

New Version w/ security data

Henry J. Kaiser Center/Calvin Simmons Theater

April 21, 2009

Item	Description	Scope of Work	Budget Phase 1	Budget Future	Funding Source
1	Mechanical Systems	Note: due to the end of useful life of existing boiler it is planned that it be abandoned in place and replaced with new Boiler			
1a	Replacement Boiler	Abandon existing 6M BTUH Boiler and install new Hot Water Boiler (three unit modular boiler system) <ul style="list-style-type: none"> • Arena Spaces (65% cost) • Calvin Simmons Theater (35% cost) 	552,500 297,500		Live Nation PCCD
1b	New Air Conditioning System (optional / desirable)	It is proposed to install air conditioning (cooling) including DDC controls concurrent with or following installation of new Steam Boiler and refurbishment of supply fans/ducts (or at some future date subject to available funds).. <ul style="list-style-type: none"> • Arena Spaces (65% cost) • Calvin Simmons Theater (35% cost) 		390,000 210,000	Live Nation PCCD
1c	Supply Duct Systems: Public Spaces / Bathrooms	Survey all existing supply fans and replace those that are inadequate or approaching end of useful life. <ul style="list-style-type: none"> • Arena Spaces • Calvin Simmons Theater 	128,000 126,000		Live Nation PCCD
1d	Exhaust Duct Systems: Public Spaces / Bathrooms	Survey all existing exhaust fans and replace those that are inadequate or approaching end of useful life. (Smoke Purge ducts) <ul style="list-style-type: none"> • Arena Spaces • Calvin Simmons Theater 	30,000 13,000		Live Nation PCCD
1e	Misc. Mechanical: optional – life cycle cost of BMS is cost effective	Change over pneumatic to electronic controls; seismic bracing; air balancing; Gas Furnace refurbish. <ul style="list-style-type: none"> • Arena Spaces (65% cost) • Calvin Simmons Theater (35% cost) 		87,100 42,900	Live Nation PCCD

2	Electrical Systems	Anticipated that Live Nation electrical demand will require a PG&E upgrade to Building service. Scope includes PG&E design, Transformer, 2000 amp 208 volt main switchgear		800,000	Live Nation
2a	Main Distribution	From basement main switchgear to Arena and Theatre distribution switchgear <ul style="list-style-type: none"> • Arena distribution (65% cost) • Calvin Simmons Theater (35% cost) 		273,000 147,000	Live Nation PCCD
2b	Emergency Generator	Replace current generator with 100kw generator, fuel system, and emergency switchboard <ul style="list-style-type: none"> • Arena (65% cost) • Calvin Simmons Theater (35% cost) 	211,250 113,750		Live Nation PCCD
2c	Lighting Egress/Upgrades	Lighting upgrades - improve egress and satisfy City operational requirements <ul style="list-style-type: none"> • Arena (65% cost) • Calvin Simmons Theater (35% cost) 	113,750 61,250		Live Nation PCCD
3	Elevators	Refurbish (mechanical, hydraulics, controls, finishes) existing elevators and bring into code compliance: <ul style="list-style-type: none"> • Public Elevator #1 • Public Elevator #2 • Concession Traction Elev. • Orchestra Pit Elevator • Freight Elevator #1 • Freight Elevator #2 • Freight Elevator(Arena) #3 • Wheelchair lift 	74,000 74,000 50,000 50,000 75,000 75,000 75,000 2,000		PCCD PCCD Live Nation PCCD PCCD PCCD Live Nation PCCD
4	Theater Seat Replacement				
4a	Replace first floor seats				

	with luxury theater seats	Replace approximately 1800 1st Floor Theatre seats in the Calvin Simmons Theatre with 1500 to 1600 new seats.			555,000	PCCD
4b	Replace first seven rows of seats with luxury theater seats	Alternate: Replace approx. 242 seats with new seats - \$90,000				PCCD
5	Fire Code Corrections	Undertake corrective work and re-inspection of fire systems including alarms, sprinklers, stand pipes, fire hose cabinets, fire extinguishers, evacuation plans, exit signs, etc. in accordance with Oakland Fire Department Report dated September 30, 2008	TBD			Oakland City
6	New Carpet	Demo carpet on the 1 st Floor, Balcony, Gallery Lobbies and Attached Offices of the Calvin Simmons Theater and re-carpet with mid-range quality and pattern.			157,356	PCCD
6a	Clean Carpet	Clean carpet on the 1 st Floor, Balcony, Gallery Lobbies and Attached Offices of the Calvin Simmons Theater.	9,600			PCCD
7	Refinish Floors	Refinish wood flooring under 1 st Floor seats in the Calvin Simmons Theater.	24,560			PCCD
7a	Replace Hardwood Floors	Replace hardwood floors under first seven rows of seats			37,100	PCCD
7b	Refinish Theater Stage	Also, refinish the rear portion of the Stage to match front portion. Sand, stain and refinish stage floor			17,500	PCCD
8	Refurbish all Bathrooms	Replace all public space Bathrooms with ADA compliant faucets, and replace toilet partitions where rust/corrosion is evident. A total of 18 public and staff Bathrooms (10,000 Allowance). <ul style="list-style-type: none"> • Arena (50% cost) • Calvin Simmons Theater (50% cost) 	90,000 90,000			Live Nation PCCD

9	Arena and Theater Cleaning	Perform a general cleaning (mild solvents and brushes) of all interior surfaces in the Arena, Calvin Simmons Theater, offices, Ballrooms and other Public Spaces. <ul style="list-style-type: none"> • Arena (65% cost) • Calvin Simmons Theater (35% cost) 	18,620 10,030	Live Nation PCCD
10	Exterior Building Cleaning	Pressure wash the main Building. <ul style="list-style-type: none"> • Arena (65% cost) • Calvin Simmons Theater (35% cost) 	12,640 6,810	Live Nation PCCD
11	Concession Stand Repairs	Minor repairs to finishes and counters (allowance)	15,000	Live Nation
12	Painting	Arena: Paint first floor to the bottom of the second floor rail; all rampways; hallways; men and women bathrooms and concession areas Calvin Simmons Theater: Paint lobbies; stairwells; bathrooms and lowest portion of theater walls including ceiling. All "decorative" surfaces to be hand cleaned under separate contract.	224,000 40,000	Live Nation PCCD
13	Structural Upgrades	TBD – following analysis to be performed under next phase design	TBD	TBD
14	Security Improvements	Upgrades include security camers, motion detectors, and door control hardware (readers) <ul style="list-style-type: none"> • Arena (50% cost) • Calvin Simmons Theater (50% cost) 	82,045 82,045	Live Nation PCCD
15	Sub Total all Cost	Live Nation PCCD Sub Total	1,602,805 <u>1,224,545</u> 2,827,350	1,550,100 <u>1,166,856</u> 2,716,956

16	Design fees	12% design fees: including engineering studies, as-builts, concepts, demo drawings, construction documents (\$ 665,300) <ul style="list-style-type: none"> • 75% Phase 1 • 25% Future Phase 	499,000	166,300	
17	Subtotal incl Fees	Live Nation (incl pro-ratta design fee) PCCD (incl pro-ratta design fee) Sub Total incl fees	1,887,934 <u>1,438,416</u> 3,326,350	1,645,124 <u>1,238,132</u> 2,883,256	
18	Contingency	A 10% contingency is included to cover unforeseen mechanical, electrical, Architectural, code, and scope of work clarifications. Live Nation (\$ 3,886,363) PCCD (\$ 2,944,203) Sub Total	2,076,727 <u>1,582,258</u> 3,658,985	1,809,636 <u>1,361,945</u> 3,171,581	

Total Cost

\$ 6,830,566