

**BERGER ADVISORY COMMITTEE  
FINAL REPORT AND FINANCIAL ANALYSIS**

**2-6-2018**

**Submitted by**

**Art Fichtenberg**

**David Derden**

## **BERGER ACTION COMMITTEE (BAC)**

### Progress Report #2, time line and summary of activities, 2/6/2018

- 1) The BAC began work in January 2017 by reviewing previous Berger committee recommendation, reports, meeting notes and board member comments.
- 2) Studied the existing floor plan and explored three options for a future Berger Center:
  - a) Renovate the existing structure;
  - b) Remove the existing structure and build a new center of the same or larger size at the same or another location;
  - c) Repurpose the existing structure and build a new center of the same or larger size at another location.
- 3) Hired architectural, structural, civil, mechanical, electrical, audio/visual, fire suppression, roofing, and hazardous materials consultants to investigate the existing systems and condition of the Berger Center; reviewed consultant's reports.
- 4) Next, the consultants, with input from BAC members and building contractors, designed systems and improvements with enough detail for a construction cost estimator to calculate detailed costs for renovating the Berger Center, including a 775 s.f. addition. (Detailed specifications are included in the construction cost estimator's report)
- 5) In addition to the cost estimator's report, the BAC is providing allowances for potential upgrades. Important decisions have to be made by the OVA Board and community about the kind and level of finishes (floors, partitions, lighting, etc.) to be specified for a remodeled Berger Center. To improve the value and accuracy of the cost estimate, the BAC has provided levels of finishes (high end, midrange, and economy). An additional line item labeled "upgrades" is included for design elements that are incomplete and require more work, such as the stage, kitchen, ceilings, storage facilities, etc.
- 6) The BAC also examined several options for a new Berger Center:
  - a) a new building on the current site;
  - b) a new building on another site with removal of the existing Berger;

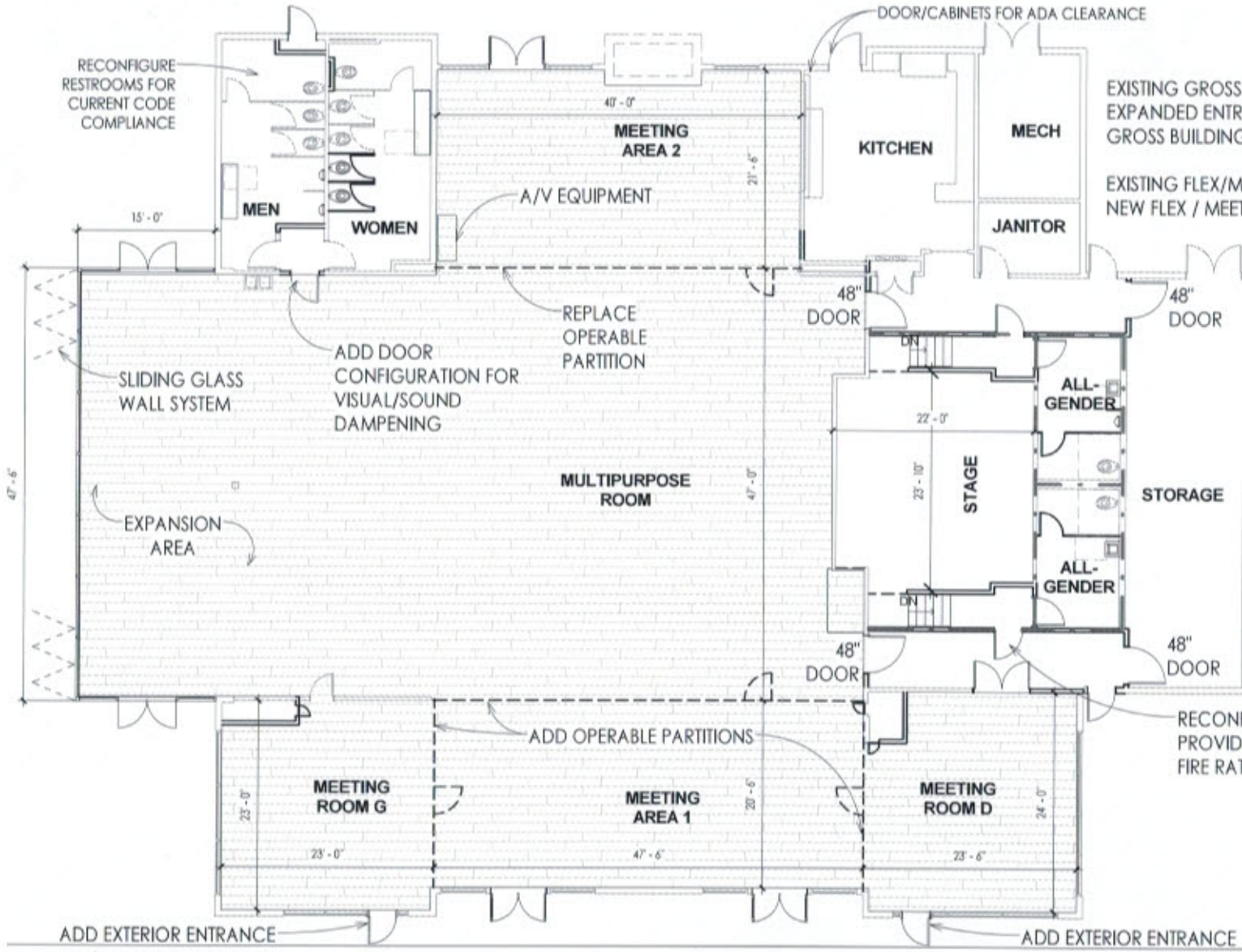
c) a new building on another site with a repurposed old Berger.

The City of Santa Rosa will require additional parking for any new building or expansion of the existing Berger, and the extra 16 parking spaces required for the 775 s.f. addition is included in the cost estimate. *OPEN PATIO PARKING  
COVERED PATIO*

- 7) The BAC retained a civil engineer to identify additional parking areas and several preliminary parking studies have been developed. New building sites include existing parking areas because the OVA has enough land to replace lost parking and still meet additional parking requirements. (Of the many possibilities, we selected the area between the lawn bowling and White Oak Drive as the ideal site location. It also could have been located on the Oakmont Drive side of the parking lot.)
- 8) Comparing the cost of renovating with the cost of building a new structure is a critical aspect of deciding the future of the Berger Center. The price of future construction or remodel is volatile and contractors expect costs to rise steadily, particularly for skilled craftsmen who are already in short supply. With that caveat, our cost estimator believes a new structure with the same finishes as a renovated structure will cost \$438 per square foot at this time.
- 9) There are additional costs associated with new construction, particularly site development. Site development includes making utility connections: water, gas, electricity, sewer main, storm drains, and adding parking, etc. The BAC and cost estimator only examined site development briefly. Site conditions can vary from one parcel to another, and the underground facilities required can be very different. As a result, the projected costs for site development, including parking areas, should only be looked at in general terms, but have been included with knowledge to date.
- 10) The BAC asks that the OVA Board and community to review the financial materials for the options developed by the committee. We request a workshop, open to the community, in the next few weeks where questions and comments can be gathered about how to best proceed with the Berger Project.

Yours truly,

Art Fichtenberg and David Dearden



EXISTING GROSS BUILDING	9,680 SF
EXPANDED ENTRY ADDITION (NEW)	715 SF
GROSS BUILDING WITH ADDITIONS	10,395 SF
EXISTING FLEX/MEETING SPACE	3,449 SF
NEW FLEX / MEETING SPACE	5,170 SF



NORTH

## Summary of costs to remodel Berger with associated finishes

### From Construction cost estimator- detailed analysis and estimation of basic needs

Contractor General Requirements		\$	235,402
Site Work ( new parking for addtion)		\$	133,000
Demolition		\$	76,354
Concrete		\$	53,925
Structural Engineering Report	(Seismic) ( includes new plywood over roof)	\$	90,000
Rough Carpentry	(Stage, Addition, doors, etc)	\$	203,538
Exterior Enclosure	(Insulation and new roofing surface)	\$	266,487 **
Interior finishes-functional	( kitchen, bathrooms, walls, paint)	\$	888,352
Plumbing	(bathrooms, HVAC, etc)	\$	72,000
Fire Sprinklers		\$	108,918
HVAC upgrade	(upgrade heating and air)	\$	301,000
Electrical upgrade	( lighting, sound, finishes, etc)	\$	398,626
Subtotal		\$	2,827,603
Budget Contingency	15.00%	\$	424,140
General Insurance liability	1.18%	\$	38,371
General Contractor Overhead and Profit	8.00%	\$	263,209
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Total Defined costs reviewed by cost estimator		\$	3,553,323 *
Hazardous waste removal	(asbestos)	\$	74,750
	ALLOWANCE FOR LEAD REMOVAL	\$	10,000
<b>Cost of remodel including Hazzardous Waste Removal</b>		<b>\$</b>	<b>3,638,073</b>
<b>Cost of remodel without 775 sq.ft. addition, nano doors, and new parking</b>		<b>\$</b>	<b>2,961,302 *</b>
Downgrade to Comp shingle roof-save		\$	128,000 **
Pre-existing roof plywood meets seismic requirements-save		\$	60,000
<b>Possible upgrades- needs further board direction,</b>			
new storage	UP TO	\$	150,000
Upgrade Interior Finshes	UP TO	\$	300,000
Upgrade kitchen, possibly to commercial status	UP TO	\$	150,000
Upgrade stage, sound, and lighting	UP TO	\$	100,000
Totals	UP TO	\$	700,000

### UNBUDGETED SOFT COSTS

A/E fees (Architects and Engineers)  
 C M Fees (Project Manager, support staff  
 Design consultants  
 Planning and permit consultants  
 Fees and permits  
 Reports and studies  
 Litigation  
 Special inspections and and testing

#### Notes:

1) The addition includes very high end exterior NANO glass partion doorway system (Like Green Center)

2) The total addition cost estimate of \$676,000 includes the new structure, the Nano doors, and 16 parking spaces.

3) The proposal includes a new standing seam roof, lightweight, attractive. And suitable for future solar panels. Cost is \$128,000 more than comp. shingle.

## Berger Action Committee (BAC)

### Progress Report #2, January 30, 2018 Summary of Options Analysis, 2/6/2018

OPTIONS FOR THE BERGER PROJECT (HAZ-MAT REMOVAL INCLUDED)	COST	With full upgrade allowances*
1) Remodel existing building with modest upgrades and no increase in size	\$2,961,302	\$3,661,302
2) Remodel existing building with modest upgrades and add new addition	\$3,638,073	\$4,338,073
3) Demolish & rebuild on same site & size: 9,740 s.f. @ \$435.08/ s.f., full site haz-mat removal, modest upgrades	\$4,362,679	\$5,062,679
4) Demolish and rebuild on same site with new addition: 10,515 s.f. @ \$435.08/ s.f., modest upgrades	\$4,832,866	\$5,532,866
5) Build new building same size as existing Berger in <del>CAC</del> <sup>Site 3</sup> area, modest upgrades. Demo Berger when done	\$4,495,679	\$5,195,679
6) Build same size on a new site, modest upgrades, add 40 required parking spaces on old putting green to repurpose old Berger into fitness center, library , OVA offices, etc.	\$4,715,429	\$5,415,429
6.1) Same as above, and also add 40 more spaces on old putting green for more meeting rooms classrooms, and other assembly type uses, or CAC future additions.	\$260,000	
6.2) Same as above, and also acquire land behind the CAC and lawn bowling, for future building and/or use expansion.	\$460,000	
*Full upgrade allowances include improved storage, stage & kitchen upgrades, improved audio/visual systems, and higher grade finishes, etc.	\$700,000	

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FINANCIAL ANALYSIS OF THE THREE OPTIONS

		Building Costs	additional parking needed	Site work/ Parking	
<b>PLAN 1 REMODEL AND UPGRADE</b>					
a)	Without 775 sq.ft addition	\$ 2,961,302	0	\$ -	\$ 2,961,302
b)	Without addition, with commercial kitchen and other upgrades	\$700,000 \$ 3,661,302	0	\$ -	\$ 3,661,302
c)	With 775 sq.ft. addition	\$ 3,638,073	16	\$ -	\$ 3,638,073
d)	With addition, commercial kitchen and other upgrades	\$700,000 \$ 4,338,073	0	\$ -	\$ 4,338,073
<b>PLAN 2 DEMOLISH AND REPLACE WITH NEW 9740 sq. ft. BUILDING</b> (same size and uses as the Old Berger)					
a)	At same location with demo costs ( \$435.08 per ft no additional sq.ft.)* .With upgrades	\$4,362,679 \$5,062,679	0	inc	\$ 4,362,679 \$ 5,062,679
b)	At new location with Berger demolished <b>when new building complete*</b> With upgrades	\$4,362,679 \$5,062,679	16	\$ 133,000	\$4,495,679 \$5,195,679
<b>PLAN 3</b>					
	Berger repurposed to Maintenance facility, Commercial Recreational, Fitness Center, or Library, <del>uses requiring</del> uses requiring parking at one per 250 sq.ft. ( located at former shuffleboard court) With upgrades		40	\$ 260,000	\$4,755,679 \$5,455,679
	More intense uses, like assembly, classes, etc would need more parking	?			
	Possible additional parking in Pickleboard area		40	\$ 260,000	
	Possible additional parking on OGC land behind CAC and lawnbowling		100	\$450,000	

## **This analysis is based upon the following assumptions.**

- 1) Existing parking adequate for 9740 sq. New Berger with same uses, ( An increase in sq. ft. or use would require new parking)
- 2) City will consider all new sq. ft. to be assembly area, @ one parking space per 50 sq.ft.
- 3) Replacement construction costs estimated at \$438 per sq ftl including demolishing of old Berger- No Hazmat cost
- 4) Cost for HazMat removal of remodel is \$84,750- Allowance for total Berger Hazmat cost has not been obtained. Budget includes a \$125,000 allowance
- 4) Construction costs for site work and parking assumed to be \$10 to \$15 per sq.ft. Analysis used \$15 per sq.ft.
- 5) The existing Berger is 9,740 sq. ft.
- 6) The costs to build on either end of the parking lot would be the same.

### Notes:

NO SOFT COSTS ARE INCLUDED IN THE ESTIMATES. THESE ARE HARD COSTS OF CONSTRUCTION ESTIMATES  
SOFT COSTS ESTIMATIONS NEED MORE RESEARCH. THOSE COSTS INCLUDE, BUT ARE NOT LIMITED TO:  
Architects, engineers, project managers, ad-min staffing costs, accounting, permits, fees,  
investigative reports, legal, litigation, financing, etc

The site for a new building could be at either end of parking lot. The site chosen for this analysis is in front of the Lawn Bowling area.

The numbers represented in this analysis are for strategic planning purposes. They are based on current prices and utilizing a very general industrial average. Actual costs for any individual project can vary a great deal. However, the relationship in costs between the various options presented in this analysis are likely to remain much more consistent.

Repurposing the old Berger into a large open patio, or a covered patio, would eliminate heavy Hazmat removal cost due to asbestos in glued on floor tile.

## CONSTRUCTION BUDGET SUMMARY

Date 1/8/18  
Building Sqft. 10,515

Oakmont Berger Center  
Archilogix  
Concept Design 4D dated 12-7-2017

Description	Amount	Qty	Unit Cost	Budget	Cost/ Sf
<b>Contractors General Requirements</b>					
Field Supervision		8 Months	13,856	110,848	10.54
Superintendent's Truck/Mileage, gas		8 Months	800	6,400	0.61
Project Manager		4 Months	13,856	55,424	5.27
Job office		8 Months	450	3,600	0.34
Mobilization in/out		1 ls	1,200	1,200	0.11
Storage boxes, tool sheds, guard shack, etc.		8 Months	150	1,200	0.11
Chemical toilets (Mo x 3)		8 Months	350	2,800	0.27
Construction fencing	1500	lf	2	3,000	0.29
Progressive cleanup - concrete		1 Month	9,526	9,526	0.91
Progressive cleanup - carpentry		4 Months	4,287	17,147	1.63
Temp Barricades		1 ls	4,500	4,500	0.43
Debris boxes		10 ea	800	8,000	0.76
Small tools, & supplies		8 Months	250	2,000	0.19
Survey/job layout		60 Hours	75	4,500	0.43
Final Clean Up	10,515	sf	0.50	5,258	0.50
<b>Contractors General Requirements Subtotal</b>				<b>235,402</b>	<b>29.53</b>
<b>Sitework</b>					
Landscape Repair / New		1 ls	25,000.00	25,000	2.38
Added parking required for Multi-Purpose Expansion	7,200	sf	15.00	108,000	10.27
<b>Sitework Subtotal</b>				<b>133,000</b>	<b>12.65</b>
<b>Demolition</b>					
Dry-rot exterior		4 crew days	1,760.00	7,040	0.67
Exterior Wall at Expansion		3 crew days	1,760.00	5,280	0.50
Shoring at Expansion		1 ls	3,500.00	3,500	0.33
Interior Walls		4 crew days	1,760.00	7,040	0.67
Shoring at Hallways		1 ls	2,500.00	2,500	0.24
Stage / Hallways		4 crew days	1,760.00	7,040	0.67
Kitchen wall and cabinets		1 crew days	1,760.00	1,760	0.17
Interior Finishes		4 crew days	1,760.00	7,040	0.67
Ceilings	4,000	sf	0.50	2,000	0.19
Exterior doors		4 pairs	330.00	1,320	0.13
Exterior doors		6 singles	220.00	1,320	0.13
New Openings		1 ea	220.00	220	0.02
Exterior Windows		28 panels	150.00	4,200	0.40
Interior Doors		16 ea	165.00	2,640	0.25
Interior Floors	9,680	sf	0.55	5,324	0.51
Men's and Woman's Toilet Rooms		3 crew days	1,760.00	5,280	0.50
Concrete Removal		2 days	800.00	1,600	0.15
Roll Off Debris Boxes		15 ea	750.00	11,250	1.07
<b>Sitework Subtotal</b>				<b>76,354</b>	<b>7.26</b>
<b>Concrete</b>					
Piers at ADA Hallways		12 ea	1,200.00	14,400	1.37
Structural Slab on Grade / Figs / Sidewalk: Multi Purpose Expansion	2,635	sf	15.00	39,525	3.76
<b>Concrete Subtotal</b>				<b>53,925</b>	<b>5.13</b>
<b>Structural Engineers Report</b>					

## CONSTRUCTION BUDGET SUMMARY

Oakmont Berger Center  
Archilogix

Concept Design 4D dated 12-7-2017

Date 1/8/18  
Building Sqft. 10,515

Description	Amount	Qty	Unit Cost	Budget	Cost/ Sf
Seismic Repairs at Columns		1	report	30,000.00	2.85
New Roof Diaphragm and Interstitial Space	16,000		sf	60,000	5.71
<b>Structural Engineers Report Subtotal</b>				<b>90,000</b>	<b>8.56</b>

### Rough Carpentry

Backstage ADA hallways and Toilets					
Stage / Toilets Walls					
New Stage	2,044	sf	5.40	11,038	1.05
Steel Columns	550	sf	18.00	9,900	0.94
Stage stairs	4	ea	1,200.00	4,800	0.46
Wheel chair lift	2	sets	2,500.00	5,000	0.48
Ceilings	1	ea	1,500.00	1,500	0.14
Multipurpose Expansion	1,300	sf	4.36	5,668	0.54
Shoring					
Steel Columns	1	ls	3,500.00	3,500	0.33
Steel Beams	8	ea	1,200.00	9,600	0.91
Walls / Posts	1	ls	5,500.00	5,500	0.52
Roofing Framing	1,280	sf	18.00	23,040	2.19
Ceilings	3,200	sf	18.00	57,600	5.48
Miscellaneous Framing	810	sf	4.36	3,532	0.34
New exterior doors - framing	15	crew days	1760	26,400	2.51
Exterior siding repair and trims	2	crew days	1760	3,520	0.33
New divider pockets	1	ls	5,500.00	5,500	0.52
New Ceilings	4	ea	2,500.00	10,000	0.95
<b>Rough Carpentry Subtotal</b>	4000	sf	4.3602	<b>17,441</b>	<b>1.66</b>
				<b>203,538</b>	<b>19.36</b>

### Exterior Enclosure

Insulation					
Interior Walls					
R-30 at Roof	2,500	sf	1.50	3,750	0.36
Rigid at Roof	7,515	sf	2.33	17,487	1.66
Roof	4,500	sf	2.50	11,250	1.07
Roofing - New Metal Roofing					
Fire and Ice Substrate	16,000	sf	12.50	200,000	19.02
Gravity Vents and Fascia Vents	16,000	sf	1.00	16,000	1.52
GSM Downspouts / Sheetmetal	1	ls	2,500.00	2,500	0.24
Caulking and Sealants	1	ls	5,500.00	5,500	0.52
<b>Rough Carpentry Subtotal</b>	1	ls	10,000	<b>10,000</b>	<b>0.95</b>
				<b>266,487</b>	<b>25.34</b>

### Interior Finishes

Finish Carpentry					
Exterior double doors	trim doors				
Exterior doors - install	trim doors	7	pairs	500.00	3,500
Interior finish carpentry		6	ea	250.00	1,500
Sheetrock / tape / texture		10,515	sf	1.50	15,773
Toilet Room Counters- backstage		15,600	sf	2.20	34,320
Doors and Door Hardware		30	sf	75	2,250
Interior single doors	Solid Core Birch				
Interior double doors	Solid Core Birch	13	ea	650	8,450
Exterior single doors	Hollow Metal Door and Frame	2	ea	1,200	2,400
Exterior double doors	Piner Proposal	6	ea	950	5,700
Panic Hardware	At Exits			Included	
		17	ea	1,000	17,000

# CONSTRUCTION BUDGET SUMMARY

Oakmont Berger Center  
Archilogix

Concept Design 4D dated 12-7-2017

Date 1/8/18  
Building Sqft. 10,515

Description	Amount	Qty	Unit Cost	Budget	Cost/ Sf
Overhead Coiling Door					
Folding Walls					
Glazing	1,380	1 ea	1,500	1,500	0.14
Exterior Glazing - Replace existing with Aluminum Storefront			150	207,000	19.69
Motorized Sliding Walls and New Multi-Purpose Mirrors	1	proposal	149,905.00	149,905	14.26
Painting	1	proposal	91,025.00	91,025	8.66
Interior	2	ea	250.00	500	0.05
Exterior					
Flooring	10,515	sf	2.75	28,916	2.75
Floor Preparation	10,515	sf	2.25	23,659	2.25
Stage Flooring	1	ls	20,000.00	20,000	1.90
Wood Flooring	544	sf	18.00	9,792	0.93
Kitchen	1	ls	125,192.38	125,192	11.91
Storage Floors	450	sf	inc above		
Ceramic Tile Floors - Backstage Restrooms	700	sf	1.5	1,050	0.10
Ceramic Tile Walls - Backstage Restroom	350	sf	18.00	6,300	0.60
Ceramic Tile remove and replace as necessary - Multipurpose	480	sf	18.00	8,640	0.82
Toilet Accessories	200	sf	20.00	4,000	0.38
Toilet Partitions	5	stalls	500	2,500	0.24
Acoustical Ceilings	5	stalls	1,200	6,000	0.57
Kitchen Modifications	4,800	sf	2.50	12,000	1.14
Cabinets					
Cabinet tops	75	lf	350	26,250	2.50
FRP Wall Covering	90	sf	75	6,750	0.64
Appliances	640	sf	4.50	2,880	0.27
Electrical	1	ea	1,500	1,500	0.14
Plumbing	1	ls	1,500	1,500	0.14
Fire Extinguishers	1	ls	1,500	1,500	0.14
New Wheel Chair Lift	4	ea	250	1,000	0.10
Window Coverings	1	ea	18,500.00	18,500	1.76
New Stage Curtain	1,200	sf	20.50	24,600	2.34
<b>Interior Finishes Subtotal</b>	1	ea	15,000.00	15,000	1.43
<b>Plumbing</b>				<b>888,352</b>	<b>84.48</b>
Plumbing Fixtures at ADA Hall / Backstage	5	each	2,500.00	12,500	1.19
Plumbing Fixtures at Multi-purpose Toilets	2	each	2,500.00	5,000	0.48
Gas Distribution for HVAC	1	ls	15,000.00	15,000	1.43
Condensates for HVAC	10	ea	1,200.00	12,000	1.14
Hot Water Heater / Boiler	1	ls	18,000.00	18,000	1.71
Reconfigure electrical / mechanical room	1	ls	9,500.00	9,500	0.90
<b>Plumbing Subtotal</b>				<b>72,000</b>	<b>6.85</b>
<b>Fire Sprinklers</b>					
New Service, PIV/BF/DDC					
PIV/BF/DDC					
Fire Main	1	ls	30000	30,000	2.85
Fire Riser	200	lf	98	19,600	1.86
Wet Tap into main and patch paving	1	ea	3500	3,500	0.33
Distribution	1	ls	8500	8,500	0.81
<b>Fire Sprinklers Subtotal</b>	10,515	sf	4.50	47,318	4.50
				<b>108,918</b>	<b>10.36</b>

## CONSTRUCTION BUDGET SUMMARY

Date 1/8/18  
 Building Sqft. 10,515

Oakmont Berger Center  
 Archilogix

Concept Design 4D dated 12-7-2017

Description	Amount	Qty	Unit Cost	Budget	Cost/ Sf
<b>HVAC</b>					
Demolition of mechanical system					
HVAC system - new	1	ls	25000	25,000	2.38
Toilet Exhaust Fans R/R	1	estimate	270,000.00	270,000	25.68
<b>HVAC Subtotal</b>	4	ea	1,500.00	6,000	0.57
				<b>301,000</b>	<b>28.63</b>
<b>Electrical</b>					
Demolition and Safe Off					
Rough In Power	1	ls	15,000.00	15,000	1.43
Finish Elect	10,515	sf	8.00	84,120	8.00
Lighting allowance	10,515	sf	5.00	52,575	5.00
Electrical room modifications	1	ls	25,000.00	25,000	2.38
Key card access - prep	1	ls	10,000.00	10,000	0.95
Fire Alarm	1	ls	7,500.00	7,500	0.71
Rough in for Solar	10,515	sf	2.50	26,288	2.50
Data Cabling	1	ls	15,000.00	15,000	1.43
A/V Equipment - ALLOWANCE	10,515	sf	1.25	13,144	1.25
<b>Electrical Subtotal</b>	1	ls	150,000.00	150,000	14.27
				<b>398,626</b>	<b>37.91</b>
				<b>Subtotal</b>	
				<b>2,827,603</b>	268.91
				<b>Budget Contingency</b>	
			15.00%	<b>424,140</b>	40.34
				<b>General Liability Insurance</b>	
			1.18%	<b>38,371</b>	3.65
				<b>General Contractor OH &amp; Profit</b>	
			8.00%	<b>263,209</b>	25.03
				<b>TOTAL</b>	
				<b>\$ 3,553,323</b>	337.93

**Alternate Possible Additions / Deducts:**

**Asbestos and Lead Paint**

Cost Breakout for added Multi Purpose Space (included within cost estimate ) - assumed new roof structure

TBD  
 676,771

**Exclusions:**

- Hazardous Material Removal
- A/E fees
- CM / Owners Representation fees
- Permits and Fees (City, County, State and Utility)
- Special Inspections & Testing (geotechnical)
- Data, IT, Security, Theatrical Sound and Lighting
- Furnishing, Fixtures and Equipment

**Note:**

CDS-Inc. has prepared this analysis for the sole use of the Client and for the intended purpose of evaluating the possible cost of the proposed project. The analysis is preliminary in nature and is based on a limited amount of available information. CDS-Inc. has exercised due and customary care in conducting the analysis but has not independently verified information provided by the client and/or others. CDS-Inc. assumes no liability for any loss resulting from errors, omissions or misrepresentations due to the preliminary nature of this analysis.

**Competitive Bidding**

The prices in this estimate are based on competitive bidding. Competitive bidding is receiving responsive bids from at least five (5) or more general contractors and three (3) or more responsive bids from major subcontractors or trades. Major subcontractors are structural steel, plaster/EIFS contractors, mechanical, plumbing and electrical subcontractors.

## Scoping Survey - The Berger Center

1/8/2018

Oakmont Village Association

### Project Specific

#### Project Narrative

*The Oakmont Village Association is investigating the potential cost and schedule impacts of renovation the Berger Center. The purpose of this Scoping Study is to define the entire scope of work in a conceptual manner and apply a cost model and schedule to the work. ArchiLOGIX has prepared a concept drawing dated 12/7/2017 titled "Option #4D" which is the basis of this study.*

Existing Square Footage	9,740 sf
New Expansion	775 sf
Total	<u>10,515 sf</u>

*Excludes South Storage*

*Complete renovation including all new interior and exterior finishes, new roofing, new HVAC system, new plumbing fixtures, Title 24 Compliance, ADA compliance, new fire sprinkler system, new 775 sf expansion, new exterior window, structural upgrade, new wall partitions, and new wood flooring in multi purpose space.*

*Multi-purpose expansion includes major foundation work, structural steel and framing to support a large 46' opening. Work includes installation of new glass folding wall.*

#### Project Delivery System

*Design Assist, Negotiated GMP*

#### Schedule

*Normal*

*Working hours - Normal*

#### Site Specific Issues

*Seismic - per ZFA Study*

*Hazardous Material Study - STUDY AS NOT AVAILABLE AT THE TIME OF THIS COST ESTIMATE*

*New utilities, fire sprinklers for Ex Bldgs. per Alpha Fire*

### Site-work

#### Utilities

*New fire service from Oakmont Drive*

*Domestic Water - existing*

*Sewer Service - existing*

*Gas Service - Existing*

#### Landscape

*New Landscaping and Repair allowance included*

#### Parking expansion

*Added parking for Multi-purpose expansion*

#### Hardscape

*New Concrete at Multi Purpose Expansion*

*Parking Improvements including any ADA upgrades are excluded from cost estimate*

#### Site Lighting

*Excluded from cost estimate*

### Shell

#### Foundation type

*Slab on Grade Concrete with Spread Footings*

*New Spread Footings at ADA Hallway*

## Scoping Survey - The Berger Center

1/8/2018

Oakmont Village Association

### Soils study

*Not available at the time of this cost estimate*

### Structural

*Structural Engineer's Findings*

*Cost to Repair included, Concrete pilasters and roof diaphragm*

*Water Intrusion - Dry rot repair included*

*Pest Report - not available at the time of the cost estimate*

*Wood framed, type V construction at expansion*

*Stone / Masonry at fire place face*

*Remove and replace flat ceilings as necessary to install new HVAC system*

### Exterior Finish

*Repair exterior as needed*

*Trim new windows as needed*

*Re-paint entire exterior*

### Roof Material

*Re-Roof with metal roof - future solar conduits*

*New downspouts, gutter and vents*

*"Fire and Ice" substrate*

### Flashing

*Galvanized Sheetmetal*

### Insulation

*Rigid insulation at main roof*

*R-19 Batt Insulation at exterior walls*

*R-19 Batt insulation at interior sounds walls*

### Windows

*Removal of all existing windows*

*Installation of new aluminum storefront 2"x 4-1/2", bronze color*

*New slider doors at Multi-Purpose expansion, 10' tall x 48' wide*

### Exterior Doors

*Replace all exterior doors and panic hardware to meet current ADA codes*

## Interiors

### FF&E

*AV allowance for lighting and sound*

*New wheel chair lift at stage*

*New stage curtain*

### Floor finishes

*New quarry tile in kitchen*

*New wood flooring throughout multi-purpose and meeting rooms*

*New stage flooring*

*New ceramic tile floors at stage toilet rooms*

*Remove and replace Multi-purpose toilet rooms ceramic tile walls and flooring as required*

### Ceiling Finishes

*New ceiling framing at acoustical ceilings at meeting rooms*

*Multipurpose ceiling to have concealed fire sprinkler piping - piping concealed above roof structure*

*Painted drywall in all other areas*

### Wall Finishes

*Gypsum - Light texture, spray on, painted*

## Scoping Survey - The Berger Center

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*FRP paneling at the kitchen*

### Counter Tops

*Granite / Stone at new restroom and kitchen*

### Cabinets

*New plastic laminated cabinets at kitchen*

### Window coverings

*Darkening shades exterior windows*

### Doors

*Interior doors, mtl frames and solid core paint grade*

*Hardware - commercial, ADA compliant*

### Partitions

*New folding walls*

### Toilet Rooms - backstage toilet rooms

*Natural stone tops*

*Ceramic tile floors and wainscots -(4')*

*Toilet Partitions*

*Toilet Accessories*

*Mirrors*

### Fireplace

*Remains as is*

### Plumbing

*New plumbing fixtures at backstage toilets*

*New gas distribution for HVAC system*

*Fixture Types - Standard commercial grade*

*Relocation of water supply at HVAC room.*

### Fire Sprinklers

*New Service per Alpha Fire Recommendation*

*Concealed piping at main roof - piping run in new interstitial space above roof structure*

*Semi Recessed heads throughout*

### HVAC

*Remove and replace existing per 15000 Inc recommendations*

*Pricing by Simpson Sheetmetal, Santa Rosa, CA*

*Removal of existing boiler system*

*New high efficiency split system*

*New toilet room exhaust fans*

*Kitchen Exhaust / Hood to remain*

### Electrical

*New power and lighting as required to meet Title 24 requirements*

*Lighting controls - relocate existing panel*

*New fire alarm included*

*AV allowance for lighting and sound*

*Security cameras / system not included in cost budget*

**Berger Loan Comparison**  
 15 Year Loan @ 5% Interest

These figures are based on a simple mortgage loan amortization spreadsheet for 15 years at an estimated 5% interest. Actual costs will vary based on the length of the loan (whether 10 or 15-year loan), percentage rate and terms of the loan.

<b>Loan Request</b>	<b>Down Payment</b>	<b>Amount Financed</b>	<b>Percentage Rate</b>	<b>Monthly Payment</b>	<b>Resident Payment Per month (@ 4778)</b>	<b>Amt. Paid over 15 years.</b>
\$ 3,700,000	\$ 740,000	\$ 2,960,000	0.5	\$ 23,407	\$ 4.90	\$ 881.80
\$ 4,300,000	\$ 860,000	\$ 3,440,000	0.5	\$ 27,203	\$ 5.69	\$ 1,024.81
\$ 5,400,000	\$ 1,080,000	\$ 4,320,000	0.5	\$ 34,162	\$ 7.15	\$ 1,286.97

# Master Plan Concept

