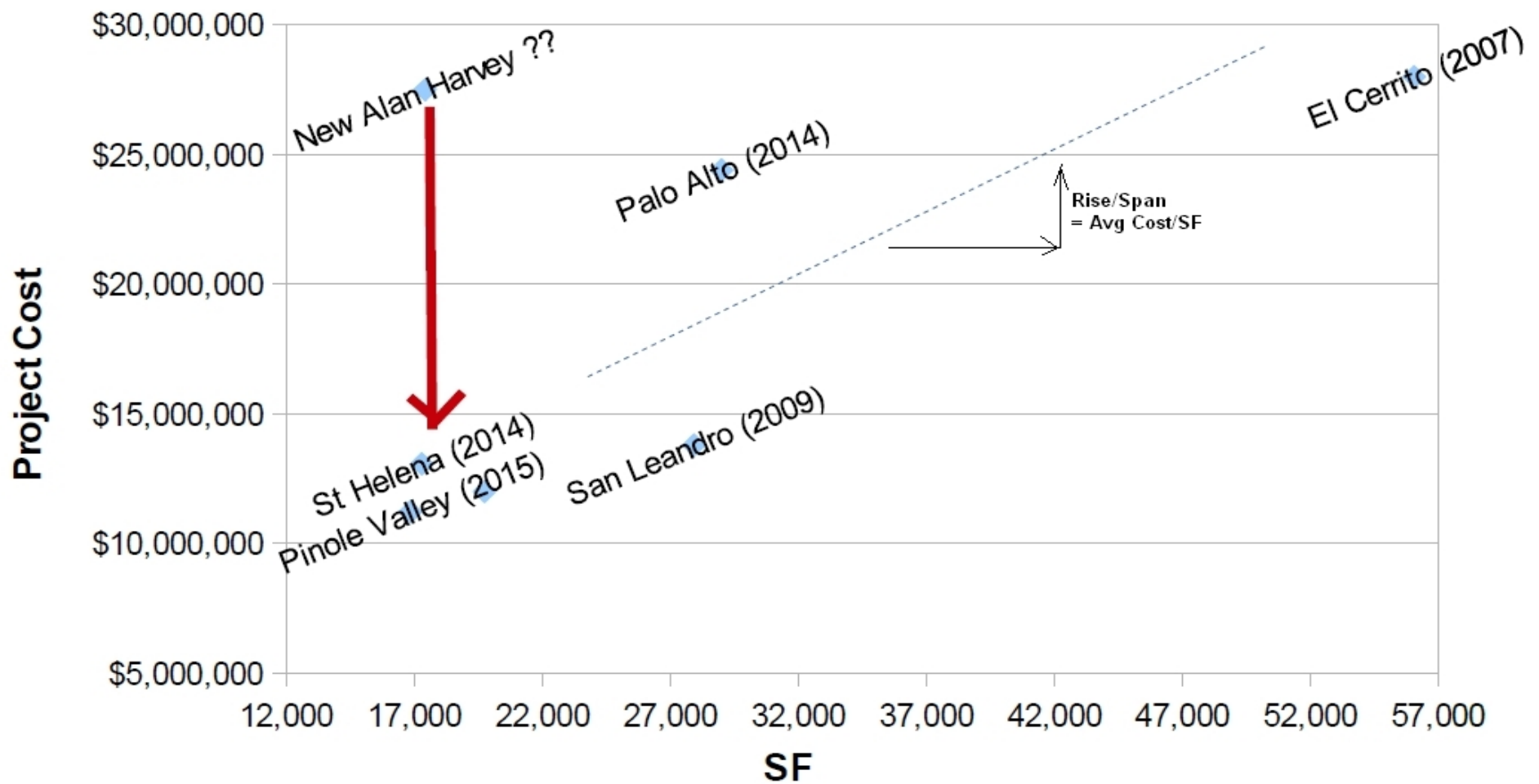


Would it be more cost-effective to tear down AHT and build a new theater?

The cost of tearing down the existing facility and building a new theater is estimated to be between \$25 million and \$30 million, based on comparable school theaters that have been built in recent years in El Cerrito, Castro Valley, San Ramon and San Leandro.



I could not get info on San Ramon.

We added Palo Alto, St Helena and Pinole which are in the process of being built / bid on.

From the graph El Cerrito is an outlier in terms of SF and Palo Alto is an outlier in terms of Cost/SF

Project Costs for St Helena, Pinole and St Francis (unlabeled) form a cluster

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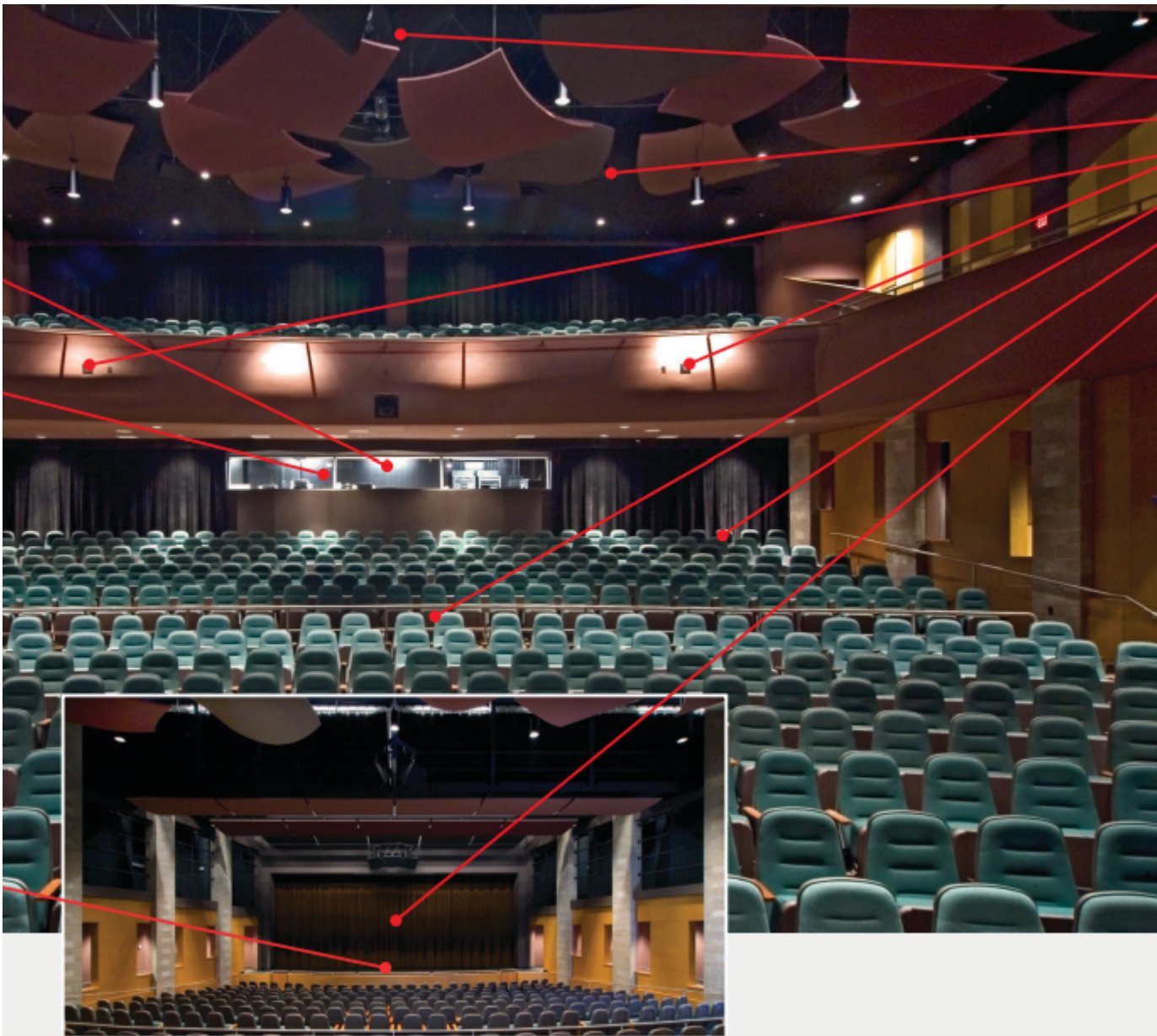
You can hear a pin drop... from the back row—

Broadway's Smooth Clear Sound Created At El Cerrito High's Theater

It's not easy to turn a 600-seat high school theater into a first class performing arts venue, but a great AV team at El Cerrito High School worked their magic to do just that.



Projecting Success—
ICS Integrates Innovative
AV Software Galleries
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Briefing Centers



The Main Theater Area

- EAW Loudspeaker Clusters
- EAW Balcony Delay Loudspeaker Cluster
- CCTV Camera-Films Stage activities
- Portable Control Console
- Seats for the hearing impaired

Backstage

- Intercom receptacles
- Intercom stations
Built in loudspeakers and mics for technical communication/paging in backstage and dressing rooms
- Video Distribution System

El Cerrito High School Theater Project Team

Architect: WLC Architects, Jackie Bassman, Project Manager

AV Contractor: Lloyd F. McKinney Associates, Rick McKinney, Principal-In-Charge; Steve Bailey, Frits Groenhuizen, Carl Banke, Project Management Team; Andy Glock, Lead Technician. Technicians: Carl Shillett, Ron Taylor, Tim Osterdock, Steve Thompson, Francisco Aguilar. Apprentices: Matt Givers, Erik Tranum.

AV Consultant: Rosen, Goldberg, Der & Lewitz, Inc. Joel Lewitz, Principal in Charge; Robert Lester, Project Manager and Lead Designer

Acoustical Consultant: Dohn and Associates, Bill Dohn, Principal in Charge



El Cerrito HS Performing Arts Theater

- Is a 56,061 SF building
- The total project cost was \$28 million
- Building contains mostly non-theater space in addition to the theater
- Should not be used as a comparable theater to a 17,424 SF Alan Harvey Theater containing a green room and 1 extra classroom



San Leandro High School Performing Arts Center (2009)

- Part of major campus rebuild
- 552 seat theater with expansive lobby, reception, SLAM multi-media arts academy, concession booth, rehearsal space and multiple classrooms
- The theater is 27,931 SF (compare with AHT 17,424 SF)
- The final construction cost was \$14.56 million and the total project cost was \$19,783,844.
- We exclude \$6 million which is the SLAM part of the building



Castro Valley High School Performing Arts Center (2006)

- Total project cost was \$9.1 million

www.cvartsfoundation.org/cvafhistory.html#

The January 2006 opening of the Castro Valley Center for the Arts represented the culmination of almost eight years of planning, designing, community input, fundraising, and innovative thinking. In 2002, the people of Castro Valley assured the construction of the Center by passing school bond Measure C, providing \$7.1 million in funding for design and construction, later augmented by \$2 million from the Castro Valley Unified School District, which owns and operates the Center on behalf of our students and the community. The **Castro Valley Arts Foundation** was at

The QKA “comps” are:

1. Not “comparable” in square footage (SF) or amenities. E.g. El Cerrito, San Leandro
2. No cost adjustments have been made for very high SF comps (e.g. El Cerrito)
3. Some total project costs (e.g. \$9.1 million for Castro Valley and \$19.8 million for San Leandro) are well below the \$25 million to \$30 million range QKA claims these comps suggest

Current and more comparable high school theaters include:

1. St Helena
2. Pinole Valley
3. St Francis
4. Palo Alto



St Helena High School Theater (2014)

- Is 17,300 SF (compares very close to AHT 17,424 SF)
- Construction is estimated for \$9.9 million and total budget is \$13 million
(I did not include the cost for their optional music/storage suite line item)

www.hy-arch.com/st-helena-hs-auditorium.html

Hibser Yamauchi Architects, in association with **PBK**, was recently selected to design the new St. Helena High School Auditorium. This new facility will include a 350 seat theater, drama classroom - that will double for the 'Green Room' for all performances - band room, scene shop, restrooms, box office and lobby/gathering space. The facility will include state-of-the-art lighting, sound and acoustical systems. The design of the exterior of the building will pay careful attention to the existing historic character of Vintage Hall, an adjacent building on the campus.



Pinole Valley High School Theater (2014)

- Part of major campus rebuild
- Will replicate the 600 seat theater portion of El Cerrito CPA (excluding non-theater space)
- Will be 16,846 SF (which is very close to AHT 17,424 SF)
- Construction estimated at \$8.3 million
- Project will likely cost less than \$11.2 million



St Francis High School Theater (2009)

- Part of major campus rebuild
- 410 seat theater with ticket office, coat room, costume storage room, sound and light control booth
- Is 19,750 SF (compare with AHT 17,424 SF)
- Total project budget was \$10.8 million. I am using \$12 million as a comp value due to DSA design contingency for public school buildings



Palo Alto High School Theater (2014)

- Part of major campus rebuild
- 600 seat theater with office, work areas, drama classroom, tech rooms, concession and art gallery
- Will be 29,000 SF (compare with AHT 17,424 SF)
- Winning bid was \$18.4 million and project budgeted for \$24.4 million