

AHT Rebuild Comps

High School / Community Center for the Performing Arts Project	Architect Firm	Builder / Estimator	Bid Year	Building SF	Final cost of construction or Estimate of Lowest bid(3)	Constr. Cost/SF (3)	Project Budget, Portion of Bond or Final Project Cost (5)	Total Price/SF	# Seats	Set Rigging / Fly system
New Construction										
Pinole Valley High, Building B (2)	WLC Architects	Silva Cost Consulting	2015	16,846	\$8,306,435	\$493	\$11,213,687	\$666	600	Yes (electric)
St Helena High (2)	HY Architects	Silva Cost Consulting	2014	17,300	\$9,931,381	\$574	\$13,063,392	\$755	350	Yes
El Cerrito High, Building A	WLC Architects	Lathrop Construction	2007	56,061	\$22,580,000	\$403	\$28,000,000	\$499	600	Yes (28 lines)
San Leandro High (6)	WLC Architects	Zolman Construction	2009	27,931	\$13,200,000	\$473	\$13,783,844	\$493	552	Yes (32 lines)
Palo Alto High, PAC	DLM Architects	Taisei Construction Corp	2014	29,000	\$19,085,000	\$658	\$24,395,049	\$841	583	Yes
St Francis High (Mountain View)	HMC Architects	Devcon Construction	2009	19,750	\$10,787,239	\$546	\$12,000,000	\$608	410	Yes (28 lines)
Average Recent Price/SF						\$528		\$643		
(Historic?) Maximum Price/SF						\$658		\$841		
Alan Harvey Theater (AHT)										
District estimate (1)		Piedmont (PUSD)		17,424			\$27,500,000	\$1,578	450?	Yes
using Maximum Price/SF					\$11,466,794	\$658	\$14,657,218	\$841	450?	Yes
using Average Price/SF					\$9,197,116	\$528	\$11,209,837	\$643	450?	Yes
Renovation										
Alan Harvey Theater (4)	Quattrocchi Kwok	Vila Construction	2014	17,424	\$12,000,000	\$689	\$14,500,000	\$832	365	Yes?

Notes: These comps have SF similar to AHT

(1) PUSD: "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."

The \$28 million El Cerrito facility is 56,061 SF and is not comparable to Alan Harvey at 17,424 SF.

(2) These comps were provided by famous Piedmont architect John Malick who also designed portions of the Head Royce and CPS high schools. Estimates includes Demolition (\$12/SF - \$17/SF), General Conditions (8.62%), Bonds & Insurance (1.5%), Overhead & Profit (5%), Design Contingency (5%), Escalation (4.08%), Soft Costs (30%). Silva Cost Consulting guarantees their estimate is within 5% of winning bid.

(3) Excluding program contingency buffer; Includes items in (2) in varying percentages

(4) Because it is a renovation, the Design Contingency is 15% (instead of 5% for new construction). Renovation program contingency covers surprise expenses (e.g. dry rot). Including \$1.9 million program contingency in construction costs for a more apples-apples comparison with tear-down & new construction.

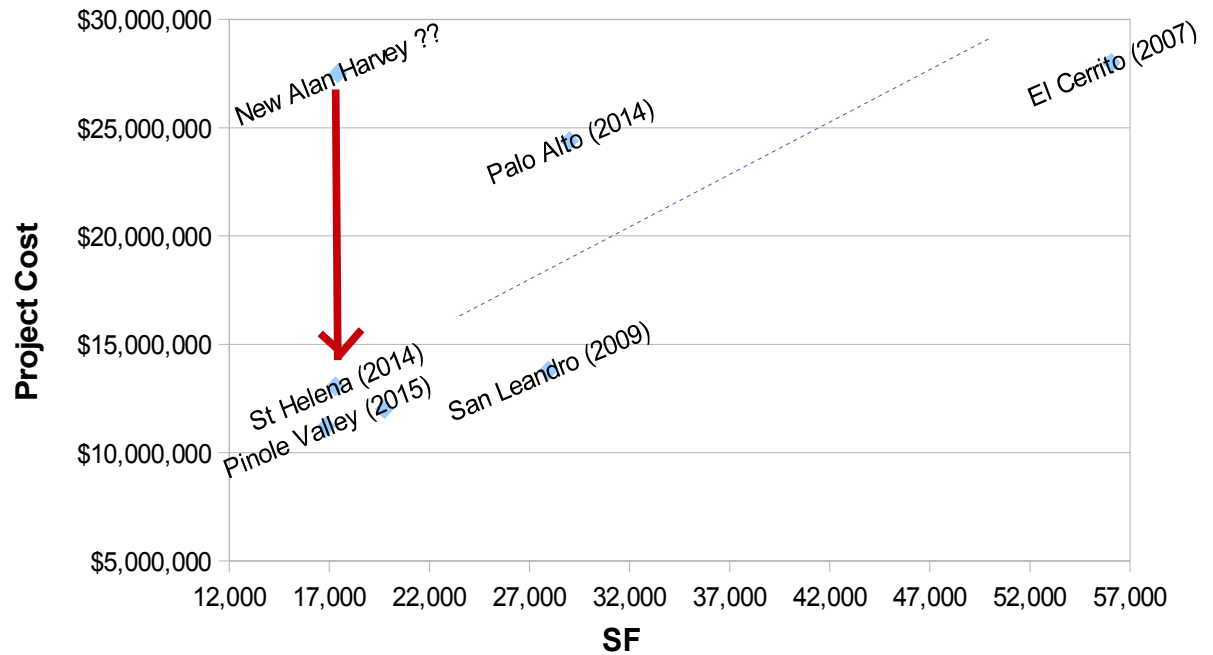
(5) If "Total Budget" then it includes the program contingency buffer. Excludes cost of relocating students (?) and construction cost escalation (5%)

(6) San Leandro's expenditure for the PAC building (theater + SLAM) was \$19,783,844 (COC report). Excluding \$6 million for SLAM.

[Revised 5/15/2014]

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Set Storage	Balcony	Opt Sound	Green Room	Line-of-Sight optimized seating?	Description of additional rooms in building
Yes	Yes	Yes	Yes	Yes	classroom
Yes	No	Yes	Yes	Yes	drama classroom - that will double for the 'Green Room' for all performances - band room, scene shop, restrooms, box office
Yes	Yes	Yes	Yes	Yes	Library, administration, tech futures, community health clinic, band classroom, drama classroom, scene shop, parent room
Yes	Yes	Yes	Yes	Yes	Slam Academy Multi-Media Arts, Black box performing space, sound stage with control room + 2 classrooms
Yes	Yes	Yes	Yes	Yes	Theater office, work areas, drama classroom, tech rooms, concession, gallery
Yes	No	Yes	Yes	Yes	Ticket office, coat room, costume storage room, sound and light control booth
Yes	Yes	Yes	Yes	Yes	
Yes	Yes	Yes	Yes	Yes	
Yes	Yes	Yes	Yes	Yes	
No	No	Partial	Yes	??	classroom



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Project	Audio / Video	Extra Expense	Source / Online story			
Pinole Valley St Helena El Cerrito San Leandro Palo Alto St Francis New AHT	Neutrik speakers 10-15 speakers with sub-woofers PA (L,R,C), 2 reverbs, 2 subwoofers... PA (L,R,C), 2 reverbs, 2 subwoofers... PA (L,R,C), 2 reverbs, 2 subwoofers... PA (L,R,C), 2 reverbs, 2 subwoofers... PA (L,R,C), 2 reverbs, 2 subwoofers... PA (L,R,C), 2 reverbs, 2 subwoofers...	Decorative ceiling, chandelier in main hall Orchestra pit on a power lift Construction Company Lawsuit Orchestra pit on a power lift; catwalks	YouTube architects YouTube SanLeandroPAC Architects Website	Budget Becker Piedmont Post Update	Silva Silva East Bay E COC Budget	Specs SLAM Press
Reno – AHT	??	Elevator	PUSD website			

Questions?

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