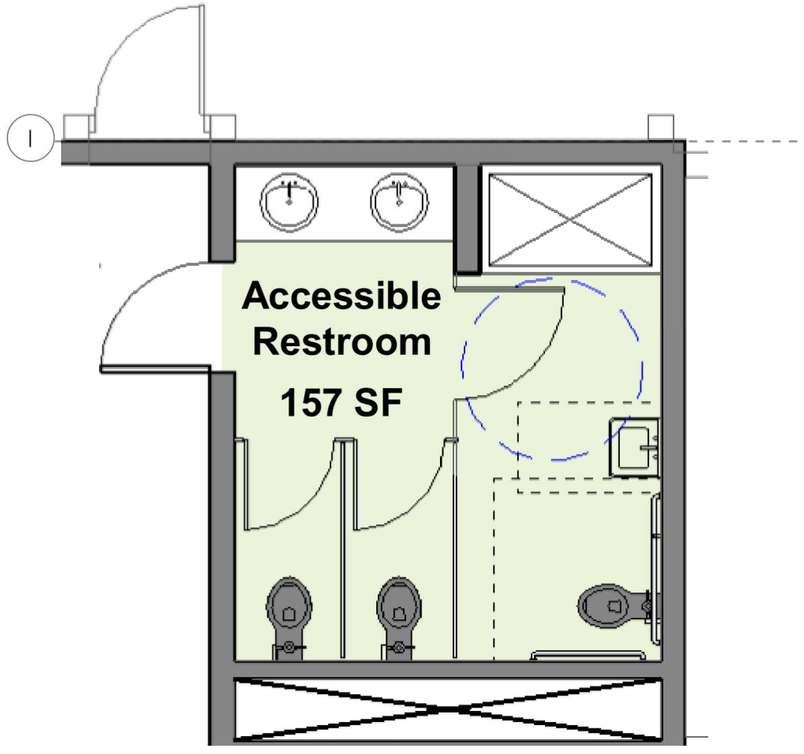
November, 2021



KEY PLAN



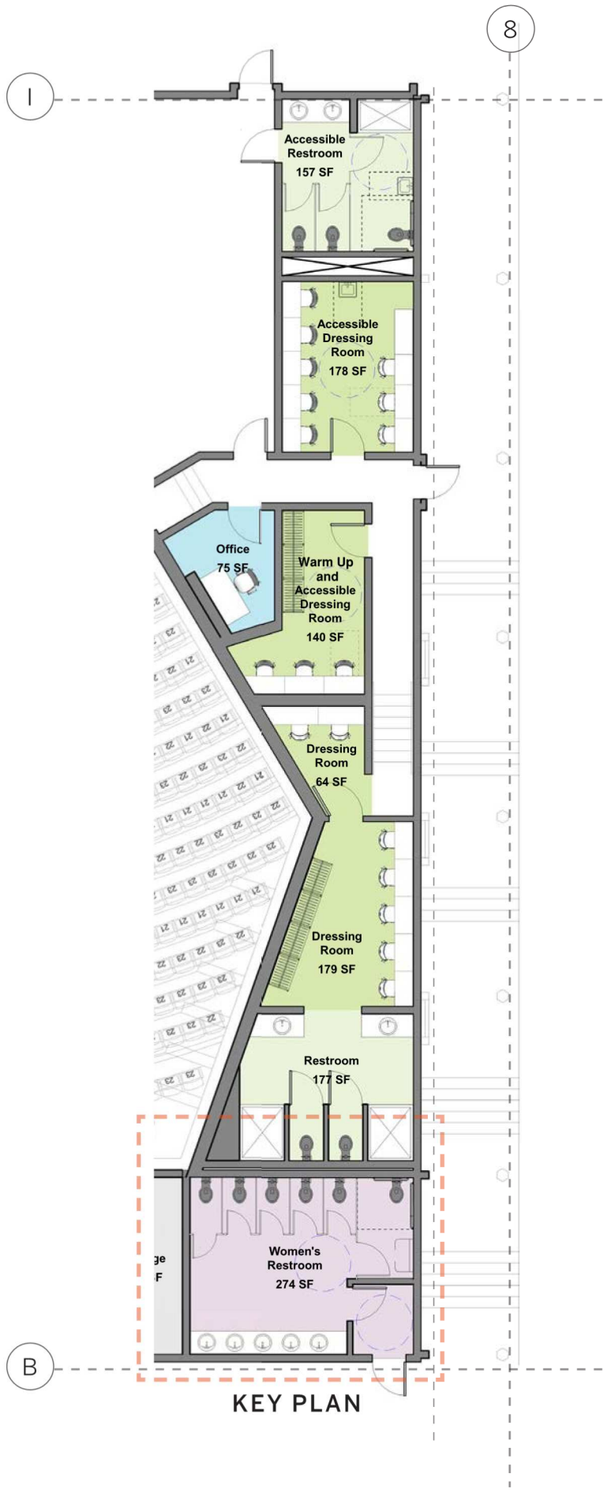
EAST DRESSING ROOMS



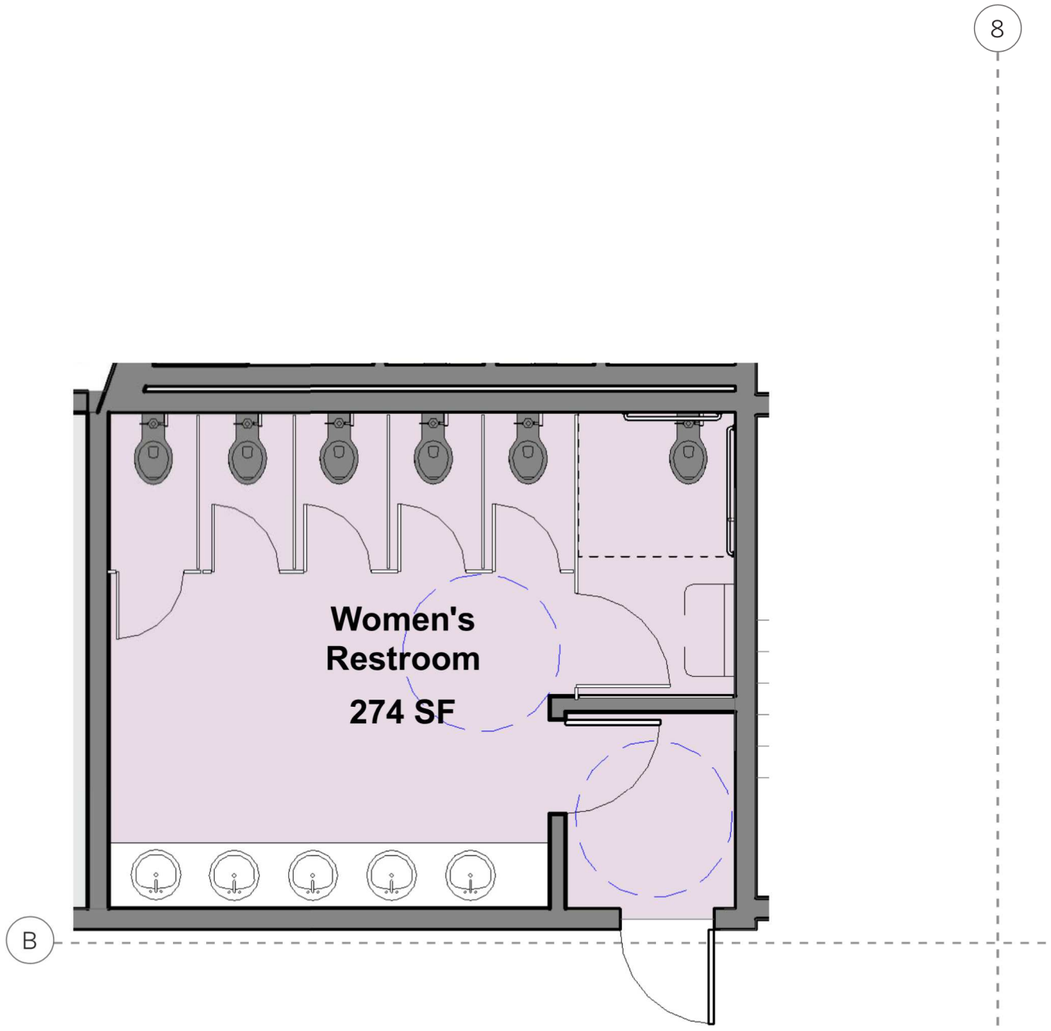
OFFSTAGE DRESSING ROOMS

PROPOSED EAST SIDE SPACES

November, 2021



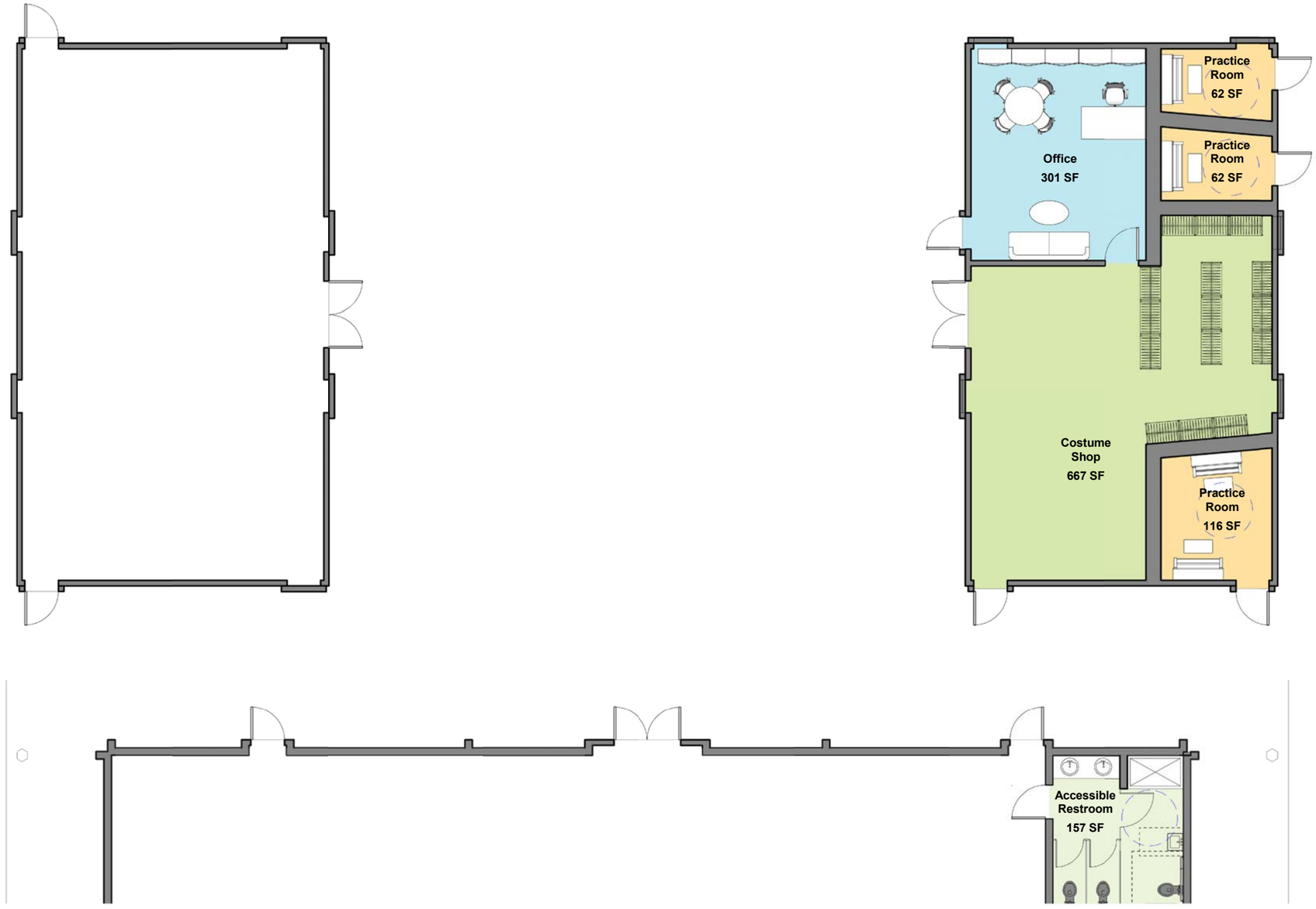
KEY PLAN



PUBLIC WOMEN'S TOILETS

PROPOSED EAST SIDE SPACES

November, 2021



NORTHEAST BUILDING

November, 2021

04

IMPLEMENTATION

04

IMPLEMENTATION

PROJECT SCHEDULE

The Measure X schedule for Theater Modernization identifies a 17-month construction and 2-month commissioning period from March 2025 through October 2026. The renovated facility would be available for occupancy by late Fall of 2026. For construction-cost estimating purposes, the scheduled midpoint of construction is November 2025.

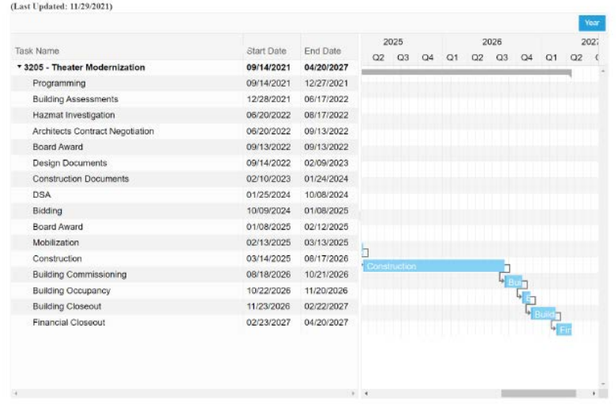
A construction period of 17 months is adequate to accomplish the work envisioned in this study.

Theater Modernization

Note: Data subject to change

(Last Updated: 11/29/2021)

Task Name	Start Date	End Date
3205 - Theater Modernization	**09/14/2021**	**04/20/2027**
Programming	09/14/2021	12/27/2021
Building Assessments	12/28/2021	06/17/2022
Hazmat Investigation	06/20/2022	08/17/2022
Architects Contract Negotiation	06/20/2022	09/13/2022
Board Award	09/13/2022	09/13/2022
Design Documents	09/14/2022	02/09/2023
Construction Documents	02/10/2023	01/24/2024
DSA	01/25/2024	10/08/2024
Bidding	10/09/2024	01/08/2025
Board Award	01/08/2025	02/12/2025
Mobilization	02/13/2025	03/13/2025
Construction	03/14/2025	08/17/2026
Building Commissioning	08/18/2026	10/21/2026
Building Occupancy	10/22/2026	11/20/2026
Building Closeout	11/23/2026	02/22/2027
Financial Closeout	02/23/2027	04/20/2027



PROJECT COSTS

Preliminary cost analysis of the scope of work envisioned for the modernization of the Theater Building Complex indicates that the entire described scope can be achieved within the total project costs budget. This assumes that construction starts no later than March 2025 as scheduled in the Measure X program.

The analysis also assumes that cost escalation remains at the recent average rate of approximately 5% per year. It is unclear how conditions associated with the COVID 19 pandemic may affect construction costs and schedules over the next several years, so the escalation rate will need to be monitored and adjusted.

The cost information generated for this study is organized into three costs for each scope of work:

- Trade Contractor Costs- the direct costs of an item or a service provided by a subcontractor
- Contractor Costs- This is the total amount charged by General Contractor or Construction Manager for the Trade Contractor's work. It is typically referred to as Total Hard Costs. This amount accounts for project management, general conditions, insurances, and profit.
- Total Cost to Owner- This is the calculated amount that it will cost the owner to have the work completed. It includes both Hard Construction Costs and Project Soft Costs. Soft Costs include all non-construction costs necessary for implementation of the work, including professional fees, DSA review fees, furniture, etc.

The calculated Total Project Cost for the identified work is $20.6 million, including escalation to the midpoint of construction in November 2025.

The calculated Total Project Cost includes a $500,000 budget to cover the costs of the Theater Arts and Music Departments relocating temporarily during the construction period. This budget will cover moving expenses, rental of any temporary facilities, and rental of storage for material and equipment that will need to be removed from the Theater Building Complex.

PROJECT COST MODEL

	Scope of Work	Projected Trade Contractor Cost
1	Create a new west entry plaza and improve surface-water drainage,	$625,000
2	Reconfigure and expand the public toilets	$320,000
3	Reconfigure the front-of-house areas to create a lobby,	$272,500
4	Provide ADA-compliant accessibility to audience area and stage,	$169,400
5	Replace and reconfigure audience seating and upgrade character and lighting of the audience chamber,	$1,998,000
6	Reconfigure and upgrade the back-of-house support spaces,	$468,600
7	Create an enclosed connector between the Main Theater Building and the Northeast Building,	$152,500
8	Reconfigure the Northeast Building,	$445,000
9	Upgrade the mechanical, electrical, and fire protection systems	$1,761,600
10	Upgrade dimmers and performance lighting infrastructure,	$350,000
11	Upgrade the infrastructure for the audio/visual systems,	$330,000
12	Confirm the structural capacity of the stage rigging system,	$100,000
13	Repair roof structure and replace the roofing and skylights on the three theater buildings.	$1,498,000
	Total Trade Contractor Costs	$8,490,600
	Contractor Costs (Trade Contractor Costsplus 50%)	$12,735,900
	Total Project Cost (Contractor Costs plus 35%) to 2022 midpoint of construction	$17,193,000
	Escalation to 2025 midpoint of construction (assumes escalation from 2022 to 2025)	$2,871,000
	Relocation costs	$500,000
	TOTAL PROJECT COST TO 2025 MIDPOINT OF CONSTRUCTION	**$20,564,000**

PRIORITIZATION

The cost identified for the project has been grouped into four prioritized categories:

PRIORITY 1- REQUIRED

Work that is required to maintain a functional, safe, and accessible facility.

PRIORITY 2- HIGHLY DESIRABLE

Work that significantly enhances the educational and performance activities in the building.

PRIORITY 3- DESIRABLE

Work that will benefit the educational and performance activities in the building but is not essential to their continued function.

PRIORITY 4- DEFERRED

Work that creates a better facility for education and performances but can be implemented later.

All the work listed as Priorities 1, 2, and 3 is included in the scope of work to be completed with the allocated total project budget of $20.7 million that is identified in the current Bond List Revision approved by the Gavilan Joint Community College District Board of Trustees on June 30, 2021.

	PROJECT COST MODEL- PRIORITIZED		Priority	Priority 1- Required		Priority 2- Highly Desirable		Priority 3- Desirable		Priority 4- Deferred	
	Scope of Work	Projected Trade Contractor Cost		Constr. Cost (Trade costs x1.5)	Total Cost (construction costs x 1.35)	Constr. Cost (Trade costs x1.5)	Total Cost (construction costs x 1.35)	Constr. Cost (Trade costs x1.5)	Total Cost (construction costs x 1.35)	Constr. Cost (Trade costs x1.5)	Total Cost (construction costs x 1.35)
1	Create a new west entry plaza and improve surface-water drainage,	$625,000	1	$937,500	$1,265,600						
2	Reconfigure and expand the public toilets	$320,000	1	$480,000	$648,000						
3	Reconfigure the front-of-house areas to create a lobby,	$272,500	3					$408,750	$551,800		
4	Provide ADA-compliant accessibility to audience area and stage,	$169,400	1	$254,100	$343,000						
5	Replace and reconfigure audience seating and upgrade character and lighting of the audience chamber,	$1,998,000	1	$2,997,000	$4,046,000						
6	Reconfigure and upgrade the back-of-house support spaces,	$468,600	2			$702,900	$948,900				
7	Create an enclosed connector between the Main Theater Building and the Northeast Building,	$152,500	3					$228,750	$308,800		
8	Reconfigure the Northeast Building,	$445,000	2			$667,500	$901,100				
9	Upgrade the mechanical, electrical, and fire protection systems	$1,761,600	1	$2,642,400	$3,567,200						
10	Upgrade dimmers and performance lighting infrastructure,	$350,000	1	$525,000	$708,800						
11	Upgrade the infrastructure for the audio/visual systems,	$330,000	1	$495,000	$668,300						
12	Confirm the structural capacity of the stage rigging system,	$100,000	1	$150,000	$202,500						
13	Repair roof structure and replace the roofing and skylights on the three theater buildings.	$1,498,000	1	$2,247,000	$3,033,500						
	Total Trade Contractor Costs	$8,490,600									
	Contractor Costs (Trade Contractor Costs plus 35%)	$12,735,900		$10,728,000		$1,370,400		$637,500			
	Total Project Cost (Contractor Costs plus 35% for soft costs) to 2022 midpoint of construction	$17,193,000		$14,482,900		$1,850,000		$860,600			
	Escalation to 2025 midpoint of construction (assumes escalation from 2022 to 2025)	$2,871,000		$2,346,200		$299,700		$139,400			
	Relocation costs	$500,000		$500,000							
	TOTAL PROJECT COST TO 2025 MIDPOINT OF CONSTRUCTION	**$20,564,000**		**$17,329,100**		**$2,149,700**		**$1,000,000**			
	ADDITIONAL SCOPE										
ADD 01	Add new northwest building.	$1,648,750	4							$2,473,125	$3,338,700
ADD 02	Add new northeast building.	$1,648,750	4							$2,473,125	$3,338,700
ADD 03	Sitework and work court between new north buildings	$104,167	4							$156,251	$210,900
	Total Trade Contractor Costswith Additional Scope	$11,892,267									
	Contractor Costs (Trade Contractor Costs plus 35%)	$17,838,401		$10,728,000		$1,370,400		$637,500		$5,102,501	
	Total Project Cost (Contractor Costs plus 35% for soft costs) to 2022 midpoint of construction	$24,082,000		$14,482,900		$1,850,000		$860,600		$6,888,300	
	Escalation to 2025 midpoint of construction (assumes 16.2% escalation from 2022 to 2025)	$4,022,000		$2,346,200		$299,700		$139,400		$1,115,900	
	Relocation costs	$500,000		$500,000							
	TOTAL PROJECT COST WITH ADDITIONAL SCOPE TO 2025 MIDPOINT OF CONSTRUCTION	**$28,604,000**		**$17,329,100**		**$2,149,700**		**$1,000,000**		**$8,004,200**	

APPENDICES

APPENDIX A

MEETING MINUTES

MEETING NOTES

MEETING SUBJECT	
Theater Programming and Renovation: Meeting 1	
LOCATION	**DATE | TIME**
Virtual/Zoom	8/26/2021 | 12:30 PM – 2:30 PM PDT
ATTENDEES	**NOTES TAKEN BY**
John Lawton Haehl: Director, Theater Arts Program | Gavilan College Jeff Gopp: Director, Facility Services | Gavilan College Izzy Quistian: Technical Coordinator | Gavilan College Jeff Gopp: Facilities/Maintenance | Gavilan College Rob Barthelman: Principal | Steinberg Hart Nestor Bottino: Partner | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Rob Hill: Theater Consultant | Auerbach Kevin Macpherson: Theater Consultant | Auerbach Matt Kennedy: Program Management| AKG Carol Anderson: Program management Support | AKG	Amanda Rienth

NOTES

1. Study is anticipated to be completed in approximately 16 weeks. Finals for Theater students will be during week of Dec. 13.
2. Site visit and next programming meeting established for September 7th after 12 pm. Noted that the building is unavailable to be toured from 9:30 am – 11:30 am due to class schedule conflicts. Times to be finalized.
3. Weekly project meetings will get established for Tuesdays/Thursdays around 12:30-2:30 pm. AKG will coordinate
4. Per AKG; the budget available for the Theater Modernization project is $20.7 million for the total project cost including Furniture/Fixtures/Equipment and all other soft costs.
5. Per AKG; the physical boundaries of project will need to be established. Proposed ~10-12' out from building as typical.
6. Noted that additional stakeholders at future meetings may include:
    a. Maria Amirkhanian, Music Dept
    b. Dahveed Behroozi, Music Dept
    c. Not anticipating Convocation staff participation from Dr. Rose's staff at this time
7. Current building functions:
    a. Educational/instructional space
    b. Drama performances (Shakespeare 100+ audience; Musicals 400+)
    c. Music performances (including fall jazz and spring music festival)
    d. Graduation ceremonies: Nursing, Fire, Police
    e. Convocation
    f. Staff Training
    g. Community performances (summer dance troupes, children's, music) 300-400+ audience size
    h. Nutcracker (2-3x per year at holidays)
    i. Movie nights
8. Hierarchy of uses to be reviewed and confirmed
9. What works well in the current building:
    a. Redwood paneling is almost universally liked
    b. Great acoustics
    c. Park-like setting, building aesthetic that matches adjacent buildings
    d. Sprung stage floor
    e. Rake of house + sightlines
    f. Stage apron
10. Current building deficiencies:
    a. Lack of instructional space (preferably add a space with sprung floor)
    b. Lack of public and back-of-house restroom facilities
    c. No lobby
    d. Poor ADA access; building not up to accessibility standards
        i. No accessible route from stage to house
        ii. No accessible route from exterior to front house
    e. Limited backspace dressing rooms and restrooms
        i. Only accommodates 12 students comfortably (max 15)
        ii. Multiple dressing rooms have been retrofitted to be piano practice rooms
            1. Not soundproofed
            2. Some doors do not close/not secured
            3. Some pianos are located under costume racks
    f. Outdoor arts court has large circular planner which is not conducive to outdoor events
        i. Would prefer using this for social spaces or student gathering
    g. Outdated MEP
        i. Fan coil
        ii. Mechanical controls
    h. Outdated theater equipment
        i. Lighting, electric, and sound systems are outdated
        ii. No DMX
        iii. Cannot issue Certificate of Proficiency in Technical Theater with such outdated equipment
    i. Rotting wood/dilapidated exterior soffits
    j. Unappealing fence & approach from the parking lot
        i. Does not allow "privacy" when exterior courtyard is being used for teaching functions
    k. Inappropriate wayfinding signage locations
    l. Irregular and difficult-to-use aisle steps in Theater
    m. Stage depth is limited
    n. Narrow stage crossover; frequently use exterior
    o. Stage left not deep enough for storage due to makeup & costume space
    p. Center double doors on upstage wall are not large enough to loading space

q. Loading space not up to code; retrofitted
r. No green room
s. Lack of educational materials storage
t. Poor control booth; sound position cannot hear what is happening on stage
u. Need to replace seats
v. Could use space to store material that is currently stored in scene shop

11. Givens:
    a. No fly system; series of battens
    b. Seat count: 431 (not counting ADA positions)
    c. Front-stage steps not built into apron as shown on existing drawings
    d. Maintain box office for future
    e. Maintain warm character + live acoustics of redwood paneling
    f. Maintain scene shop (expand storage if possible)
    g. Maintain costume shop (10-12 student class size)

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

MEETING NOTES

MEETING SUBJECT

Theater Programming and Renovation: Meeting 2 Site Inspection/Programming

LOCATION	DATE | TIME
In-Person @ AKG's Gavilan campus office + Virtual/Zoom	9/7/2021 | 3:00 PM – 4:30 PM

ATTENDEES	NOTES TAKEN BY
John Lawton Haehl: Director, Theater Arts Program | Gavilan College Jeff Gopp: Director, Facility Services | Gavilan College Izzy Quistian: Technical Coordinator | Gavilan College Jeff Gopp: Facilities/Maintenance | Gavilan College Nestor Bottino: Partner | Steinberg Hart Rob Barthelman: Principal | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Kevin Macpherson: Theater Consultant | Auerbach Rob Hill: Theater Consultant | Auerbach Carol Anderson: AKG	Amanda Rienth

MEETING NOTES

1. Steinberg Hart provided an overview of the sixteen-week schedule for the project including outlining major milestones
2. AKG to set up weekly meetings on Thursdays from 12:30-1:30 pm PT starting from September 16th
    a. John Lawton Haehl requests we invite Charice Mantia cmantia@gavilan.edu to the weekly meetings
    b. Weekly meetings to occur for duration of the study.
    c. Frequency of meetings may be adjusted as study moves forward.
3. Steinberg Hart provided overview of the total project cost spreadsheet
    a. Hard costs = actual construction costs of work by General Contractor or Construction Manager
        i. Direct Costs are cost of subcontractors' scope
        ii. Markups are General Contractor/Construction Manager costs including escalation, contingency, etc.
        iii. Equipment can be in two general categories
            1. Equipment that is hardwired, bolted-in, or infrastructure for plug-in items will be in Hard Costs
            2. Equipment that is plug-in or installed afterwards by College will be in Soft Costs
        iv. Theater seating should be overseen and coordinated by General Contractor/Construction Manager, so it is a Hard Cost
    b. Soft costs = necessary to complete the project
        i. Fixtures & Loose Furniture
        ii. Equipment (plug-in)
        iii. Professional services
        iv. Filing and Legal fees
    c. Steinberg Hart suggests organizing costs by priorities
    d. DSA will be involved in the project
        i. Steinberg Hart suggests a pre-DSA meeting once priorities are established

4. Arrangement of potential scope of work and costs into categories
    a. Building Enclosure
        i. Sound isolation from exterior, get music faculty input to confirm not a necessity – PRIORITY 4 DEFERRED
    b. Life Safety Systems (emergency egress, sprinkler systems, etc.)
        i. Smoke evacuation over stage area – PRIORITY 1 REQUIRED
        ii. Sprinkler system, further investigation to determine necessity – POTENTIAL PRIORITY 1 REQUIRED
    c. Building Accessibility (ADA requirements)
        i. Toilets themselves are fairly accessible but cannot access them – PRIORITY 1 REQUIRED
            1. Check existing fixture counts to occupancy
            (Information gathered after the meeting:
            For a theater with an audience capacity of 431 seats the following fixture counts:
                - Minimum to satisfy code requirements:
                    - Female: 6 water closets
                    - Male: 3 water closets and 2 urinals
                - Recommended counts (preferred):
                    - Female: 9 water closets
                    - Male: 3 water closets and 4 urinals
            2. Insubstantial women's count for performances
                a. consider use of janitor's closet space or adjacent storage space for expansion of women's toilets
                b. , internal connection to toilets is desirable
        ii. On-Stage toilets inaccessible – PRIORITY 1 REQUIRED
            1. Addition of shower on backstage – PRIORITY 3 DESIRABLE
        iii. Accessibility within the House seating, to front of house – PRIORITY 1 REQUIRED
        iv. Accessibility from House seating to stage, explore potential of lift in back-of-house spaces
    d. Building Operations Systems (mechanical, electrical, plumbing)
        i. Electrical system dimmers, breakers, and panels need to be upgraded – PRIORITY 1 REQUIRED
        ii. Mechanical system does/does not work in different spaces (theater, scene shop, costume shop), further investigation required to determine necessity of upgrading – PRIORITY 2 HIGHLY DESIRABLE
        iii. Lighting system (work lights, down lights, architectural lighting, emergency/egress)
            1. Upgrade architectural lighting in house – PRIORITY 3 DESIRABLE
            2. Aisle lighting + handrails along aisles in house – PRIORITY 2 HIGHLY DESIRABLE
    e. Space Use
        i. Expanded lobby space – PRIORITY 3 DESIRABLE
        ii. Expanded storage space – PRIORITY 3 DESIRABLE
        iii. Larger doors in scene shop & on upstage wall – PRIORITY 3 DESIRABLE
        iv. Expanded make-up room, restroom, green room space – PRIORTY 3 DESIRABLE
        v. Additional large room for instructional space with sprung floor – PRIORITY 3 DESIRABLE
        vi. Loading dock required, existing not DSA approved – PRIORITY 1 REQUIRED
    f. Room Finishes
        i. Replace floor finish in House; hard surface desirable; investigate potential to carpet aisles
        ii. Wood wall panels in House are well liked and are to remain as-i
    g. Performance Systems
        i. Catwalk system – POTENTIAL PRIORITY 1 REQUIRED
            1. Wood assembly
            2. Second means of egress questionable
    h. Millwork/Furniture/Fixtures
        i. New fixed seats in the house – PRIORITY 2 HIGHLY DESIRABLE
            1. Potentially tablets only in first 4 rows center
            2. Seat widths (20" to 21" wide) as-is are appropriate
                a. A few bariatric-width seats would be appropriate
                b. Transfer arms at aisle seating at many or all rows should be evaluated
            3. Cupholders not desirable
5. Current use of space
    a. Theater Department considers existing acoustics in House good for current multi-use
    b. English department – instructional faculty in one small office in costume design building
    c. Music department using 3-4 spaces – dressing rooms 3, 4, and 5 with pianos
        i. Grand piano stored on stage deck
    d. Could music piano practice rooms be relocated to elsewhere on campus? To be discussed with Maria Amirkhanian & Dahveed Behroozi, Music Dept
    e. There is a storage room inside of men's public toilet; the use of this area could be changed
    f. Dressing rooms incredibly inefficient and present liability for unlocked space without oversight
    g. Dr. Haehl's office (labeled costume shop) used as auxiliary make-up room, green space, etc.
        i. Nice location for getting work done, can be a bit far from certain activities
        ii. Might find better uses so open to thought processes
    h. Currently 6'-6" from stage edge to front row seats
        i. Easy egress through side doors is important for staging the children's theater shows & impromptu stage entry and exiting
        ii. Distance from stage to seating feels odd during lecture classes
        iii. Design team to investigate reducing this dimension. In-person site discussion following meeting. (Design team met with Dr. Haehl and Quistian to review distances at front row. This topic is worth further investigation.
6. Future use of space
    a. Increased storage throughout the building would result in better use of stage, make storage more efficient in programming process
    b. Creation of more intimate feeling of in the House for 100-120 attendees vs. a full house is desirable
    c. Combining small dressing rooms along east side of building into a single larger dressing room is worth studying

ADDITIONAL OBSERVATIONS FROM WALK-THROUGH OF BUILDINGS

1. Internal aisles in Theater audience chamber do not have handrails nor aisle lighting. – PRIORITY 1 REQUIRED
2. The architectural lighting in the Theater house is very dim and it is difficult to read a program. Fluorescent work/classroom lighting should be replaced. – PRIORITY 2 HIGHLY DESIRABLE
3. Comments were made during the walk-through that there are some roof leaks. This needs to be studied further. Any leaks will need to be repaired. – PRIORITY 1 REQUIRED
4. A hum was described in the audio electrical system. The hum is likely due to a lack of an isolated ground and an isolated electrical service for the AV system. – PRIORITY 2 HIGHLY DESIRABLE

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

MEETING NOTES

MEETING SUBJECT	
Theater Programming and Renovation: Meeting 3	
LOCATION	**DATE | TIME**
Virtual/Zoom	9/16/2021 | 12:30 PM – 1:30 PM
ATTENDEES	**NOTES TAKEN BY**
John Lawton Haehl: Director, Theater Arts Program | Gavilan College Izzy Quistian: Technical Coordinator | Gavilan College Cherise Mantia: Theater Arts Faculty | Gavilan College Nestor Bottino: Partner | Steinberg Hart Rob Barthelman: Principal | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Rob Hill: Theater Consultant | Auerbach Kevin Macpherson: Theater Consultant | Auerbach Carol Anderson: Program Management Support | AKG	Amanda Rienth

NOTES

1. Schedule
    a. Currently Week 3 of anticipated 16-week study, progressing on programming; anticipate completed programming by 9/23 meeting
    b. Next Steps: Document preferred programmatic option following Meeting #4

2. Scope/Program Strategy; Organize tasks in terms of priority. (Required, Highly Desirable, Desirable, Deferred)
    a. Required Steps (Priority 1) #1, 2, 4, 8, 11, 12, 13, 14, 15
    b. Highly Desirable Steps (Priority 2) #5, 6, 7, 9, 10
    c. Desirable Steps (Priority 3) #3
    d. Deferred Steps (Priority 4) none at the moment ~ will maybe need to shift some scope to Priority 4 as costs are identified
        i. Instructional Space: Concerned about the budget and how much will be left after we do the Highly Desirable steps. We have looked at how we can accommodate more instructional space & space for offices but want to be confident we have the budget remaining before exploring too far.

Scope/Program Strategy presented (see keynotes on attached plan)

#1: Re-landscape the exterior to the South & West of the existing theater building

- Dr. Haehl likes this notion for increasing visibility of campus visitors to the theater building
- Dr. Haehl thinks this needs to move from a Highly Desirable item (Priority 2) to a Required Item (Priority 1)
- Steinberg Hart suggested we may need to break this into two pieces; one which is Priority 1 and one which might be Priority 2

#2: Enlarge the two existing public toilet facilities

- Enlarge women's toilet by pushing the wall of the toilets to the north and taking over some amount of the existing storage area
- Dr. Haehl thinks this is a good idea

#3: Opening up area between the two sets of doors into the theater.

- Allows opportunity to set up materials for show, concessions, allows patrons to go to either side of the house once inside the lobby/vestibule
- Will need to analyze locations of existing electrical panels to determine viability
- Stairs up to booth would remain as-is
- Would require relocating photocopier and some other office functions that are currently in the space
- Two remaining offices next to the restrooms are in less-than-ideal location. No HVAC/airflow. Have poor acoustical isolation from toilets.

#4: Add ADA lift at the house-left front row to provide accessible route from west exterior door down to the first row of the house and accessible route from front row up to stage level.

- Providing an accessible route would allow permanent steps up to the stage.
- Installing lift will eliminate stage -right storage area; would have an impact that would need to get factored in and substitution found. Prefer to keep stage deck clear.

#5: Re-seat the house

- Includes new replacement seats
- Could include building new seating steps on top of the existing slab of the house by moving the front row 3' forward. Decreasing the spacing between the front row and the stage to 3'-6".
- Want to still be able to use the side entrances at front aisle as entrances/exits for performances.
- Auerbach pointed out that the space required for accessible seating in and out would also allow for performers to use these wings
- Notched steps in the stage can be opened up. Could have temporary covers for these areas when not in use so stage front is uninterrupted.
- Auerbach will look at the sightlines to confirm all seats will have good view to the stage.
- Propose decreasing number of aisles from four to two by eliminating the perimeter aisles. Loss of perimeter aisles may result in compensating for addition of wheelchair locations and may result in some overall seat gain.
- Aisles are parallel to wood paneled walls to create a shaped seating dish in the central zone.
- Dr. Haehl: What will happen to the room acoustically if we push bodies up against the redwood panels vs. the gap of space that currently exists there. Could we test this theory?
- Steinberg Hart: Will likely not negatively impact the room acoustics but that people sitting next to the wall may have an acoustically different experience. The acoustical impact needs to be evaluated.

- Cherise Mantia: Concerned about ease of access to the far seats if they are pushed up to the redwood paneled walls. Particularly for elderly or performances for young children.
- Design team asked if there is a benefit to creating a cross aisle halfway back in the seating area to break the seating dish in order to create a more intimate experience for smaller performances.
- Dr. Haehl: This could help for filming & setting up tripods; do not want to lose 30-40 seats to accommodate (see yellow dots on plan for typical camera locations) halfway back house left, center, and house right
- Having some removable seats may be a solution. Design team will study arrangements of some removable seats.
- Cherise Mantia: Might provide flexibility for more interesting staging if we do have the cross aisle or removable seats.

#6: Upgrade the architectural house lighting

- Make the room feel better without major reworking of the room that might require significant upgrades.

#7: Remove partitions to create one large dressing area

- Would be distributed across two levels ~ this could be useful to accommodate two primary genders
- Would connect with dressing & makeup areas that are currently on stage left
- This organizes all of the back-of-house on the East side of the building and all of the front-of-house spaces onto the West side of the building
- Dr. Haehl thinks reorganization is ideal
- Technical director office would need to remain on/near stage area; having it in #10 is not feasible

#8: Upgrading of mechanical systems

#9: Vestibule/Enclosure that would allow connection of upstage area to the support building to the north.

- Allows Building #10 to serve as a green room or additional dressing room space as needed and provide a more private connection to the stage as needed.
- Would be nice to have enclosed connection in the winter

#10: Green Room/Overflow, Costume Space, Offices/Practice Rooms

- Dr. Haehl concerned over loss of three offices in the Theater. Offices need to be provided.
- This building appears to get more chopped up than is desirable.
- Dr. Haehl: Needs careful configuration; would need to be costume shop + offices + green room space
- Cherise Mantia: Current costume shop already crowded enough so don't want to lose too much space

#11: Dimmers + Wiring,

#12: AV wiring,

#13: Ensure existing rigging is structurally adequate

#14: Replacing roof beams from termite damage

#15: Replace roofing material on the building

Additional topics:

- Dr. Haehl: This project should not have to be financially responsible for updating the ADA ramp on the East side of the building.

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

MEETING NOTES

MEETING SUBJECT	
Theater Programming and Renovation: Meeting 4	
LOCATION	**DATE | TIME**
Virtual/Zoom	9/23/2021 | 12:30 PM – 1:30 PM
ATTENDEES	**NOTES TAKEN BY**
Dr. Danny Hoey: Dean of Arts, Humanities & Sciences | Gavilan College Dr. John Lawton Haehl: Director, Theater Arts Program | Gavilan College Izzy Quistian: Technical Coordinator | Gavilan College Cherise Mantia: Theater Arts Faculty | Gavilan College Nestor Bottino: Partner | Steinberg Hart Rob Barthelman: Principal | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Rob Hill: Theater Consultant | Auerbach Kevin Macpherson: Theater Consultant | Auerbach Carol Anderson: Program Management Support | AKG	Amanda Rienth

NOTES

1. Quick review of schedule to date; Currently in week 4 of study.
    a. Next Steps:
        i. On Monday, September 27th , BVNA will do a building assessment of the Theater building
            1. Report on existing conditions including estimate of remaining useful life of equipment and systems,
            2. Report expected to take 2-3 weeks to complete
        ii. Cost consultant will generate total project cost in early November. Team will develop model of total project costs including construction & soft costs such as professional fees, equipment, and furniture, permitting costs, etc.)
        iii. By early December, design team will present scope reconciled with budget & final presentation of report.

2. On-site building assessment on September 27th
    a. BVNA will arrive at 1 pm. Will begin work outside to not interrupt classes and move inside after classes are over for the day.

3. Review of theater seating layout for reseating of the house
    a. All diagrams are based upon pouring a new concrete floor on top of the existing stepped floor.
        i. In all options the rows will shift forward
        ii. Space is left at the back of the house against the rear wall forward
        iii. All options create ADA-compliant wheelchair positions
        iv. All options create an in-house control position at rear of seating dish
        v. All studies include staggered seats for better sightlines to the stage
        vi. Structural engineer will need to be consulted on pouring new concrete over any cracks or damage to existing concrete
        vii. All options utilize 22" seat width as the standard; seats may vary but +/- 1" from standard
        viii. All seats along the aisles will have railings installed adjacent to them
        ix. Faceting of aisles eliminates the straight sightline to the exit doors making for a better performer experience
        x. All row depths remain the same as existing at 36" row-to-row spacing; selection in type of seat can increase or decrease space that is actually dedicated to legs (average ~14-15" space)

    Seating count:

    For context, the Theater building currently has 430 seats. It is used at capacity for Nutcracker + Bach to Blues. It was noted these seats are not currently code compliant so bringing house up to code will result in some decrease of seat count.

    b. **Option 1**: SK-003
        i. Maintains four aisles including aisles at perimeter walls.
        ii. 347 total seat count
        iii. Center section has tablet arms incorporated into the first four rows (total of 32 fixed seats + 2
    c. **Option 2**: SK-001a
        i. Eliminates perimeter aisles. A "comfort" buffer zone of 6" is provided from outboard seats to perimeter wall.
        ii. 417 total seat count
        iii. Increased seat counts including wheelchair positions; allows for separation of wheelchair positions at the back of the house which results in a wider control position at the back of house
            1. May allow for 2 positions (stage manager + technical position)
    d. **Option 3**: SK-001b
        i. Shortens dead-end rows at sides to a maximum of 7 seats. This requires a sharper angle of the back part of the aisles to get you to the exit doors, which impacts seat counts a bit
        ii. 405 total seat count
    e. **Option 4**: SK-002
        i. Focuses on creating a separation between the front- and back-of- house
        ii. Introduces a cross aisle with low "pony" walls between front seating area and rear seating areas.
        iii. Maintains perimeter aisles at the front-of-house which provides ease of access into rows and gives greater performer flexibility, Assists with location of camera positions in far corners
        iv. Cross aisle could be seated with loose seating (36 seats) if needed for maximum audience size
        v. 393 total seat count (357 without loose seating in the cross aisle)
    f. Dr. Haehl will share seating plans with Music faculty & staff to get their feedback

4. The Scope/Program Strategy diagram presented in Meeting 3 was quickly reviewed.
    a. Dr. Haehl commented that costume shop as illustrated in the diagrams is too small.
    b. Steinberg Hart to update diagram to include key of proposed work.

Next meeting:

a. Start looking at placement and dimensions of front-house-left wheelchair lift placement. Lift needs to travel 22" vertically.
b. Dr. Hoey and Dr. Haehl to meet with Music staff and faculty to share discussion to date. Steinberg Hart to provide diagrams including key to the numbered diagram.
c. AKG to invite Maria Amirkhanian & Dahveed Behroozi, of the Music Dept to all subsequent meetings.

Comments from prior presentation diagrams:

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

MEETING NOTES

MEETING SUBJECT

Theater Programming and Renovation: Meeting 5

LOCATION	DATE | TIME
Virtual/Zoom	9/30/2021 | 12:30 PM – 1:30 PM

ATTENDEES	NOTES TAKEN BY
Dr. Danny Hoey: Dean of Arts, Humanities & Sciences | Gavilan College Dr. John Lawton Haehl: Director, Theater Arts Program | Gavilan College Izzy Quistian: Technical Coordinator | Gavilan College Maria Amirkhanian: Music Department | Gavilan College Cherise Mantia: Theater Arts Faculty | Gavilan College Nestor Bottino: Partner | Steinberg Hart Javaria Farooq: Designer | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Rob Hill: Theater Consultant | Auerbach Kevin Macpherson: Theater Consultant | Auerbach Carol Anderson: Program Management Support | AKG	Amanda Rienth

NOTES

1. Introductions: Team went around the room and made introductions
    a. Music Department participants: Maria Amirkhanian joined today's meeting.
    b. Steinberg Hart provided a brief overview of schedule and scope.

2. Professor Amirkhanian's comments to study work done to date:
    a. Acoustically for music performances the existing room works well; no issues. No noticeable noise disruption from the outside.
    b. Main concern is relocation of practice rooms
        i. If students are warming up in the practice rooms, you can hear them in the theater. (And students in practice rooms can probably hear loud noises coming from the theater.)
        ii. Music performers need to have a space to warm up within a close adjacency to the theater. Relocation of practice rooms would be okay for music students. Three spaces would be good as dedicated piano/warm-up rooms.
            1. Current situation: three functioning rooms always occupied with other users waiting to use spaces
            2. Realistic goal: maintain at least three practice rooms; each with upright pianos
            3. Ideal would be 5-6 practice rooms; each with a piano. At least should have 2 pianos or 2 keyboards
        iii. May be able to utilize the piano lab for warm up.

iv. One grand piano needs to remain on stage
v. Music chairs are brought in from outside storage area
vi. Largest ensemble: choir or symphony (60-70 people); some choir and orchestra combined (90 total people on stage)

c. Music runs three major programs in the theater: the Bach to Blues Festival (very large, sold out all ~436 seats or even over the limit) + Piano Competition (150-200 people) + Jazz Festival (~300-350 people)

d. Opening up lobby space between entries to Theater is good.
   i. Professor Amirkhanian's likes opening up lobby; it would assist with concessions.
   ii. Dr. Rose loves the lobby to provide social space.

3. Auerbach provided an overview of the seating studies
   a. All seem to favor Option 4 for the seating diagram
      i. Nice for choir to stand on the side aisles
      ii. Good for camera positions
      iii. Good to have cross aisle for additional social space at intermissions and before and after performances
      iv. Question about where these 36 extra chairs would be stored.

4. Wheelchair lift diagrams:
   a. House Front Left
      i. Option 2 appears more generous and provides a lobby space for a waiting wheelchair on the up/high side.
      ii. Requires further investigation into the sound lock between the lift mechanisms mechanics and the house
   b. East Dressing Areas
      i. Lift on the house right side does not make sense. Stage-level rooms could be accessible as could newly added rooms within northeast building.

5. Dr. Haehl pointed out that there are incentive programs from PGE that may help with project costs.

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

steinberg hart

MEETING NOTES

MEETING SUBJECT	
Theater Programming and Renovation: Meeting 6	
LOCATION	**DATE | TIME**
Virtual/Zoom	10/7/2021 | 12:30 PM – 1:30 PM
ATTENDEES	**NOTES TAKEN BY**
John Lawton Haehl: Director, Theater Arts Program | Gavilan College Izzy Quistian: Technical Coordinator | Gavilan College Cherise Mantia: Theater Arts Faculty | Gavilan College Maria Amirkhanian: Music Department | Gavilan College Albert Marques: Music | Gavilan College Nestor Bottino: Partner | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Rob Hill: Theater Consultant | Auerbach Kevin Macpherson: Theater Consultant | Auerbach	Amanda Rienth

NOTES

1. Schedule:
   a. Steinberg Hart advised that we are scheduled to receive the building assessment study on 10/7/2021 from BVNA

2. Northeast Building Plan Options
   a. Four options were presented and discussed
   b. Option 2 is preferred by Theater
      i. Costume shop most desirable of all options given its larger size
      ii. The doors of all the practice rooms should open to the east rather than facing north to the parking lot.
   c. Option 4 is preferred by Music because it provides more practice rooms
      i. Five practice rooms are more desirable than three rooms.
   d. Hybrid Option: Steinberg Hart will explore a modified Option 2 that incorporate the following changes:
      i. Relocate the door in the north practice room to the east side of the building
      ii. Shift two-person practice room south towards the theater and swap it with the current costume shop storage area. This allows for more direct access to the stage for people utilizing the two-person practice room; it was noted that this would also allow it to be used as additional dressing room space during performances.

3. East Theater-support Area Layout
   a. Reconfigured back-stage toilet/shower area is ideal.

b. Combined practice rooms are good.

c. Music needs at least one dedicated practice room in the theater-support area inside the main building. This would be best as a private single-purpose space. This would need to be an acoustically isolated space to prevent sound bleed into the theater. May have both an upright piano and an electronic keyboard with headphones.

   i. Steinberg Hart to explore potential solutions. Potential scenarios discussed included:

      1. Adding an upright piano or keyboard to the 140 SF Accessible Dressing Room. Music prefers an upright piano but a keyboard could suffice.

      2. Explore potential to separate 140 SF Accessible Dressing Room back into two small spaces, allowing one to become a music practice room.

d. The practice/make-up room at stage level can serve as offstage/waiting area. This allows larger offstage room to serve as a make-up room for larger groups. Change name of offstage accessible dressing room to Make-up.

4. 4. Women's Public Toilet

   a. Expanded plan of women's public toilet was reviewed.

      i. Five stalls, including one ADA-accessible stall, is an improvement.

      ii. Janitor's closet is used for storage of supplies, mops, trash receptacles, etc. It is necessary to maintain it for this purpose.

      iii. Auerbach shared that if the seat count in the house gets above 401 seats, the code required toilet fixture count for the women's toilet will be 6 fixtures. If below 400 seats, the code required toilet fixture count for the women's room will be 4 fixtures. Steinberg Hart will look at reconfiguring the women's restroom to accommodate a total of 6 stalls.

      iv. Dr. Haehl suggested that space could be taken from the southeast office if it would improve the women's public toilet.

5. Next Steps:

   a. Dr. Haehl requested that the following topics be reviewed at our next weekly meeting 10/14

      i. Storage Issue:

         1. Where do we store items displaced by the wheelchair lift on house front left?

         2. Where would we store future items including 36 removable seats with preferred house seating layout option.

      ii. Timeline for when we anticipate starting this project in the sequence of Gavilan's bond work.

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

steinberg hart

MEETING NOTES

MEETING SUBJECT	
Theater Programming and Renovation: Meeting 7	
LOCATION	**DATE | TIME**
Virtual/Zoom	10/14/2021 | 12:30 PM – 1:30 PM
ATTENDEES	**NOTES TAKEN BY**
Danny Hoey, Dean | Gavilan College John Lawton Haehl: Director, Theater Arts Program | Gavilan College Cherise Mantia: Theater Arts Faculty | Gavilan College Maria Amirkhanian: Music Department | Gavilan College Albert Marques: Music | Gavilan College Matt Kennedy: Program Management| AKG Nestor Bottino: Partner | Steinberg Hart Amanda Rienth: Principal | Steinberg Hart Rob Hill: Theater Consultant | Auerbach Kevin Macpherson: Theater Consultant | Auerbach	Amanda Rienth

NOTES

1. Schedule:

   Matt Kennedy of AKG responded to Dr. Haehl's questions regarding Measure X Bond funding for the Theater Modernization project.

   a. Intention is to move directly from programming into design, design development, and construction documents

   b. AKG stated that if all goes according to schedule, construction could start in March 2025 and be completed by November 2026. Schedule could be adjusted but duration of construction would be approximately 20 months.

   c. Dr. Haehl asked what happens to the theater arts program between March 2025 and November 2026

      i. AKG acknowledges that swing space will need to be provided during construction

      ii. Schedule as proposed impacts large March and November performances by both music and theater departments

   d. Approved budget for the Theater Modernization is $20.7M total project cost. AKG estimates that 75% of this will go to hard costs and 25% to soft costs.

2. Floorplan Review:
    a. Steinberg Hart described the three areas of the overall plan to be discussed at this meeting:
        i. The south area of the building including public toilets and lobby spaces,
        ii. The area of building across the front of stage including the proposed lift, and
        iii. The northeast building.
    b. South area of building:
        i. Women's Public Toilets
            1. The layout of the toilet area was well received.
            2. Providing six WC stalls in this toilet is preferred even if seatcount is below 400 seats which would allow fewer stalls by code.
        ii. Men's Public Toilet and Janitor's Closet- The proposed plan was well received.
        iii. Lobby and adjoining spaces
            1. Overall the revisions to the Lobby areas is seen as positive.
            2. The space between the Lobby and the Women's Toilet should be planned as storage and not for any future office use.
            3. The Storage Room should be configured to hold refrigerator and sink for concessions support; stanchions; photocopier, etc.
            4. Full-height cabinetry on north side of Lobby should have display area on front for posters or monitors.
            5. Lobby cabinetry could storage only to counter level with display cases above and hold easels for special events, etc.
            6. Box Office
                a. Size of room should not be reduced; it serves a variety of uses.
                b. Retain the service window on outdoor wall.
                c. Change the box office door to a Dutch door so the room can serve patrons inside the Lobby.
    c. Front Stage area
        i. The revision to the lift location and the resulting storage area were seen positively.
        ii. Having the floor of the storage area at the elevation of the front house aisle makes it usable for storing flags and moveable theater seats.
        iii. Storing the stage podium in this area will be difficult because the storage is not on the same level
    d. Northeast Building
        i. The adjusted plan was received positively.
        ii. Maria Amirkhanian asked if the adjacency of the Music practice rooms to the office would mean that practices could be heard in the office. Steinberg Hart indicated that all partitions separating Music practice rooms from adjacent spaces would be double-wall construction to provide acoustical separation.
        iii. Dr. Haehl noted that acoustically isolating partitions are acceptable, and that minimal sound transference could be OK.

3. Topics for next meeting:
    a. How storage on the stage level be maximized. Storage associated with the stage includes:
        i. Podium
        ii. Dining Room Table
        iii. Grand Piano
        iv. Could we add 2 level storage at stage right deck
    b. Confirm that stair up to costume loft does not adversely impact the proposed relocated doors on stage left.

DISTRIBUTION

☒ ALL ATTENDEES

☐ OTHER: Click or tap here to enter text.

Steinberg Hart will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within seven calendar days of the issue date of this meeting report

MEETING AGENDA

MEETING SUBJECT	OBJECTIVE
Theater Renovation: Meeting 8	Initial Scope/Program Strategy
LOCATION	**DATE | TIME**
At Gavilan College and Virtual (Zoom)	10/21/2021 | 12:30 to 1:30 pm PDT
MEETING ORGANIZER	**NOTE TAKER**
Carol Anderson: AKG	Javaria Farooq

ATTENDEES: POTENTAL

Dr. Danny Hoey: Dean of Arts, Humanities & Sciences | Gavilan College
Dr. John Lawton Haehl: Director, Theater Arts Program | Gavilan College
Izzy Quistian: Technical Coordinator | Gavilan College
Cherise Mantia: Theater Arts Faculty | Gavilan College
Maria Amirkhanian: Music Department Faculty | Gavilan College
Albert Marques: Music | Gavilan College
Rob Barthelman: Principal | Steinberg Hart
Nestor Bottino: Partner | Steinberg Hart
Javaria Farooq: Interior Designer | Steinberg Hart
Rob Hill: Theater Consultant | Auerbach
Kevin Macpherson: Theater Consultant | Auerbach
Denise Besson: Music | Gavilan College
Max Rain: Visual Arts | Gavilan College
Arturo Rosette: Gavilan College
Grand Richards: Film and Television | Gavilan College

AGENDA

1. Maximizing storage
    a. Stage area
        i. Stage Area will be challenging to minimize considering existing storage and ladder on other side
        ii. Kevin and Rob tentatively making field visit to theatre
        iii. Each side of stage has loft on both sides of stage
        iv. Currently being used to store piano and set equipment/props
    b. Front of house
        i. Expanding lobby space can potentially allow opportunity for some art to be displayed
            1. Not truly curated in an exhibition way
    c. North buildings

2. Building assessment report
    a. Information to be updated according to questionnaire sent to Izzy

3. Space needs and strategies for Theater and Music Departments during modernization of building

- NE and NW building can stay in use while work is being done shortly before roofing begins
- All activities will have to move out temporarily
- 16-18 months will be needed for relocation

    a. Classes
        i. Can temporarily be relocated to other college buildings
        ii. Largest classes are approx. 30 students
    b. Stagecraft training (lighting, set design/construction, make-up)
        i. Hands on/shop classes (design, production) can be relocated to other shops/labs
        ii. Humanities building has classroom that would be decent size to accommodate stagecraft needs
        iii. Generally Bigger and open space needed for shop classes
    c. Music practice
        i. Lecture hall is available in evenings
        ii. Consider acoustics for music classes to not interrupt adjacent classes occurring in building they are relocated to
    d. Rehearsals
        i. Gym can be used for rehearsals
    e. Public performances
        i. Piano competition can be done in music hall
        ii. Blues can be relocated to Gilroy High School & Christopher High School
        iii. Production can be relocated to Gorilla theatre
        iv. Closest professional house to Gilroy is in Morgan Hill
        v. Morgan Hill also has Granada Theatre
        vi. Del Pecino (spell check) has small theater that may work as alternate option
        vii. Professional houses will have larger fees
    f. Offices
    g. Support activities
    h. Storage
        i. Containers located outside can work for temporary storage
        ii. Musical instruments cannot be stored in environment susceptible to moisture and mold

- Costs associated in relocation should be identified within this project and have allocated budget amount.

4. Next Online Meeting- 10/28/2021 | 12:30 to 1:30 pm PDT

Review of previous meetings:

- Budget:$21,000,000
- Programming needs have been categorized into 4 grades of importance

Bond was to build multipurpose facility:

- Through master planning, prioritizations were made on what will be included in programming

- Communications studies building and arts program areas were removed

---

- What happens if theatre continues to struggle with enrollment?
- Is there opportunity to shift purpose of space to be less theatre-centric and more multidisciplinary?
- Can NW and NE building potentially be extended to connect to theater
    - Tentative solution being considered is to create connector between the NW and NE building to gain space
    - Enclosing spaces together will be inexpensive solution
- Create spaces for communications and art in program
- Arts building lecture hall cut in half to create piano lab, recording studio and offices and other instructional spaces
- Is there possibility of reducing theatre venue to accommodate more arts spaces
- More of the budget will go into achieving current building code with existing footprint before acknowledging potential for adding walls and other additional structure.

- Next Week's Topics:
- Revisit task priority list with rough estimates
    - Would a better proposition be to add NW or NE building to extend square footage and do less in current building
    - Focusing on improving current building and improving music and theatre it will use entire budget

MEETING AGENDA

MEETING SUBJECT	OBJECTIVE
Theater Renovation: Meeting 9	Initial Scope/Program Strategy
LOCATION	**DATE | TIME**
At Gavilan College and Virtual (Zoom)	10/28/2021 | 12:30 to 1:30 pm PDT
MEETING ORGANIZER	**NOTE TAKER**
Carol Anderson: AKG	Javaria Farooq

ATTENDEES: POTENTAL

Susan Sweeney: Dean of Student Success | Gavilan College
Dr. John Lawton Haehl: Director, Theater Arts Program | Gavilan College
Izzy Quistian: Technical Coordinator | Gavilan College
Cherise Mantia: Theater Arts | Gavilan College
Maria Amirkhanian: Music Department | Gavilan College
Albert Marques: Music Department | Gavilan College
Rob Barthelman: Principal | Steinberg Hart
Nestor Bottino: Partner | Steinberg Hart
Javaria Farooq: Interior Designer | Steinberg Hart
Rob Hill: Theater Consultant | Auerbach
Kevin Macpherson: Theater Consultant | Auerbach

MEETING NOTES

1. Dean Sweeney attended the meeting, sitting in for Dean Hoey who was away.

2. Schedule
    a. Study is currently in week 9 of the anticipated 17-week schedule.
    b. Next step is to prepare a description of proposed work and start the cost evaluation exercise.
        i. Cost information is expected by the end of November.
        ii. Once information is received, it will be reviewed with the group and prioritization of work will be confirmed.
    c. Steinberg Hart will present a status report on the study to the Facilities and Utilization Committee during the last week of November.
    d. Steinberg Hart will present a status report on the study to the Gavilan Board around Dec. 13. Information for that meeting needs to be submitted to the Board two weeks prior to the Board meeting.

3. Building Assessment Report
    a. The draft building assessment report needs to be updated based on the questionnaire about the building completed by Quistian.
    b. Cost for upgrade or replacement of some building systems will be included in the updated report.

4. Accommodation of Current Uses During Modernization of the Theater Building
    a. The discussion from Meeting 8 about relocation was reviewed and expanded.
    b. Lecture classes-

       Most classes are hybrid (in-person and online) or entirely online so should be able to be accommodated in other Gavilan classrooms.
    c. Stagecraft/performance classes
        i. These classes require space for machinery and materials and height for lighting classes.
        ii. Classes are typically for 7 to 9 students.
        iii. Because of loud shop equipment, spaces need to be isolated from other uses so noise generated in the classes are not disruptive to others,
        iv. Some of these classes are taught every semester and others less regularly. The non-regularly scheduled classes may not be taught during the modernization period.
            1. Costume and stagecraft classes are taught every semester.
            2. Lighting classes are not taught every semester, usually every four terms.
        v. Costume classes require sewing machines, etc. and access to costumes currently stored on stage left.
        vi. Lighting classes will use a rolling light rack.
            1. Quistian to provide power requirements for rack.
            2. Quistian to provide height of current rack.
            3. Height of rack will determine minimum height requirement for spaces that might be used for lighting labs.
        vii. College will need to document equipment including information on whether equipment is ADA-accessible or not.
    d. Music practice
        i. Need to determine locations for music practice rooms.
        ii. Storage of acoustic instruments (one grand piano and three upright pianos) needs to be identified
            1. Grand piano can likely be relocated to Music hall.
            2. Upright pianos need to be placed in rooms used for practice.
            3. Pianos need to be in spaces with temperature and moisture control.
            4. All instruments other than pianos are kept by the students and do not need to be accommodated.
            5. Mackie speakers currently on stage
                a. It would be preferable for speakers to remain easily accessible during the relocation period.
                b. Potential location is in music lab or temporary performance venue.
    e. Rehearsal
        i. Music hall will be used for Music rehearsals and performances.
        ii. Main gym

           It may be difficult to get permission to use gym.
        iii. It would be good to identify other Gavilan College spaces that can be used after standard class hours.
            1. Some design classes start at 4:00pm and rehearsals for spring performances are from 6:30 to 9:00pm.
            2. The auxiliary gym is a possibility. It does not have great acoustics but is not used at night.
            3. The north-south lounge west of the Student Center might be a good alternative.
    f. Additional performance venues to consider for temporary productions:
        i. Gilroy and Christopher high school venues are good for Music Department functions.
        ii. The Granada theater is good for music.
        iii. Dr. Haehl will contact high schools to ask about feasibility of using their theatres for rehearsals and practice.
        iv. Venues will need to be found for children's theater.
            1. In the Fall, 2,000 to 3,000 children participate.
            2. Productions could go to locations where the children are located but shuttling the Gavilan students will be difficult because they have classes on campus immediately following the performances.
        v. Music ensembles often perform in sloped grassy open space outside the student union. Musicians set up on concrete area.
        vi. Guerilla theater/performances in found and outdoor spaces can more easily occur in the Spring.
        vii. The old Gavilan College site in Morgan Hill has exterior spaces that could be used for performances or rehearsals.
    g. Offices-

       Four offices will need to be relocated from Theater building: three Theater office and one English Department office.
    h. Storage-

       Costumes need to be stored in spaces with humidity control. They cannot be stored in shipping containers.

Next Meeting:

- **Tentatively, there will not be meetings on November 4 or November 11.** Steinberg Hart will confirm.
- Professor Marques suggested that at next meeting a recap of options discussed to date be presented other Arts participants.
- **Next meeting: November 18, 2021 | 12:30 to 1:30 pm PDT**

MEETING AGENDA

MEETING SUBJECT	OBJECTIVE
Theater Renovation: Meeting 10	Review Conditions Assessment + Cost Strategies
LOCATION	**DATE | TIME**
Virtual (Zoom)	11/18/2021 | 12:30 to 1:30 pm PDT
MEETING ORGANIZER	**NOTE TAKER**
Carol Anderson: AKG	Amanda Rienth

ATTENDEES:

Dr. Danny Hoey: Dean of Arts, Humanities & Sciences | Gavilan College
Dr. John Lawton Haehl: Director, Theater Arts Program | Gavilan College
Izzy Quistian: Technical Coordinator | Gavilan College
Cherise Mantia: Theater Arts | Gavilan College
Maria Amirkhanian: Music Department | Gavilan College
Albert Marques: Music Department | Gavilan College
Matthew Kennedy | AKG
Nestor Bottino: Partner | Steinberg Hart
Rob Hill: Theater Consultant | Auerbach
Kevin Macpherson: Theater Consultant | Auerbach

MEETING NOTES

1. Building Assessment Report
    a. An updated building assessment report was submitted by BVNA.
    b. The report is based on a more-thorough building walkthrough was done by BVNA with the participation of Gavilan College and Auerbach.
    c. Major issues identified during the walkthrough include:
        i. Sloped area on west side of building causes water to funnel towards west entry door to theater and towards electrical room with transformer.
        ii. On east side of the building, a large tree regularly clogs the sewer line and cause water to backup into the restrooms
        iii. Roofing soffit and trim has areas of deterioration allowing bats/birds to regularly enter the theater. The structural beams appear to be in good shape.
    d. Other items of importance:
        i. Most of the systems (mechanical, electrical, plumbing, etc.) in the building are at or near the end of their life
        ii. Increasing infrastructure for AV, lighting power, etc. was discussed.
    e. BVNA provided preliminary pricing in their report. The design team is having costs confirmed Cumming, the cost consultant for the study.

2. Steinberg Hart reviewed a draft document outlining the general scope of work for each of the main efforts being considered for the Theater modernization.

3. The scope-of-work document will be sent to the cost consultant for pricing.

4. Cost information is to be presented to the Gavilan College Board in early December.

5. Albert Marques noted that the Arts Department would like to present alternative opportunities at a future meeting. Dr. Danny Hoey stated that this conversation should wait until the costs are available.

Next Meeting:

- **There will not be a committee meeting on November 25 due to the Thanksgiving Holiday.**
- **Next meeting: Will be set once the cost estimate is received and soon after receipt of cost estimate as possible.**

818 W 7th Street #1100
Los Angeles, CA 90017

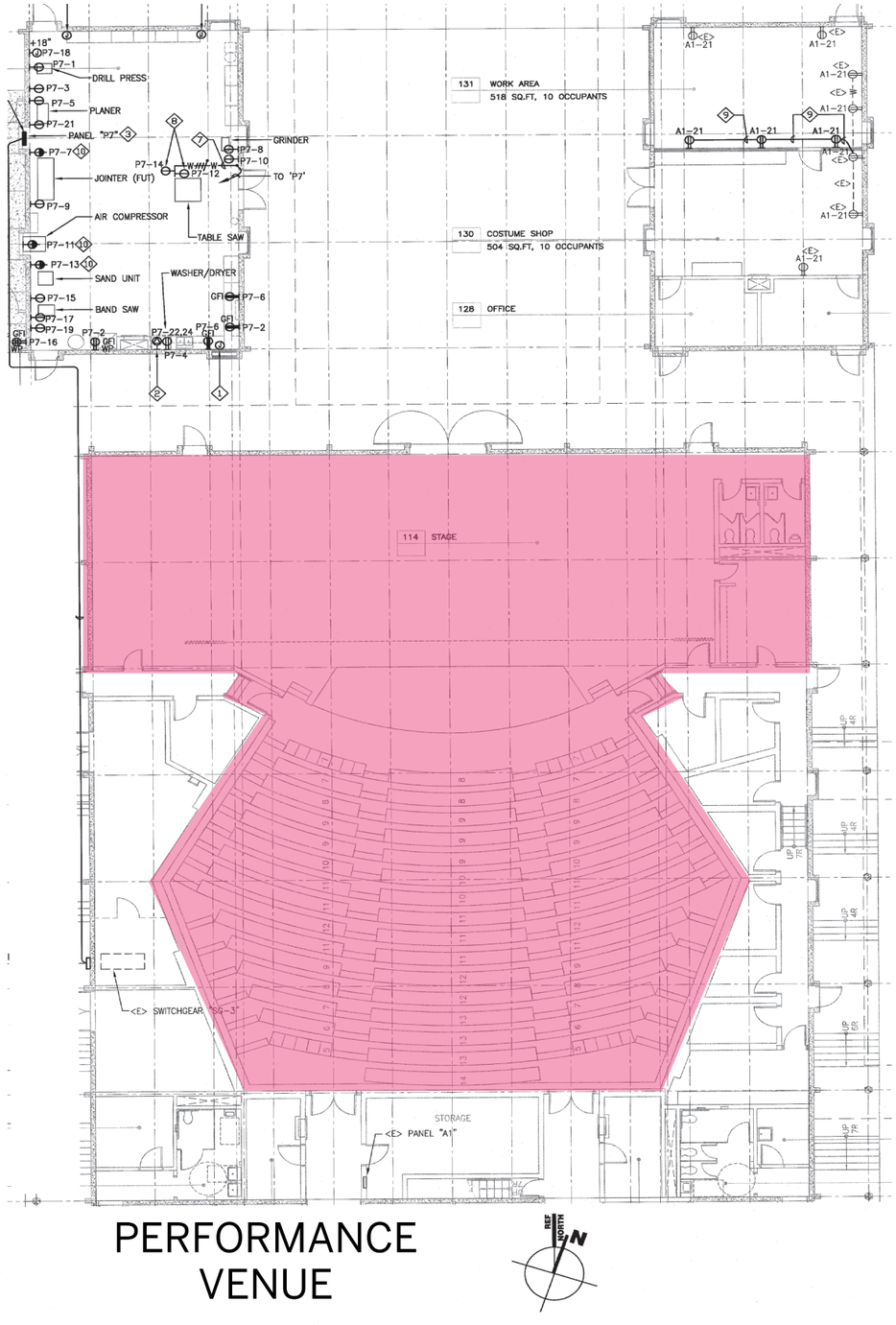
APPENDIX B

EXISTING CONDITIONS

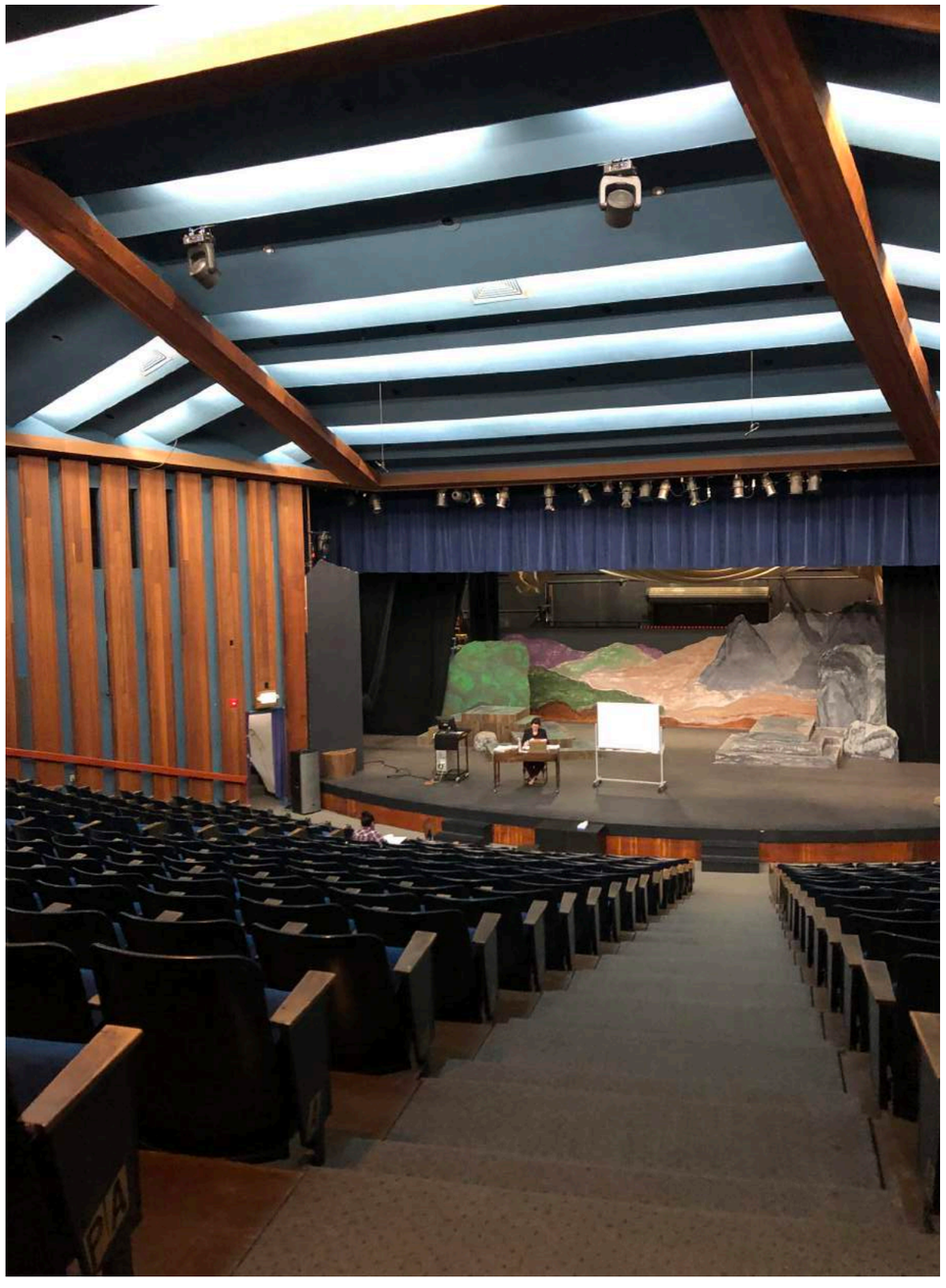

7
THEATER BLDG
10
COSMETOLOGY BLDG
14
BUSINESS BLDG
11
HUMANITIES BLDG
12
ART BLDG
40'-0" SIDE YARD
ASSUMED PROPERTY LINE
BUS STOP
CONNECT TO CITY WATER SERVICE LOCATION UNKNOWN
GROUND OBSCURED BY DENSE TREES
0' 10' 20' 40'
N

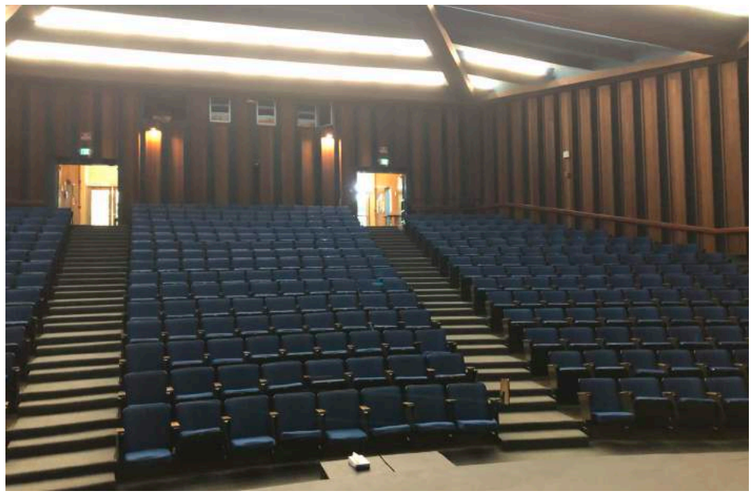
SITE PLAN

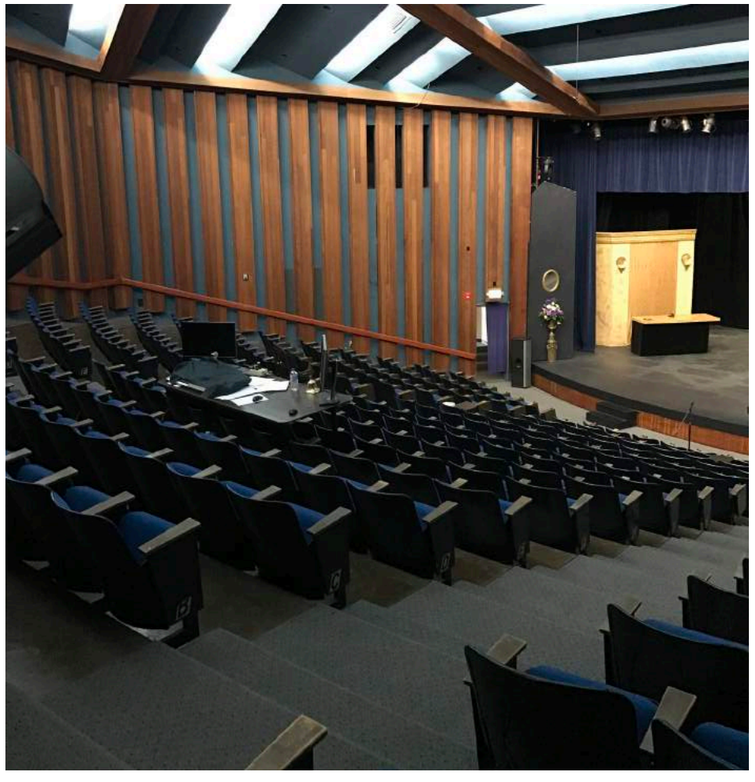
BUILDING EXTERIOR


+18"
P7-18
P7-1
DRILL PRESS
P7-3
P7-5
PLANER
P7-21
PANEL "P2"
P7-7
JOINTER (FUT)
P7-9
AIR COMPRESSOR
P7-11
P7-13
SAND UNIT
P7-15
BAND SAW
P7-17
P7-19
P7-16
P7-2
P7-22
P7-4
P7-14
P7-12
GRINDER
P7-8
P7-10
TO 'P7'
TABLE SAW
WASHER/DRYER
P7-6
131 WORK AREA
518 SQ.FT, 10 OCCUPANTS
130 COSTUME SHOP
504 SQ.FT, 10 OCCUPANTS
128 OFFICE
114 STAGE
<E> SWITCHGEAR "SS-3"
STORAGE
<E> PANEL "A1"
A1-21
UP 4R
UP 7R
UP 6R
PERFORMANCE VENUE
REF NORTH
N

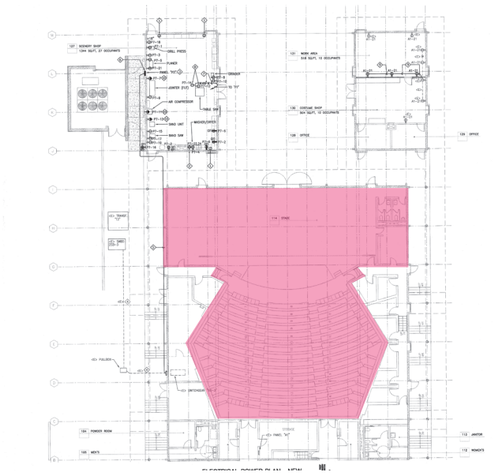
PERFORMANCE VENUE

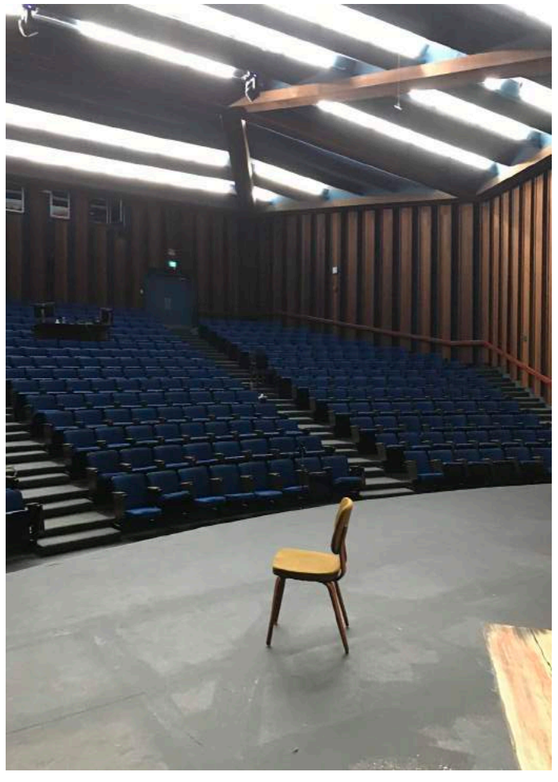


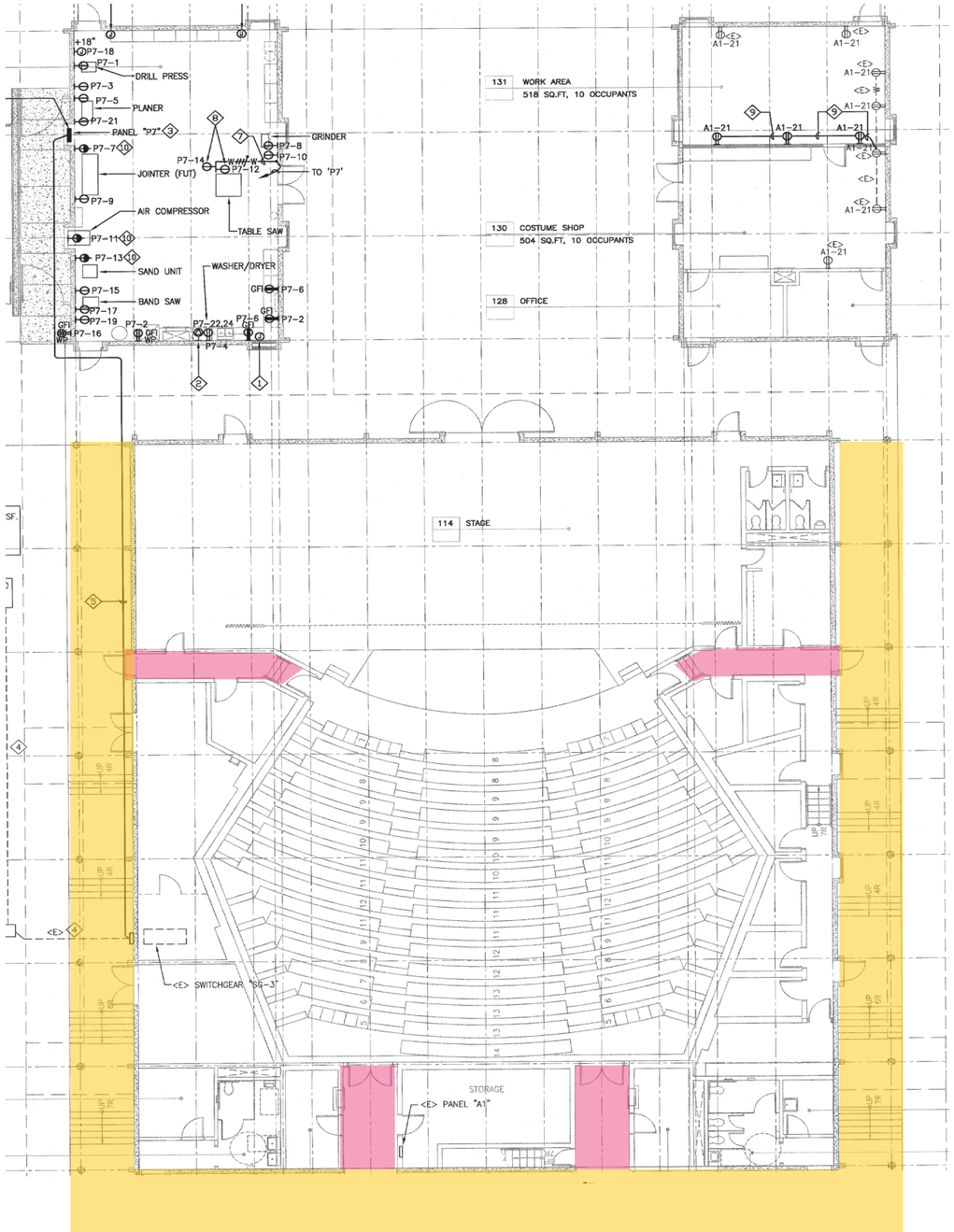




KEY PLAN

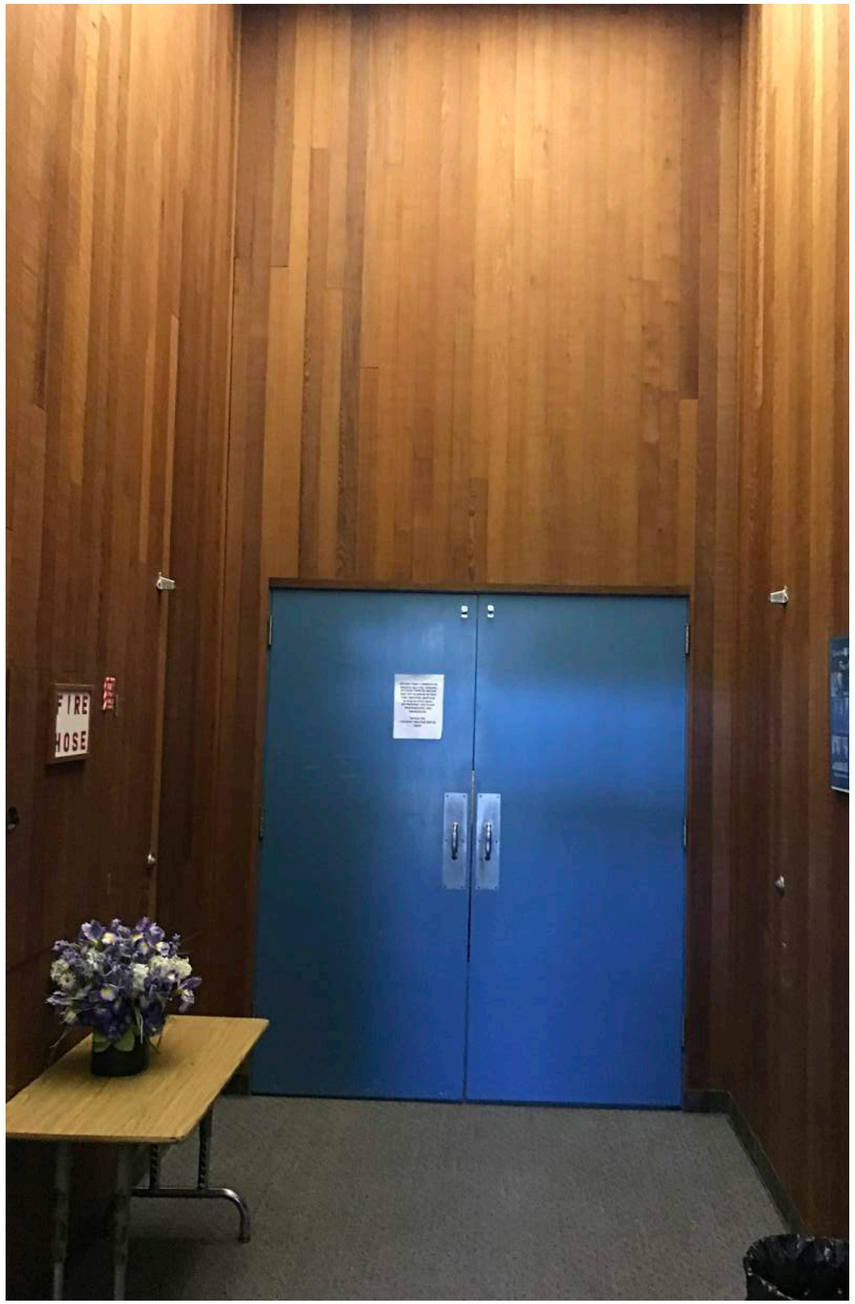


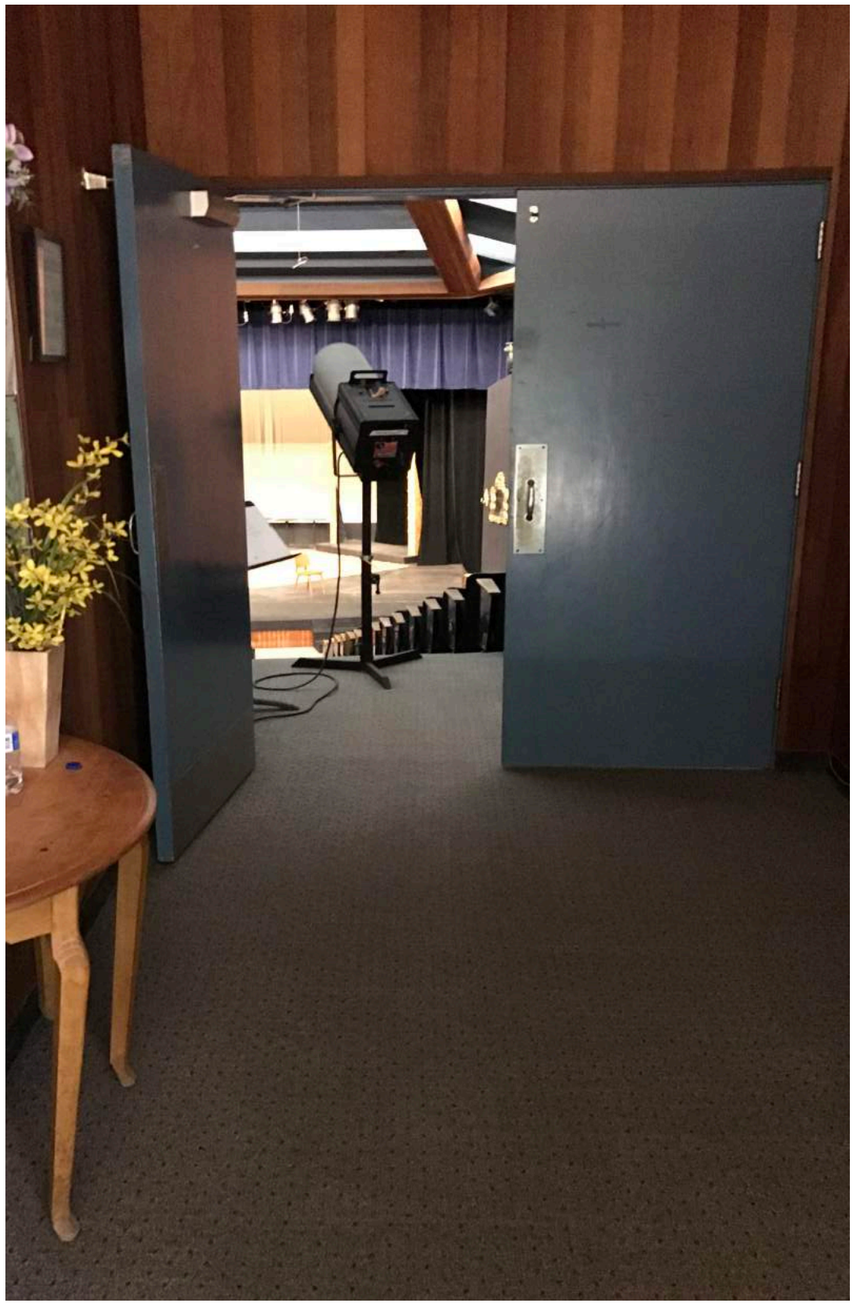



131 WORK AREA
518 SQ.FT, 10 OCCUPANTS
130 COSTUME SHOP
504 SQ.FT, 10 OCCUPANTS
128 OFFICE
114 STAGE
DRILL PRESS
PLANER
PANEL "P7"
JOINTER (FUT)
AIR COMPRESSOR
TABLE SAW
SAND UNIT
BAND SAW
GRINDER
TO "P7"
WASHER/DRYER
<E> SWITCHGEAR "SG-3"
STORAGE
<E> PANEL "A1"

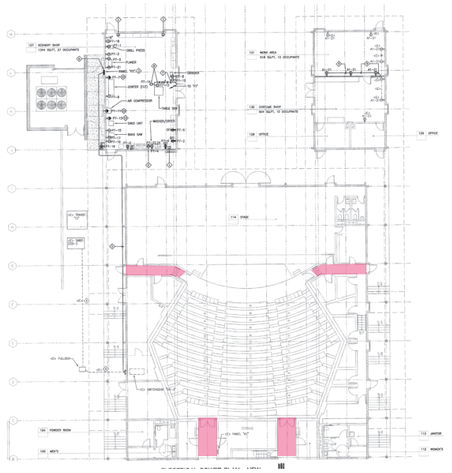
ENTRIES

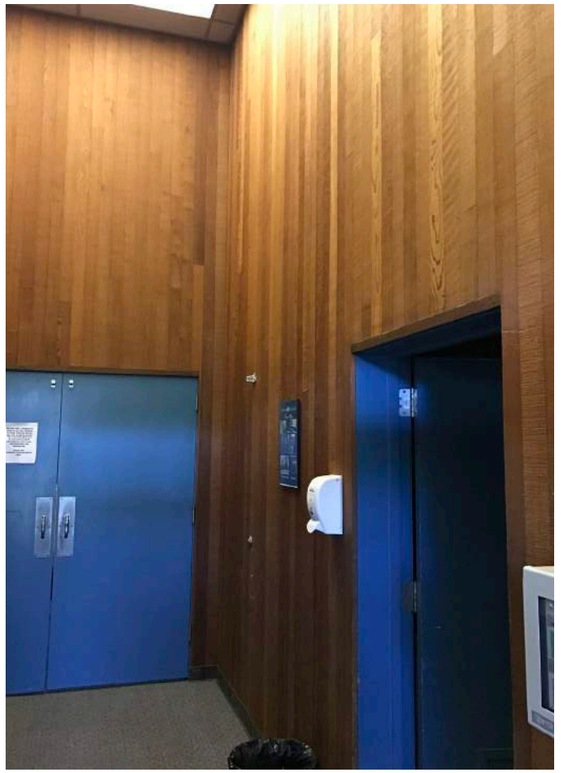
SOUTH ENTRY

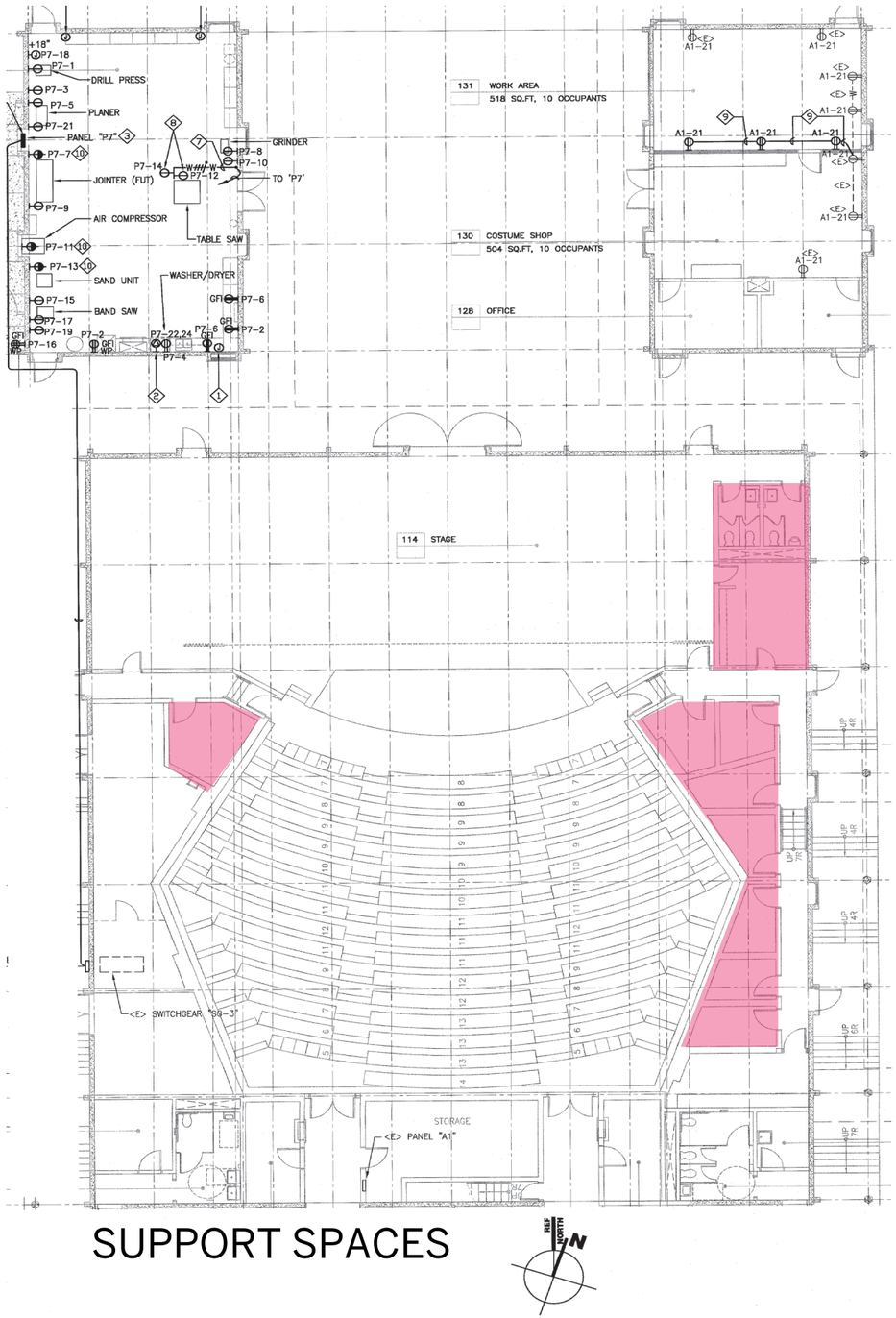




KEY PLAN

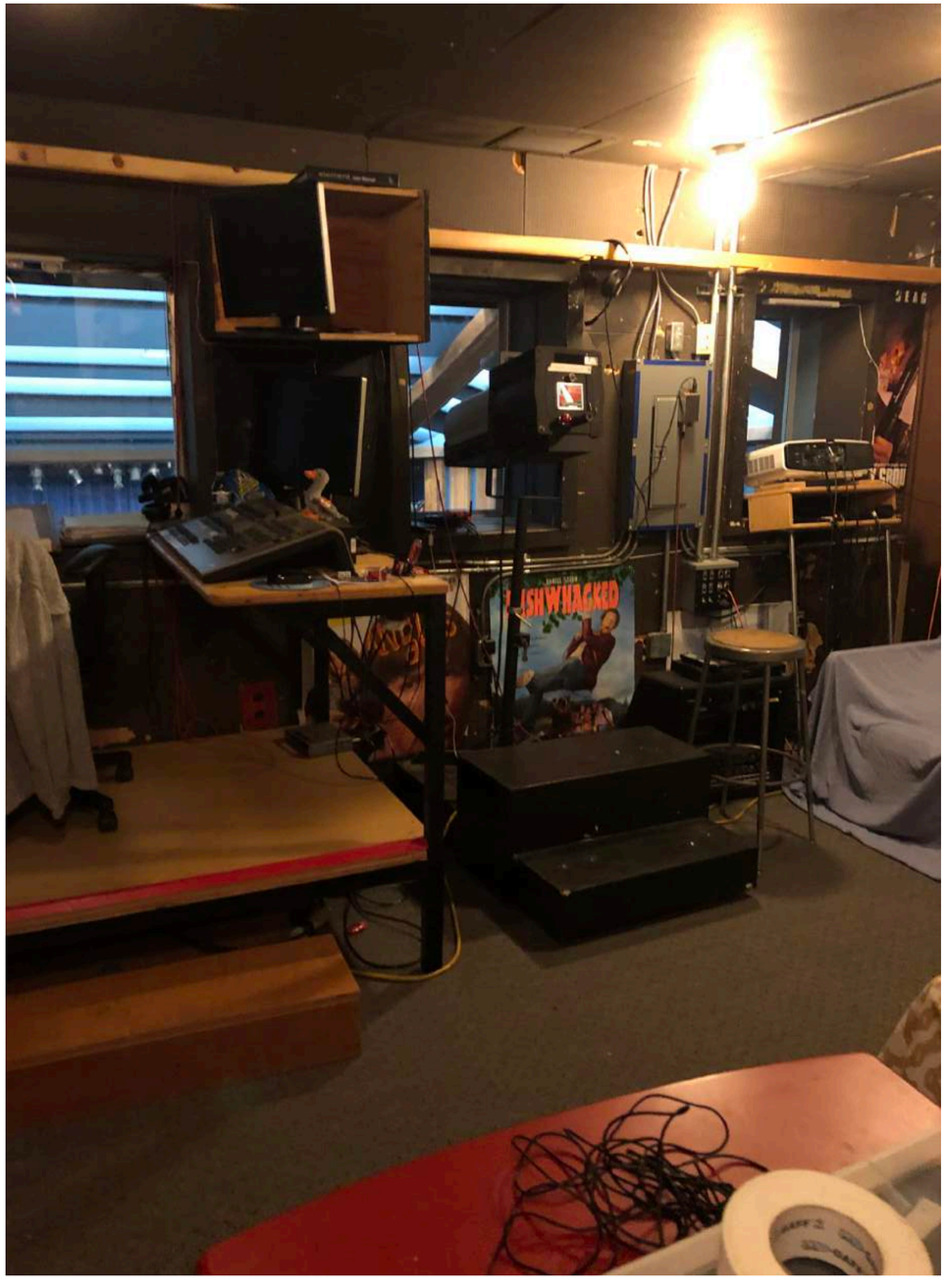




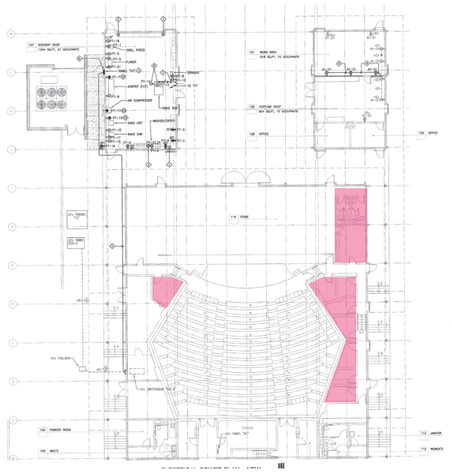


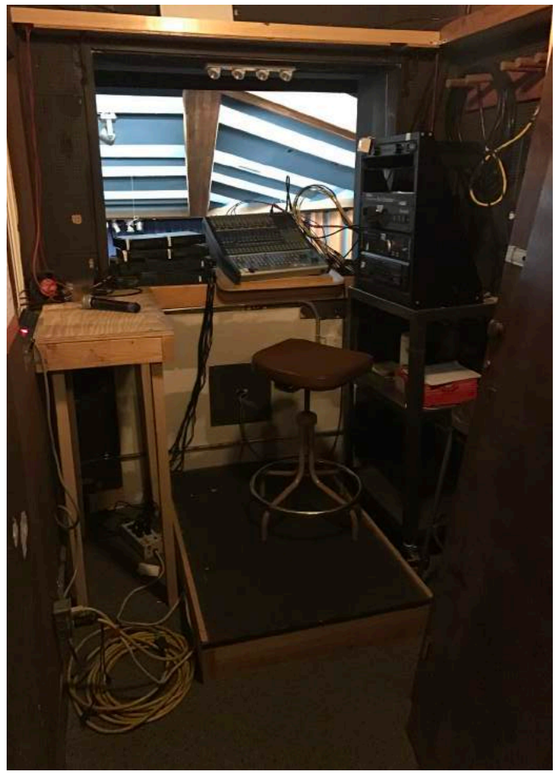
SUPPORT SPACES

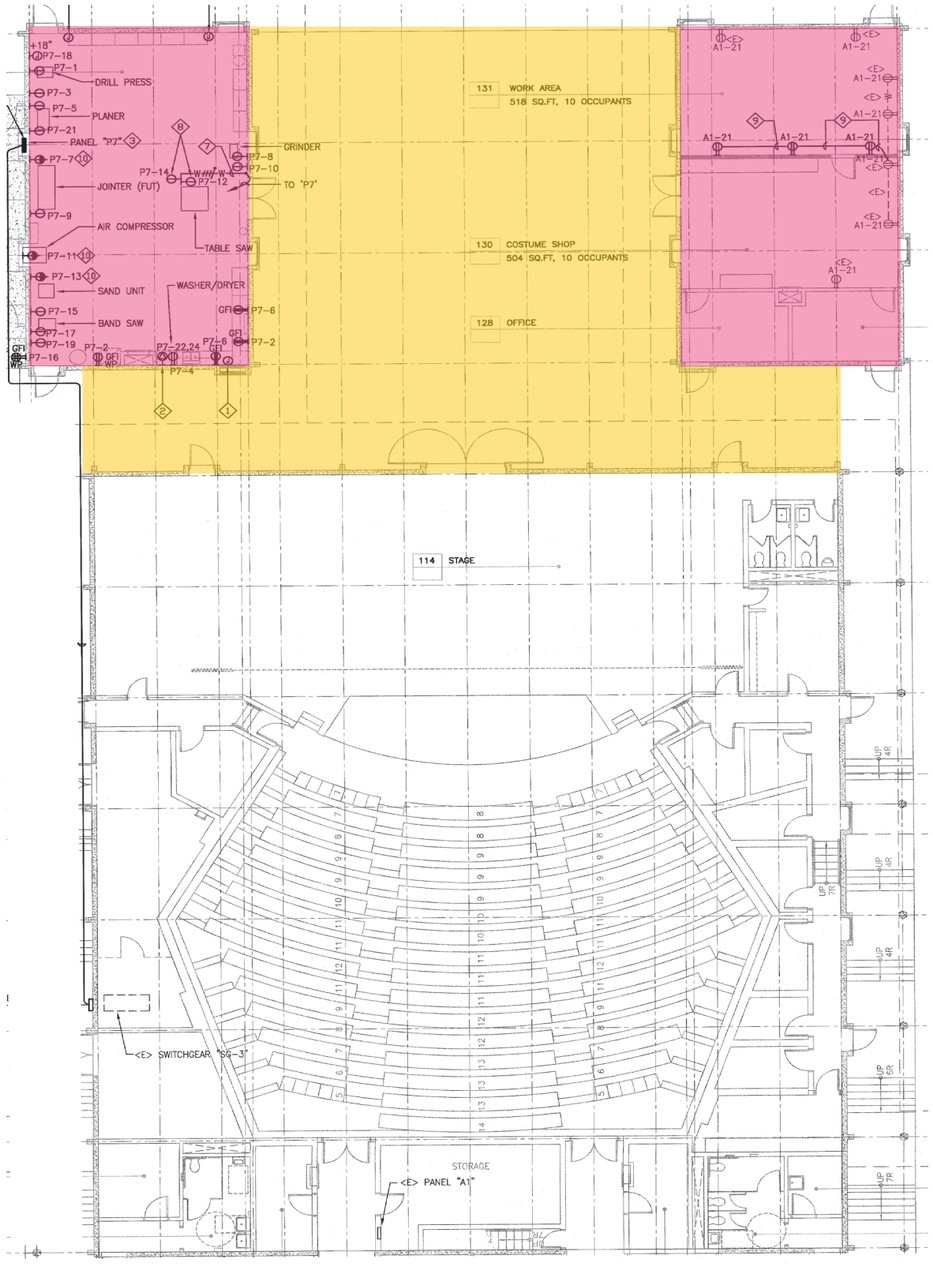
SUPPORT SPACES



KEY PLAN



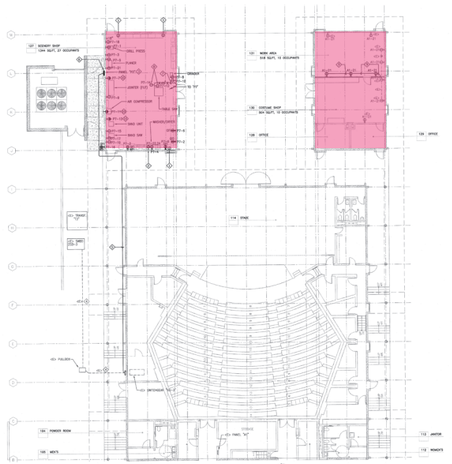


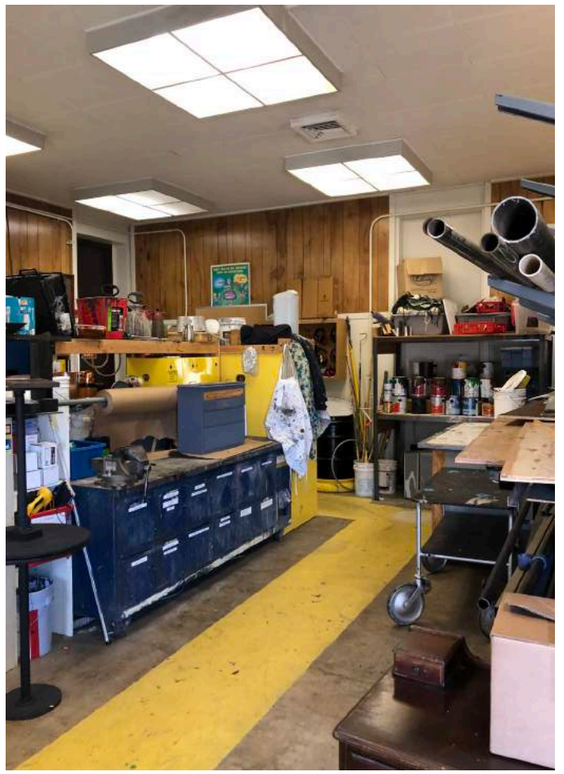


NORTHEAST BUILDING, NORTHWEST BUILDING, AND WORKCOURT

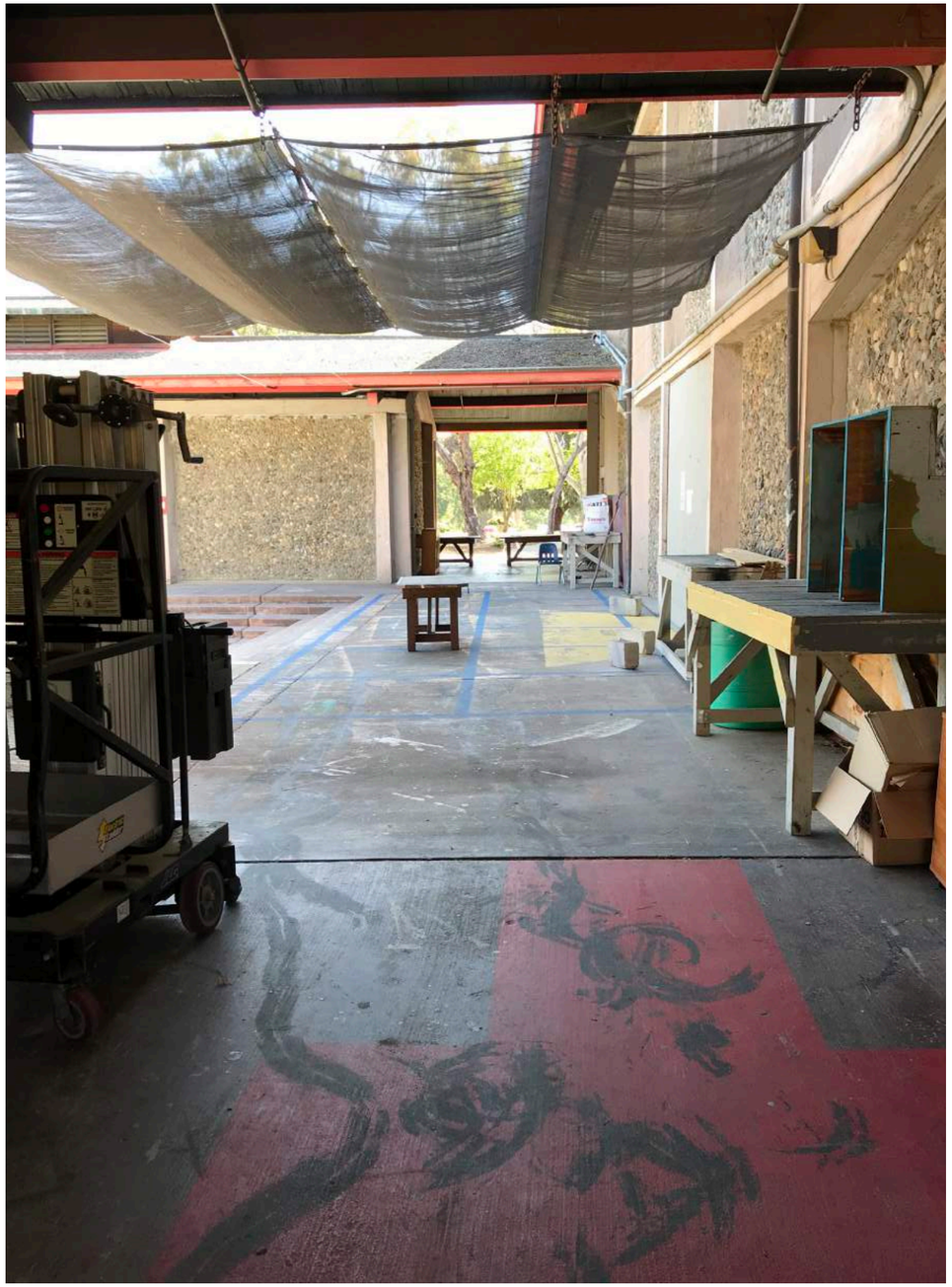
NORTHEAST AND NORTHWEST BUILDINGS

KEY PLAN

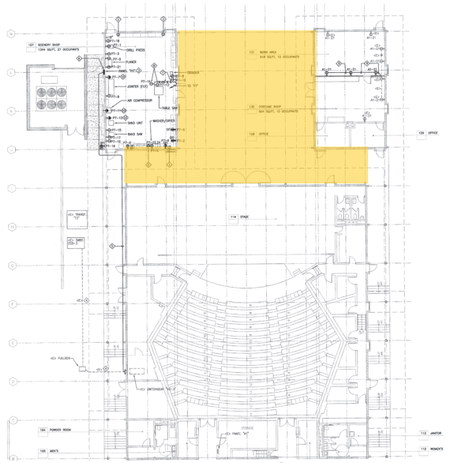


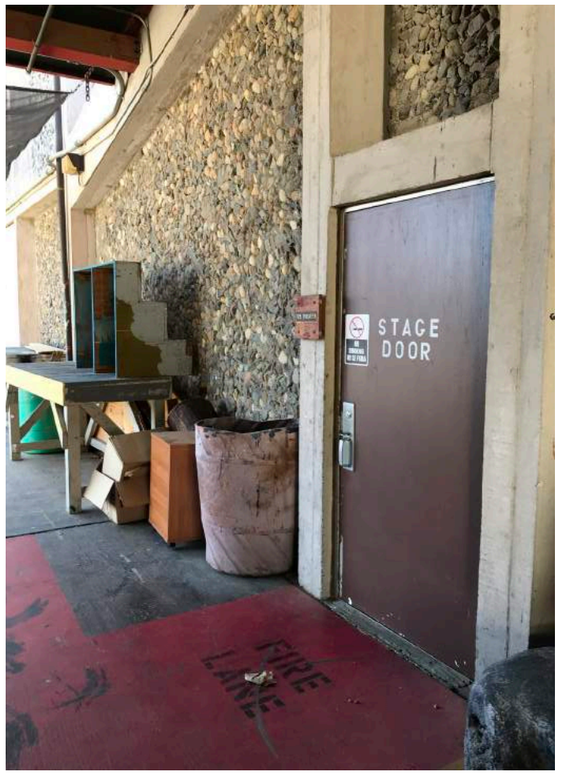


WORK COURT



KEY PLAN





APPENDIX C

BUILDING ASSESSMENT REPORT

FACILITY CONDITION ASSESSMENT

prepared for

Steinberg Hart
125 South Market Street, Suite110
San Jose, California 95113
Rob Barthelman

Gilroy Campus Theater
5055 Santa Teresa Boulevard
Gilroy, California 95020

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Bhaskar Ale
Lead Project Manager
800.733.0660 x6219
Bhaskar.Ale@bureauveritas.com

BV PROJECT #:
150098.21R000-002.017

DATE OF REPORT:
November 17, 2021

ON SITE DATE:
September 27 and November 8, 2021

TABLE OF CONTENTS

BVNA

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community College
Main Address	5055 Santa Teresa Boulevard, Gilroy, California 95020
Site Developed	1968
Site Area	1.00 acres (estimated)
Parking Spaces	None
Building Area	14,271 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 27 and November 8, 2021
Management Point of Contact	Rob Barthelman 408.427.4143 rbarthelman@steinberghart.com
On-site Point of Contact (POC)	Izzy Quistian, Technical Coordinator at the Theater building
Assessment and Report Prepared By	Tyler Everts Elton Colbert
Reviewed By	Bhaskar Ale Lead Project Manager Bhaskar.Ale@bureauveritas.com 800.733.0660 x6219
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Gilroy Campus Theater was originally constructed in 1968. The building is currently occupied by the Gavilan Joint Community College District.

Architectural

The theater building appears is adequately maintained but in fair to poor overall condition. Immediate needs and short-term replacements recommended. The building envelope including the structural foundation and roofing systems are all within the realm of immediate repairs/replacement. The interior finishes are typical for a theater and are recommended for lifecycle replacements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Cooling is provided by an air-cooled chiller that was installed in 2018. Heating is provided by a boiler that is in the business buildings. Both feed air handling units located in each of the three buildings. Domestic hot water is provided by an electric water heater located in the mechanical room. A fire suppression system and a fire alarm system exist throughout the building. Building drainage (plumbing), electrical and fire systems, HVAC controls and lighting are within the realm of immediate repairs/replacement.

Site

The site contains a moderate amount of landscaping. There is asphalt pavement in the nearby parking lot with concrete walkways. Site drainage requires immediate regrading consideration.

Recommended Additional Studies

No additional studies recommended at this time.

Some areas of the facility were identified as having moderate accessibility issues. Bureau Veritas performed an ADA study in 2020 to take measurements, provide additional itemized details, research local requirements, and estimate the scope and cost of any required improvements. A lump sum is included to begin implementation of the recommended ADA upgrades.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

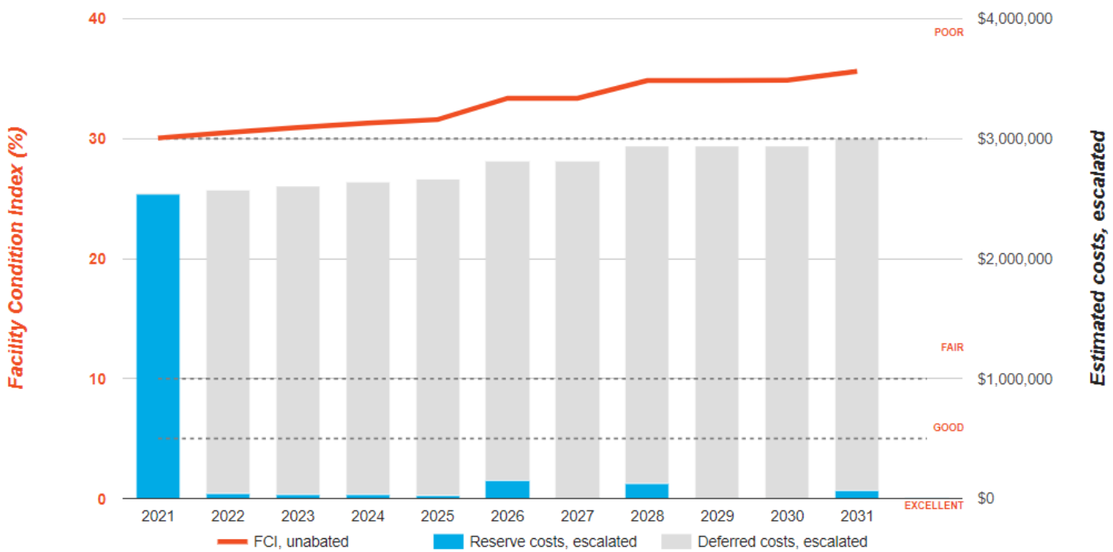
FCI Analysis | Gilroy Campus Theater(1968)

Replacement Value	*Total SF*	*Cost/SF*
$ 8,434,200	*14,271*	*$ 591*

	Est Reserve Cost	FCI
Current	$ 2,535,000	**30.1 %**
3-Year	$ 2,639,300	31.3 %
5-Year	$ 2,814,000	33.4 %
10-Year	$ 3,003,100	35.6 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Location Description	Uniformat Code	Description	Condition	Plan Type	Cost
Theater	Y1090	ADA Barriers, Priority 1, Resolve	NA	Safety	$141,622
Building Exterior & Interior	G4050	Fixture w/ Lamp and Housing, LED Replacement, Replace	Poor	Performance/Integrity	$5,100
Building exterior	G1070	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	Failed	Performance/Integrity	$56,100
Theater	E2010	Fixed Seating, Theater, Metal Cushioned, Replace	Poor	Performance/Integrity	$210,300
Building Interior	D8010	BAS/HVAC Controls, Retrocommissioning of System, Repair	Poor	Performance/Integrity	$45,700
Theater	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	Poor	Safety	$68,600
Theater	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Poor	Performance/Integrity	$182,900
Throughout building	D5020	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	Poor	Performance/Integrity	$411,500
Throughout building	D4010	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	Poor	Safety	$34,300
Restrooms	D2030	Plumbing System, Rain Water Backups, Replace	Poor	Performance/Integrity	$22,900
Throughout building	D2010	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	Poor	Performance/Integrity	$114,300
Building exterior	B3080	Soffit, Wood, Replace	Failed	Performance/Integrity	$304,400
Theater	B3010	Roofing, Built-Up, Replace	Poor	Performance/Integrity	$414,900
Theater	B1010	Structural Flooring, Concrete, Repair	Poor	Performance/Integrity	$480,600
Theater	B1010	Stage Lighting, Supports, Replace	Poor	Performance/Integrity	$41,700
				Total	**$2,534,900**

Key Findings

Fire Suppression System in Poor condition.

Existing Sprinkler Heads, by SF
Gilroy Campus Theater Throughout building

Uniformat Code: D4011
Recommendation: **Replace in 2021**

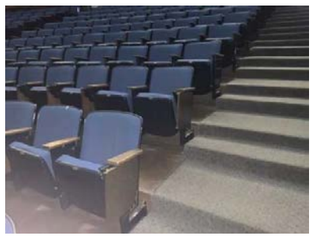
Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: $34,300

**$$**$$

Sprinkler system is old and does not cover the entirety of the interior. - AssetCALC ID: 3444873



ADA Miscellaneous

Lump Sum Budget, Allowance
Gilroy Campus Theater Theater

Uniformat Code: Y1091
Recommendation: **Upgrade in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $32,000

**$$**$$

There are no theater seating handrails at any isles. Implement this and other suggested ADA changes as outlined in a separate report. - AssetCALC ID: 3444875

Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
Gilroy Campus Theater Theater

Uniformat Code: D7051
Recommendation: **Upgrade in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $68,600

**$$$**$

The fire alarm system is minimal for the occupancy. Emergency lighting throughout and stage exit signs are insufficient. - AssetCALC ID: 3444869

Structural Flooring in Poor condition.

Concrete
Gilroy Campus Theater Theater

Uniformat Code: B1012
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $480,600

$$$$

Cracks are manifesting themselves from below the theater. The are migrating up and down the stepped concrete seating area. Cracks are visible at the theater's entrance and the exterior. Interior cracks are starting to open (separate) and chipping is taking place in areas. - AssetCALC ID: 3444877

Structural Framing in Poor condition.

Stage Lighting Supports
Gilroy Campus Theater Theater

Uniformat Code: B1011
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $41,700

**$$**$$

The stage lightning struts might be under engineered. They have been pieced together over the years with supports being added as needed. The actual anchors, ties, and supports were not likely engineered to support the stage lighting and related equipment. - AssetCALC ID: 3444872

Roofing in Poor condition.

Built-Up
Gilroy Campus Theater Theater

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $414,900

$$$$

The roof is leaking from several locations, both interior and exterior. Ponding is taking place in areas and it is unknown how extensive damage may be as a result of water migrations. - AssetCALC ID: 3444876

Plumbing System in Poor condition.

Rain Water Drainage, High Density
Gilroy Campus Theater Restrooms

Uniformat Code: D2032
Recommendation: **Replace in 2021**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $22,900

**$$**$$

When heavy rains occur, the drainage system is not large enough, or the existing drains are clogged, and the system can't handle the excess water. The result is water is flooding out of the floor drains in all the restrooms. Root intrusion is taking place in areas. - AssetCALC ID: 3444871

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
Gilroy Campus Theater Throughout building

Uniformat Code: D2014
Recommendation: **Replace in 2021**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $114,300

$$$$

When heavy rains occur, the drainage system is not large enough, or the existing drains are clogged, and the system can't handle the excess water. The result is water is flooding out of the floor drains in all the restrooms. - AssetCALC ID: 3352290

Site Earthwork in Failed condition.

Slopes & Contours, Reshaping/Regrading
Gilroy Campus Theater Building exterior

Uniformat Code: G1071
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $56,100

**$$$**$

The site is sloped such that all the surface runoff for the campus runs towards the southwest side of the theater. This causes extensive flooding into the rooms on that side of the building including the main electrical room and into the theater itself. Clogged or insufficient site drains could also be contributing to the problem. - AssetCALC ID: 3444866

Soffit in Failed condition.

Wood
Gilroy Campus Theater Building exterior

Uniformat Code: B3082
Recommendation: **Replace in 2021**

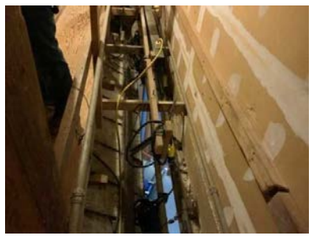
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $304,400

$$$$

The wood soffit is severely deteriorated and is getting worse over time. Initial attempts to patch and or repair have fallen short, once one hole is repaired, two or three more openings are created. The main issue is bats are using the soffit space as a home and thus have access to the interior of the building. - AssetCALC ID: 3444862



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density & Standard Fixtures
Gilroy Campus Theater Theater

Uniformat Code: D5045
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $182,900

$$$$

The house lighting is very dim, it appears only a partial upgrade to LED has taken place. There is no central isle lighting temporary rope lighting has been installed on the outside isles by maintenance. The lighting controls are not centralized. The stage lights are old, they are not connected to the house system, and arcing is taking place. - AssetCALC ID: 3444868

BAS/HVAC Controls in Poor condition.

Retrocommissioning of System
Gilroy Campus Theater Building Interior

Uniformat Code: D8015
Recommendation: **Repair in 2021**

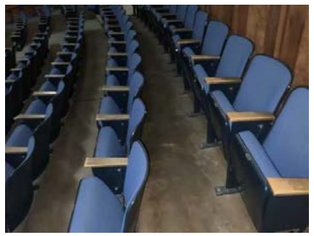
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $45,700

**$$**$$

The chiller and boiler only supplies two of the three air handlers located on the site (one in each building). It is unclear why the third is not operating properly. Even then, the two they are being supplied, are producing in a manner that is unreliable. The units themselves appear to be in good shape and new in installation. Areas of the facility are inadequately heated, cooled or ventilated, Poorly insulated areas. - AssetCALC ID: 3444874



Fixed Seating in Poor condition.

Auditorium/Theater, Metal Cushioned Standard
Gilroy Campus Theater Theater

Uniformat Code: E2017
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $210,300

$$$$

Seat cushions are detaching from their metal housing. Springs are starting to detach and poke through the seat material. The metal seating is worn so that seats don't always automatically fold-up, nor do some of them support properly by folding down past the initial breaking point. - AssetCALC ID: 3444865

Fixture w/ Lamp and Housing in Poor condition.

Any Type, w/ LED Replacement
Gilroy Campus Theater Building Exterior & Interior

Uniformat Code: G4055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,100

**$**$$$

There is not enough exterior lighting and the housing (light covers) of existing fixtures, interior and exterior, are stained and reduce the quantity of light being emitted by the fixture even if the bulb is new. While the light covers are being replaced, all bulbs/fixtures should be upgraded to LED's. Additional lighting may be required on the exterior after a full replacement of the light covers takes place. - AssetCALC ID: 3444867

Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Gilroy Campus Theater Throughout building

Uniformat Code: D5023
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $411,500

$$$$

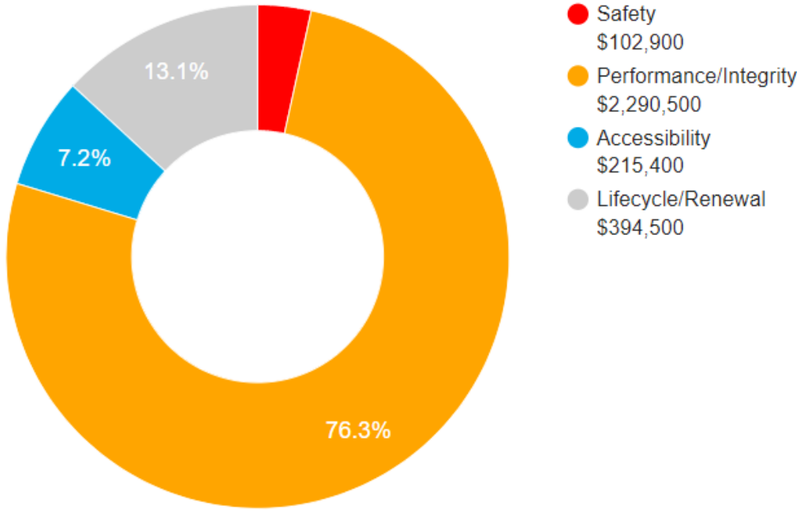
The electrical system has been pieced together over the years in a haphazard way. There are wires running everywhere with no conduit. The AV system is completely separate form the house lighting system. Controls are not centrally located but installed as needed throughout the building over the years. The result is electrical arcing is occurring, outlets pop breakers, and speaker feedback is occurring. The system is not configured to handled brownouts at the regional level. - AssetCALC ID: 3444863

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,003,300

2. Building and Site Information

Systems Summary

System	*Description*	*Condition*
Structure	Precast concrete walls over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stone veneer Windows: Aluminum	Fair
Roof	Primary: Hip construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, hard tile	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and ABS waste and venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air cooled chiller supplying chilled water and hot water for heating provided by boiler in business building feeding main air handler	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt parking lots with and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: Metal halide	Poor
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	▪ Cracks are manifesting themselves in the foundation slab from below the theater. ▪ Theater seating needs replacement. ▪ Sprinkler system is old and does not cover the entirety of the interior. ▪ HVAC systems needs rebalancing/repairs. ▪ The electrical system needs refurbishment. ▪ The fire alarm system is minimal for the occupancy. ▪ Interior and exterior lighting needs to be upgraded. ▪ The roof is leaking from several locations, both interior and exterior. ▪ The site is sloped such that all the surface runoff for the campus runs towards the southwest side of the theater. ▪ Stage lightning struts might be under engineered. ▪ The wood soffit is severely deteriorated and is getting worse over time. ▪ ADA recommendations need to be implemented. ▪ Drainage system is not large enough, or the existing drains are clogged, and the system can't handle the excess water.	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$522,278	-	-	-	-	$522,278
Facade	-	-	-	$49,965	$25,458	$75,423
Roofing	$719,333	-	-	-	$549,771	$1,269,104
Interiors	-	-	$203,207	$122,900	$799,632	$1,125,739
Plumbing	$137,179	-	$2,163	$16,204	$52,369	$207,915
HVAC	-	-	-	-	$647,546	$647,546
Fire Protection	$34,294	-	-	-	-	$34,294
Electrical	$594,445	-	-	-	$777,812	$1,372,257
Fire Alarm & Electronic Systems	$114,315	-	-	-	$123,879	$238,194
Equipment & Furnishings	$210,273	-	-	-	$379,776	$590,049
Site Utilities	$5,126	-	-	-	$9,258	$14,384
Site Development	$56,072	-	-	-	-	$56,072
Accessibility	$141,614	$73,697	-	-	-	$215,311
TOTALS	**$2,535,000**	**$73,700**	**$205,400**	**$189,100**	**$3,365,600**	**$6,368,800**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

A prior accessibility survey was performed by Bureau Veritas in 2020. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have not yet been addressed.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall and Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Steinberg Hart (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gilroy Campus Theater, 5055 Santa Teresa Boulevard, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Tyler Everts,
Elton Colbert
Project Manager

Reviewed by:

Bhaskar Ale,
Lead Project Manager
Bhaskar.Ale@bureauveritas.com
800.733.0660 x6219

BVNA

8. Appendices

BVNA

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - THEATER

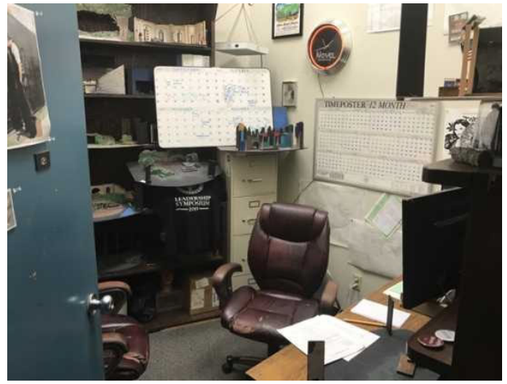
6 - LIGHTBOARD AND SOUNDBOARD ROOM

Photographic Overview

7 - STAGE

8 - CLASSROOM SHOP

9 - CLASSROOM SHOP

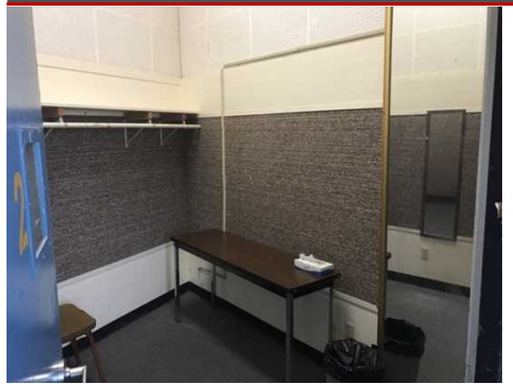


10 - OFFICE

11 - OFFICE

12 - LIGHT CONTROL ROOM

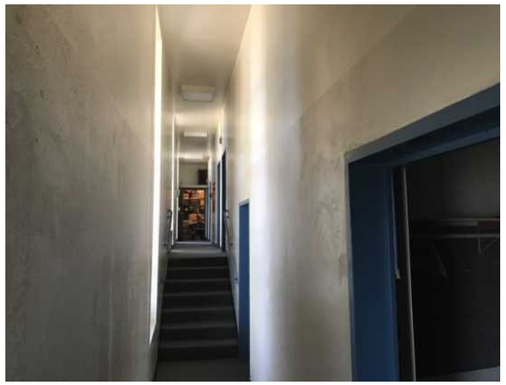
Photographic Overview



13 - DRESSING ROOM

14 - SEAM SHOP

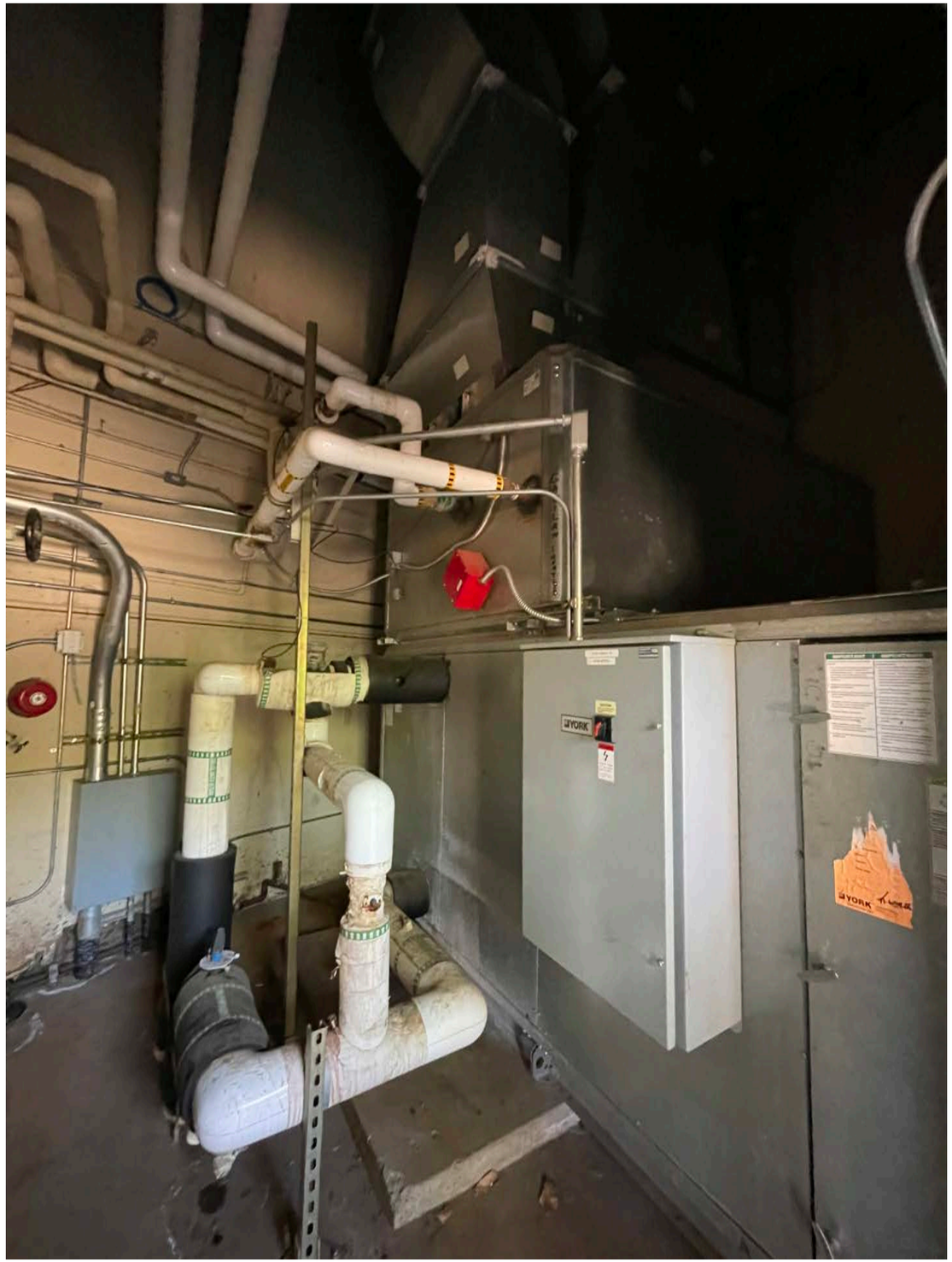
15 - BACKROOM



16 - HALLWAY

17 - AIR-COOLED CHILLER

18 - AIR HANDLER



BVNA

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
150098.21R000-002.017	Gilroy Campus Theater
Source	**On-Site Date**
Google	September 27, 2021

N

BVNA

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Theater

Name of person completing form: Izzy Quistian

Title / Association with property: Technical Coordinator

Length of time associated w/ property: 6 years

Date Completed: 10/27/2021

Phone Number: 408 848 4822

Method of Completion: Choose an item.

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other recent significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Bond X
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Hvac system, Roof leaks and overhang compromise which allows bats into theater, electrical code issue, cracks in foundation, flooding in electrical room when it rains, and insufficient lighting outdoor, outdated audience seating. No ADA compliance

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	x				Cracks in foundation
8	Are there any wall, window, basement or roof leaks?	x				Leaks in all three buildings
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Mitigated mold issues in electrical room due to flooding
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Water and sewage back in all restrooms
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	x				Unreliable hvac system
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				All buildings
14	Is the electrical service outdated, undersized, or otherwise problematic?	x				Yes, electrical needs service
15	Are there any problems or inadequacies with exterior lighting?	x				Yes, all public areas are inadequately lit, safety issues
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	x				Western side of the theater frequently floods into building
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	x				No recommendations have been put in place
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		x			Not at this time
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?	x				Audience and students complain about ADA

BVNA

Appendix D:

Accessibility Review and Photos

Status Filters Applied:

11/17/2021

Accessibility Summary Report

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Facility / Building	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**
THEATER	**$141,622**	11	**$36,536**	8	**$34,002**	5					**$212,160**	24

BVNA

Appendix E:

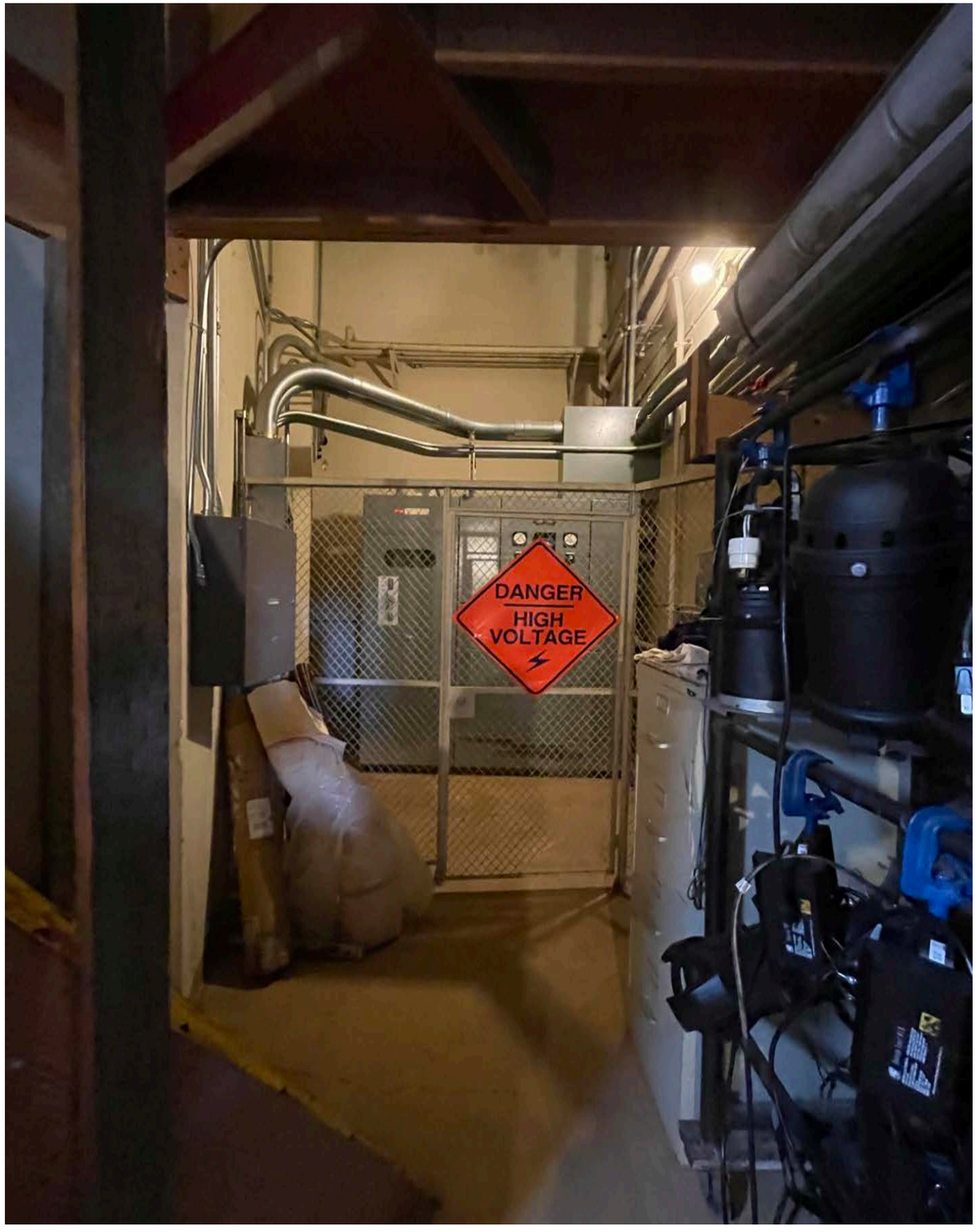
Component Condition Report

Component Condition Report | Gilroy Campus Theater

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Theater	Poor	Structural Flooring, Concrete, Repair	10,000 SF	0	3444877
B1010	Theater	Poor	Stage Lighting, Supports	1,000 SF	0	3444872
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stone faced concrete panels	15,500 SF	30	3352306
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	10	3352302
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	7	3352274
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	15	3352268
Roofing						
B3010	Theater	Poor	Roofing, Built-Up	18,500 SF	0	3444876
B3080	Building exterior	Failed	Soffit, Wood	10,000 SF	0	3444862
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	24	10	3352277
C1070	Shops	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,000 SF	3	3352278
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	7	3352286
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,250 SF	30	3352285
C2010	Throughout building	Good	Wall Finishes, Painted surface, Prep & Paint	14,985 SF	7	3352270
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	6,500 SF	15	3352272
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,000 SF	30	3352293
C2030	Classroom Shop	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	4	3352287
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	10,771 SF	5	3352275
C2050	Throughout building	Good	Ceiling Finishes, Painted surface, Prep & Paint	9,271 SF	7	3352269
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3352301

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	14,271 SF	0	3352290
D2010	Restrooms	Fair	Urinal, Standard	1	15	3352304
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	15	3352292
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	3352291
D2010	Mechanical room	Good	Water Heater, Electric, Residential	1	9	3352307
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	3352299
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	25	3352289
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	3352280
D2010	Seam Shop	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	3352288
D2030	Restrooms	Poor	Plumbing System, Rain Water Backups	14,271 SF	0	3444871
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	7	3352271
HVAC						
D3030	Building exterior	Good	Chiller, Air-Cooled [Chiller 1]	1	22	3352276
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	14,271 SF	15	3352298
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	14,271 SF	20	3352283
D3050	Building exterior	Good	Pump, Distribution, HVAC Chilled or Condenser Water	2	22	3352300
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [TH-AH-1]	1	15	3352303
Fire Protection						
D4010	Throughout building	Poor	Fire Suppression System, Existing Sprinkler Heads, by SF	14,271 SF	0	3444873
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	20	3352273
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	14,271 SF	0	3444863
D5020	Electrical room	Fair	Switchgear, 120/208 V	1	15	3352294
D5040	Theater	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,271 SF	0	3444868

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Theater	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	14,271 SF	0	3444869
D8010	Building Interior	Poor	BAS/HVAC Controls, Retrocommissioning of System, Repair	14,271 SF	0	3444874
Equipment & Furnishings						
E2010	Theater	Poor	Fixed Seating, Theater, Metal Cushioned	375	0	3444865
Sitework						
G1070	Building exterior	Failed	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	10,000 SF	0	3444866
G4050	Building Exterior & Interior	Poor	Fixture w/ Lamp and Housing, LED Replacement	16	0	3444867
Accessibility						
Y1010	Restrooms	NA	ADA Barrier, Priority 3, Resolve	1 LS	2	3458671
Y1010	Corridors and Common Areas	NA	ADA Barrier, Priority 2, Resolve	1 LS	1	3458670
Y1090	Site and Theater	NA	ADA Barriers, Priority I, Resolve	1	0	3444875



BVNA

Appendix F:
Replacement Reserves

Replacement Reserves Report

Gilroy Campus Theater

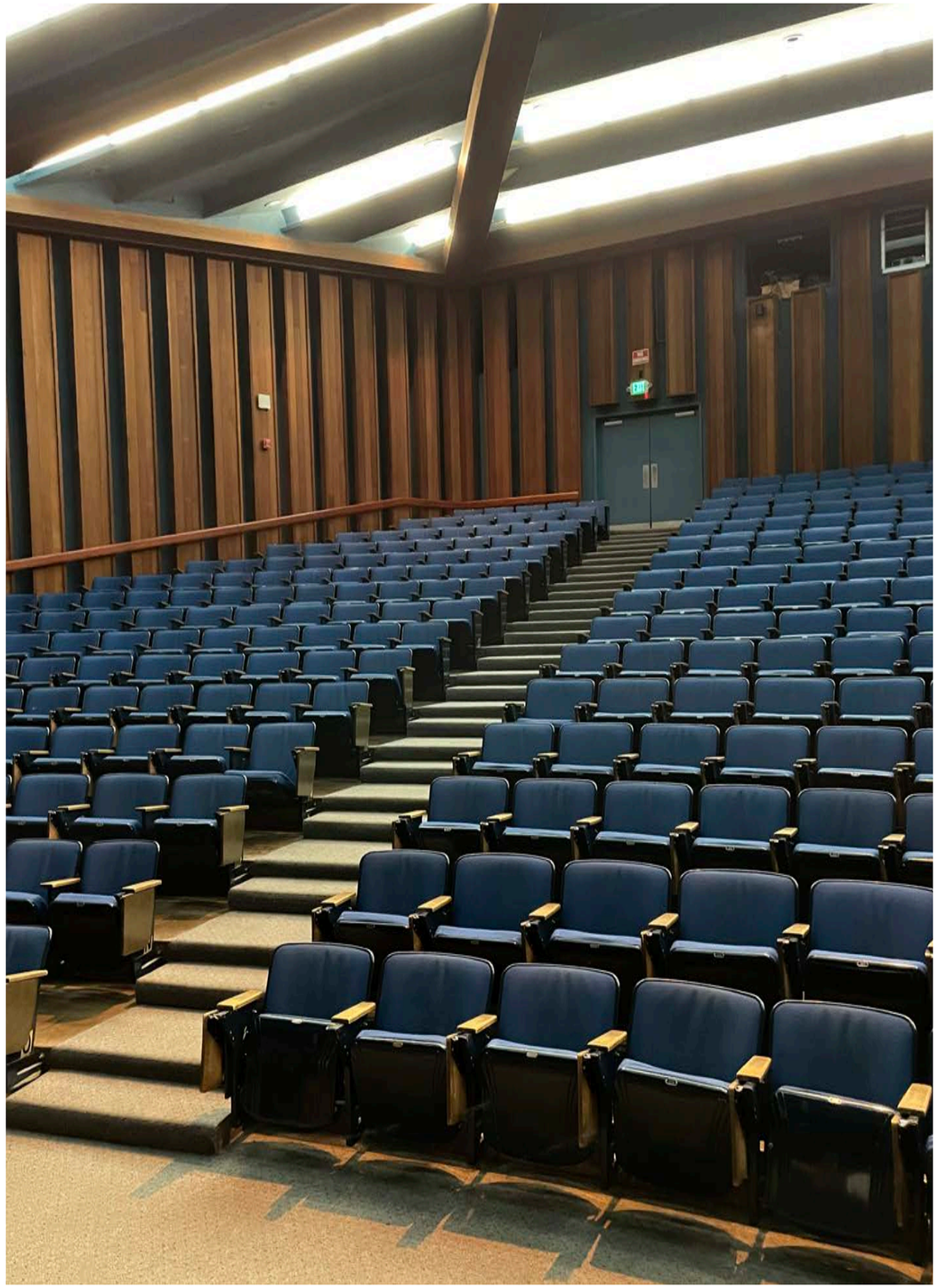
11/17/2021

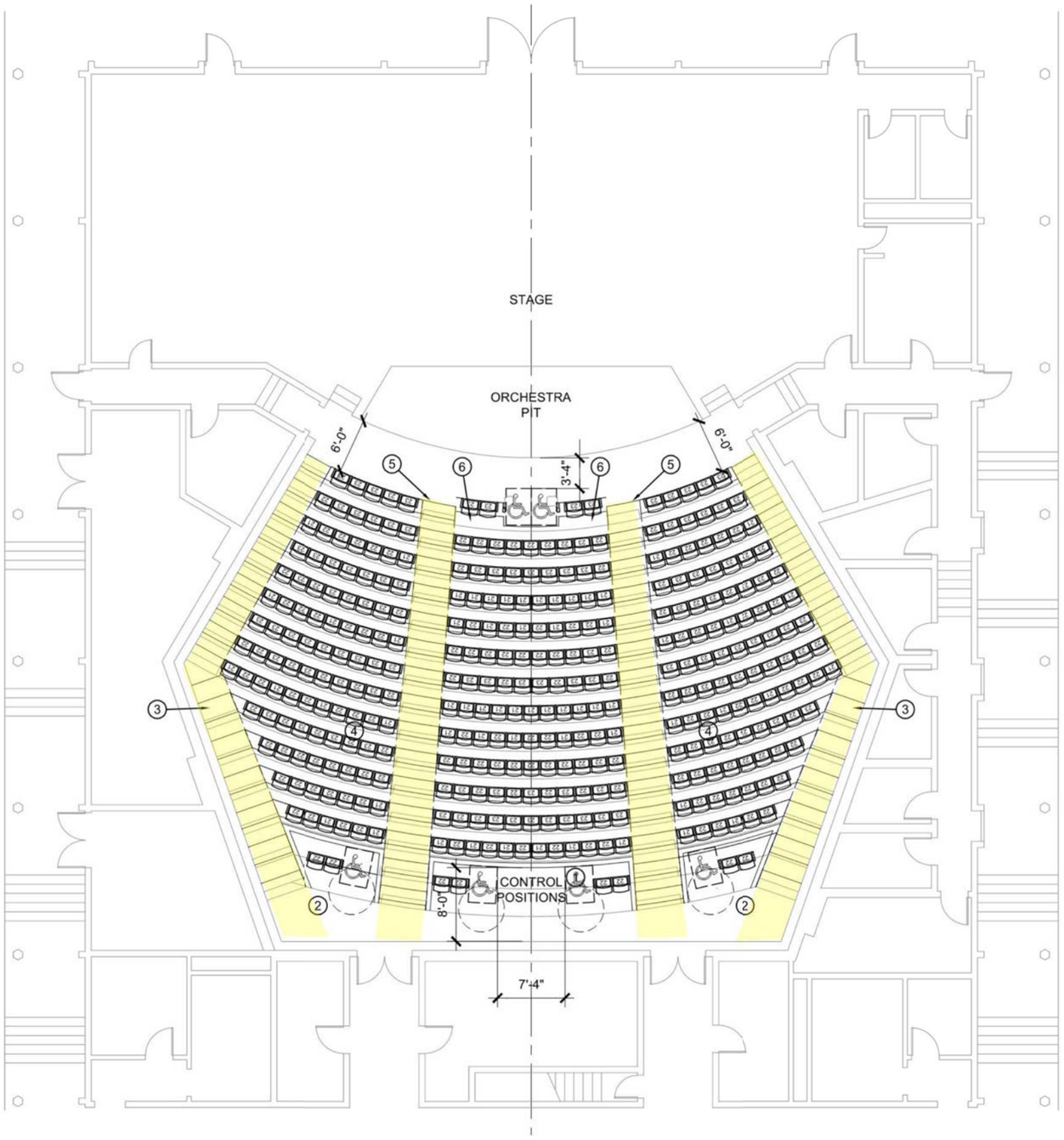
Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate
Gilroy Campus Theater	$2,534,935	$37,630	$36,070	$30,636	$24,703	$150,033	$0	$124,112	$0	$1,881	$63,085	$0	$0	$0	$0	$1,465,810	$0	$108,619	$0	$38,487	$1,752,611	**$6,368,613**
Grand Total	**$2,534,935**	**$37,630**	**$36,070**	**$30,636**	**$24,703**	**$150,033**	**$0**	**$124,112**	**$0**	**$1,881**	**$63,085**	**$0**	**$0**	**$0**	**$0**	**$1,465,810**	**$0**	**$108,619**	**$0**	**$38,487**	**$1,752,611**	**$6,368,613**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B1010	3444872	Stage Lighting, Supports, Replace	75	75	0	1000	SF	$26.00	$41.65	$41,654	$41,654																					**$41,654**
B1010	3444877	Structural Flooring, Concrete, Repair	0	0	0	10000	SF	$30.00	$48.06	$480,624	$480,624																					**$480,624**
B2020	3352302	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	10	EA	$1,250.00	$2,002.60	$20,026											$20,026											**$20,026**
B2050	3352274	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	23	7	9	EA	$1,300.00	$2,082.70	$18,744								$18,744														**$18,744**
B2050	3352268	Exterior Door, Steel, Standard, Replace	40	25	15	17	EA	$600.00	$961.25	$16,341																$16,341						**$16,341**
B3010	3444876	Roofing, Built-Up, Replace	25	25	0	18500	SF	$14.00	$22.43	$414,939	$414,939																					**$414,939**
B3080	3444862	Soffit, Wood, Replace	20	20	0	10000	SF	$19.00	$30.44	$304,395	$304,395																				$304,395	**$608,790**
C1030	3352277	Interior Door, Wood, Solid-Core, Replace	40	30	10	24	EA	$700.00	$1,121.46	$26,915											$26,915											**$26,915**
C1070	3352278	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	5000	SF	$3.50	$5.61	$28,036				$28,036																		**$28,036**
C1090	3352286	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	4	EA	$750.00	$1,201.56	$4,806								$4,806														**$4,806**
C2010	3352272	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	15	15	6500	SF	$28.00	$44.86	$291,579																$291,579						**$291,579**
C2010	3352270	Wall Finishes, Painted surface, Prep & Paint	10	3	7	14985	SF	$1.50	$2.40	$36,011								$36,011										$36,011				**$72,022**
C2030	3352287	Flooring, Vinyl Tile (VCT), Replace	15	11	4	2500	SF	$5.00	$8.01	$20,026					$20,026															$20,026		**$40,052**
C2030	3352275	Flooring, Carpet, Commercial Standard, Replace	10	5	5	10771	SF	$7.50	$12.02	$129,420						$129,420										$129,420						**$258,840**
C2050	3352269	Ceiling Finishes, Painted surface, Prep & Paint	10	3	7	9271	SF	$2.00	$3.20	$29,706								$29,706										$29,706				**$59,412**
D2010	3352307	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	$900.00	$1,441.87	$1,442										$1,442												**$1,442**
D2010	3352290	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	40	0	14271	SF	$5.00	$8.01	$114,316	$114,316																					**$114,316**
D2010	3352292	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$5,200.00	$8,330.82	$8,331																$8,331						**$8,331**
D2010	3352280	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	$1,200.00	$1,922.50	$1,922					$1,922															$1,922		**$3,845**
D2010	3352304	Urinal, Standard, Replace	30	15	15	1	EA	$1,100.00	$1,762.29	$1,762																$1,762						**$1,762**
D2010	3352291	Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	$1,300.00	$2,082.70	$8,331																$8,331						**$8,331**
D2010	3352299	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	$1,500.00	$2,403.12	$7,209																$7,209						**$7,209**
D2010	3352288	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,922.50	$1,922																$1,922						**$1,922**
D2010	3352301	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	$2,100.00	$3,364.37	$3,364																					$3,364	**$3,364**
D2030	3444871	Plumbing System, Rain Water Backups, Replace	40	40	0	14271	SF	$1.00	$1.60	$22,863	$22,863																					**$22,863**
D2060	3352271	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	$7,270.00	$11,647.12	$11,647								$11,647														**$11,647**
D3050	3352283	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	14271	SF	$8.00	$12.82	$182,906																					$182,906	**$182,906**
D3050	3352298	HVAC System, Ductwork, Medium Density, Replace	30	15	15	14271	SF	$4.00	$6.41	$91,453																$91,453						**$91,453**
D3050	3352303	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	$70,000.00	$112,145.60	$112,146																$112,146						**$112,146**
D4010	3444873	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	25	0	14271	SF	$1.50	$2.40	$34,295	$34,295																					**$34,295**
D5020	3352294	Switchgear, 120/208 V, Replace	40	25	15	1	EA	$170,000.00	$272,353.60	$272,354																$272,354						**$272,354**
D5020	3444863	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	40	0	14271	SF	$18.00	$28.84	$411,539	$411,539																					**$411,539**
D5020	3352273	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	$8,000.00	$12,816.64	$12,817																					$12,817	**$12,817**
D5040	3444868	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	20	0	14271	SF	$8.00	$12.82	$182,906	$182,906																				$182,906	**$365,813**
D7050	3444869	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	20	0	14271	SF	$3.00	$4.81	$68,590	$68,590																				$68,590	**$137,180**
D8010	3444874	BAS/HVAC Controls, Retrocommissioning of System, Repair	0	0	0	14271	SF	$2.00	$3.20	$45,727	$45,727																					**$45,727**
E2010	3444865	Fixed Seating, Theater, Metal Cushioned, Replace	20	20	0	375	EA	$350.00	$560.73	$210,273	$210,273																				$210,273	**$420,546**
G1070	3444866	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	0	0	0	10000	SF	$3.50	$5.61	$56,073	$56,073																					**$56,073**
G4050	3444867	Fixture w/ Lamp and Housing, LED Replacement, Replace	20	20	0	16	EA	$200.00	$320.42	$5,127	$5,127																				$5,127	**$10,253**
Y1010	3458670	ADA Barrier, Priority 2, Resolve	25	24	1	1	LS	$22,804.00	$36,533.83	$36,534		$36,534																				**$36,534**
Y1010	3458671	ADA Barrier, Priority 3, Resolve	25	23	2	1	LS	$21,222.00	$33,999.34	$33,999			$33,999																				**$33,999**
Y1090	3444875	ADA Barriers, Priority I, Resolve	0	0	0	1	EA	$88,394.00	$141,614.26	$141,614	$141,614																					**$141,614**
Totals, Unescalated											**$2,534,935**	**$36,534**	**$33,999**	**$28,036**	**$21,948**	**$129,420**	**$0**	**$100,914**	**$0**	**$1,442**	**$46,941**	**$0**	**$0**	**$0**	**$0**	**$940,848**	**$0**	**$65,717**	**$0**	**$21,948**	**$970,378**	**$4,933,061**
Totals, Escalated (3.0% inflation, compounded annually)											**$2,534,935**	**$37,630**	**$36,070**	**$30,636**	**$24,703**	**$150,033**	**$0**	**$124,112**	**$0**	**$1,881**	**$63,085**	**$0**	**$0**	**$0**	**$0**	**$1,465,810**	**$0**	**$108,619**	**$0**	**$38,487**	**$1,752,611**	**$6,368,613**

APPENDIX D

SEATING STUDIES





SEATING PLAN: OPTION 1

September 23, 2021

KEYED NOTES

XXX GENERAL NOTE: ALL EXISTING ROW RISERS HAVE BEEN SHIFTED 6" TOWARD STAGE TO ALLOW 8'-0" CLEAR AT REAR OF HOUSE CONTROL POSITIONS PLATFORM.

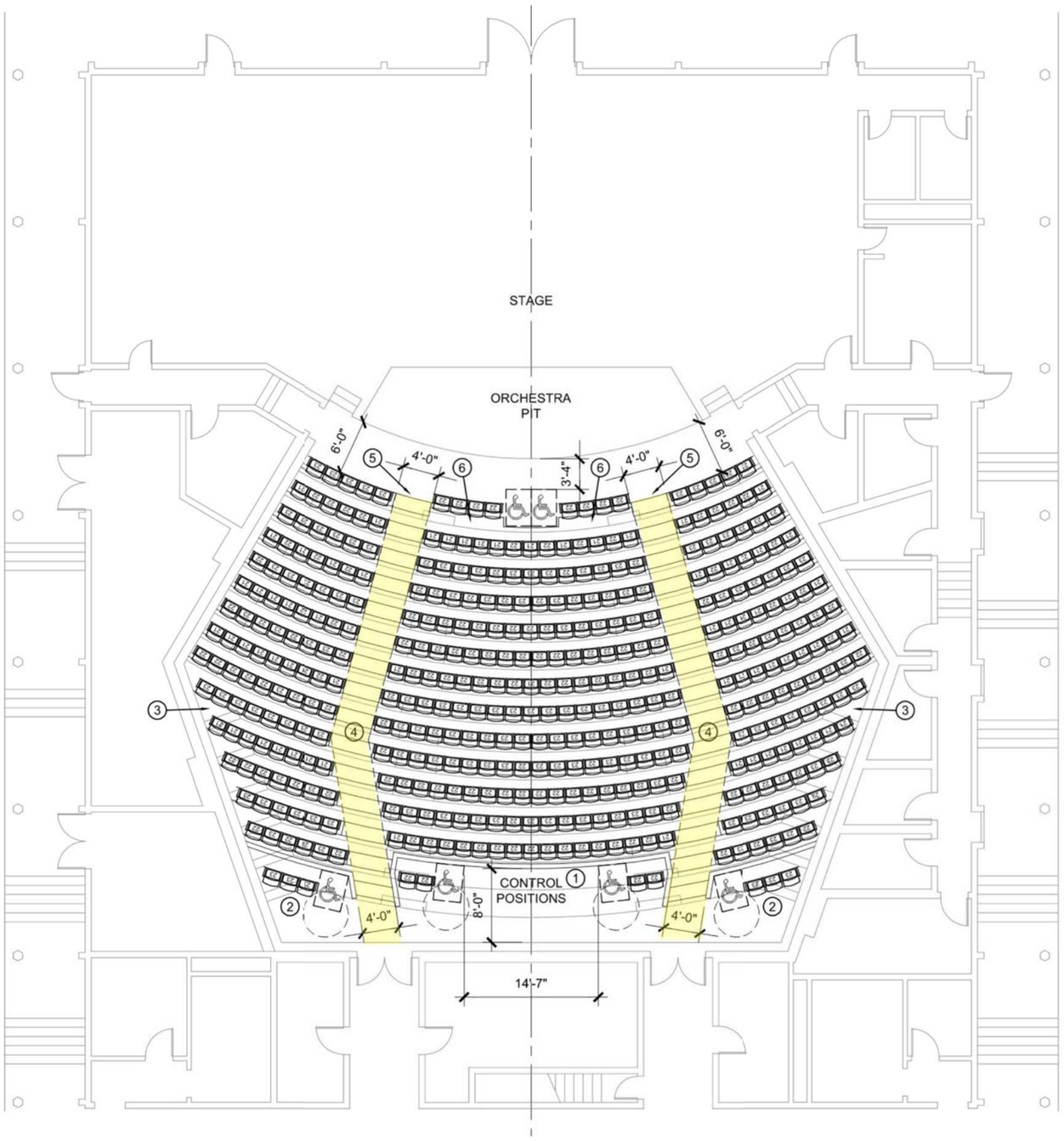
1. PLATFORM CREATED AT REAR OF HOUSE FOR CONTROL POSITIONS AS WELL AS TWO WHEELCHAIRS AND ASSOCIATED COMPANIONS SEATING.
2. PLATFORMS CREATED AT HOUSE LEFT AND RIGHT REAR CORNERS REAR OF FOR ONE WHEELCHAIR AND ASSOCIATED COMPANIONS SEATING.
3. EXISTING SIDE AISLES REMAIN. STEPS ARE MADE UNIFORM.
4. EXISTING INTERNAL AISLES REMAIN AS IS. NOTE THAT HANDRAILS (EITHER AT THE SIDES OF THE AISLE OR WITHIN THE AISLE) WILL BE REQUIRED ON STEPPED AISLES.
5. AISLE STEPS CONFIGURED TO PROVIDE CODE REQUIRED TREAD DEPTH UNIFORMITY.
6. INFILL PROVIDED BEHIND FIRST ROW OF CENTER SEATING SECTION TO ELIMINATE GAP BEHIND WHEELCHAIR ASSOCIATED SEATING PROVIDING CODE REQUIRED SHOULDER ALIGNMENT WITH THE WHEELCHAIR.

SEATING TOTALS:

	Standard Seats	Tablet Seats	Total Seats
SEATS	309	32	341
WHEELCHAIRS	4	2	6
TOTAL	313	34	347

AUERBACH·POLLOCK·FRIEDLANDER
Performance Environments
1045 Sansome Street Suite 300 San Francisco CA 94111
Tel 415 392 7528 Fax 415 392 7530
266 West 37th Street 10th Floor New York NY 10018
Tel 212 764 5630 Fax 212 764 5632

PROJECT: GAVILAN COLLEGE THEATRE
DRAWING: THEATRICAL SEATING PLAN
DATE: 21 SEP 2021 | BY: KMM | REV:
DRAWING No.: SK-003
SCALE: AS NOTED
FOR INFORMATION ONLY



SEATING PLAN: OPTION 2

September 23, 2021

KEYED NOTES

GENERAL NOTE: ALL EXISTING ROW RISERS HAVE BEEN SHIFTED 6" TOWARD STAGE TO ALLOW 8'-0" CLEAR AT REAR OF HOUSE CONTROL POSITIONS PLATFORM.

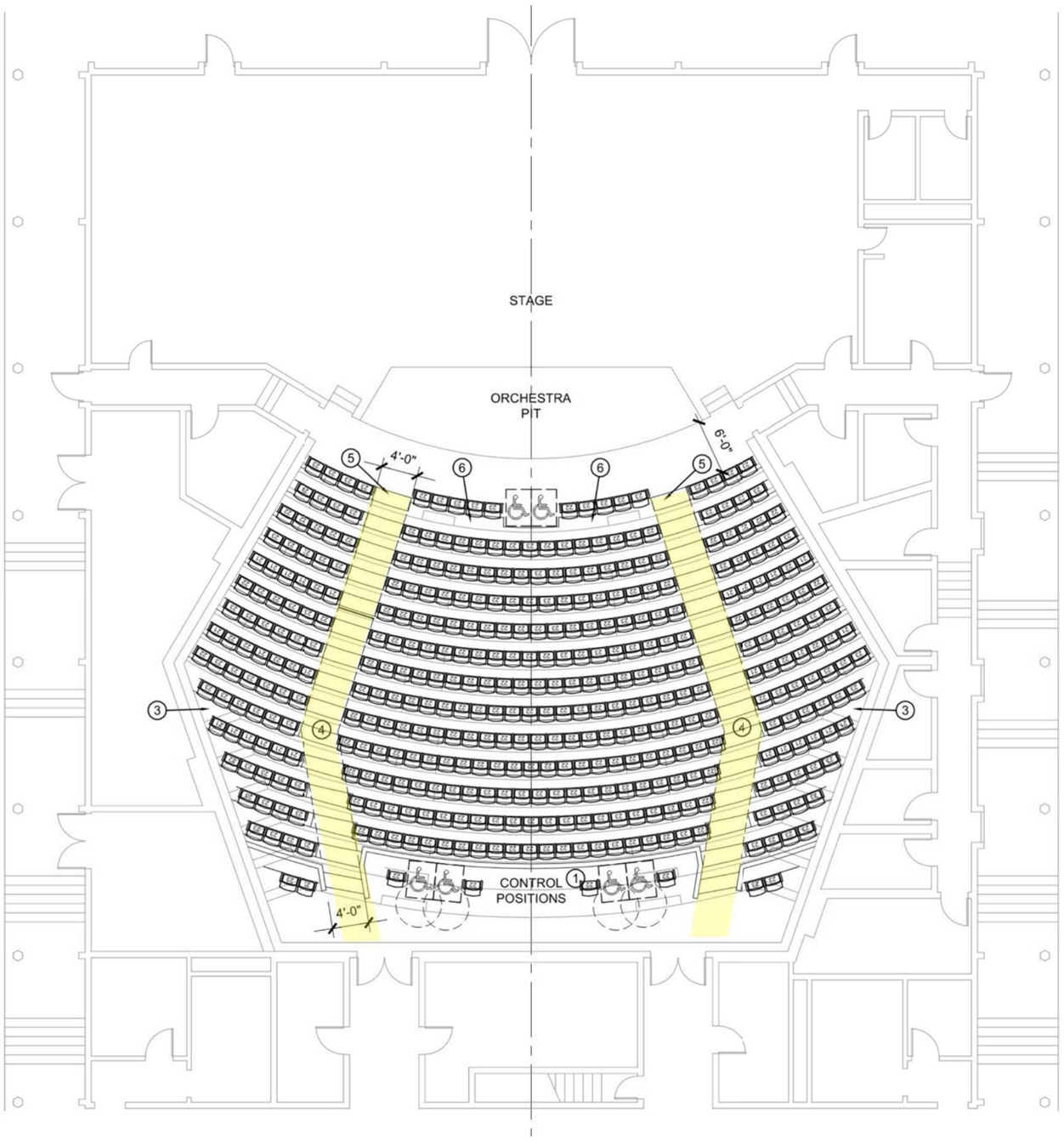
1. PLATFORM CREATED AT REAR OF HOUSE FOR CONTROL POSITIONS AS WELL AS TWO WHEELCHAIRS AND ASSOCIATED COMPANIONS SEATING.
2. PLATFORMS CREATED AT HOUSE LEFT AND RIGHT REAR CORNERS REAR OF FOR ONE WHEELCHAIR AND ASSOCIATED COMPANIONS SEATING.
3. EXISTING ROW RISERS EXTENDED TO HOUSE SIDEWALL AND SIDE AISLE REMOVED TO CREATE DEAD END ROWS AT HOUSE LEFT AND RIGHT SEAITNG SECTIONS.
4. EXISTING INTERNAL AISLES RELOCATED AND RECONFIGURED AS SHOWN. NOTE THAT HANDRAILS (EITHER AT THE SIDES OF THE AISLE OR WITHIN THE AISLE) WILL BE REQUIRED ON STEPPED AISLES.
5. AISLE STEPS CONFIGURED TO PROVIDE CODE REQUIRED TREAD DEPTH UNIFORMITY.
6. INFILL PROVIDED BEHIND FIRST ROW OF CENTER SEATING SECTION TO ELIMINATE GAP BEHIND WHEELCHAIR ASSOCIATED SEATING PROVIDING CODE REQUIRED SHOULDER ALIGNMENT WITH THE WHEELCHAIR.

SEATING TOTALS:

	Standard Seats	Tablet Seats	Total Seats
SEATS	364	47	411
WHEELCHAIRS	4	2	6
TOTAL	368	49	417

AUERBACH·POLLOCK·FRIEDLANDER
Performance Environments
1045 Sansome Street Suite 300 San Francisco CA 94111
Tel 415 392 7528 Fax 415 392 7530
266 West 37th Street 10th Floor New York NY 10018
Tel 212 764 5630 Fax 212 764 5632

PROJECT: GAVILAN COLLEGE THEATRE
DRAWING: THEATRICAL SEATING PLAN
DATE: 15 SEP 2021 | BY: EB | REV:
DRAWING No.: SK-001a
SCALE: AS NOTED
FOR INFORMATION ONLY



SEATING PLAN: OPTION 3

September 23, 2021

KEYED NOTES

GENERAL NOTE: ALL EXISTING ROW RISERS HAVE BEEN SHIFTED 6" TOWARD STAGE TO ALLOW 8'-0" CLEAR AT REAR OF HOUSE CONTROL POSITIONS PLATFORM.

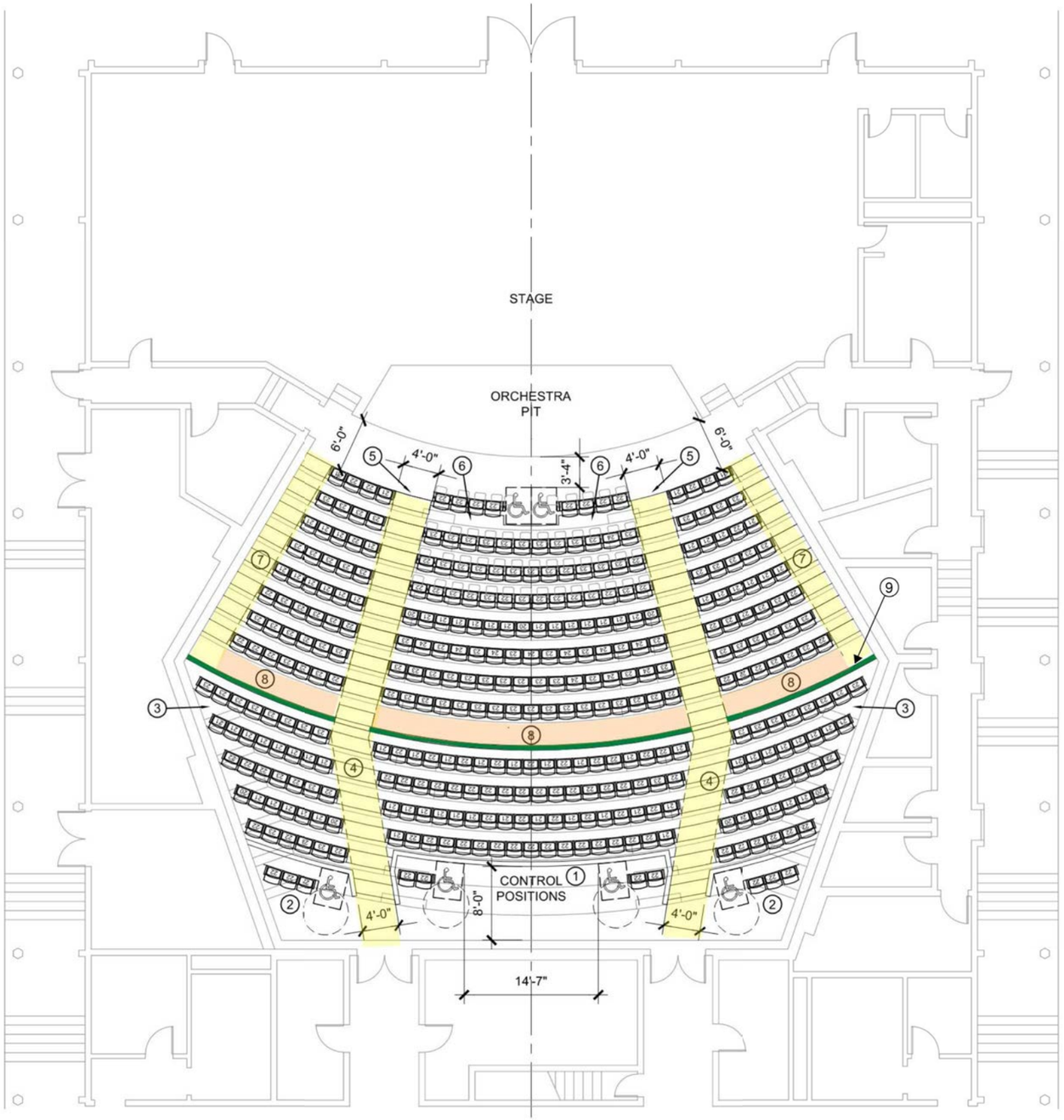
1. PLATFORM CREATED AT REAR OF HOUSE FOR CONTROL POSITIONS AS WELL AS TWO WHEELCHAIRS AND ASSOCIATED COMPANIONS SEATING.
2. NOT USED
3. EXISTING ROW RISERS EXTENDED TO HOUSE SIDEWALL AND SIDE AISLE REMOVED TO CREATE DEAD END ROWS AT HOUSE LEFT AND RIGHT SEAITNG SECTIONS.
4. EXISTING INTERNAL AISLES RELOCATED AND RECONFIGURED AS SHOWN. NOTE THAT HANDRAILS (EITHER AT THE SIDES OF THE AISLE OR WITHIN THE AISLE) WILL BE REQUIRED ON STEPPED AISLES.
5. AISLE STEPS CONFIGURED TO PROVIDE CODE REQUIRED TREAD DEPTH UNIFORMITY.
6. INFILL PROVIDED BEHIND FIRST ROW OF CENTER SEATING SECTION TO ELIMINATE GAP BEHIND WHEELCHAIR ASSOCIATED SEATING PROVIDING CODE REQUIRED SHOULDER ALIGNMENT WITH THE WHEELCHAIR.

SEATING TOTALS:

	Standard Seats	Tablet Seats	Total Seats
SEATS	341	58	399
WHEELCHAIRS	4	2	6
TOTAL	345	60	405

AUERBACH·POLLOCK·FRIEDLANDER
Performance Environments
1045 Sansome Street Suite 300 San Francisco CA 94111
Tel 415 392 7528 Fax 415 392 7530
266 West 37th Street 10th Floor New York NY 10018
Tel 212 764 5630 Fax 212 764 5632

PROJECT: GAVILAN COLLEGE THEATRE
DRAWING: THEATRICAL SEATING PLAN
DATE: 22 SEP 2021 | BY: KMM | REV:
DRAWING No.: SK-001b
SCALE: AS NOTED
FOR INFORMATION ONLY



SEATING PLAN: OPTION 4

September 23, 2021

KEYED NOTES

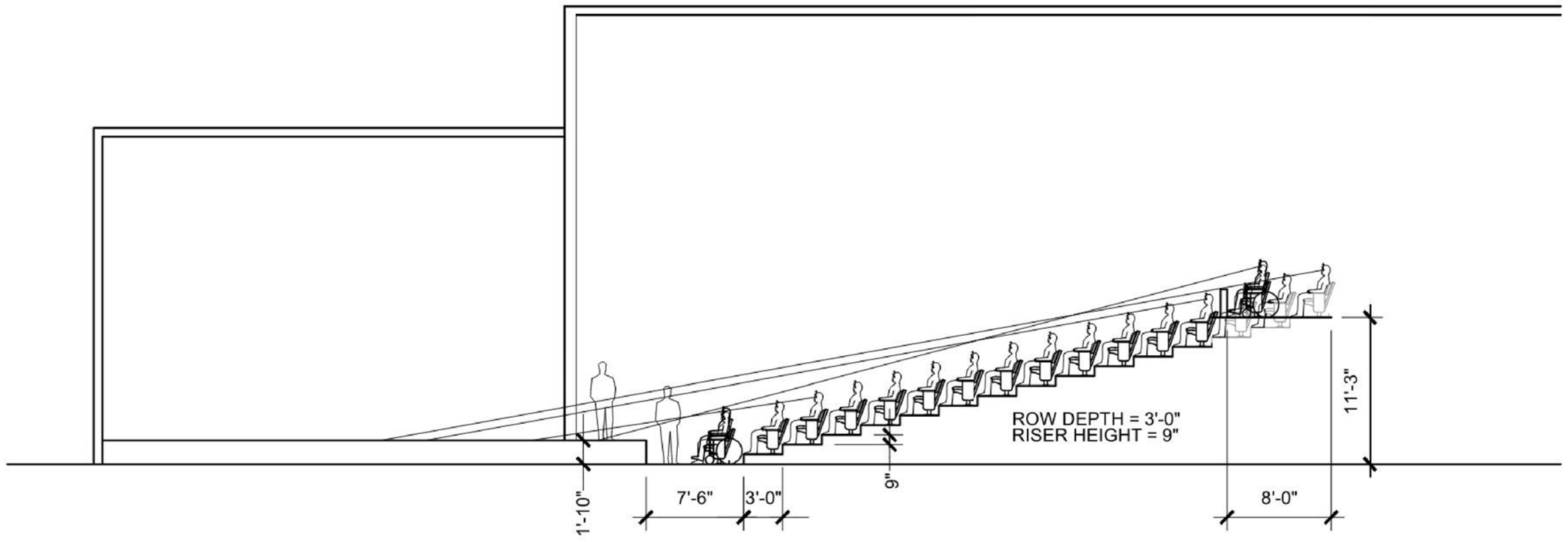
GENERAL NOTE: ALL EXISTING ROW RISERS HAVE BEEN SHIFTED 6" TOWARD STAGE TO ALLOW 8'-0" CLEAR AT REAR OF HOUSE CONTROL POSITIONS PLATFORM.

1. PLATFORM CREATED AT REAR OF HOUSE FOR CONTROL POSITIONS AS WELL AS TWO WHEELCHAIRS AND ASSOCIATED COMPANIONS SEATING.
2. PLATFORMS CREATED AT HOUSE LEFT AND RIGHT REAR CORNERS REAR OF FOR ONE WHEELCHAIR AND ASSOCIATED COMPANIONS SEATING.
3. EXISTING ROW RISERS EXTENDED TO HOUSE SIDEWALL AND SIDE AISLE REMOVED TO CREATE DEAD END ROWS AT HOUSE LEFT AND RIGHT SEAITNG SECTIONS.
4. EXISTING INTERNAL AISLES RELOCATED AND RECONFIGURED AS SHOWN. NOTE THAT HANDRAILS (EITHER AT THE SIDES OF THE AISLE OR WITHIN THE AISLE) WILL BE REQUIRED ON STEPPED AISLES.
5. AISLE STEPS CONFIGURED TO PROVIDE CODE REQUIRED TREAD DEPTH UNIFORMITY.
6. INFILL PROVIDED BEHIND FIRST ROW OF CENTER SEATING SECTION TO ELIMINATE GAP BEHIND WHEELCHAIR ASSOCIATED SEATING PROVIDING CODE REQUIRED SHOULDER ALIGNMENT WITH THE WHEELCHAIR.
7. SIDE AISLES REMAIN AT LOWER ORCHESTRA LEVEL.
8. A CROSSAISLE IS ADDED TO CREATE A SEPARATION OF SPACES IN THE HOUSE, AND ALLOW FOR CAMERA AND TECNNICAL POSITIONS AS NEEDED. THIS COULD BE A TEMPORARY CROSSAISLE WITH THE USE OF PORTABLE/LOOSE SEATING.
9. LOW "PONY" WALLS BETWEEN FRONT SEATING AREA AND REAR SEATING AREAS.

SEATING TOTALS:	Standard Seats	Tablet Seats	Total Seats
SEATS	304	47	351
WHEELCHAIRS	4	2	6
TOTAL	308	49	357
ADD SEATS AT CROSSAISLE	36	-	36
TOTAL	344	49	393

AUERBACH·POLLOCK·FRIEDLANDER
Performance Environments
1645 Sansome Street Suite 300 San Francisco CA 94111
Tel 415.392.7528 Fax 415.392.7530
366 West 37th Street 10th Floor New York NY 10018
Tel 212.764.5630 Fax 212.764.5632

PROJECT: GAVILAN COLLEGE THEATRE
DRAWING: THEATRICAL SEATING PLAN
DATE: 21 SEP 2021
BY: KMM
REV:
DRAWING No.: SK-002
SCALE: AS NOTED
FOR INFORMATION ONLY



SEATING SIGHTLINE STUDY SECTION

September 23, 2021

APPENDIX E

COST ANALYSIS

Gavilan Theater Modernization

Rough Order of Magnitude Rev1

December 3, 2021

21-01052.00

Prepared for Steinberg Hart

CUMMING

Building Value Through Expertise

CUMMING | San Francisco

475 SANSOME STREET, SUITE 700 • SAN FRANCISCO • CALIFORNIA • 94111

www.ccorpusa.com

PHONE: 415-748-3080 • FAX: 415-748-3090

TABLE OF CONTENTS

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Steinberg Hart and Cumming, for the purpose of establishing a probable cost of construction at the rough order of magnitude rev1 stage.

The project scope encompasses renovation and expansion of the existing Gavilan Theater complex. The estimate has been priced in "shopping list" format - the intent is for each design cost category to be stand-alone.

1.2 Project Schedule

	Start	Finish	Duration
Design & Engineering	Dec-21	Jan-25	38 months
Construction	Feb-25	Aug-26	18 months

1.3 Key Assumptions & Exclusions

This document should be read in association with Appendix 1 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions
- CM@Risk
- Single Phase Construction
- Trade Parking Available On-Site at No Cost to Contractor

Key Exclusions
- Project Soft Costs
- Department Relocation, Surge Space
- Seismic Upgrades
- AV Equipment
- Hazardous Materials Abatement
- Design-Build Delivery

SUMMARY

Element	Area	Cost / SF	Total
Gavilan Theater Modernization	14,270	$1,403.84	$20,032,769
Surge Space			$500,000
Total Estimated Construction Cost	**14,270**	**$1,438.88**	**$20,532,769**
ADD 01 - Add Northwest Building	1,500	$2,593.59	$3,890,391
ADD 02 - Add Northeast Building	1,500	$2,593.59	$3,890,391
ADD 03 - Sitework And Work Court Between New North Buildings			$245,792

Gavilan Theater Modernization
Gilroy, California
Rough Order of Magnitude Rev1

Project # 21-01052.00
12/03/21

Gavilan Theater Modernization

SUMMARY - GAVILAN THEATER MODERNIZATION

Element		Area	Total	Total w/ Markups	Cost / SF
01	New Entry Plaza	9,000	$625,000	$1,474,750	$163.86
02	Expanded Public Toilets	740	$319,419	$753,701	$1,018.52
03	Opened Lobby	960	$272,416	$642,793	$669.58
04	ADA Access to Audience Chamber and Stage	250	$169,335	$399,563	$1,598.25
05A	Reconfigured Seating	4,119	$981,125	$2,315,063	$562.04
05B	Theater House Upgrades to Finishes	3,720	$741,800	$1,750,351	$470.52
05C	Revised House and Stage Lighting	3,720	$275,000	$648,890	$174.43
06	Reconfigured Back of House	1,500	$468,625	$1,105,767	$737.18
07	Connector to Back Building	12,000	$152,500	$359,839	$29.99
08	Reformatted Northeast Building	100	$445,040	$1,050,116	$10,501.16
09	Upgrade Building Systems	1,500	$1,761,640	$4,156,767	$2,771.18
10	Upgrade Dimmers and Wiring		$350,000	$825,860	
11	Upgrade AV Wiring		$330,000	$778,668	
12	Confirm Structural Capacity of Rigging System		$100,000	$235,960	
13A	Repair / Replace Exterior Roof Members	10,000	$320,000	$755,072	$75.51
13B	Replace Roofing	18,500	$1,178,000	$2,779,609	$150.25
	Subtotal		$8,489,900		
	Contractor Contingency	3.00%	$254,697		
	Subtotal		$8,744,597		
	General Requirements	4.00%	$349,784		
	Subtotal		$9,094,381		
	General Conditions	14.00%	$1,273,213		
	Subtotal		$10,367,594		
	Bonds & Insurance	2.00%	$207,352		
	Subtotal		$10,574,946		
	Contractor's Fee	5.00%	$528,747		
	Subtotal		$11,103,693		
	Design Contingency	15.00%	$1,665,554		
	Total Construction (Hard) Costs		$12,769,247		
	Project Soft Costs	35.00%	$4,469,237		
	Subtotal		$17,238,484		
	Escalation to MOC, 11/01/25	16.21%	$2,794,285		
TOTAL ESTIMATED PROJECT COST			**$20,032,769**	**$20,032,769**	
ADD 01	Add Northwest Building	1,500	$1,648,750	$3,890,391	$2,593.59
ADD 02	Add Northeast Building	1,500	$1,648,750	$3,890,391	$2,593.59
ADD 03	Sitework And Work Court Between New North Buildings		$104,167	$245,792	
	Total Area:	14,270 SF			

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
01 - New Entry Plaza				
Site Preparation				
Mobilization	1	ls	$50,000.00	$50,000
Site demolition (paving and steps on grade)	9,000	sf	$8.00	$72,000
Grading	9,000	sf	$6.00	$54,000
Earthwork at retaining wall	200	lf	$125.00	$25,000
Erosion control			*Assume Not Required*	
Site Development				
3' high concrete wall	200	lf	$500.00	$100,000
French drain	100	lf	$50.00	$5,000
Site development - 50:50 hardscape to plantings	9,000	sf	$25.00	$225,000
Monument signage	1	ls	$25,000.00	$25,000
Site Lighting				
Site lighting	9,000	sf	$3.50	$31,500
LED under west and south overhangs	2,500	sf	$15.00	$37,500
Total - 01 - New Entry Plaza				**$625,000**
02 - Expanded Public Toilets				
Selective Demolition	4	day	$3,200.00	$12,800
Offhaul and dump tags	1	ls	$2,500.00	$2,500
Concrete				
Scope allowance (remove and replace to access SS)	1	ls	$20,000.00	$20,000
Openings				
HM door in HM frame, single	4	ea	$3,500.00	$14,000
Finishes				
Interior partitions	85	lf	$420.00	$35,700
Blocking and backing, patch of existing, reframe openings as required	1	ls	$9,000.00	$9,000
Porcelain tile floor	550	sf	$40.00	$22,000
Ceramic tile wainscot	720	sf	$35.00	$25,200
Gypsum board ceiling	550	sf	$18.00	$9,900
Paint, walls and ceilings	1,450	sf	$3.00	$4,350
Miscellaneous patch and repair	1	ls	$4,000.00	$4,000
Specialties				
Toilet partitions				
ADA	2	ea	$2,200.00	$4,400
Standard	7	ea	$2,000.00	$14,000
Urinal screen	1	ea	$500.00	$500
Restroom accessories	9	ea	$1,000.00	$9,000
Vanities, quartz	20	lf	$400.00	$8,000
Plumbing Demolition				
Remove fixtures and associated local pipe	5	ea	$793.40	$3,967
Sanitary Fixtures				
Water closet, WC-1, wall, sensor FV	9	ea	$2,504.00	$22,536

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Urinal, UR-2, sensor FV	2	ea	$2,016.00	$4,032
Lavatory, L-2, wall, sensor faucet	7	ea	$1,784.00	$12,488
Domestic Water				
CW connection to water closet, wall mnt	9	ea	$674.70	$6,072
CW connection to urinal	2	ea	$524.60	$1,049
HW/CW connection to lav	7	ea	$860.90	$6,026
Waste Piping				
DWV connection to water closet, wall mnt	9	ea	$326.40	$2,938
DWV connection to urinal	2	ea	$688.30	$1,377
DWV connection to lav	7	ea	$575.50	$4,029
Miscellaneous Plumbing				
Test / clean plumbing	8	hr	$194.45	$1,556
Modifications to HVAC, allowance	1	aw	$16,000.00	$16,000
Fire Sprinklers	1	aw	$8,000.00	$8,000
Electrical, Fire Alarm, LV, Etc.	1	aw	$34,000.00	$34,000
Total - 02 - Expanded Public Toilets				**$319,419**
03 - Opened Lobby				
Selective Demolition	3	day	$3,200.00	$9,600
Offhaul and dump tags	1	ls	$2,500.00	$2,500
Concrete				
Scope allowance (remove and replace to access SS), coring	1	ls	$13,000.00	$13,000
Wood, Plastics, and Composites				
Custom lobby millwork	24	lf	$1,500.00	$36,000
Openings				
Lobby doors, double	4	pr	$10,000.00	$40,000
SC wood door in wood frame, double	2	pr	$6,500.00	$13,000
Dutch door, single	1	ea	$3,300.00	$3,300
Finishes				
Interior partitions	30	lf	$360.00	$10,800
Blocking and backing, patch of existing, reframe openings as required	1	ls	$15,000.00	$15,000
Refinish / patch existing gypsum board walls	2,520	sf	$3.00	$7,560
Carpet, including wall base ($45/yd matl. before markups)	568	sf	$12.00	$6,816
Acoustic ceiling tile	568	sf	$15.00	$8,520
Paint, walls and ceilings	3,240	sf	$3.00	$9,720
Miscellaneous patch and repair	1	ls	$4,000.00	$4,000
Specialties				
Vanities, quartz (storage and box office)	12	lf	$400.00	$4,800
Miscellaneous scope allowance	960	sf	$5.00	$4,800
Equipment				
Kitchenette	1	ls	$5,000.00	$5,000
Plumbing Scope Allowance	1	aw	$5,000.00	$5,000
Modifications to HVAC, allowance	1	aw	$20,000.00	$20,000

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Fire Sprinklers	1	aw	$10,000.00	$10,000
Electrical, Fire Alarm, LV, Etc.	1	aw	$43,000.00	$43,000
Total - 03 - Opened Lobby				**$272,416**
04 - ADA Access to Audience Chamber and Stage				
Selective Demolition	2	day	$3,200.00	$6,400
Offhaul and dump tags	1	ls	$2,500.00	$2,500
Concrete				
Scope allowance - remove and replace for short stair flight, elevated storage room	1	ls	$40,000.00	$40,000
Metals				
Stair railings	1	ls	$3,500.00	$3,500
Wood, Plastics, and Composites				
Custom lobby millwork		lf	$1,500.00	
Openings				
Lobby door, single	1	ea	$5,800.00	$5,800
SC wood door in wood frame, single	1	ea	$3,800.00	$3,800
Finishes				
Interior partitions	24	lf	$480.00	$11,520
Blocking and backing, patch of existing, reframe openings as required	1	ls	$5,000.00	$5,000
Refinish / patch existing gypsum board walls	888	sf	$3.00	$2,664
Carpet, including wall base ($45/yd matl. before markups)	167	sf	$12.00	$2,004
Acoustic ceiling tile	167	sf	$15.00	$2,505
Paint, walls and ceilings	1,464	sf	$3.00	$4,392
Miscellaneous patch and repair	1	ls	$4,000.00	$4,000
Specialties				
Miscellaneous scope allowance	250	sf	$5.00	$1,250
Conveying Equipment				
Wheelchair lift	1	ls	$50,000.00	$50,000
Modifications to HVAC, allowance	1	aw	$5,000.00	$5,000
Fire Sprinklers	1	aw	$3,000.00	$3,000
Electrical, Fire Alarm, LV, Etc.	1	aw	$11,000.00	$11,000
Wheelchair lift connection	1	ls	$5,000.00	$5,000
Total - 04 - ADA Access to Audience Chamber and Stage				**$169,335**
05A - Reconfigured Seating				
Concrete				
Repair cracks and structurally stabilize existing stepped concrete slab	3,720	sf	$50.00	$186,000
New concrete floor on top of existing floor, flooring shifted north	3,720	sf	$70.00	$260,400
Platform construction	1	ls	$75,000.00	$75,000
Miscellaneous structure, allow	1	ls	$100,000.00	$100,000

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Metals				
Architectural metal				
Paint-grade steel pipe on each side of aisle	260	lf	$150.00	$39,000
Finishes				
Sanded and stained concrete floors, at seating	2,920	sf	$11.00	$32,120
Carpet, including wall base ($55/yd matl. before markups)	800	sf	$13.00	$10,400
Miscellaneous patch and repair	10	days	$2,200.00	$22,000
Furnishings				
Demolition of existing upholstered seating				
Demolition	354	ea	$45.00	$15,930
Scrap out and offhaul	1	ls	$5,000.00	$5,000
Upholstered seating, installed pricing as provided by designer				
Seats with installation	304	ea	$600.00	$182,400
Tablet-arm seats with installation	50	ea	$675.00	$33,750
Moveable seats	45	ea	$425.00	$19,125
Total - 05A - Reconfigured Seating				**$981,125**
05B - Theater House Upgrades to Finishes				
Scaffolding and Aerial Equipment	1	ls	$50,000.00	$50,000
Finishes				
Patch, refinish, paint all gypsum board / plaster and wood surfaces on walls and ceilings, allowance				
Walls	8,000	wsf	$50.00	$400,000
Ceilings	3,720	sf	$65.00	$241,800
Furnishings				
Demolition of existing	1	ls	$5,000.00	$5,000
Miscellaneous				
House curtain	1	ea	$25,000.00	$25,000
Side stage torms	1	ea	$20,000.00	$20,000
Total - 05B - Theater House Upgrades to Finishes				**$741,800**
05C - Revised House and Stage Lighting				
Revised House and Stage Lighting	1	ls	$250,000.00	$250,000
Miscellaneous Architectural Impacts Associated with Above	10%		$250,000.00	$25,000
Total - 05C - Revised House and Stage Lighting				**$275,000**
06 - Reconfigured Back of House				
Selective Demolition	1,500	gsf	$10.00	$15,000

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Concrete				
Scope allowance (remove and replace to access SS)	1	ls	$20,000.00	$20,000
Openings				
SC wood door in wood frame, single	5	ea	$3,800.00	$19,000
Insulated back panels to exterior windows, allow	1	ls	$20,000.00	$20,000
Mirrors	350	sf	$55.00	$19,250
Finishes				
Interior partitions	1,500	gsf	$35.00	$52,500
Porcelain tile floor	365	sf	$40.00	$14,600
Ceramic tile wainscot	600	sf	$35.00	$21,000
Carpet, including wall base ($45/yd matl. before markups)	1,135	sf	$12.00	$13,620
Gypsum board ceiling	365	sf	$18.00	$6,570
Paint, walls and ceilings	1,115	sf	$3.00	$3,345
Acoustic ceiling tile	1,135	sf	$15.00	$17,025
Miscellaneous patch and repair	1	ls	$4,000.00	$4,000
Specialties				
Toilet partitions, full height				
ADA	1	ea	$3,000.00	$3,000
Standard	4	ea	$2,800.00	$11,200
Shower enclosure, flashing, and specialties	3	ea	$5,000.00	$15,000
Restroom accessories	5	ea	$1,000.00	$5,000
Vanities, quartz	16	lf	$400.00	$6,400
Counters	70	lf	$300.00	$21,000
Stage Left				
Plumbing Demolition				
Remove fixtures and associated local pipe	6	ea	$793.40	$4,760
Sanitary Fixtures				
Water closet, WC-1, wall, sensor FV	3	ea	$2,504.00	$7,512
Lavatory, L-2, wall, sensor faucet	3	ea	$1,784.00	$5,352
Shower, SH-3, tmxv	1	ea	$2,535.00	$2,535
Domestic Water				
CW connection to water closet, wall mnt	3	ea	$674.70	$2,024
HW/CW connection to lav	3	ea	$860.90	$2,583
HW/CW connection to shower	1	ea	$942.20	$942
Waste Piping				
DWV connection to water closet, wall mnt	3	ea	$326.40	$979
DWV connection to lav	3	ea	$575.50	$1,727
DWV connection to shower	1	ea	$824.80	$825
Miscellaneous Plumbing				
Test / clean plumbing	8	hr	$194.45	$1,556
Modifications to HVAC, allowance	440	sf	$20.00	$8,800
Fire protection	440	sf	$10.00	$4,400
House right				
Sanitary Fixtures				
Water closet, WC-1, wall, sensor FV	2	ea	$2,504.00	$5,008
Lavatory, L-2, wall, sensor faucet	2	ea	$1,784.00	$3,568
Shower, SH-3, tmxv	2	ea	$2,535.00	$5,070

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Domestic Water				
Domestic Cold Water Piping	177	sf	$6.89	$1,220
CW connection to water closet, wall mnt	2	ea	$674.70	$1,349
HW/CW connection to lav	2	ea	$860.90	$1,722
HW/CW connection to shower	2	ea	$942.20	$1,884
Waste Piping				
Waste Piping, SF	177	sf	$6.89	$1,220
DWV connection to water closet, wall mnt	2	ea	$326.40	$653
DWV connection to lav	2	ea	$575.50	$1,151
DWV connection to shower	2	ea	$824.80	$1,650
Miscellaneous Plumbing				
Test / clean plumbing	8	hr	$194.45	$1,556
Air-Side Equipment				
Exhaust fans	300	cfm	$2.90	$870
Air Distribution				
Ductwork, galv	750	lbs	$20.11	$15,083
Manual volume damper	8	ea	$124.50	$996
Flexible duct, insulated, various sizes	40	lf	$34.87	$1,395
Grilles and diffusers				
Supply grilles	5	ea	$254.90	$1,275
Return Grilles	2	ea	$210.80	$422
Exhaust grilles	1	ea	$202.90	$203
Miscellaneous				
Test / balance HVAC	8	hr	$245.07	$1,961
Start-up/check-out	8	hr	$204.22	$1,634
Commissioning assist	8	hr	$204.22	$1,634
Fire protection	1,060	sf	$10.00	$10,600
Electrical, Low Voltage	1,500	sf	$50.00	$75,000
Total - 06 - Reconfigured Back of House				**$468,625**
07 - Connector to Back Building				
Metals				
Miscellaneous metals for new walls	30	lf	$300.00	$9,000
Openings				
Full-height pivoting walls, wood-faced, custom fabricated	450	sf	$300.00	$135,000
Finishes				
Patch soffit for miscellaneous metals	30	lf	$100.00	$3,000
Patch soffit for lighting	100	sf	$20.00	$2,000
Lighting and Lighting Control				
Lighting and Lighting Control Allowance	100	sf	$35.00	$3,500
Total - 07 - Connector to Back Building				**$152,500**

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
08 - Reformatted Northeast Building				
Selective Demolition	1,500	gsf	$10.00	$15,000
Concrete			*No Work Anticipated*	
Openings				
SC wood door in wood frame, single	3	ea	$3,800.00	$11,400
Work to existing exterior doors, allow	5	lvs	$2,000.00	$10,000
Finishes				
Patch exteriors at work to existing exterior doors	4	loc	$3,000.00	$12,000
Interior partitions	80	lf	$660.00	$52,800
Blocking and backing, patch of existing	1	ls	$3,000.00	$3,000
Carpet, including wall base ($45/yd matl. before markups)	1,500	sf	$12.00	$18,000
Acoustic ceiling tile	1,500	sf	$15.00	$22,500
Paint, walls and ceilings	3,780	sf	$3.00	$11,340
Upgraded finishes, allow	1,500	gsf	$25.00	$37,500
Miscellaneous patch and repair	1	ls	$4,000.00	$4,000
Specialties				
Miscellaneous accessories	1,500	sf	$15.00	$22,500
MEP	1,500	sf	$150.00	$225,000
Total - 08 - Reformatted Northeast Building				**$445,040**
09 - Upgrade Building Systems				
Distribution equipment				
3 Building - Service and distribution, Normal - includes main switchboards, distribution boards, panelboards, transformers, conduit and wire to distribute power to the respective electrical closets throughout the building.	12,000	sf	$34.00	$408,000
3 Building - Service and distribution, Emergency - includes main switchboards, distribution boards, panelboards, transformers, conduit and wire to distribute power to the respective electrical closets throughout the building.	12,000	sf	$24.00	$288,000
Emergency Lighting and Lighting Control				
Emergency Lighting and Lighting Control Allowance	12,000	sf	$5.00	$60,000
HVAC and equipment connections				
HVAC and equipment connections allowance	12,000	sf	$6.25	$75,000
Fire Alarm System				
Fire Alarm System Allowance	12,000	sf	$9.50	$114,000
Fire Protection				
Wet-pipe sprinklers	12,000	sf	$7.74	$92,880
Roof Drainage				
Roof Drainage, Allowance	12,000	sf	$2.87	$34,440
Pipe inspection/video	1	ea	$5,432.69	$5,433
New connection to building	1	ls	$100,000.00	$100,000

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Upgrade HVAC	12,000	sf	$41.67	$500,000
Miscellaneous Architectural Impacts Associated with Above	5%		$1,677,752.69	$83,888
Total - 09 - Upgrade Building Systems				**$1,761,640**
10 - Upgrade Dimmers and Wiring				
Upgrade Dimmers and Wiring				
Provide new dimmers, power distribution, power cables, architectural lighting controls, console, and control cables.	1	ls	$350,000.00	$350,000
Total - 10 - Upgrade Dimmers and Wiring				**$350,000**
11 - Upgrade AV Wiring				
Upgrade AV Wiring				
Provide AV low voltage and power wiring, conduits, and distribution devices.	1	ls	$330,000.00	$330,000
Total - 11 - Upgrade AV Wiring				**$330,000**
12 - Confirm Structural Capacity of Rigging System				
Scope Allowance	1	ls	$100,000.00	$100,000
Total - 12 - Confirm Structural Capacity of Rigging System				**$100,000**
13A - Repair / Replace Exterior Roof Members				
Aerial Equipment	1	ls	$30,000.00	$30,000
Trade Demolition				
Wood soffit and sheathing	10,000	sf	$6.50	$65,000
Wood, Plastics, and Composites				
1x wood soffit, direct nailed, miscellaneous rough carpentry as needed	10,000	sf	$12.00	$120,000
Structural sheathing at eaves only, assume plywood	10,000	sf	$7.50	$75,000
Finishes				
Paint wood soffit	10,000	sf	$3.00	$30,000
Total - 13A - Repair / Replace Exterior Roof Members				**$320,000**

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
13B - Replace Roofing				
Trade Demolition				
Roofing	24,450	sf	$2.50	$61,125
Thermal and Moisture				
New built up roof, including insulation and miscellaneous sheetmetal	24,450	sf	$37.50	$916,875
Pop-ups	1	ls	$200,000.00	$200,000
Total - 13B - Replace Roofing				**$1,178,000**
ADD 01 - Add Northwest Building				
Site Demolition and Clearing				
Demo of existing, including 5' perimeter	2,250	sf	$15.00	$33,750
Concrete				
Foundations, slab on grade	1,500	gsf	$75.00	$112,500
Metals				
Superstructure, including steel columns and wood truss roof, tongue and groove plywood decking	1,500	gsf	$100.00	$150,000
Openings				
Exterior doors	1	pr	$10,000.00	$10,000
Roll-up door	1	pr	$30,000.00	$30,000
Finishes				
Exterior wall framing and finish, glazing, etc.	3,750	wsf	$150.00	$562,500
Interior fitout	1,500	gsf	$100.00	$150,000
MEP	1,500	gsf	$175.00	$262,500
Site Development				
Patch and repair perimeter	750	sf	$50.00	$37,500
Utilities on Site	1	ls	$300,000.00	$300,000
Total - ADD 01 - Add Northwest Building				**$1,648,750**
ADD 02 - Add Northeast Building				
Site Demolition and Clearing				
Demo of existing, including 5' perimeter	2,250	sf	$15.00	$33,750
Concrete				
Foundations, slab on grade	1,500	gsf	$75.00	$112,500
Metals				
Superstructure, including steel columns and wood truss roof, tongue and groove plywood decking	1,500	gsf	$100.00	$150,000
Openings				
Exterior doors	1	pr	$10,000.00	$10,000
Roll-up door	1	pr	$30,000.00	$30,000

DETAIL ELEMENTS - GAVILAN THEATER MODERNIZATION

Element	Quantity	Unit	Unit Cost	Total
Finishes				
Exterior wall framing and finish, glazing, etc.	3,750	wsf	$150.00	$562,500
Interior fitout	1,500	gsf	$100.00	$150,000
MEP	1,500	gsf	$175.00	$262,500
Site Development				
Patch and repair perimeter	750	sf	$50.00	$37,500
Utilities on Site	1	ls	$300,000.00	$300,000
Total - ADD 02 - Add Northeast Building				**$1,648,750**
ADD 03 - Sitework And Work Court Between New North Buildings				
Allowance Based on New Entry Plaza	1,500	sf	$69.44	$104,167
Total - ADD 03 - Sitework And Work Court Between New North Buildings				**$104,167**

APPENDIX 1 - APPROACH & METHODOLOGY

Basis of Estimate

Electronic Documents
- 150098.21R000-002.017 - Gilroy Campus Theater - Gilroy, CA - FCA(Final)
- Gavilan Theater Modernization Scope of Work 211123
- Gavilan Theater Modernization Scope of Work description 211118
- Gavilan Theater Modernization Study drawings 211118

Cost Mark Ups

The following % mark ups have been included in each design option:
- Contractor Contingency (3.00% on direct costs)
- General Requirements (4.00% compound)
- General Conditions (14.00% compound)
- Bonds & Insurance (2.00% compound)
- Contractor's Fee (5.00% compound)
- Design Contingency (15.00% compound)
- Project Soft Costs (35.00% compound)
- Escalation to MOC, 11/01/25 (16.21% compound)

Escalation

All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.

Design Contingency

An allowance of 15% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.

Construction Contingency

It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10-20% construction contingency is carried in this respect. This cost is not included within the estimate.

Construction Schedule

Costs included herein have been based upon a construction period of 18 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.

Method of Procurement

The estimate is based on a CM at Risk delivery model.

Bid Conditions

This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.

Basis For Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in Gilroy, California. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.

APPENDIX 1 - APPROACH & METHODOLOGY

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for construction, updated to reflect current conditions in Gilroy, California.

Key Exclusions

The following items have been excluded from our estimate:
- Project Soft Costs
- Department Relocation, Surge Space
- Seismic Upgrades
- AV Equipment
- Hazardous Materials Abatement
- Design-Build Delivery

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:
- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

Gavilan Theater Modernization
Gilroy, California **Project # 21-01052.00**
Rough Order of Magnitude Rev1 **12/03/21**

APPENDIX 1 - APPROACH & METHODOLOGY

COVID-19 Disclosure

The outbreak of the novel Coronavirus (COVID-19), declared by the World Health Organization as a “Global Pandemic” on 11 March 2020, has impacted global financial markets.

Market activity is being impacted in many sectors and circumstances remain very fluid and variable in different jurisdictions. Accordingly, as of this date, we are concerned with the market related impacts on the deliverables we are furnishing to you as part of our Services including cost estimates, budgets, and schedules (“Deliverable(s)”). Indeed, the current response to this pandemic means that we are faced with an unprecedented set of circumstances on which to base a judgement of the effects on the availability of labor, materials, and access and other impacts, although we are monitoring those on a continuing basis. Particularly including productivity impacts as a result of the CDC directives regarding social distancing.

Our Deliverables must be regarded with a degree of ‘material uncertainty, – and a higher degree of caution – than would normally be the case. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, we recommend that you keep the Deliverables of this project under frequent review. For your information, we have not added or considered a COVID19 additional contingency within this Deliverable”

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

GAVILAN
COLLEGE

SAN FRANCISCO
SAN JOSE
LOS ANGELES
SAN DIEGO
NEW YORK
SHANGHAI
AUSTIN

steinberg hart