



## PARKS, RECREATION, AND WATERFRONT COMMISSION

### Regular Meeting

Wednesday, September 13, 2023, 7:00 P.M.

2800 Park St, Berkeley, CA 94703

(Frances Albrier Community Center – Auditorium)

Parks and Waterfront Commission

### Agenda

The Commissions may discuss any items listed on the agenda, but may take action only on items identified as Action.

1. **Call to Order** (Chair).
2. **Roll Call** (Secretary).
3. **Land Acknowledgement:** The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.
4. **Action: Approval of Agenda** (Chair).
5. **Action: Approval of Minutes** for June 21, 2023 (Chair).\*
6. **Public Comment.**
7. **Chair's Report.**
8. **Director's Report** (Ferris): PRW Divisions: Recreation; Parks; Waterfront; Capital; Budget.
9. **Discussion/Action: Waterfront Specific Plan Draft document** (Abshez/ Diehm/ Kawczynska). See link: [Draft WSP 9-8-23.pdf \(berkeleyca.gov\)](https://www.berkeleyca.gov/files/2023/09/Draft-WSP-9-8-23.pdf)
10. **Discussion/Action: PRW Commission Memo & Recommendations to City Council Regarding the Berkeley Waterfront Specific Plan** (Abshez/Diehm/Kawczynska).\*
11. **Discussion/Action: Update about the process of Public Art project in Aquatic Park** (Kawczynska/Cox).\*
12. **Discussion/Action: Councilmember Taplin Request for State Funds for Pools and funding referrals for Dreamland and Shorebird Play Structures** (Kawczynska).\*
13. **Discussion/Action: PRW Commission Workplan 2023 (DRAFT) and approval of new liaisons** (Kawczynska/Diehm).\*
14. **Information: Recent Council Reports.**\*
15. **Future Agenda Items:** Priorities for parks capital projects FY2023-24; PRW Commission Workplan 2023; Parks Development Fee; Citywide Accessibility Plan; Dogs in Parks; Berth Fee Waivers for community service organizations; Locations for dog parks
16. **Communications.** Tiny Forests, NY Times, 8/24/2023; When It Comes to Swimming, NY Times, 7/27/2023; Drowning Is the Number 1 Killer of Children, NY Times, 7/22/2023; Gordon Stout – WSP Ltr. 8/27/2023; Upcoming September 23 PRW Events Flyer.
17. **Next PRW Commission meeting:** Wednesday, October 11, 2023 (in-person).
18. **Adjournment.**

\* document is attached to agenda packet and on the commission website.

\*\* document will be provided at the meeting.

**ADA Disclaimer:** This meeting is being held in a wheelchair accessible location. To request disability-related accommodations to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418 (V) or 981-6347 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

**SB343 Disclaimer:** Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at Parks Recreation & Waterfront Department Office at 2180 Milvia Street, Berkeley, CA.

**Communications Disclaimer:** Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** All communications to the Commission should be received at least 10 days before the meeting date. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the commission or committee for further information.

**Commission Information:** The agenda packets for the Parks and Recreation Commission and the Waterfront Commission are available for review at [www.cityofberkeley.info/commissions](http://www.cityofberkeley.info/commissions); the Berkeley Main Library and the Parks Recreation & Waterfront Department Office at 2180 Milvia Street –3<sup>rd</sup> Floor, during their normal business hours. If you have questions, call Commission Secretary, Roger Miller at 981-6704 at 2180 Milvia Street, Berkeley, CA 94704 or by email at [rmiller@cityofberkeley.info](mailto:rmiller@cityofberkeley.info).

**MISSION STATEMENT – PARKS AND WATERFRONT:** Reviews and advises the City Council on issues related to all City/public parks, open space, greenery, pools, programs, recreation centers, the Waterfront, and resident camps: their physical conditions, policies, projects, programs, planning efforts, activities, and funding; early childhood education programs; and animal care issues in parks.

**COMMISSION MEMBERS**

<b>Mayor</b> - Gordon Wozniak	<b>District 3</b> - Gianna Ranuzzi	<b>District 6</b> - Anna Avellar
<b>District 1</b> - Reichi Lee	<b>District 4</b> - Erin Diehm	<b>District 7</b> - Alyssa Hurtado
<b>District 2</b> - Claudia Kawczynska	<b>District 5</b> - Brennan Cox	<b>District 8</b> - Allan Abshez

**Current assignments**

Subcomm on Marina Fund (12-14-2022)  
 Subcomm on dogs and parks (02-08-2023)

Liaison - Civic Center Planning – Erin Diehm  
 Liaison - Civic Arts in Parks – Brennan Cox  
 Liaison - Commission on Aging – Anna Avellar

## 2023 Commission Meeting Dates

Name of Commission: Parks, Recreation, and Waterfront Commission

Commission Secretary: Roger Miller

Location: Frances Albrier Community Center, 2800 Park St

Month	Meeting Day and Date (2 <sup>nd</sup> Wednesday per month)	Time	Notes
<b>2023</b>			
<b>January</b>	Wednesday, January 11	7:00 p.m.	Regular Mtg (Zoom)
<b>February</b>	Wednesday, February 8	7:00 p.m.	Regular Mtg (Zoom)
<b>March</b>	Wednesday, March 8	7:00 p.m.	Regular Mtg– Albrier Ctr
<b>April</b>	Wednesday, April 12	7:00 p.m.	Regular Mtg – Live Oak Ctr
<b>May</b>	Wednesday, May 10	7:00 p.m.	Regular Mtg – Albrier Ctr
<b>June</b>	Wednesday, June 21	7:00 p.m.	Regular Mtg – Albrier Ctr
<b>July</b>	Wednesday, July 12	7:00 p.m.	Regular Mtg – Albrier Ctr
<b>August</b>	No meeting		
<b>September</b>	Wednesday, September 13	7:00 p.m.	Regular Mtg – Albrier Ctr
<b>October</b>	Wednesday, October 11	7:00 p.m.	Regular Mtg – Albrier Ctr
<b>November</b>	Wednesday, November 8	7:00 p.m.	Regular Mtg – Albrier Ctr
<b>December</b>	No Meeting		
<b>2024</b>			
<b>January</b>	<i>Wednesday, January 10</i>	<i>7:00 p.m.</i>	<i>Regular Mtg</i>

**PARKS AND WATERFRONT COMMISSION  
Regular Meeting**

Wednesday, July 12, 2023, 7:00 P.M., Live Oak Community Ctr, Fireside Room

**Minutes – Draft**

The Commissions may discuss any items listed on the agenda, but may take action only on items identified as Action.

1. **Call to Order** (Chair).
2. **Roll Call** (Secretary). Present: Abshez; Avellar; Diehm; Gordon; Hurtado; Kawczynska; Katz; Ranuzzi; Wozniak; Absent: None.
3. **Land Acknowledgement:** The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiu (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.
4. **Action: Approval of Agenda** [and move Item 11 before Item 8] (Chair). (M/S/C: Kawczynska/Abshez/U): Ayes: Abshez; Avellar; Diehm; Gordon; Hurtado; Kawczynska; Katz; Ranuzzi; Wozniak; Noes: None; Absent: None.
5. **Action: Approval of Minutes** for May 10, 2023 (Chair).\* (M/S/C: Wozniak/Avellar/U): Ayes: Abshez; Avellar; Diehm; Gordon; Hurtado; Kawczynska; Katz; Ranuzzi; Wozniak; Noes: None; Absent: None.
6. **Public Comment.** a) Sam Reifsnnyder, berth fee waiver; b) Craig Gordon, Rose Pickleball; c) Gordon Stout, slipholders; d) Kelly Hammargren, biodiversity.
7. **Chair's Report.**
8. **Discussion/Action: Waterfront Specific Plan subcommittee report** (Abshez/ Diehm/ Kawczynska).\* Brief presentation was made by Abshez. Public Comment: a) Ryan Turner; b) Erica Jordan; c) John Kittredge; d) Jim McGrath; e) Tamar Gershon; f) Naomi Friedman; g) Martin Nicolaus; h) Jeff Malmuth; i) Brigita Bude; j) Cameron Woo; k) Danielle Calciolari; l) Kelly Hammargren; m) Kdonnie Chick; n) Carol Fields. The commissions approved a motion to approve the report, with edits from Commissioner Diehm, and send it to Council (M/S/C: Kawczynska/Ranuzzi/U): Ayes: Abshez; Avellar; Diehm; Gordon; Hurtado; Kawczynska; Katz; Ranuzzi; Wozniak; Noes: None; Absent: None.
9. **Director's Report** (Ferris): PRW Divisions: Recreation; Parks; Waterfront; Capital; Budget. Held over.
10. **Discussion: Update on \$5.5 million loan for D&E Dock Project** (Miller).\*\* Update was provided.
11. **Discussion: Update on Marina Fund fiscal gap FY2024** (Miller).\*\* Update was provided.

- 12. Discussion/Action: PRW Commission Workplan 2023 (DRAFT) and approval of new liaisons (Kawczynska/Diehm).**\* Held over.
- 13. Information: Recent Council Reports.\***
- 14. Future Agenda Items:** Priorities for parks capital projects FY2023-24; PRW Commission Workplan 2023; Parks Development Fee; Citywide Accessibility Plan; Dogs in Parks; Berth Fee Waivers for community service organizations.
- 15. Communications.** Corporate Landscaping, NY Times (Kawczynska); Letters re: Cesar Chavez Park OLA (multiple ltrs).
- 16. Adjournment:** 9:30pm.

\* document is attached to agenda packet and on the commission website.  
\*\* document will be provided at the meeting.

- Commissioners in attendance: 9 of 9 appointed.
- Public in attendance: 24
- Public speakers: 17

**\*Note:** For any handouts distributed at the meeting, please see the Draft Minutes for July 12, 2023 on the Parks, Recreation, and Waterfront Commission webpage at the following link online:  
<https://berkeleyca.gov/your-government/boards-commissions/parks-recreation-and-waterfront-commission>

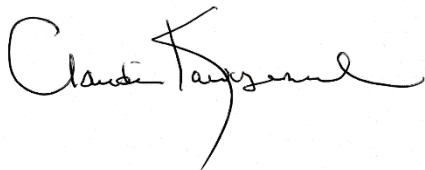
COMMUNICATION

To: Berkeley Mayor and City Councilmembers  
From: Claudia Kawczynska, Chair of Parks, Recreation and Waterfront Commission  
Date: August 14, 2023  
Re: Memo & Recommendations Regarding the Waterfront Specific Plan

At the July 12 meeting of the Parks, Recreation and Waterfront commission we unanimously approved the memorandum that was presented to the full body by the WSP subcommittee. That subcommittee was established during our April meeting, for the purpose of examining and reporting on the status of the waterfront planning process to date and providing recommendations to you. The subcommittee was comprised of Allan Abshez (D8) as chair, Brennan Cox (D5), Erin Diehm (D4) and myself (D2). We worked on a tight deadline in order to meet, what was then, the proposed date for the staff to present their report to you. The issues that we addressed have been presented and discussed during numerous meetings of our commission, as well as at focus groups, webinars and council presentations—as well as feedback from numerous members of the public.

We are anticipating receiving the staff's report before the next PRW meeting on September 13, and, at that time, we might suggest revisions to this memo, or add a supplemental to the one that is attached now. Either way, we hope that these recommendations will be of value to you and will help to guide you through the next phase of the planning process.

Thank you for taking the time to read through our work. If you have any questions or wish to discuss these matters further with your appointees or with any member of our WSP subcommittee, do let me know at [claudia94710@gmail.com](mailto:claudia94710@gmail.com).

A handwritten signature in black ink, appearing to read "Claudia Kawczynska". The signature is fluid and cursive, with a large initial "C" and "K".

**PARKS, RECREATION & WATERFRONT COMMISSION  
MEMO & RECOMMENDATIONS TO CITY COUNCIL  
REGARDING  
BERKELEY WATERFRONT SPECIFIC PLAN**

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Based on its participation in the workshops and focus groups conducted by Staff regarding the proposed Waterfront Area Specific Plan, and the public hearings it has conducted, the Parks, Recreation & Waterfront Commission submits the following recommendations to the City Council.

**I. The Specific Plan Should be Organized Around a Long-Term Vision for the Berkeley Waterfront Area—Not a Market Study**

The Waterfront Area Specific Plan must be more than a regulatory document with design criteria. It must reflect a long-term vision for the Berkeley Waterfront Area. The Berkeley Waterfront Area is a municipal treasure and regional asset reflecting years of public investment, community initiative, creativity and activism. The contributions and interests of existing Waterfront Area organizations and users to the vitality and existing experience of the Waterfront Area should be celebrated and supported. The Waterfront also lies within a global biodiversity hotspot and various areas of the Waterfront have significant ecological value that should be protected and enhanced. The Waterfront Area lies adjacent to a half a million East Bay Residents whose access to the Bay is blocked by I-80 and at most points is limited to a narrow strip between the shoreline highway and the Bay. The Waterfront is one of the few areas of Berkeley that extends deep into the Bay that provides a myriad of water and Bayfront experiences on an equitable basis.

The Parks, Recreation & Waterfront Commission is concerned that the Specific Plan process has become confused and the object of public concern because the role of adding commercial/retail uses to the Waterfront Area has not been properly communicated. The Market Study prepared by Keyser Marston and its conclusion that the Waterfront Area could foreseeably support up to 200 new hotel rooms and 12,000 square feet of cafes has been misunderstood as a rationale or vision for the Specific Plan, while it should not be. Rather, the Keyser Marston report should be understood for just what it is—a market study of the foreseeable demand for only two types of uses that might be added to the Waterfront Area and the revenue they might produce; not more than that. Specific Planning should not revolve around the Keyser Marston study.

Notwithstanding its strengths and earlier groundbreaking plans, the Waterfront Area does not have an updated comprehensive vision, supported by a plan that would enable its recreational, environmental, tourism, and economic development potential for the Berkeley community to be more fully realized. The Waterfront Area is presently comprised of loosely organized stand-alone ‘nodes’ of activity (Doubletree Hotel; Marina offices; Marine Center/Boat Launch; Cesar Chavez Park; Cal Sailing Club/Cal Adventures; Shorebird Park/Nature Center; Abandoned Pier; Seawall Drive Parking Strip). Some of these nodes of activity don’t integrate with one another as they might, and the connectivity and synergy between them should be improved.

The Parks, Recreation & Waterfront Commission believes that a well-crafted Specific Plan can expand the appeal of the Berkeley Waterfront Area beyond its current user groups, to attract new visitors towards becoming a resource with the broad appeal to the entire community

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comparable to public recreation areas like Presidio/Tunnel Tops/Crissy Field by focusing on the following objectives:

- Protect open space and enhance habitat and biological resources;
- Enhance and revitalize the Waterfront Area's current nodes of activity;
- Discover and reveal the synergies between the nodes of activity;
- Link the nodes of activity together (through bike, pedestrian, water taxi, shuttle connections, or new uses), and by introducing an array of complementary new uses, services and activities that will make the Waterfront Area not only a destination for discrete stand-alone activities, but also a place where new and diverse users will be attracted, as well as a place where residents, families and visitors will want to spend the entire day (or lodge) exploring and enjoying its multiple dimensions.

A successful Specific Plan should build upon, protect and enhance the best aspects of the existing Waterfront Area experience, acknowledge and correct its weaknesses, and add responsibly planned uses and activities that will invite new and diverse users. This approach will attract and invite the additional public and private investment that is necessary to maintain and enhance the Waterfront Area's utility, attractiveness and environmental value for the entire Berkeley community, the residents of the East Bay, and visitors to the area.

Activities and festivals that build upon those strengths will promote broader awareness and appreciation of Waterfront Area as a "place." For example, the Berkeley Kite Festival is recognized as one of the greatest kite festivals in the United States. It ought to be supported by the City of Berkeley. The once popular annual Berkeley fishing derby should be restarted. An annual festival that highlights a thriving ecosystem (e.g. a springtime wildflower superbloom festival) might be created in Cesar Chavez Park. Summertime weekend afternoon lawn concerts should be produced in Shorebird Park. Community businesses and brands should be featured throughout the Waterfront Area to reinforce the Waterfront Area's Berkeley identity and to promote Berkeley as a destination and as a wonderful place to live, work and play.

**II. The Marina Fund should not be Burdened by non-Marina Expenses**

The Commission is concerned that the Marina Fund concept is unsustainable as it presently exists. It has insufficient operating revenues to meet its operational expenses and inadequate capital funds for capital projects. Revenue from new uses enabled by the Specific Plan will take significant time to arrive and, in any event, will not be sufficient to address even the current fiscal of the Marina needs. Moreover, a significant amount of the Marina Fund is being diverted to non-Marina purposes. According to the recent analysis by the Division of Boating and Waterways, boating related activities provide 67% of the revenue for the Marina Fund, but only 45% of the Marina Fund is expended for Marina-specific purposes. The remainder of the Marina Fund is expended for non-Marina purposes, including street/parking lot/path maintenance, trash collection, the maintenance of Cesar Chavez Park, landscaping throughout the Waterfront, recreational programs, and charges by other departments for special events expenses.

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The Marina Fund should not be burdened by non-Marina expenses. Though it is treated differently, the Waterfront Area is in effect another business district of the City of Berkeley. It includes 100 acres of parks, miles of public streets & sidewalks and 20 acres of parking lots that are basic public infrastructure and are not Marina-related. In other business districts the costs of maintaining such basic public infrastructure are assigned to Parks Department, Public Works Department and the General Fund budgets.

Non-Marina-related costs should be reassigned to Parks Department, Public Works Department and the General Fund budgets. A life-cycle Asset Management Program including a capital reserve for the Marina assets should be created. Net revenue from Marina commercial uses, slip rentals, and Marina hotel operations (including Transient Occupancy and Sales Taxes) should be dedicated to the Marina Fund and the Asset Management Program.

**III. The Specific Plan should be Organized Around the Following Planning Principles**

A. The Specific Plan Should Be Flexible Administrative Simple to Implement: The Specific Plan should be designed to be flexible and adaptable to community interests and opportunities that emerge or change over time without having to be frequently reopened. Planning and siting guidelines and design standards should ensure the preservation of the Waterfront Area's scenic and ecological values, but should be sufficiently flexible to attract and enable the consideration of creative proposals that would be evaluated during future site-specific project review. The Specific Plan should be administratively easy to navigate and implement.

B. The Specific Plan Should Embody Ecologically Sensitive Planning: Areas of particular ecological value throughout the Waterfront Area should be identified, protected and enhanced. New development should be consistent with the highest design and environmental standards and should complement and actively protect the nearby natural environment. Observation and education stations should be planned at appropriate locations. More locally biodiverse green spaces are a public health benefit, and deliver greater benefits for children's cognitive development. Increasing the biodiversity and ecological value of the Waterfront Area (including Cesar Chavez Park) is particularly important because North America bird populations have declined 29% since the 1970s, and two-thirds of the remaining birds are at risk of extinction. Several threatened avian species are documented to seasonally frequent the Waterfront Area. There has also been a 33% decline of butterflies and moth populations since 1999, with an ongoing decline of 2% per year, and global declines of insects up to 75% or more. Birding is also a multi-billion dollar industry that can attract new visitors.

C. The Specific Plan Should Attract More and Diverse Users to the Waterfront Area: A broader variety of recreational activities, visitor-serving and hospitality uses that complement the waterfront setting and its natural resources should be encouraged and accommodated. As discussed below, such activities include, but are not limited to, food service and lodging. Access to the water and shoreline should be expanded for members of the general public without boating skills. A family-friendly bike rental facility should be centrally-located to encourage bicycling at the Waterfront Area and can function as an East Bay focal point of the nearby Bay Trail. A kayak rental and launch facility, in a carefully selected location, should also be provided

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D. The Specific Plan Should Encourage, State-of-the-Art, Sustainable and Biophilic Design throughout the Waterfront Area: The Specific Plan should encourage creative and state-of-the-art design ideas, including community-based contributions. Thoughtful design can be a problem solver as well as an attraction. Biophilic design principles in building and landscape design should nurture the relationship between people and nature. The implications of climate change and sea level rise should be considered in designing and implementing the Specific Plan. Opportunities to make the Berkeley Waterfront Area carbon-neutral through alternative energy sources (solar and wind) power should be pursued.

E. The Specific Plan Should Prioritize Key Infrastructure Investments: The Specific Plan should recognize key infrastructure fiscal investments that must be prioritized. The Marina Harbor entrances and South Sailing Basin must be periodically dredged to be functional. The closed, seismically unsafe, pier must be replaced with a new pier. The roads, sidewalks, bike paths, and parking lots must be paved or suitably surfaced to be functional.

F. Connectivity and Circulation within the Waterfront Area Should Be Improved: To link the Waterfront Area's nodes of activity together and encourage longer visits, all areas of the Waterfront Area should be connected with easy-to-navigate pedestrian, ADA and bicycle pathways, including a continuous shoreline trail with connection to Aquatic Park. Pathways should be activated with amenities and appropriate uses to link nodes of activity and encourage non-automotive movement around the Waterfront Area. The dirt pathway along Marina Boulevard should be improved and made ADA accessible. BCDC's planting guide should inform landscaping and access decisions along the trail corridor. A central bicycle hub and rental facility should be developed with connection to the East Bay Shoreline regional bike trail. Bike share and e-scooters pick-up/drop-off locations should also be established near activity centers. A circulating shuttle service should be explored. A pedestrian and bicycle ferry or water taxi across the 100-yard wide Marina Harbor Channel could link the Pier to Cesar Chavez Park and create a popular public attraction in the process. The amount of revetment-fronting parking along Seawall Drive should be reduced (while maintaining accessible ADA parking) and replaced with a landscaped pedestrian promenade with appropriate visitor-serving uses located close to the Pier.

G. The Specific Plan Should Recognize the Vision of Open Space and its Benefits: As Berkeley continues to densify open spaces like those at the Waterfront become even more essential. They give the public places to unplug, slow down, and relax, and should be a guiding principal for much of the planning process.

**IV. A Comprehensive Master Plan and Landscape Plan for Cesar Chavez Park should be included in the Specific Plan**

A. Cesar Chavez Park should be one of the Anchors of the Specific Plan: At approximately 90 acres, Cesar Chavez Park is the City's largest park and is also the most utilized public attraction within the Waterfront Area. It offers many features, including trails, a native plant area, solar calendar, an Off-Leash Dog Area (OLA), a protected area for endangered Burrowing Owls, a Nature Area, lawns for kite flying,

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picnic tables, benches, and more. Unlike the Waterfront Area's private and semi-public facilities, the enjoyment of Cesar Chavez Park does not require membership in an organization, special equipment or training. Accordingly, it should not be left out of the Specific Plan. Rather, it should be treated as a centerpiece of the Specific Plan; and one that can attract complementary investment and nearby synergistic uses. To this end, Cesar Chavez Park requires and deserves public investment. Accordingly, the Specific Plan should include a comprehensive Master Plan for the Park, including a Landscape Plan that will increase the Park's biodiversity, scenic attraction, and the number of sheltered areas. Access to nature is a social-equity issue, and increasing access to, the attractiveness of, and use of Cesar Chavez Park by more and diverse users will promote social-equity. A list of permitted and prohibited activities, modes of transportation, and programs should be included in the Master Plan. Cesar Chavez Park should be a safe place for the disabled and persons walking.

B. The Off-Leash Area (OLA) should be Maintained and Improved: The 17-acre Off-Leash Area of Cesar Chavez Park is an important City-wide amenity, and a core use of Cesar Chavez Park. Its boundaries should be appropriately demarcated to protect sensitive ecological areas and marked to deter off-leash activity in park areas not intended for that purpose. Bulletin board improvements, including maps depicting the boundaries of the OLA should be added. A mowing plan and schedule should be adopted for the OLA, and a viable and sustainable foxtail management program and reseeding plan should be implemented. Consideration should be given to dedicating the OLA to the memory of Cesar Chavez's dogs, Boycott and Huelga (Strike), with a public artwork memorial. Seating amenities, including boulders, straw bales, and appropriately located seating walls and artwork should be located at hilltops with panoramic view opportunities. The use of wood chips should be minimized in the OLA, as it makes many areas unusable for dogs and people and covers native burrowing bee habitats. Other plantings, such as trees and shrubs should be considered for this area.

C. The Biodiversity of Cesar Chavez Park should be Increased: Conservation and access to nature are also core uses of Cesar Chavez Park. The Landscape Plan for the Park should increase its biodiversity to improve its ecological value, scenic diversity, and attractiveness. The Waterfront Area is biologically rich, with more than 946 unique species documented to date, including 215 species of birds and 151 species of insects. The Waterfront Area is also ecologically connected with nearby Aquatic Park, McLaughlin Eastshore State Park, the Albany Bulb and beyond, and landscape and aquatic connectivity to these adjacent areas should be a key design principle of the Park Master Plan and Landscape Plan.

D. The Landscape Plan for Cesar Chavez Park should Create Unstructured Natural Spaces Filled with Native Vegetation that Reflect California's 30x30 and Biodiversity Initiative Guidelines and Goals: These initiatives highlight the essential role of locally native plants and tree species to "enrich our lives and sustain our environment by supporting wildlife, clean air and water, soil retention, and carbon storage, providing a helpful indicator of the health of the state's biodiversity." Observational stations, wayfaring and interpretative signage, such as bird and wildlife identification, as well as panoramic landmark signage should be provided along perimeter trail and elsewhere. Working with the Shorebird Nature Center (and utilizing citizen science platforms like

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iNaturalist and eBird), identify a list of insect, bird, and amphibian—abundant and declining/disappeared—species to support through the Landscape Plan component of the Park’s Master Plan.

E. Great Design Should be a Key Feature of Cesar Chavez Park: Cesar Chavez Park’s current picnicking areas are not inviting. More and better picnicking and seating amenities—reflecting the best aspects of contemporary park design—should be provided in appropriate locations; integrated with landscaping and topography to provide shade and shelter from windy conditions. As part of the Master Plan, a superior solution should be found to the concrete drainage swales that crisscross the Park. ADA access to the Park should be improved and new ADA trails should be added. The Park should be enlivened with public art. The land/water edge of the Park should be softened in areas where it is appropriate, and opportunities to engage the water should be provided.

F. Cesar Chavez Park Should be Enhanced with Additional Public Uses and Amenities: As Berkeley’s largest public park at approximately 90 acres, Cesar Chavez Park is large enough to preserve existing areas and experiences, while accommodating new ones that increase the Park’s attractiveness and utility. In this regard, the Commission notes that the City’s initial plan for the Park envisioned that a variety of experiences could be accommodated in the Park and identified three potential ‘zones’ of use: a Natural Zone (including a wildlife sanctuary); a Transition Zone and a Recreation Zone.<sup>1</sup> These concepts should be reevaluated as part of the Master Plan for the Park. The Specific Plan should permit the consideration of well-planned festivals and events on a case-by-case basis by the Parks, Recreation and Waterfront Commission (for example, the Berkeley Kite Festival or an annual wildflower “Superbloom Festival”). The Master Plan for the Park should also facilitate uses and amenities (including temporary and pop-up uses and amenities) in, or proximate to, the Park that complement and support existing uses, and that invite broader use of the Park by a diverse public, including parents and children. For example:

- A public café
- A nature/art/science interpretive and education center akin to the ‘Field Station’ at the Tunnel Tops
- Public bike rental and support facilities
- A kayak rental facility and launch ramp
- An outdoor activity and adventure center for children and teens; perhaps including outdoor camping opportunities, and
- Areas for outdoor weddings and other celebrations.

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<sup>1</sup> North Waterfront Park Land Use Plan, Environmental Impact Report, November 1978, pp. 7-9.

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Public safety groups, such as the ham radio operators, who provide such a valuable safety service to the City, should be permitted to use certain areas of the Park for their annual practice sessions as they used to do.

**V. The Defunct Pier and Seawall Drive should be Centerpieces of the Specific Plan**

A new or reconstructed Berkeley pier should be a Centerpiece of the Specific Plan. The now-closed and unsafe Berkeley Pier was a key feature of the Waterfront Area since its construction in 1926, and originally extended from University Avenue and Second Street. The pier, which is an important amenity for area fisherman, should be replaced or repaired. Surface parking fronting the Bay occupies almost the entirety of Seawall Drive south of the Pier (approximately 330 yards). The amount of revetment-fronting parking along Seawall Drive should be significantly reduced while maintaining accessible ADA parking (with displaced spaces located landward), and the majority of the area now devoted to surface parking should be transformed into a landscaped pedestrian promenade and bikeway, with appropriate visitor-serving and recreational uses located close to the Pier. A sandy beach accessible to children and swimmers should be enlarged and enhanced at Shorebird Park, and a dedicated windsurfing launch facility should be considered nearby.

**VI. Waterfront Area Development Should Support Realizing the Long-Term Vision Specific Plan**

The role of new commercial uses within the Waterfront Area should be to further the realization of the Specific Plan's vision for the Waterfront Area as discussed in Section I, above. While additional uses may provide new net revenue to the Marina Fund, development for the sake of new net revenue should not be an objective of the Specific Plan or drive development within the Waterfront Area. The Keyser Marston report should be understood for just what it is—a market study of the foreseeable demand for only two types of uses that might be added to the Waterfront Area and the revenue they might produce; not more than that. Specific Planning should not revolve around the Keyser Marston study.

The overall quantity of commercial development should be appropriately limited, but a broad variety of well-planned visitor-serving uses that would complement and enhance the Waterfront Area experience should be permitted. The DoubleTree Hotel is comprised of 378 hotel rooms, 24 meeting rooms and 14,000 square feet of event space, with capacity for 850 guests. Other existing development (public, privately operated, marine servicing, and non-profit association) needs to be accurately quantified to establish a baseline so that a reasonable amount of new development, sufficient to support the Specific Plan vision, can be evaluated for CEQA purposes and authorized by the Specific Plan.<sup>2</sup>

Besides food service and lodging, these include outdoor-activity rental and sale (kite shop/bike rental/kayak); wellness facilities (yoga, pilates, gymnasium); nature, book and art studios/stores; museums; marine equipment and services; waterside cafes, beer gardens and entertainment; as well as other creative uses that would broaden and enhance public enjoyment of the Waterfront Area. Berkeley businesses, brands and arts should be encouraged to have a

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<sup>2</sup> The existing consultant reports do not accurately quantify existing uses and the square footage of buildings in the Waterfront Area, or present the information in a simple table format.

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presence in the Waterfront Area so that they can play a central role in promoting the Waterfront Area's identity as an expression of the Berkeley community.

Use proposals, their siting and the structures that house them should be consistent with the Planning Principles set forth in Section II, above, and should complement the Specific Plan vision by:

- Protecting open space and enhancing habitat and biological resources;
- Enhancing and/or revitalizing the Waterfront Area's current nodes of activity;
- Creating synergies with current nodes of activity;
- Helping to link the nodes of activity together; and
- Attracting new and diverse users and helping to make the Waterfront Area a place where residents, families and visitors will want to spend the entire day (or lodge) exploring and enjoying its multiple dimensions.

Individual use proposals, their siting outside of park areas, and proposed design should be considered on a case-by-case basis by the Planning Commission to evaluate how they would contribute to the enhancement of the Waterfront Area and its enjoyment by the public. Siting in areas that are subject to BCDC jurisdiction should not be excluded provided that the use is consistent with the existing Bay Plan. A limited amount of sensitively planned food service, educational retail, and recreational uses in Cesar Chavez Park and other park areas should be permissible subject to the review and approval of the Parks, Recreation and Waterfront Commission.

Planning and siting guidelines and design standards should ensure the preservation of the Waterfront Area's scenic and ecological values, but should be sufficiently flexible to attract and enable creative design proposals. The Specific Plan should establish appropriate height limit zones to guide future site-specific proposals. Until permanent commercial services are established, pop-up rentals and food-trucks should be authorized pursuant to Use Permit.

Existing leases should not be prematurely terminated. Marine services (boatyard, chandlery, fuel dock) should be optimized for more efficient use of land area and retained. Long term leases for areas that may be the subject of redevelopment should not be entered into or extended.

**VII. The Berkeley Marina Docks Should be Modernized to Respond to Market Demand and an Asset Management Plan Should be Created**

The Berkeley Marina has 15 publicly owned docks with more than 1000 slips. The Berkeley Marine Center leases A Dock, which contains 44 slips, from the City. Recreational vessels in California and Alameda have decreased by 20%. Berkeley Marina's slips are generally smaller, and 48% of them are less than 30 ft. in length. The market trend is towards larger vessels. Accordingly, the Parks Recreation and Waterfront Commission recommends that as docks reach the end of their useful life, that the slips be reconfigured to address this market

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demand for boats greater than 35 ft. in length. As discussed earlier, an asset management plan, as well as a Marina Area 5-Year Capital Improvement Plan, should be created.

**VIII. TDM and Parking Management Strategies Should be Introduced & Waterfront Area Circulation should be Improved**

Regrettably, after the 90 acres of Cesar Chavez Park, surface parking lots are the biggest consumer of land area in the Waterfront Area. Consistent with the City's climate and transportation demand management goals, parking as a land use should not predominate a significant percentage of the Waterfront Area, and over time the amount of parking provided at the Waterfront Area should be reduced. In the meantime, existing parking should be used more efficiently by implementing a shared parking strategy as recommended by Nelson/Nygaard. Though free parking in the closest and most convenient location is viewed as a 'personal right' by many, if not most, of the Waterfront Area's current users, Nelson/Nygaard also argues that paid parking would better support the City's equity and sustainability goals; that it better reflects the true public cost of parking in the Waterfront Area; and that it can create a revenue stream which can be used to fund multimodal investments and rebalance the local transportation network. To ensure equitable access and encourage visits to the park, especially families with children, free short-term parking should be available for up to two/three/four hours of use. For those who want to stay longer, parking should be fee-based.

TDM strategies recommended in Nelson/Nygaard report should be pursued including: Free transfers with AC Transit bus service; secure and well-designed bicycle parking throughout the waterfront; a circulator shuttle connecting waterfront destinations and parking locations; shared mobility services such as car share, bike share, and e-scooters; and pick-up/drop-off locations in central locations near activity centers. Establishing a pedestrian and bicycle ferry or water taxi across the 100-yard wide Marina Harbor Channel would link the Pier to Cesar Chavez Park and create a popular public attraction in the process.

**IX. Recommended Specific Plan Procedures**

The Specific Plan (including the recommended Master Plan for Cesar Chavez Park) should become the primary land use regulatory document and 'zoning' for the Waterfront Area. To attract and guide its implementation, they should be transparent and easy to navigate. The layering of approvals by different administrative bodies should be avoided. Uses authorized by the Specific Plan outside of park areas should be subject to site-specific review and approval by the Planning Commission, with lease review by the City Council. New public recreation uses and amenities within park areas should be subject to review and approval by the Parks, Recreation & Waterfront Commission, with lease review by the City Council. Temporary activities, events and concerts in park areas should be subject to review and approval by the Parks, Recreation & Waterfront Commission.

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## Item 11. Update about the process of Public Art project in Aquatic Park

Parks, Recreation and Waterfront Commission meeting 9/13/23

The following is an update about the process of Public Art project in Aquatic Park as provided by Jennifer Lavvorn, the Chief Cultural Affairs Officer | Civic Arts

Aquatic Park Public Art Projects:

The selection process is underway. The City conducted a process to receive public input on the Aquatic Park public art proposals from July 21 - August 4, 2023, which was [widely publicized](#) by the City and [written about in Berkeleyside](#) and other outlets. The selection panel's process will conclude September 15 with their final recommendations to be forwarded to the Civic Arts Commission's Public Art Subcommittee, which meets on September 19, 3 – 5 PM. Following that meeting, the panel's recommendations will be presented to the full Civic Arts Commission for approval at their meeting on Wednesday, September 27, 6 – 8 PM at Tarea Hall Pittman South Branch Library. The Civic Arts Commission is open to the public.

She also added that for those who missed the survey deadline of 8/4, the deadline had been extended to Sept. 11, at 11:59 pm. If you get your comments in on time be assured that they will be “assembled and shared them with the panel before the vote is taken. The comments will be presented separate from the survey results, and as “stakeholder comments.”

Stakeholders should identify what stakeholder group they are with.

The survey can be found [here](#), be sure to click on the names of the artists to see their submissions:

And the survey responses:

[https://communityfeedback.opengov.com/portals/portal257/Issue\\_12979/survey\\_responses](https://communityfeedback.opengov.com/portals/portal257/Issue_12979/survey_responses)

Comments be sent to [civicarts@berkeleyca.gov](mailto:civicarts@berkeleyca.gov) (before 9/11)

## ARTS

# Giant abalone shells or a glowing steel ship? Weigh in on 7 public art proposals for Aquatic Park

The city is soliciting input on a sculpture and a mural for the park through Aug. 4

By Iris Kwok

July 28, 2023, 11:15 a.m.

Berkeley residents are being asked to weigh in on two major public art projects — a sculpture and mural — slated for installation in Aquatic Park. You can **share what you think of the proposals** through Aug. 4.

The projects are expected to be completed in about a year and a half. Most of the projects' \$520,000 cost is coming from the city's public art fund, which is receiving \$1.5 million in required art fees from the new **research and development center being built near the park on Bolivar Drive.**

**Share your thoughts  
about the proposals with  
the city**

Berkeley's Civic Arts Commission, which is leading the selection process, wants the selected artwork to beautify Aquatic Park and honor its "multi-layered history" and "ecological importance."

A selection panel consisting of two arts professionals, a community representative, and members of the Civic Arts and Parks, Recreation and Waterfront commissions have already narrowed down the pool to four sculpture proposals and three wall-based artwork proposals. Survey responses will be considered, but will not be the final determining factor for the decision.

The budget for the sculpture, including artist fee, design, fabrication, transportation and installation, is \$450,000, coming entirely from the public art fund.

A curved, 3.5-by-42.5-foot mural will be located at the park's northern entrance. The wall project, which will sit along the San Francisco Bay Trail, is receiving half of its \$70,000 funding from the Parks, Recreation and Waterfront Department.

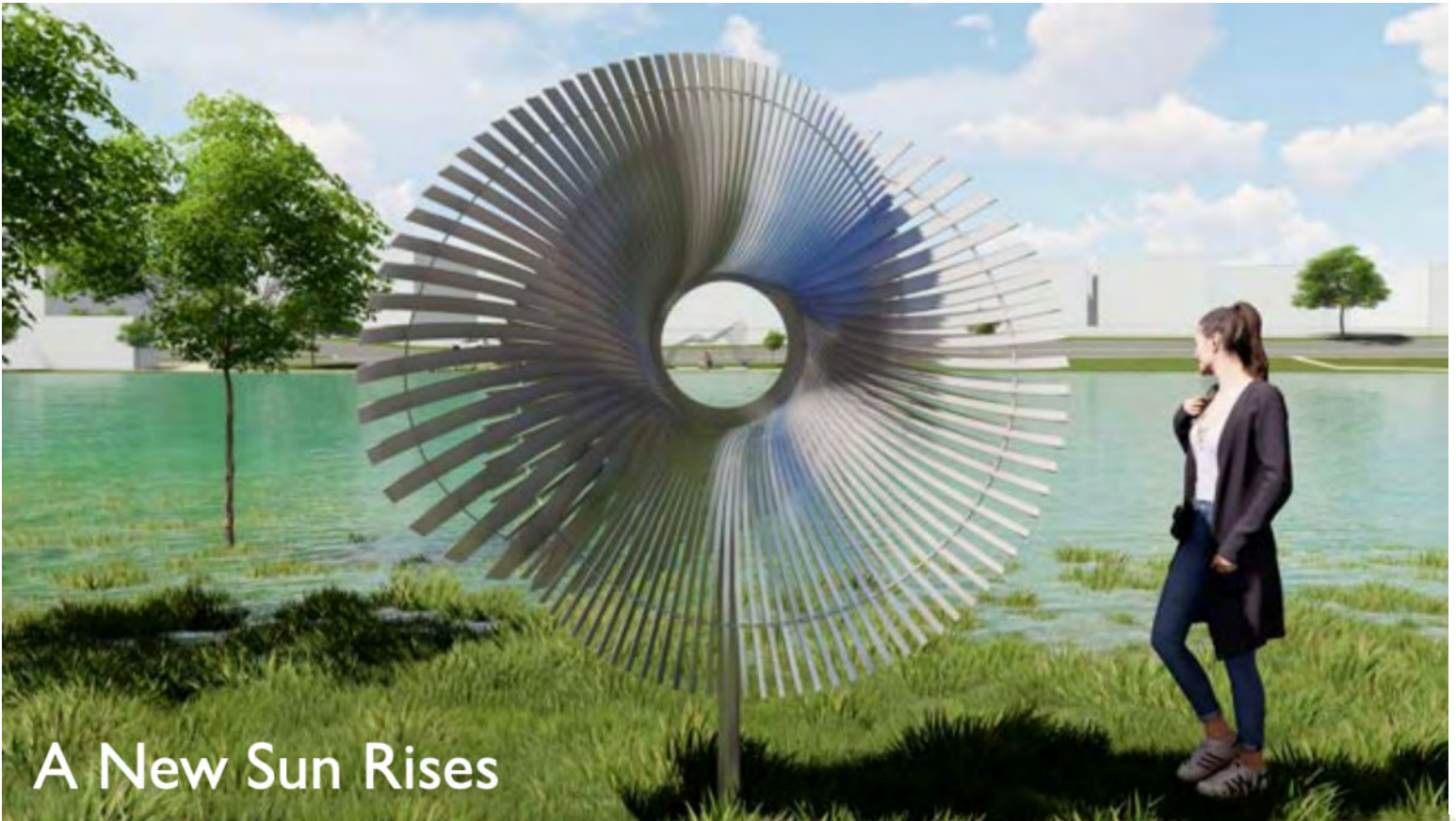
*Take a look at the proposals below. Renderings are courtesy of the city of Berkeley.*







This was the Shore



A New Sun Rises

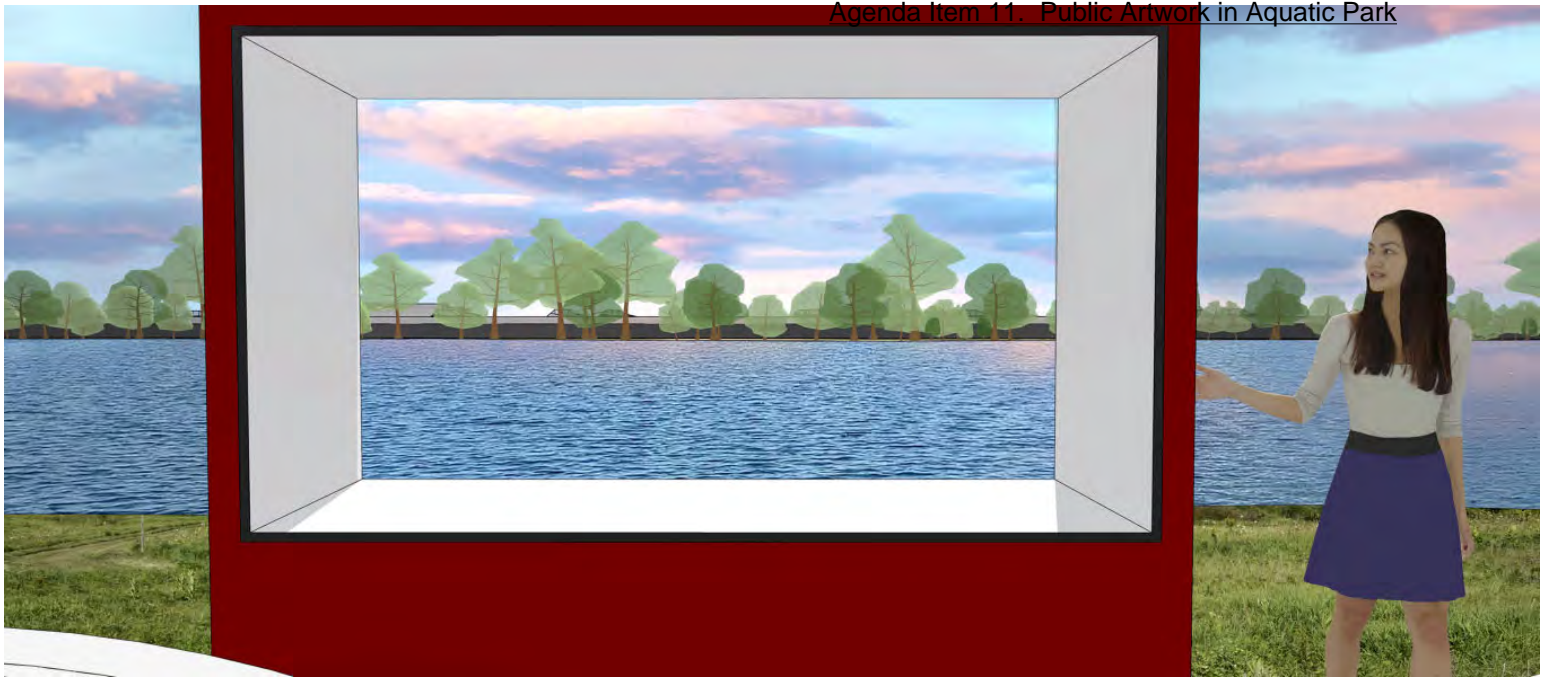


## By the Table of the Land First Touched

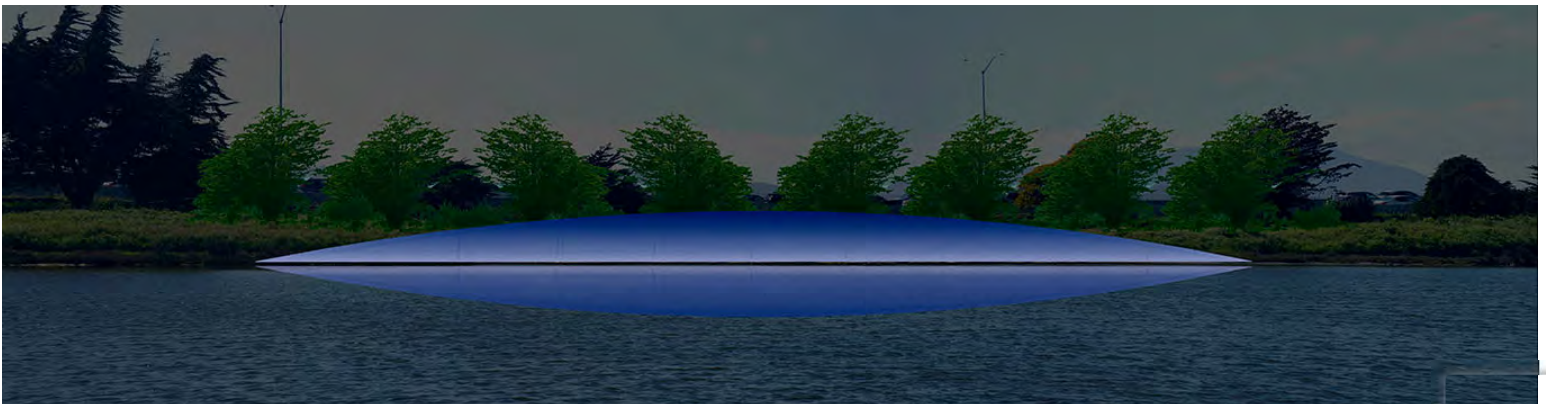
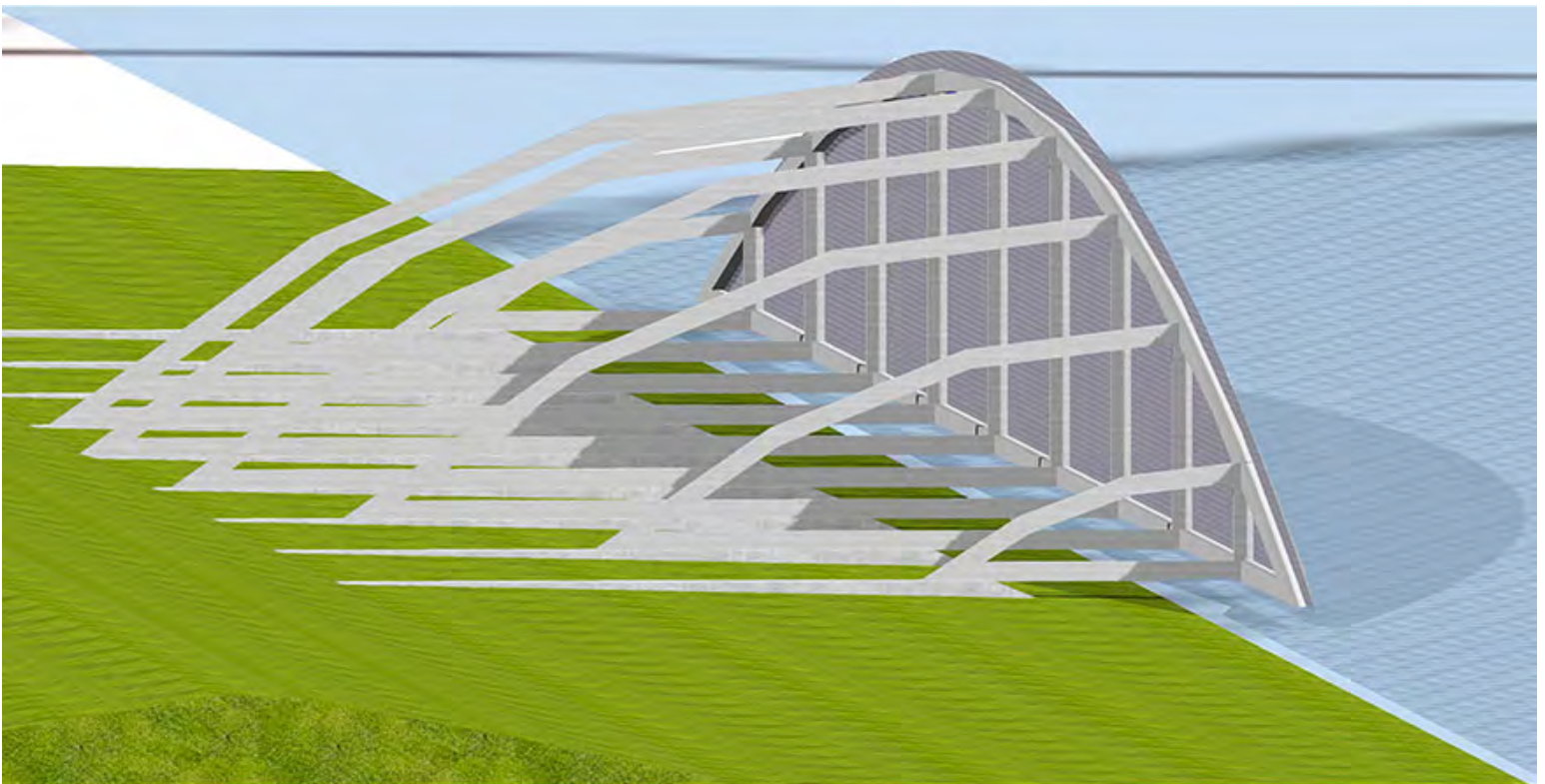
*Pageant of Land and Sea*, a four-part series of abstract stainless steel sculptures by Forma Studios (Sixto Cordero and Karen Kitayama) inspired by the park's history.







Walter Kitundu's ***Depth of Field***, a series of two to three cinema-like structures meant to encourage people to look out at the water as if it were a piece of artwork.



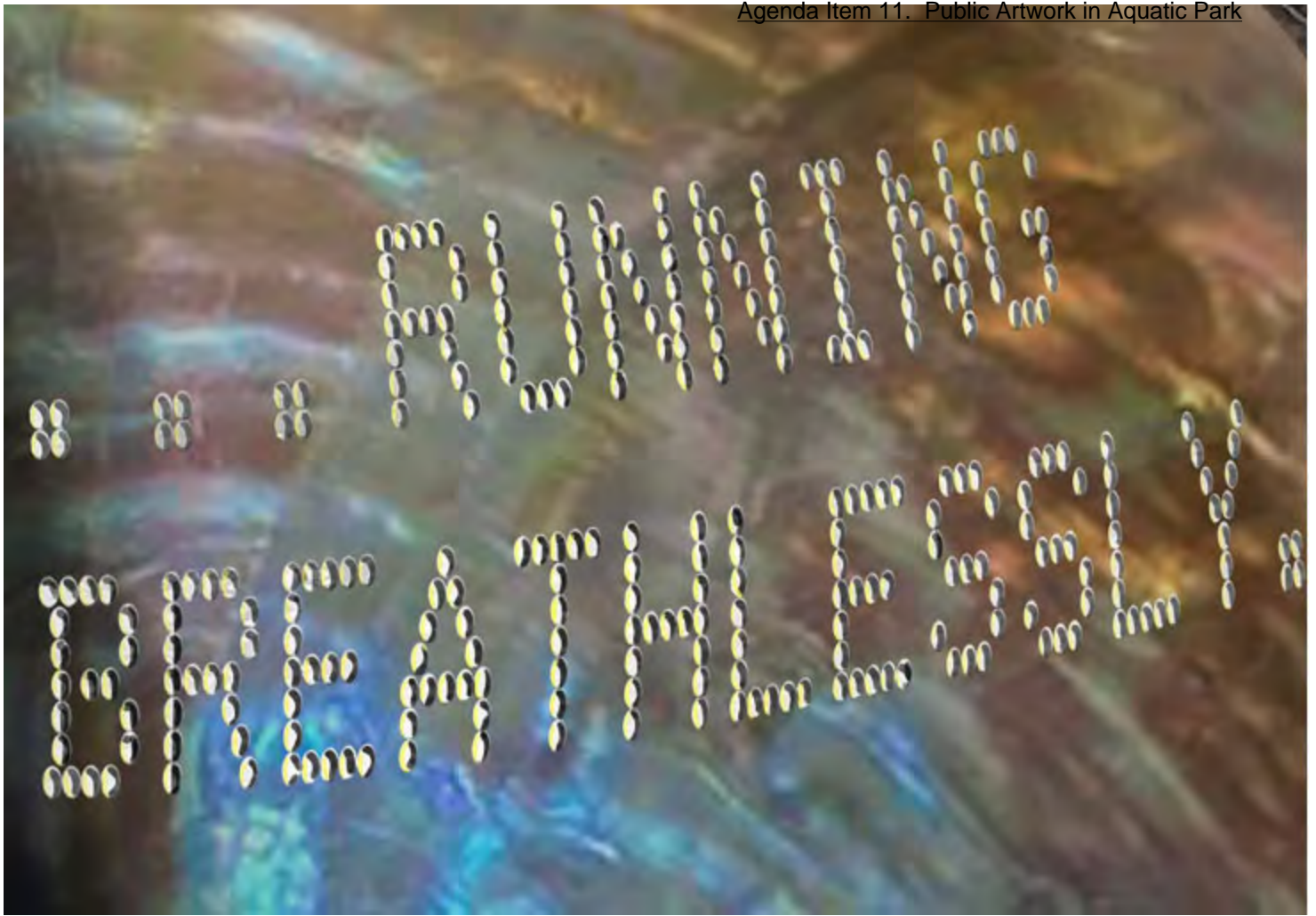
John Roloff's *Reflection Ship*, a glowing, minimalist steel structure meant to “suggest a reflected

apparition or mirage of a ship.”







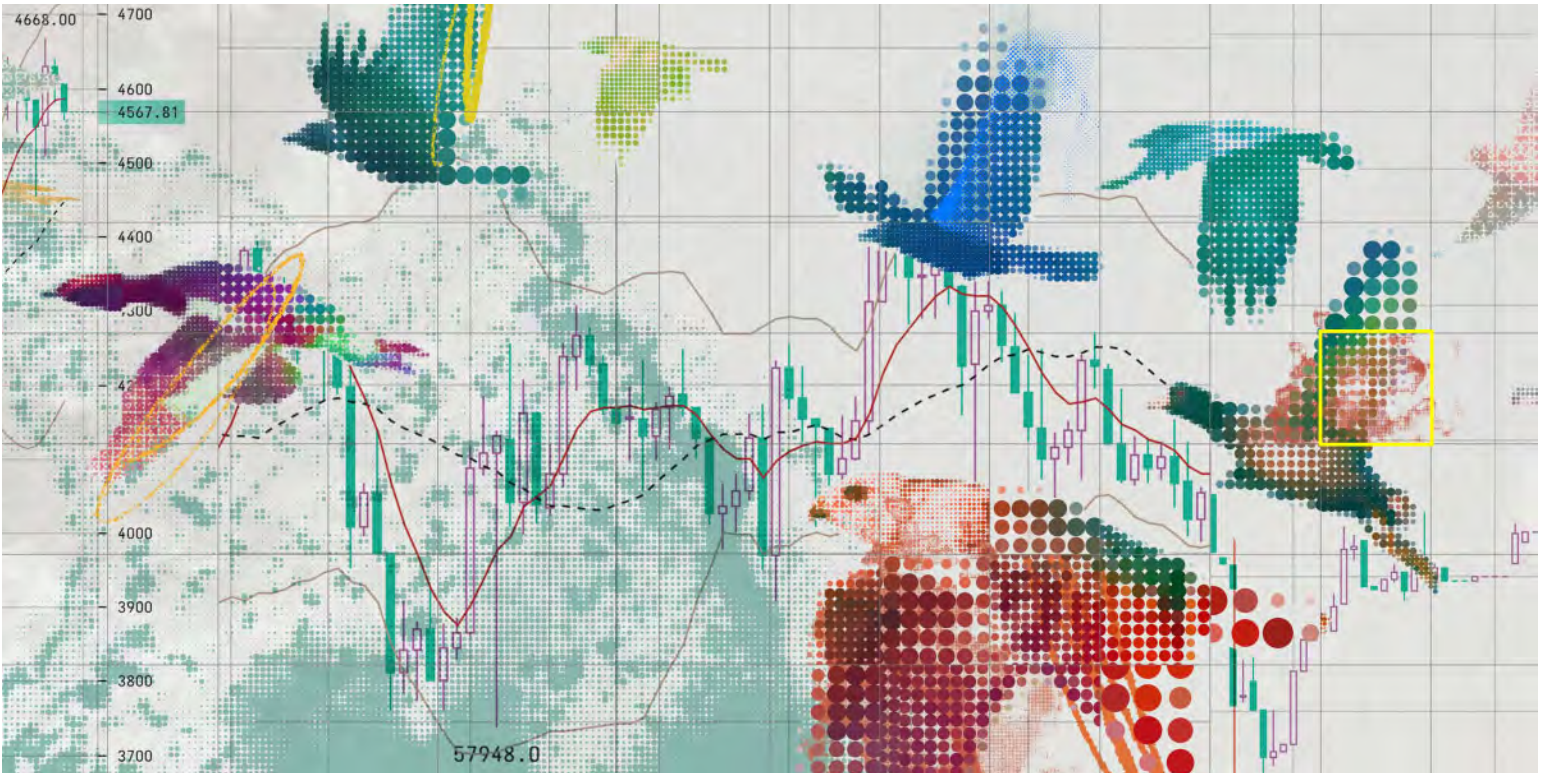


Jean Shin's *Shell Songs*, which consists of three giant abalone shells made of painted recycled aluminum with excerpts from historical protest songs inscribed on them.



Liz Hernández’s *Eyes in Bloom*, a vibrant mosaic that celebrates California wildflowers with the phrase “the flowers will keep blooming” superimposed in all-caps.





Phillip Hua's *Uncharted Territory*, a tiled mural that places the birds that frequent Aquatic Park over a background of stock market charts meant to imitate a landscape.



Masako Miki's *Contemplating the Universe*, an aquamarine and indigo tile mural that celebrates diversity by merging elements of Japanese and Ohlone folklore.

## RELATED STORIES





**New West Berkeley mural is a repeated Hindi prayer**



**Why the South Berkeley 'Reparations Now' mural was painted over**



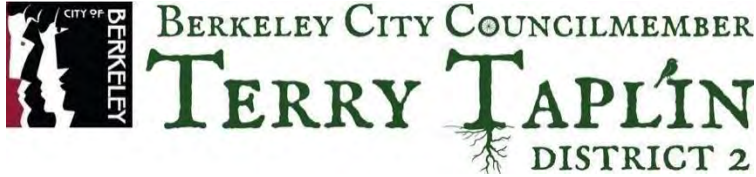


**Berkeley's newest murals celebrate Sinbad the Sailor, the undocumented and unafraid – and bagels**

25 comments

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CONSENT CALENDAR  
September 12, 2023

To: Honorable Mayor and Members of the City Council  
From: Councilmember Taplin and Councilmember Robinson  
Subject: Letter to State Legislators Regarding San Pablo Park Pool Project

RECOMMENDATION

Send a letter to the requesting state budget allocations for capital improvements at San Pablo Park including the Frances Albrier Community Center and San Pablo Park Pool.

FINANCIAL IMPLICATIONS

Staff time.

BACKGROUND

Measure T1, passed by Berkeley voters in 2016, provided funding for a conceptual design and planning for a renovated Frances Albrier Community Center with an adjacent new pool at San Pablo Park. This project completed a conceptual design for the replacement of the Frances Albrier Community Center to a Care and Shelter facility and the addition of a 25 meter pool. However, the second phase of T1 projects did not include the actual construction for this project. The Community Center still needs significant renovations for ADA accessibility and seismic safety upgrades. The City’s Building Analysis conducted as part of the conceptual design found significant dry rot and inadequate structural bracing of the roof, among other serious issues with the building (see Attachment 3).

On November 19, 2020, the Parks, Recreation & Waterfront Commission recommended projects for funding under Phase 2 of Measure T1, but only included Frances Albrier and the adjacent pool under projects “that are high priority but exceed the resources available under T1 Phase 2.” (See Attachment 4). The commission further noted: “Many on our Commission were strongly in support of investing in Frances Albrier Center to create an inspirational community center, and those who participated in the planning effort were strongly in favor of the vision they created, which included a community pool. It is not possible to renovate or rebuild Willard Pool, and we fear that many children in our city will not have an opportunity to learn to swim...We want to make sure that Berkeley is well positioned to move forward with one of these projects if Federal or State funding is made available.” The City Council approved these recommendations on December 15, 2020.

The City of Berkeley included the San Pablo Park Pool Project in its 2023 Legislative Platform (see Attachment 2). According to City staff, \$14.8 million would fully construct a competitive and recreational pool complex in San Pablo Park adjacent to the existing

SPPP Letter

CONSENT CALENDAR

September 12, 2023

Frances Albrier Community Center. Currently, the closest public pool is at the West Campus Swim Center (2100 Browning St), but there is currently no public aquatic facility operating in what is typically considered South Berkeley.

According to the US Census Bureau, the San Pablo Park neighborhood saw a 34.3% decline in its Black population from 2010-2020, the largest decline of any Census tract in Berkeley.<sup>1</sup> Meanwhile, construction costs have increased 26% over the last two years (2020 – 2022). These increases have required staff to reduce design and construction scopes and identify other funding sources where possible in order to complete many T1 phase 2 projects. Further deferring this project would only increase final costs and exacerbate the competition for scarce resources among other worthy projects. Failing to complete this project would risk breaking yet another promise to the Black community on behalf of the City.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

None.

#### CONTACT PERSON

Councilmember Taplin      Council District 2      510-981-7120

#### Attachments:

- 1: Letter
- 2: 2023 Legislative Platform
- 3: Frances Albrier Planning and Conceptual Design
- 4: December 15, 2020 Meeting Agenda

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<sup>1</sup> Markovich, A. (2022). A changing Berkeley: 6 maps show how the past decade has remade the city. *Berkeleyside*. Retrieved from <https://www.berkeleyside.org/2022/07/17/berkeley-population-demographics-housing-census-2020-maps>





Senate Budget Committee & Assembly Budget Committee  
California State Capitol  
Sacramento, CA 95814

September 12, 2023

**RE: Budget Request from the City of Berkeley Related to Infrastructure Improvements at San Pablo Park**

Dear Committee members:

On behalf of the City of Berkeley, we want to thank you for your long-standing support for open space and the environment throughout the region and for investing in our communities' job base and capital improvement projects.

The City Council of the City of Berkeley is issuing this open letter to urgently request \$14.8 million in State funding for Berkeley's San Pablo Park Pool Project. The funding would fully construct a competitive and recreational pool complex in San Pablo Park adjacent to the existing Frances Albrier Community Center. This Aquatic facility would provide South Berkeley residents access to aquatic play, swimming lessons, and swim teams. These programs would be instrumental in bringing aquatic opportunities to lower income individuals and families.

As you may know, this project has been indefinitely delayed due to shortfalls in the City's Measure T1 infrastructure bond budget, as construction costs have continued to escalate and force difficult tradeoffs in prioritization. The City's Department of Parks, Recreation, & Waterfront (PRW) has made great strides in championing environmental and social justice in Berkeley's formerly redlined neighborhoods, providing high-quality services, securing millions in grant funding to plant hundreds of new trees, and renovating the tennis courts at San Pablo Park. However, our community needs additional support from our State and federal partners to fulfill our collective vision.

As this neighborhood has seen the greatest decline in its Black population over the past decade, this project's deferral severely compromises the City's commitment to racial justice and reparations. San Pablo Park remains a hub for Berkeley's Black community, as a central gathering place for families and friends displaced and dispersed across the region, and as a playing field for Berkeley Junior Jackets, and home of the San Pablo Tennis Club—for decades, it was one of the only parks in the Bay Area where Black people were allowed to play tennis. This park's symbolic and material importance in our struggle for racial justice cannot be overstated.



In today's economy, rising construction costs will only force more uncomfortable tradeoffs in municipal infrastructure planning if local revenues do not keep pace with these costs. Given this reality, we are increasingly concerned that Berkeley's list of unfunded capital projects will only grow the longer we wait to fully fund them. Securing contracts with these funds as soon as possible will help ensure that the final price tag is as close as possible to our staff's initial estimate.

Thank you for your leadership and your consideration of this important matter.

Sincerely,

The Berkeley City Council  
2180 Milvia St  
Berkeley, CA 94704

**SUPPLEMENTAL  
AGENDA MATERIAL  
for Supplemental Packet 1**

**Meeting Date:** December 13, 2022

**Item Number:** 6

**Item Description:** City of Berkeley 2023 State and Federal Legislative Platform

**Submitted by:** Dee Williams-Ridley, City Manager

The proposed 2023 State and Federal Legislative Platform supports the City's efforts to seek federal and state funding assistance in the areas of affordable housing and homelessness, infrastructure improvements and climate resiliency. City staff have identified several projects in the attached "City of Berkeley 2023 Legislative Platform Project List" to include within the legislative platform for the upcoming calendar year.



# CITY OF BERKELEY 2023 LEGISLATIVE PLATFORM PROJECT LIST

**Project Name:** *San Pablo Park Pool Project*

**Project Description:** This funding would fully construct a competitive and recreational pool complex in San Pablo Park adjacent to the existing Frances Albrier Community Center

**Community Benefit:** This Aquatic facility would provide South Berkeley Residents access to aquatic play, swimming lessons, and swim teams. These programs would be instrumental in bringing aquatic opportunities to lower income individuals and families.

**Estimated Cost:** \$14.8M for planning, design and construction

**Contact:** Scott Ferris, Director of Parks, Recreation, and Waterfront  
SFerris@cityofberkeley.info; 510.981.6711

**Project Name:** *Pier- Ferry Project*

**Project Description:** This project will rebuild 1500 feet of the failed recreation pier and include a docking area for daily WETA Ferry service that would transport people to locations throughout the bay

**Community Benefit:** Before its closure due to structural damage in 2015, the pier was used for walking, biking, fishing and sight-seeing by over 100,000 people per year. The addition of a ferry landing will increase this use by up to 900 people per day.

**Estimated Cost:** \$8.0M for Planning and Design including CEQA and NEPA. The City has applied for \$5.0M in grant funds from the Alameda County Transportation Commission for this project, but funding decisions have not been made.

**Contact:** Scott Ferris, Director of Parks, Recreation, and Waterfront  
SFerris@cityofberkeley.info; 510.981.6711

**Project Name:** *Sea Level Rise Projects in the Waterfront*

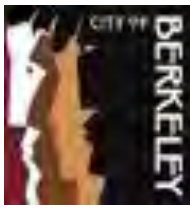
**Project Description:** These three (3) projects will address vulnerable shoreline locations in the Waterfront to meet State resiliently requirements by mid-century and State adaptable requirements by end of century

**Community Benefit:** These projects will protect our recreational and commercial assets including streets, trails, nature areas, restaurants and hotels that insure equitable access to Waterfront areas for several hundred thousand east bay residents per year.

**Estimated Cost:** \$10.05M for planning, design and construction as follows:

- University Avenue Southern Shoreline: \$4.5M
- Inner Harbor: \$3.05M
- North Marina Blvd Shoreline: \$2.5M

**Contact:** Scott Ferris, Director of Parks, Recreation, and Waterfront  
SFerris@cityofberkeley.info; 510.981.6711



# CITY OF BERKELEY 2023 LEGISLATIVE PLATFORM PROJECT LIST

**Project Name:** *Fire Station Renovation/Replacement*

**Project Description:** Renovation or replacement of Berkeley’s seven fire stations

**Community Benefit:** Increase space for additional staffing; meet operational needs

**Estimated Cost:** \$4.5-40M for renovation based on station

**Contact:** David Sprague, Interim Fire Chief, Berkeley Fire Department  
dsprague@cityofberkeley.info; 510.981.3473

**Project Name:** *Regional Fire Training Center*

**Project Description:** Construct a regional fire training center

**Community Benefit:** Provide adequate and nearby training space for emergency responders

**Estimated Cost:** \$20M for design, permitting and soft costs; \$60M for construction

**Contact:** David Sprague, Interim Fire Chief, Berkeley Fire Department  
dsprague@cityofberkeley.info; 510.981.3473

**Project Name:** *Civic Center Vision*

**Project Description:** Develop Plans for Old City Hall and Veteran’s Building

**Community Benefit:** Restore and make use of old, dilapidated City buildings and enhance the Civic Center

**Estimated Cost:** \$10M for design

**Contact:** Liam Garland, Public Works Director  
lgarland@cityofberkeley.info; 510.981.6303

**Project Name:** *Telegraph Shared Streets*

**Project Description:** Rebuild Telegraph Avenue from Dwight to Bancroft to prioritize transit, bikes, and pedestrians, and divert cars from Telegraph at Haste and Channing

**Community Benefit:** Improve pedestrian and bike safety and access, improve transit reliability, and enhance the commercial district

**Estimated Cost:** \$1M for design and preliminary engineering; \$9M for construction

**Contact:** Liam Garland, Public Works Director  
lgarland@cityofberkeley.info; 510.981.6303

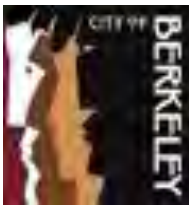
**Project Name:** *US DOT Safe Streets & Roads for All:  
Vision Zero Pedestrian & Bicycle Crossing Safety*

**Project Description:** Implement Bicycle and Pedestrian Plan crossing improvements at eight Intersections

**Community Benefit:** Improve safety and accessibility for people walking and biking across high injury streets

**Estimated Cost:** \$10M for design and construction (submitted for US DOT grant)  
The City has submitted for a US DOT grant, but funding decisions have not been made

**Contact:** Liam Garland, Public Works Director  
lgarland@cityofberkeley.info; 510.981.6303



# CITY OF BERKELEY 2023 LEGISLATIVE PLATFORM PROJECT LIST

**Project Name:** *US DOT Reconnecting Communities: Ashby Ave Vision Zero Safety Plan*

**Project Description:** Develop a conceptual plan for safety improvements along Ashby Avenue (State Route 13) from Telegraph Avenue to San Pablo Avenue

**Community Benefit:** Facilitate effective interagency coordination, to develop a comprehensive corridor traffic safety plan, and support the robust local public engagement necessary to fully understand and address the safety concerns of the local community

**Estimated Cost:** \$600,000 for study and conceptual design  
The City has submitted for a US DOT grant, but funding decisions have not been made

**Contact:** Liam Garland, Public Works Director  
lgarland@cityofberkeley.info; 510.981.6303

**Project Name:** *Caltrans HSIP Cycle 11: Protected Left Turns*

**Project Description:** Hardware upgrade to add left turn signals to existing left turn lanes

**Community Benefit:** Protected left turn signals remove potential conflicts between left turning vehicles and Pedestrians which is one of the primary causes of severe and fatal traffic injuries

**Estimated Cost:** \$6M for design and construction  
The City has submitted for a US DOT grant, but funding decisions have not been made

**Contact:** Liam Garland, Public Works Director  
lgarland@cityofberkeley.info; 510.981.6303

## **FRANCES ALBRIER PLANNING AND CONCEPTUAL DESIGN – EXECUTIVE SUMMARY**

### **BACKGROUND**

Built in 1965, the Frances Albrier Community Center (FACC) is located at 2800 Park Street, on the east side of San Pablo Park, Berkeley's oldest park. The FACC is a well-used community center that serves users of all ages from all over the City for a wide variety of recreation programs, afterschool and summer programs, community meetings and event space rentals. The most popular program at the FACC is the afterschool program for children ages 5-12 which has a capacity of 65 children. Enrollment reaches the maximum capacity every season and typically has an average waitlist of approximately 30 children.

As part of the City's Resilience Strategy, the Frances Albrier Community Center has been designated as one of seven mass "care and shelter" facilities for the City of Berkeley. Mass care and shelter facilities are to meet code requirements for "Immediate Occupancy" after a large disaster, such as an earthquake event. In 1960, building code requirements were much lower than what is required today to achieve the requirement for Immediate Occupancy, and a seismic analysis of the building performed in 2015 concluded that significant structural upgrades would be required to meet Immediate Occupancy performance. Furthermore, the building's mechanical, electrical and plumbing infrastructure are in constant need of repair and maintenance to improve the building's operation.

The Frances Albrier Community Center is a valuable resource for the neighborhood, and the community has expressed that FACC does not currently serve today's needs. FACC has the potential to meet the City's current program needs for the park as well as expand programming for groups of all ages. The community is in support of a structurally upgraded facility that is modern and flexible enough to serve the daily needs of the community, host special events, and function as a site for mass care and shelter activities in times of crisis.

### **FUNDING SOURCE**

In 2016, Berkeley voters approved *Measure T1*, which authorized the City to sell \$100 million of general obligation bonds to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including important City facilities and buildings. In 2017, as part of the City's Measure T1 Bond program, the Frances Albrier Community Center received funding for the Planning and Conceptual Design for a new or renovated community center and mass care and shelter facility.

### **PROJECT TEAM**

In March of 2019, the City of Berkeley selected Siegel and Strain Architects to provide professional consulting services to assist in completion of this project.

### **OUTREACH AND COMMUNITY ENGAGEMENT**

#### ***Focus Groups, Interviews and Community Outreach***

From June through September of 2019, staff and the consultant team conducted one-on-one or small group interviews with Frances Albrier Community Center and San Pablo Park stakeholders in Berkeley, including City Council Members (and/or their staff), City staff, and fee program providers. The team also met with and spoke to community users such as summer day camp families, neighborhood daycares,

long term residents of the San Pablo Park neighborhood, as well as park users and residents surrounding the park by door to door canvassing.

Community outreach events included attending National Night Out at San Pablo Park, canvassing the neighborhood National Night Out events, and San Pablo Park Movie Night. Online or remote efforts to connect with and inform the community about the project included posting events to the Berkeley side calendar, mailing flyers to the surrounding neighborhood, posting on the City's various web pages and calendars, and email announcements out to program users and a contact list of attendees who showed interest in the project at other public meetings. All in all, the project team executed a robust community outreach effort and participated in 14 events over 12 weeks, an average of 1 event per week.

### ***Community Outreach Summary***

During the community outreach phase, the main themes of interest that emerged included:

- Enlarging the community center to be able to offer more recreational opportunities.
- Providing a modern, accessible, inviting, and safe space.
- Opening the community center to be a neighborhood gathering space and resource.
- Providing a sustainable and environmentally friendly solution to meet the City's Resiliency and Zero Net Energy and sustainability goals.
- Adding a swimming pool to replace the lost Willard Pool.

### ***Community Open House #1***

On October 23, 2019, staff and the consultant team hosted the first community open house at the Frances Albrier Community Center. The open house format allowed attendees to come and go at their convenience to engage with the project team. The open house started in the early evening to target feedback from families enrolled in or interested in the afterschool care program, and continued into the evening for the general public. Recreation staff were on hand to engage with children to make it more convenient for families to participate.

Four information stations were set up for attendees to visit: Site Analysis and Building Analysis, Project Goals, Activities and Spaces, and Conceptual Designs. (**Attachments 1, 2, 3, and 4**, respectively).

- The Site and Building Analysis station displayed a list of benefits and concerns with the existing community center and programs. The lists were compiled based on observations, assessments, interviews and meetings during the outreach phase.
- The Project Goals station focused on conversations about goals that were prioritized based on feedback received during the public outreach process.
- At the Activities and Spaces station, attendees were able to see a list of possible program activities as well as possible activities with different sized swimming pools.
- The Conceptual Designs station presented four design concepts.

Passing through each station, attendees engaged with various team members. Attendees completed survey sheets and/or engaged with team members who solicited additional feedback and compiled notes over the evening. Following the engagement, a similar survey along with files of the presentation boards were digitally formatted into an online survey which then went out to the community for additional feedback. This allowed members of the community who could not physically attend the community meeting to have an opportunity to view the design concepts and provide input.

***Community Open House #2 – Remote Engagement***

Following the first community open house, the plan was to hold the second community open house workshop on March 25, 2020 and present the preferred conceptual design. Due to the COVID-19 (Coronavirus) global pandemic, all public in-person meetings were cancelled and residents were directed to shelter-in-place by order of the City of Berkeley Public Health Officer.

The project team quickly switched to remote engagement and utilized digital, phone-in, or mail-in input. The consultant team developed a digital presentation covering the following topics:

- Project Overview
- Project History and Site Information
- Community Input
- Design
- Project Schedule and Budget

The presentation included opportunities for the community to provide further input on the conceptual designs for the team to develop the preferred option. As part of the presentation, the project team recorded responses to questions designed to engage the respondents with various aspects of each conceptual plan. See **Attachment 6** for the Community Outreach Summary. Responses included questions to determine what percentage of respondents attended and/or completed the survey from previous engagements, and what percentage of respondents were new.

**CONCEPTUAL DESIGN OPTIONS A, B, C and D**

The focus group meetings, community engagement and visioning process led to the creation of four conceptual design options. The three ideas that drew the most excitement were investment in the community, the addition of a City-owned public pool, and building upgrades. The expansion of the City's current programs as well as the opportunity to provide multi-activity and multi-generational use drew a strong interest as well.

***Design Option A***

Design Option A is the largest footprint, and reuses portions of the existing space and building walls. This option features a large gymnasium in addition to a separate multipurpose room and stage, the existing open courtyard, and the addition of a small pool (**Attachment 4a**).

***Design Option B***

Design Option B reconstructs the building and features a large lap and recreational size pool, an enclosed courtyard, and a small multipurpose room that can accommodate indoor sports, movement classes and rentals. An adjacent stage has doors that open up and connect to an outdoor stage, (**Attachment 4b**).

***Design Option C***

Design Option C is the smallest footprint and reconstructs the building. This option features a medium lap and recreational sized pool, medium sized multipurpose room with a stage, and a large courtyard that opens toward the ages 5-12 playground area (**Attachment 4c**).



Design Option D

Design Option D reconstructs the building and features a medium sized pool, medium sized multipurpose room with a stage and a very small courtyard area (**Attachment 4d**).

**PREFERRED DESIGN CONCEPT**

The preferred design concept, which combines elements of both Design Option B and Design Option C, is aligned with the majority of community, stakeholder and staff input. The preferred design concept, visualized in **Attachment 5**, includes the following key elements: large lap and recreational sized pool, multipurpose room with stage and adjacent exterior stage, flex/meeting room, commercial kitchen, and large courtyard with pathway connection to the 5-12 playground, and a public restroom within sight of the playgrounds.

**FUTURE COSTS AND FUNDING STRATEGY**

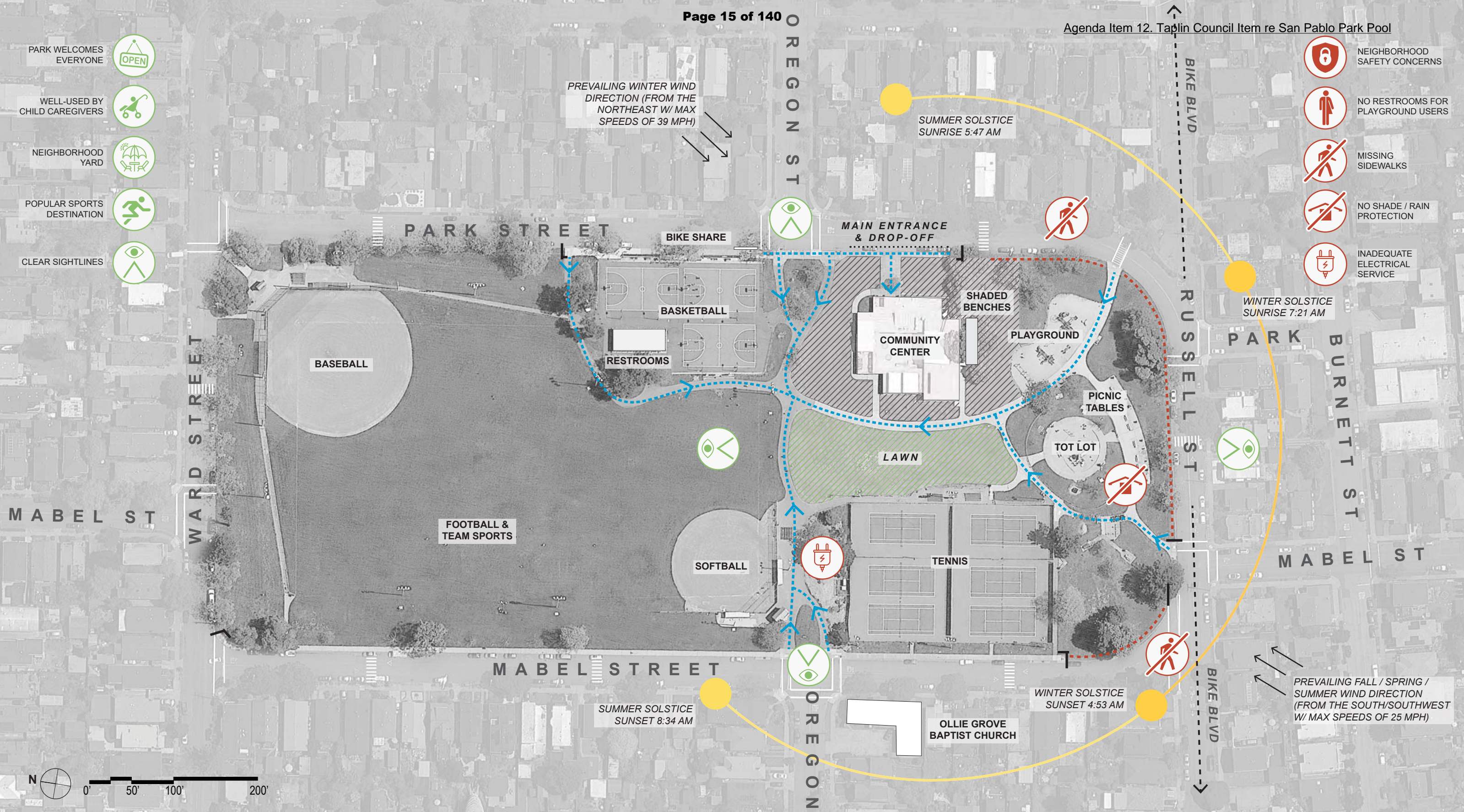
The cost for construction of the preferred design is \$24.6M and is presented in full in **Attachment 7**, with an estimated \$32M total project cost. The cost estimate will inform the subsequent implementation phases of planning, final design and construction for the preferred design concept. The project could be funded in phases with the community center without the pool (\$17.4M) in phase 1 and then the pool and associated building in phase 2 (\$7.2M). Partial or full funding for the project could be considered in the public process for Phase 2 of *Measure T1*, in potential future federal infrastructure funding, or for funding in a separate bond measure. The conceptual plans will also be used to seek any other funding opportunities.

# ATTACHMENT 1

## *Site and Building Analysis*

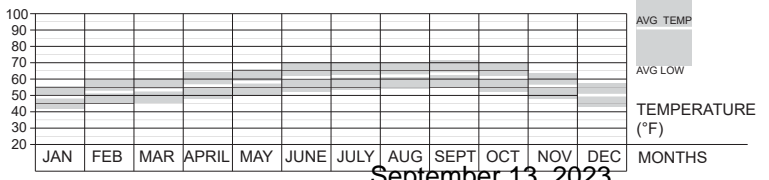
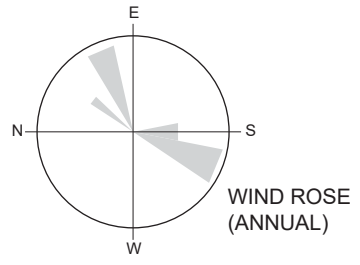
- PARK WELCOMES EVERYONE
- WELL-USED BY CHILD CAREGIVERS
- NEIGHBORHOOD YARD
- POPULAR SPORTS DESTINATION
- CLEAR SIGHTLINES

- NEIGHBORHOOD SAFETY CONCERNS
- NO RESTROOMS FOR PLAYGROUND USERS
- MISSING SIDEWALKS
- NO SHADE / RAIN PROTECTION
- INADEQUATE ELECTRICAL SERVICE

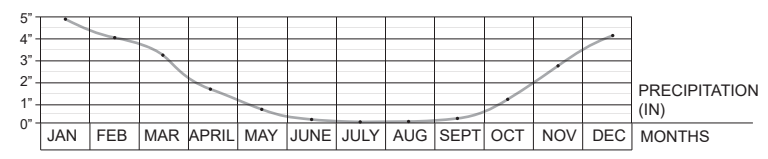


# SITE ANALYSIS

**FRANCES ALBRIER COMMUNITY CENTER**  
 2800 PARK ST, BERKELEY, CA 94702  
 Parks, Recreation, and Waterfront Commission



September 13, 2023  
 Regular Meeting





# BUILDING ANALYSIS

FRANCES ALBRIER COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702  
Parks, Recreation, and Waterfront Commission



September 13, 2023  
Regular Meeting

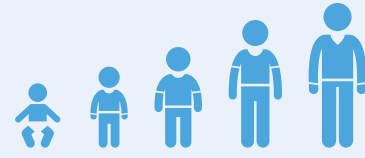


# ATTACHMENT 2

## *Project Goals*

# PROJECT GOALS

FRANCES ALBRIER COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702



## MULTIGENERATIONAL

- Flexible program rooms
- Additional programming and activity opportunities for people of all ages



## YOUTH

- More campers and students
- More program rooms



## INTEGRATED IN PARK

- Better visibility into (and out of) community center
- Support playground and tennis court users (restrooms, shade)



## SAFETY

- Secure program spaces and courtyard
- Implement crime prevention through environmental design



## EMERGENCY PREPAREDNESS

- Information hub during and after disasters
- Emergency services and supplies



## SUSTAINABLE DESIGN

- Integrate City's principles and goals for sustainable design and operation
- Consider passive, net-zero, and all-electric strategies



## COMMUNITY ENGAGEMENT

- Reach out to neighbors, park users, local sports groups, city staff, and council member for input
- Continued engagement and updates throughout design and construction

# ATTACHMENT 3

## *Activities and Spaces*

# ACTIVITIES & SPACES

FRANCES ALBRIER COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702



## COMMUNITY CENTER

SPACE NAME	AREA (SF)	ACTIVITIES
<b>Lobby &amp; Circulation</b>	<b>1,600</b>	Waiting area; informal gathering space; community information space
<b>Offices</b>	<b>720</b>	
<b>Multipurpose Room</b>		
Small (74' x 42')	4,400	Basketball
- Junior High basketball court		
- Live Oak Rec. Center		
Medium (84' x 50')	5,500	Volleyball; futsal; badminton; pickleball
- High School basketball court		
- Golden Gate Rec. Ctr.		
Large (84' x 50')	7,500	Movement classes; gymnastics; martial arts; dance classes; Zumba; hoop dance classes; yoga
- High School basketball court		
- James Kenney Comm. Ctr.		
<b>Stage</b>	<b>1,250</b>	Performing arts; theater productions; afterschool programs
		Yoga; dance
<b>Early Education</b>	<b>925</b>	Parent and Me/Baby and Me classes
		Young children; Pre-K Power Play; Tots Around Town; Tot Art Classes
		Community rentals (birthday parties, baby showers); meeting space
<b>Arts &amp; Crafts</b>	<b>925</b>	Art classes (all ages); pottery/ceramics (all ages); summer camps; afterschool programs
		Puppy training
<b>Digital Media</b>	<b>925</b>	Computer lab; laptop/tablet cart; rental/meeting space
		STEM classes; afterschool programs; summer camps
<b>Meeting / Flex Room</b>	<b>925</b>	Homework room; tutoring
		Neighborhood socials; small meetings; specialty classes; rentals; afterschool program; summer camp
<b>Kitchen</b>	<b>600</b>	Cooking classes; community kitchen classes; community rental; afterschool program and camp use
<b>Restrooms</b>	<b>840</b>	
<b>Utilities</b>	<b>1,050</b>	
<b>Courtyard</b>		Vegetable garden
Small	1,000	
Medium	3,250	
Large	4,500	Outdoor programs; community rentals; afterschool and camp programs

## POOL FACILITY

SPACE NAME	AREA (SF)	ACTIVITIES
<b>Entry</b>	<b>500</b>	
<b>Pool</b>		
Small (75' x 32')	1,000	Lap swim; swim lessons; water walking; public swim; family swim; small Masters program; senior exercise
- 4 lanes of lap swim		
		Junior lifeguard camp; community safety classes (WSI, Lifeguarding)
Medium (75' x 45')	3,250	<b>ACTIVITIES ABOVE +</b>
- 6 lanes of lap swim		
- King Pool, Willard Pool, West Campus Pool		Swim lessons; parent/child swim lessons
Large (75' x 82')	4,500	<b>ACTIVITIES ABOVE +</b>
- 11 lanes of lap swim		
- Berkeley High Pool		Water polo
		Scuba diving training
		Introduction to paddleboard; introduction to kayaking
		Synchronized swim
<b>Pool Deck</b>	<b>5,500 - 10,200</b>	
<b>Splash Pad</b>	<b>500</b>	Water play; mushroom showers; Parent and Me/Tot Water Safety/Intro class (Water Exploration)
<b>Locker Rooms / Showers</b>	<b>1,500</b>	
<b>Utilities</b>	<b>1,500</b>	Equipment room; storage
<b>Lifeguard/Pool Office</b>	<b>100</b>	Administrative and break area for lifeguards



# ATTACHMENT 4

*4a - Design Option A*

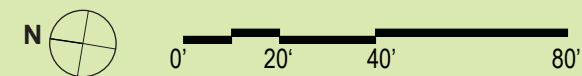
*4b - Design Option B*

*4c - Design Option C*

*4d - Design Option D*



TOTAL BUILDING AREA: 23,500 SF



# OPTION A

FRANCIS PARK RECREATION COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702

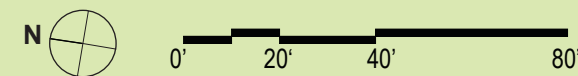
September 13, 2023  
Regular Meeting



SEGEL & STRAIN Architects



TOTAL BUILDING AREA: 19,700 SF



# OPTION B

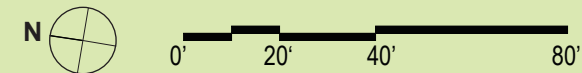
FRANCIS PARK RECREATION COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702

September 13, 2023  
Regular Meeting





TOTAL BUILDING AREA: 19,200 SF



# OPTION C

FRANCIS PARK RECREATION COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702

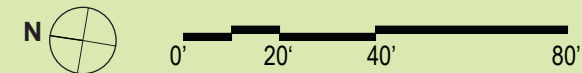
September 13, 2023  
Regular Meeting



SEGEL & STRAIN Architects  
LAW WILDERAUER



TOTAL BUILDING AREA: 21,000 SF



# OPTION D

FRANCIS A. BRERTON COMMUNITY CENTER  
2800 PARK ST, BERKELEY, CA 94702

September 13, 2023  
Regular Meeting



SEGEL & STRAIN Architects

# ATTACHMENT 5

## *Preferred Conceptual Design*

# Architectural Floor Plan

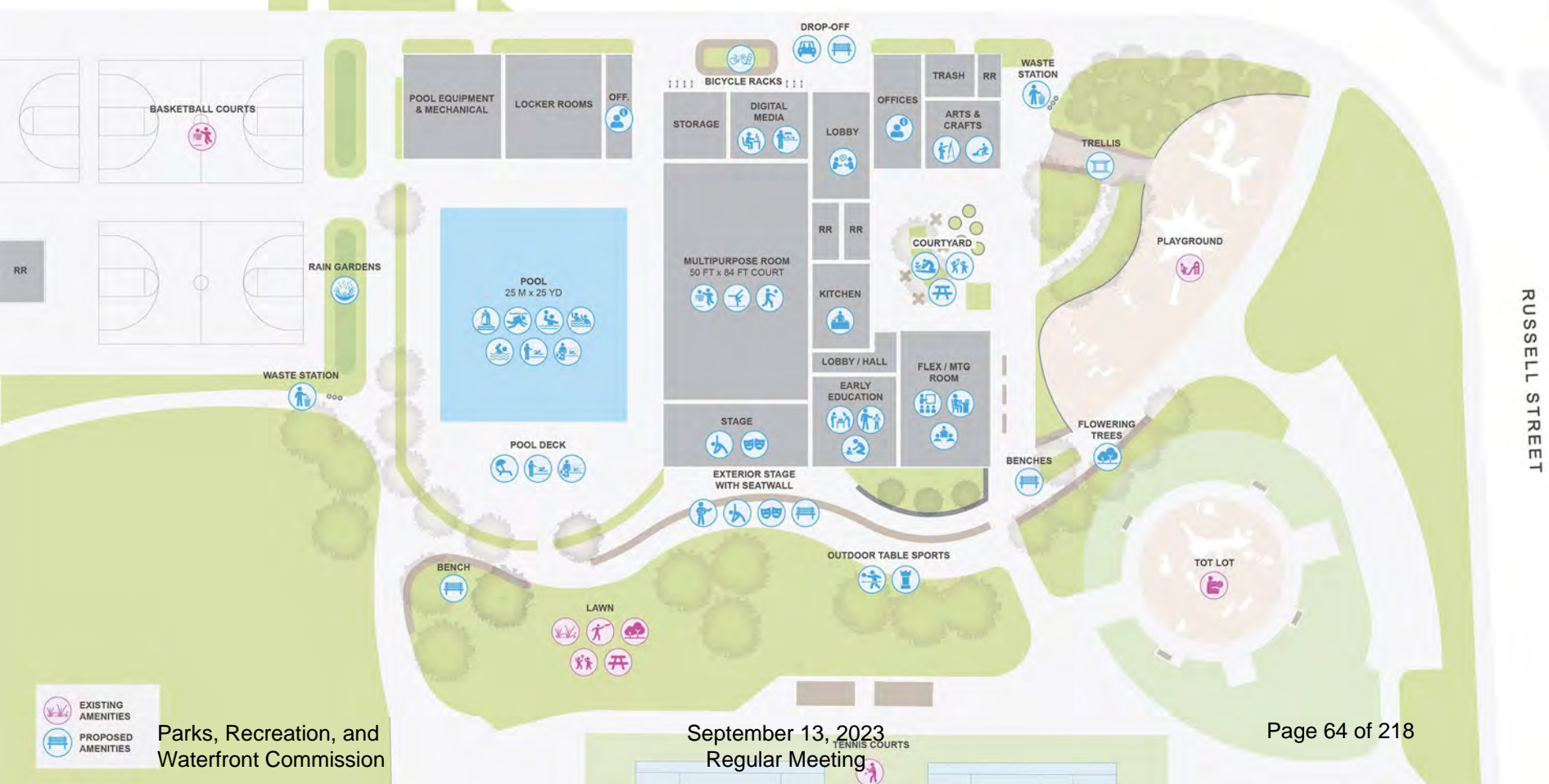


COMMUNITY CENTER	20,800 SF
POOLHOUSE	4,500 SF
<b>TOTAL BUILDING AREA</b>	<b>25,300 SF</b>

Parks, Recreation, and Waterfront Commission

September 13, 2023 Regular Meeting

# Activities Floor Plan



EXISTING AMENITIES  
PROPOSED AMENITIES



# ATTACHMENT 6

## *Community Outreach Summary*

# Community Outreach Summary

Frances Albrier Community  
Center Planning & Design

# Project Overview

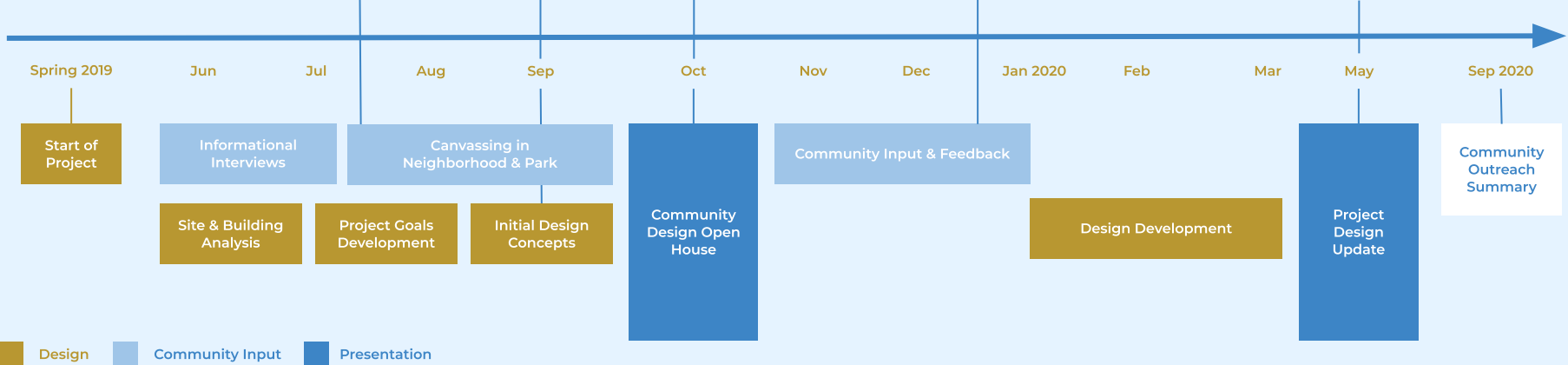
The Frances M. Albrier Community Center is a well-used public facility that offers spaces for classes and events, open to the public and private.

Measure T1 funding has enabled the necessary planning and design for the future of the Community Center as a Care and Shelter Facility with expanded space for popular programs.

The planning and design phase began in June 2019. Community input and feedback has been central to the design process. Public outreach efforts have included neighborhood canvassing, attendance at park events, in-person sessions and online surveys.



# Project Timeline



# Outreach Overview

In-Person

**Informational Interviews** - July/August 2019

**Canvassing in Neighborhood and Park**

- Neighborhood Canvassing - August 3, 2019
- National Night Out in San Pablo Park - August 6, 2019
- Movies in the Park - August 23, 2019

**Community Design Open House** - October 23, 2019

Online

**Survey #1** - November/December 2019

**Project Update** - May 2020

**Survey #2** - June 2020

# 130+

Community members  
on mailing list

# 310

Survey responses



National Night Out  
Aug 6, 2019



Community Design Open House  
Oct 23, 2019

# Informational Interviews

## OUTREACH OBJECTIVES

- Gather general information and history about the building and site
- Seek input on activities and uses at San Pablo Park

## PARTICIPANTS

- District 2 Councilmember
- City of Berkeley Office of Energy & Sustainable Development
- Department of Parks, Recreation & Waterfront Staff, including program providers, recreation staff, and maintenance staff
- Long-term Residents
- Independent Daycare Providers

## RESULTS

- Building & Site Analysis Diagram
- Project Goals



Site Analysis Diagram



# Canvassing in Neighborhood & Park

## OUTREACH OBJECTIVES

- Promote project awareness
- Seek input on activities and uses at Frances Albrier Community Center and in San Pablo Park






## PARTICIPANTS

- Canvassing in Park - 15 people
- National Night Out - 39 people
- Movies in the Park - 9 people

## RESULTS

- Desired Activities & Spaces

### Community Center

Lobby	
Offices	
Multipurpose Room	   
Stage	 
Early Education	  
Arts & Crafts	 
Computer Room	 
Flex / Meeting Room	 

Kitchen	
Courtyard	 
Restrooms	

### Pool Facility

Pool / Lifeguard Office	
Swimming Pool	     
Pool Deck	
Locker / Shower Rooms	

Desired Activities & Spaces

# Community Design Open House

## OUTREACH OBJECTIVES

- Review four plan options
- Seek input on community preferences regarding types, configuration, and location of spaces including: Multipurpose Room, Swimming Pool, and Courtyard

## PARTICIPANTS

- 35 attendees (open to general public)

## RESULTS

- Four Plan Options



Community Design Open House



Option A (adding to existing building)



Option B (all new building)



Option C (all new building)



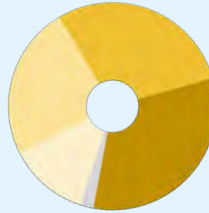
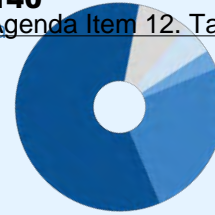
Option D (all new building)



# Survey #1

60% Prefer Large Pool

Agenda Item 12. Taplin Council Item re San Pablo Park Pool



31% Prefer Any Size Multipurpose Room

Ideas that drew most excitement:

- Public pool
- Building upgrades
- Community Investment

Areas of greatest concern:

- Parking
- Cost
- Project length / feasibility

## OUTREACH OBJECTIVES

- Gauge interest in programs and activities
- Evaluate preference for potential size of multipurpose room and swimming pool
- Solicit feedback on project benefits and concerns

## PARTICIPANTS

- 164 responses to questionnaire (both online SurveyMonkey and in-person at Open House)

## RESULTS

- Preferred Plan Option with large pool to the north, medium multipurpose room, and courtyard to the south next to playground



# Project Update & Survey #2

## OUTREACH OBJECTIVES

- Provide summary of community outreach effort to-date
- Report results of Survey #1
- Confirm preferred plan option
- Articulate benefits and concerns
- Evaluate preference for building massing/roof design

## PARTICIPANTS

- Project Update published on City of Berkeley website
- 146 responses to online SurveyMonkey questionnaire

## RESULTS

- Preferred shed roof option
- Enthusiasm for large pool and community center building upgrades
- Concern for parking impact and project cost/feasibility



Option A - Shed Roof



Option B - Gable Roof



Aerial view of massing option



View from playground



View of courtyard

**68%** Prefer a Shed Roof



*“Great opportunity for multi-activity, multi-generational community use in family-oriented residential area.”*

Sample survey responses

*“It would be wonderful to have a large, modern public pool in the heart of Berkeley.”*

## What is the cost of the project?

The construction cost estimate is \$24 million. Measure T1 has funded the conceptual design and planning to-date. The City of Berkeley is currently seeking support and funding for design completion and construction.

## How will the project impact parking?

The next phase of the planning process will involve a detailed traffic study. The City is exploring multiple solutions to mitigate vehicular traffic including public transportation and bike share programs.

## Why does this project include a swimming pool?

San Pablo Park is an ideal opportunity site for a large pool due to the size of the park. The addition of a pool to the community center would provide the community with the only City-owned public swimming pool in Berkeley.

## How will security concerns be addressed?

The new community center is designed and sited to foster positive social interaction. Access points are visible from Park Street, Russell Street and San Pablo Park. They are positioned for natural surveillance from the outside and to be monitored by staff from the inside. The plan incorporates transitional zones between the public streets and the park and the more protected interior spaces such as the gymnasium and program rooms.

## What is a Berkeley Care and Shelter Facility?

The 2016 Berkeley Resilience Strategy designated Frances Albrier Community Center as one of the seven mass Care and Shelter facilities for community use in the event of an emergency, such as an earthquake or fire. The Center is designed to meet enhanced design criteria for seismic activity and other natural disasters so that it can serve as an information hub, emergency supply dispensary and an overnight public shelter after a major earthquake or during a fire storm.

# Thank you

**City of Berkeley Project Manager:**  
Wendy Wellbrock - [WWellbrock@CityofBerkeley.info](mailto:WWellbrock@CityofBerkeley.info)

# ATTACHMENT 7

## *Cost Estimate*

**Budget Estimate Report**  
**Conceptual Design Alternates**

**Frances Albrier Community Center**  
Berkeley, CA

**Report Date:**  
3/24/20

**Prepared for:**  
Siegel & Strain Architects

**Prepared by:**  
Robert Borinstein  
R. Borinstein Company

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**CONCEPT PHASE ESTIMATE****EXECUTIVE SUMMARY REPORT**

Project Frances Albrier Community Center  
Comparative Scheme Option Estimates - Conceptual Design

3/24/20

Submission

SCHEME DESCRIPTION	OPTION A		OPTION B		VARIANCE = B - A
	NET AMOUNT	net unit cost incl mark-ups	NET AMOUNT	net unit cost incl mark-ups	
<b>BASE SCOPE</b>		<b>21,300</b> /gsf		<b>21,040</b> /gsf	
MOBILIZATION, PROJECT PREP, & DEMOLITION	\$ 367,000	\$17.23 /gsf	\$ 444,000	\$21.10 /gsf	\$ 77,000
BUILDING STRUCTURE	\$ 3,245,000	\$152.35 /gsf	\$ 4,991,000	\$237.21 /gsf	\$ 1,746,000
BUILDING ENVELOPE	\$ 3,391,000	\$159.20 /gsf	\$ 3,384,000	\$160.84 /gsf	\$ (7,000)
INTERIOR BUILDOUT & MEP	\$ 6,680,000	\$313.62 /gsf	\$ 7,043,000	\$334.74 /gsf	\$ 363,000
KITCHEN EQUIPMENT	\$ 396,000	\$18.59 /gsf	\$ 396,000	\$18.82 /gsf	\$ -
BUILDING SUBTOTAL	\$ 14,079,000	\$660.99 /gsf	\$ 16,258,000	\$772.72 /gsf	\$ 2,179,000
SITE DEMOLITION, GRADING, & SITE DRAINAGE	\$ 408,000	\$19.15 /gsf	\$ 438,000	\$20.82 /gsf	\$ 30,000
FINISH SITework	\$ 2,435,000	\$114.32 /gsf	\$ 2,112,000	\$100.38 /gsf	\$ (323,000)
SITE SUBTOTAL	\$ 2,843,000	\$133.47 /gsf	\$ 2,550,000	\$121.20 /gsf	\$ (293,000)
SERVICE UTILITIES	\$ 372,000	\$17.46 /gsf	\$ 391,000	\$18.58 /gsf	\$ 19,000
PHOTOVOLTAIC SYSTEM	\$ 900,000	\$42.25 /gsf	\$ 1,045,000	\$49.67 /gsf	\$ 145,000
UTILITIES SUBTOTAL	\$ 1,272,000	\$59.72 /gsf	\$ 1,436,000	\$68.25 /gsf	\$ 164,000
POOL, DECK, EQUIPMENT, & POOL FENCING	\$ -	\$0.00 /gsf	\$ 3,393,000	\$161.26 /gsf	\$ 3,393,000
<b>TOTAL BUDGET ESTIMATE - BASE SCOPE</b>	<b>\$ 18,194,000</b>	<b>\$854.18 /gsf</b>	<b>\$ 23,637,000</b>	<b>\$1,123.43 /gsf</b>	<b>\$ 5,443,000</b>
<b>ALTERNATE SCOPE</b>					
1. ALL ELECTRIC POOL HEAT PUMP	\$ -	\$0.00 /gsf	\$ 890,000	\$42.30 /gsf	\$ 890,000
2. EXTEND SIDEWALK AT SOUTH END	\$ 49,000	\$2.30 /gsf	\$ 49,000	\$2.33 /gsf	\$ -
3. HAZARDOUS MATERIAL ABATEMENT ALLOWANCE	\$ 74,000	\$3.47 /gsf	\$ 74,000	\$3.52 /gsf	\$ -
<b>TOTAL BUDGET ESTIMATE - ALTERNATE SCOPE</b>	<b>\$ 123,000</b>	<b>\$5.77 /gsf</b>	<b>\$ 1,013,000</b>	<b>\$48.15 /gsf</b>	<b>\$ 890,000</b>
<b>TOTAL BUDGET ESTIMATE - BASE + ALT SCOPE</b>	<b>\$ 18,317,000</b>	<b>\$859.95 /gsf</b>	<b>\$ 24,650,000</b>	<b>\$1,171.58 /gsf</b>	<b>\$ 6,333,000</b>

**ESTIMATE SUMMARY EXCLUSIONS**

- 1 A/V cabling or equipment assumed to be provided in an owner vendor budget. The estimate will provide a budget for conduit infrastructure
- 2 FF&E (Furnishings, Fixtures, & Equipment - Non Built-in)
- 3 Theater seating, equipment, sound or lighting systems
- 4 Ornamental signage or donor recognition program. The estimate will include a budget for code required and room ID signage
- 5 Data & telephone equipment assumed to be provided in an owner vendor budget. The estimate will provide a budget for cabling infrastructure
- 6 Security alarm equipment & devices assumed to be provided in an owner vendor budget. The estimate will provide a minor budget for conduit infrastructure
- 7 Planning or permit fees.
- 8 The cost to remove hazardous materials as well as the cost to work in the presence of hazardous materials - See Alternates
- 9 Project soft costs (A&E Fees, Owner's Management Expenses, Builder's Risk Insurance, Capital Campaign Costs, etc)
- 10 Inflation escalation - Estimates based on present day cost of construction)

Refer to attached estimate detail



**INTERMEDIATE SUMMARY REPORT**

Summary Assembly Description	Totals Raw Cost		Totals w/Mark-up	
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**BASE SCOPE**

**OPTION A - RENOVATE BUILDING**

		<u>21,300</u>	<i>gsf bldg</i>		<u>21,300</u>	<i>gsf bldg</i>
I. MOBILIZATION & PROJECT PREPARATION	\$ 78,000	\$3.66	/gsf bldg	\$ 116,127	\$5.45	/gsf bldg
II. BUILDING DEMOLITION	\$ 168,186	\$7.90	/gsf bldg	\$ 250,397	\$11.76	/gsf bldg
III. BUILDING STRUCTURE - FOUNDATION & SOG	\$ 317,550	\$14.91	/gsf bldg	\$ 472,773	\$22.20	/gsf bldg
IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE	\$ 1,862,225	\$87.43	/gsf bldg	\$ 2,772,506	\$130.16	/gsf bldg
V. BUILDING EXTERIOR ENVELOPE - WALLS	\$ 1,313,975	\$61.69	/gsf bldg	\$ 1,956,264	\$91.84	/gsf bldg
VI. BUILDING EXTERIOR ENVELOPE - ROOF	\$ 963,460	\$45.23	/gsf bldg	\$ 1,434,412	\$67.34	/gsf bldg
VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES	\$ 1,909,960	\$89.67	/gsf bldg	\$ 2,843,575	\$133.50	/gsf bldg
VIII. INTERIOR BUILDOUT - MEPF	\$ 2,576,710	\$120.97	/gsf bldg	\$ 3,836,241	\$180.11	/gsf bldg
IX. KITCHEN EQUIPMENT	\$ 265,814	\$12.48	/gsf bldg	\$ 395,748	\$18.58	/gsf bldg
<b>BUILDING SUBTOTAL</b>	<b>\$ 9,455,880</b>	<b>\$443.94</b>	<b>/gsf bldg</b>	<b>\$ 14,078,043</b>	<b>\$660.94</b>	<b>/gsf bldg</b>
		<u>56,700</u>	<i>sf site</i>		<u>56,700</u>	<i>sf site</i>
X. SITE ELEMENTS DEMOLITION	\$ 150,528	\$7.07	/gsf bldg	\$ 224,107	\$10.52	/gsf bldg
XI. EARTHWORK & GRADING	\$ 78,220	\$3.67	/gsf bldg	\$ 116,455	\$5.47	/gsf bldg
XII. SITE DRAINAGE	\$ 45,000	\$2.11	/gsf bldg	\$ 66,997	\$3.15	/gsf bldg
XIII. FINISH SITEWORK	\$ 1,635,525	\$76.79	/gsf bldg	\$ 2,434,992	\$114.32	/gsf bldg
<b>SITWORK SUBTOTAL</b>	<b>\$ 1,909,273</b>	<b>\$89.64</b>	<b>/gsf bldg</b>	<b>\$ 2,842,551</b>	<b>\$133.45</b>	<b>/gsf bldg</b>
XIV. WATER UTILITIES	\$ 42,000	\$1.97	/gsf bldg	\$ 62,530	\$2.94	/gsf bldg
XV. SANITARY UTILITIES	\$ 5,000	\$0.23	/gsf bldg	\$ 7,444	\$0.35	/gsf bldg
XVI. GAS SERVICE UTILITIES	\$ -	\$0.00	/gsf bldg	\$ -	\$0.00	/gsf bldg
XVII. ELECTRICAL UTILITIES	\$ 203,000	\$9.53	/gsf bldg	\$ 302,229	\$14.19	/gsf bldg
XVII. PHOTVOLTAIC SYSTEM	\$ 604,500	\$28.38	/gsf bldg	\$ 899,988	\$42.25	/gsf bldg
<b>SITWORK SUBTOTAL</b>	<b>\$ 854,500</b>	<b>\$40.12</b>	<b>/gsf bldg</b>	<b>\$ 1,272,191</b>	<b>\$59.73</b>	<b>/gsf bldg</b>
<b>Subtotal Raw Cost of Construction</b>	<b>\$ 12,219,652</b>	<b>\$573.69</b>	<b>/gsf bldg</b>			
Mark-ups including contingency	\$ 5,973,133	\$280.43	/gsf bldg			
<b>Subtotal Cost of Hard Construction</b>	<b>\$ 18,192,785</b>	<b>\$854.12</b>	<b>/gsf bldg</b>	<b>\$ 18,192,785</b>		

**OPTION B - NEW BUILDING**

		<u>21,040</u>	<i>gsf bldg</i>		<u>21,040</u>	<i>gsf bldg</i>
I. MOBILIZATION & PROJECT PREPARATION	\$ 78,000	\$3.71	/gsf bldg	\$ 116,127	\$5.52	/gsf bldg
II. BUILDING DEMOLITION	\$ 219,991	\$10.46	/gsf bldg	\$ 327,525	\$15.57	/gsf bldg
III. BUILDING STRUCTURE - FOUNDATION & SOG	\$ 1,243,705	\$59.11	/gsf bldg	\$ 1,851,645	\$88.01	/gsf bldg
IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE	\$ 2,108,775	\$100.23	/gsf bldg	\$ 3,139,573	\$149.22	/gsf bldg
V. BUILDING EXTERIOR ENVELOPE - WALLS	\$ 1,530,654	\$72.75	/gsf bldg	\$ 2,278,858	\$108.31	/gsf bldg
VI. BUILDING EXTERIOR ENVELOPE - ROOF	\$ 742,009	\$35.27	/gsf bldg	\$ 1,104,713	\$52.51	/gsf bldg
VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES	\$ 2,033,199	\$96.63	/gsf bldg	\$ 3,027,054	\$143.87	/gsf bldg
VIII. INTERIOR BUILDOUT - MEPF	\$ 2,697,720	\$128.22	/gsf bldg	\$ 4,016,402	\$190.89	/gsf bldg
IX. KITCHEN EQUIPMENT	\$ 265,814	\$12.63	/gsf bldg	\$ 395,748	\$18.81	/gsf bldg
<b>BUILDING SUBTOTAL</b>	<b>\$ 10,919,866</b>	<b>\$519.01</b>	<b>/gsf bldg</b>	<b>\$ 16,257,646</b>	<b>\$772.70</b>	<b>/gsf bldg</b>
		<u>48,830</u>	<i>sf site</i>		<u>48,830</u>	<i>sf site</i>
X. SITE ELEMENTS DEMOLITION	\$ 150,528	\$7.15	/gsf bldg	\$ 224,107	\$10.65	/gsf bldg
XI. EARTHWORK & GRADING	\$ 98,438	\$4.68	/gsf bldg	\$ 146,555	\$6.97	/gsf bldg
XII. SITE DRAINAGE	\$ 45,000	\$2.14	/gsf bldg	\$ 66,997	\$3.18	/gsf bldg
XIII. FINISH SITEWORK	\$ 1,418,855	\$67.44	/gsf bldg	\$ 2,112,411	\$100.40	/gsf bldg
<b>SITWORK SUBTOTAL</b>	<b>\$ 1,712,820</b>	<b>\$81.41</b>	<b>/gsf bldg</b>	<b>\$ 2,550,070</b>	<b>\$121.20</b>	<b>/gsf bldg</b>
XIV. WATER UTILITIES	\$ 42,000	\$2.00	/gsf bldg	\$ 62,530	\$2.97	/gsf bldg
XV. SANITARY UTILITIES	\$ 5,000	\$0.24	/gsf bldg	\$ 7,444	\$0.35	/gsf bldg
XVI. GAS SERVICE UTILITIES	\$ 12,500	\$0.59	/gsf bldg	\$ 18,610	\$0.88	/gsf bldg
XVI. ELECTRICAL UTILITIES	\$ 203,000	\$9.65	/gsf bldg	\$ 302,229	\$14.36	/gsf bldg
XVII. PHOTVOLTAIC SYSTEM	\$ 702,000	\$33.37	/gsf bldg	\$ 1,045,147	\$49.67	/gsf bldg
<b>SITWORK SUBTOTAL</b>	<b>\$ 964,500</b>	<b>\$45.84</b>	<b>/gsf bldg</b>	<b>\$ 1,435,961</b>	<b>\$68.25</b>	<b>/gsf bldg</b>
XIX. POOL, DECK, EQUIPMENT, & POOL FENCE	\$ 2,278,750	\$108.31	/gsf bldg	\$ 3,392,634	\$161.25	/gsf bldg
<b>POOL SUBTOTAL</b>	<b>\$ 2,278,750</b>	<b>\$108.31</b>	<b>/gsf bldg</b>	<b>\$ 3,392,634</b>	<b>\$161.25</b>	<b>/gsf bldg</b>
<b>Subtotal Raw Cost of Construction</b>	<b>\$ 15,875,936</b>	<b>\$754.56</b>	<b>/gsf bldg</b>			
Mark-ups including contingency	\$ 7,760,375	\$368.84	/gsf bldg			
<b>Total Cost of Hard Construction - Base Scope</b>	<b>\$ 23,636,311</b>	<b>\$1,123.40</b>	<b>/gsf bldg</b>	<b>\$ 23,636,311</b>		

**INTERMEDIATE SUMMARY REPORT**

Summary Assembly Description	Totals Raw Cost	Totals w/Mark-up
<b><u>ALTERNATES</u></b>		
1. ALL ELECTRIC POOL HEAT PUMP	\$ 597,500	\$ 889,566
2. EXTEND SIDEWALK AT SOUTH END	\$ 33,180	\$ 49,399
3. HAZARDOUS MATERIAL ABATEMENT ALLOWANCE	<u>\$ 50,000</u>	<u>\$ 74,441</u>
 Total Cost of Hard Construction - Alternate Scope	 \$ 680,680	 \$ 1,013,406

### **ESTIMATE NOTES, QUALIFICATIONS, AND ASSUMPTIONS**

**Project:** Frances Albrier Community Center  
 Conceptual Plan Design Alternatives

**Location:** Berkeley, CA

**Report Date:** 3/24/20

The following is meant to clarify select assumptions used in this conceptual budget estimate and serves as a supplement to the conceptual design documents upon which this estimate is based. It does not constitute a complete narrative of all assumptions included in the estimate.

### **PROJECT DOCUMENTS**

This estimate report is based on a combination of design documents including the following:

- Drawings: Frances Albrier Community Center Option A, Concept Design Pricing Set dated 3/3/20 as prepared by Siegel & Strain Architects
- Drawings: Frances Albrier Community Center Option B, Concept Design Pricing Set dated 3/3/20 as prepared by Siegel & Strain Architects
- Conceptual Project Manual: Frances Albrier Community Center Concept Design dated 3/5/20 as prepared by Siegel & Strain Architects
- Misc email correspondence between members of the project team clarifying scope

### **PROJECT NOTES & QUALIFICATIONS**

1. This budget estimate report represents the probable cost of “hard construction” as understood at the conceptual phase and is assembled using empirical market data. Though correspondence with the design team helped clarify a number of issues, the nature of a conceptual estimate involves making a significant quantity of assumptions which may or may not represent the final design or as-built conditions. It is not a guarantee of final project cost, which is dependent upon the development of details for the final design as well as upon the methodology of bid solicitation and the bidding climate at the time of award.
2. Escalation. An escalation factor has been provided assuming construction performed in 2022. The estimate includes an annual escalation factor of 5%, which is compounded annually, applied to the number of years between now and the anticipated mid-point of construction.
3. The attached estimate detail and quantification graphics provide additional information as to the scope assumed in this estimate.

### **EXCLUSIONS**

1. Data and telephone equipment in buildings assumed to be provided by the owner’s vendor. The estimate includes a budget for conduit and cabling.

2. Audio-visual cabling or equipment. The estimate includes a budget for conduit infrastructure in the Education Center only.
3. Theater seating, equipment, sound, or lighting systems
4. Security alarm system. The estimate includes a budget for conduit infrastructure.
5. Furniture, fixtures, and equipment (FF&E) other than the budget for the kitchen equipment.
6. Permit or planning fees except for permit fees required by mechanical, electrical, and plumbing contractors.
7. The cost to remove hazardous materials as well as the cost to work in the presence of hazardous materials. See Alternate for, which provides an allowance of \$75,000 for abatements. A hazardous materials report has not been provided for use in this estimate.
8. Owner soft and direct costs. The estimate excludes owner soft and direct costs, such as design and engineering, except for design-build trades, construction management and other consultants, special inspections, capital campaign expenditures, financing, builder's risk insurance, etc.
9. Owner's course of construction contingency. The owner's course of construction contingency is assumed to be carried in a separate owner's budget. This contingency is different than the design and contractor's contingencies provided for in the estimate to better anticipate the cost of construction at the time of contract award. The owner's course of construction contingency should be carried to anticipate change orders during the construction phase generated by unknown conditions or by discretionary changes to the design.

#### MARK-UP STRUCTURE

The following mark-up structure is applied progressively to the direct trade costs. The result is a compounding of the factors note below.

1. Contractor's General Expenses. A budget has been applied for the general contractor's field expenses and temporary construction required to manage and supervise a public funded project and on-site construction activities. This budget is presently factored as a percentage (15%) of the direct or raw cost of construction.
2. General Contractor's Fee. General contractor's overhead and profit has been included as a combined fee factored as a percentage (7.5%) of the direct or raw cost of construction including contractor's general condition expenses.
3. General Contractor's Insurance. A budget for contractor's insurance is applied as a percentage (1%) of the direct or raw cost of construction including contractor's general expenses, and general contractor's fee.
4. Building Permit Fee. Excluded as noted in Project Notes and Qualifications above.
5. Contingency. A contingency has been factored as a percentage (15%) of the direct or raw cost of construction including contractor's general expenses, general contractor's fee and insurance. It has been applied to anticipate the following:
  - Design & estimating contingency to account for the preliminary nature of the design documents.

Notes, Clarification, & Assumptions

- General contractor's contingency built into the contractor's price at the time of award.
6. Performance & Payment Bonds. A factor of 1.25% has been included to account for the cost of performance and payment bonds assumed to be required by the public agency.

**CONCEPT PHASE ESTIMATE**

**ESTIMATE DETAIL REPORT**

**Project** Frances Albrier Community Center  
Comparative Scheme Option Estimates - Conceptual Design

**Est by:** RMB  
**Est Date:** 3/24/20  
Submission

**Design Docs:** Frances Albrier Community Center Concept Design Pricing Set  
**Document Date:** Various Transmitted 3/3/20

Bldg Footprint 21,300 gsf  
Total Site Footprint 56,700 sf

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions

**I. MOBILIZATION & PROJECT PREPARATION**

**50 Mobilization & Proj Preparation**

Mobilization/demobilize & temporary facilities	1.00	bgt	20,000.00	20,000			
Construction Fencing	1,400.00	lf	7.50	10,500			
Temp erosion control & BMP measures	1.00	bgt	2,500.00	2,500			
Prepare SWPPP	1.00	bgt	7,500.00	7,500			
Layout & stake	1.00	bgt	5,000.00	5,000			
Misc equip budget - forklift/gradall, etc	1.00	bgt	25,000.00	25,000			
Temporary utilities	1.00	bgt	7,500.00	7,500			

**Subtotal**

**78,000**

**TOTAL: I. MOBILIZATION & PROJECT PREPARATION**

**78,000**

\$3.66 /gsf bldg

Net Total Incl Mark-up

116,127

**II. BUILDING DEMOLITION**

**F2010 Building Elements Demolition**

Strip finishes - building to be removed	1,400.00	sf	2.50	3,500			
Strip finishes - building to remain back to CMU & conc slab	7,100.00	sf	4.00	28,400			
Strip clerestory & siding from sawtooth roofs	2,600.00	sf	7.50	19,500			
Remove flat roofs - roofing and framing	4,900.00	sf	0.75	3,675			
Remove roof at sawtooth - roofing and joist framing	4,365.00	sf	1.50	6,548			
Remove sawtooth trusses - multipurpose room	6.00	ea	1,500.00	9,000			
Remove sawtooth truss framing - low roofs	2,153.00	sf	3.50	7,536			
Remove pop-up framing - stage	575.00	sf	3.50	2,013			
Remove courtyard canopy roofs & posts	190.00	lf	7.50	1,425			
Remove storefront and windows	1,450.00	sf	5.00	7,250			
Demo courtyard fireplace	1.00	bgt	2,500.00	2,500			
Sawcut CMU for new openings in CMU to stay	140.00	lf	35.00	4,900			
Selective demo CMU wall section at building to remain	890.00	sf	10.00	8,900			
Demo CMU walls at building section to be removed	1,690.00	sf	6.00	10,140			
Demo conc slab at building to be removed	1,400.00	sf	3.50	4,900			
Demo conc footings at building to be removed	195.00	lf	30.00	5,850			
Budget to cut & demo slab for new utilities at bldg to remain	1.00	bgt	7,500.00	7,500			
Haul and dispose	315.00	tons	110.00	34,650			

**Subtotal**

**168,186**

**F2020 Hazardous Components Abatement**

See Alternates

**Subtotal**

**-**

**TOTAL: II. BUILDING DEMOLITION**

**168,186**

\$7.90 /gsf bldg

Net Total Incl Mark-up

250,397

**V. BUILDING STRUCTURE - FOUNDATION & SOG**

**A1010 Standard Foundations**

Building foundations complete - grade beam 2'0x2'0	845.00	lf	70.00	59,150			
Building foundations complete - roof col grade beams 2'0x2'0	420.00	lf	70.00	29,400			

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Column footing complete - Gym 6x6x3 (assume depth)	8.00	ea	2,000.00	16,000			
	Column footing complete - MP Room (assume 3x3x2)	6.00	ea	1,500.00	9,000			
	Column footing complete - roof beam support (assume 3x3x2)	5.00	ea	1,500.00	7,500			
	Column footing complete - eaves beam support (assume 3x3)	13.00	ea	1,500.00	19,500			
	Budget to dowel new footings to existing	1.00	bgt	7,500.00	7,500			
	<b>Subtotal</b>					<b>148,050</b>		
<b>A1030</b>	<b>Slab on Grade</b>							
	SOG - complete 5" over 6" w100#/cy - & vapor barrier	13,500.00	sf	9.50	128,250			
	Budget to dowel new slab to existing	1.00	bgt	2,500.00	2,500			
	Budget to patch slab at utility cuts	1.00	bgt	10,000.00	10,000			
	Perimeter curb at new framed walls	500.00	lf	50.00	25,000			
	Perimeter curb at new storefront at existing openings	50.00	lf	75.00	3,750			
	<b>Subtotal</b>					<b>169,500</b>		
	<b>TOTAL: V. BUILDING STRUCTURE - FOUNDATION &amp; SOG</b>						<b>317,550</b>	\$14.91 /gsf bldg
	Net Total Incl Mark-up							472,773

**IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE**

**B1020 Roof Construction**

	Crane	1.00	bgt	20,000.00	20,000			
	Scaffolding (pro-rate with façade)	17,600.00	csf	5.00	88,000			
	<u>Gym Framing</u>							
	WF columns - avg 28' high - 100#/lf	8.00	ea	12,500.00	100,000			
	Truss - 7'0 deep steel custom (72'0 ea)	4.00	ea	25,000.00	100,000			
	Steel frame around clerestory window (50#/lf)	250.00	lf	500.00	125,000			
	Load bearing exterior wall framing - high walls avg 28'0	8,500.00	sfwl	20.00	170,000			
	Shearwall premium	3,575.00	sfwl	10.00	35,750			
	Interior partition framing in gym - assume full height	4,065.00	sfwl	15.00	60,975			
	Roof framing - TJI, blocking, & ply sheathing complete	8,525.00	sf	25.00	213,125			
	Rim joist	360.00	lf	15.00	5,400			
	<u>Low Structure Framing</u>							
	Columns in multi-purpose room (avg 18'0 high)	6.00	ea	7,500.00	45,000			
	Truss - Multi-purpose Room custom wood/steel (42' ea)	3.00	ea	15,000.00	45,000			
	Columns - misc ridge beam support (avg 18'0 high)	5.00	ea	5,000.00	25,000			
	Ridge beams	410.00	lf	85.00	34,850			
	Columns - roof canopy beam support (12'0 to 14' high)	13.00	ea	3,500.00	45,500			
	Roof canopy/eave beams	300.00	lf	85.00	25,500			
	New reinforced & grouted CMU walls	1,785.00	sfwl	30.00	53,550			
	Sill bolted into top of existing 8'0 CMU	245.00	lf	10.00	2,450			
	Sill bolted into top of existing 12'0 CMU	75.00	lf	10.00	750			
	Framing to extend bearing to existing CMU	1,075.00	sfwl	25.00	26,875			
	Exterior wall framing	2,450.00	sfwl	15.00	36,750			
	Load bearing & non-load bearing interior wall framing	5,000.00	sfwl	15.00	75,000			
	Shearwall premium	3,410.00	sfwl	10.00	34,100			
	Budget for minimal reconfiguration of existing framed walls	1,100.00	sfwl	7.50	8,250			
	Storefront headers	150.00	lf	30.00	4,500			
	Roof framing - slope - TJI, blocking, & ply sheathing complete	15,400.00	sf	25.00	385,000			
	Roof framing - flat mechanical platform - TJI, blocking, & ply sheathing complete	835.00	sf	20.00	16,700			
	Roof framing - courtyard canopies - TJI, blocking, & ply sheathing complete	1,900.00	sf	18.00	34,200			
	Rim joist	1,000.00	lf	15.00	15,000			
	<u>Mechanical Platform</u>							
	Steel platform/structure for AHU 1 - low roof	1.00	ea	25,000.00	25,000			
	Steel platform for remote kitchen equip - low roof	1.00	ea	5,000.00	5,000			

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	

<b>Subtotal</b>					<b>1,862,225</b>			
<b>TOTAL: IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE</b>						<b>1,862,225</b>	\$87.43 /gsf bldg	
Net Total Incl Mark-up							2,772,506	

**V. BUILDING EXTERIOR ENVELOPE - WALLS**

B20	Exterior Enclosure	Ext Walls	17,600 sfwl					
	Scaffolding (pro-rate with structure)		17,600.00	sfwl	5.00	88,000		
	Furring strips anchored to CMU		4,000.00	sfwl	4.00	16,000		
	Thermal board insulation on CMU		4,000.00	sfwl	5.50	22,000		
	Thermal batt insulation at wood framed walls		9,600.00	sfwl	2.75	26,400		
	Thermal board insulation at wood framed walls		9,660.00	sfwl	4.00	38,640		
	Densglass sheathing		9,660.00	sfwl	4.00	38,640		
	Vapor barrier, peel & stick, & flashing		13,660.00	sfwl	4.25	58,055		
	Lath & stucco complete		13,660.00	sfwl	22.00	300,520		
	Trim/articulation at windows and doors		1,425.00	lf	25.00	35,625		
	Storefront glazing		2,120.00	sf	100.00	212,000		
	Clerestory windows at Gym - mechanized		1,410.00	sf	150.00	211,500		
	Windows - operable		200.00	sf	70.00	14,000		
	Misc caulking		17,600.00	sfwl	0.75	13,200		
	Storefront - entry doors - pairs (6'0x8'0)		8.00	pair	7,500.00	60,000		
	Storefront - entry doors - singles (3'0x8'0)		2.00	ea	3,500.00	7,000		
	Doors - HM pair 6'0x7'0		1.00	pair	4,000.00	4,000		
	Doors - HM single 3'0x7'0		4.00	ea	2,400.00	9,600		
	Doors - barn doors at trash (8'0x8'0)		1.00	pair	3,000.00	3,000		
	Paint HM doors		6.00	leaf	400.00	2,400		
	Paint barn doors		2.00	leaf	500.00	1,000		
	Misc painting budget		1.00	bgt	7,500.00	7,500		
<b>Subtotal</b>						<b>1,169,080</b>	\$66.43 /sf total ext wall	

B20	Exterior Enclosure	Eaves Soffit	8,435 sf					
	Framing & wood slat finish - high gym roof		880.00	sf	15.00	13,200		
	Framing & wood slat finish - low roofs		5,685.00	sf	15.00	85,275		
	Framing & wood slat finish - courtyard canopies		1,870.00	sf	15.00	28,050		
	Budget for eave vents		1.00	bgt	1,500.00	1,500		
	Finish eaves wood		8,435.00	ea	2.00	16,870		

<b>Subtotal</b>						<b>144,895</b>	\$17.18 /sf total soffit	
<b>TOTAL: V. BUILDING EXTERIOR ENVELOPE - WALLS</b>						<b>1,313,975</b>	\$61.69 /gsf bldg	
Net Total Incl Mark-up							1,956,264	

**VI. BUILDING EXTERIOR ENVELOPE - ROOF**

B30	Roofing	29,960 sf roof						
	Rigid insulation - high standing seam roof over Gym		8,480.00	sf	4.25	36,040		
	Rigid insulation - low standing seam roofs		18,750.00	sf	4.25	79,688		
	Rigid insulation - flat mechanical roof		830.00	sf	4.25	3,528		
	Batt insulation in rafters - high standing seam roof over Gym		7,600.00	sf	3.75	28,500		
	Batt insulation in rafters - low standing seam roofs		13,070.00	sf	3.75	49,013		
	Batt insulation in rafters - flat mechanical roof		830.00	sf	3.75	3,113		
	Densglass overlay - high standing seam roof over Gym		8,480.00	sf	3.00	25,440		
	Densglass overlay - low standing seam roofs		18,750.00	sf	3.00	56,250		
	Densglass overlay - flat mechanical roof		830.00	sf	3.00	2,490		
	Standing seam roof - high roof over Gym		8,480.00	sf	20.00	169,600		
	Standing seam roof - low roofs		18,750.00	sf	20.00	375,000		
	Standing seam roof - courtyard canopies		1,900.00	sf	20.00	38,000		
	TPO - flat mechanical roof		830.00	sf	15.00	12,450		
	Gutter - high roof over gym - pre-finished		280.00	lf	50.00	14,000		



**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Gutter - low roofs - pre-finished	720.00	lf	50.00	36,000			
	Roof edge fascia - high roof - pre-finished	75.00	lf	35.00	2,625			
	Downspouts - pre-finished	680.00	lf	25.00	17,000			
	Roof edge fascia - high roof - pre-finished	135.00	lf	35.00	4,725			
	Misc flashing	1.00	bgt	10,000.00	10,000			
	<b>Subtotal</b>					<b>963,460</b>		\$32.16 /sf roof
	<b>TOTAL: VI. BUILDING EXTERIOR ENVELOPE - ROOF</b>						<b>963,460</b>	\$45.23 /gsf bldg
	Net Total Incl Mark-up							1,434,412

**VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES**

**C10 Interior Construction**

	Rebuild stage platform and ramp	1,000.00	sf	70.00	70,000			
	Rebuild proscenium arch	1.00	bgt	15,000.00	15,000			
	Interior partition framing - see Building Superstructure				-			
	Frame acoustic partition header & end enclosures	1.00	bgt	2,500.00	2,500			
	Furring strips anchored to interior face of CMU	5,800.00	sfwl	4.00	23,200			
	Acoustic wall insulation	9,000.00	sfwl	1.25	11,250			
	Finished drywall on walls (NIC framing) low spaces	22,000.00	sfwl	5.00	110,000			
	Finished drywall on walls (NIC framing) high Gym walls	13,200.00	sfwl	6.50	85,800			
	Drop drywall ceilings - RRs	1,255.00	sf	15.00	18,825			
	Int doors solid core wood - pair	4.00	pr	3,500.00	14,000			
	Int doors solid core wood - single	14.00	ea	2,000.00	28,000			
	Int doors solid core wood - double closet	13.00	pr	3,000.00	39,000			
	Int doors solid core wood - in office AHU closets	3.00	ea	1,500.00	4,500			
	Access hatch budget	1.00	bgt	2,500.00	2,500			

**Subtotal**

**424,575**

\$19.93 /gsf bldg

**C30 Interior Finishes**

Flooring

	Floor leveling and repairs - existing slab	7,100.00	sf	2.50	17,750			
	Floor leveling minor float - new slab (NIC Gym & Trash)	6,300.00	sf	1.00	6,300			
	Athletic wood flooring - Gym (includes striping - NIC logo)	6,100.00	sf	18.00	109,800			
	Wood flooring - Gym & Emerg Storage	550.00	sf	20.00	11,000			
	Athletic wood flooring - Multipurpose Rm	2,465.00	sf	17.00	41,905			
	Wood flooring - MPR Storage	100.00	sf	20.00	2,000			
	Premium for finish wood at stage platform, ramp & stairs	1,000.00	sf	10.00	10,000			
	Linoleum - Lobby/Corridors	2,410.00	sf	7.50	18,075			
	Linoleum - Digital Media/Arts & Crafts/Early Ed	2,750.00	sf	7.50	20,625			
	Carpet - Office/Office Coord	78.00	sy	60.00	4,680			
	Linoleum - Copier/Store	139.00	sf	7.50	1,043			
	Epoxy flooring w/cove base - RRs	1,270.00	sf	16.00	20,320			
	Epoxy flooring w/cove base - Kitchen	545.00	sf	16.00	8,720			
	Epoxy flooring w/cove base - Dry Goods & Storage	220.00	sf	16.00	3,520			
	Epoxy flooring w/cove base - Janitor's closets	150.00	sf	16.00	2,400			
	Epoxy flooring w/cove base - Main Utility	200.00	sf	16.00	3,200			
	Trash room - no treatment to slab				-			

Walls & Base

	Wood base at rooms with linoleum & carpet	1,100.00	lf	7.50	8,250			
	Wood base at athletic floors - in flooring price				-			
	Int window & door casings	1,425.00	lf	25.00	35,625			
	Ceramic tile wainscot - RRs 7'0 high	2,660.00	sf	20.00	53,200			
	FRP panels - Kitchen	800.00	sf	6.00	4,800			
	FRP panels - Dry Goods & Storage	800.00	sf	6.00	4,800			
	FRP panels - Janitor's closets	700.00	sf	6.00	4,200			
	Paint finished drywall on walls at low spaces	22,000.00	sfwl	2.00	44,000			

**OPTION A - RENOVATE BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Paint finished drywall on walls at high Gym walls	13,200.00	sfwl	3.00	39,600			
	Paint base & running trim	2,525.00	lf	5.00	12,625			
	Paint doors	51.00	leaf	400.00	20,400			
	<u>Ceiling</u>							
	Wood slat ceiling on suspended grid - Gym	6,100.00	sf	45.00	274,500			
	Wood slat ceiling on suspended grid - Multipurpose Rm	2,465.00	sf	45.00	110,925			
	Suspended acoustic ceiling - Lobby/Corridors	2,410.00	sf	8.50	20,485			
	Suspended acoustic ceiling - Digital Media/Arts & Crafts/Early	2,750.00	sf	8.50	23,375			
	Suspended acoustic ceiling - Office/Office Coord/Copier	855.00	sf	8.50	7,268			
	Suspended acoustic ceiling - Gym & Emerg Storage	550.00	sf	8.50	4,675			
	Suspended acoustic ceiling - MPR Storage	100.00	sf	8.50	850			
	Suspended acoustic ceiling washable - Kitchen/DG/Storage	850.00	sf	7.00	5,950			
	Paint finished drywall ceilings in RRS	1,255.00	sf	2.00	2,510			
	<b>Subtotal</b>					<b>959,375</b>		\$45.04 /gsf bldg
<b>C3050</b>	<b>Interior Fabrications</b>							
	Office desk counters	80.00	lf	250.00	20,000			
	Office underdesk station cabinets (assume)	11.00	ea	500.00	5,500			
	Classroom cabinet - lower/counter/upper - Arts & Crafts	10.00	lf	1,000.00	10,000			
	Classroom cabinet - lower/counter/upper - Early Ed	14.00	lf	1,000.00	14,000			
	Lavatory counters	20.00	lf	300.00	6,000			
	Misc storage shelving budget	1.00	bgt	1,000.00	1,000			
	Acoustic Ultra Plus high impact fabric panels - Gym (assume 8'0 high)	2,400.00	sf	30.00	72,000			
	Acoustic Ultra Plus high impact fabric panels - Multipurpose (assume 8'0 high)	300.00	sf	30.00	9,000			
	Acoustic high impact tackable fabric panels - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	1,560.00	sf	26.00	40,560			
	Magnetic white boards - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	3.00	locs	300.00	900			
	Bulletin board display case - Lobby	1.00	bgt	500.00	500			
	Acoustic operable partition w/pocket doors - Multipurpose Rm	480.00	sf	60.00	28,800			
	Window coverings - Gymnasium clerestory - shade motorized	1,400.00	sf	65.00	91,000			
	Window coverings - Multi-purpose - shade & blackout screens	620.00	sf	30.00	18,600			
	Window coverings - Office - shade & blackout screens	145.00	sf	30.00	4,350			
	Window coverings - Digital Media - shade & blackout screens	255.00	sf	30.00	7,650			
	Window coverings - Arts & Crafts - shade & blackout screens	155.00	sf	30.00	4,650			
	Window coverings - Early Ed - shade & blackout screens	400.00	sf	30.00	12,000			
	Toilet partitions - phenolic - ADA stall	4.00	ea	2,200.00	8,800			
	Toilet partitions - phenolic - standard stall	5.00	ea	1,500.00	7,500			
	Urinal screens	1.00	ea	750.00	750			
	Toilet accessories - per stall	9.00	ea	400.00	3,600			
	Grab bars at HC stalls	7.00	ea	200.00	1,400			
	Restroom accessories - per room - multi - stall RR	4.00	ea	1,800.00	7,200			
	Restroom accessories - per room - single occupancy RR	3.00	ea	2,000.00	6,000			
	Shower accessories - renovated RRs	2.00	ea	200.00	400			
	Restroom mirrors - large multi-stall RRs	80.00	sf	25.00	2,000			
	Restroom mirrors - at wall hung sinks	5.00	ea	150.00	750			
	Fire extinguisher cabinets (extinguishers by owner)	6.00	ea	350.00	2,100			
	Furnishings - NIC (assume to be FF&E)		excl		-			
	Code & room ID signage (NIC ornamental signage)	1.00	bgt	1,500.00	1,500			
	<b>Subtotal</b>					<b>388,510</b>		\$18.24 /gsf bldg
<b>E1070</b>	<b>Entertainment and Recreational Equipment</b>							
	Overhead rigging	1.00	bgt	7,500.00	7,500			
	Theater lights, audio, equip NIC		excl		-			

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
<b>Subtotal</b>					<b>7,500</b>		\$0.35 /gsf bldg	
<b>E1070</b>	<b>Entertainment and Recreational Equipment</b>	<b>Gym Equip</b>						
	Floor striping - see wood floor				-			
	Bleachers - low rise stationary or tip & roll - 4 rows	42.00	lf	250.00	10,500			
	Basketball backboards - overhead retractable - motorized	2.00	ea	8,000.00	16,000			
	Basketball backboards - wall braced side fold - motorized	4.00	ea	6,500.00	26,000			
	Digital scoreboard (1), shotclocks (2), controller	1.00	set	11,000.00	11,000			
	Volleyball set	1.00	ea	5,000.00	5,000			
	Dividing curtain (26'0 high)	70.00	lf	450.00	31,500			
	Wall padding - 7'0	1.00	bgt	30,000.00	30,000			
	<b>Subtotal</b>				<b>130,000</b>		\$6.10 /gsf bldg	
<b>TOTAL: VII. INTERIOR BUILDOUT - CONSTRUCTIONS &amp; FINISHES</b>						<b>1,909,960</b>	\$89.67 /gsf bldg	
Net Total Incl Mark-up							2,843,575	

**VIII. INTERIOR BUILDOUT - MEPF**

**D20 Plumbing**

All fixtures inclusive of rough-in

Toilets - wall hung - heavy duty carrier	12.00	ea	5,500.00	66,000			
Urinals	3.00	ea	4,000.00	12,000			
Lavatory sinks - wall hung	5.00	ea	4,000.00	20,000			
Lavatory counter sinks	6.00	ea	3,500.00	21,000			
Shower unit	2.00	ea	5,000.00	10,000			
Counter sinks - Classrooms	2.00	ea	3,500.00	7,000			
Floor drains - primed - Restrooms	4.00	ea	2,500.00	10,000			
Floor drain - primed - Trash Room	1.00	ea	2,500.00	2,500			
Janitor's sink	3.00	ea	4,000.00	12,000			
Drinking fountain/bottle filling station (interior wall mount)	1.00	ea	8,000.00	8,000			
Drinking fountain/bottle filling station exterior	1.00	ea	12,000.00	12,000			
Hose bibb with lock	4.00	ea	1,500.00	6,000			
Water heater w/circ pump and piping - restrooms - none		excl		-			
Insta-hot tankless water heaters - Janitor closets	3.00	ea	1,500.00	4,500			
Water heater - hybrid heat pump w/exp tank, circ pump and piping - kitchen	1.00	bgt	20,000.00	20,000			
Kitchen plumbing rough-in budget & connections	1.00	bgt	50,000.00	50,000			
Floor sink - primed - Dry Goods	1.00	ea	3,000.00	3,000			
Grease interceptor	1.00	ea	3,500.00	3,500			
Water pipe - runs to program sinks	150.00	lf	40.00	6,000			
Sanitary pipe - runs to program sinks	150.00	lf	70.00	10,500			
Condensate drains	1.00	bgt	7,500.00	7,500			
Budget: backflow, hammer arrestor, reducer valve	1.00	bgt	10,000.00	10,000			
Gas piping - none		excl		-			
Connect to new water line at 5' from building	1.00	bgt	1,500.00	1,500			
Connect to SS line at 5' from building	1.00	bgt	1,500.00	1,500			
Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
Commissioning	1.00	bgt	5,000.00	5,000			

**Subtotal**

**324,500**

\$15.23 /gsf bldg

**D30 HVAC**

AHU -1 - Gym: Roof mount 16 ton packaged unit w/heat pump - Daikin Rebel DPS016AHH, MERV 13, powered exh	1.00	bgt	64,000.00	64,000			
AHU-2 - Multipurpose Rm: Split system 6 ton outdoor heatpump Daikin DZ11TA090 w/indoor air handler Daikin DAT090, Micrometi mixing box wth Belimo actuators, MERV filtration	1.00	ea	24,000.00	24,000			
HP-1 Digital Media: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			

**OPTION A - RENOVATE BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	HP-2 Arts & Crafts: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-4 Early Education: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-3 Office: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-5 Stage: 2 ton indoor packaged unit - Friedrich VRP24, MERV 13	1.00	ea	8,000.00	8,000			
	EF 1, 2, 3 - 600 CFM inline Cook mode SQN-D	3.00	ea	2,000.00	6,000			
	Roof gravity relief - Greenheck FGR 24x28 w/backdraft	1.00	ea	2,500.00	2,500			
	Kitchen grease duct & exhaust	1.00	bgt	20,000.00	20,000			
	Ducting, registers, & louvers	21,300.00	sf	10.00	213,000			
	Controls - local t-stats only	1.00	ea	10,000.00	10,000			
	House keeping pads - condensers	4.00	ea	1,500.00	6,000			
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
	Commissioning	1.00	bgt	10,000.00	10,000			
	<b>Subtotal</b>					<b>426,500</b>		\$20.02 /gsf bldg
<b>D40</b>	<b>Fire Protection</b>							
	ASR, distribution piping, & heads complete	21,300	gsf	8.00	170,400			
	Premium for running exposed in Gym & MPR	8,600	sf	3.00	25,800			
	Distribution piping, & heads complete - under stage	710	sf	12.00	8,520			
	Add distribution piping, & heads complete - Low roof eaves and courtyard canopies	755	gsf	8.00	6,040			
	Connect to new water line at 5' from building	1.00	bgt	1,500.00	1,500			
	Gen reqs and permitting	1.00	bgt	7,500.00	7,500			
	Commissioning	1.00	bgt	2,500.00	2,500			
	DDCV - see Utilities				-			
	FDC & PIV - see Utilities				-			
	<b>Subtotal</b>					<b>222,260</b>		\$10.43 /gsf bldg
<b>D50</b>	<b>Electrical</b>							
	<b>Distribution</b>							
	** = connect to stand-by power							
	Main panel - 1,000A 480V, 3 Ph, 4 wire - indoor	1.00	ea	16,500.00	16,500			
	Mechanical branch panel - 400A, 277/480V	1.00	bgt	7,400.00	7,400			
	** Lighting branch panels -100A, 277/480V	2.00	ea	3,500.00	7,000			
	Kitchen branch feeder 225A 277/480V to kitch transformer	150.00	lf	100.00	15,000			
	Kitchen step-down transformer - 150kVA	1.00	ea	14,500.00	14,500			
	Kitchen branch panel - 600A 120/208V double section	1.00	ea	8,250.00	8,250			
	** Misc building power feeder 175A 277/480V (standby power)	250.00	lf	90.00	22,500			
	** Misc building step-down transformer - 112.5kVA	1.00	ea	11,700.00	11,700			
	** Misc building branch panel - 400A 120/208V double section	1.00	ea	8,200.00	8,200			
	** Misc building branch panels - 100A 120/208V	2.00	ea	2,800.00	5,600			
	Manual transfer switch - 400A, 480V 3-Pole (main bldg panel)	1.00	ea	8,500.00	8,500			
	Standby power panel 400A 277/480V (for portable generator)	1.00	ea	7,400.00	7,400			
	Power to mechanical equipment	1.00	bgt	30,000.00	30,000			
	Power device distribution	21,300	gsf	25.00	532,500			
	Power distribution premium & hook-ups - Kitchen	1.00	bgt	50,000.00	50,000			
	Connect to electrical service within 5' from building	1.00	bgt	1,000.00	1,000			
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
	Commissioning	1.00	bgt	5,000.00	5,000			
	<b>Subtotal Elect Distribution</b>					<b>766,050</b>		\$35.96 /gsf bldg
<b>D50</b>	<b>Electrical</b>							
	<b>Lighting</b>							
	General lighting	21,300	gsf	20.00	426,000			
	Premium lighting - Gym	6,100	sf	15.00	91,500			
	Premium lighting - Multipurpose Rm	2,460	sf	15.00	36,900			
	Exit lights	1	bgt	10,000.00	10,000			
	Exterior lighting - on building	1.00	bgt	20,000.00	20,000			

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
	Central battery inverter - 5kVA	1.00	bgt 15,000.00	15,000			
	Lighting & dimming controls - local only	1.00	bgt 25,000.00	25,000			
	<b>Subtotal Elect Lighting</b>				<b>624,400</b>		\$29.31 /gsf bldg
<b>D50</b>	<b>Electrical Low Voltage Systems</b>						
	Fire alarm & CO2 monitoring system complete	21,300	gsf 5.00	106,500			
	Data/tel distribution - NIC equipment	21,300	gsf 3.00	63,900			
	Security system - rough-in	21,300	gsf 2.00	42,600			
	A/V, Public Address, Clock System - NIC		excl	-			
	<b>Subtotal Low Voltage Systems</b>				<b>213,000</b>		\$10.00 /gsf bldg
	<b>TOTAL: VIII. INTERIOR BUILDOUT - MEPF</b>					<b>2,576,710</b>	\$120.97 /gsf bldg
	Net Total Incl Mark-up						3,836,241

**IX. KITCHEN EQUIPMENT**

**E1020 Institutional Equipment**

1.	Reach-in fridge	1	ea	3,042.00	3,042
2.	Reach-in freezer	1	ea	2,858.00	2,858
3.	SS work table	1	ea	2,315.00	2,315
4.	Ice maker	1	ea	2,643.00	2,643
5.	SS wall shelve	2	ea	323.00	646
6.	Water filter for ice machine	1	ea	279.00	279
7.	Warming drawer - free standing	1	ea	1,756.00	1,756
10.	Pass-thru shelf	1	ea	285.00	285
11.	SS wall shelf	2	ea	402.00	804
12.	Hot water dispenser	1	ea	817.00	817
13.	Coffee Brewer	1	ea	2,415.00	2,415
14.	Iced Tea Brewer	1	ea	684.00	684
15.	Undercounter fridge	1	ea	2,055.00	2,055
16.	Water tower - remote chiller - dispenser	1	ea	5,437.00	5,437
17.	Pass-thru shelf	1	ea	285.00	285
20.	Warming drawer - free standing	1	ea	1,756.00	1,756
21.	Wire shelving	1	ea	263.00	263
22.	Three compartment sink	1	ea	3,101.00	3,101
22.1	Pre-rinse faucet	1	ea	671.00	671
22.2	Drain lever / twist waste	3	ea	237.00	711
23.	SS wire shelves	2	ea	120.00	240
24.	SS wire shelves	2	ea	181.00	362
25.	Dishwasher	1	ea	7,554.00	7,554
26.	Exhaust hood - dishwasher	1	ea	1,010.00	1,010
26.3	SS hood enclosure	1	ea	435.00	435
27.	Food accumulator - soiled dishtable (32 - incl w/27)	1	ea	1,590.00	1,590
30.	Wire shelf	2	ea	120.00	240
31.	Trash receptacle - poly	4	ea	80.00	320
32.1	Pre rinse faucet	1	ea	548.00	548
33.	Wire shelving	1	ea	617.00	617
34 & 38.	Hand sink	2	ea	195.00	390
34.1 & 38.1	Faucet - splash mount	2	ea	252.00	504
34.2 & 28.2	Soap dispenser	2	ea	44.00	88
34.3 & 38.3	Paper towel dispenser	2	ea	58.00	116
35.	SS Prep table 14'x2'9 w/2 18"x18" tubs	1	ea	2,790.00	2,790
35.1 & 35.3	Faucet - deck mounted	2	ea	245.00	490
35.2 & 35.4	Drain, lever/twist waste	2	ea	237.00	474
36.	Undercounter fridge	1	ea	4,105.00	4,105
37.	Table mount overshelf	1	ea	593.00	593
39.	Wire shelving	1	ea	575.00	575
40.	Heated holding cabinet	2	ea	3,729.00	7,458

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
41.	Cold & hold oven	1 ea	7,240.00	7,240			
42.	& 46. Filler table	2 ea	504.00	1,008			
43.	Griddle, electric countertop	1 ea	2,714.00	2,714			
44.	Equip stand w/undershelves	1 ea	708.00	708			
45.	HD Range 36" 6 hotplate burners	2 ea	6,371.00	12,742			
47.	Exhaust grease hood	1 ea	4,315.00	4,315			
47.4	Electric control panel	1 ea	2,143.00	2,143			
47.5	Fire suppression system	1 ea	3,424.00	3,424			
47.6	SS dividers	1 ea	523.00	523			
47.7	SS hood enclosure	1 ea	893.00	893			
50, 50.1.	Mop sink & faucet	1 ea	1,186.00	1,186			
50.2	Utility shelf - Janitor's closet	1 ea	412.00	412			
51.	Storage room wire shelving	1 ea	2,120.00	2,120			
52.	Walk-in cooler	1 ea	11,869.00	11,869			
52.1 & 52.2.	Remote condenser & evaporator for walk-in cool	1 ea	4,567.00	4,567			
53.	Walk -in cooler shelving	1 ea	1,989.00	1,989			
W01	Freight	1 ea	6,000.00	6,000			
W01	Staging and delivery	1 ea	1,200.00	1,200			
W02	Installation - Exhaust/grease hood installation	1 ea	7,203.00	7,203			
W03	Installation - Walk-in	1 ea	14,625.00	14,625			
W03	Installation - Remote evaporator & condenser	1 ea	15,188.00	15,188			
W03	Installation - Balance of equipment and shelving	1 ea	84,240.00	84,240			
W11	Installation- Water tower	1 ea	859.00	859			
W13	Start-up	1 ea	1,800.00	1,800			
W14	Training	1 ea	1,500.00	1,500			
Tax		1 ea	12,024.00	12,024			
	<b>Subtotal</b>				<b>265,814</b>		
	<b>TOTAL: IX. KITCHEN EQUIPMENT</b>					<b>265,814</b>	\$12.48 /gsf bldg
	Net Total Incl Mark-up						395,748

**X. SITE ELEMENTS DEMOLITION**

**G1010 Site Clearing**

Remove trees (10" to 20") - incl stump removal & offhaul	17.00 ea	1,500.00	25,500	
Remove trees (less than 20") - incl stump removal & offhaul	5.00 ea	750.00	3,750	
Clear & grub landscaping	45,000.00 sf	0.15	6,750	
Haul and dispose organics (NIC trees)	285.00 cy	100.00	28,500	

**Subtotal**

**64,500**

**G1020 Site Elements Demolition and Relocations**

**Finish Elements**

Remove and salvage park welcome sign	1.00 ea	200.00	200	
Remove and salvage code & traffic signs	4.00 ea	100.00	400	
Remove and salvage bollards at ball court	4.00 ea	75.00	300	
Remove low chain link fence at ball court	135.00 lf	4.00	540	
Remove wood benches	100.00 lf	7.50	750	
Remove concrete pedestals at wood benches	11.00 ea	250.00	2,750	
Misc site elements demo	1.00 bgt	750.00	750	
Saw cut concrete	40.00 lf	15.00	600	
Saw cut asphalt	150.00 lf	10.00	1,500	
Saw cut road asphalt	110.00 lf	10.00	1,100	
Demo site concrete	9,595.00 sf	2.50	23,988	151 lcy
Demo courtyard concrete	3,790.00 sf	2.50	9,475	30 lcy
Demo sidewalk concrete	1,880.00 sf	2.50	4,700	15 lcy
Demo curb & gutter	100.00 lf	10.00	1,000	1 lcy
Demo site asphalt	7,100.00 sf	1.75	12,425	
Demo road asphalt	540.00 sf	2.50	1,350	

**OPTION A - RENOVATE BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
	Haul and dispose	220.00 tons	110.00	24,200			
	<b>Subtotal</b>				<b>86,028</b>		
<b>F2020</b>	<b>Hazardous Components Abatement</b>						
	None anticipated			-			
	<b>Subtotal</b>				<b>-</b>		
	<b>TOTAL: X. SITE ELEMENTS DEMOLITION</b>					<b>150,528</b>	\$7.07 /gsf bldg
	Net Total Incl Mark-up						224,107

**XI. EARTHWORK & GRADING**

**G1020 Site Elements Demolition and Relocations**

Cut & cap site utilities	1.00 ea	1,500.00	1,500		
Remove & salvage light standard	1.00 ea	1,000.00	1,000		
Remove drain inlets	6.00 ea	500.00	3,000		
Budget to remove SD piping	1.00 bgt	2,500.00	2,500		
Remove irrigation back flow	1.00 bgt	500.00	500		
Budget to remove irrigation boxes and piping	45,000.00 sf	0.05	2,250		
Haul and dispose	1.00 bgt	1,000.00	1,000		
<b>Subtotal</b>					<b>11,750</b>

**G1030 Site Earthwork**

Rough & fine grade	67,000.00 sf	0.50	33,500		
Budget for import/export	1.00 bgt	7,500.00	7,500		
Scarify & compact new building pad	14,200.00 sf	0.75	10,650		
Structural excavation - foundations - see Structure			-		
Subgrade prep - sitework concrete paving	22,200.00 sf	0.50	11,100		
Subgrade prep - courtyard concrete paving	3,840.00 sf	0.50	1,920		
Subgrade prep - city sidewalk concrete paving	3,600.00 sf	0.50	1,800		
<b>Subtotal</b>					<b>66,470</b>

**F2020 Hazardous Components Abatement**

None anticipated			-		
<b>Subtotal</b>					<b>-</b>

**TOTAL: XI. EARTHWORK & GRADING**

Net Total Incl Mark-up

**78,220** \$3.67 /gsf bldg  
116,455

**XII. SITE DRAINAGE**

**G3030 Storm Sewer**

Storm sewer budget - new DIs and SD lines	1.00 bgt	20,000.00	20,000		
Bioswales complete	1,000.00 sf	25.00	25,000		
<b>Subtotal</b>					<b>45,000</b>

**TOTAL: XII. SITE DRAINAGE**

Net Total Incl Mark-up

**45,000** \$2.11 /gsf bldg  
66,997

**XIII. FINISH SITEWORK**

**G2030 Pedestrian Paving**

**Site Paving**

Courtyard concrete paving	3,955.00 sf	15.00	59,325		
Site concrete paving	22,000.00 sf	15.00	330,000		
Site stairs - concrete treads & risers (16'0 wide)	4.00 ea	750.00	3,000		
<b>Subtotal</b>					<b>392,325</b>

\$6.92 /sf total site

**G2030 Pedestrian Paving**

**Sidewalk & Bulb-out**

Sidewalk paving	3,700.00 sf	12.00	44,400		
Bulb-out curb & gutter	110.00 lf	65.00	7,150		
Bulb-out ramps complete w/truncated domes	2.00 ea	2,500.00	5,000		
Asphalt patch at road	1.00 bgt	750.00	750		
<b>Subtotal</b>					<b>57,300</b>

\$1.01 /sf total site

**G2040 Site Development**

**Conc Structures**

Concrete communal seat wall w/mosaic tile - 456 sf 18" h	1.00 bgt	80,000.00	80,000		
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**OPTION A - RENOVATE BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Concrete seat walls w/mosaic tile - linear 2'9wide by 18" h	106.00	lf	650.00	68,900			
	Concrete seat walls w/mosaic tile - radius planter 2'9wide by 18" h - courtyard	90.00	lf	800.00	72,000			
	Concrete seat walls w/mosaic tile - radius planter 2'9wide by 18" h - by Park St	80.00	lf	800.00	<u>64,000</u>			
	<b>Subtotal</b>					<b>284,900</b>		\$5.02 /sf total site
<b>G2040</b>	<b>Site Development</b>							
	Trellis structure - steel with wood rafters	1,670.00	sf	175.00	292,250			
	Courtyard fence - 7'0 High - powder coated alum panels	60.00	lf	150.00	9,000			
	Courtyard fence - double gates	2.00	pr	2,000.00	4,000			
	Bike parking fence/sliding gate	11.00	lf	350.00	3,850			
	Ball court low chain link fence	100.00	lf	35.00	3,500			
	Budget - modify/repair playground fence	1.00	bgt	2,500.00	2,500			
	Re-install salvaged bollards at ballcourt	4.00	ea	200.00	800			
	Concrete chess tables - bury post - buy-out/install	3.00	ea	3,500.00	10,500			
	Concrete ping pong table - cantilever - buy-out/install	1.00	ea	7,500.00	7,500			
	Linear park bench - 8'0 long	19.00	ea	2,000.00	38,000			
	Trash/recycle stations	2.00	ea	3,000.00	6,000			
	Bike racks	8.00	ea	350.00	2,800			
	Stock tank planters	6.00	ea	350.00	2,100			
	Stair rails	12.00	lf	150.00	1,800			
	Reinstall salvaged street/code signs	3.00	ea	150.00	450			
	New park welcome sign	1.00	bgt	5,000.00	<u>5,000</u>			
	<b>Subtotal</b>					<b>390,050</b>		\$6.88 /sf total site
<b>G2050</b>	<b>Landscaping</b>							
	<b>Planting</b>							
	Soil in raised concrete planters	37.00	cy	120.00	4,440			
	Soil in stock tank planters	3.00	cy	120.00	360			
	Amend soil	25,000.00	sf	1.00	25,000			
	Trees - 36" box	47.00	ea	1,500.00	70,500			
	Shrub planting - 15 gal (10,200 at 3'0 oc)	1,310	ea	150.00	196,500			
	Meadow planting	2,400	sf	10.00	24,000			
	Meadow planting in raised planters	675	sf	10.00	6,750			
	Bioswale planting	1,000	sf	8.00	8,000			
	Ground cover	1,800	sf	6.00	10,800			
	Sod lawn	8,500	sf	2.00	17,000			
	Mulch shrub & meadow planting	17,400.00	sf	1.50	<u>26,100</u>			
	<b>Subtotal</b>					<b>389,450</b>		\$6.87 /sf total site
<b>G2050</b>	<b>Landscaping</b>							
	<b>Irrigation</b>							
	Tie-into water & backflow device	1.00	ea	3,000.00	3,000			
	Irrigation distribution, heads, & controls complete	25,000.00	sf	2.50	<u>62,500</u>			
	<b>Subtotal</b>					<b>65,500</b>		\$1.16 /sf total site
<b>G4020</b>	<b>Site Lighting</b>							
	Power feeds and pull boxes to light standards	1.00	bgt	35,000.00	35,000			
	New lights standards	7.00	ea	3,000.00	<u>21,000</u>			
	<b>Subtotal</b>					<b>56,000</b>		
	<b>TOTAL: XIII. FINISH SITEWORK</b>						<b>1,635,525</b>	\$76.79 /gsf bldg \$28.85 /sf total site
	Net Total Incl Mark-up							2,434,992 \$42.95 /sf total site

**XIV. WATER UTILITIES**

G3010	Water Supply		Domestic Water			
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000	
	Cut & patch street for lateral (30 lf)	1.00	bgt	2,500.00	2,500	
	Tap into main	1.00	bgt	5,000.00	5,000	



**OPTION A - RENOVATE BUILDING**

Estimate Detail		quantity	unit cost	ext	trade subtotals	assembly totals	quals & assumptions
code	item description						
	Water meter install - excluded - fees in owner budget		excl	-			
	<b>Subtotal</b>				<b>13,500</b>		
<b>G3010</b>	<b>Water Supply</b>						
	<b>Fire Water</b>						
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000		
	Cut & patch street for lateral - joint trench with domestic				-		
	Tap into main	1.00	bgt	5,000.00	5,000		
	DDCV (assume 4")	1.00	bgt	10,000.00	10,000		
	FDC & PIV	1.00	bgt	7,500.00	7,500		
	Water meter install - excluded - fees in owner budget		excl	-			
	<b>Subtotal</b>				<b>28,500</b>		
	<b>TOTAL: XIV. WATER UTILITIES</b>					<b>42,000</b>	\$1.97 /gsf bldg
	Net Total Incl Mark-up						62,530
<b>XV. SANITARY UTILITIES</b>							
<b>G3020</b>	<b>Sanitary Sewer</b>						
	Existing 4" SS line at rear elevation - misc budget for pipe adjustment	1.00	bgt	5,000.00	5,000		
	<b>Subtotal</b>				<b>5,000</b>		
	<b>TOTAL: XV. SANITARY UTILITIES</b>					<b>5,000</b>	\$0.23 /gsf bldg
	Net Total Incl Mark-up						7,444
<b>XVI. GAS SERVICE UTILITIES</b>							
<b>G3060</b>	<b>Fuel Distribution</b>						
	Gas service - none				-		
	<b>Subtotal</b>				<b>-</b>		
	<b>TOTAL: XVI. GAS SERVICE UTILITIES</b>					<b>-</b>	\$0.00 /gsf bldg
	Net Total Incl Mark-up						0
<b>XVII. ELECTRICAL UTILITIES</b>							
<b>G40</b>	<b>Electrical Site Utilities</b>						
	Five 3" PVC underground conduit for PG&E feeder to new service panel. Assume distance	500.00	lf	75.00	37,500		
	New service board 1,600A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters	1.00	ea	30,000.00	30,000		
	Pad & grounding for PG&E transformer (NIC transformer)	1.00	ea	3,000.00	3,000		
	Remove existing transformer after cut-over	1.00	ea	5,000.00	5,000		
	Backfeed existing 600A off new meter - remove old meter	25.00	ea	300.00	7,500		
	Service feeder to building - 1,000A 277/480v	300.00	lf	400.00	120,000		
	<b>Subtotal</b>				<b>203,000</b>		
	<b>TOTAL: XVII. ELECTRICAL UTILITIES</b>					<b>203,000</b>	\$9.53 /gsf bldg
	Net Total Incl Mark-up						302,229
<b>XVIII. PHOTVOLTAIC SYSTEM</b>							
<b>D50</b>	<b>Electrical</b>						
	<b>Photovoltaic System</b>						
	PV mounted to roof - 186kW (575 325 watt modules) system complete	186.00	kW	3,250	604,500		
	<b>Subtotal</b>				<b>604,500</b>		
	<b>TOTAL: XVIII. PHOTVOLTAIC SYSTEM</b>					<b>604,500</b>	\$28.38 /gsf bldg
	Net Total Incl Mark-up						899,988
<b>Raw Cost of Work</b>						<b>12,219,652</b>	
	General Expenses (Incl 2.5% for Public Reqs)		15.00%	1,832,948			
	Contractor's Fee (OH & Profit)		7.50%	1,053,945			
	Contractor Insurance		1.00%	172,215			

**OPTION A - RENOVATE BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Building Permit		0.00%	-				Budget by owner
	Contingency		15.00%	2,291,814				
	Cost Escalation (2 years at 5%/yr)		10.25%	548,469				to middle of 2022
	Bonds		1.25%	73,742				
<b>Total Budget Estimate - Hard Construction</b>				5,973,133			<b>18,192,785</b>	

**CONCEPT PHASE ESTIMATE**

**ESTIMATE DETAIL REPORT**

**Project** Frances Albrier Community Center  
Comparative Scheme Option Estimates - Conceptual Design

**Est by:** RMB  
**Est Date:** 3/24/20  
Submission

**Design Docs:** Frances Albrier Community Center Concept Design Pricing Set  
**Document Date:** Various Transmitted 3/3/20

Bldg Footprint 21,040 gsf (Pool Bldg Breakout = 4,250)  
Total Site Footprint 48,830 sf (NIC Pool & Pool Deck)

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions

**I. MOBILIZATION & PROJECT PREPARATION**

**50 Mobilization & Proj Preparation**

Mobilization/demobilize & temporary facilities	1.00	bgt	20,000.00	20,000			
Construction Fencing	1,400.00	lf	7.50	10,500			
Temp erosion control & BMP measures	1.00	bgt	2,500.00	2,500			
Prepare SWPPP	1.00	bgt	7,500.00	7,500			
Layout & stake	1.00	bgt	5,000.00	5,000			
Misc equip budget - forklift/gradall, etc	1.00	bgt	25,000.00	25,000			
Temporary utilities	1.00	bgt	7,500.00	7,500			

**Subtotal**

**78,000**

**TOTAL: I. MOBILIZATION & PROJECT PREPARATION**

**78,000**

\$3.71 /gsf bldg

Net Total Incl Mark-up

116,127

**II. BUILDING DEMOLITION**

**F2010 Building Elements Demolition**

Strip finishes	8,500.00	sf	2.50	21,250			
Strip clerestory & siding from sawtooth roofs	2,600.00	sf	3.00	7,800			
Remove flat roofs - roofing and framing	4,900.00	sf	0.75	3,675			
Remove roof at sawtooth - roofing and joist framing	4,365.00	sf	1.50	6,548			
Remove sawtooth trusses - multipurpose room	6.00	ea	500.00	3,000			
Remove sawtooth truss framing - low roofs	2,153.00	sf	3.50	7,536			
Remove pop-up framing - stage	575.00	sf	1.50	863			
Remove courtyard canopy roofs & posts	190.00	lf	3.00	570			
Remove storefront and windows	1,450.00	sf	2.00	2,900			
Demo courtyard fireplace	1.00	bgt	1,000.00	1,000			
Demo CMU walls	7,200.00	sf	4.00	28,800			
Demo conc slab	8,500.00	sf	3.50	29,750			
Demo conc footings	720.00	lf	30.00	21,600			
Haul and dispose	770.00	tons	110.00	84,700			

**Subtotal**

**219,991**

**F2020 Hazardous Components Abatement**

See Alternates

**Subtotal**

-

**TOTAL: II. BUILDING DEMOLITION**

**219,991**

\$10.46 /gsf bldg

Net Total Incl Mark-up

327,525

**V. BUILDING STRUCTURE - FOUNDATION & SOG**

**A1010 Standard Foundations**

CC Bldg

Foundations complete - grade beam 2'0x2'0	1,095.00	lf	70.00	76,650			
Foundations complete - roof col grade beams 2'0x2'0	175.00	lf	70.00	12,250			
Column footing complete - MP 6x6x3 (assume depth)	10.00	ea	2,000.00	20,000			
Column footing complete - MP 5x5x3 (assume depth)	4.00	ea	2,000.00	8,000			

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
	Column footing complete - header beam support (assume 3x3x2)	12.00 ea	1,500.00	18,000			
	Column footing complete - eaves beam support (assume 3x3x2)	5.00 ea	1,500.00	7,500			
	Column footing complete - eaves beam support (assume 3x3x2)	4.00 ea	1,500.00	6,000			
	<u>Pool Bldg</u>						
	Foundations complete - grade beam 2'0x2'0	600.00 lf	70.00	42,000			
	Foundations complete - roof col grade beams 2'0x2'0	135.00 lf	70.00	9,450			
	Column footing complete - header beam support (assume 3x3x2)	2.00 ea	1,500.00	<u>3,000</u>			
	<b>Subtotal</b>				<b>202,850</b>		
<b>A1030</b>	<b>Slab on Grade</b>						
	<u>CC Bldg</u>						
	SOG complete 5" over 6" w100#/cy - & vapor barrier	16,790.00 sf	9.50	159,505			
	1'6 high conc stem wall at intersection with stage	135.00 lf	115.00	15,525			
	Perimeter curb at new framed walls	16,509.00 lf	50.00	825,450			
	<u>Pool Bldg</u>						
	SOG complete 5" over 6" w100#/cy - & vap barrier	4,250.00 sf	9.50	<u>40,375</u>			
	<b>Subtotal</b>				<b>1,040,855</b>		
	<b>TOTAL: V. BUILDING STRUCTURE - FOUNDATION &amp; SOG</b>					<b>1,243,705</b>	\$59.11 /gsf bldg
	Net Total Incl Mark-up						1,851,645

**IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE**

**B1020 Roof Construction**

	Crane	1.00 bgt	20,000.00	20,000			
	CC bldg - scaffolding (pro-rate with façade)	11,125.00 csf	5.00	55,625			
	Pool bldg - scaffolding (pro-rate with façade)	4,385.00 csf	5.00	21,925			
	<u>MP/Gym Framing</u>						
	CMU walls shearwalls 12" - ext wall 16' high	1,715.00 sfwl	35.00	60,025			
	CMU walls shearwalls 12" - int walls at proscenium to roof	850.00 sfwl	35.00	29,750			
	CMU walls 12" 10'0 high - north elevation at pool deck to MP	1,430.00 sfwl	35.00	50,050			
	WF columns - avg 32' high - 100#/lf	5.00 ea	14,000.00	70,000			
	WF columns - avg 23' high - 100#/lf	5.00 ea	12,000.00	60,000			
	Columns - header support proscenium (avg 28'0 high)	2.00 ea	7,500.00	15,000			
	Columns - header beam support (avg 18'0 high)	2.00 ea	5,000.00	10,000			
	Main beams - GLM 8.75 x 48" (60' lf ea)	5.00 ea	15,000.00	75,000			
	Header beams - GLM 5 1/8" x 27" (28' lf ea)	2.00 ea	3,500.00	7,000			
	Header beams - GLM 5 1/8" x 15" (20' lf ea)	5.00 ea	2,000.00	10,000			
	Steel frame around clerestory window (50#/lf)	310.00 lf	500.00	155,000			
	Exterior wall framing - high walls	6,500.00 sfwl	20.00	130,000			
	Shearwall premium	4,400.00 sfwl	10.00	44,000			
	Interior partition framing in MP & stage	3,500.00 sfwl	15.00	52,500			
	High roof framing - TJI, blocking, & ply sheathing complete	8,000.00 sf	25.00	200,000			
	Stage roof framing - TJI, blocking, & ply sheathing complete	2,050.00 sf	25.00	51,250			
	Rim joist	500.00 lf	15.00	7,500			
	<u>CC Flat Roof Structure</u>						
	Columns - header beam support (12'0 high)	2.00 ea	3,500.00	7,000			
	Columns - roof eave beam support (12'0 high)	5.00 ea	3,500.00	17,500			
	Header beams - GLM 5 1/8" x 18"	340.00 lf	100.00	34,000			
	Header beams - GLM 5 1/8" x 15"	165.00 lf	85.00	14,025			
	Ridge beams	25.00 lf	85.00	2,125			
	Exterior wall framing	2,890.00 sfwl	15.00	43,350			
	Load bearing & non-load bearing interior wall framing	5,400.00 sfwl	15.00	81,000			

**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Shearwall premium	3,030.00	sfwl	10.00	30,300			
	Misc headers	1.00	bgt	3,500.00	3,500			
	Roof framing - TJI, blocking, & ply sheathing complete	12,880.00	sf	25.00	322,000			
	Rim joist	575.00	lf	15.00	8,625			
	<u>Pool Bldg Roof Structure</u>							
	CMU walls 8" perimeter walls - vary in height	3,075.00	sfwl	30.00	92,250			
	CMU walls 8" interior walls - vary in height	4,275.00	sfwl	30.00	128,250			
	Columns - roof eave beam support (12'0 high)	4.00	ea	3,500.00	14,000			
	Header beams - GLM 5 1/8" x 18"	140.00	lf	100.00	14,000			
	Ridge beams	20.00	lf	85.00	1,700			
	Load bearing & non-load bearing interior wall framing	120.00	sfwl	15.00	1,800			
	Roof framing - slope - TJI, blocking, & ply sheathing complete	2,615.00	sf	25.00	65,375			
	Roof framing - flat - TJI, blocking, & ply sheathing complete	2,070.00	sf	25.00	51,750			
	Rim joist	1,440.00	lf	15.00	21,600			
	<u>Mechanical Platform</u>							
	Steel platform/structure for AHU 1 - low roof	1.00	ea	25,000.00	25,000			
	Steel platform for remote kitchen equip - low roof	1.00	ea	5,000.00	5,000			
	<b>Subtotal</b>					<b>2,108,775</b>		
	<b>TOTAL: IV. BUILDING SUPERSTRUCTURE - ABOVE GRADE</b>						<b>2,108,775</b>	\$100.23 /gsf bldg
	Net Total Incl Mark-up							3,139,573

**V. BUILDING EXTERIOR ENVELOPE - WALLS**

B20	Exterior Enclosure	Ext Walls	15,510 sfwl			
	<u>CC Bldg</u>					
	CC bldg - scaffolding (pro-rate with structure)	11,125.00	csf	5.00	55,625	
	Furring strips anchored to CMU	1,690.00	sfwl	4.00	6,760	
	Thermal board insulation on CMU	1,690.00	sfwl	5.50	9,295	
	Thermal batt insulation at wood framed walls	7,880.00	sfwl	2.75	21,670	
	Thermal board insulation at wood framed walls	7,880.00	sfwl	4.00	31,520	
	Densglass sheathing	9,570.00	sfwl	4.00	38,280	
	Vapor barrier, peel & stick, & flashing	9,570.00	sfwl	4.25	40,673	
	Lath & stucco complete	9,570.00	sfwl	22.00	210,540	
	Trim/articulation at windows and doors	1,300.00	lf	25.00	32,500	
	Storefront glazing	2,260.00	sf	100.00	226,000	
	Clerestory windows at MP/Gym - mechanized	1,815.00	sf	150.00	272,250	
	Windows - operable	700.00	sf	70.00	49,000	
	Misc caulking	11,125.00	sfwl	0.75	8,344	
	Storefront - entry doors - pairs (6'0x8'0)	4.00	pair	7,500.00	30,000	
	Doors - HM pair 6'0x7'0	1.00	pair	4,000.00	4,000	
	Doors - HM single 3'0x7'0	5.00	ea	2,400.00	12,000	
	Doors - barn doors at trash (8'0x8'0)	1.00	pair	3,000.00	3,000	
	Paint HM doors	6.00	leaf	400.00	2,400	
	Paint barn doors	2.00	leaf	500.00	1,000	
	Misc painting budget	1.00	bgt	7,500.00	7,500	
	Mechanical screen at roof - aluminum 10'0 high	160.00	lf	400.00	64,000	
	<u>Pool Bldg</u>					
	Pool bldg - scaffolding (pro-rate with structure)	4,385.00	csf	5.00	21,925	
	Furring strips anchored to CMU	3,035.00	sfwl	4.00	12,140	
	Thermal board insulation on CMU	3,035.00	sfwl	5.50	16,693	
	Densglass sheathing	3,035.00	sfwl	4.00	12,140	
	Vapor barrier, peel & stick, & flashing	3,035.00	sfwl	4.25	12,899	
	Lath & stucco complete	3,035.00	sfwl	22.00	66,770	
	Trim/articulation at windows and doors	300.00	lf	25.00	7,500	
	Storefront glazing	480.00	sf	100.00	48,000	

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Misc caulking	3,035.00	sfwl	0.75	2,276			
	Doors - HM pair 6'0x7'0	1.00	pair	4,000.00	4,000			
	Doors - HM single 3'0x7'0	10.00	ea	2,400.00	24,000			
	Louver wall at pool equip room	710.00	sf	50.00	35,500			
	Paint HM doors	12.00	leaf	400.00	4,800			
	Misc painting budget	1.00	bgt	1,500.00	1,500			
	<b>Subtotal</b>					<b>1,396,499</b>		\$90.04 /sf total ext wall
<b>B20</b>	<b>Exterior Enclosure</b>		<b>Eaves Soffit</b>		<b>8,435 sf</b>			
	<u>CC Bldg</u>							
	Framing & wood slat finish - high slope roof	915.00	sf	15.00	13,725			
	Framing & wood slat finish - intermediate slope roof	520.00	sf	15.00	7,800			
	Framing & wood slat finish - Flat roof	4,770.00	sf	15.00	71,550			
	Budget for eave vents	1.00	bgt	2,500.00	2,500			
	Finish eaves wood	6,205.00	ea	2.00	12,410			
	<u>Pool Bldg</u>							
	Framing & wood slat finish - slope roof	830.00	sf	15.00	12,450			
	Framing & wood slat finish - Flat roof	680.00	sf	15.00	10,200			
	Budget for eave vents	1.00	bgt	500.00	500			
	Finish eaves wood	1,510.00	ea	2.00	3,020			
	<b>Subtotal</b>					<b>134,155</b>		\$15.90 /sf total soffit
	<b>TOTAL: V. BUILDING EXTERIOR ENVELOPE - WALLS</b>					<b>1,530,654</b>		\$72.75 /gsf bldg
	Net Total Incl Mark-up							2,278,858

**VI. BUILDING EXTERIOR ENVELOPE - ROOF**

<b>B30</b>	<b>Roofing</b>				<b>29,960 sf roof</b>			
	<u>CC Bldg</u>							
	Rigid insulation - high standing seam roof over MP/Gym	8,000.00	sf	4.25	34,000			
	Rigid insulation - Intermediate standing seam roof over stage	2,050.00	sf	4.25	8,713			
	Rigid insulation - flat roof	12,880.00	sf	4.25	54,740			
	Batt insulation in rafters - high standing seam roof over Gym	7,985.00	sf	3.75	29,944			
	Batt insulation in rafters - interm standing seam roof over stage	1,530.00	sf	3.75	5,738			
	Batt insulation in rafters - flat roof	8,170.00	sf	3.75	30,638			
	Densglass overlay - high standing seam roof over MP/Gym	8,000.00	sf	3.00	24,000			
	Densglass overlay - interm standing seam roof over stage	2,050.00	sf	3.00	6,150			
	Densglass overlay - flat roof	12,880.00	sf	3.00	38,640			
	Standing seam roof - high roof over MP/Gym	8,000.00	sf	20.00	160,000			
	Standing seam roof - interm roof over stage	2,050.00	sf	20.00	41,000			
	TPO - flat mechanical roof	12,880.00	sf	8.00	103,040			
	Gutter - assume at flat roof	575.00	lf	50.00	28,750			
	Roof edge fascia - slope roof - pre-finished	410.00	lf	35.00	14,350			
	Downspouts - pre-finished	345.00	lf	25.00	8,625			
	Misc flashing	1.00	bgt	10,000.00	10,000			
	<u>Pool Bldg</u>							
	Rigid insulation - standing seam	2,615.00	sf	4.25	11,114			
	Rigid insulation - flat roof	3,070.00	sf	4.25	13,048			
	Batt insulation in rafters - standing seam	1,785.00	sf	3.75	6,694			
	Batt insulation in rafters - flat roof	1,390.00	sf	3.75	5,213			
	Densglass overlay - standing seam	2,615.00	sf	3.00	7,845			
	Densglass overlay - flat roof	3,070.00	sf	3.00	9,210			
	Standing seam roof	2,615.00	sf	20.00	52,300			
	TPO - flat roof	3,070.00	sf	8.00	24,560			
	Gutter - assume at flat roof	110.00	lf	50.00	5,500			
	Roof edge fascia - slope roof - pre-finished	145.00	lf	35.00	5,075			
	Downspouts - pre-finished	65.00	lf	25.00	1,625			

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Misc flashing	1.00	bgt	1,500.00	1,500			
	<b>Subtotal</b>				<b>742,009</b>			\$24.77 /sf roof
	<b>TOTAL: VI. BUILDING EXTERIOR ENVELOPE - ROOF</b>					<b>742,009</b>		\$35.27 /gsf bldg
	Net Total Incl Mark-up							1,104,713

**VII. INTERIOR BUILDOUT - CONSTRUCTIONS & FINISHES**

**C10 Interior Construction**

CC Bldg

Build stage platform and ramp	1,400.00	sf	70.00	98,000			
Build proscenium arch (furr around main structure)	1.00	bgt	5,000.00	5,000			
Interior partition framing - see Building Superstructure							-
Frame acoustic partition header & end enclosures	1.00	bgt	2,500.00	2,500			
Furring strips anchored to interior face of CMU	4,835.00	sfwl	4.00	19,340			
Acoustic wall insulation	8,900.00	sfwl	1.25	11,125			
Finished drywall on walls (NIC framing) low spaces	13,690.00	sfwl	5.00	68,450			
Finished drywall on walls (NIC framing) high Gym walls	13,500.00	sfwl	6.50	87,750			
Drop drywall ceilings - RRs	755.00	sf	15.00	11,325			
Int window & door casings	1,580.00	lf	25.00	39,500			
Int doors solid core wood - pair	6.00	pr	3,500.00	21,000			
Int doors solid core wood - single	11.00	ea	2,000.00	22,000			
Int doors solid core wood - double closet	8.00	pr	3,000.00	24,000			
Int doors solid core wood - in office AHU closets	4.00	ea	1,500.00	6,000			
Access hatch budget	1.00	bgt	2,500.00	2,500			

Pool Bldg

Interior partition framing - see Building Superstructure							-
Furring strips anchored to interior face of CMU	1,020.00	sfwl	4.00	4,080			
Finished drywall on walls (NIC Stor & Equip Rms)	4,730.00	sfwl	5.00	23,650			
Drop drywall ceilings - throughout	3,580.00	sf	15.00	53,700			
Int window & door casings	335.00	lf	25.00	8,375			
Int doors solid core wood - single	1.00	ea	2,000.00	2,000			
Int doors solid core wood - in office AHU closets	1.00	ea	1,500.00	1,500			
Access hatch budget	1.00	bgt	2,500.00	2,500			

**Subtotal**

**514,295**

\$24.44 /gsf bldg

**C30 Interior Finishes**

CC Bldg Flooring

Floor leveling minor float - new slab	16,784.00	sf	1.00	16,784			
Athletic wood flooring - MP/Gym (includes striping - NIC logo)	5,960.00	sf	18.00	107,280			
Wood flooring - Gym & Emerg Storage	745.00	sf	20.00	14,900			
Premium for finish wood at stage platform, ramp & stairs	1,000.00	sf	10.00	10,000			
Linoleum - Lobby/Corridors	1,150.00	sf	7.50	8,625			
Linoleum - Digital Media/Arts & Crafts/Early Ed	2,600.00	sf	7.50	19,500			
Carpet - Office/Office Coord	76.00	sy	60.00	4,560			
Linoleum - Copier/Store	80.00	sf	7.50	600			
Linoleum - Flex meeting	940.00	sf	7.50	7,050			
Epoxy flooring w/cove base - RRs	755.00	sf	16.00	12,080			
Epoxy flooring w/cove base - Kitchen	640.00	sf	16.00	10,240			
Epoxy flooring w/cove base - Dry Goods & Storage	140.00	sf	16.00	2,240			
Epoxy flooring w/cove base - Janitor's closets	35.00	sf	16.00	560			
Epoxy flooring w/cove base - Main Utility	140.00	sf	16.00	2,240			
Trash room - no treatment to slab							-

Pool Bldg Flooring

Carpet - Pool Office/ Coord	51.00	sy	60.00	3,060			
Epoxy flooring w/cove base - locker Rm/RRs	1,475.00	sf	16.00	23,600			
Epoxy flooring w/cove base - Janitor's closets	35.00	sf	16.00	560			

**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Epoxy flooring w/cove base - Pool store & equip	1,650.00	sf	16.00	26,400			
	<u>CC Bldg - Walls &amp; Base</u>							
	Wood base at rooms with linoleum & carpet	910.00	lf	7.50	6,825			
	Wood base at athletic floors - in flooring price				-			
	Int window & door casings	1,580.00	lf	25.00	39,500			
	Ceramic tile wainscot - RRs 7'0 high	1,870.00	sf	20.00	37,400			
	FRP panels - Kitchen	800.00	sf	6.00	4,800			
	FRP panels - Dry Goods & Storage	535.00	sf	6.00	3,210			
	FRP panels - Janitor's closets	250.00	sf	6.00	1,500			
	Paint finished drywall on walls at low spaces	13,690.00	sfwl	2.00	27,380			
	Paint finished drywall on walls at high Gym walls	13,500.00	sfwl	3.00	40,500			
	Paint base & running trim	2,780.00	lf	5.00	13,900			
	Paint doors	43.00	leaf	400.00	17,200			
	<u>Pool Bldg - Walls &amp; Base</u>							
	Wood base at rooms carpet	130.00	lf	7.50	975			
	Int window & door casings	300.00	lf	25.00	7,500			
	Ceramic tile wainscot - Locker Rms full height	4,300.00	sf	20.00	86,000			
	Ceramic tile wainscot - RRs 7'0 high	600.00	sf	20.00	12,000			
	Paint finished drywall on walls at offices	940.00	sfwl	2.00	1,880			
	Paint base & running trim	430.00	lf	5.00	2,150			
	Paint doors	1.00	leaf	400.00	400			
	<u>CC Bldg - Ceiling</u>							
	Wood slat ceiling on suspended grid - Gym	5,960.00	sf	45.00	268,200			
	Suspended acoustic ceiling - Lobby/Corridors	1,150.00	sf	8.50	9,775			
	Suspended acoustic ceiling - Digital Media/Arts & Crafts/Early	2,600.00	sf	8.50	22,100			
	Suspended acoustic ceiling - Office/Office Coord/Copier	760.00	sf	8.50	6,460			
	Suspended acoustic ceiling - Flex Mtg Rm	940.00	sf	8.50	7,990			
	Suspended acoustic ceiling - Gym & Emerg Storage	750.00	sf	8.50	6,375			
	Suspended acoustic ceiling - Stage Ramp/Corridor	200.00	sf	8.50	1,700			
	Suspended acoustic ceiling - Stage Storage	190.00	sf	8.50	1,615			
	Suspended acoustic ceiling washable - Kitchen/DG/Storage	780.00	sf	7.00	5,460			
	Paint finished drywall ceilings in RRS	755.00	sf	2.00	1,510			
	<u>Pool Bldg - Ceiling</u>							
	Paint finished drywall ceilings	3,580.00	sf	2.00	7,160			
	<b>Subtotal</b>					<b>911,744</b>		\$43.33 /gsf bldg
<b>C3050</b>	<b>Interior Fabrications</b>							
	<u>CC Bldg</u>							
	Office desk counters	80.00	lf	250.00	20,000			
	Office underdesk station cabinets (assume)	11.00	ea	500.00	5,500			
	Classroom cabinet - lower/counter/upper - Arts & Crafts	16.00	lf	1,000.00	16,000			
	Classroom cabinet - lower/counter/upper - Early Ed	8.00	lf	1,000.00	8,000			
	Lavatory counters	20.00	lf	300.00	6,000			
	Misc storage shelving budget	1.00	bgt	1,000.00	1,000			
	Acoustic Ultra Plus high impact fabric panels - Gym (assume 8'0 high)	2,400.00	sf	30.00	72,000			
	Acoustic high impact tackable fabric panels - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	1,560.00	sf	26.00	40,560			
	Magnetic white boards - Digital Media/Arts & Crafts/Early Ed (assume 6'0 high)	3.00	locs	300.00	900			
	Bulletin board display case - Lobby	1.00	bgt	500.00	500			
	Acoustic operable partition w/pocket doors - Multipurpose Rm	480.00	sf	60.00	28,800			
	Window coverings - Gymnasium clerestory - shade motorized	1,820.00	sf	65.00	118,300			
	Window coverings - Office - shade & blackout screens	480.00	sf	30.00	14,400			
	Window coverings - Digital Media - shade & blackout screens	235.00	sf	30.00	7,050			



**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Window coverings - Arts & Crafts, Early Ed, Flex Mtg - shade & blackout screens	770.00	sf	30.00	23,100			
	Window coverings - Back of stage - shade & blackout screen:	280.00	sf	30.00	8,400			
	Toilet partitions - phenolic - ADA stall	2.00	ea	2,200.00	4,400			
	Toilet partitions - phenolic - standard stall	4.00	ea	1,500.00	6,000			
	Urinal screens	1.00	ea	750.00	750			
	Toilet accessories - per stall	6.00	ea	400.00	2,400			
	Grab bars at HC stalls	2.00	ea	200.00	400			
	Restroom accessories - per room - multi - stall RR	2.00	ea	1,800.00	3,600			
	Restroom accessories - per room - single occupancy RR	3.00	ea	2,000.00	6,000			
	Restroom mirrors - large multi-stall RRs	80.00	sf	25.00	2,000			
	Restroom mirrors - at wall hung sinks	3.00	ea	150.00	450			
	Fire extinguisher cabinets (extinguishers by owner)	6.00	ea	350.00	2,100			
	Furnishings - NIC (assume to be FF&E)		excl		-			
	Code & room ID signage (NIC ornamental signage)	1.00	bgt	1,500.00	1,500			
	<u>Pool Bldg</u>							
	Lavatory counters	40.00	lf	300.00	12,000			
	Misc storage shelving budget	1.00	bgt	2,500.00	2,500			
	Window coverings - Office - shade & blackout screens	480.00	sf	30.00	14,400			
	Toilet partitions - phenolic - ADA stall	2.00	ea	2,200.00	4,400			
	Toilet partitions - phenolic - standard stall	4.00	ea	1,500.00	6,000			
	Urinal screens	1.00	ea	750.00	750			
	Toilet accessories - per stall	6.00	ea	400.00	2,400			
	Grab bars at HC stalls	2.00	ea	200.00	400			
	Restroom accessories - per room - multi - stall RR	2.00	ea	1,800.00	3,600			
	Restroom accessories - per room - single occupancy RR	2.00	ea	2,000.00	4,000			
	Shower accessories	10.00	ea	200.00	2,000			
	Restroom mirrors - large multi-stall RRs	160.00	sf	25.00	4,000			
	Restroom mirrors - at wall hung sinks	2.00	ea	150.00	300			
	Lockers	48.00	ea	400.00	19,200			
	Locker benches	8.00	ea	200.00	1,600			
	Fire extinguisher cabinets (extinguishers by owner)	5.00	ea	350.00	1,750			
	Furnishings - NIC (assume to be FF&E)		excl		-			
	Code & room ID signage (NIC ornamental signage)	1.00	bgt	750.00	750			
	<b>Subtotal</b>					<b>480,160</b>		\$22.82 /gsf bldg
<b>E1070</b>	<b>Entertainment and Recreational Equipment</b>							
	<b>Stage</b>							
	Overhead rigging	1.00	bgt	7,500.00	7,500			
	Theater lights, audio, equip NIC		excl		-			
	<b>Subtotal</b>					<b>7,500</b>		\$0.36 /gsf bldg
<b>E1070</b>	<b>Entertainment and Recreational Equipment</b>							
	<b>Gym Equip</b>							
	Floor striping - see wood floor				-			
	Bleachers - none				-			
	Basketball backboards - overhead retractable - motorized	2.00	ea	8,000.00	16,000			
	Basketball backboards - wall braced side fold - motorized	4.00	ea	6,500.00	26,000			
	Digital scoreboard (1), shotclocks (2), controller	1.00	set	11,000.00	11,000			
	Volleyball set	1.00	ea	5,000.00	5,000			
	Dividing curtain (26'0 high)	70.00	lf	450.00	31,500			
	Wall padding - 7'0	1.00	bgt	30,000.00	30,000			
	<b>Subtotal</b>					<b>119,500</b>		\$5.68 /gsf bldg
	<b>TOTAL: VII. INTERIOR BUILDOUT - CONSTRUCTIONS &amp; FINISHES</b>						<b>2,033,199</b>	\$96.63 /gsf bldg
	Net Total Incl Mark-up							3,027,054

**VIII. INTERIOR BUILDOUT - MEPF**

**D20 Plumbing**

All fixtures inclusive of rough-in

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
<u>CC Bldg</u>							
	Toilets - wall hung - heavy duty carrier	9.00	ea	5,500.00	49,500		
	Urinals	2.00	ea	4,000.00	8,000		
	Lavatory sinks - wall hung	3.00	ea	4,000.00	12,000		
	Lavatory counter sinks	6.00	ea	3,500.00	21,000		
	Counter sinks - Classrooms	2.00	ea	3,500.00	7,000		
	Floor drains - primed - Restrooms	2.00	ea	2,500.00	5,000		
	Floor drain - primed - Trash Room	1.00	ea	2,500.00	2,500		
	Janitor's sink	1.00	ea	4,000.00	4,000		
	Drinking fountain/bottle filling station (interior wall mount)	1.00	ea	8,000.00	8,000		
	Drinking fountain/bottle filling station exterior	1.00	ea	12,000.00	12,000		
	Hose bibb with lock	4.00	ea	1,500.00	6,000		
	Water heater w/circ pump and piping - restrooms - none		excl		-		
	Insta-hot tankless water heaters - Janitor closets	1.00	ea	1,500.00	1,500		
	Water heater - hybrid heat pump w/exp tank, circ pump and piping - kitchen	1.00	bgt	20,000.00	20,000		
	Kitchen plumbing rough-in budget & connections	1.00	bgt	50,000.00	50,000		
	Floor sink - primed - Dry Goods	1.00	ea	3,000.00	3,000		
	Grease interceptor	1.00	ea	3,500.00	3,500		
	Water pipe - runs to program sinks	150.00	lf	40.00	6,000		
	Sanitary pipe - runs to program sinks	150.00	lf	70.00	10,500		
	Condensate drains	1.00	bgt	7,500.00	7,500		
	Budget: backflow, hammer arrestor, reducer valve	1.00	bgt	10,000.00	10,000		
	Gas piping - none		excl		-		
	Connect to new water line at 5' from building	1.00	bgt	1,500.00	1,500		
	Connect to SS line at 5' from building	1.00	bgt	1,500.00	1,500		
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000		
	Commissioning	1.00	bgt	5,000.00	5,000		
<u>Pool Bldg</u>							
	Toilets - wall hung - heavy duty carrier	8.00	ea	5,500.00	44,000		
	Urinals	2.00	ea	4,000.00	8,000		
	Lavatory sinks - wall hung	2.00	ea	4,000.00	8,000		
	Lavatory counter sinks	6.00	ea	3,500.00	21,000		
	Shower unit	8.00	ea	5,000.00	40,000		
	Floor drains - primed - Restrooms	2.00	ea	2,500.00	5,000		
	Floor drain - primed - Chem Store & Pool Mech	3.00	ea	2,500.00	7,500		
	Janitor's sink	1.00	ea	4,000.00	4,000		
	Drinking fountain/bottle filling station exterior	1.00	ea	12,000.00	12,000		
	Hose bibb with lock	5.00	ea	1,500.00	7,500		
	Water heater w/circ pump and piping - shower room	1.00	ea	2,000.00	2,000		
	Sand trap / inceptor	1.00	ea	3,500.00	3,500		
	Condensate drains	1.00	bgt	1,500.00	1,500		
	Connect to main building water	1.00	bgt	1,500.00	1,500		
	Connect to SS line at main building	1.00	bgt	1,500.00	1,500		
	Gen reqs and permitting - see CC Bldg				-		
	Commissioning - See CC Bldg				-		
	<b>Subtotal</b>				<b>437,000</b>		\$20.77 /gsf bldg
<b>D30</b>	<b>HVAC</b>						
<u>CC Bldg</u>							
	AHU -1 - Gym: Roof mount 16 ton packaged unit w/heat pump - Daikin Rebel DPS016AHH, MERV 13, powered exh	1.00	bgt	64,000.00	64,000		
	HP-3 Digital Media: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000		

**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	HP-5 Arts & Crafts: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-4 Early Education: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-2 Office: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-6 Flex Mtg: 3 ton indoor packaged unit - Friedrich VRP36, MERV 13	1.00	ea	12,000.00	12,000			
	HP-7 Stage: 2 ton indoor packaged unit - Friedrich VRP24, MERV 13	1.00	ea	8,000.00	8,000			
	EF 4,5,6,7 - 600 CFM inline Cook mode SQN-D	4.00	ea	2,000.00	8,000			
	Roof gravity relief - Greenheck FGR 24x28 w/backdraft	1.00	ea	2,500.00	2,500			
	Kitchen grease duct & exhaust	1.00	bgt	20,000.00	20,000			
	Ducting, registers, & louvers	16,790.00	sf	10.00	167,900			
	Controls - local t-stats only	1.00	ea	10,000.00	10,000			
	House keeping pads - condensers	4.00	ea	1,500.00	6,000			
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
	Commissioning	1.00	bgt	10,000.00	10,000			
	<u>CC Bldg</u>							
	HP-1 Office: 2 ton indoor packaged unit - Friedrich VRP24, MERV 13	1.00	ea	8,000.00	8,000			
	EF 1 - 2000 CFM inline Cook mode SQN-D	1.00	ea	3,000.00	3,000			
	EF 2,3 - 600 CFM inline Cook mode SQN-D	2.00	ea	2,000.00	4,000			
	Roof gravity relief - Greenheck FGR 24x28 w/backdraft	1.00	ea	2,500.00	2,500			
	Kitchen grease duct & exhaust	1.00	bgt	20,000.00	20,000			
	Ducting, registers, & louvers	4,250.00	sf	8.00	34,000			
	Controls - local t-stats only	1.00	ea	2,000.00	2,000			
	House keeping pads - condensers	1.00	ea	1,500.00	1,500			
	Gen reqs and permitting - see CC Bldg				-			
	Commissioning - See CC Bldg				-			
	<b>Subtotal</b>					<b>446,400</b>		\$21.22 /gsf bldg
<b>D40</b>	<b>Fire Protection</b>							
	<u>CC Bldg</u>							
	ASR, distribution piping, & heads complete	16,790	gsf	8.00	134,320			
	Premium for running exposed in Gym/MPR	5,960	sf	3.00	17,880			
	Distribution piping, & heads complete - under stage	710	sf	12.00	8,520			
	Add distribution piping, & heads complete - flat roof eaves	4,770	gsf	8.00	38,160			
	Connect to new water line at 5' from building	1.00	bgt	1,500.00	1,500			
	Gen reqs and permitting	1.00	bgt	7,500.00	7,500			
	Commissioning	1.00	bgt	2,500.00	2,500			
	DDCV - see Utilities				-			
	FDC & PIV - see Utilities				-			
	<u>Pool Bldg</u>							
	ASR, distribution piping, & heads complete	4,250	gsf	7.00	29,750			
	Add distribution piping, & heads complete - flat roof eaves	680	gsf	8.00	5,440			
	Connect to new water line at CC Bldg	1.00	bgt	1,500.00	1,500			
	Gen reqs and permitting - see CC Bldg				-			
	Commissioning - See CC Bldg				-			
	DDCV - see Utilities				-			
	FDC & PIV - see Utilities				-			
	<b>Subtotal</b>					<b>247,070</b>		\$11.74 /gsf bldg
<b>D50</b>	<b>Electrical</b>							
	<b>Distribution</b>							
	** = connect to stand-by power							
	<u>CC Bldg</u>							
	Main panel - 1,000A 480V, 3 Ph, 4 wire - indoor	1.00	ea	16,500.00	16,500			

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly		
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions	
	Mechanical branch panel - 400A, 277/480V	1.00	bgt	7,400.00	7,400			
**	Lighting branch panels -100A, 277/480V	2.00	ea	3,500.00	7,000			
	Kitchen branch feeder 225A 277/480V to kitch transformer	150.00	lf	100.00	15,000			
	Kitchen step-down transformer - 150kVA	1.00	ea	14,500.00	14,500			
	Kitchen branch panel - 600A 120/208V double section	1.00	ea	8,250.00	8,250			
**	Misc building power feeder 175A 277/480V (standby power)	250.00	lf	90.00	22,500			
**	Misc building step-down transformer - 112.5kVA	1.00	ea	11,700.00	11,700			
**	Misc building branch panel - 400A 120/208V double section	1.00	ea	8,200.00	8,200			
**	Misc building branch panels - 100A 120/208V	2.00	ea	2,800.00	5,600			
	Manual transfer switch - 400A, 480V 3-Pole (main bldg panel)	1.00	ea	8,500.00	8,500			
	Standby power panel 400A 277/480V (for portable generator)	1.00	ea	7,400.00	7,400			
	Power to mechanical equipment	1.00	bgt	30,000.00	30,000			
	Power device distribution	16,790	gsf	25.00	419,750			
	Power distribution premium & hook-ups - Kitchen	1.00	bgt	50,000.00	50,000			
	Connect to electrical service within 5' from building	1.00	bgt	1,000.00	1,000			
	Gen reqs and permitting	1.00	bgt	15,000.00	15,000			
	Commissioning	1.00	bgt	5,000.00	5,000			
	<u>Pool Bldg</u>							
	Misc building branch panels - 100A 120/208V	2.00	ea	2,800.00	5,600			
	Pool step-down transformer - 30kVA	1.00	ea	6,200.00	6,200			
	Pool branch panel - 100A 120/208V pool equip panel	1.00	ea	2,800.00	2,800			
	Power feeder from CC Bldg for pool power	150.00	lf	90.00	13,500			
	Power feed from CC Bldg for misc	150.00	lf	50.00	7,500			
	Power to mechanical equipment	1.00	bgt	7,500.00	7,500			
	Power device distribution	4,250	gsf	25.00	106,250			
	Power distribution premium & hook-ups - pool equip	1.00	bgt	25,000.00	25,000			
	Gen reqs and permitting - see CC Bldg				-			
	Commissioning - See CC Bldg				-			
	<b>Subtotal Elect Distribution</b>					<b>827,650</b>		\$39.34 /gsf bldg
<b>D50</b>	<b>Electrical</b>							
	<u>CC Bldg</u>							
	General lighting	16,790	gsf	20.00	335,800			
	Premium lighting - MP/Gym	5,960	sf	15.00	89,400			
	Exit lights	1	bgt	7,500.00	7,500			
	Exterior lighting - on building	1.00	bgt	20,000.00	20,000			
	Central battery inverter - 5kVA	1.00	bgt	15,000.00	15,000			
	Lighting & dimming controls - local only	1.00	bgt	25,000.00	25,000			
	<u>Pool Bldg</u>							
	General lighting	4,250	gsf	10.00	42,500			
	Exterior lighting - on building	1.00	bgt	2,500.00	2,500			
	<b>Subtotal Elect Lighting</b>					<b>537,700</b>		\$25.56 /gsf bldg
<b>D50</b>	<b>Electrical</b>							
	<b>Low Voltage Systems</b>							
	<u>CC Bldg</u>							
	Fire alarm & CO2 monitoring system complete	16,790	gsf	5.00	83,950			
	Data/tel distribution - NIC equipment	16,790	gsf	3.00	50,370			
	Security system - rough-in	16,790	gsf	2.00	33,580			
	A/V, Public Address, Clock System - NIC		excl		-			
	<u>Pool Bldg</u>							
	Fire alarm & CO2 monitoring system complete	4,250	gsf	5.00	21,250			
	Data/tel distribution - NIC equipment	4,250	gsf	2.00	8,500			
	Security system - rough-in	4,250	gsf	1.00	4,250			
	<b>Subtotal Low Voltage Systems</b>					<b>201,900</b>		\$9.60 /gsf bldg
	<b>TOTAL: VIII. INTERIOR BUILDOUT - MEPF</b>					<b>2,697,720</b>		\$128.22 /gsf bldg
	Net Total Incl Mark-up							4,016,402

**IX. KITCHEN EQUIPMENT**

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
<b>E1020</b>	<b>Institutional Equipment</b>						
	1. Reach-in fridge	1 ea	3,042.00	3,042			
	2. Reach-in freezer	1 ea	2,858.00	2,858			
	3. SS work table	1 ea	2,315.00	2,315			
	4. Ice maker	1 ea	2,643.00	2,643			
	5. SS wall shelve	2 ea	323.00	646			
	6. Water filter for ice machine	1 ea	279.00	279			
	7. Warming drawer - free standing	1 ea	1,756.00	1,756			
	10. Pass-thru shelf	1 ea	285.00	285			
	11. SS wall shelf	2 ea	402.00	804			
	12. Hot water dispenser	1 ea	817.00	817			
	13. Coffee Brewer	1 ea	2,415.00	2,415			
	14. Iced Tea Brewer	1 ea	684.00	684			
	15. Undercounter fridge	1 ea	2,055.00	2,055			
	16. Water tower - remote chiller - dispenser	1 ea	5,437.00	5,437			
	17. Pass-thru shelf	1 ea	285.00	285			
	20. Warming drawer - free standing	1 ea	1,756.00	1,756			
	21. Wire shelving	1 ea	263.00	263			
	22. Three compartment sink	1 ea	3,101.00	3,101			
	22.1 Pre-rinse faucet	1 ea	671.00	671			
	22.2 Drain lever / twist waste	3 ea	237.00	711			
	23. SS wire shelves	2 ea	120.00	240			
	24. SS wire shelves	2 ea	181.00	362			
	25. Dishwasher	1 ea	7,554.00	7,554			
	26. Exhaust hood - dishwasher	1 ea	1,010.00	1,010			
	26.3 SS hood enclosure	1 ea	435.00	435			
	27. Food accumulator - soiled dishtable (32 - incl w/27)	1 ea	1,590.00	1,590			
	30. Wire shelf	2 ea	120.00	240			
	31. Trash receptacle - poly	4 ea	80.00	320			
	32.1 Pre rinse faucet	1 ea	548.00	548			
	33. Wire shelving	1 ea	617.00	617			
	34 & 38. Hand sink	2 ea	195.00	390			
	34.1 & 38.1 Faucet - splash mount	2 ea	252.00	504			
	34.2 & 28.2 Soap dispenser	2 ea	44.00	88			
	34.3 & 38.3 Paper towel dispenser	2 ea	58.00	116			
	35. SS Prep table 14'x2'9 w/2 18"x18" tubs	1 ea	2,790.00	2,790			
	35.1 & 35.3 Faucet - deck mounted	2 ea	245.00	490			
	35.2 & 35.4 Drain, lever/twist waste	2 ea	237.00	474			
	36. Undercounter fridge	1 ea	4,105.00	4,105			
	37. Table mount overshef	1 ea	593.00	593			
	39. Wire shelving	1 ea	575.00	575			
	40. Heated holding cabinet	2 ea	3,729.00	7,458			
	41. Cold & hold oven	1 ea	7,240.00	7,240			
	42. & 46. Filler table	2 ea	504.00	1,008			
	43. Griddle, electric countertop	1 ea	2,714.00	2,714			
	44. Equip stand w/undershelves	1 ea	708.00	708			
	45. HD Range 36" 6 hotplate burners	2 ea	6,371.00	12,742			
	47. Exhaust grease hood	1 ea	4,315.00	4,315			
	47.4 Electric control panel	1 ea	2,143.00	2,143			
	47.5 Fire suppression system	1 ea	3,424.00	3,424			
	47.6 SS dividers	1 ea	523.00	523			
	47.7 SS hood enclosure	1 ea	893.00	893			
	50, 50.1. Mop sink & faucet	1 ea	1,186.00	1,186			
	50.2 Utility shelf - Janitor's closet	1 ea	412.00	412			

**OPTION B - NEW BUILDING**

Estimate Detail					trade	assembly	
code	item description	quantity	unit cost	ext	subtotals	totals	quals & assumptions
51.	Storage room wire shelving	1 ea	2,120.00	2,120			
52.	Walk-in cooler	1 ea	11,869.00	11,869			
52.1 & 52.2.	Remote condenser & evaporator for walk-in cool	1 ea	4,567.00	4,567			
53.	Walk -in cooler shelving	1 ea	1,989.00	1,989			
W01	Freight	1 ea	6,000.00	6,000			
W01	Staging and delivery	1 ea	1,200.00	1,200			
W02	Installation - Exhaust/grease hood installation	1 ea	7,203.00	7,203			
W03	Installation - Walk-in	1 ea	14,625.00	14,625			
W03	Installation - Remote evaporator & condenser	1 ea	15,188.00	15,188			
W03	Installation - Balance of equipment and shelving	1 ea	84,240.00	84,240			
W11	Installation- Water tower	1 ea	859.00	859			
W13	Start-up	1 ea	1,800.00	1,800			
W14	Training	1 ea	1,500.00	1,500			
	Tax	1 ea	12,024.00	12,024			
	<b>Subtotal</b>				<b>265,814</b>		
	<b>TOTAL: IX. KITCHEN EQUIPMENT</b>					<b>265,814</b>	\$12.63 /gsf bldg
	Net Total Incl Mark-up						395,748

**X. SITE ELEMENTS DEMOLITION**

**G1010 Site Clearing**

Remove trees (10" to 20") - incl stump removal & offhaul	17.00 ea	1,500.00	25,500	
Remove trees (less than 20") - incl stump removal & offhaul	5.00 ea	750.00	3,750	
Clear & grub landscaping	45,000.00 sf	0.15	6,750	
Haul and dispose organics (NIC trees)	285.00 cy	100.00	28,500	

**Subtotal**

**64,500**

**G1020 Site Elements Demolition and Relocations**

**Finish Elements**

Remove and salvage park welcome sign	1.00 ea	200.00	200	
Remove and salvage code & traffic signs	4.00 ea	100.00	400	
Remove and salvage bollards at ball court	4.00 ea	75.00	300	
Remove low chain link fence at ball court	135.00 lf	4.00	540	
Remove wood benches	100.00 lf	7.50	750	
Remove concrete pedestals at wood benches	11.00 ea	250.00	2,750	
Misc site elements demo	1.00 bgt	750.00	750	
Saw cut concrete	40.00 lf	15.00	600	
Saw cut asphalt	150.00 lf	10.00	1,500	
Saw cut road asphalt	110.00 lf	10.00	1,100	
Demo site concrete	9,595.00 sf	2.50	23,988	151 lcy
Demo courtyard concrete	3,790.00 sf	2.50	9,475	30 lcy
Demo sidewalk concrete	1,880.00 sf	2.50	4,700	15 lcy
Demo curb & gutter	100.00 lf	10.00	1,000	1 lcy
Demo site asphalt	7,100.00 sf	1.75	12,425	
Demo road asphalt	540.00 sf	2.50	1,350	
Haul and dispose	220.00 tons	110.00	24,200	

**Subtotal**

**86,028**

**F2020 Hazardous Components Abatement**

None anticipated			-	
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**Subtotal**

**-**

**TOTAL: X. SITE ELEMENTS DEMOLITION**

**150,528**

\$7.15 /gsf bldg

Net Total Incl Mark-up

224,107

**XI. EARTHWORK & GRADING**

**G1020 Site Elements Demolition and Relocations**

Cut & cap site utilities	1.00 ea	1,500.00	1,500	
Remove & salvage light standard	1.00 ea	1,000.00	1,000	
Remove drain inlets	6.00 ea	500.00	3,000	

**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Budget to remove SD piping	1.00	bgt	2,500.00	2,500			
	Remove irrigation back flow	1.00	bgt	500.00	500			
	Budget to remove irrigation boxes and piping	45,000.00	sf	0.05	2,250			
	Haul and dispose	1.00	bgt	1,000.00	1,000			
	<b>Subtotal</b>						<b>11,750</b>	
<b>G1030</b>	<b>Site Earthwork</b>							
	Rough & fine grade	84,000.00	sf	0.50	42,000			
	Budget for import/export	1.00	bgt	7,500.00	7,500			
	Scarify & compact new building pad	21,000.00	sf	0.75	15,750			
	Structural excavation - foundations - see Structure				-			
	Subgrade prep - sitework concrete paving	16,700.00	sf	0.50	8,350			
	Subgrade prep - courtyard concrete paving	2,680.00	sf	0.50	1,340			
	Backfill for stage height (assume use spoils from site)	130.00	cy	20.00	2,600			
	Subgrade prep - pool & deck area	13,675.00	sf	0.50	6,838			
	Subgrade prep - city sidewalk concrete paving	4,620.00	sf	0.50	2,310			
	<b>Subtotal</b>						<b>86,688</b>	
<b>F2020</b>	<b>Hazardous Components Abatement</b>							
	None anticipated				-			
	<b>Subtotal</b>						<b>-</b>	
	<b>TOTAL: XI. EARTHWORK &amp; GRADING</b>						<b>98,438</b>	\$4.68 /gsf bldg
	Net Total Incl Mark-up							146,555
<b>XII. SITE DRAINAGE</b>								
<b>G3030</b>	<b>Storm Sewer</b>							
	Storm sewer budget - new DIs and SD lines	1.00	bgt	20,000.00	20,000			
	Bioswales complete	1,000.00	sf	25.00	25,000			
	<b>Subtotal</b>						<b>45,000</b>	
	<b>TOTAL: XII. SITE DRAINAGE</b>						<b>45,000</b>	\$2.14 /gsf bldg
	Net Total Incl Mark-up							66,997
<b>XIII. FINISH SITEWORK</b>								
		<b>56,700</b>	<b>sf</b>					
<b>G2030</b>	<b>Pedestrian Paving</b>	<b>Site Paving</b>						
	Courtyard concrete paving	2,680.00	sf	15.00	40,200			
	Site concrete paving	16,700.00	sf	15.00	250,500			
	Site stage & ramp concrete paving	2,370.00	sf	15.00	35,550			
	<b>Subtotal</b>						<b>326,250</b>	\$5.75 /sf total site
<b>G2030</b>	<b>Pedestrian Paving</b>	<b>Sidewalk &amp; Bulb-out</b>						
	Sidewalk paving	4,620.00	sf	12.00	55,440			
	Bulb-out curb & gutter	110.00	lf	65.00	7,150			
	Bulb-out ramps complete w/truncated domes	2.00	ea	2,500.00	5,000			
	Asphalt patch at road	1.00	bgt	750.00	750			
	<b>Subtotal</b>						<b>68,340</b>	\$1.21 /sf total site
<b>G2040</b>	<b>Site Development</b>	<b>Conc Structures</b>						
	Concrete ret walls at stage 12" x 2'0	185.00	lf	300.00	55,500			
	Concrete seat walls w/mosaic tile - linear 2'9wide by 18" h	146.00	lf	650.00	94,900			
	Concrete seat walls w/mosaic tile - curved linear 2'9wide by 18" h	75.00	lf	800.00	60,000			
	Concrete seat walls w/mosaic tile - curved linear at face of stage - add curb - 2'9wide by 18" h	175.00	lf	850.00	148,750			
	Concrete seat walls w/mosaic tile - radius planter 2'9wide by 18" h - by Park St	77.00	lf	800.00	61,600			
	<b>Subtotal</b>						<b>420,750</b>	\$7.42 /sf total site
<b>G2040</b>	<b>Site Development</b>							
	Trellis structure - steel with wood rafters	950.00	sf	175.00	166,250			

**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
	Courtyard fence - 7'0 High - powder coated alum panels	70.00	lf	150.00	10,500			
	Courtyard fence - double gates	2.00	pr	2,000.00	4,000			
	Ball court low chain link fence	100.00	lf	35.00	3,500			
	Budget - modify/repair playground fence	1.00	bgt	2,500.00	2,500			
	Re-install salvaged bollards at ballcourt	4.00	ea	200.00	800			
	Concrete chess tables - bury post - buy-out/install	2.00	ea	3,500.00	7,000			
	Concrete ping pong table - cantilever - buy-out/install	2.00	ea	7,500.00	15,000			
	Linear park bench - 8'0 long	3.00	ea	2,000.00	6,000			
	Trash/recycle stations	2.00	ea	3,000.00	6,000			
	Bike racks	7.00	ea	350.00	2,450			
	Stock tank planters	8.00	ea	350.00	2,800			
	Reinstall salvaged street/code signs	3.00	ea	150.00	450			
	New park welcome sign	1.00	bgt	5,000.00	5,000			
	<b>Subtotal</b>					<b>232,250</b>		\$4.10 /sf total site
<b>G2050</b>	<b>Landscaping</b>							
	<b>Planting</b>							
	Soil in raised concrete planters	30.00	cy	120.00	3,600			
	Soil in stock tank planters	4.00	cy	120.00	480			
	Amend soil	20,000.00	sf	1.00	20,000			
	Trees - 36" box	57.00	ea	1,500.00	85,500			
	Shrub planting - 15 gal (5,300 sf at 3'0 oc)	600	ea	150.00	90,000			
	Meadow planting	1,325	sf	10.00	13,250			
	Meadow planting in raised planters	210	sf	10.00	2,100			
	Bioswale planting	800	sf	8.00	6,400			
	Ground cover	2,000	sf	6.00	12,000			
	Sod lawn	9,870	sf	2.00	19,740			
	Mulch shrub & meadow planting	10,130.00	sf	1.50	15,195			
	<b>Subtotal</b>					<b>268,265</b>		\$4.73 /sf total site
<b>G2050</b>	<b>Landscaping</b>							
	<b>Irrigation</b>							
	Tie-into water & backflow device	1.00	ea	3,000.00	3,000			
	Irrigation distribution, heads, & controls complete	20,000.00	sf	2.50	50,000			
	<b>Subtotal</b>					<b>53,000</b>		\$0.93 /sf total site
<b>G4020</b>	<b>Site Lighting</b>							
	Power feeds and pull boxes to light standards	1.00	bgt	35,000.00	35,000			
	New lights standards	5.00	ea	3,000.00	15,000			
	<b>Subtotal</b>					<b>50,000</b>		
	<b>TOTAL: XIII. FINISH SITEWORK</b>						<b>1,418,855</b>	\$67.44 /gsf bldg \$25.02 /sf total site
	Net Total Incl Mark-up							2,112,411 \$37.26 /sf total site
<b>XIV. WATER UTILITIES</b>								
<b>G3010</b>	<b>Water Supply</b>							
	<b>Domestic Water</b>							
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000			
	Cut & patch street for lateral (30 lf)	1.00	bgt	2,500.00	2,500			
	Tap into main	1.00	bgt	5,000.00	5,000			
	Water meter install - excluded - fees in owner budget		excl		-			
	<b>Subtotal</b>					<b>13,500</b>		
<b>G3010</b>	<b>Water Supply</b>							
	<b>Fire Water</b>							
	New water lateral to main (assume 4") complete w/trench	80.00	lf	75.00	6,000			
	Cut & patch street for lateral - joint trench with domestic				-			
	Tap into main	1.00	bgt	5,000.00	5,000			
	DDCV (assume 4")	1.00	bgt	10,000.00	10,000			
	FDC & PIV	1.00	bgt	7,500.00	7,500			
	Water meter install - excluded - fees in owner budget		excl		-			
	<b>Subtotal</b>					<b>28,500</b>		



**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly		
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions	
<b>TOTAL: XIV. WATER UTILITIES</b>							<b>42,000</b>		\$2.00 /gsf bldg
Net Total Incl Mark-up									62,530
<b>XV. SANITARY UTILITIES</b>									
<b>G3020</b>	<b>Sanitary Sewer</b>								
	Existing 4" SS line at rear elevation - misc budget for pipe adjustment	1.00	bgt	5,000.00	5,000				
	<b>Subtotal</b>					<b>5,000</b>			
<b>TOTAL: XV. SANITARY UTILITIES</b>							<b>5,000</b>		\$0.24 /gsf bldg
Net Total Incl Mark-up									7,444
<b>XVI. GAS SERVICE UTILITIES</b>									
<b>G3060</b>	<b>Fuel Distribution</b>								
	Misc prep for gas meter room	1.00	bgt	7,500.00	7,500				
	Gas service to pool	1.00	bgt	5,000.00	5,000				
	<b>Subtotal</b>					<b>12,500</b>			
<b>TOTAL: XVI. GAS SERVICE UTILITIES</b>							<b>12,500</b>		\$0.59 /gsf bldg
Net Total Incl Mark-up									18,610
<b>XVII. ELECTRICAL UTILITIES</b>									
<b>G40</b>	<b>Electrical Site Utilities</b>								
	Five 3" PVC underground conduit for PG&E feeder to new service panel. Assume distance	500.00	lf	75.00	37,500				
	New service board 1,600A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters	1.00	ea	30,000.00	30,000				
	Pad & grounding for PG&E transformer (NIC transformer)	1.00	ea	3,000.00	3,000				
	Remove existing transformer after cut-over	1.00	ea	5,000.00	5,000				
	Backfeed existing 600A off new meter - remove old meter	25.00	ea	300.00	7,500				
	Service feeder to building - 1,000A 277/480v	300.00	lf	400.00	120,000				
	<b>Subtotal</b>					<b>203,000</b>			
<b>TOTAL: XVII. ELECTRICAL UTILITIES</b>							<b>203,000</b>		\$9.65 /gsf bldg
Net Total Incl Mark-up									302,229
<b>XVIII. PHOTVOLTAIC SYSTEM</b>									
<b>D50</b>	<b>Electrical</b>								
	<b>Photovoltaic System</b>								
	PV mounted to roof - 216kW (670 325 watt modules) system complete	216.00	kW	3,250	702,000				
	<b>Subtotal</b>					<b>702,000</b>			\$33.37 /gsf bldg
<b>TOTAL: XVIII. PHOTVOLTAIC SYSTEM</b>							<b>702,000</b>		\$33.37 /gsf bldg
Net Total Incl Mark-up									1,045,147
<b>XIX. POOL, DECK, EQUIPMENT, &amp; POOL FENCE</b>									
<b>F1060</b>	<b>Athletic and Recreational Special Construction</b>								
	Mobilization and site prep (in addition to GC/earthwork)	1.00	bgt	50,000.00	50,000				
	Pool construction & pool equipment	6,450.00	sf	235.00	1,515,750				
	Surge tank	1.00	ea	40,000.00	40,000				
	Pool deck	7,600.00	sf	45.00	342,000				
	Pool fence	250.00	ea	300.00	75,000				
	Pool gates	3.00	pr	2,000.00	6,000				
	Pool deck lighting	1.00	bgt	50,000.00	50,000				
	Deck equipment	1.00	bgt	60,000.00	60,000				
	Competitive equipment	1.00	bgt	140,000.00	140,000				
	<b>Subtotal</b>					<b>2,278,750</b>			
<b>TOTAL: XIX. POOL, DECK, EQUIPMENT, &amp; POOL FENCE</b>							<b>2,278,750</b>		\$108.31 /gsf bldg
Net Total Incl Mark-up									3,392,634

**OPTION B - NEW BUILDING**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions

<b>Raw Cost of Work</b>							<b>15,875,936</b>	
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General Expenses (Incl 2.5% for Public Reqs)	15.00%	2,381,390						
Contractor's Fee (OH & Profit)	7.50%	1,369,299						
Contractor Insurance	1.00%	223,744						
Building Permit	0.00%	-						Budget by owner
Contingency	15.00%	2,977,555						
Cost Escalation (2 years at 5%/yr)	10.25%	712,579						to middle of 2022
Bonds	1.25%	95,807						

<b>Total Budget Estimate - Hard Construction</b>				7,760,375			<b>23,636,311</b>	
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**CONCEPT PHASE ESTIMATE**

**ESTIMATE DETAIL REPORT**

**Project** Frances Albrier Community Center  
Comparative Scheme Option Estimates - Conceptual Design

**Est by:** RMB  
**Est Date:** 3/24/20  
Submission

**Design Docs:** Frances Albrier Community Center Concept Design Pricing Set  
**Document Date:** Various Transmitted 3/3/20

**ALTERNATES**

**1. ALL ELECTRIC POOL HEAT PUMP**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions

**DELETE STANDARD POOL UTILITIES**

**G3060 Fuel Distribution**

Delete misc prep for gas meter room -1.00 bgt 7,500.00 (7,500)  
Delete gas service to pool -1.00 bgt 5,000.00 (5,000)

**Subtotal**

**(12,500)**

**D50 Electrical Photovoltaic System**

Delete PV mounted to roof - 216kW (670 325 watt modules) system complete -216.00 kW 3,250 (702,000)

**Subtotal**

**(702,000)**

**G40 Electrical Site Utilities**

Delete new service board 1,600A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters -1.00 ea 30,000.00 (30,000)  
Delete service feeder to building - 1,000A 277/480v -300.00 lf 400.00 (120,000)

**Subtotal**

**(150,000)**

**TOTAL: DELETE STANDARD POOL UTILITIES**

**(864,500)**

Net Total Incl Mark-up

-1,287,079

**ADD ELECTRIC POOL COMPONENTS AND UTILITIES**

**D50 Electrical Photovoltaic System**

New service board 2,500A 277/480V, 3Ph 4 wire in outdoor enclosure. 2 meters 1.00 bgt 35,000 35,000  
New service feeder to building - 1,000A 277/480v 300.00 lf 750.00 225,000

**Subtotal**

**260,000**

**D50 Electrical Photovoltaic System**

SunDrum hybrid PV / solar thermal system - thermal component (replaces need for electric heat pump) 1.00 bgt 500,000 500,000  
SunDrum hybrid PV / solar thermal system - PV components 216.00 kW 3,250 702,000

**Subtotal**

**1,202,000**

**TOTAL: ADD ELECTRIC POOL COMPONENTS AND UTILITIES**

**1,462,000**

Net Total Incl Mark-up

2,176,646

<b>Raw Cost of Work</b>		<b>597,500</b>
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General Expenses (Incl 2.5% for Public Reqs)	15.00%	89,625	
Contractor's Fee (OH & Profit)	7.50%	51,534	
Contractor Insurance	1.00%	8,421	
Building Permit	0.00%	-	Budget by owner
Contingency	15.00%	112,062	
Cost Escalation (2 years at 5%/yr)	10.25%	26,818	to middle of 2022
Bonds	1.25%	3,606	

<b>Total Budget Estimate - Hard Construction</b>	<b>292,066</b>	<b>889,566</b>
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**CONCEPT PHASE ESTIMATE**

**ESTIMATE DETAIL REPORT**

**Project** Frances Albrier Community Center  
Comparative Scheme Option Estimates - Conceptual Design

**Est by:** RMB  
**Est Date:** 3/24/20  
Submission

**Design Docs:** Frances Albrier Community Center Concept Design Pricing Set  
**Document Date:** Various Transmitted 3/3/20

**ALTERNATES**

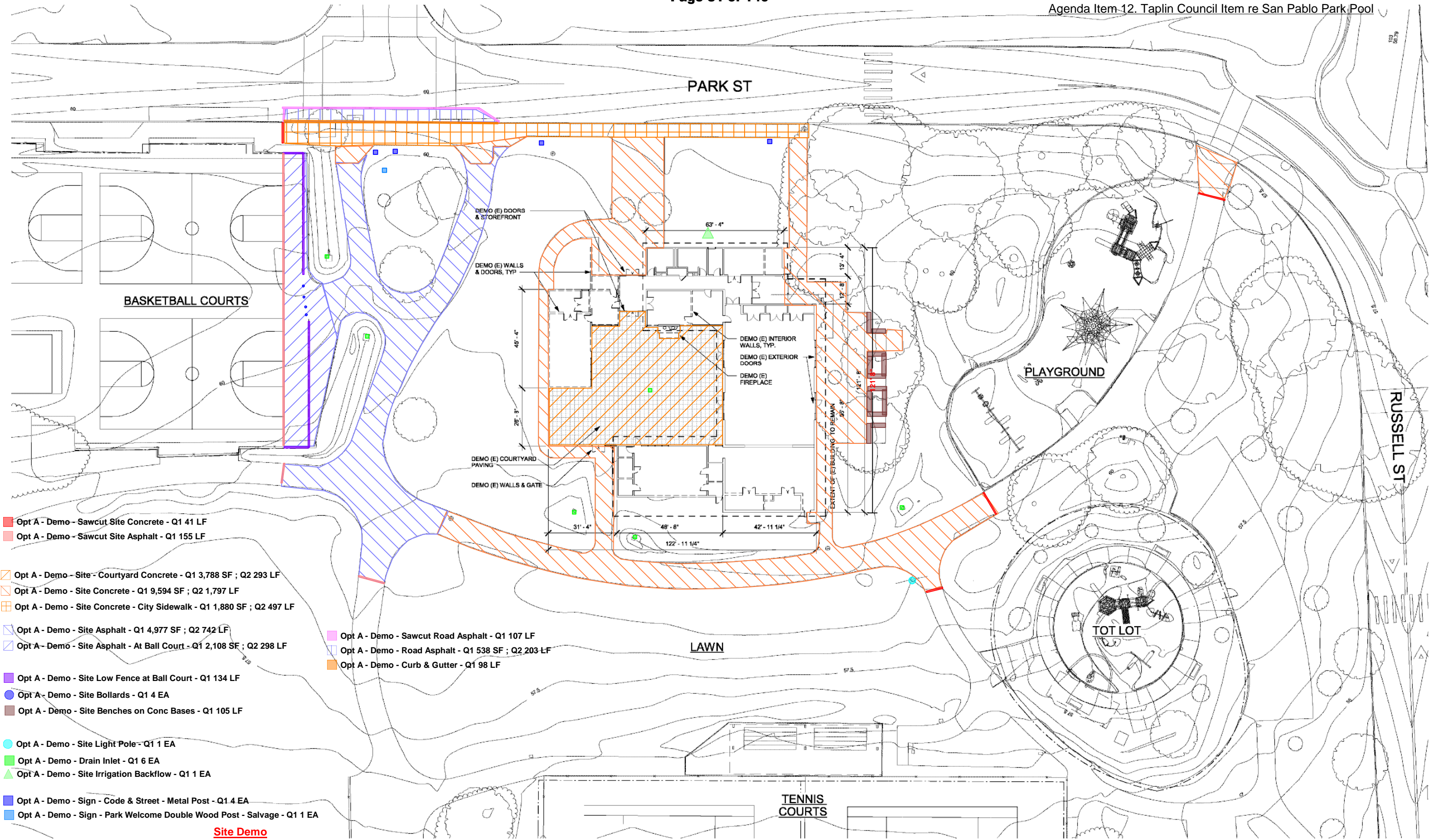
**2. EXTEND SIDEWALK AT SOUTH END**

Estimate Detail						trade	assembly	
code	item description	quantity	unit cost	ext		subtotals	totals	quals & assumptions
<b>G1030</b>	<b>Site Earthwork</b>							
	Remove trees - assume not required			-				
	Clear grub and subgrade prep	2,370.00	sf	2.00	4,740			
	<b>Subtotal</b>					<b>4,740</b>		
<b>G2030</b>	<b>Pedestrian Paving</b>							
	<b>Site Paving</b>							
	Curb and gutter - existing			-				
	Sidewalk paving	2,370.00	sf	12.00	28,440			
	<b>Subtotal</b>					<b>28,440</b>		
<b>TOTAL:</b>							<b>33,180</b>	
	Net Total Incl Mark-up							49,399

<b>Raw Cost of Work</b>		<b>33,180</b>
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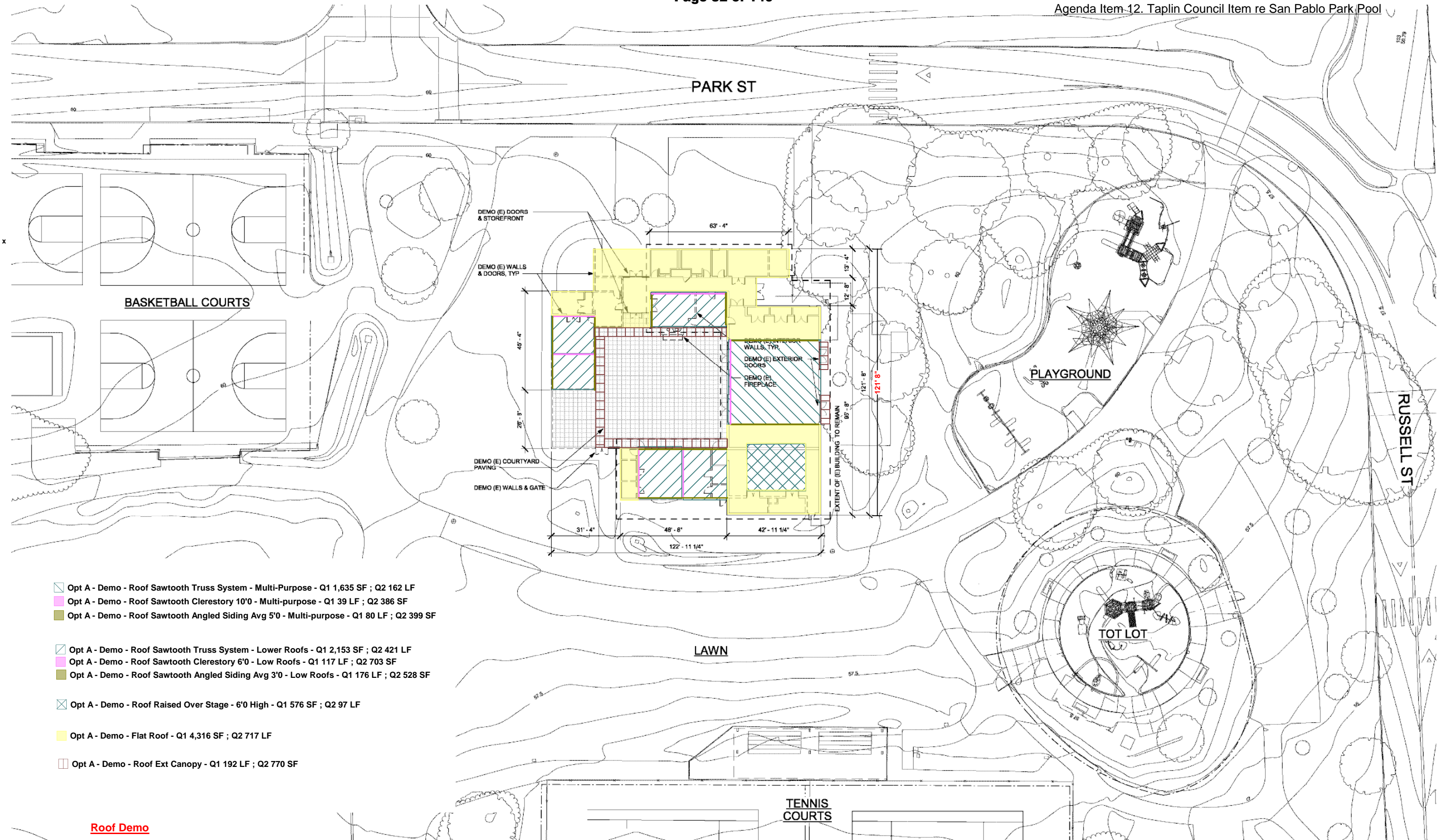
General Expenses (Incl 2.5% for Public Reqs)	15.00%	4,977	
Contractor's Fee (OH & Profit)	7.50%	2,862	
Contractor Insurance	1.00%	468	
Building Permit	0.00%	-	Budget by owner
Contingency	15.00%	6,223	
Cost Escalation (2 years at 5%/yr)	10.25%	1,489	to middle of 2022
Bonds	1.25%	200	

<b>Total Budget Estimate - Hard Construction</b>	16,219	<b>49,399</b>
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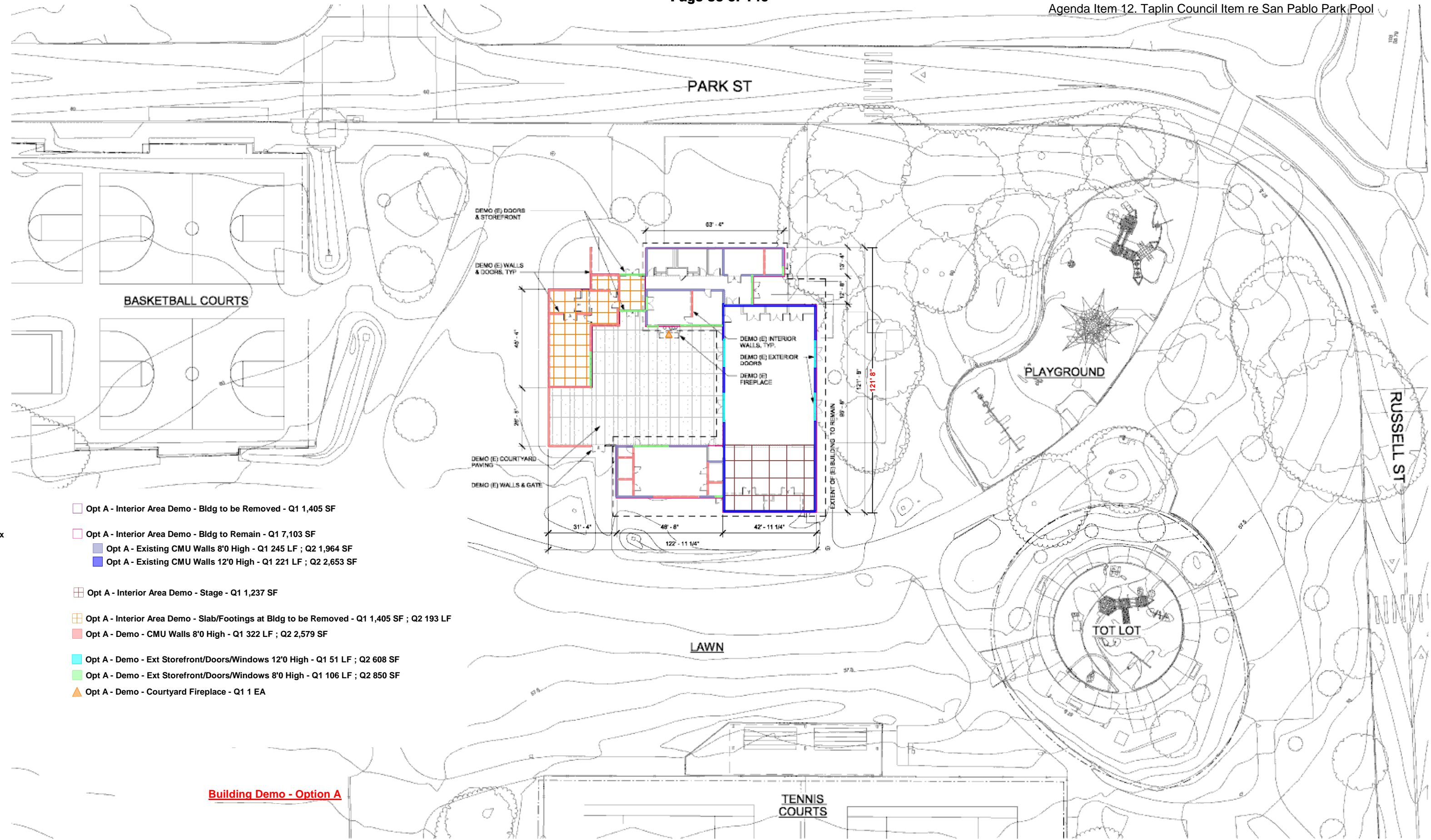
- Opt A - Demo - Sawcut Site Concrete - Q1 41 LF
- Opt A - Demo - Sawcut Site Asphalt - Q1 155 LF
- ▨ Opt A - Demo - Site - Courtyard Concrete - Q1 3,788 SF ; Q2 293 LF
- ▨ Opt A - Demo - Site Concrete - Q1 9,594 SF ; Q2 1,797 LF
- ▨ Opt A - Demo - Site Concrete - City Sidewalk - Q1 1,880 SF ; Q2 497 LF
- ▨ Opt A - Demo - Site Asphalt - Q1 4,977 SF ; Q2 742 LF
- ▨ Opt A - Demo - Site Asphalt - At Ball Court - Q1 2,108 SF ; Q2 298 LF
- Opt A - Demo - Site Low Fence at Ball Court - Q1 134 LF
- Opt A - Demo - Site Bollards - Q1 4 EA
- Opt A - Demo - Site Benches on Conc Bases - Q1 105 LF
- Opt A - Demo - Site Light Pole - Q1 1 EA
- Opt A - Demo - Drain Inlet - Q1 6 EA
- ▲ Opt A - Demo - Site Irrigation Backflow - Q1 1 EA
- Opt A - Demo - Sign - Code & Street - Metal Post - Q1 4 EA
- Opt A - Demo - Sign - Park Welcome Double Wood Post - Salvage - Q1 1 EA

**Site Demo**



- Opt A - Demo - Roof Sawtooth Truss System - Multi-Purpose - Q1 1,635 SF ; Q2 162 LF
- Opt A - Demo - Roof Sawtooth Clerestory 10'0 - Multi-purpose - Q1 39 LF ; Q2 386 SF
- Opt A - Demo - Roof Sawtooth Angled Siding Avg 5'0 - Multi-purpose - Q1 80 LF ; Q2 399 SF
- Opt A - Demo - Roof Sawtooth Truss System - Lower Roofs - Q1 2,153 SF ; Q2 421 LF
- Opt A - Demo - Roof Sawtooth Clerestory 6'0 - Low Roofs - Q1 117 LF ; Q2 703 SF
- Opt A - Demo - Roof Sawtooth Angled Siding Avg 3'0 - Low Roofs - Q1 176 LF ; Q2 528 SF
- Opt A - Demo - Roof Raised Over Stage - 6'0 High - Q1 576 SF ; Q2 97 LF
- Opt A - Demo - Flat Roof - Q1 4,316 SF ; Q2 717 LF
- Opt A - Demo - Roof Ext Canopy - Q1 192 LF ; Q2 770 SF

Roof Demo



- Opt A - Interior Area Demo - Bldg to be Removed - Q1 1,405 SF
- Opt A - Interior Area Demo - Bldg to Remain - Q1 7,103 SF
- Opt A - Existing CMU Walls 8'0 High - Q1 245 LF ; Q2 1,964 SF
- Opt A - Existing CMU Walls 12'0 High - Q1 221 LF ; Q2 2,653 SF
- ⊞ Opt A - Interior Area Demo - Stage - Q1 1,237 SF
- ⊞ Opt A - Interior Area Demo - Slab/Footings at Bldg to be Removed - Q1 1,405 SF ; Q2 193 LF
- Opt A - Demo - CMU Walls 8'0 High - Q1 322 LF ; Q2 2,579 SF
- Opt A - Demo - Ext Storefront/Doors/Windows 12'0 High - Q1 51 LF ; Q2 608 SF
- Opt A - Demo - Ext Storefront/Doors/Windows 8'0 High - Q1 106 LF ; Q2 850 SF
- ▲ Opt A - Demo - Courtyard Fireplace - Q1 1 EA

**Building Demo - Option A**

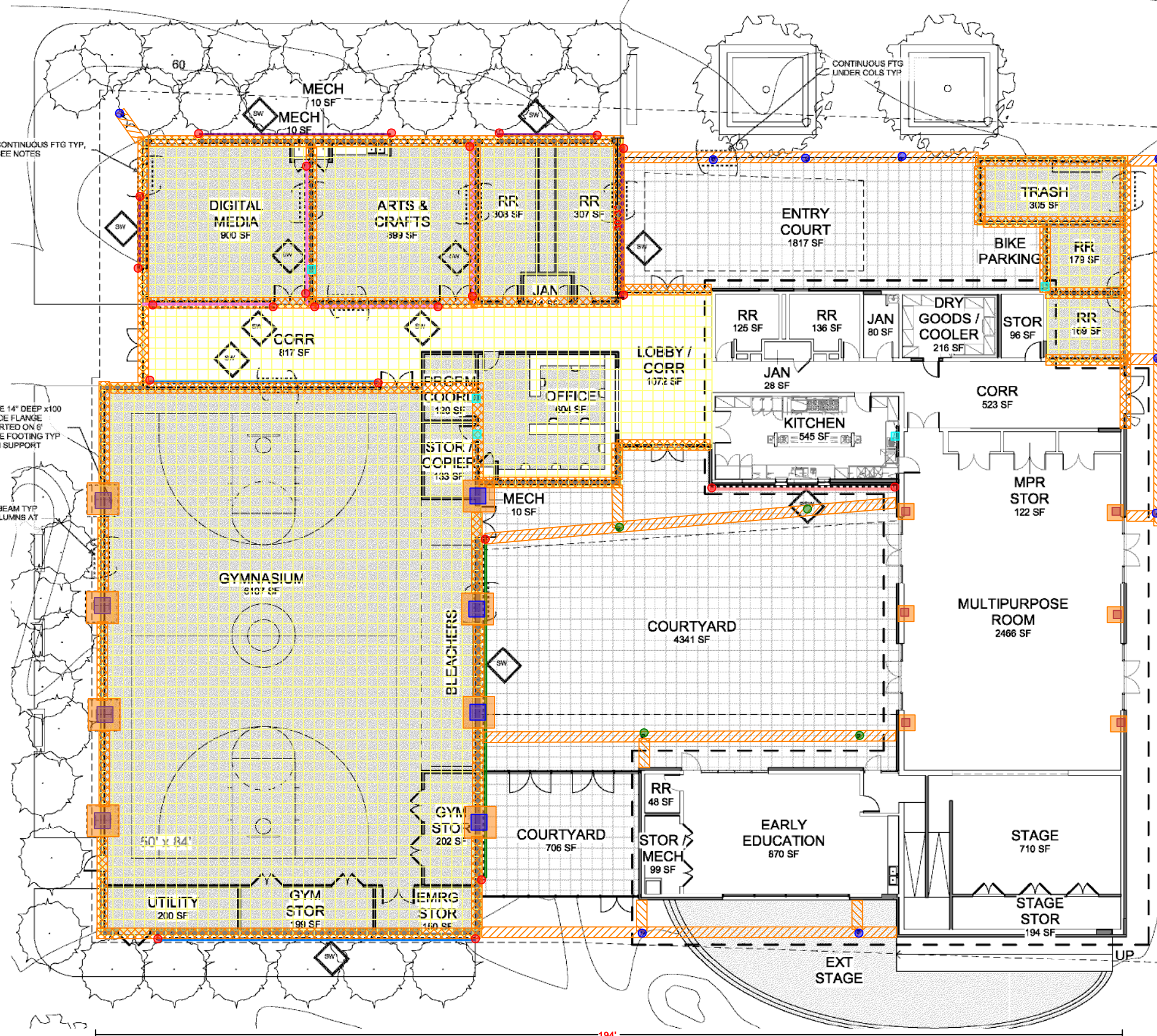


STRUCTURAL ENGINEERS

Telegraph Ave Suite 300 Oakland, CA 94612 tel: 510.834.1629 ida-se.com

- Opt A - New Interior Slab - Q1 13,508 SF ; Q2 667 LF
- Opt A - Footing - Ext Walls & New Shearwalls 2'0x2'0 - Q1 843 LF ; Q2 125 CY
- Opt A - Grade Beam 2'0x2'0 - Btwn Roof Cols - Q1 419 LF ; Q2 62 CY
- Opt A - Footing Wide Flange Cols - Gym 6'0x6'0 (assume 3'0 d) - Q1 8 EA ; Q2 32 CY
- Opt A - Footing Cols - MP Room Assume 3'0x3'0 x2'0d - Q1 6 EA ; Q2 4 CY
- Opt A - Wide Flange Cols in Gym 100#/lf - Avg 28'0 ea - Q1 8 EA ; Q2 224 LF
- Opt A - In Cols - Roof Framing - Avg 18'0 ea - Q1 5 EA
- Opt A - In Cols - Roof Framing - Multipurpose - (12'0 to 21'0) avg 18'0 ea - Q1 6 EA
- Opt A - Pipe Roof Cols Perim Eaves - Avg 12'0 ea - Q1 9 EA
- Opt A - Pipe Roof Cols Courtyard Eaves - Avg 14'0 ea - Q1 4 EA
- Opt A - Shearwall - Int Partition -12'0 High - Q1 107 LF ; Q2 1,279 SF
- Opt A - Shearwall - Ext Wall -12'0 High - Q1 96 LF ; Q2 1,154 SF
- Opt A - Shearwall - Kitchen Structure Perf Shear Walls - 20'0 - Q1 35 LF ; Q2 978 SF
- Opt A - Shearwall - Gym Structure Shear Walls E & W - Avg 25'0 - Q1 103 LF ; Q2 2,893 SF
- Opt A - Shearwall - Gym Structure Shear Walls - South - Avg 20'0 - Q1 64 LF ; Q2 1,794 SF
- Opt A - Hold-downs - Q1 24 EA

**Foundation & Vertical Structure**



ASSUME 14" DEEP x100 PLF WIDE FLANGE SUPPORTED ON 6" SQUARE FOOTING TYP AT GLM SUPPORT

2' SQ GRADE BEAM TYP BETWEEN COLUMNS AT GYM

EXTENT OF (E) BUILDING

FIRST FLOOR FRAMING PLAN

NTS

Parks, Recreation, and Waterfront Commission

September 13, 2023 Regular Meeting



2020-03-03 IDA JOB NUMBER 19048

SA 1

FRANCES ALBRIER COMMUNITY CENTER  
OPTION A  
CONCEPTUAL FIRST FLOOR FRAMING PLAN



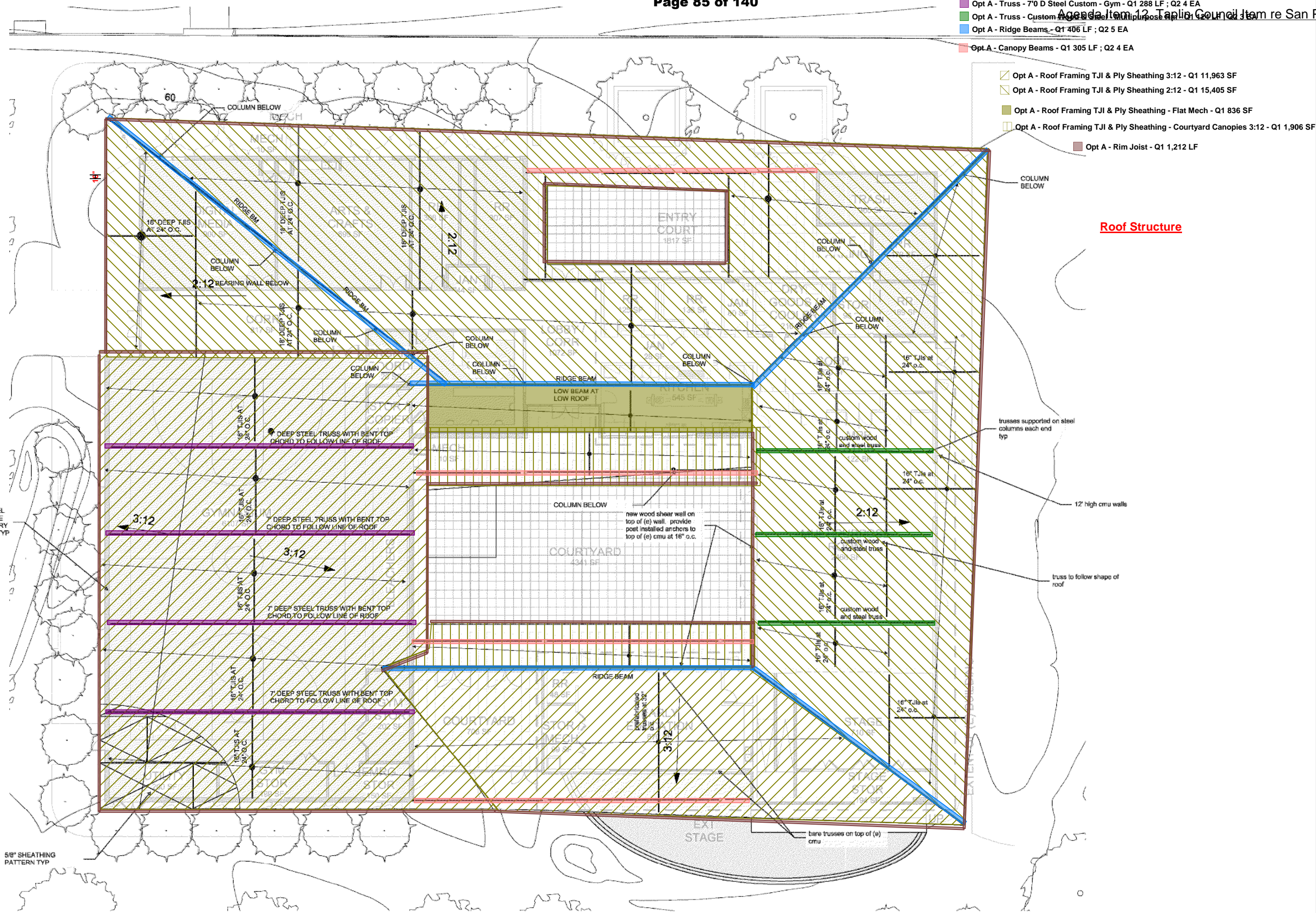


STRUCTURAL ENGINEERS

1629 Telegraph Ave  
Suite 300  
Oakland, CA 94612  
tel: 510.834.1629  
ida-se.com

Roof Structure

- Opt A - Roof Framing TJI & Ply Sheathing 3:12 - Q1 11,963 SF
- Opt A - Roof Framing TJI & Ply Sheathing 2:12 - Q1 15,405 SF
- Opt A - Roof Framing TJI & Ply Sheathing - Flat Mech - Q1 836 SF
- Opt A - Roof Framing TJI & Ply Sheathing - Courtyard Canopies 3:12 - Q1 1,906 SF
- Opt A - Rim Joist - Q1 1,212 LF



ASSUME 50PLF STEEL WIDE FLANGE FRAME AROUND CLERESTORY WINDOWS AT GYM, TYP

5/8" SHEATHING PATTERN TYP

trusses supported on steel columns each end typ

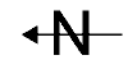
12' high cmu walls

truss to follow shape of roof

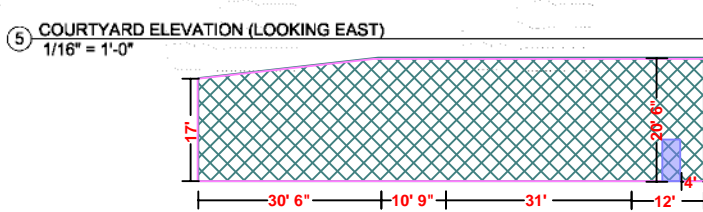
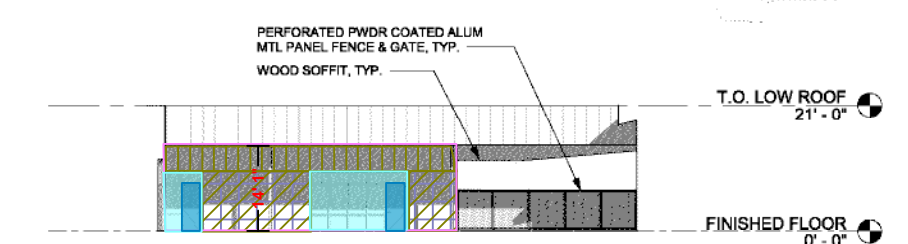
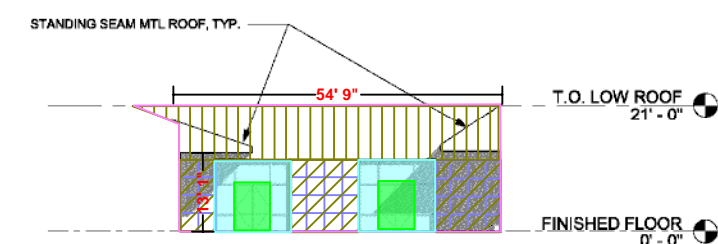
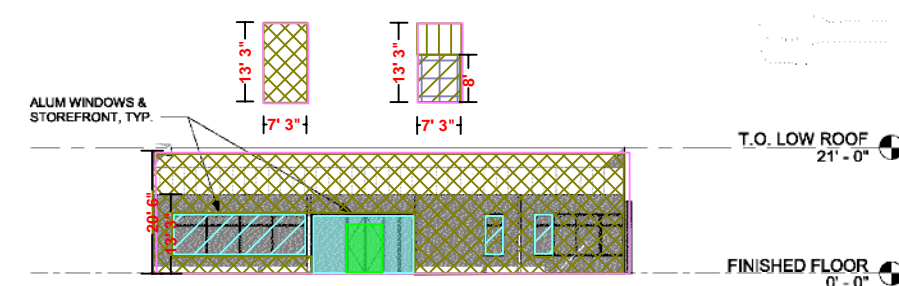
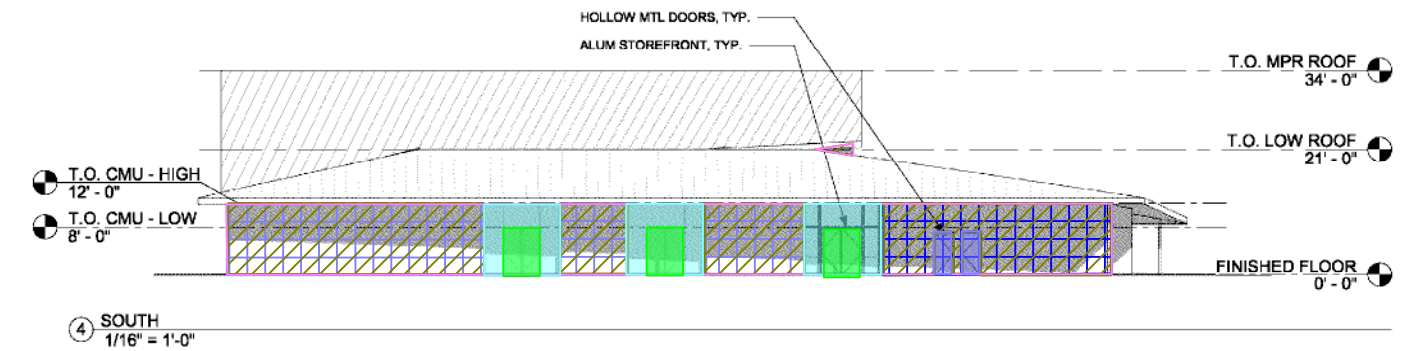
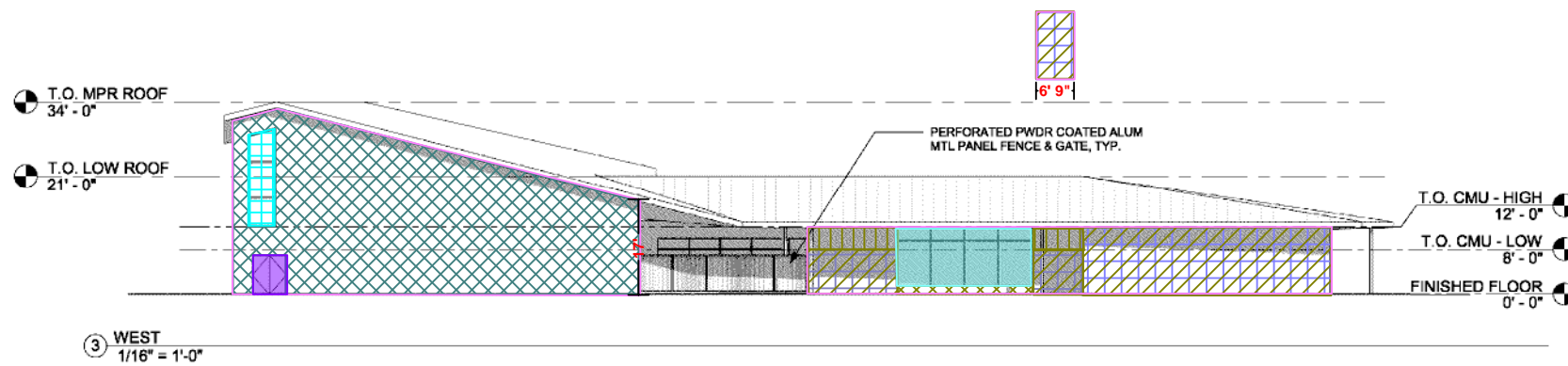
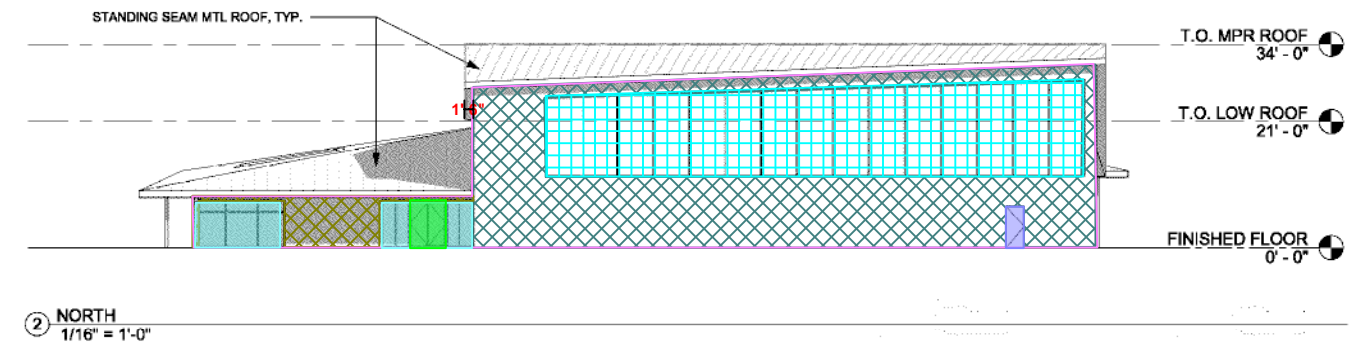
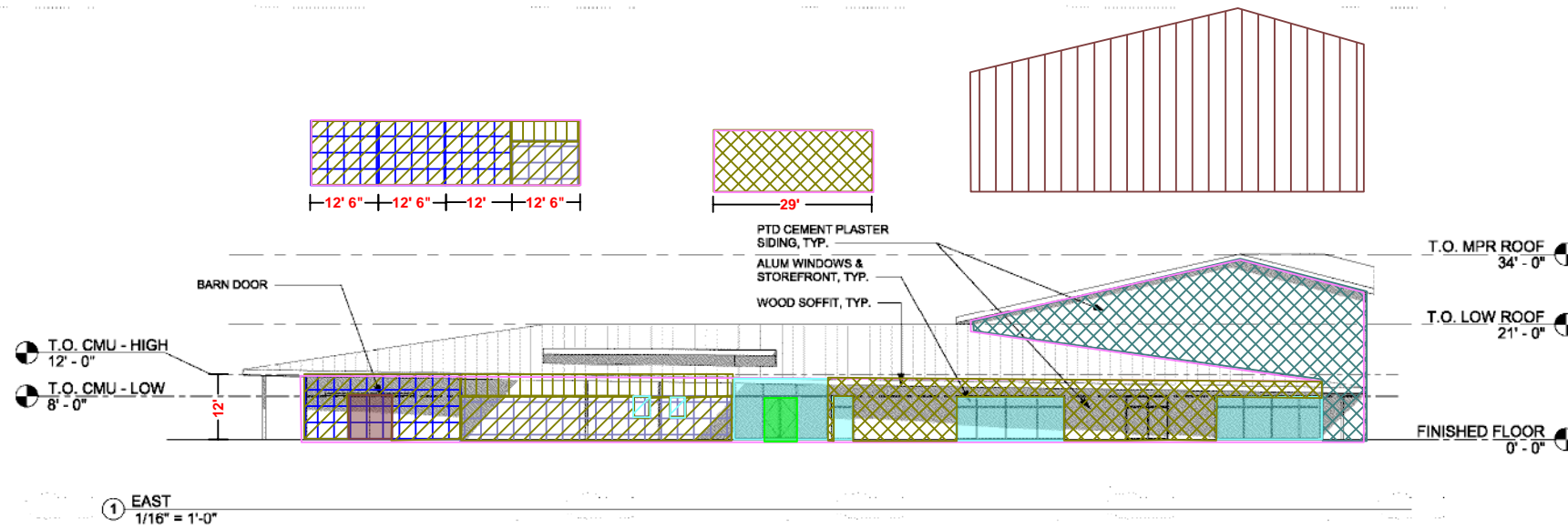
new wood shear wall on top of (e) wall, provide post installed anchors to top of (e) cmu at 16" o.c.

bare trusses on top of (e) cmu

ROOF FRAMING PLAN



FRANCES ALBRIER COMMUNITY CENTER  
OPTION A CONCEPTUAL ROOF FRAMING PLAN

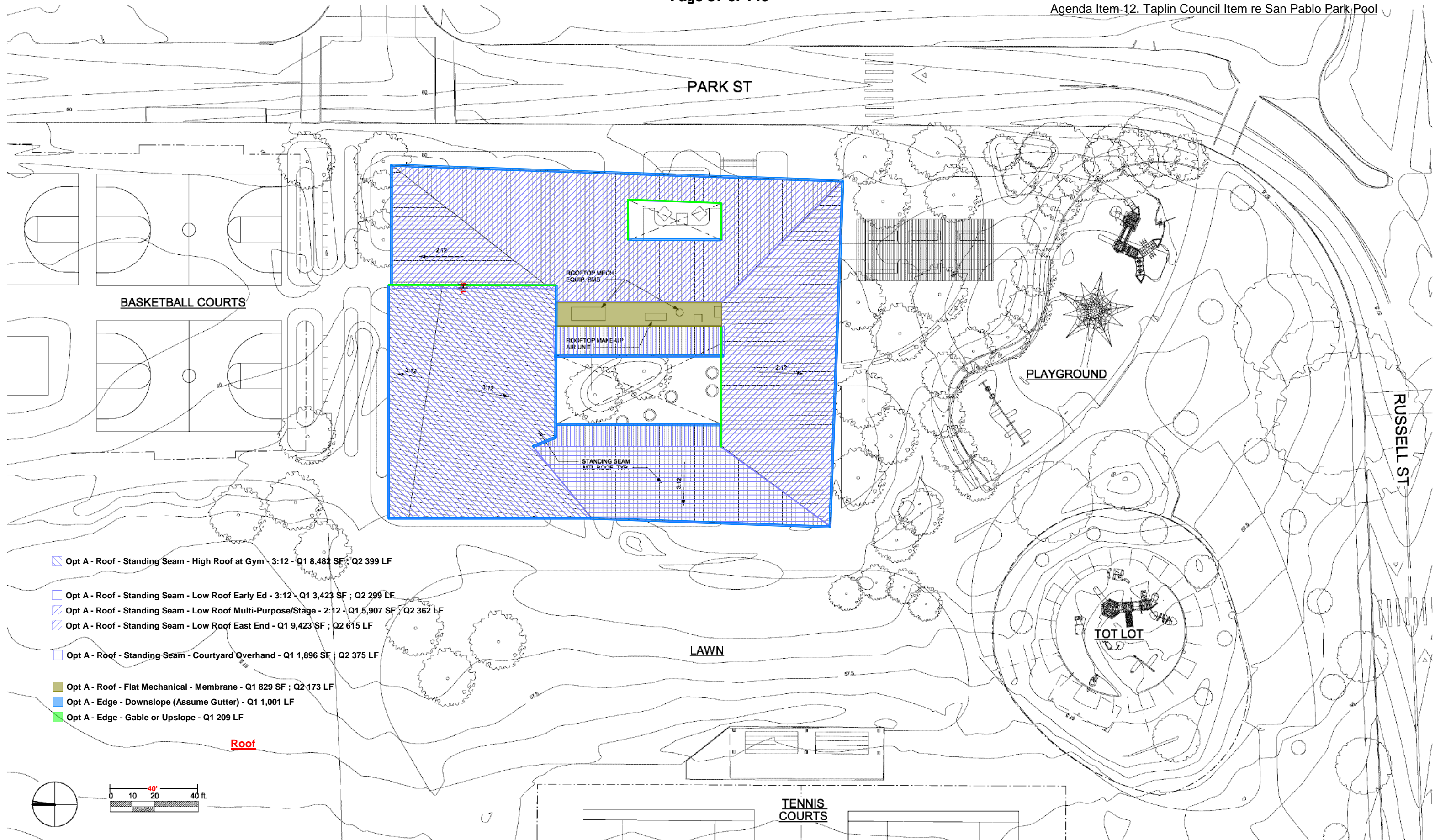


- Opt A - Total Facade Area - Q1 17,605 SF
- Opt A - Existing CMU 8'0 - Q1 1,009 SF
- Opt A - Existing CMU 12'0 - Q1 1,775 SF
- Opt A - New CMU 12'0 - Q1 1,220 SF
- Opt A - Furring & Stucco on CMU - Q1 3,892 SF
- Opt A - Stucco Wall Complete w/Framing - Extend Existing CMU - Q1 1,073 SF
- Opt A - Stucco Wall Complete w/Framing - Walls below 12'0 Hi - Q1 2,508 SF
- Opt A - Stucco Wall Complete w/Framing - High Walls - Q1 6,090 SF

- Opt A - Storefront - Q1 2,123 SF ; Q2 15 EA ; Q3 728 LF
- Opt A - Clerestory Glazing - Q1 1,408 SF ; Q2 2 EA ; Q3 252 LF
- Opt A - Windows - Q1 203 SF ; Q2 5 EA ; Q3 121 LF
- Opt A - Storefront Double Doors 6'0x8'0 - Q1 8 EA ; Q2 768 SF ; Q3 224 LF
- Opt A - Storefront Single Door 3'0x8'0 - Q1 2 EA ; Q2 48 SF ; Q3 44 LF
- Opt A - HM Ext Door Pair 6'0x7'0 - Q1 1 EA ; Q2 42 SF ; Q3 26 LF
- Opt A - HM Ext Doors 3'0x7'0 - Q1 4 EA ; Q2 84 SF ; Q3 80 LF
- Opt A - Barn Doors at Trash Rm 8'0x8'0 - Q1 1 EA ; Q2 128 SF ; Q3 32 LF
- Opt A - Gym Bearing Wall Framing - East Elev - Q1 2,056 SF

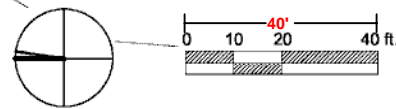
Facade

FRANCES ALBRIER COMMUNITY CENTER  
ELEVATIONS - OPTION A  
CONCEPT DESIGN PRICING SET - 03/03/20



- Opt A - Roof - Standing Seam - High Roof at Gym - 3:12 - Q1 8,482 SF ; Q2 399 LF
- Opt A - Roof - Standing Seam - Low Roof Early Ed - 3:12 - Q1 3,423 SF ; Q2 299 LF
- Opt A - Roof - Standing Seam - Low Roof Multi-Purpose/Stage - 2:12 - Q1 5,907 SF ; Q2 362 LF
- Opt A - Roof - Standing Seam - Low Roof East End - Q1 9,423 SF ; Q2 615 LF
- Opt A - Roof - Standing Seam - Courtyard Overhand - Q1 1,896 SF ; Q2 375 LF
- Opt A - Roof - Flat Mechanical - Membrane - Q1 829 SF ; Q2 173 LF
- Opt A - Edge - Downslope (Assume Gutter) - Q1 1,001 LF
- Opt A - Edge - Gable or Upslope - Q1 209 LF

Roof



**FRANCES ALBRIER COMMUNITY CENTER**  
**ROOF PLAN - OPTION A**  
 CONCEPT DESIGN PRICING SET - 03/03/20  
 September 13, 2023  
 Regular Meeting



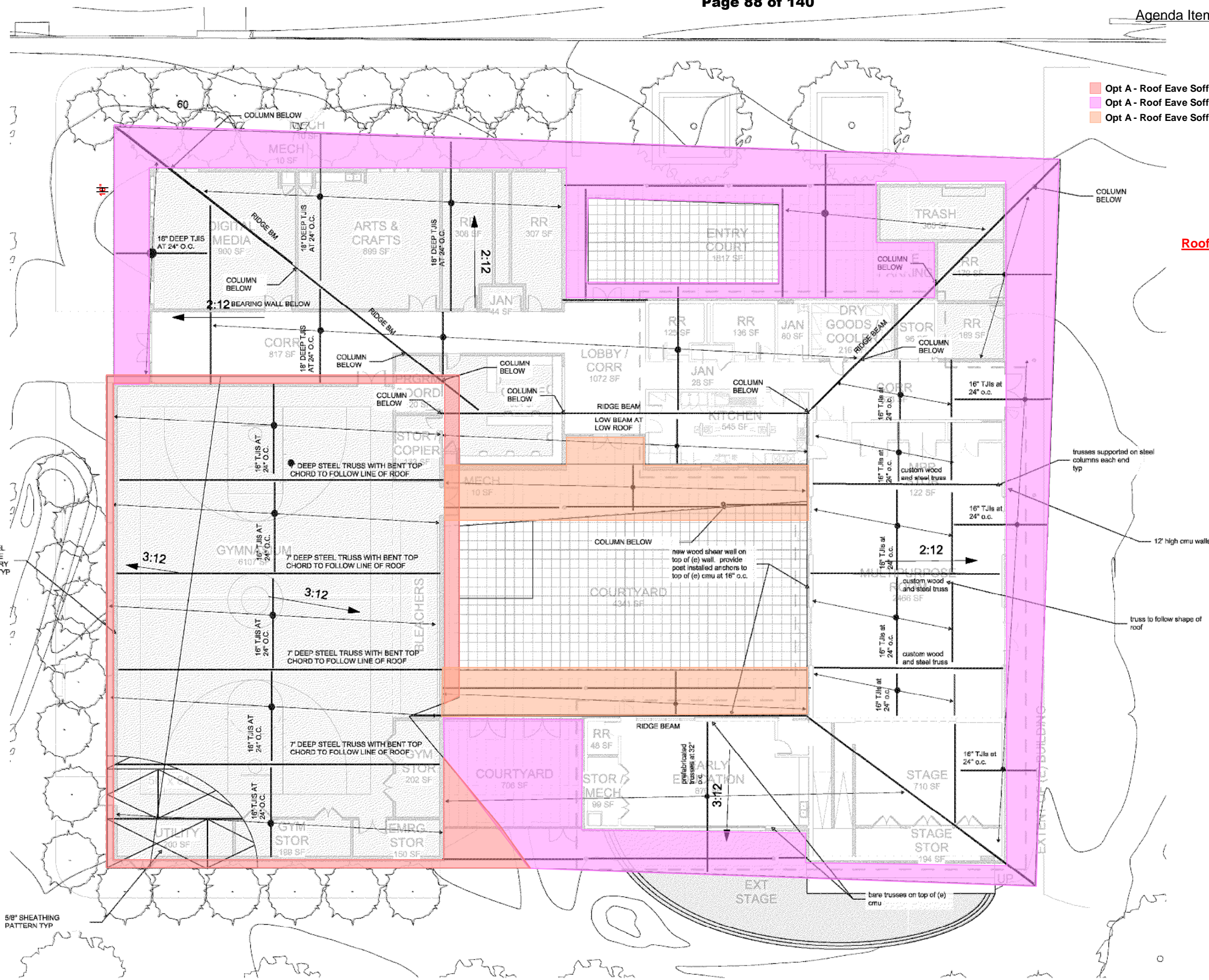
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1629 Telegraph Ave  
Suite 300  
Oakland, CA 94612  
tel: 510.834.1629  
ida-se.com

- Opt A - Roof Eave Soffit - High Roof - Q1 880 SF
- Opt A - Roof Eave Soffit - Low Roofs - Q1 5,685 SF
- Opt A - Roof Eave Soffit - Courtyard Canopy - Q1 1,871 SF

Roof Eave Soffits

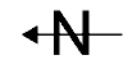
FRANCES ALBRIER COMMUNITY CENTER  
OPTION A CONCEPTUAL ROOF FRAMING PLAN



ASSUME 50PLF STEEL WIDE FLANGE FRAME AROUND CLERESTORY WINDOWS AT GYM, TYP

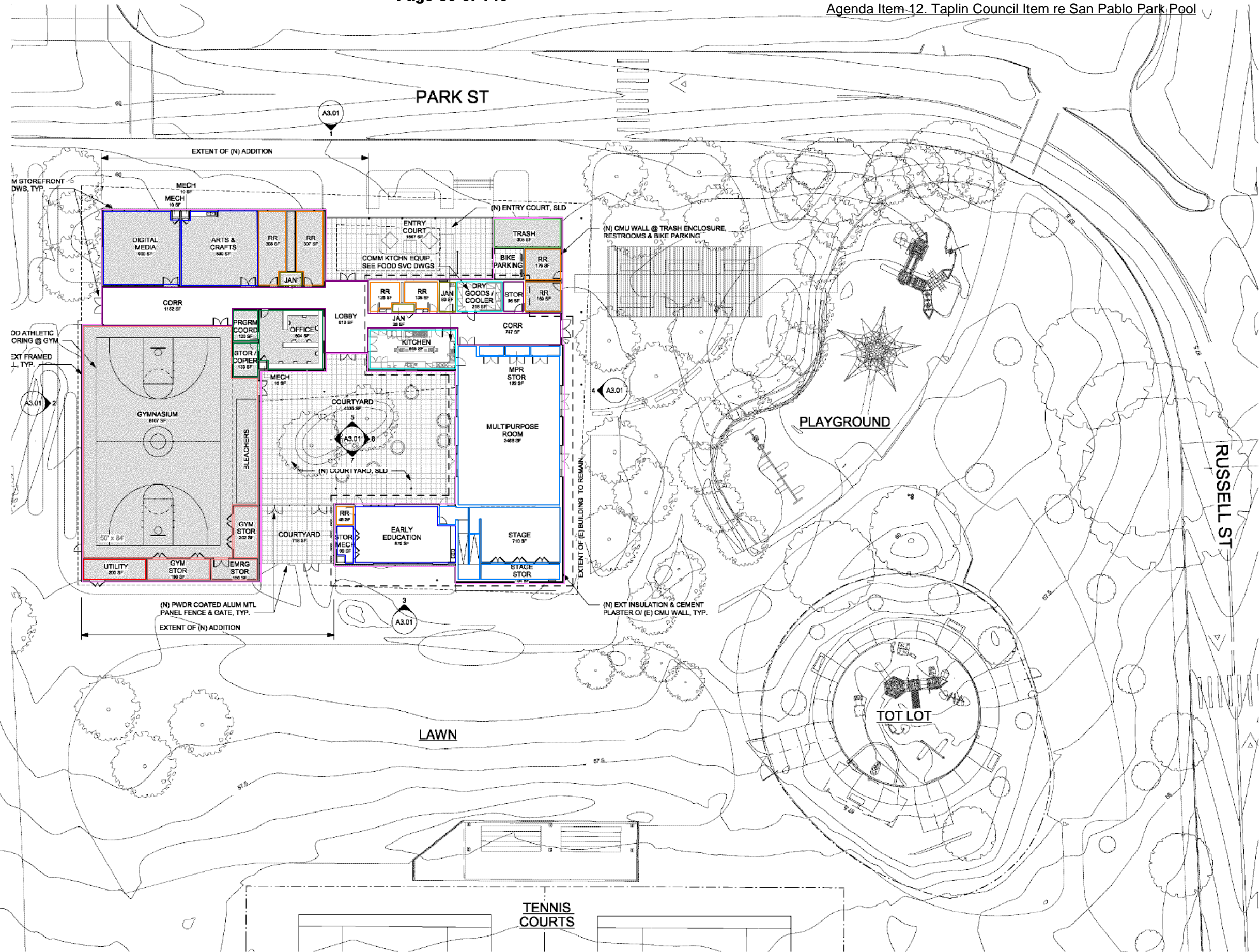
5/8" SHEATHING PATTERN TYP

ROOF FRAMING PLAN



- Opt A - Gen Area - Q1 21,312 SF ; Q2 1,023 LF
- Opt A - Lobby/Corridor - Q1 2,366 SF ; Q2 454 LF
- Opt A - Corridor Storage Closet - Q1 95 SF ; Q2 40 LF
- Opt A - Digital Media - Q1 900 SF ; Q2 121 LF
- Opt A - Arts & Crafts - Q1 905 SF ; Q2 121 LF
- Opt A - Early Education - Q1 858 SF ; Q2 126 LF
- Opt A - Early Education Storage/Mech - Q1 85 SF ; Q2 42 LF
- Opt A - Office - Q1 590 SF ; Q2 98 LF
- Opt A - Office - Program Coordinator - Q1 116 SF ; Q2 43 LF
- Opt A - Office - Storage/Copier - Q1 130 SF ; Q2 46 LF
- Opt A - Multi-Purpose Rm - Q1 2,467 SF ; Q2 209 LF
- Opt A - Stage - Q1 758 SF ; Q2 130 LF
- Opt A - Stage Storage - Q1 190 SF ; Q2 75 LF
- Opt A - Stage Back Stair Corridor - Q1 245 SF ; Q2 119 LF
- Opt A - Multi-Purpose Storage - Q1 119 SF ; Q2 85 LF
- Opt A - Gym - Q1 6,087 SF ; Q2 327 LF
- Opt A - Gym Storage - Q1 390 SF ; Q2 126 LF
- Opt A - Gym Emergency Storage - Q1 148 SF ; Q2 53 LF
- Opt A - Kitchen - Q1 545 SF ; Q2 101 LF
- Opt A - Kitchen - Dry Goods Cooler - Q1 219 SF ; Q2 60 LF
- Opt A - RRs - New Large - Q1 600 SF ; Q2 161 LF ; Q3 2 EA
- Opt A - RRs - Exsting Renovated - Q1 261 SF ; Q2 99 LF ; Q3 2 EA
- Opt A - RRs - New Ext Entry - Q1 347 SF ; Q2 106 LF ; Q3 2 EA
- Opt A - RRs - Early Education - Q1 48 SF ; Q2 28 LF ; Q3 1 EA
- Opt A - Janitor's Closets - Q1 151 SF ; Q2 88 LF ; Q3 3 EA
- Opt A - Main Utility Closet - Q1 198 SF ; Q2 66 LF
- Opt A - Trash - Q1 300 SF ; Q2 76 LF

**Room Areas & Perimeter Dimensions**



**FRANCES ALBRIER COMMUNITY CENTER**  
**FLOOR PLAN - OPTION A**  
 CONCEPT DESIGN PRICING SET - 03/03/20

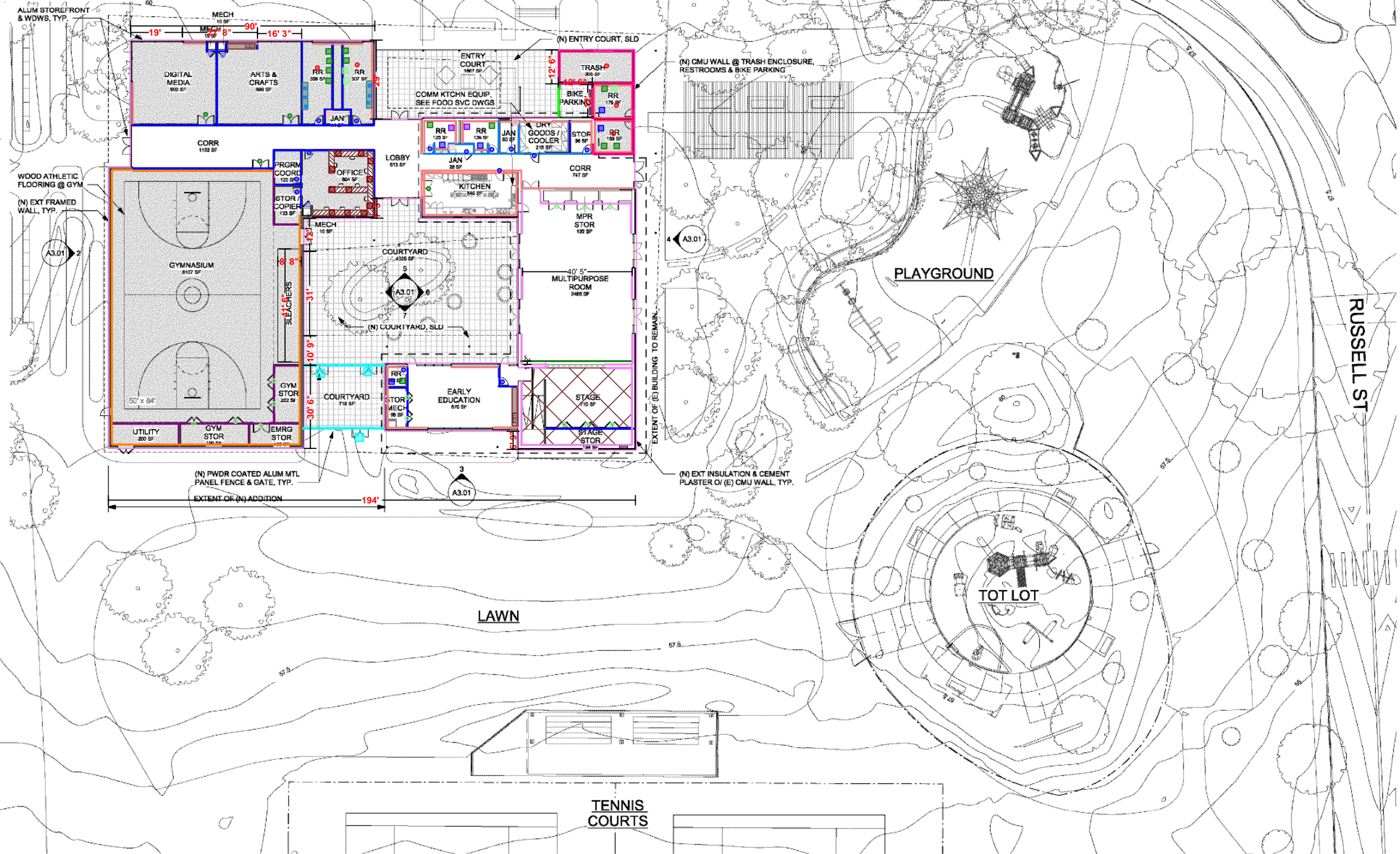
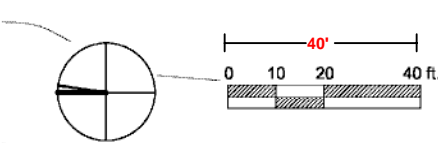
- Opt A - Gen Area - Q1 21,312 SF ; Q2 1,023 LF
- Opt A - New CMU Walls - 12'0 H - Q1 149 LF ; Q2 1,784 SF
- Opt A - Int Partitions - 12'0 High - Q1 467 LF ; Q2 5,603 SF
- Opt A - Int Partitions Gym - 28" High - Q1 145 LF ; Q2 4,067 SF
- Opt A - Int Partitions - Finish Gyp On Existing Partitions 10'0 - Q1 109 LF ; Q2 1,087 SF
- Opt A - Int Partitions - Furring on New & Existing CMU - 10'0 - Q1 579 LF ; Q2 5,787 SF
- Opt A - Int Partitions - Furring on Perim & Existing Walls MP Rm - 12'0 - Q1 241 LF ; Q2 2,893 SF
- Opt A - Int Partitions - Furring on Perimeter Walls - Gym Avg 28'0 - Q1 262 LF ; Q2 7,343 SF
- Opt A - Int Partitions - Furring on Perim Wall Above Prtn - Gym Avg 16'0 - Q1 51 LF ; Q2 823 SF

- Opt A - Int Doors - Single Swing - Passage - Q1 14 EA
- Opt A - Int Doors - Double Swing - Passage - Q1 4 EA
- Opt A - Int Doors - Double Closet - Q1 13 EA
- Opt A - Int Doors - Vertical HP Closets - Q1 3 EA
- Opt A - Rebuild Stage (Ramp & Stairs) - Q1 1,134 SF
- Opt A - Millwork Arts & Crafts - Upper, Lower, & Counter - Q1 10 LF
- Opt A - Millwork Early Ed - Upper, Lower, & Counter - Q1 14 LF
- Opt A - Millwork Office - Desk Counters - Q1 78 LF
- Opt A - Millwork Office - Desk Cabinets - Q1 11 EA

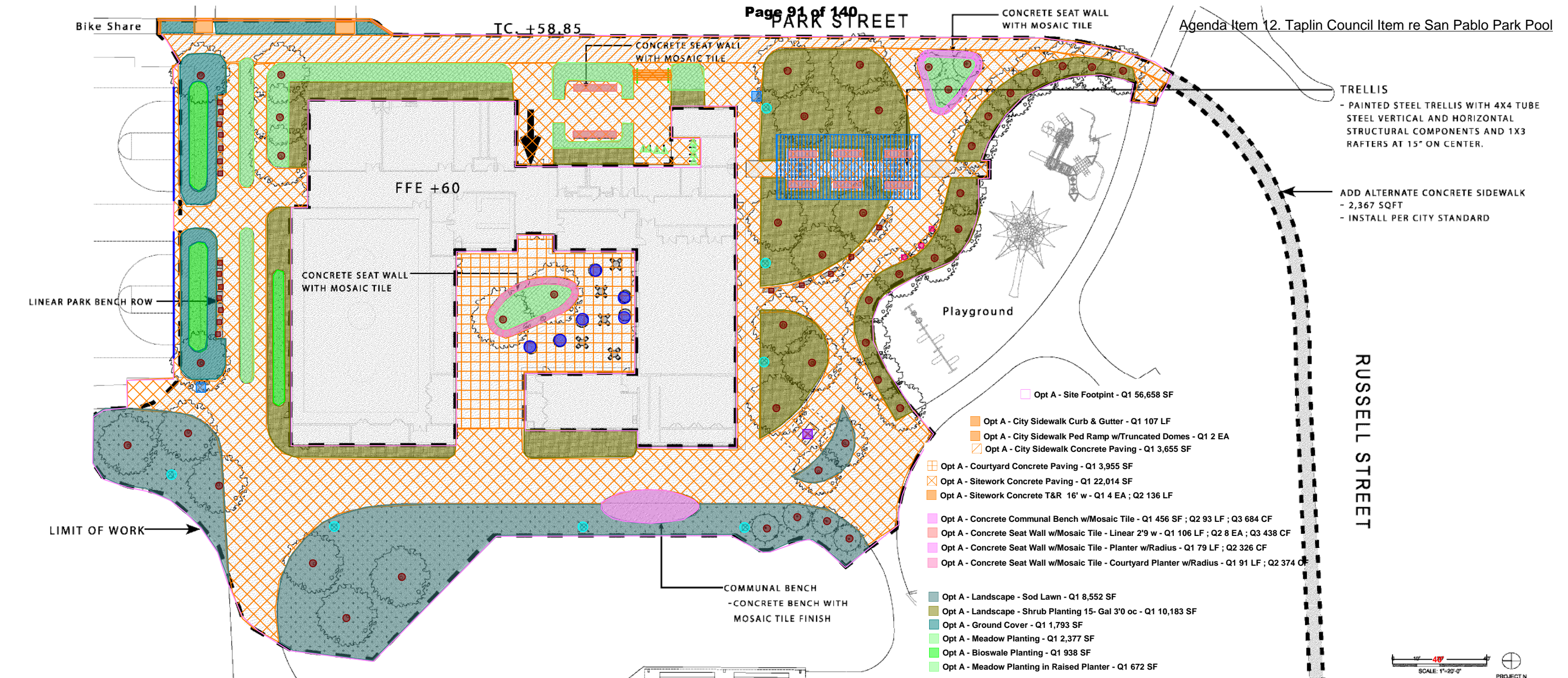
- Opt A - Operable Acoustic Partition - Q1 41 LF ; Q2 487 SF
- Opt A - Millwork Lavy Counter - Q1 20 LF
- Opt A - Lavy Sinks - Q1 6 EA
- Opt A - Toilets - Q1 12 EA
- Opt A - Urinal - Q1 3 EA
- Opt A - Wall Hung Sink - Q1 5 EA
- Opt A - Shower Unit - Q1 2 EA
- Opt A - Janitor Sink - Q1 3 EA
- Opt A - Floor Drain Primed - Q1 5 EA

- Opt A - Fence - Courtyard 7'0 High - Q1 59 LF ; Q2 413 SF
- Opt A - Fence - Gates Double - Courtyard 7'0 High - Q1 3 EA
- Opt A - Fence - Bike Parking w/Sliding Gate - Q1 11 LF

**Interior Partitions, Doors, & Fixtures**



**FRANCES ALBRIER COMMUNITY CENTER**  
**FLOOR PLAN - OPTION A**  
 CONCEPT DESIGN PRICING SET - 03/03/20



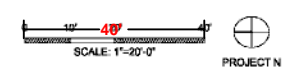
TRELLIS  
- PAINTED STEEL TRELLIS WITH 4X4 TUBE STEEL VERTICAL AND HORIZONTAL STRUCTURAL COMPONENTS AND 1X3 RAFTERS AT 15" ON CENTER.

ADD ALTERNATE CONCRETE SIDEWALK  
- 2,367 SQFT  
- INSTALL PER CITY STANDARD

- Opt A - Site Footprint - Q1 56,658 SF
- Opt A - City Sidewalk Curb & Gutter - Q1 107 LF
- Opt A - City Sidewalk Ped Ramp w/Truncated Domes - Q1 2 EA
- Opt A - City Sidewalk Concrete Paving - Q1 3,655 SF
- Opt A - Courtyard Concrete Paving - Q1 3,955 SF
- Opt A - Sitework Concrete Paving - Q1 22,014 SF
- Opt A - Sitework Concrete T&R 16' w - Q1 4 EA ; Q2 136 LF
- Opt A - Concrete Communal Bench w/Mosaic Tile - Q1 456 SF ; Q2 93 LF ; Q3 684 CF
- Opt A - Concrete Seat Wall w/Mosaic Tile - Linear 2'9 w - Q1 106 LF ; Q2 8 EA ; Q3 438 CF
- Opt A - Concrete Seat Wall w/Mosaic Tile - Planter w/Radius - Q1 79 LF ; Q2 326 CF
- Opt A - Concrete Seat Wall w/Mosaic Tile - Courtyard Planter w/Radius - Q1 91 LF ; Q2 374 CF
- Opt A - Landscape - Sod Lawn - Q1 8,552 SF
- Opt A - Landscape - Shrub Planting 15- Gal 3'0 oc - Q1 10,183 SF
- Opt A - Ground Cover - Q1 1,793 SF
- Opt A - Meadow Planting - Q1 2,377 SF
- Opt A - Bioswale Planting - Q1 938 SF
- Opt A - Meadow Planting in Raised Planter - Q1 672 SF
- Opt A - Trees 36" Box - Q1 47 EA
- Opt A - Stock Tank Planter - Q1 6 EA
- Opt A - Shade Structure - Steel w/1x3 Rafters - Q1 1,669 SF
- Opt A - Fence - Ballcourt - Low Chainlink - Q1 102 LF
- Opt A - Stair Rails - Q1 12 LF
- Opt A - 8'0 Park Bench - Q1 19 EA
- Opt A - Concrete Chess Table - Q1 3 EA
- Opt A - Concrete Ping Pong Table - Q1 1 EA
- Opt A - Trash / Recycle Station - Q1 2 EA
- Opt A - Bike Racks - Q1 8 EA
- Opt A - Light Standards - Q1 7 EA

LEGEND

- PEDESTRIAN CONCRETE PAVING  
- INTEGRAL COLOR  
- FINISH: TOP-CAST TOP-SURFACE RETARDER, GRADE 05 POWDER BLUE VIOLET  
- REINFORCEMENT: #4 REBAR @ 18" OCEW  
- TOOLED CONTROL JOINTS @ 5' OCEW  
- EXPANSION JOINTS @ 20' OCEW
- BIKE RACKS  
- RPB HOOP STYLE MODEL (ROUND) 24" WIDE, HOT-DIPPED GALVANIZED FINISH, AVAILABLE FROM RADIUS PIPE BENDING, INC. OR SIMILAR  
- METHOD OF INSTALLATION: EMBED INTO CONCRETE PAVING
- MOVEABLE TABLES AND CHAIRS  
- CITY'S STANDARD COLOR AND FINISH  
- FERMOB, WWW.FERMOB.COM
- CONCRETE CHESS TABLE  
- DIRECT BURIAL CHESS TABLE BY BRAVADO OUTDOOR PRODUCTS  
WWW.CONCRETETABLETENNIS.COM
- LIGHT POLE  
- HESS LINEA 450 LVC, 15' IN HEIGHT  
- MATTE BLACK IN COLOR  
- HESS AMERICA  
WWW.HESSAMERICA.COM
- WASTE STATION  
- DUMOR RECEPTACLE #434-72  
- POWDERCOATED BLACK IN COLOR  
- DUMOR, INC. WWW.DUMOR.COM
- POURED-IN-PLACE REINFORCED CONCRETE STAIRS WITH HANDRAIL  
- INTEGRAL COLOR AND FINISH SHALL MATCH POURED-IN-PLACE CONCRETE PAVING
- SODDED LAWN  
- BOLERA PLUS AVAILABLE FROM DELTA BLUEGRASS, WWW.DELTABLUEGRASS.COM
- RAISED GARDEN PLANTERS  
- 90-GAL GALVANIZED METAL ROUND END STOCK TANK
- OUTDOOR PING PONG TABLE  
- CANTILEVER MODEL BY BRAVADO OUTDOOR PRODUCTS  
WWW.CONCRETETABLETENNIS.COM
- LINEAR PARK BENCH
- SHRUB PLANTING  
- 15-GALLON CONTAINERS AT 3'-0" OCEW TRIANGULAR SPACING  
- SPECIES: OLEA 'LITTLE OLLIE' OR SIMILAR
- BIOSWALE PLANTING  
- CITY'S STANDARD COLOR AND FINISH
- GROUND COVER PLANTING  
- CITY'S STANDARD COLOR AND FINISH
- MEADOW PLANTING  
- MIXED GRASSES AND PERENNIAL SPECIES, 4" POTS AT 12" OCEW TRIANGULAR  
- OVERPLANTING #1: SEASONAL FLOWERING BULBS, 1 GALLON CONTAINER, 4 BULBS MIN / CONTAINER, AT 1'-8" OCEW TRIANGULAR  
- OVERPLANTING #2: SPECIMEN SHRUB OR SUCCULENT SPECIES, 5 GALLON CONTAINER AT 3'-0" OCEW TRIANGULAR
- ORNAMENTAL TREES  
- SIZE: 36" BOX  
- FORM: STANDARD  
- SPECIES: SPECIMEN FLOWERING TREE
- SHADE TREES  
- SIZE: 36" BOX  
- FORM: STANDARD  
- SPECIES: QUERCUS SUBER OR SIMILAR

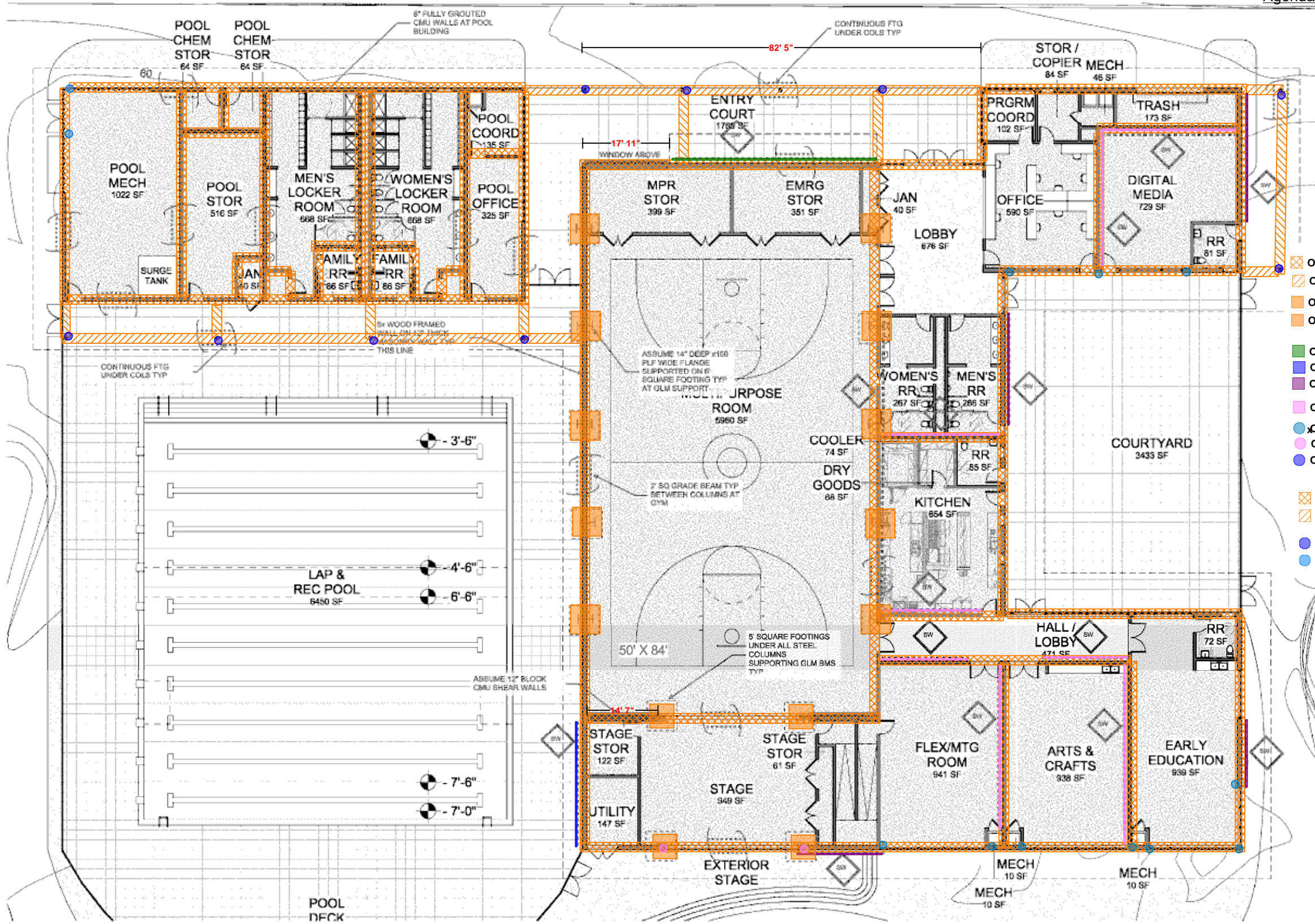


Francis Albrier Community Center at San Pablo Park  
COSTING PACKAGE - OPTION A



STRUCTURAL ENGINEERS

1629 Telegraph Ave  
Suite 300  
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tel: 510.834.1629  
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- Opt B - Footing - Ext Walls & New Shearwalls 2'0x2'0 - Q1 1,094 LF ; Q2 162 CY
- Opt B - Grade Beam 2'0x2'0 - Btwn Roof Cols - Q1 177 LF ; Q2 26 CY
- Opt B - Footing Wide Flange Cols - Gym 6'0x6'0 (assume 3'0 d) - Q1 10 EA ; Q2 40 CY
- Opt B - Footing Wide Flange Cols - Gym 5'0x5'0 (assume 3'0 d) - Q1 4 EA ; Q2 11 CY
- Opt B - Shearwall - Ext Wall -27'0 High - Q1 42 LF ; Q2 1,141 SF
- Opt B - Shearwall - Ext Wall -22'0 High - Q1 26 LF ; Q2 568 SF
- Opt B - Shearwall - Ext Wall -12'0 High - Q1 81 LF ; Q2 972 SF
- Opt B - Shearwall - Int Partition -12'0 High - Q1 205 LF ; Q2 2,462 SF
- Opt B - Cols at Headers - Avg 12'0 ea - Q1 10 EA
- Opt B - Cols at Headers - Avg 18'0 ea - Q1 2 EA
- Opt B - Pipe Roof Cols Perim Eaves - Avg 12'0 ea - Q1 5 EA
- Opt B Pool - Footing - All Walls 2'0x2'0 - Q1 598 LF ; Q2 89 CY
- Opt B Pool - Grade Beam 2'0x2'0 - Btwn Roof Cols - Q1 135 LF ; Q2 20 CY
- Opt B Pool - Pipe Roof Cols Perim Eaves - Avg 12'0 ea - Q1 4 EA
- Opt B Pool - Cols at Headers - Avg 14'0 ea - Q1 2 EA

FRANCES ALSBRIER COMM  
OPTION B  
CONCEPTUAL FIRST FLOOR

FIRST FLOOR FRAMING PLAN

NTS

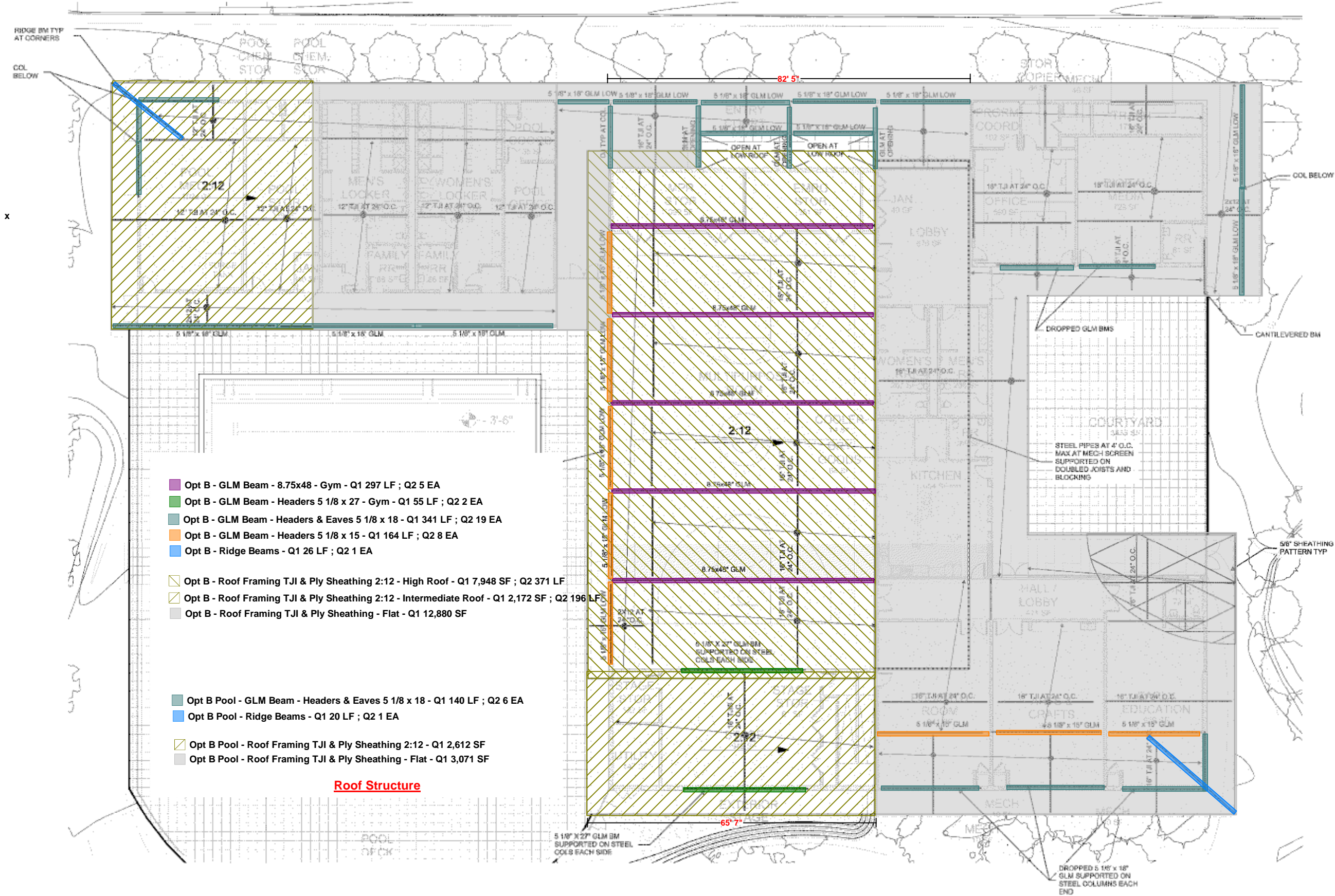




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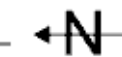
FRANCES ALBRIER COMMUNITY CENTER  
OPTION B  
CONCEPTUAL ROOF FRAMING PLAN



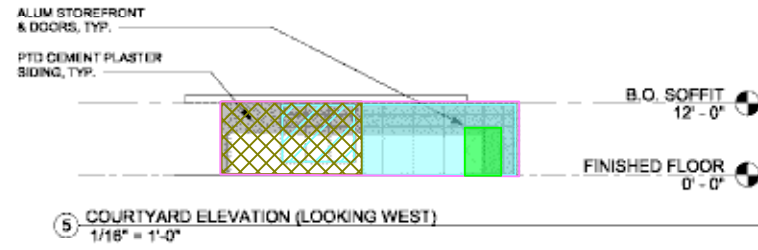
- Opt B - GLM Beam - 8.75x48 - Gym - Q1 297 LF ; Q2 5 EA
- Opt B - GLM Beam - Headers 5 1/8 x 27 - Gym - Q1 55 LF ; Q2 2 EA
- Opt B - GLM Beam - Headers & Eaves 5 1/8 x 18 - Q1 341 LF ; Q2 19 EA
- Opt B - GLM Beam - Headers 5 1/8 x 15 - Q1 164 LF ; Q2 8 EA
- Opt B - Ridge Beams - Q1 26 LF ; Q2 1 EA
- Opt B - Roof Framing TJI & Ply Sheathing 2:12 - High Roof - Q1 7,948 SF ; Q2 371 LF
- Opt B - Roof Framing TJI & Ply Sheathing 2:12 - Intermediate Roof - Q1 2,172 SF ; Q2 196 LF
- Opt B - Roof Framing TJI & Ply Sheathing - Flat - Q1 12,880 SF
- Opt B Pool - GLM Beam - Headers & Eaves 5 1/8 x 18 - Q1 140 LF ; Q2 6 EA
- Opt B Pool - Ridge Beams - Q1 20 LF ; Q2 1 EA
- Opt B Pool - Roof Framing TJI & Ply Sheathing 2:12 - Q1 2,612 SF
- Opt B Pool - Roof Framing TJI & Ply Sheathing - Flat - Q1 3,071 SF

Roof Structure

ROOF FRAMING PLAN

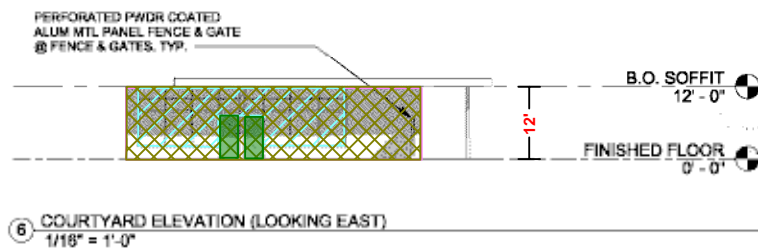


- Opt B - Total Facade Area - Pool Bldg - Q1 4,386 SF
- Opt B Pool - New 8" Masonry Wall Varies in Height to 18'9" H - Q1 3,073 SF
- Opt B Pool - Furring & Stucco on CMU - Q1 3,033 SF
- Opt B Pool - Storefront - Q1 482 SF ; Q2 2 EA ; Q3 128 LF
- Opt B Pool - Louver Walls at Pool Equip - Q1 710 SF
- Opt B Pool - Single HM Door 3'0x7'0 - Q1 10 EA ; Q2 210 SF ; Q3 200 LF
- Opt B Pool - Double HM Door 6'0x7'0 - Q1 1 EA ; Q2 42 SF ; Q3 26 LF

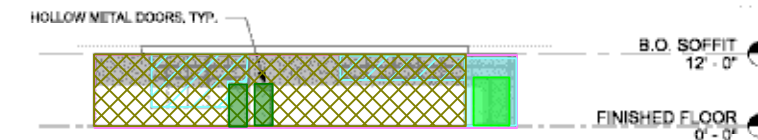


- Opt B - Total Facade Area - CC Bldg - Q1 11,126 SF
- Opt B - New 12" Masonry Wall Shearwall 16'0" H - Q1 287 SF
- Opt B - New 12" Masonry Wall 10'0" H at Pool Elev - Q1 1,430 SF
- Opt B - Conc Stem Wall at Stage Intersection 1'6" High - Q1 136 LF ; Q2 45 SF
- Opt B - Furring & Stucco on CMU - Q1 1,687 SF
- Opt B - Stucco Wall Complete w/Framing - High Walls - Q1 4,987 SF
- Opt B - Stucco Wall Complete w/Framing - Walls below 12'0" Hi - Q1 2,887 SF
- Opt B - Storefront - Q1 2,266 SF ; Q2 10 EA ; Q3 641 LF
- Opt B - Clerestory Glazing - Q1 1,817 SF ; Q2 2 EA ; Q3 308 LF
- Opt B - Windows - Q1 698 SF ; Q2 5 EA ; Q3 289 LF
- Opt B - Storefront Double Doors 6'0x8'0 - Q1 4 EA ; Q2 384 SF ; Q3 112 LF
- Opt B - Single HM Door 3'0x7'0 - Q1 5 EA ; Q2 105 SF ; Q3 100 LF
- Opt B - Double HM Door 6'0x7'0 with 3'0 Transom - Q1 1 EA ; Q2 60 SF ; Q3 32 LF
- Opt B - Barn Doors at Trash Rm 8'0x8'0 - Q1 1 EA ; Q2 128 SF ; Q3 32 LF

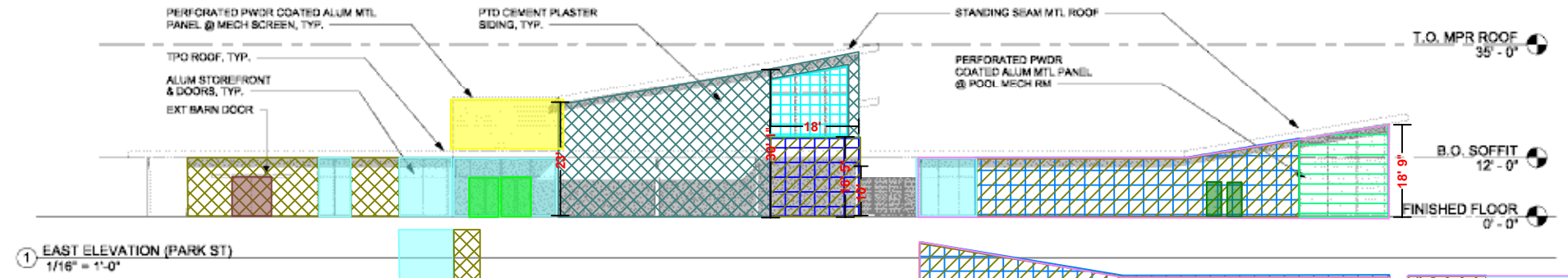
- Opt B - Roof Mechanical Screen - Alum 10'0" High - Q1 159 LF ; Q2 1,592 SF



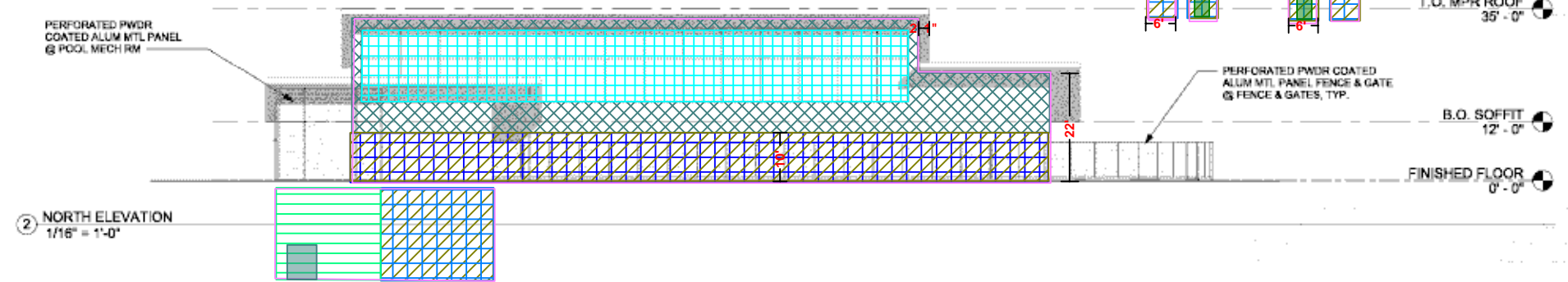
6 COURTYARD ELEVATION (LOOKING EAST)  
1/16" = 1'-0"



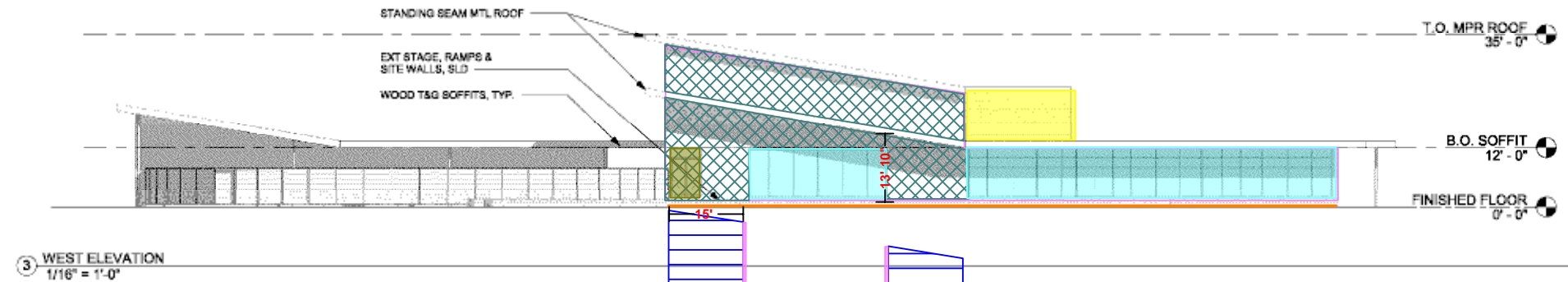
7 COURTYARD ELEVATION (LOOKING NORTH)  
1/16" = 1'-0"



1 EAST ELEVATION (PARK ST)  
1/16" = 1'-0"

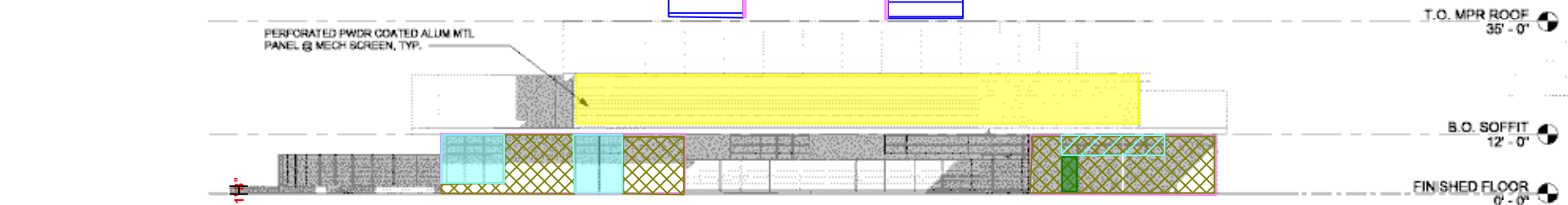


2 NORTH ELEVATION  
1/16" = 1'-0"



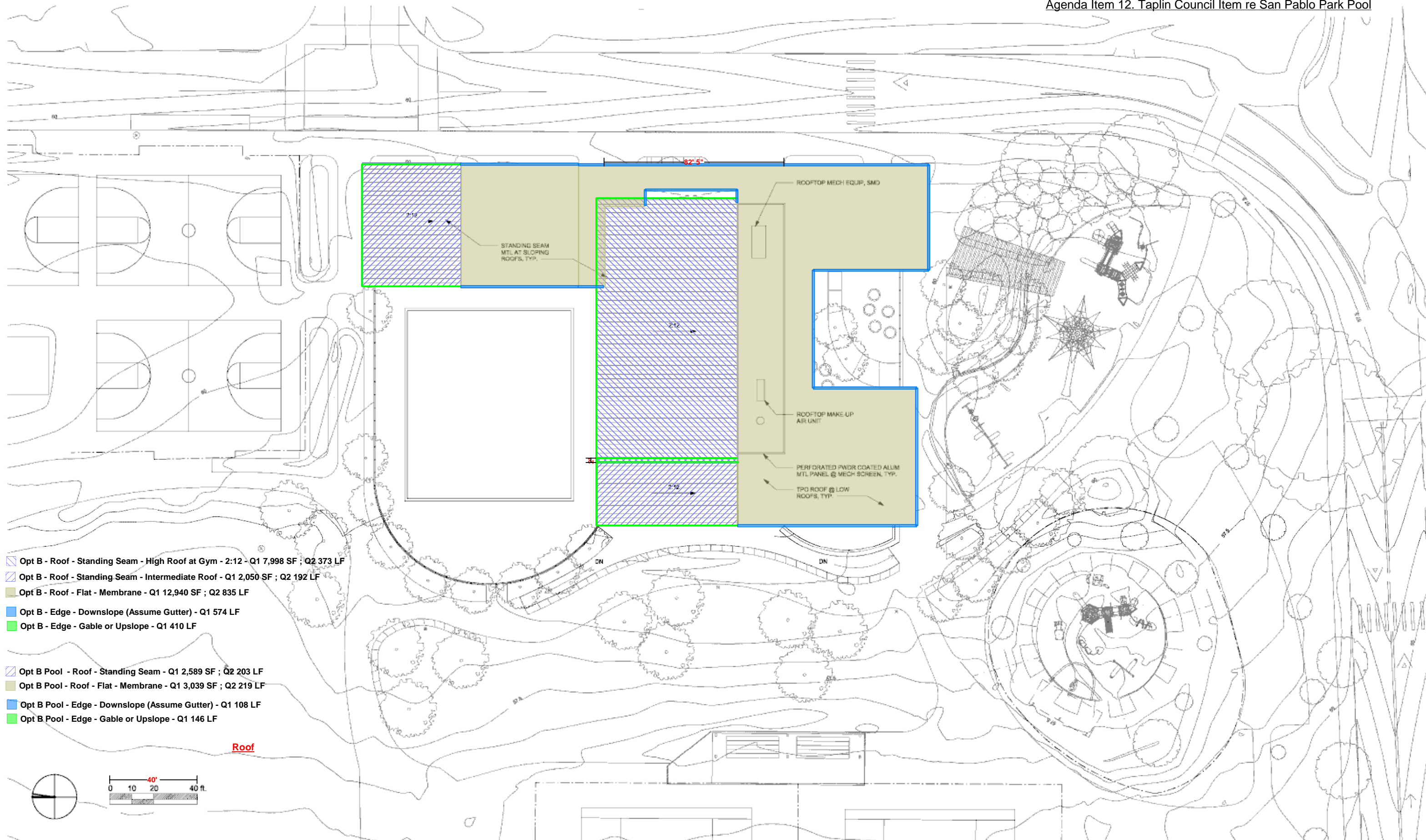
3 WEST ELEVATION  
1/16" = 1'-0"

- Opt B - New 12" Masonry Shear Walls - Gym Interior Beyond - Q1 849 SF
- Opt B - Columns at Gym Shear Walls - Q1 56 LF



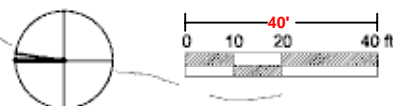
4 SOUTH ELEVATION  
1/16" = 1'-0"

- Opt B - Interior Shear Wall Below Ext High Walls - Q1 1,514 SF



- ▨ Opt B - Roof - Standing Seam - High Roof at Gym - 2:12 - Q1 7,998 SF ; Q2 373 LF
- ▨ Opt B - Roof - Standing Seam - Intermediate Roof - Q1 2,050 SF ; Q2 192 LF
- ▨ Opt B - Roof - Flat - Membrane - Q1 12,940 SF ; Q2 835 LF
- ▨ Opt B - Edge - Downslope (Assume Gutter) - Q1 574 LF
- ▨ Opt B - Edge - Gable or Upslope - Q1 410 LF
  
- ▨ Opt B Pool - Roof - Standing Seam - Q1 2,589 SF ; Q2 203 LF
- ▨ Opt B Pool - Roof - Flat - Membrane - Q1 3,039 SF ; Q2 219 LF
- ▨ Opt B Pool - Edge - Downslope (Assume Gutter) - Q1 108 LF
- ▨ Opt B Pool - Edge - Gable or Upslope - Q1 146 LF

Roof



- Opt B - Roof Eave Soffit - High Roof - Q1 914 SF
- Opt B - Roof Eave Soffit - Intermediate Roof - Q1 517 SF
- Opt B - Roof Eave Soffit - Flat - Q1 4,769 SF

- Opt B Pool - Roof Eave Soffit - Intermediate Roof - Q1 828 SF
- Opt B Pool - Roof Eave Soffit - Flat - Q1 679 SF

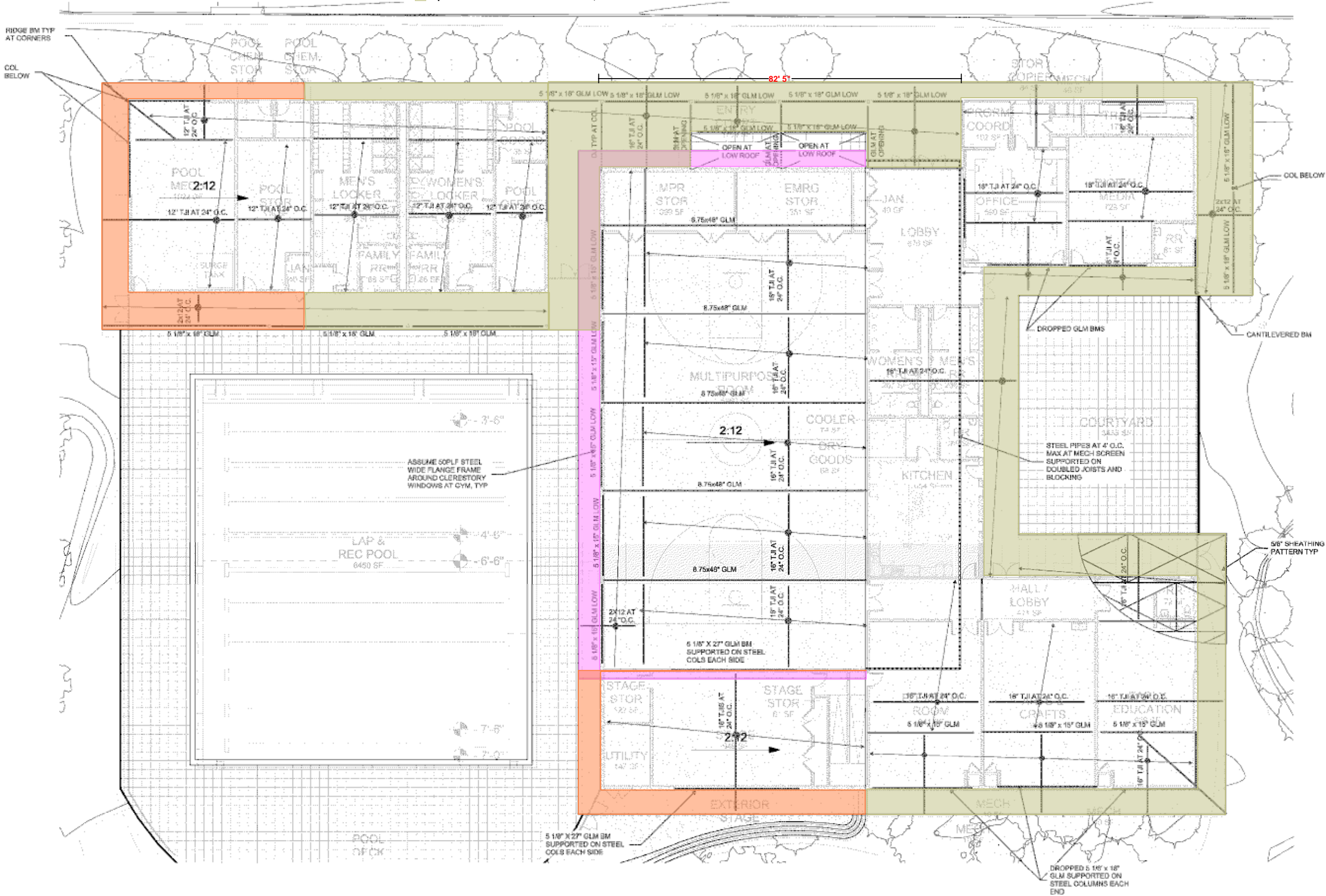
Roof Eaves Soffit



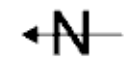
STRUCTURAL ENGINEERS

1629 Telegraph Ave  
Suite 300  
Oakland, CA 94612  
tel: 510.834.1629  
ida-se.com

FRANCES ALBRIER COMMUNITY CENTER  
OPTION B  
CONCEPTUAL ROOF FRAMING PLAN

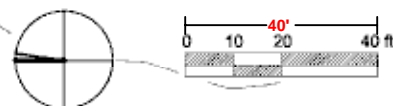
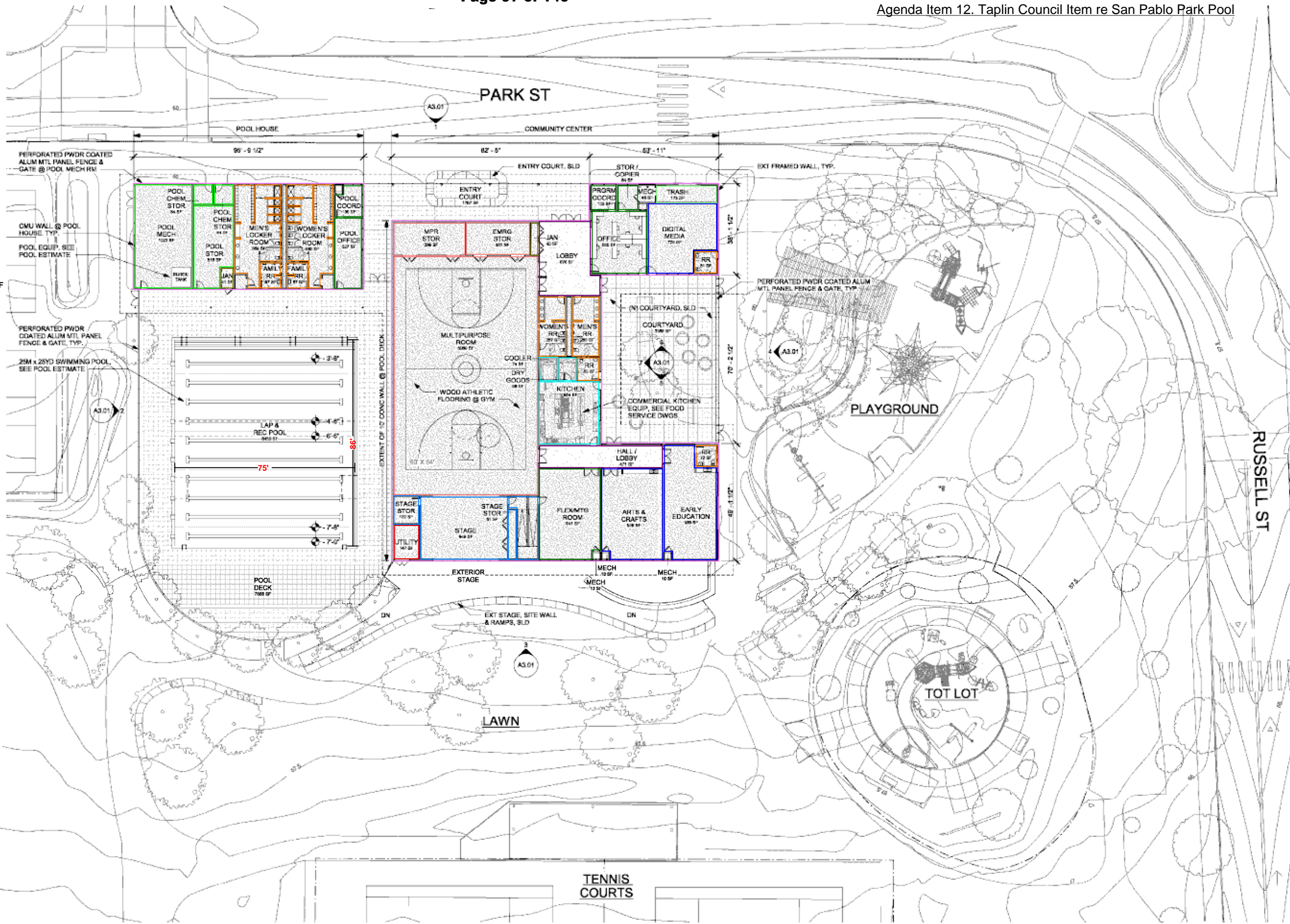


ROOF FRAMING PLAN



- Opt B - Gen Area - Community Center Bldg - Q1 16,784 SF ; Q2 685 LF
- Opt B - Lobby/Corridor - Q1 1,149 SF ; Q2 233 LF
- Opt B - Digital Media - Q1 731 SF ; Q2 115 LF
- Opt B - Early Education - Q1 926 SF ; Q2 138 LF
- Opt B - Arts & Crafts - Q1 942 SF ; Q2 126 LF
  
- Opt B - Office - Q1 580 SF ; Q2 97 LF
- Opt B - Office - Program Coordinator - Q1 100 SF ; Q2 40 LF
- Opt B - Office - Storage/Copier - Q1 80 SF ; Q2 36 LF
- Opt B - Flex Meeting Room - Q1 939 SF ; Q2 126 LF
  
- Opt B - Stage - Q1 934 SF ; Q2 124 LF
- Opt B - Stage Storage - Q1 188 SF ; Q2 92 LF
- Opt B - Stage Back Corridor & Ramp - Q1 239 SF ; Q2 76 LF
  
- Opt B - Gym/Multipurpose Rm - Q1 5,934 SF ; Q2 318 LF
- Opt B - Gym/Multipurpose - Storage - Q1 398 SF ; Q2 86 LF
- Opt B - Gym/Multipurpose - Emerg Storage - Q1 348 SF ; Q2 79 LF
  
- Opt B - Kitchen - Q1 638 SF ; Q2 101 LF
- Opt B - Kitchen - Dry Goods - Q1 66 SF ; Q2 33 LF
- Opt B - Kitchen - Cooler - Q1 72 SF ; Q2 34 LF
  
- Opt B - RRs - New Large - Q1 522 SF ; Q2 170 LF ; Q3 2 EA
- Opt B - RRs - New Ext Entry - Q1 161 SF ; Q2 72 LF ; Q3 2 EA
- Opt B - RRs - Early Education - Q1 72 SF ; Q2 34 LF ; Q3 1 EA
  
- Opt B - Janitor's - Q1 36 SF ; Q2 32 LF
- Opt B - Trash - Q1 171 SF ; Q2 64 LF
- Opt B - Main Utility - Q1 139 SF ; Q2 48 LF
  
- Opt B - Gen Area - Pool Building - Q1 4,254 SF ; Q2 281 LF
- Opt B - Pool Office - Q1 324 SF ; Q2 81 LF
- Opt B - Pool Coordinator - Q1 131 SF ; Q2 48 LF
- Opt B - Pool Locker Rooms - Q1 1,305 SF ; Q2 430 LF
- Opt B - Pool Family RRs - Q1 171 SF ; Q2 88 LF
- Opt B - Pool Janitor - Q1 40 SF ; Q2 26 LF
- Opt B - Pool Storage - Q1 511 SF ; Q2 101 LF
- Opt B - Pool Chem Storage - Q1 125 SF ; Q2 63 LF
- Opt B - Pool Equipment - Q1 1,013 SF ; Q2 133 LF

**Room Areas & Perimeter Dimensions**



Opt B - Gen Area - Community Center Bldg - Q1 16,784 SF ; Q2 685 LF

Opt B - Int Partitions - 12'0 High - Q1 450 LF ; Q2 5,403 SF  
 Opt B - Int Partitions Gym - 16' High - Q1 219 LF ; Q2 3,504 SF

Opt B - Int Partitions - Furring on Perimeter Walls - Gym 26'0 - Q1 42 LF ; Q2 1,092 SF  
 Opt B - Int Partitions - Furring on Perimeter Walls - Gym 23'0 - Q1 139 LF ; Q2 3,205 SF  
 Opt B - Int Partitions - Furring on Perim Walls - 12'0 - Q1 341 LF ; Q2 4,097 SF  
 Opt B - Int Partitions - Furring on Perimeter Walls - Gym 6'0 Above CMU - Q1 112 LF ; Q2 672 SF

Opt B - Int Partitions - Furring on CMU Shearwalls - 26'0 - Q1 66 LF ; Q2 1,707 SF  
 Opt B - Int Partitions - Furring on CMU Walls - 16'0 - Q1 17 LF ; Q2 205 SF  
 Opt B - Int Partitions - Furring on CMU Walls - 10'0 - Q1 113 LF ; Q2 94 SF

Opt B - Int Doors - Single Swing - Passage - Q1 11 EA  
 Opt B - Int Doors - Double Swing - Passage - Q1 6 EA  
 Opt B - Int Doors - Double Closet - Q1 8 EA  
 Opt B - Int Doors - Vertical HP Closets - Q1 4 EA

Opt B - Build Stage (Ramp) - Q1 1,400 SF

Opt B - Millwork Arts & Crafts - Upper, Lower, & Counter - Q1 16 LF  
 Opt B - Millwork Early Ed - Upper, Lower, & Counter - Q1 8 LF  
 Opt B - Millwork Office - Desk Counters - Q1 80 LF  
 Opt B - Millwork Office - Desk Cabinets - Q1 12 EA

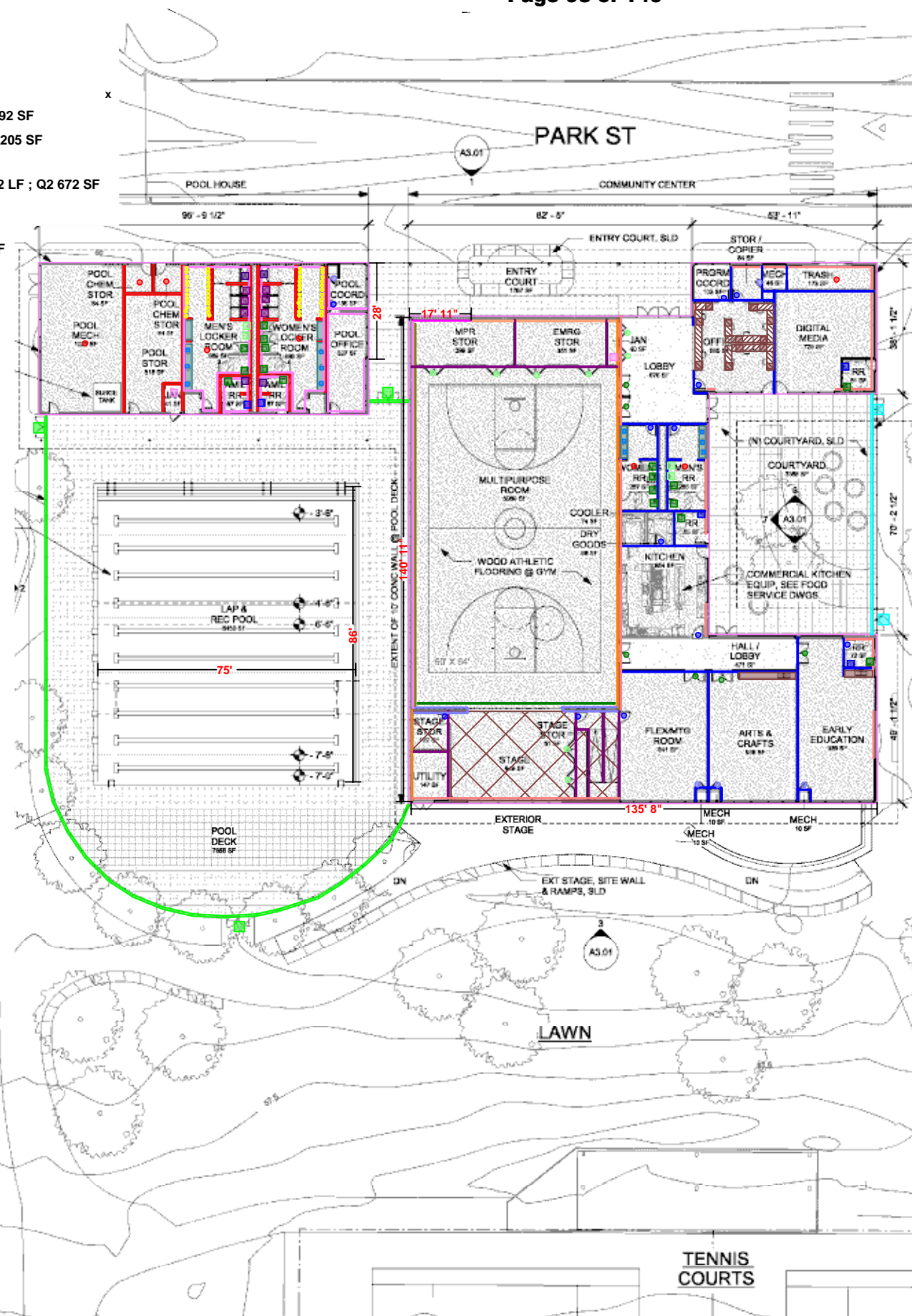
Opt B - Operable Acoustic Partition - Q1 57 LF ; Q2 689 SF

Opt B - Millwork Lavy Counter - Q1 19 LF  
 Opt B - Lavy Sinks - Q1 6 EA

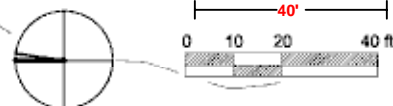
Opt B - Toilets - Q1 9 EA  
 Opt B - Urinal - Q1 2 EA  
 Opt B - Wall Hung Sink - Q1 3 EA  
 Opt B - Janitor Sink - Q1 1 EA  
 Opt B - Floor Drain Primed - Q1 3 EA

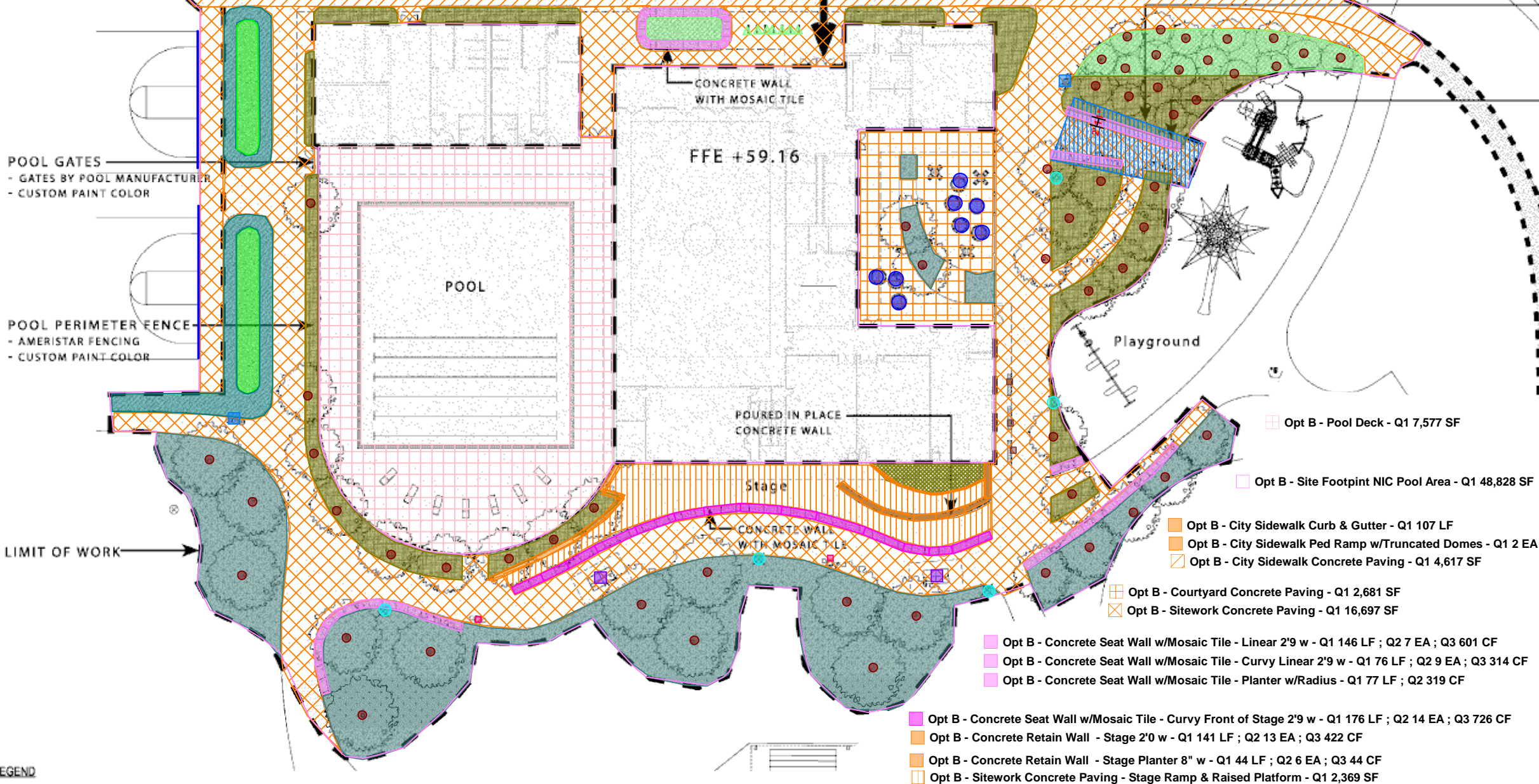
Opt B - Fence - Courtyard 7'0 High - Q1 70 LF ; Q2 490 SF  
 Opt B - Fence - Gates Double - Courtyard 7'0 High - Q1 2 EA

**Interior Partitions, Doors & Fixtures**



Opt B Pool - New CMU Walls - 12'0 H - Q1 356 LF ; Q2 4,272 SF  
 Opt B Pool - Int Partitions - Furring CMU Perim Walls - 12'0 - Q1 394 LF ; Q2 4,729 SF  
 Opt B Pool - Int Doors - Single Swing - Passage - Q1 1 EA  
 Opt B Pool - Int Doors - Vertical HP Closets - Q1 1 EA  
 Opt B Pool - Millwork Lavy Counter - Q1 39 LF  
 Opt B Pool - Lavy Sinks - Q1 6 EA  
 Opt B Pool - Toilets - Q1 8 EA  
 Opt B Pool - Urinal - Q1 2 EA  
 Opt B Pool - Wall Hung Sink - Q1 2 EA  
 Opt B Pool - Shower Unit - Q1 6 EA  
 Opt B Pool - HC Shower Unit - Q1 4 EA  
 Opt B Pool - Janitor Sink - Q1 1 EA  
 Opt B Pool - Floor Drain Primed - Q1 5 EA  
 Opt B Pool - Lockers - Q1 48 EA  
 Opt B Pool - Fence - Gates Double - 7'0 High - Q1 3 EA  
 Opt B Pool - Fence - 7'0 High - Q1 254 LF ; Q2 1,780 SF





- TRELLIS**
  - PAINTED STEEL TRELLIS WITH 4X4 TUBE STEEL VERTICAL AND HORIZONTAL STRUCTURAL COMPONENTS AND 1X3 RAFTERS AT 15" ON CENTER.
- 5 LINEAR PARK BENCHES**
  - DUMOR BENCH #58-60
  - POWDERCOATED BLACK IN COLOR
  - DUMOR, INC. WWW.DUMOR.COM
- ADD ALTERNATE CONCRETE SIDEWALK**
  - 2,367 SQFT
  - INSTALL PER CITY STANDARD
- Opt B - Shade Structure - Steel w/1x3 Rafters - Q1 950 SF**
- Opt B - Fence - Ballcourt - Low Chainlink - Q1 102 LF**
- Opt B - 8'0 Park Bench - Q1 3 EA**
- Opt B - Concrete Chess Table - Q1 2 EA**
- Opt B - Concrete Ping Pong Table - Q1 2 EA**
- Opt B - Trash / Recycle Station - Q1 2 EA**
- Opt B - Bike Racks - Q1 7 EA**
- Opt B - Light Standards - Q1 5 EA**

- Opt B - Pool Deck - Q1 7,577 SF**
- Opt B - Site Footprint NIC Pool Area - Q1 48,828 SF**
- Opt B - City Sidewalk Curb & Gutter - Q1 107 LF**
- Opt B - City Sidewalk Ped Ramp w/Truncated Domes - Q1 2 EA**
- Opt B - City Sidewalk Concrete Paving - Q1 4,617 SF**
- Opt B - Courtyard Concrete Paving - Q1 2,681 SF**
- Opt B - Sitework Concrete Paving - Q1 16,697 SF**
- Opt B - Concrete Seat Wall w/Mosaic Tile - Linear 2'9 w - Q1 146 LF ; Q2 7 EA ; Q3 601 CF**
- Opt B - Concrete Seat Wall w/Mosaic Tile - Curvy Linear 2'9 w - Q1 76 LF ; Q2 9 EA ; Q3 314 CF**
- Opt B - Concrete Seat Wall w/Mosaic Tile - Planter w/Radius - Q1 77 LF ; Q2 319 CF**
- Opt B - Concrete Seat Wall w/Mosaic Tile - Curvy Front of Stage 2'9 w - Q1 176 LF ; Q2 14 EA ; Q3 726 CF**
- Opt B - Concrete Retain Wall - Stage 2'0 w - Q1 141 LF ; Q2 13 EA ; Q3 422 CF**
- Opt B - Concrete Retain Wall - Stage Planter 8" w - Q1 44 LF ; Q2 6 EA ; Q3 44 CF**
- Opt B - Sitework Concrete Paving - Stage Ramp & Raised Platform - Q1 2,369 SF**

LEGEND

- PEDESTRIAN CONCRETE PAVING**
  - INTEGRAL COLOR
  - FINISH: TOP-CAST TOP-SURFACE RETARDER, GRADE 05 POWDER BLUE VIOLET
  - REINFORCEMENT: #4 REBAR @ 18" OCEW
  - TOOLED CONTROL JOINTS @ 8' OCEW
  - EXPANSION JOINTS @ 20' OCEW
- POURED IN-PLACE CONCRETE WALL OR CURB**
  - INTEGRAL COLOR AND FINISH SHALL MATCH POURED-IN-PLACE CONCRETE PAVING
- OUTDOOR PING PONG TABLE**
  - CANTILEVER MODEL BY BRAVADO OUTDOOR PRODUCTS
  - WWW.CONCRETETABLETENNIS.COM

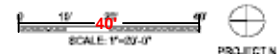
- BIKE RACKS**
  - RPS HOOP STYLE MODEL (ROUND) 24" WIDE, HOT-DIPPED GALVANIZED FINISH, AVAILABLE FROM RADIUS PIPE BENDING, INC. OR SIMILAR
  - METHOD OF INSTALLATION: EMBED INTO CONCRETE PAVING
- LINEAR PARK BENCH**
- WASTE STATION**
  - DUMOR RECEPTACLE #434-72
  - POWDERCOATED BLACK IN COLOR
  - DUMOR, INC. WWW.DUMOR.COM
- CONCRETE CHESS TABLE**
  - DIRECT BURIAL (CHESS TABLE BY BRAVADO OUTDOOR PRODUCTS
  - WWW.CONCRETETABLETENNIS.COM

- LIGHT POLE**
  - HESS LINEA 460 LVC, 15' IN HEIGHT
  - MATTE BLACK IN COLOR
  - HESS AMERICA
  - WWW.HESSAMERICA.COM
- RAISED GARDEN PLANTERS**
  - 90-GAL GALVANIZED METAL ROUND END STOCK TANK
- MOVEABLE BISTRO TABLES AND CHAIRS**
  - FERMOB, WWW.FERMOB.COM
- SCODED LAWN**
  - BOLDRA PLUS AVAILABLE FROM DELTA BLUEGRASS, WWW.DELTABLUEGRASS.COM

- SHRUB PLANTING**
  - 15-GALLON CONTAINERS AT 3'-0" OCEW TRIANGULAR SPACING
  - SPECIES: OLIA 'LITTLE OLLIE' OR SIMILAR
- BIOSWALE PLANTING**
  - CITY'S STANDARD COLOR AND FINISH
- GROUND COVER PLANTING**
  - CITY'S STANDARD COLOR AND FINISH
- MEADOW PLANTING**
  - MIXED GRASSES AND PERENNIAL SPECIES, 4" POTS AT 12" OCEW TRIANGULAR
  - OVERPLANTING #1: SEASONAL FLOWERING BULBS, 1 GALLON CONTAINER, 4 BULBS MIN / CONTAINER, AT 1'-0" OCEW TRIANGULAR
  - OVERPLANTING #2: SPECIMEN SHRUB OR SUCCULENT SPECIES, 5 GALLON CONTAINER AT 3'-0" OCEW TRIANGULAR

- ORNAMENTAL TREES**
  - SIZE: 36" BOX
  - FORM: STANDARD
  - SPECIES: SPECIMEN FLOWERING TREE
- SHADE TREES**
  - SIZE: 36" BOX
  - FORM: STANDARD
  - SPECIES: QUERCUS SUBER OR SIMILAR

- Opt B - Landscape - Sod Lawn - Q1 9,870 SF**
- Opt B - Landscape - Shrub Planting 15- Gal 3'0 oc - Q1 5,008 SF**
- Opt B - Landscape - Shrub Planting 15- Gal 3'0 oc - Raised Stage Planter - Q1 303 SF ; Q2 88 LF**
- Opt B - Ground Cover - Q1 1,999 SF**
- Opt B - Meadow Planting - Q1 1,322 SF**
- Opt B - Meadow Planting in Raised Planter - Q1 211 SF**
- Opt B - Bioswale Planting - Q1 799 SF**
- Opt B - Trees 36" Box - Q1 57 EA**
- Opt B - Stock Tank Planter - Q1 8 EA**



## Francis Albrier Community Center at San Pablo Park COSTING PACKAGE - OPTION B



Office of the City Manager

CONSENT CALENDAR  
December 15, 2020

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Scott Ferris, Director, Parks Recreation and Waterfront  
Liam Garland, Director, Public Works  
Subject: Recommendations for Implementing Phase 2 of the Measure T1  
Infrastructure Bond Program

RECOMMENDATION

Adopt a Resolution to implement the City Manager, Parks and Waterfront Commission, and Public Works Commission Final List of Projects for Phase 2 of the Measure T1 infrastructure bond program (Attachment 1).

SUMMARY

Robust and thoughtful collaboration between staff, the Public Works and Parks and Waterfront Commissions, and Berkeley residents over many months have resulted in the joint recommendation for Measure T1 Phase 2 projects in Attachment 1. These recommendations encompass more than 30 important projects to enhance our right of way, improve the safety and resilience of our facilities, delight people in our parks, and address equity head on. They are the result of hundreds of diligent hours of contemplation over more than 50 public meetings with diverse groups of people, and represent the best thinking of our community and staff. They build on our lessons learned from implementation of T1 Phase 1 projects, the majority of which are completed or nearing completion. If approved, Phase 2 T1 projects will total \$53.25 million. Staff will come back to Council with 2 separate items requesting the authorization to sell bonds over 5 years.

FISCAL IMPACTS OF RECOMMENDATION

It is projected that the proceeds of the \$100M infrastructure bond will yield an additional \$3.7M of interest income, resulting in \$103.7M of funding available for T1 projects. Phase 1 Bond expenditures will total approximately \$42.7M, leaving \$61M for future expenditures (see below tables).



<b>Bond Funding</b>			
	Phase 1	Remaining	Total
Bonds sold	\$35M	\$65M	<b>\$100M</b>
Interest	\$1.7M	\$2M <sup>^</sup>	\$3.7M <sup>^</sup>
<b>Total</b>	<b>\$36.7M</b>	<b>\$67M</b>	<b>\$103.7M</b>

<sup>^</sup>This is an estimate based on market conditions

<b>Bond Expenditures</b>			
	Phase 1	Remaining	Total
Projects	\$37.75M	\$53.25M	\$91M
Staff/FESS	\$4.6M	\$7.1M*	\$11.6M
Art	\$0.35M	\$0.65M	\$1M
<b>Total</b>	<b>\$42.7M</b>	<b>\$61M</b>	<b>\$103.7M</b>

\*Assumes a 5 year duration of Phase 2

The \$42.7M for Phase 1 includes \$37.75M for direct project costs, \$4.6M for staff and furniture, equipment, supplies and services (FESS), and \$350,000 for Civic Art. The amount of bonds sold and interest for Phase 1 was \$36.7M. The additional \$6M needed to complete Phase 1 projects will be included in the Phase 2 bond sale.<sup>1</sup>

If Phase 2 is executed in the 5-year time frame as proposed, \$53.25M will be used for direct project costs, \$7.1M for staff and FESS costs, and \$650,000 for Civic Art.

In Phase 1, it was anticipated that staff and FESS costs would be between 13 and 15 percent of total costs, but actual costs are projected to come in significantly lower, at 10.8 percent. It is anticipated that staff and overhead costs in Phase 2 will in come below 12 percent.

Phase 1 spending is being leveraged by an additional \$20.9M in grants and other funding sources. Multiple proposed Phase 2 projects are expected to similarly leverage other funding sources, as staff has already begun applying for grants associated with these projects.

This recommendation for Phase 2 projects proposes two bond sales within the next 2 years to sell the remaining \$65M in bonds: a \$29.138M bond sale in March or April of 2021 and a \$35.861M bond sale in November of 2022 (see Attachment 4).

## CURRENT SITUATIONS AND EFFECTS

### **Summary**

Staff are in the final stages of completing 45 Measure T1, Phase 1 (July 2017 – June 2021) projects. Twenty of these projects are currently under construction. Five full-time equivalent staff associated with T1 are divided between an Associate Management Analyst and twelve Project Managers in the Public Works (PW) and Parks, Recreation and Waterfront (PRW) Departments.<sup>2</sup> This staff, T1 projects, and bond measure finance and logistics issues are closely managed by a team of PRW and PW management staff,

<sup>1</sup> This \$6M in Phase 1 costs includes \$5.3M of previously identified funding and another \$700,000 for unforeseen construction costs, Covid-19 issues and delayed construction costs at the Adult Mental Health Services Center, North Berkeley Senior Center, and the Marina Streets project.

<sup>2</sup> A portion of the Project Managers' wages are funded through their involvement in T1 and a portion by the department budgets.

with public review and oversight by both the Parks and Waterfront and Public Works Commissions (“Primary Commissions”).

This team did a tremendous amount of work during Phase 1. They developed a T1 Policies and Procedures Operations Manual, a financial expenditure audit of the first 2 years, 20 reports to City Council and quarterly updates and facilitated over 90 community and focus groups meetings.<sup>3</sup>

On Friday, October 16, 2020, staff surpassed the 85% expenditure mark of the \$35M Phase 1 bonds sold in November of 2017. Meeting this deadline ensured that the interest (\$1.7M) obtained from Phase 1 bond sales is kept by the City, untouched by Federal or State taxes.

Planning for Phase 2 began in July of 2019, with staff and the two Primary Commissions developing a process for determining Phase 2 projects. In January 2020, the public process for Phase 2 began, with staff providing the Primary Commissions with an initial list of unfunded infrastructure projects.

When the Covid-19 Shelter-In-Place order began, Commission meetings and the Phase 2 public process were suspended. In June of 2020, the City Manager gave the Primary Commissions permission to meet and implement the T1 Phase 2 process. From July through October 2020, staff and the Primary Commissions led more than 50 public meetings (commission and community) through the Phase 2 public process, adjusting for the withdrawal of \$5.3M from T1 expenditures, and reviewing potential priority projects.

In November 2020, after the conclusion of the public process, the Primary Commissions each met three times (jointly on 11/4 and 11/19) to discuss potential Phase 2 projects. Taking in all the community feedback, at the November 4 meeting, staff presented a list of \$53.25M worth of projects organized in three general categories: Public Works Projects, Parks & Waterfront Projects, and Non-Departmental Citywide Projects with \$17-18M proposed in each category. The Primary Commissions each met with Staff to refine criteria, develop a prioritization process, and identify their respective priority projects.

On November 19, 2020 the two commissions came to a joint consensus on the final T1 Phase 2 proposed project list being recommended to Council for use of the remaining \$53.25M.

### **Phase 2 Public Process**

Staff and the Primary Commissions completed a robust Phase 2 public process that included 3 concurrent commission meetings, 13 regular commission meetings, 3 concurrent commission sub-committee meetings, 24 focus group meetings, 6 participating commission meetings and 5 large area meetings. The goal of this process

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<sup>3</sup> All reports and quarterly updates are available at the Measure T1 website:  
[www.cityofberkeley.info/MeasureT1Updates.aspx](http://www.cityofberkeley.info/MeasureT1Updates.aspx)

was to encourage significant citywide public participation in the T1 Phase 2 project selection process by reaching out to a large cross section of community groups, thoroughly advertising large area meetings and providing various methods for community members to provide feedback. The feedback from the focus groups and large area meetings along with a summary of the over 400 emails can be found [here](#).<sup>4</sup> Below is a brief summary of the public process.

#### *July 2019 - October 2019*

T1 staff worked with the T1 joint subcommittees from the Primary Commissions (7/8, 8/12, 9/16) to identify and vet an extensive public process for determining potential Phase 2 projects. This process was approved by both primary commissions in October (10/3 and 10/9) 2019.

#### *November 2019 – January 2020*

Eleven (11) participating commissions were updated on the status of Phase 1 projects and the Phase 2 public process.

#### *January 29, 2020*

At this concurrent primary commission Meeting, the T1 Phase 2 public process was started. Primary commissions were provided with a [list of unfunded projects](#)<sup>5</sup> throughout the City.

#### *February 2020 – September 2020*

Staff and representatives from the Primary Commissions attended [24 neighborhood meetings](#)<sup>6</sup> with groups recommended by City Councilmembers.

#### *February 2020- November 2020*

Staff received [over 400 public comments and suggestions](#)<sup>7</sup> for T1 phase 2 projects via email at T1@cityofberkeley.info.

#### *October 2020*

Five large geographic based meetings (10/1-Districts 7-8, 10/8-Districts 5-6, 10/15-Districts 2-3, 10/22-Districts 1-4, 10/29 Waterfront/Shoreline/Aquatic Park), delineated largely by council districts, were held to obtain feedback regarding projects for Phase 2. These meetings gave residents the opportunity to [suggest both neighborhood and City-wide projects](#)<sup>8</sup> and averaged over 80 attendees per meeting.

<sup>4</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_General/T1%20P2%20-%20Email%20Summary%20-%202020-11-17%20SF.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_General/T1%20P2%20-%20Email%20Summary%20-%202020-11-17%20SF.pdf)

<sup>5</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Commissions/2020-%2001-29%20-%20Joint%20PRW%20and%20PWC%20-%20Minutes%20-%20Draft.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Commissions/2020-%2001-29%20-%20Joint%20PRW%20and%20PWC%20-%20Minutes%20-%20Draft.pdf)

<sup>6</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_General/T1%20P2%20-%20Focus%20Group%20Notes%20-%20Feb%20-%20Nov%202020%20-%20SF.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_General/T1%20P2%20-%20Focus%20Group%20Notes%20-%20Feb%20-%20Nov%202020%20-%20SF.pdf)

<sup>7</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_General/T1%20P2%20-%20Email%20Summary%20-%202020-11-17%20SF.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_General/T1%20P2%20-%20Email%20Summary%20-%202020-11-17%20SF.pdf)

<sup>8</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_General/T1%20P2%20-%20Five%20Large%20Mtg%20Notes%20Combined%20-%202020-11-04.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_General/T1%20P2%20-%20Five%20Large%20Mtg%20Notes%20Combined%20-%202020-11-04.pdf)

*September - November 2020*

Staff presented to 6 of 11 Participating Commissions<sup>9</sup> that have been meeting during the Shelter-In-Place order: Children, Youth and Recreation, Civic Arts, Disaster and Fire Safety, Housing Advisory, Landmarks Preservation and Transportation Commissions. This update reviewed Phase 1 projects and [gathered feedback](#)<sup>10</sup> on project ideas for Phase 2.

*November 2020*

Primary Commissions met concurrently on November 4<sup>th</sup> and 19<sup>th</sup> and met separately on November 11<sup>th</sup> and 12<sup>th</sup> to review feedback received from the public and Participating Commissions to develop a list of recommended projects for the Phase 2.

**Primary Commission Recommendations**

After participating in the community process, discussing the criteria and the potential list of projects at great length during 2020, and collaborating via concurrent meetings and subcommittees, the Public Works Commission and the Parks and Waterfront Commission submitted separate reports, (Attachments 2 and 3, respectively) recommending the same list of Phase 2 projects to be implemented over a 5-year process that includes 2 bond sales (Attachment 4).

On November 19, 2020, the Public Works Commissions approved a motion to send a list of recommended Phase 2 projects to Council and to endorse the list of recommended projects from the Parks and Waterfront Commission (Attachment 3): (M/S/C: Krpata/Schueler/U): Brennan; Constantine; Erbe; Freiberg; Hitchens; Humbert; Krpata; Nesbitt; Schueler; Noes: None; Abstain: None; Absent: None.

On November 19, 2020, the Parks and Waterfront Commission approved a motion to send a list of recommended Phase 2 projects to Council and to endorse the list of recommended projects from the Public Works Commission (Attachment 2): (M/S/C: Kamen/Kawczynska/U): Cox; Diehm; Kamen; Kawczynska; Landoni; McGrath; Skjerping; Srioudom; Wozniak; Noes: None; Abstain: None; Absent: None.

Staff fully support the final joint Primary Commission recommendations for T1 Phase 2 projects. These recommendations include work on upgrading streets and transportation infrastructure, renovating City facilities, and improving four large community facilities in South Berkeley:

<sup>9</sup> The 11 Participating Commissions include: Children, Youth and Recreation Commission, Civic Arts Commission, Community Environmental Advisory Commission, Commission on Aging, Commission on Disability, Disaster and Fire Safety Commission, Energy Commission, Housing Advisory Commission, Landmarks Preservation Commission, Transportation Commission and Zero Waste Commission.

<sup>10</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_-\\_General/T1%20P2%20-%20Focus%20Group%20Notes%20-%20Feb%20-%20Nov%202020%20-%20SF.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_-_General/T1%20P2%20-%20Focus%20Group%20Notes%20-%20Feb%20-%20Nov%202020%20-%20SF.pdf)

- African American Holistic Resource Center (currently a temporary Berkeley Mental Health clinic)
- Martin Luther King Junior Youth Services Center
- South Berkeley Senior Center
- Willard Clubhouse public restrooms

And the renovation and development of up to ten public restrooms:

- Right-of-Way (ROW) Restrooms (2-3 new)
- Tom Bates Sports Complex (new)
- Ohlone Park (new)
- Cesar Chavez Park (new)
- Willard Park (replacement)
- Harrison Park (renovation)
- K Dock (renovation) and
- Telegraph Channing Garage Mall (renovation)

### **Covid-19 Implications on T1 Finances, Phase 1 Projects, Phase 2 Public Process**

The direct impacts of Covid-19 restrictions on current construction projects have mostly affected the three large building projects: Mental Health Services Center (MHSC), North Berkeley Senior Center and Live Oak Community Center. Contractors, inspectors and project managers have had to make adjustments to comply with new restrictions and, in some cases, have resulted in time delays. Staff have worked closely with the City Attorney's office on change orders related to these delays in order to ensure costs are controlled.

The financial impacts have been much more significant. In March of 2019, City Council approved an additional \$5.3M in General Fund for Phase 1 projects because of the addition of the MHSC in January 2018, energy upgrades on the three large facilities and construction cost increases. Given the Covid-19 emergency and demands for those General Fund dollars to meet immediate operational needs in the FY21 budget, staff are implementing alternative strategies to fund Phase 1 projects without the \$5.3M of additional General Fund allocation. These strategies include the following:

Delaying two Phase 1 projects. The last large T1 project to go to construction will be the Marina Streets project, which includes the reconstruction of University Avenue and Spinnaker Way, and repaving of Marina Blvd. The \$8.2 million project is funded by T1 (\$4.2 million), SB1 streets funding (\$1 million) and the Doubletree Hotel (\$3 million). Bidding was delayed from last summer to this December. Additionally, the Grove Park Ballfield improvements were also delayed. Bids for the Grove Park project came back significantly higher (\$350,000) than the engineer's estimate of \$650,000 in early May. Staff will be rebidding this project at the end of FY21. Delaying this project provides time to re-scope and develop a project that can be effectively completed.

Accelerating Phase 2 public process and bond sale. Accelerating the anticipated Phase 2 bond sale from November 2021 to April 2021 allows for both the delayed Phase 1 projects to start construction in next year's construction period. This strategy required shortening the Phase 2 public process from 15 to 12 months and did not affect the number of public process meetings as staff and Primary Commissions were able to gather feedback from over 50 public meetings on potential Phase 2 projects.

Borrowing approximately \$1.4M funding from PRW, PW and HHCS special funds. Despite delaying the two identified construction projects to be reimbursed by the Phase 2 bond sale and accelerating the Phase 2 public process and bond sale, without the \$5.3M in General Fund, T1 funds will be exhausted in January of 2021. Therefore, T1 needs to borrow \$1.4M from special funds in order to sustain an appropriate cash flow until Phase 2 bonds are sold in March or April of 2021. Council approved these actions in [September 2020<sup>11</sup>](#) and [December 2020<sup>12</sup>](#).

Using \$6.0M from T1 Phase 2 bond funding to support Phase 1 projects. When T1 Phase 2 bond funds are sold in March or April 2021, \$6.0M will be needed to complete Phase 1 projects. This \$6.0M includes \$5.3M of previously identified funding and another \$700,000 to support additional costs associated with the Adult Mental Health Services Center, North Berkeley Senior Center and the Marina Streets projects. These costs are due to unforeseen construction costs, Covid-19 issues and delayed construction costs.

### Phasing of Remaining Funding

On December 22, 2016, the City Manager provided a [memo to City Council<sup>13</sup>](#) that identified staff's initial recommendations for allocating Phase I of Measure T1 funding. It recommended that T1 funding be allocated in 3 distinct phases (see below) and that each phase expend between \$30-35M of funding. On June 27, 2017, City Council authorized the spending of \$35M for Phase 1. The estimated cost for completion of T1 Phase 1 projects is actually \$42.7M.

- Phase 1 July 2017- June 2021 (bond sale in Nov 2017)
- Phase 2 July 2021- June 2025
- Phase 3 July 2025- June 2029

During the January 29, 2020 concurrent Primary Commissions meeting, commissioners recommended that staff attempt to consolidate the remaining phases so that residents would see more significant construction results sooner (4 or 5 years as opposed to 8 years), save funding on staff and FESS costs and avoid repeating a very

<sup>11</sup> See [https://www.cityofberkeley.info/Clerk/City\\_Council/2020/09\\_Sep/Documents/2020-09-15\\_Item\\_08\\_Measure\\_T1\\_Loan.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2020/09_Sep/Documents/2020-09-15_Item_08_Measure_T1_Loan.aspx)

<sup>12</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_-\\_General/T1%20Loan%20-%20Mental%20Health%20Bldg%20-%20Consent%20-%202020-12-01%20\(004\).pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_-_General/T1%20Loan%20-%20Mental%20Health%20Bldg%20-%20Consent%20-%202020-12-01%20(004).pdf)

<sup>13</sup> See [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Measure%20T1%20GO%20Bonds%20Recommendations%20122216.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Measure%20T1%20GO%20Bonds%20Recommendations%20122216.pdf)

comprehensive public process for a smaller amount of funding. Staff evaluated this proposal and concluded that while it was not feasible to spend the remaining funding and meet the 85% deadline with existing staff in one phase, it was possible to spend the remaining funding with two overlapping bond sales in which much of the planning and design work was done in an initial phase (2A) and the construction of the larger projects completed in a later phase (2B) if the projects were sequenced correctly.

In the November 2020 concurrent meetings staff and the Primary Commissions agreed to recommend the following schedule given the list of proposed projects:

- Phase 1 July 2017- June 2021 (bond sale in Nov 2017)
- Phase 2A January 2021- June 2025 (bond sale in March or April 2021)
- Phase 2B July 2022 – June 2026 (bond sale in Nov 2022)

The attached detailed list displays how the recommendations for phasing and funding of 2A and 2B (Attachment 4). This schedule would consolidate the last 8 years into 5 years and will allow staff time to design and plan the larger projects in phase 2A and construct in phase 2B, thus being able to keep a balanced work load and meet the 85% federal expenditure requirement. Staff will need to get City Council approval for both bond issuances separately.

#### BACKGROUND

In November 2016, Berkeley voters approved [Measure T1](#)<sup>14</sup> – a \$100 million dollar general obligation bond to repair, renovate, replace or reconstruct the City’s aging existing infrastructure, including facilities, streets, sidewalks, storm drains, and parks. Measure T1 passed with 86.5% of the vote.

After the passage of Measure T1, the City Manager proposed a [three phase implementation plan](#)<sup>15</sup> for the Measure T1 program. The \$100 million of bond proceeds is anticipated to be spent within 12 years, with each phase expected to last four years. From December 2016 through June 2017, the City undertook a robust public process to gather input on the proposed projects for Phase 1. Three citywide public meetings were held in March and April 2017. In addition, the Primary Commissions invited and received input from 11 other City Commissions.

The Primary Commissions submitted a [joint report to Council in June 2017](#)<sup>16</sup> detailing their recommendations. The City Manager incorporated this input and submitted a [final recommended list of projects](#).<sup>17</sup> Council adopted this list and proposed plan for implementing Phase 1 of the T1 bond program on June 27, 2017.

<sup>14</sup> See <https://www.cityofberkeley.info/MeasureT1/>

<sup>15</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_-\\_General/Measure%20T1%20GO%20Bonds%20Recommendations.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_-_General/Measure%20T1%20GO%20Bonds%20Recommendations.pdf)

<sup>16</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_-\\_General/Measure%20T1%20-%20Joint%20Commission%20Report%20-%20June%202017%20w%20attachments.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_-_General/Measure%20T1%20-%20Joint%20Commission%20Report%20-%20June%202017%20w%20attachments.pdf)

<sup>17</sup> See [https://www.cityofberkeley.info/Clerk/City\\_Council/2017/06\\_June/Documents/2017-06-%2027\\_Item\\_49\\_Implementing\\_Phase\\_1.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2017/06_June/Documents/2017-06-%2027_Item_49_Implementing_Phase_1.aspx)

On January 23, 2018, Council adopted Resolution 68,290-N.S., authorizing the allocation of \$2 million from Measure T1 Phase 1 for major renovations of the City of Berkeley's Adult Mental Health Clinic located at 2640 Martin Luther King Jr. Way.

On December 10, 2019, staff provided an [update to Council on the Phase 2 public process](#).<sup>18</sup>

On March 26, 2019, the Council approved Resolution 66,802-N.S. authorizing \$5.3 million from the General Fund to complete Phase 1 projects, and to be repaid to the General Fund after Phase 2 bond funds were received. This additional funding was provided to cover the cost of approved projects exceeding bond proceeds, due to an increase in energy upgrades included in the facility projects, and soaring escalation in construction costs.

On May 4, 2020, staff issued the [FY21 Budget Update](#)<sup>19</sup> at the Council Budget and Finance Policy Committee.<sup>20</sup> This report projected a \$25.5 million budget shortfall in FY21, due to impacts from the Covid-19 emergency.

On May 13, 2020, staff issued an [update to Council on Measure T1 funding](#).<sup>21</sup> This report described the strategies being pursued to complete Phase 1 projects in the absence of the \$5.3M from General Fund, given the Covid-related citywide budget shortfall: delay selected projects, use special funds to complete projects and reimburse with bonds sold, and accelerate the Phase 2 public process and bond sale.

On September 15, 2020, Council approved a loan of [\\$600,000 from the Parks Tax Fund and \\$600,000 from the Measure BB](#)<sup>22</sup> – Local Streets and Roads fund to complete Phase 1 projects. The loan will be repaid following the Phase 2 bond sale.

On October 13, 2020, Council approved [additions to the Phase 1 project list](#),<sup>23</sup> with no additional funding. This action was taken to ensure that the City met the 85% federal expenditure requirement.

<sup>18</sup> See [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Measure%20T1%20Update%20on%20Phase%20\\_121019.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Measure%20T1%20Update%20on%20Phase%20_121019.pdf)

<sup>19</sup> See <https://www.cityofberkeley.info/uploadedFiles/Clerk/2020-05-04%20Agenda%20Packet%20-%20Budget.pdf>

<sup>20</sup> See <https://www.cityofberkeley.info/uploadedFiles/Clerk/2020-05-04%20Agenda%20Packet%20-%20Budget.pdf>.

<sup>21</sup> See [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Measure%20T1%20Project%20Funding%20Update%20051320.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Measure%20T1%20Project%20Funding%20Update%20051320.pdf)

<sup>22</sup> See [https://www.cityofberkeley.info/Clerk/City\\_Council/2020/09\\_Sep/Documents/2020-09-15\\_Item\\_08\\_Measure\\_T1\\_Loan.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2020/09_Sep/Documents/2020-09-15_Item_08_Measure_T1_Loan.aspx)

<sup>23</sup> See [https://www.cityofberkeley.info/Clerk/City\\_Council/2020/10\\_Oct/Documents/2020-10-13\\_Item\\_06\\_Measure\\_T1\\_Phase\\_1\\_Project\\_List.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2020/10_Oct/Documents/2020-10-13_Item_06_Measure_T1_Phase_1_Project_List.aspx)



On November 12, 2020, staff provided an [update on Measure T1](#)<sup>24</sup> to the Council Budget and Finance Policy Committee. The report and presentation reviewed Covid-related impacts, including the need for additional \$700,000 from Phase 2 bond sale to cover unforeseen construction costs and COVID-related delays.

On December 1, 2020, Council approved a [loan of \\$198,400 from the Mental Health Realignment Fund](#)<sup>25</sup> to Measure T1 to complete the Mental Health Adult Clinic renovation project. The loan will be repaid following the Phase 2 bond sale.

**ENVIRONMENTAL SUSTAINABILITY**

Measure T1 is an opportunity to advance the City’s environmental sustainability goals. For example, facility upgrade projects will be designed and constructed to not only improve safety and address deferred improvements, but also to increase resource efficiency and access to clean energy. Measure T1 also provides an opportunity to accelerate investment into green storm water infrastructure and street improvements that advance the goals of the City’s Bike and Pedestrian Plans.

**RATIONALE FOR RECOMMENDATION**

The City Manager and Primary Commissions Final Proposed List of Projects for Phase 2 is the result of a robust community outreach process that has involved significant work by staff and the Public Works and Parks and Waterfront Commissions and their subcommittees including over 50 public meetings and hundreds of written and verbal communications from the public. The resulting final proposed list of projects for Phase 2 of the Measure T1 bond program represents a list of projects that provides the greatest benefits for the most people in terms of safety, critical infrastructure and community needs, equity, environmental sustainability, disaster preparedness, and leveraging other funds to complete projects.

**ALTERNATIVE ACTIONS CONSIDERED**

Staff and commissions considered many alternative projects through a robust process and recommend these as meeting the highest priority goals.

**CONTACT PERSON**

Scott Ferris, Director, Parks, Recreation and Waterfront, 981-6700  
Liam Garland, Director, Public Works, 981-6300

**Attachments:**

1. Resolution
  - a. Exhibit A – Final T1 Phase 2 Project List
2. Public Works Commission Recommendation
3. Parks and Waterfront Commission Recommendation
4. Funding and Phasing of Phase 2 Projects

<sup>24</sup> See <https://www.cityofberkeley.info/uploadedFiles/Clerk/2020-11-12%20Budget%20Item%20d%20T1.pdf>

<sup>25</sup> See [https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_-\\_General/T1%20Loan%20-%20Mental%20Health%20Bldg%20-%20Consent%20-%202020-12-01%20\(004\).pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3_-_General/T1%20Loan%20-%20Mental%20Health%20Bldg%20-%20Consent%20-%202020-12-01%20(004).pdf)

RESOLUTION NO. ##,###-N.S.

ADOPT THE FINAL LIST OF PROJECTS FOR IMPLEMENTATION IN PHASE 2 OF THE MEASURE T1 INFRASTRUCTURE BOND PROGRAM

WHEREAS, on November 8, 2016, Berkeley voters approved ballot Measure T1, the general obligation bond program to fix existing City infrastructure in need of improvement; and

WHEREAS, after the passage of Measure T1, the City Manager proposed a [three phase implementation plan](#)

([https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_\\_-General/Measure%20T1%20GO%20Bonds%20Recommendations.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3__-General/Measure%20T1%20GO%20Bonds%20Recommendations.pdf)) for the Measure T1 program. The \$100 million of bond proceeds is anticipated to be spent within 12 years, with each phase expected to last four years; and

WHEREAS, from December 2016 through June 2017, the City undertook a robust public process to gather input on the proposed projects for Phase 1, which resulted in a [joint report to Council in June 2017](#)

([https://www.cityofberkeley.info/uploadedFiles/Parks\\_Rec\\_Waterfront/Level\\_3\\_\\_-General/Measure%20T1%20-%20Joint%20Commission%20Report%20-%20June%202017%20w%20attachments.pdf](https://www.cityofberkeley.info/uploadedFiles/Parks_Rec_Waterfront/Level_3__-General/Measure%20T1%20-%20Joint%20Commission%20Report%20-%20June%202017%20w%20attachments.pdf)) from the two Primary Commissions (Public Works and Parks and Waterfront) detailing their recommendations. The City Manager incorporated this input and submitted a [final recommended list of projects](#) ([https://www.cityofberkeley.info/Clerk/City\\_Council/2017/06\\_June/Documents/2017-06-%2027\\_Item\\_49\\_Implementing\\_Phase\\_1.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2017/06_June/Documents/2017-06-%2027_Item_49_Implementing_Phase_1.aspx)). Council adopted this list and proposed plan for implementing Phase 1 of the T1 bond program on June 27, 2017 (Resolution No. 68,076); and

WHEREAS, as of December 2020, Staff are in the final stages of completing 45 Phase 1 (July 2017 – June 2021) projects; and

WHEREAS, from July 2019 through November 2020, Staff and the Primary Commissions have conducted a comprehensive Phase 2 public process to identify projects for Phase 2; and

WHEREAS, on November 19, 2020, the Public Works Commissions passed a motion to send a list of recommended Phase 2 projects to Council and to endorse the list of recommended projects from the Parks and Waterfront Commission (Attachment 3): (M/S/C: Krpata/Schueler/U): Brennan; Constantine; Erbe; Freiberg; Hitchens; Humbert; Krpata; Nesbitt; Schueler; Noes: None; Abstain: None; Absent: None.

WHEREAS, on November 19, 2020, the Parks and Waterfront Commission passed a motion to send a list of recommended Phase 2 projects to Council and to endorse the list of recommended projects from the Public Works Commission (Attachment 2): (M/S/C: Kamen/Kawczynska/U): Cox; Diehm; Kamen; Kawczynska; Landoni; McGrath; Skjerpjng; Srioudom; Wozniak; Noes: None; Abstain: None; Absent: None; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Council adopts the Final List of Projects for implementation in Phase 2 of the Measure T1 infrastructure bond program as shown in Exhibit A.

Attachment – Exhibit A

**Exhibit A to the Resolution**

**Measure T1 Phase 2 Final List of Projects (December 15, 2020)**

<b>Project Area</b>	<b>Site Description</b>
<b>Care and Shelter and Non-Departmental Citywide Projects</b>	MLK Jr. Youth Services Center
	South Berkeley Senior Center
	African American Holistic Resource Center
	Restrooms in the Right-of-Way (ROW) (2-3)
<b>Camps</b>	Cazadero Dining Hall & ADA Improvements
<b>Parks Buildings</b>	Willard Clubhouse/Restroom Replacement
	Tom Bates Restroom/ Community Space
	<u>Restrooms in Parks:</u>
	Harrison Park Restroom Renovation Ohlone Park - New Restroom
<b>Parks - Play Structures</b>	Ohlone Park (Milvia) - Ages 2-5, 5-12, Garden Mural, Exercise
	John Hinkel Park Lower - Ages 2-12, picnic, parking
	Grove Park - Ages 2-5, 5-12
<b>Parks</b>	Aquatic Park Tide Tubes Clean Out, Soil Removal
	Ohlone Park Lighting
	Civic Center Park – Turtle Garden
<b>Pools</b>	King Pool Tile and Plaster Replacement
<b>Waterfront</b>	Piling Replacements
	D and E Dock Replacement
	K Dock Restroom Renovation
	Cesar Chavez Park - New Restroom (on Spinnaker Way)
<b>Streets</b>	T1 Streets Contribution to Annual Street Paving: Street Reconstruction of Arterials/Collectors and Vision Zero, Bus Network, and Bike/Ped Plan Improvements
	Bollard Conversion to Landscaping
<b>Sidewalks</b>	Sidewalks Maintenance & Safety Repairs
<b>Pathways</b>	Pathway Repairs/Improvements
<b>Storm</b>	Stormwater Infrastructure Repairs/ Replacement
<b>Facilities</b>	<u>1947 Center Street Improvements:</u>
	Seismic Upgrade Design
	HVAC/Electrical, Control Upgrades
	<u>Fire Stations</u>
	FS2 - HVAC, Electrical, Bedrooms, Security, Solar, Roof
	FS6 - Windows, Energy Efficiency
	<u>PW Corp Yard:</u>
	Facility Assessment
	Gate, Paving, Parking, Fuel Island
	Wash Station Compliance
	Green Room (B) Lockers, Bathroom, Training Room, Floor, Cabinets
	Storage Room (H) - Roof Repair
	Generator Upgrades
	Oxford & Telegraph Channing Garage Restrooms
	Emergency Power Supply Solar Batteries



Public Works Commission

To: Honorable Mayor and Members of the City Council  
From: Public Works Commission  
Submitted by: Matthew Freiberg, Chair, Public Works Commission  
Shane Krpata, Vice Chair, Public Works Commission  
Subject: Recommendations for Phase 2 Projects of the Measure T1 Program

RECOMMENDATIONS

Adopt a resolution that recommends approval of the T1 Phase 2 Public Works projects and the four non-department projects, as listed in this report by the Public Works Commission (PWC), along with the Parks, Recreation, and Waterfront Projects, which are included in the accompanying T-1 Phase 2 memo by the Parks and Waterfront Commission (PWFC). Table 1 below provides a summary of the public works projects that are recommended to be funded with T1 money as part of Phase 2.

FISCAL IMPACTS

Recommendations for T1 Projects will be funded through the sale of remaining T1 Bonds. The PWC support the staff recommendation for a 2-part (Phase 2a/2b) delivery of remaining bonds. This provides the most fiscally efficient delivery of projects and maximizes the ability for the City to spend bond proceeds following the specific requirements of the bond covenant.

CURRENT SITUATION AND ITS EFFECTS

On September 13, 2016, Council adopted Resolution 67,666-N.S., which established preliminary guidelines for delivering the Measure T1 infrastructure and facilities bond program. Part of this resolution included a requirement for citizen oversight of the use of these funds by the PWC and PWFCs.

In 2019, the City developed the Measure T1 Policies and Procedures Manual. This updated guidance document provides an outline of the project selection and prioritization process, which defines the project selection criteria and the roles of Staff, the commissions, community, and City Council in the project selection and approval process.

The project selection process utilized by the PWC is based on the guidance provided in the Measure T1 Manual.

Table 1: Summary of Recommended Public Works Projects

	Recommended PWC Projects	Site Details
1	T1 Streets Contribution to Annual Street Projects	Complete Streets, Telegraph Shared Streets, Pedestrian Plan, bikeways, transit routes, Vision Zero, and street reconstruction of Arterials & Collectors
2	50/50 Sidewalks Maintenance & Safety Repairs	Accelerate sidewalk improvements citywide
3	Stormwater Infrastructure Repairs/ Replacement	Repair and replacement of failed storm drains at various locations
4	1947 Center Street Facility Improvements	Seismic upgrade design, HVAC/electrical, control upgrades
5	Fire Station 2 Facility Improvements	HVAC, electrical, roof, solar, bedrooms, and security
6	Fire Station 6 Facility Improvements	Windows and energy efficiency
7	Corporation Yard Facility Improvements	Facility assessment, roof, wash station compliance, green room, lockers, bathrooms, training room, floors, and cabinets
8	Bollard Improvements	Conversion of bollards to planter/garden boxes
9	Pathway Repairs/Improvements	Repairs and improvements to pathways, including: handrails, Garber Path, and Arlington median stair crossing
10	Channing Garage Bathroom Renovation	Public restroom renovation and ADA compliance
11	Emergency Power Supply Solar Batteries	Solar battery backup power at City buildings

**BACKGROUND**

On November 8, 2016, Berkeley voters passed Measure T1 with an 86.5% approval. This measure authorizes the City to sell \$100 million of General Obligation Bonds (GO Bonds) to repair, renovate, replace, or reconstruct the City’s aging infrastructure and facilities. These include sidewalks, storm drains, parks, streets, senior and recreation centers, and other facilities. This is an important program that will help keep Berkeley a safe, efficient, and enjoyable place to live and work.

Aging infrastructure is a major issue across the United States. The American Society of Civil Engineers (ASCE) conducts a survey every 4 years and recently issued their Infrastructure Report Card for 2017. They gave America’s infrastructure an overall grade of D+. They stressed the need to fill the infrastructure funding gap and that infrastructure condition affects our nation’s economy, impacting business productivity, employment, personal income, and international competitiveness.

Berkeley is in a similar situation. Past studies by the City have reported on over \$500 million in unfunded facility and infrastructure needs. More than 75 years ago, the Works Projects



Administration funded more than 30 projects in Berkeley, including roads, improvements to Berkeley High and other schools, the Marina, Rose Garden, and Codornices, Frances Albrier, Indian Rock, James Kenney, John Hinkel, and Live Oak Parks. These, and many other facilities, need repair to extend their useful life.

Berkeley has recognized the needs of our infrastructure and has made progress with our streets, parks, and sanitary sewers. However, the rehabilitation needs are so large that a more focused effort and additional funding is needed. Measure T1 has already provided a major boost to fixings some of the deficiencies and the continuation of Phase 2 will continue the progress of enabling Berkeley to develop modern and effective infrastructure.

As part of the planning process for Phase 2, the PWC has coordinated with City Staff and provided oversight of the public outreach process. An initial list of potential infrastructure improvement projects was provided by City Staff. The PWC along with PWFC attended multiple public outreach meetings in a compressed public input process. Public comments from the outreach meetings as well as emails submitted to the T1 email address were synthesized, some comments led to additional projects that were included for consideration along with the Staff generated project list. Public comment was also considered by the PWC to inform the recommendations to Council for Phase 2 public works projects to be funded by remaining T1 Infrastructure Bond funds. These recommendations were approved by the Public Works Commission on Thursday, November 12th, 2020.

### PUBLIC OUTREACH PROCESS

The Phase 2 public outreach process was initiated in January 2020. At this time, Staff provided an initial list of priority facility and infrastructure projects that were presented in the initial in-person public meetings with specific community groups. At least one member of the PWC participated in each of the public outreach meetings. In March 2020, the planned public engagement process was curtailed by the COVID-19 pandemic and statewide shelter-in-place mandate. The public outreach process was placed on hold until July 2020, when Staff reorganized their approach and redeveloped a plan of action to facilitate virtual public engagement and input meetings via Zoom. The public outreach process then resumed under a substantially condensed timeline while significant restrictions prohibiting commission subcommittees to meet were in effect. PWC and PWFC each met as commissions 8 times, twice jointly, and assigned individual commissioners to attend each of the 19 small area meetings and 5 large area meetings.

Through this process, Staff compiled over 138 pages of notes from the public meetings and emails while making sure to document and collect all project suggestions from members of the public, which are attached to this memo. Following each public meeting and throughout the public input process, Staff incorporated community feedback and revised their recommended project list (including project scope and cost estimates). The PWC read and reviewed all notes and emails to identify any additional Public Works specific projects for consideration in the prioritization and development of said projects. Additionally, all public comments made at regular commission meetings were also taken into consideration in the development of the PWC T1 Phase 2 project recommendations.

**PROJECT LIST DEVELOPMENT AND PRIORITIZATION PROCESS**

Projects considered for inclusion in the T1 program were organized in three general categories: Public Works Projects, Parks & Waterfront Projects, and Non-Departmental Citywide Projects with the Phase 2 budget allocated with \$17 million in each category. PWC and PWFC each met with Staff to refine their respective project lists, develop a prioritization process, and identify their respective priority projects. The two commissions came to a joint consensus on the final proposed project list being recommended to Council for use of the remaining \$53 million.

The project selection and priority process was conducted in three phases, a fatal flaws evaluation, a criteria scoring matrix, and project list finalization. First projects were evaluated on potential fatal flaws, by using four screening questions that evaluated the project’s conformance with the specific borrowing requirements of the bond:

- Can the project be completed with the available funds remaining in T1?
- If the project is a study, can the planned project be constructed with T1 funds?
- Is the project repairing or improving an existing asset or infrastructure?
- Is the proposed project on City-owned or leased property?

Any project that resulted in a “no” response was eliminated from consideration.

Next, the projects were evaluated using an excel based decision support tool that uses a matrix approach to score Public Works projects on each of the project criteria. Criteria were based initially on the project selection process and published in the T1 Program Manual. Using these criteria as a foundation, the PWC expanded on the criteria based on public feedback from the public outreach process. Each project was scored from one to five in the eight criteria. Table 2 provides a summary of the criteria used in the prioritization matrix. Criteria scores were then totaled to produce a “Performance Score.” A second evaluation was conducted with the performance score divided by the project cost to produce a “Value Score” (Figure 1). The projects were then sorted on their project score and value score rankings to identify the preliminary priority list of projects. The PWC sees the decision support tool matrix that was used by the commission as something that will provide additional value to the continued delivery of T1, as a means of continuing the same process to continually re-prioritize projects as cost estimates evolve.

It is worth noting the matrix did not outright determine the recommended list of projects, but instead assisted the decision-making process by providing enabling our team to evaluate all projects consistently without any personal prejudice or preference for specific projects.



### PROJECT SELECTION PROCESS

Our guiding principles for final project selection considered projects capable of moving Berkeley toward more sustainable green infrastructure capable of addressing climate crisis concerns and providing improvements to the quality of life for the City of Berkeley's guests, residents, and employees, which is consistent with Vision 2050 recommendations adopted by Council in September 2020. Consideration for specific projects drivers include: Regulatory Compliance, ADA Compliance, Asset System Maintenance Costs, and Public Support.

The final project list was formulated with consideration of the overall budget allocated to the Public Works projects. It is worth noting that given the accelerated review process, and the preliminary nature of the project scope development, a detailed evaluation of project cost estimates has not been possible. It is understood that these project costs are likely to change as the project scopes mature and bottom-up estimates are developed. Table 3 provides a summary of the final project list with the current project estimate and the scores used in the project prioritization matrix.

Table 2: Project Prioritization Criteria

Abrv.	Criteria	Description
<b>GB</b>	Greatest Benefit	Project provides an impact to the greatest number of Berkeley residents.
<b>E</b>	Equity	Consideration of geographic and demographic distribution of projects. This criterion is applied after looking at the draft list of recommended projects. (PWC enhancement: Additional consideration of racial equity, gender equity, and geographic equity among users of different age groups, income, and ability levels.)
<b>HSR</b>	Health, safety, and resilience	Project addresses public health and safety, such as improvements for disaster preparedness or emergency response.
<b>ESD</b>	Environmental Sustainability/ Durability	Project improves water quality, has elements of green infrastructure, or also includes energy, climate, or other zero waste goals. Project uses durable elements or technologies that may lower long term cost. (PWC enhancement: Additional consideration given to projects that support climate change resilience and asset life cycle.)
<b>PR</b>	Project readiness	Considering projects that are underway or already shovel-ready.
<b>LOF</b>	Leveraging other funds	Project utilizes other funding sources. (PWC enhancement: Additional consideration of whether additional funding may be available.)
<b>F</b>	Feasibility	Consideration of the following: <ul style="list-style-type: none"> <li>- The ability to complete a project/sequencing: project does not have any known barriers, such as site conditions, funding, or permitting issues, that will substantially delay or prevent completion of the project.</li> <li>- Renovating infrastructure before the end of the asset's useful life. The goal is to avoid larger future expenses or closure of amenity.</li> </ul>
<b>PS</b>	Public Support	(PWC enhancement: Review and consideration of input from public meetings and email comments received)
<b>PSR</b>	Project Scope/Rank	(PWC enhancement: Criteria weight multiplied by criteria score of all criteria.)
<b>VSR</b>	Value Score/Rank	(PWC enhancement: Performance Score/Rank divided by project cost.)

$$\text{Performance Score} = \sum_{\text{All Criteria}} (\text{Criteria Weight} \times \text{Criteria Score})$$

$$\text{Value Score} = \frac{\text{Performance Score}}{\text{Project Cost}}$$

Figure 1. Performance Score/Rank (PSR) and Value Score/Rank (VSR) Formulas

Table 3: Public Works Commission Project Prioritization Decision Support Tool

Public Works Projects		Estimate	Description and Decision Support Tool Ratings									
1	T1 Streets Contribution to Annual Street Projects	\$6,750,000	Southside Complete Streets, Telegraph Shared Street, Pedestrian Plan, bikeways, transit routes, Vision Zero, street reconstruction of Arterials & Collectors									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			5	5	5	5	3	5	3	5	1	31
2	50/50 Sidewalks Maintenance & Safety Repairs	\$1,850,000	Pedestrian access 50/50, ADA									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			4	4	5	5	5	5	3	5	6	20
3	Stormwater Infrastructure Repairs/ Replacement	\$600,000	Water quality, Repair and replacement of failed storm drains at various locations									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			4	3	4	5	3	3	3	3	4	7
4	1947 Center Street Facility Improvements	\$1,800,000	Disaster preparedness, energy efficient building systems, air quality									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			3	3	4	5	4	3	3	4	18	23
5	Fire Station 2 Facility Improvements	\$1,450,000	HVAC, electrical, bedrooms, security, solar									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			3	3	5	4	3	4	3	3	22	19
6	Fire Station 6 Facility Improvements	\$1,300,000	Windows, Leak Repair, Lights, Mold									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			3	3	5	4	3	4	3	3	22	17
7	Corporation Yard Facility Improvements	\$2,850,000	Gate, parking, wash station compliance, Green Room (B) lockers, bathrooms, Training Room, floors, cabinets, Storage Room (H) roof repair									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			3	3	4	3	4	4	4	2	34	28
8	Bollard Improvements	\$150,000	Community building, conversion of bollards to planter/garden boxes, street safety									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			4	3	5	3	3	3	3	5	22	10
9	Pathway Repairs/Improvements	\$200,000	Pedestrian access, disaster preparedness, repairs/improvements to pathways (e.g. handrails, Garber Path, and Arlington median stair crossing)									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			4	3	5	4	3	3	3	5	12	3
10	Channing Garage Bathroom Renovation	\$300,000	Public restroom renovation and ADA compliance									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			4	5	5	4	4	4	4	4	8	4
11	Emergency Power Supply Solar Batteries	\$500,000	Solar battery backup power at City buildings									
			GB	E	HSR	SD	PR	LOF	F	PS	PSR	VSR
			4	3	5	4	3	4	4	4	12	6
<i>total</i>		<b>\$17,750,000</b>										

RECOMMENDED PROJECT DESCRIPTIONS

**1. T1 STREET CONTRIBUTIONS TO ANNUAL PAVING PLAN:**

T1 Bond language is focused on improving mobility, access, and safety for streets in need of repair. The Public Works Commission recommends using the Berkeley Strategic Transportation (BeST) Plan criteria for all street projects being considered for T1 Bond funding. The BeST plan project scoring criteria represents a prioritization strategy that takes all relevant City policies into account.

In following T1's stated goals of improving mobility, access, and safety for streets in need of repair, the Public Works Commission supports adherence to the City's Complete Streets Policy.

The Complete Streets Policy includes the following list of improvements: shared community spaces, sidewalks, shared-use paths, bicycle lanes, bicycle routes, Bicycle Boulevards, paved shoulders, street trees, landscaping, planting strips, accessible curb ramps, crosswalks, pedestrian refuge islands, pedestrian signals, signs, street furniture, bicycle parking facilities, public transit stops and facilities, transit priority signalization, and other features assisting in the safe travel for all users, such as traffic calming devices, transit bulb-outs, and road diets, and those features identified in the Berkeley Pedestrian Master Plan and Berkeley Bicycle Plan. Within the life of the T1 Bonds, projects that provide Complete and Shared Streets benefits, including the Telegraph Shared Street Plan, the Adeline Corridor Project, and the Shattuck Square redevelopment should be prioritized.

The PWC continues to recommend funding road surfacing treatments and associated road appurtenances with life expectancies longer than the 40-year bond funding period. T1 funding should be committed to long-lived components of street projects (curbs, gutters, sidewalks, road bedding, trees, and stormwater infrastructure), short-lived components such as asphalt pavements with 15-30 year life expectancies should be constructed with tax monies rather than long term bond funds.

**2. 50/50 SIDEWALK MAINTENANCE AND SAFETY REPAIR:**

Following Vision Zero, Complete Streets, ADA, and BeST Plan plans, all street projects should include priorities for accessible sidewalks and considerations for pedestrian and bicycle user safety, and improved access to city sidewalks apply additional funding to the 50/50 sidewalks program.

**3. STORMWATER AND GREEN INFRASTRUCTURE (GI) PROJECTS:**

Consistent with the Watershed Management Plan (WMP), the PWC recommends that GI should be integrated into street restoration projects. In concurrence with the WMP, GI street projects should be included in the streets that are funded by T1. If the street surface is designed and constructed to improve stormwater quality improvement and reduce runoff, then that would be an appropriate allocation of the T1 funds. Alternatively, stormwater projects concurrent with street projects included in the Five-Year Paving Plan could be funded by T1.

**4 - 7. FACILITY IMPROVEMENTS:**

City-owned buildings and facilities are some of the most expensive single assets. Given the critical impacts that roof failures can play in a building's useful life, the PWC prioritized roof repairs. We are recommending project list items 4, 5, 6, and 7 for needed repairs of Public Works assets, which are:

- 4. 1947 Center Street Facility Improvements
- 5. Fire Station 2 Facility Improvements
- 6. Fire Station 6 Facility Improvements
- 7. Corporation Yard Facility Improvements

However, there is concern that the City does not have adequate asset management or funding to continue to maintain buildings and facilities. The recommendations of the Vision 2050 Report recently adopted by the Council begin to address this challenge. The cost of routine maintenance of city-owned buildings should be incorporated into each department's operating budget, and those departments can then allocate funds to Public Works to plan, schedule, and contract for work that cannot be undertaken by City Staff. Bond measures are not an appropriate or cost-effective way to maintain city assets in the long run.

**8. BOLLARD IMPROVEMENTS:**

There are several types of bollards and diverters in place today - semi-diverters (closing half the street) and full diverters, which either create a cul-de-sac or are placed diagonally across an intersection and force vehicles to turn the corner. Most full diverters have a gap between the bollards and a low steel under-carriage device, which is supposed to only allow passage of fire trucks and other high-clearance vehicles. Nearly all diverters allow bicycles to pass through on the street, while some divert bike passage to the sidewalk. However, as cities across the state saw increasingly constrained budgets following the passage of Proposition 13, less money was available for diverter reconstruction. Thus, most of the original "temporary" diverters still consist of bollards. In some neighborhoods, residents have attempted to beautify the bollard safety elements by planting flowers in them.

**9. PATHWAY REPAIRS/IMPROVEMENTS:**

For decades, Berkeley paths and steps have served a critical public safety purpose as evacuation routes in times of emergency. In case of fire or earthquake, paths provide egress and can be used by firefighters to bring up equipment if streets are blocked. The Berkeley Pedestrian Master Plan recommends developing a strategy to prevent the loss of existing pathways and to identify opportunities to expand the public pedestrian pathways network in Berkeley. Paths provide an avenue for walking and connect neighbors, as well as to public transportation and shopping areas. They are tree-lined, enchanting, and a peaceful respite from the urban noise beyond. They give all Berkeley residents and visitors access to incredible hillside vistas, parks, and neighborhoods.

**10. CHANNING GARAGE BATHROOM RENOVATION:**

The Channing Garage Bathroom is one of two publicly accessible restrooms in the Southside neighborhood. However, the restroom facility is significantly dilapidated and

heavily relied on by both visitors to the Telegraph Business Improvement District and local unhoused populations. The closest alternate restroom facility is located at People’s Park, which is a site soon to be redeveloped and would temporarily result in the elimination of an essential public restroom. Locals, guests, and unhoused residents not only need a renovated and fully accessible restroom capable of meeting occupancy use, but they undeniably deserve safe and dignified restroom facilities to use and tend to their hygiene.

**11. EMERGENCY POWER SUPPLY SOLAR BATTERIES:**

In the face of rapidly accelerating climate change, and in light of Berkeley’s declared Climate Emergency, resilience and carbon-free energy supplies both become increasingly important investment criteria. Critical facilities need to have backup power, but diesel generators are not viable long-term, let alone reliable solutions. Solar power tied to batteries offer both continual long-term back-up power and bill savings opportunities even during normal grid-tied operation. The full potential for deployment far exceeds the currently available budget, but selecting a priority pilot project like the North Berkeley Senior Center will provide the City with valuable experience developing and implementing this project. As prices and functionality for both solar power and battery storage improve, the City can provide leadership and impetus in our attempts to decarbonize the economy and build resilience for our community.

**CITYWIDE NON-DEPARTMENTAL PROJECTS**

Multiple Non-Departmental Projects were identified by staff, with additional projects being promoted as part of the public outreach process. Table 4 provides a summary of the four non departmental projects that met the requirements of T1 and received a large amount of public support. These projects were not evaluated by the PWC using the prioritization matrix; however, there was agreement between both PWC and PWFC that these four projects should be prioritized for Phase 2 of the T1 program.

*Table 4: Citywide Non-Departmental Project*

	<b>Project</b>	<b>Estimate</b>	<b>Description</b>
1	MLK Jr. Youth Services Center (YSC)	\$7,000,000	The existing MLK Jr. YSC facility has not been updated since the 1970s. The refurbishment of this facility includes disaster preparedness, electrification, energy efficient building systems, community building.
2	South Berkeley Senior Center (SBSC)	\$3,000,000	Refurbishment of the existing SBSC includes disaster preparedness, electrification, energy efficient building systems, and enhancements to the community building.
3	African American Holistic Resource Center (AAHRC)	\$7,000,000	Refurbishment of an existing City building to allow for the space to be occupied by the AAHRC. Scope includes electrification, energy efficient building systems, community building
4	Restrooms in the Right of Way	\$1,350,000	Installation of new restrooms citywide. Restrooms will be selected from a list of facilities identified in the Citywide Bathroom Study. This project will use energy efficient fixtures and will result in a cleaner environment.
	<i>Total</i>	<b>\$18,350,000</b>	

**PROJECTS REVIEWED BUT NOT RECOMMENDED AT THIS TIME**

With over \$800M of need that the City has identified for infrastructure maintenance and improvement, many projects did not make the recommended T1 Phase 2 project list. The full list of projects provided by staff and the public process is included on Table 5. As project costs grow or other funding sources become available, staff may need to reprioritize projects off of this list. That said, there is not nearly enough funding in the T1 program to meet all of the infrastructure needs identified. We as a community will need to continue to support additional funding programs to catch up on historic deferred maintenance of public infrastructure of Berkeley.

Table 5: Projects Discussed but Not Recommended for T1 Phase 2 Funding

Category	Project	Description
Facilities	Fire Station 1	2422 Eighth St
Facilities	Fire Station 3	2710 Russell St
Facilities	Fire Station 4	1900 Marin Avenue
Facilities	Fire Station 5	2680 Shattuck
Facilities	Fire Station 7	3000 Shasta Rd
Facilities	Fire Department Warehouse	1004 Murray St
Facilities	Animal Shelter	1 Bolivar Dr
Facilities	Civic Center Building	2180 Milvia St
Facilities	830 University, Berkeley Health	830 University
Facilities	Telegraph Channing & Oxford	2450 Durant
Facilities	Old City Hall/Veterans, Civic	Downtown Civic Center
Facilities	1001, 1007, 1011 University	1001-1011 University
Facilities	Berkeley Health Clinic Electrical Assessment	830 University
Citywide Facilities	Seismic Upgrades	Citywide
Citywide Facilities	Swipe Access	Citywide
Citywide Facilities	ADA Upgrades	Citywide
Citywide Facilities	Elevators	Citywide
Streets	Citywide Street Maintenance	Citywide
Sidewalks	Sidewalk Improvements identified by ADA Transition Plan Update	Citywide
Sidewalks, bikeways	Ohlone Greenway Improvements (lighting and widening)	Ohlone Greenway

**GENERAL PROGRAM RECOMMENDATIONS**

The PWC reaffirms the following General Recommendations included in our review of Phase 2 Specific Project Recommendations:

**A. REPORTING, ACCOUNTABILITY, AND ANALYSIS:**

The PWC does not have oversight or review responsibilities under the T1 Policies and Procedures Manual. Should the Council desire routine input or feedback from the PWC in addition to the Staff reports on the progress of T1 Phase 2 projects, the manual should be revised to include reporting information and frequency. Project costs and cost benefits as well as cost avoidance, should be included in the review of projects recommended by Staff. PWC will provide Staff with the Prioritization Decision Support Tool developed in this process so the same process may be followed as Phase 2 is implemented.

**B. STREETS MANAGEMENT PLAN:**

The PWC recommends that the Public Works Department prepare a long-term Street Management Plan that will:

- Outline a baseline operations and maintenance funding level that will keep Berkeley's streets from deteriorating.
- Outline a process to conduct life cycle cost analysis in the selection of street surface treatment technologies.
- Outline the capital projects that will use bond funding.

**C. VISION 2050:**

The PWC reaffirms the recommendations of the Vision 2050 Task Force, adopted by Council in September 2020, summarized in three principles:

- Support vibrant and safe communities
- Be efficient and well-maintained
- Facilitate a green Berkeley and contribute to saving our planet

**D. WATERSHED MANAGEMENT PLAN (WMP):**

The WMP should be updated to reflect changing climate knowledge, groundwater management rules, Green Infrastructure Framework, and stormwater discharge permit conditions. The remaining seven city watersheds should be modeled and included in WMP recommendations prior to design work on additional bio-swales citywide.

**E. MARINA MASTER PLAN:**

The 2003 Marina Master Plan should be updated to reflect changed conditions, climate change, sea-level rise impacts, and a current vision for future mitigation and adaptation.

**F. ADA SELF-EVALUATION AND TRANSITION PLAN:**

The PWC recommends the inclusion of elements and priorities of the City of Berkeley ADA Title II Transition Plan in projects funded under T1 as the ADA Plan is updated.

The PWC acknowledges that there will be changes in priorities, specific projects, and funding as T1 Phase 2 is completed. We hope to remain a focal point for continued public input, feedback, and voice.



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ATTACHMENT

1 - PWC Project Prioritization Matrix Phase 2 of the Measure T1 Program

Project Information				Fatal Flaw Evaluation					Project Criteria													
Project Name	Staff Priority Y/N	Project Category	Project Cost	Council District	Public Works, Park, or City Wide Benefit Project	Origin of Project (Staff, Public, other)	Description	Can the project be completed with available funds	Is this project being repaired or improved	If a study, can the project be completed with T. Property	Is the proposed project owned or Leased	Is the life of the asset 40 years or greater?	Score each project on a scale of 1-5. 5 for projects that exemplify the criteria, 1 for projects that do not achieve the goals of the criteria.									
													Historically Underserved Community	Health, safety, and resilience	Environmental Sustainability / Durability	Project Redness	Leveraging other funding	Feasibility	Public Support for Project	Total		
Citywide Street Rehabilitation	Yes	Streets	\$ 6,750,000	All	Public Works	Staff	Acceleration of Road Resurfacing. Street reconstruction of arterials, collectors, Bus, and Low Stress Bike Network. Strong preference for non-asphalt road surface materials.	Yes	Yes	Yes	Yes	Yes	5	3	4	4	5	5	5	5	41	
Telegraph Shared Streets		Transportation	\$ 8,000,000	7	Public Works	Public	Close Telegraph to through traffic (transit, commercial delivery excepted), add plaza	Yes	Yes	Yes	Yes	Yes	5	5	5	5	3	5	3	5	41	
Emergency Power Supply Sola Batteries		Facilities	\$ 500,000	Various	Public Works	Staff	Solar Battery Backup Power at City Buildings	Yes	Yes	Yes	Yes	Yes	4	4	5	5	3	5	5	5	41	
ADA Upgrades		Facilities	\$ 10,000,000	Various	Public Works	Staff	ADA Compliance Upgrades at City Buildings	Yes	Yes	Yes	Yes	Yes	4	5	5	5	4	4	5	4	40	
50/50 Catchup - Citywide by list	Yes	Sidewalks	\$ 1,850,000	All	Public Works	Staff	Construction of projects identified for project funding to sidewalk repair in residential neighborhoods where the cost is split between the property owner and the City. Priority to sidewalks in the ADA Plan	Yes	Yes	Yes	Yes	Yes	4	4	5	5	3	5	3	5	39	
Seismic Upgrades		Facilities	\$ 20,000,000	7	Public Works	Staff	HHCS, Fire Stations	Yes	Yes	Yes	Yes	Yes	3	3	5	3	5	5	5	5	39	
Telegraph Channing & Oxford - Bathrooms		Facilities	\$ 300,000	7	Public Works	Staff	Bathrooms and other Upgrades	Yes	Yes	Yes	Yes	Yes	4	5	5	4	4	4	4	4	38	
Jones Street, Heinz Avenue, Tenth Street, Ninth Street, Sacramento Street center median		Storm	\$ 2,000,000	1, 2, 2004	Public Works	Staff	Multiple requests including safety/accessibility improvements. Includes repairs to Garber Path, Turnbridge Lane, Visalia Walk, Florida Walk, Orchard Lane (Upper Section), Vincente Walk, Adlington median stair crossing improvements, and others.	Yes	Yes	Yes	Yes	Yes	4	4	4	5	5	3	3	5	38	
Bollard conversion to Planters	Yes	Transportation	\$ 150,000	CW	Public Works	Public	Beautification Project	Yes	Yes	Yes	Yes	Yes	3	3	4	4	5	3	5	5	37	
Pathway Repairs	Yes	Transportation	\$ 200,000	8	Public Works	Public	Generator Upgrades at City Buildings	Yes	Yes	Yes	Yes	Yes	4	3	5	4	3	3	3	5	35	
Emergency Power Supply		Facilities	\$ 500,000	Various	Public Works	Staff	Connection Model Yacht Basin to main Lagoon	Yes	Yes	Yes	Yes	Yes	4	4	3	4	3	4	4	4	35	
Aquatic Park		Storm	\$ 8,000,000	2	Public Works	Staff	Elevator Upgrades and Replacement at City Buildings	Yes	Yes	Yes	Yes	Yes	5	4	4	3	3	3	5	5	35	
Ohlone Greenway Improvements (widening & lighting)		Storm	\$ -	2	Public Works	Public	Seismic Upgrade Design, HVAC, Electrical Control Upgrades	Yes	Yes	Yes	Yes	Yes	3	3	4	4	5	4	5	3	34	
Elevators		Facilities	\$ 12,000,000	Various	Public Works	Staff	Increase capacity/replacement of aging pipe	Yes	Yes	Yes	Yes	Yes	4	3	5	4	3	4	4	4	33	
1947 Center Street - Seismic Upgrade Design, HVAC/Electrical, Control Upgrades	Yes	Facilities	\$ 1,800,000	4	Public Works	Staff	Provide Separation from EBMUD Sewer	Yes	Yes	Yes	Yes	Yes	4	3	4	5	3	3	4	3	32	
Parker Street Storm Drain		Storm	\$ 1,000,000	2	Public Works	Staff	Lighting, HVAC, Electrical, Lighting, Paint	Yes	Yes	Yes	Yes	Yes	3	3	5	5	3	4	3	3	32	
Second Street Storm Drain		Storm	\$ 1,000,000	1	Public Works	Staff	R&R of failed storm drains at various locations	Yes	Yes	Yes	Yes	Yes	4	3	4	5	3	3	3	3	31	
Fire Station 5		Facilities	\$ 3,200,000	3	Public Works	Staff	Roof Access, Lighting	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	31	
Stormwater Infrastructure Repairs/Replacement	Yes	Storm	\$ 600,000	All	Public Works	Staff	Windows, Leak Repair, Lights, Drill Tower, Mole	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	31	
Fire Station 7		Facilities	\$ 600,000	6	Public Works	Staff	HVAC, Electrical, Bedrooms, Security, Solar	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	31	
Fire Station 8	Yes	Facilities	\$ 1,300,000	1	Public Works	Staff	Electrical upgrades to main switchboard, two panel boards, and wiring devices.	Yes	Yes	Yes	Yes	Yes	5	5	3	3	3	3	3	3	31	
Fire Station 2	Yes	Facilities	\$ 1,450,000	4	Public Works	Staff	Configure intersections consistently for bicycle and pedestrian safety so everyone knows what to expect.	Yes	Yes	Yes	Yes	Yes	4	3	4	4	3	3	3	3	30	
Berkeley Health Clinic		Facilities	\$ 1,500,000	2	Public Works	Staff	Windows, Leak Repair, Lights, Drill Tower	Yes	Yes	Yes	Yes	Yes	3	3	5	5	3	3	3	2	29	
Electrical Assessment		Facilities	\$ -	4	Public Works	Public	Green Room (B) Lockers, Bathroom, Training Room, Floor, Cabinets, Gate, parking, wash station compliance.	Yes	Yes	Yes	Yes	Yes	3	3	4	3	4	4	2	2	29	
Intersection Repairs		Facilities	\$ -	4	Public Works	Public	Electrical, Bullet-Proofing, Misc	Yes	Yes	Yes	Yes	Yes	3	3	5	3	3	3	3	2	27	
1947 Center Street - Window Replacement		Facilities	\$ 1,700,000	4	Public Works	Staff	Elevators	Yes	Yes	Yes	Yes	Yes	3	3	4	1	3	3	2	1	21	
Corporation Yard Improvements	Yes	Facilities	\$ 2,850,000	Various	Public Works	Staff	Roof Repair/Replacement Needs at City Buildings	Yes	Yes	Yes	Yes	Yes	3	3	4	3	3	3	3	3	18	
Public Safety Building		Facilities	\$ 3,000,000	1	Public Works	Staff	General Upgrades	Yes	Yes	Yes	Yes	Yes	5	5	5	5	5	5	5	5	15	
1947 Center Street - Other		Facilities	\$ 8,500,000	2	Public Works	Staff	General Upgrade	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Roofs		Facilities	\$ 20,000,000	8	Public Works	Staff	Fence, Gate, Leak Repair, Roof	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
1001, 1007, 1011 University		Facilities	\$ 7,900,000	5	Public Works	Staff	Leak Repair, Roof, Floor, Pain	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Fire Station 1		Facilities	\$ 2,100,000	2	Public Works	Staff	General Upgrade	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Fire Station 3		Facilities	\$ 1,700,000	8	Public Works	Staff	General Upgrade	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Fire Station 4		Facilities	\$ 800,000	5	Public Works	Staff	Carpets, Windows, HVAC	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Fire Department Warehouse		Facilities	\$ 800,000	4	Public Works	Staff	General Upgrade	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Civic Center Building		Facilities	\$ 3,200,000	2	Public Works	Staff	Carpets, Windows, HVAC	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
830 University, Berkeley Health		Facilities	\$ 2,400,000	2	Public Works	Staff	General Upgrades	Yes	Yes	Yes	Yes	Yes	3	3	5	4	3	4	3	3	-	
Old City Hall/Veterans, Civic		Facilities	\$ 130,000,000	Various	Public Works	Staff	Access/Safety Upgrades at City Buildings	No	Yes	No	Yes	Yes	3	3	5	2	5	4	5	1	-	
Swipe Access		Facilities	\$ 2,000,000	2	Public Works	Staff	Restripe lane markings & crosswalks. Focus on areas near schools and high pedestrian areas.	Yes	Yes	Yes	Yes	Yes	3	3	3	2	3	3	3	3	-	

Ranking and Optimization					Priority Project Inclusion (1 = include, 0 = exclude)	Priority Cost	Priority Max	PWC Budget
Performance Rank	Project Value	Value Rank	Cumulative Cost	Weighted Score				
1	6	20	\$ 6,750,000	41	1	\$ 6,750,000	783	\$ 17,750,000
1	5	21	\$ 14,750,000	41	0	\$ -		Cost of priority Projects
1	82	4	\$ 15,250,000	41	1	\$ 500,000		\$ 17,750,000
4	4	23	\$ 25,250,000	40	0	\$ -		
6	21	12	\$ 27,100,000	39	1	\$ 1,850,000		
6	2	26	\$ 47,100,000	39	0	\$ -		
8	127	3	\$ 47,400,000	38	1	\$ 300,000		
8	19	14	\$ 49,400,000	38	0	\$ -		
11	247	1	\$ 49,550,000	37	1	\$ 150,000		
17	175	2	\$ 49,750,000	35	1	\$ 200,000		
17	70	5	\$ 50,250,000	35	0	\$ -		
17	4	22	\$ 58,250,000	35	0	\$ -		
17	0	29	\$ 58,250,000	35	0	\$ -		
22	3	24	\$ 70,250,000	34	0	\$ -		
24	18	15	\$ 72,050,000	33	1	\$ 1,800,000		
27	32	8	\$ 73,050,000	32	0	\$ -		
27	32	8	\$ 74,050,000	32	0	\$ -		
27	10	18	\$ 77,250,000	32	0	\$ -		
31	52	6	\$ 77,850,000	31	1	\$ 600,000		
31	52	6	\$ 78,450,000	31	0	\$ -		
31	24	10	\$ 79,750,000	31	1	\$ 1,300,000		
31	21	11	\$ 81,200,000	31	1	\$ 1,450,000		
31	21	13	\$ 82,700,000	31	0	\$ -		
36	0	29	\$ 82,700,000	30	0	\$ -		
39	17	16	\$ 84,400,000	29	0	\$ -		
39	10	17	\$ 87,250,000	29	1	\$ 2,850,000		
43	9	19	\$ 90,250,000	27	0	\$ -		
44	2	25	\$ 98,750,000	21	0	\$ -		
45	1	28	\$ 118,750,000	18	0	\$ -		
46	2	27	\$ 126,650,000	15	0	\$ -		
47	0	29	\$ 128,750,000	-	0	\$ -		
47	0	29	\$ 130,450,000	-	0	\$ -		
47	0	29	\$ 131,250,000	-	0	\$ -		
47	0	29	\$ 132,050,000	-	0	\$ -		
47	0	29	\$ 135,250,000	-	0	\$ -		
47	0	29	\$ 137,650,000	-	0	\$ -		
47	0	29	\$ 267,650,000	-	0	\$ -		
47	0	29	\$ 269,650,000	-	0	\$ -		

Parks and Not Departmental Projects																					
Project Name	Staff Priority Y/N	Project Category	Project Cost	Council District	Public Works, Park, or City Wide Benefit Project	Origin of Project (Staff, Public, other)	Description	Can the project be completed with available funds	Is this project being repaired or improved	If a study, can the project be completed with T. Property	Is the proposed project owned or Leased	Is the life of the asset 40 years or greater?									
Cazadero Dining Hall & ADA Improvements		Camps	\$ 400,000	Parks	Public Works	Staff	Energy efficient textures, environmental stewardship	Yes	Yes	N/A	Yes	Yes	4	4	4	5	3	5	3	5	38
Willard Clubhouse/Restroom Replacement		Parks - buildings	\$ 7,000,000	Parks	Public Works	Staff	community zoning	Yes	Yes	N/A	Yes	Yes	4	4	4	5	4	3	3	5	37
Tom Bates Restroom/Community Space		Parks - buildings	\$ 2,900,000	Parks	Public Works	Staff	cleaner environment, energy efficient building systems	Yes	Yes	N/A	Yes	Yes	4	4	4	5	4	3	3	5	37
Restrooms in Parks - Harrison Park - Renovation		Parks - buildings	\$ 450,000	Parks	Public Works	Staff	Energy efficient textures	Yes	Yes	N/A	Yes	Yes	5	4	4	5	2	3	3	5	36
Restrooms in Parks - Chronicle Park New		Parks - buildings	\$ 500,000	Parks	Public Works	Staff	Energy efficient textures	Yes	Yes	N/A	Yes	Yes	5	4	4	5	2	3	3	5	36
Aquatic Park Dreamland - New ADA and 2-12		Structure	\$ 700,000	Parks	Public Works	Staff	Outdoor recreation, community building	Yes	Yes	N/A	Yes	Yes	4	5	3	5	2	3	3	5	35
Ohlone (Milvia) 2-5, 5-12, Garden M																					



Parks & Waterfront Commission

To: Honorable Mayor and Members of the City Council

From: Parks and Waterfront Commission

Submitted by: Jim McGrath, Chair, Parks & Waterfront Commission

Subject: Recommended Action on T1 Phase 2 Projects

INTRODUCTION

The Parks and Waterfront Commission appreciates the trust that the City Council and the citizens of Berkeley have given to us to manage a portion of the \$100 million T1 bond. We are nearing completion of over \$40 million in projects throughout the City, and we have leveraged an additional \$20 million in outside funding to begin the important task of repairing our infrastructure and parks.

After a series of focus group and larger area meetings, the Parks and Waterfront Commission has reached a consensus on a recommendation for projects that we recommend for funding under T1 Phase 2. We reached this recommendation after listening carefully and extensively to the public and after a series of discussions with city staff and our colleagues on the Public Works Commission. This recommendation was adopted by the full Parks and Waterfront Commission, on November 19, 2020.

Our recommendation includes a specific list of recommendations for projects under T1, additional recommendations for projects that could be funded with the Parks Tax, and a program to develop project concepts for the future.

BASIS FOR RECOMMENDATION

The Parks and Waterfront Commission used a series of criteria, described below, to help establish these recommendations. The Commission recommendations were also based on input from the public in more than 35 public meetings and hundreds of emails, as well as public comment at Commission meetings. Recommendations were also based on input from staff regarding highest priority unfunded needs.

Recommendations were also informed by our previous efforts at recommending projects for Phase 1 of the T1 bonds, the Final Report of our Sustainability Subcommittee, from September 14, 2016, and the more recent recommendations of the Vision 2050 Task Force. Those efforts recommended that we consider:

- Plan to reduce water consumption

- Modify landscaping to enhance resiliency and reflect more frequent droughts
- Develop natural streetscapes that provide ecosystem services and support urban biodiversity
- Construct complete streets
- Increase the tree canopy to serve these purposes and reduce heating

Thus, part of our orientation in formulating this recommendation is to look to the future conditions of Berkeley, which will be hotter and dryer, as well as considering infrastructure that needs repair. Providing additional improvements in parts of the city that have fewer parks, and in areas that have received less funding over the past decade, and addressing racial equity played a major part in formulating the criteria described below in order to form a recommendation.

**CRITERIA**

The Parks and Waterfront Commission adopted the following criteria upon which to base project selection for T1 funding. These criteria were decided upon for Phase 1 based on input from the City Council, the Commission, and the community. Criteria were updated in 2020 for Phase 2 as described below.

- Greatest Benefit: Project provides impact to the greatest number of Berkeley residents. For Phase 2, additional consideration is given to creation of a memorable project to inspire a broad spectrum of residents.
- Equity: Consideration of geographic and demographic distribution of projects. For Phase 2, additional consideration of racial equity, gender equity, and equity among users of different age groups and income levels. In addition, our park system should reflect the fact that this was once all land occupied by Native Americans.
- Health, safety, and resilience: Project addresses public health and safety, such as improvements for disaster preparedness or emergency response.
- Environmental Sustainability/Durability: Project which improves water quality, have elements of green infrastructure, or also include energy, climate, or other zero waste goals. Project uses durable elements or technologies that may lower long term cost. For Phase 2, additional consideration given to projects that support climate change resilience.
- Project readiness: Considering projects that are underway or already shovel-ready.
- Leveraging other funds: Project utilizes other funding sources.
- Feasibility: Consideration of
  - the ability to complete a project/sequencing: project does not have any known barriers that will substantially delay or prevent completion.
  - renovating infrastructure before end of useful life to avoid larger expense or closure of amenity.

While individual projects may not all meet all criteria, most projects should meet most criteria in order to merit recommendation by the Commission.

I. PROJECTS THAT WE RECOMMEND BE FUNDED WITH T1 FUNDS

Projects listed below have been recommended for funding with T1 Phase 2 funds. For each project, the rationale, as determined by the criteria listed above, is provided.

Project	Cost	Rationale/Primary Criteria
MLK Jr. Youth Services Center	\$7,000,000	<p><b>Greatest Benefit:</b> Providing free programming to youth who benefit from its programs and who are predominantly youth of color and low income. These programs have an impact on youth throughout their lives as testified in public comment.</p> <p><b>Equity:</b> Youth that benefit from programs are predominantly youth of color and low-income, provides free programming.</p> <p><b>Health/Safety/Resilience:</b> Disaster preparedness of a community building. Health and safety of after-school programming is increasingly important in pandemic context.</p> <p><b>Sustainability/Durability:</b> Disaster preparedness/electrification/ efficient building systems for a community building that serves youth. Care and Shelter facility.</p> <p><b>Leveraging other funds:</b> \$1.4m FEMA grant application pending</p>
South Berkeley Senior Center	\$3,000,000	<p><b>Equity:</b> Benefits for seniors including people of color, low-income. Provides investment in historically under-invested South Berkeley community resources.</p> <p><b>Health/Safety/Resilience:</b> Programming to support public health among seniors. Seismic safety and resilience critical for disaster preparedness in a community building.</p> <p><b>Sustainability/Durability:</b> Ensure building durability in case of earthquake. Care and Shelter facility.</p>
African American Holistic Resource Center	\$7,000,000	<p><b>Equity:</b> Center with mission to eliminate inequities and provide culturally responsive services for African American community in Berkeley.</p> <p><b>Health/Safety/Resilience:</b> Center will address social determinants of health and mental health among African American community.</p> <p><b>Sustainability/Durability:</b> Project includes electrification, energy-efficient building systems</p> <p><b>Leveraging Other Funds:</b> \$250k available for planning</p>

Project	Cost	Rationale/Primary Criteria
Restrooms in the ROW (2)	\$1,350,000	<p><b>Greatest Benefit:</b> Benefit all in the community</p> <p><b>Equity:</b> Support human dignity across economic inequities</p> <p><b>Health/Safety/Resilience:</b> Support human health and public safety</p> <p><b>Sustainability/Durability:</b> Reduce environmental impacts of human waste. Energy-efficient fixtures.</p> <p><b>Project Readiness:</b> Community process completed to identify sites and other priorities.</p> <p><b>Leveraging other funds:</b> Funds already supported study and community process.</p>
Cazadero Camp Dining Hall & ADA Improvements	\$400,000	<p><b>Equity:</b> Cazadero camp provides a camp experience for a wide spectrum of Berkeley children. ADA improvements are critical to allow camp access for all children.</p> <p><b>Health/Safety/Resilience:</b> Dining hall improvements and ADA improvements are necessary to maintain a safe camp environment for Berkeley children.</p> <p><b>Leveraging other funds:</b> The camp tenant pays a significant portion of funds for facility maintenance, therefore T1 spending leverages private camp funding to maintain and improve the camp.</p>
Willard Clubhouse/ Restroom Replacement	\$7,000,000	<p><b>Greatest Benefit:</b> Willard park draws users from the surrounding neighborhood and, due to the after school and youth recreation programs provided, draws users from across the City</p> <p><b>Equity:</b> The project supports racial and economic equity as the Clubhouse is a location for heavily used youth after-school programs. The project also supports geographic equity, as the southeast quadrant of the city contains fewer city parks and less park land than other quadrants of Berkeley.</p> <p><b>Health/Safety/Resilience:</b> Provision of a new restroom supports public health and safety.</p> <p><b>Project Readiness:</b> An extensive community process and conceptual design for the project has already been completed.</p> <p><b>Leveraging Other Funds:</b> Planning for this project was funded through T1 Phase 1, therefore completion of the project takes advantage of the funds already allocated.</p>

Project	Cost	Rationale/Primary Criteria
Tom Bates Restroom/ Community Space	\$2,900,000	<p><b>Greatest Benefit:</b> The Tom Bates fields draw users from across the City and therefore provides benefit to a high number of Berkeley residents.</p> <p><b>Health/Safety/Resilience:</b> Restrooms support public health, safety, and human dignity, as well as environmental health.</p> <p><b>Environmental Sustainability/Durability:</b> Restrooms support a clean environment. Building systems will be energy efficient.</p> <p><b>Project Readiness:</b> Public input, planning and conceptual design were completed in Phase 1.</p> <p><b>Leveraging Other Funds:</b> Phase 1 funds were allocated to planning and design, therefore completion of the project takes advantage of previously-allocated funds.</p>
Harrison Park Restroom Renovation	\$450,000	<p><b>Greatest Benefit:</b> Harrison Park has both a neighborhood draw as well as a citywide draw for users of the skate park and sports field, therefore facilities in this park have a wide public benefit.</p> <p><b>Health/Safety/Resilience:</b> Provision of restrooms support public health, environmental safety, and human dignity.</p> <p><b>Environmental Sustainability/Durability:</b> Energy efficient fixtures proposed.</p> <p><b>Project Readiness:</b> Public input received in citywide restroom study.</p>
Ohlone Park New Restroom	\$500,000	<p><b>Greatest Benefit:</b> Ohlone Park has both a neighborhood draw as well as a citywide draw for users of the sports field, dog park and bike/walking paths, including access to the North Berkeley BART station and the North Berkeley Senior Center, therefore facilities in this park have a wide public benefit.</p> <p><b>Health/Safety/Resilience:</b> Provision of restrooms support public health, environmental safety, and human dignity.</p> <p><b>Environmental Sustainability/Durability:</b> Energy efficient fixtures proposed.</p> <p><b>Project Readiness:</b> Public input received in citywide restroom study. Project supported by active volunteer group.</p>

Project	Cost	Rationale/Primary Criteria
Ohlone Park Lighting	\$700,000	<p><b>Greatest Benefit:</b> Ohlone Park draws use from neighboring residents, as well as citywide users who use the park for recreational purposes or to access North Berkeley BART or the North Berkeley Senior Center.</p> <p><b>Equity:</b> Park lighting, especially on well-traveled access paths, supports gender equity, facilitating safe access at nighttime. Lighting also facilitates equitable use among diverse age groups, including those seeking to access the North Berkeley Senior Center or adjacent public transit.</p> <p><b>Health/Safety/Resilience:</b> Adequate lighting promotes safe use of the park.</p>
Ohlone Park (Milvia) 2-5 playground, 5-12 playground, Garden Mural, Exercise Equipment	\$500,000	<p><b>Greatest Benefit:</b> Playgrounds Ohlone Park draw neighborhood as well as citywide use. Garden mural provides cultural and artistic benefit to the many citywide residents who use or pass through the park. Exercise equipment would benefit neighborhood and citywide users.</p> <p><b>Health/Safety/Resilience:</b> New playground equipment is critical to child safety. Exercise equipment provides a public health benefit, particularly in the current pandemic context when outdoor exercise is encouraged.</p> <p><b>Equity:</b> The very name of the park evokes the Native American heritage of the area, and this park received no funding in phase 1.</p> <p><b>Project Readiness:</b> Conceptual design in progress.</p> <p><b>Leveraging Other Funds:</b> \$600k allocated from FY21 parks tax.</p>
John Hinkel Lower 2-12 playground, picnic, parking	\$400,000	<p><b>Health/Safety/Resilience:</b> New playground equipment is critical to child safety.</p> <p><b>Project Readiness:</b> Final design in progress.</p> <p><b>Leveraging Other Funds:</b> \$800k allocated from FY21 parks tax.</p>
Grove Park 2-5 playground, 5-12 playground	\$700,000	<p><b>Equity:</b> This project allocates funding to historically under-invested South Berkeley.</p> <p><b>Health/Safety/Resilience:</b> New playground equipment is critical to child safety.</p> <p><b>Leveraging Other Funds:</b> This project could be leveraged with a possible Proposition 68 State parks</p>



Project	Cost	Rationale/Primary Criteria
		grant.
Aquatic Park Tide Tubes Clean out, Phase 1B	\$500,000	<p><b>Environmental Sustainability/Durability:</b> Must sleeve the tubes to prevent further damage and remove dredged material to protect water quality. Improved water quality in the Aquatic Park lagoon, improved lagoon ecology.</p> <p><b>Project Readiness:</b> Final design complete.</p> <p><b>Leveraging Other Funds:</b> Possible planning grant for Measure AA funding from the Bay Restoration Authority.</p> <p><b>Feasibility:</b> Important infrastructure renovation before end of useful life to avoid larger expense or further environmental detriment to the lagoon.</p>
Civic Center Park - Turtle Island Monument	\$300,000	<p><b>Greatest Benefit:</b> The Turtle Island Monument is a vital component of Civic Center Park - District 4's sole neighborhood park - and a central feature drawing all Berkeley residents &amp; visitors alike. The project's enhanced design, including increased biodiversity and sustainable pollinator plantings, will beautify and benefit the entire Berkeley community.</p> <p><b>Equity:</b> Will honor the cultural heritage, community, and ongoing contributions of the Ohlone plus other Native Peoples.</p> <p><b>Health/Safety/Resilience:</b> The current derelict fountain remains a serious public health risk; the new design addresses and resolves these safety risks.</p> <p><b>Project Readiness:</b> Conceptual design in progress.</p> <p><b>Feasibility:</b> Renovating this park feature will prevent immense and increasing ongoing maintenance costs that are created by the current context.</p>
King Pool tile and plaster	\$350,000	<p><b>Greatest Benefit:</b> The King pool is used and enjoyed by residents from across the city. Berkeley has limited pools, and maintaining the pools that we do have is critical to provide the benefit of public pools to Berkeley residents.</p> <p><b>Health/Safety/Resilience:</b> In the current pandemic context, outdoor exercise and recreation provided by pools is a benefit to public health.</p> <p><b>Feasibility:</b> This project competes an important renovation before the end of the useful life of the pool to avoid larger expense or pool closure.</p>

Project	Cost	Rationale/Primary Criteria
Marina Pilings Replacement	\$1,200,000	<p><b>Greatest Benefit:</b> The marina is a destination for many in the city, including those who do not own boats. It is essential to replace many of the original pilings before they fail catastrophically and damage tenants and jeopardize revenue.</p> <p><b>Project Readiness:</b> Design currently underway</p> <p><b>Resilience:</b></p>
D and E Dock Replacement	\$500,000	<p><b>Leveraging Other Funds:</b> This project would leverage a \$5.5 million State loan.</p> <p><b>Project Readiness:</b> Design currently underway.</p>
K Dock Restroom Renovation	\$400,000	<p><b>Greatest Benefit:</b> Improvements to the utility of the docks provide a wide and important benefit.</p> <p><b>Health/Safety/Resilience:</b> Provision of restrooms support public health, environmental safety, and human dignity.</p>
Cesar Chavez Park Restroom (on Spinnaker)	\$350,000	<p><b>Greatest Benefit:</b> Cesar Chavez Park is an incredibly unique park that allows all Berkeley residents to take advantage of limited shoreline land for recreational use, and as such, improvements to the utility of the park provide a wide benefit.</p> <p><b>Health/Safety/Resilience:</b> Provision of restrooms support public health, environmental safety, and human dignity.</p> <p><b>Leveraging Other Funds:</b> Utility hook-ups as part of Marina Streets project</p>

II. PROJECTS THAT WE RECOMMEND BE FUNDED WITH PARKS TAX THROUGH THE BUDGET PROCESS

The ongoing theme of all public outreach associated with the T1 process is that there are many more worthy projects than can be funded through the T1 Phase 2 funding pool. Therefore it is worth considering the upcoming allocation of Parks Tax dollars through the budget process, and the priority projects that might be included.

These projects do not require bond funding, and are currently proposed by staff as a direct result of the listening sessions associated with T1.

FY22 Capital Expenditures:

- Aquatic Park Pathways and Parking Lot Paving
- King School Park 2-5, 5-12 Play Structures
- West Campus Filters
- John Hinkel Hut

FY23 Capital Expenditures:

- \*Bicycle Park
- Glendale LaLoma 2-5 Play structure
- \*Pickleball Courts
- Skate Park Fencing
- West Campus Plaster Replacement
- A public process is necessary for these projects

III. PLANNING FOR THE FUTURE

A. GREENING BERKELEY

We received extensive public comment that, where possible, pavement should be removed and landscaping should be added to provide benefits to flood control, pollinators, water quality, and the urban heat island. This recommendation is consistent with the recommendations of the Vision 2050 report that recommended planting additional trees in the flatter portions of Berkeley. It is also consistent with the “Adopt-a-Spot” program that the Council referred to the Commission to develop a recommendation. There are a number of streets such as Sacramento Street where landscaping could be modified over time to have higher habitat value, and possibly to create community gathering spots. There are other streets that may have more pavement than is now needed, particularly those that once carried Red Cars, and others where bollards have restricted through-traffic.

These recommendations, considered as a whole, offer an innovative approach to infrastructure in Berkeley over the long term. Reducing areas of pavement where feasible, continue to prioritize the preservation of trees in all infrastructure project, increasing our tree canopy, and the habitat value of new plantings are at the heart of previous efforts on sustainability and the Vision 2050 report. However, we believe that more work is needed to identify the specific projects and funding mechanisms. For example, while using Sacramento Street to slow water flow has great appeal, it is not clear how such a project can be implemented without damaging the existing trees, or what underground utilities may pose challenges in pursuing this concept. Therefore, we intend to establish a subcommittee to consider these issues, along with the direction we have received from East Bay Municipal Utility District to reduce water consumption in our parks and avoid irrigation of turf in street medians. This effort is one of the first steps we must take to bring the recommendations of the Vision 2050 report into fruition. This

recommendation includes \$150,000 for removing street diversion bollards and replacing them with planting areas as a pilot for the larger, long term effort.

Some funding for this program can come from the Parks Tax and the Clean Water Fund over time if a program is developed.

**B. WE RECOMMEND CONTINUED WORK ON THE FOLLOWING PROJECTS THAT ARE HIGH PRIORITY BUT EXCEED THE RESOURCES AVAILABLE UNDER T1 PHASE 2**

- Frances Albrier/San Pablo Park Community Center and Pool
- Replace Berkeley Pier either as a City project or cooperatively with a new ferry service
- Renovate King Pool
- Enhance Aquatic Park, including making it more resilient to sea level rise, improving pathways on the west side, and developing new areas for active recreation.
- Develop a vision for how Berkeley can adapt to sea level rise and still retain access to its waterfront.

Many on our Commission were strongly in support of investing in Frances Albrier Center to create an inspirational community center, and those who participated in the planning effort were strongly in favor of the vision they created, which included a community pool. It is not possible to renovate or rebuild Willard Pool, and we fear that many children in our city will not have an opportunity to learn to swim. We have already seen the climate warm, and people have begun to swim in the bay, some swimming nearly daily, so the need for a new pool is apparent.

We also heard strong support for rebuilding the Berkeley Pier, and a willingness to consider sharing a new pier with a new Ferry facility with the Water Emergency Transit Authority (WETA). Reconstruction of the pier by Berkeley acting alone is clearly beyond the funding available in T1, and the City has begun to update its specific plan for the Berkeley Marina. We don't anticipate that project reaching construction for several years, but we plan to continue that work.

King Pool remains an important facility, and we believe it is more important to renovate it with a comprehensive project rather than make a series of small repairs that would only extend its useful life for a limited period. That being said, the single small repair proposed as part of Measure T1 Phase 2 funding allocations is critical in the immediate term to extend the life of the pool as we prepare for a more comprehensive renovation.

Aquatic Park is one of Berkeley's largest parks, and has benefited from the rehabilitation of the tide tubes, improvements on the North end, and volunteer efforts like those of Untrash East Bay. We considered reconstruction of Dreamland, but decided not to recommend that because the existing structure is unique in Berkeley, and because we think it is time to completely revision Aquatic Park. The City has

applied for grants from the San Francisco Bay Restoration Authority, and we anticipate that the City will eventually receive grants. We also understand that reconstruction of the Ashby interchange will involve elimination of the on-ramp at Potter, providing an opportunity to make changes at the southern end of the lagoon and improve habitat, increase water circulation while mitigating flood risk. We think patience and further work in developing a more comprehensive vision for Aquatic Park will be rewarded by allowing us to improve the park as a signature park and habitat that will be resilient for decades.

While it is clear that the funds in T1 will not allow construction of any of these projects at this time, it is vital that city staff, city Commissions, and the interested public continue to refine these ideas. We remain hopeful that a new Congress will see the need to invest in infrastructure as a way to respond to the economic damage done by the pandemic. We want to make sure that Berkeley is well positioned to move forward with one of these projects if Federal or State funding is made available.

### C. MAINTENANCE

Members of the Parks and Waterfront and Public Works Commission and the public are concerned that the projects that will be built using T1 funds must be properly maintained over time to fulfill their promise to the people of the City. The restrooms proposed within parks here replace existing port-a-potties, and will save those costs and make maintaining clean facilities easier and cheaper. However, we have also concurred in the staff recommendation for two restrooms in the right of way. In these areas, the city also maintains port-a-potties, so the increased costs of maintaining new restrooms will be partially offset by reducing those costs. City staff has estimated that maintaining these new facilities will cost approximately \$180,000 per year. We certainly think those costs are warranted for the water quality and quality of life benefits of reducing human waste in our city. To make sure that these costs are properly budgeted, and to carry out one of the recommendations of the Vision 2050 report, we recommend that the City evolve its budgetary approach to public facilities to include asset management for all facilities that require maintenance over time. We recommend that asset management become an element of the city's budget process.

ATTACHMENT 4  
Measure T1, Phase 2  
Phasing and Funding of 2A and 2B

Project Area	Site Description	Total Cost	Notes	Status	Sustainability/Resilience	Phase 2a Apr 2021 to Mar 2024	Phase 2b Nov 2022 to Oct 2025	Total
Care and Shelter and Non-Departmental Citywide Facilities	MLK Jr. Youth Services Center	\$7,000,000	\$1.4M FEMA Grant App. Pending	Not started	Disaster preparedness, electrification, energy efficient building systems, community building	\$ 1,000,000	\$ 6,000,000	\$7,000,000
	South Berkeley Senior Center	\$3,000,000	Renovation 5 yrs ago; needs seismic	Not started	Disaster preparedness, electrification, energy efficient building systems, community building	\$ 300,000	\$ 2,700,000	\$3,000,000
	African American Holistic Resource Center	\$7,000,000	\$250k available for planning	Not started	Disaster preparedness, electrification, energy efficient building systems, community building	\$ 1,000,000	\$ 6,000,000	\$7,000,000
	Restrooms in the ROW (2-3)	\$1,350,000	Sites identified in study	Not started	Cleaner environment, energy efficient fixtures	\$ 250,000	\$ 1,100,000	\$1,350,000
	<b>Subtotal</b>	<b>\$18,350,000</b>				<b>\$ 2,550,000</b>	<b>\$ 15,800,000</b>	<b>\$18,350,000</b>

Camps	Cazadero Dining Hall & ADA Improvements	\$400,000	Total Project \$1.2M/CPAC Supplement \$800k	Not started	Energy efficient fixtures, environmental stewardship	\$ 400,000		\$400,000
Buildings in Parks	Willard Clubhouse/Restroom Replacement	\$7,000,000	Planning in Phase 1	Conceptual design complete	Electrification, energy efficient building systems, community building	\$ 1,000,000	\$ 6,000,000	\$7,000,000
	Tom Bates Restroom/ Community Space	\$2,900,000	Planning in Phase 1	Conceptual design complete	Cleaner environment, energy efficient building systems	\$ 250,000	\$ 2,650,000	\$2,900,000
	Restrooms in Parks:							
	Harrison Park - Restroom Renovation	\$450,000		Not started	Energy efficient fixtures	\$ 100,000	\$ 350,000	\$450,000
	Ohlone Park - New Restroom	\$500,000		Not started	Energy efficient fixtures	\$ 500,000		\$500,000
Parks -Play Structures	Ohlone (Milvia) Ages 2-5, 5-12, Garden Mural, Exercise	\$500,000	\$1.1M Total Project/\$600k in FY 21 PT-Gap \$500k	Conceptual design in progress	Outdoor recreation, community building	\$ 500,000		\$500,000
	John Hinkel Lower Ages 2-12, picnic, parking	\$400,000	\$1.2M Total Project/\$800k in FY 21 PT- Gap \$400k	Final design in progress	Outdoor recreation, community building	\$ 400,000		\$400,000
	Grove Park Ages 2-5, 5-12	\$700,000	Possible Prop 68 Grant	Not started	Outdoor recreation, community building	\$ 700,000		\$700,000
Parks	Aquatic Park Tide Tubes Clean out, Phase 1B	\$500,000	Possible Dev. Funding	Final Design Complete	Cleaner environment, improved lagoon ecology, outdoor recreation	\$ 500,000		\$500,000
	Ohlone Park Lighting	\$700,000		Not started	Energy efficient fixtures, safety	\$ 200,000	\$ 500,000	\$700,000

Project Area	Site Description	Total Cost	Notes	Status	Sustainability/Resilience	Phase 2a Apr 2021 to Mar 2024	Phase 2b Nov 2022 to Oct 2025	Total
Parks	Civic Center Park – Turtle Garden	\$300,000		Conceptual design in progress	Outdoor recreation, community building	\$ 300,000		\$300,000
Pools	King Pool Tile and Plaster Replacement	\$350,000		Not started	Outdoor recreation and fitness, community building	\$ 350,000		\$350,000
Waterfront	Piling Replacements	\$1,200,000	\$2.5M Total Project/ This would replace worst	Design underway	Marina safety, outdoor recreation	\$ 1,200,000		\$1,200,000
	D and E Dock Replacement	\$500,000	\$6M Total Project/ \$5.5M in State Loan	Not Started	Energy efficient upgrades, Marina safety, outdoor recreation	\$ 500,000	\$ -	\$500,000
	K Dock Restroom Renovation	\$400,000		Not Started	Energy efficient fixtures	\$ 75,000	\$ 325,000	\$400,000
	Cesar Chavez Park - New Restroom (on Spinnaker)	\$350,000	Utility hook ups as part of Marina Streets Project	Not Started	Cleaner environment, energy efficient fixtures	\$ 50,000	\$ 300,000	\$350,000
	<b>Subtotal - PRW</b>	<b>\$17,150,000</b>				<b>\$ 7,025,000</b>	<b>\$ 10,125,000</b>	<b>\$17,150,000</b>

Streets	T1 Streets Contribution to Annual Street Paving: Street Reconstruction of Arterials/Collectors and Vision Zero, Bus Network, and Bike/Ped Plan Improvements	\$6,750,000	Accelerate Paving Improvements Citywide	Need coordination with TC, PWC and bike groups	Bus and bike network	\$ 3,750,000	\$ 3,000,000	\$ 6,750,000
	Bollard Conversion to Landscaping	\$150,000	Conversion of Bollards to Planter/Garden Boxes		Community building	\$ 150,000		\$ 150,000
Sidewalks	Sidewalks Maintenance & Safety Repairs	\$1,850,000	Accelerate Sidewalk Improvements Citywide	50/50 list	Pedestrian access	\$ 1,500,000	\$ 350,000	\$ 1,850,000
Pathways	Pathway Repairs/Improvements	\$200,000	Repairs and improvements to pathways, including handrails	Coordinate with Path Wanderers	Pedestrian access, Disaster preparedness	\$ 200,000		\$ 200,000
Storm	Stormwater Infrastructure Repairs/Replacement	\$600,000	Repair and Replacement of failed storm drains at various locations		Water quality	\$ 600,000		\$ 600,000
Facilities	1947 Center Street Improvements: Seismic Upgrade Design HVAC/Electrical, Control Upgrades	\$1,800,000	Safe, Sustainable and Resilient Improvements 1947 Center St	Design \$150,000 COVID critical	Disaster preparedness, energy efficient building systems, air quality	\$ 1,800,000		\$ 1,800,000
	Fire Stations FS2 - HVAC, Electrical, Bedrooms, Security, Solar, Roof FS6 - Windows, Energy Efficiency	\$1,450,000 \$1,300,000	Emergency Response Fire Station 2 Fire Station 6		Community safety, energy efficient building systems	\$ 200,000	\$ 2,550,000	\$ 2,750,000

Project Area	Site Description	Total Cost	Notes	Status	Sustainability/Resilience	Phase 2a Apr 2021 to Mar 2024	Phase 2b Nov 2022 to Oct 2025	Total
Facilities	PW Corp Yard Facility Assessment Gate, Paving, Parking, Fuel Island Wash Station Compliance Green Room Lockers, Bathroom, Training Room, Floor, Cabinets Storage Room - Roof Repair Generator Upgrades	\$2,850,000	Safe, Sustainable and Resilient Improvements City Corp Yard	Design \$200,000  Assessment needed first	Community safety, energy efficient building systems, electric vehicle charging	\$ 1,300,000	\$ 1,550,000	\$ 2,850,000
	Oxford & Telegraph Channing Garage Restrooms	\$300,000	Added by PWC	TCG will coincide with elevator replacement		\$ 300,000		\$ 300,000
	Emergency Power Supply Solar Batteries	\$500,000	Added per PWC	Need assessments, designs/redesigns	Energy Efficient Building Systems	\$ 100,000	\$ 400,000	\$ 500,000
	<b>Subtotal - PW</b>	<b>\$17,750,000</b>				<b>\$ 9,900,000</b>	<b>\$ 7,850,000</b>	<b>\$ 17,750,000</b>
<b>Total</b>		<b>\$53,250,000</b>				<b>\$19,475,000</b>	<b>\$33,775,000</b>	<b>\$53,250,000</b>

Revenue	
Bonds sold	65,000,000
Interest	2,000,000
	67,000,000

Expenditures	Phase 2a	Phase 2b	Total
Projects	\$19,475,000	\$33,775,000	\$53,250,000
Staff/FESS	\$4,260,000	\$2,840,000	\$7,100,000
Art	\$300,000	\$350,000	\$650,000
Phase 1	\$6,000,000		\$6,000,000
<b>Total</b>	<b>30,035,000</b>	<b>36,965,000</b>	<b>\$67,000,000</b>

Bond sale	Phase 2a	Phase 2b	Total
Interest (est.)	896,567	1,103,433	2,000,000
Bonds needed (est.)	29,138,433	35,861,567	65,000,000



**Parks and Waterfront Commission 2023-2024 Work Plan**

**DRAFT**

**FUNCTION**

(BMC 3.26.040) The Parks, Recreation and Waterfront Commission shall be an advisory board and shall review the following related to all City/public parks, open space, greenery, pools, programs, recreation centers, the Waterfront, and resident camps: their physical conditions, policies, projects, programs, planning efforts, activities, and funding; early childhood education programs; and animal care issues in parks, and shall advise the City Council on these matters.

**LIAISONS**

- Civic Center Planning - Erin Diehm
- Berkeley Animal Care Service - Claudia Kawczynska

**STRATEGIC OBJECTIVES**

- Fiscal Matters - understand challenges facing Waterfront and identify solutions
- Fiscal Matters - requesting funds from City - develop a Prioritized list of funds needed for PRW to be submitted to the Budget and Finance Committee for regular review
- Fiscal Matters - bringing in funds for Parks - Parks Development Fee, Increased Parks Tax, Development Impact fees, Philanthropy
- Dogs in Parks
- Promoting Equity and Inclusivity in the Parks
- Promoting Nature into Our Parks (Aquatic Park, Birdability, Habitat Gardens, Biodiversity Initiative)
- Adding amenities in our parks targeted specifically to seniors

**WORK ITEMS**

<b>PROJECT</b>	<b>STATUS</b>	<b>DESCRIPTION</b>	<b>LEAD</b>
WSP	Ongoing, subcommittee	Evaluate proposed development strategies while ensuring recreational availability to current and future stakeholders	WSP subcommittee established Mar '23
Liaisons	Ongoing		
T1 Phase 2 oversight	Ongoing		
Waterfront Fiscal	Established Dec '22 Non-operative		Subcommittee: Gordon Wozniak, Allan Abshez, Claudia Kawczynska

Dogs in Parks	Initiated Q1-23	Establishing a dogs in park subcommittee to review new opportunities for off leash recreation.	Subcommittee: Claudia Kawczynska, Anna Avellar
Budgetary Priority List		Development of a priority list of projects for funding and to be submitted to the Budget and Finance Committee for regular review	Gordon Wozniak, Erin Diehm, Allan Abshez
Promoting Nature in Our Parks		Explore opportunities to promote nature in our parks and accessibility (e.g. Birdability, Habitat Gardens, Aquatic Park)	Erin Diehm
Fundraising Opportunities		Bringing in funds for Parks - Parks Development Fee, Increased Parks Tax, Philanthropy	Gordon Wozniak, Claudia Kawczynska
Promoting Equity and Inclusivity in the Parks Including playgrounds		Meet with community based nonprofits, and playground design based on inclusive design such as promoted by Magic Bridge	Reichi Lee, Brennan Cox, Claudia Kawczynska
BUSD and Parks		Exploring opportunities to expand cooperative agreements for green space usage	Reichi Lee
Frances Albrier Community Center and San Pablo Park Pool		Endorse grants and explore other funding mechanisms	Claudia Kawczynska

**PARKS AND WATERFRONT COMMISSION**

**RECENT COUNCIL REPORTS**

The following recent PRW council reports can be accessed from the City Council Website by using the following URL's:

**September 12, 2023 (regular)**

2.-Contract No. 32200058 Amendment: ACI Payments, Inc for Recreation Online Registration System Credit Card Transaction Processing Fees

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-09-12%20Item%2002%20Contract%20No.%2032200058%20Amendment.pdf>

3.-Stipend for Echo Lake Camp Staff

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-09-12%20Item%2003%20Stipend%20for%20Echo%20Lake%20Camp.pdf>

21.-Grant Applications: Bipartisan Infrastructure Law (BIL) and State Funds For Six City Infrastructure Improvement Projects

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-09-12%20Item%2021%20Grant%20Applications%20Bipartisan.pdf>

22.-Utility Easement: Bolivar Drive – East Bay Municipal Utility District

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-09-12%20Item%2022%20Utility%20Easement%20Bolivar%20Drive.pdf>

**July 25, 2023 (regular)**

17.-Side Letter Agreement: Hornblower Sublease

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-07-25%20Item%2017%20Side%20Letter%20Agreement%20Hornblower.pdf>

18.-Contract No. 32200183 Amendment: Western Water Features Inc. for Renovations at King Swim Center

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-07-25%20Item%2018%20Contract%20No.%2032200183%20Amendment.pdf>

19.-\$5.5M Loan for D and E Dock Project In Berkeley Marina

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-07-25%20Item%2019%205.5M%20Loan%20for%20D%20and%20E%20Dock%20Replacement.pdf>

Revised Material (Supp 2)

URL: <https://berkeleyca.gov/sites/default/files/documents/2023-07-25%20Item%2019%205.5M%20Loan%20for%20D%20and%20E%20Dock%20Replacement%20-%20REV%20PRW.pdf>

# Tiny Forests With Big Benefits

Native plants crowded onto postage-stamp-size plots have been delivering environmental benefits around the world — and, increasingly, in the U.S.



By Cara Buckley

Published Aug. 24, 2023 Updated Aug. 26, 2023

**Climate Forward** There's an ongoing crisis — and tons of news. Our newsletter keeps you up to date. [Get it in your inbox.](#)

The tiny forest lives atop an old landfill in the city of Cambridge, Mass. Though it is still a baby, it's already acting quite a bit older than its actual age, which is just shy of 2.

Its aspens are growing at twice the speed normally expected, with fragrant sumac and tulip trees racing to catch up. It has absorbed storm water without washing out, suppressed many weeds and stayed lush throughout last year's drought. The little forest managed all this because of its enriched soil and density, and despite its diminutive size: 1,400 native shrubs and saplings, thriving in an area roughly the size of a basketball court.

It is part of a sweeping movement that is transforming dusty highway shoulders, parking lots, schoolyards and junkyards worldwide. Tiny forests have been planted across Europe, in Africa, throughout Asia and in South America, Russia and the Middle East. India has hundreds, and Japan, where it all began, has thousands.

Now tiny forests are slowly but steadily appearing in the United States. In recent years, they've been planted alongside a corrections facility on the Yakama reservation in Washington, in Los Angeles's Griffith Park and in Cambridge, where the forest is one of the first of its kind in the Northeast.

"It's just phenomenal," said Andrew Putnam, superintendent of urban forestry and landscapes for the city of Cambridge, on a recent visit to the forest, which was planted in the fall of 2021 in Danehy Park, a green space built atop the former city landfill. As dragonflies and white butterflies floated about, Mr. Putnam noted that within a few years, many of the now 14-foot saplings would be as tall as telephone poles and the forest would be self-sufficient.

Healthy woodlands absorb carbon dioxide, clean the air and provide for wildlife. But these tiny forests promise even more.

They can grow as quickly as ten times the speed of conventional tree plantations, enabling them to support more birds, animals and insects, and to sequester more carbon, while requiring no weeding

or watering after the first three years, their creators said.



Andrew Putnam, superintendent of urban forestry for the city of Cambridge, Mass. Cassandra Klos for The New York Times



Flowers in the Miyawaki forest in Danehy Park, which includes 1,400 native shrubs and saplings, all thriving in an area roughly the size of a basketball court. Cassandra Klos for The New York Times

Perhaps more important for urban areas, tiny forests can help lower temperatures in places where pavement, buildings and concrete surfaces absorb and retain heat from the sun.

“This isn’t just a simple tree-planting method,” said Katherine Pakradouni, a native plant horticulturist who oversaw the forest planting in Los Angeles’s Griffith Park. “This is about a whole system of ecology that supports all manner of life, both above and below ground.”

The Griffith Park forest occupies 1,000 square feet, and has drawn all manner of insects, lizards, birds and ground squirrels, along with western toads that journeyed from the Los Angeles River, Ms. Pakradouni said. To get to the forest, the toads had to clamber up a concrete embankment, traverse a bike trail, venture down another dirt embankment and cross a horse trail.

“It has all the food they need to survive and reproduce, and the shelter they need as a refuge,” Ms. Pakradouni said. “We need habitat refuges, and even a tiny one can, in a year, be life or death for an entire species.”

Known variously as tiny forests, mini forests, pocket forests and, in the United Kingdom, “wee”

Agenda Item 16. Communications

forests, they trace their lineage to the Japanese botanist and plant ecologist Akira Miyawaki, who in 2006 won the Blue Planet Prize, considered the environmental equivalent of a Nobel award, for his method of creating fast-growing native forests.

Dr. Miyawaki, who died in 2021 at the age of 93, developed his technique in the 1970s, after observing that thickets of indigenous trees around Japan's temples and shrines were healthier and more resilient than those in single-crop plantations or forests grown in the aftermath of logging. He wanted to protect old-growth forests and encourage the planting of native species, arguing that they provided vital resilience amid climate change, while also reconnecting people with nature.

"The forest is the root of all life; it is the womb that revives our biological instincts, that deepens our intelligence and increases our sensitivity as human beings," he wrote.

Dr. Miyawaki's prescription involves intense soil restoration and planting many native flora close together. Multiple layers are sown — from shrub to canopy — in a dense arrangement of about three to five plantings per square meter. The plants compete for resources as they race toward the sun, while underground bacteria and fungal communities thrive. Where a natural forest could take at least a century to mature, Miyawaki forests take just a few decades, proponents say.



A Miyawaki forest in New Delhi. Arvind Yadav/Hindustan Times, via Getty Images



Butterflies in the Miyawaki forest of Kalina Biodiversity Park at Mumbai University, which opened last year. Vijay Bate/Hindustan Times, via Getty Images

Crucially, the method requires that local residents do the planting, in order to forge connections with young woodlands. In Cambridge, where a second tiny forest, less than half the size of the first one, was planted in late 2022, Mr. Putnam said residents had embraced the small forest with fervor. A third forest is in the works, he said, and all three were planned and organized in conjunction with the non-profit Biodiversity for a Livable Climate.

“This has by far and away gotten the most positive feedback from the public and residents than we’ve had for any project, and we do a lot,” Mr. Putnam said.

Still, there are skeptics. Because a Miyawaki forest requires intense site and soil preparation, and exact sourcing of many native plants, it can be expensive. The Danehy Park forest cost \$18,000 for the plants and soil amendments, Mr. Putnam said, while the pocket forest company, SUGi, covered the forest creators’ consulting fees of roughly \$9,500. By way of comparison, a Cambridge street tree costs \$1,800.

“A massive impact for a pretty small dollar amount in the grand scheme of the urban forestry program,” Mr. Putnam said.



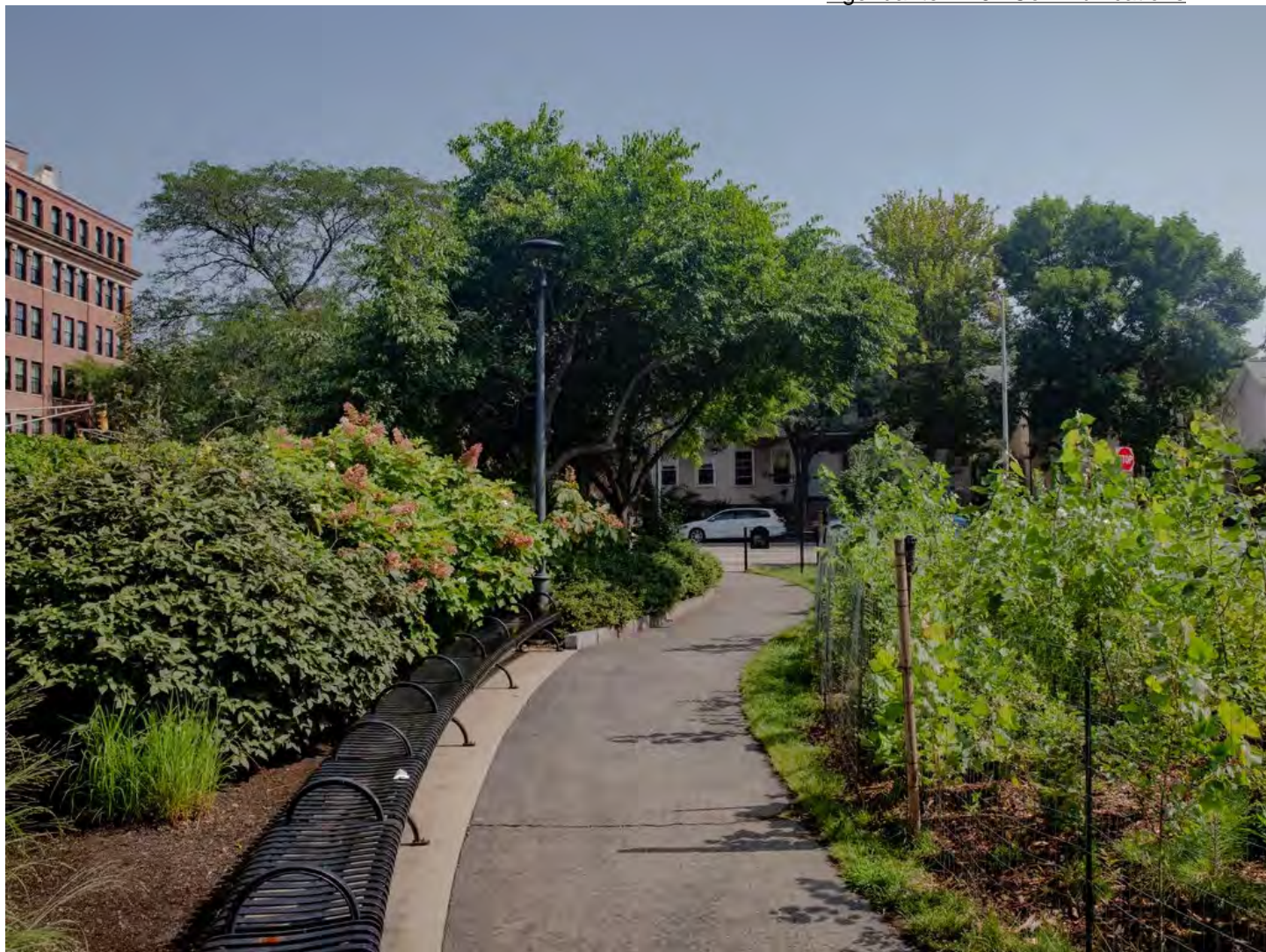
Agenda Item 16. Communications

Doug Tallamy, an American entomologist and author of “Nature’s Best Hope,” said that while he applauded efforts to restore degraded habitat, particularly in urban areas, many of the plants would eventually get crowded out and die. Better to plant fewer and save more, he said.

“I don’t want to throw a wet blanket on it, the concept is great, and we have to put the plants back in the ground,” Dr. Tallamy said. “But the ecological concept of a tiny forest packed with dozens of species doesn’t make any sense.”

Kazue Fujiwara, a longtime Miyawaki collaborator at Yokohama National University, said survival rates are between 85 and 90 percent in the first three years, and then, as the canopy grows, drop to 45 percent after 20 years, with dead trees falling and feeding the soil. The initial density is crucial to stimulating rapid growth, said Hannah Lewis, the author of “Mini-Forest Revolution.” It quickly creates a canopy that shades out weeds, and shelters the microclimate underneath from wind and direct sun, she said.

Throughout his life, Dr. Miyawaki planted forests at industrial sites globally, including at an automotive parts plant in southern Indiana. A turning point came when an engineer named Shubhendu Sharma took part in a Miyawaki planting in India. Enthralled, Mr. Sharma turned his own backyard into a mini-forest, started a planting company called Afforestt, and, in 2014, delivered a TED Talk that, along with a 2016 follow up, ended up drawing millions of views.



Critics point out that because a Miyawaki forest requires intense preparation and exact sourcing of many native plants, it can be expensive. The Danehy Park forest cost \$18,000 for the plants and soil amendments, plus roughly \$9,500 for the forest creators' consulting fees. Cassandra Klos for The New York Times

Around the world, conservationists took notice.

In the Netherlands, Daan Bleichrodt, an environmental educator, plants tiny forests to bring nature closer to urban dwellers, especially city children. In 2015, he spearheaded the country's first Miyawaki forest, in a community north of Amsterdam, and has overseen the planting of nearly 200 forests since.

Four years later, Elise van Middeltem started SUGi, which has planted more than 160 pocket forests worldwide. The company's first forest was planted on a dumping ground alongside the Beirut River in Lebanon; others were sown later near a power plant in the country's most polluted city, and in several playgrounds badly damaged by the 2020 blast at Beirut's port.

And Earthwatch Europe, an environmental nonprofit, has planted more than 200 forests, most of them the size of a tennis court, throughout the United Kingdom and mainland Europe in the last three years.

Though many of the forests are still very young, their creators say there have already been outside

benefits.

The woodlands in Lebanon have drawn lizards, geckos, birds and tons of insects and fungi, according to Adib Dada, an architect and environmentalist and the main forest creator there. In the West African country of Cameroon, where eight Miyawaki forests have been planted since 2019, there are improved groundwater conditions and higher water tables around the forest sites, according to Limbi Blessing Tata, who has led the reforestation there. Crabs and frogs have also returned, she said, along with birds that were thought to be extinct.

According to Mr. Bleichrodt, a 2021 university study of 11 Dutch mini-forests found over 1,100 types of plants and animals at the sites — kingfishers, foxes, hedgehogs, spider beetles, ants, earthworms and wood lice.

“A Miyawaki forest may be like a drop of rain falling into the ocean,” Dr. Fujiwara wrote in an email, “but if Miyawaki forests regenerated urban deserts and degraded areas around the world it will create a river.”

“Doing nothing,” she added, “is the most pointless thing.”

**Cara Buckley** is a climate reporter who focuses on people working toward solutions and off-the-beaten-path tales about responses to the crisis. She joined The Times in 2006 and was part of a team that won a Pulitzer Prize in 2018 for reporting on workplace sexual harassment. [More about Cara Buckley](#)

A version of this article appears in print on , Section A, Page 1 of the New York edition with the headline: Planting Tiny Forests, and Yielding Big Benefits

MARA GAY

# When It Comes to Swimming, ‘Why Have Americans Been Left on Their Own?’

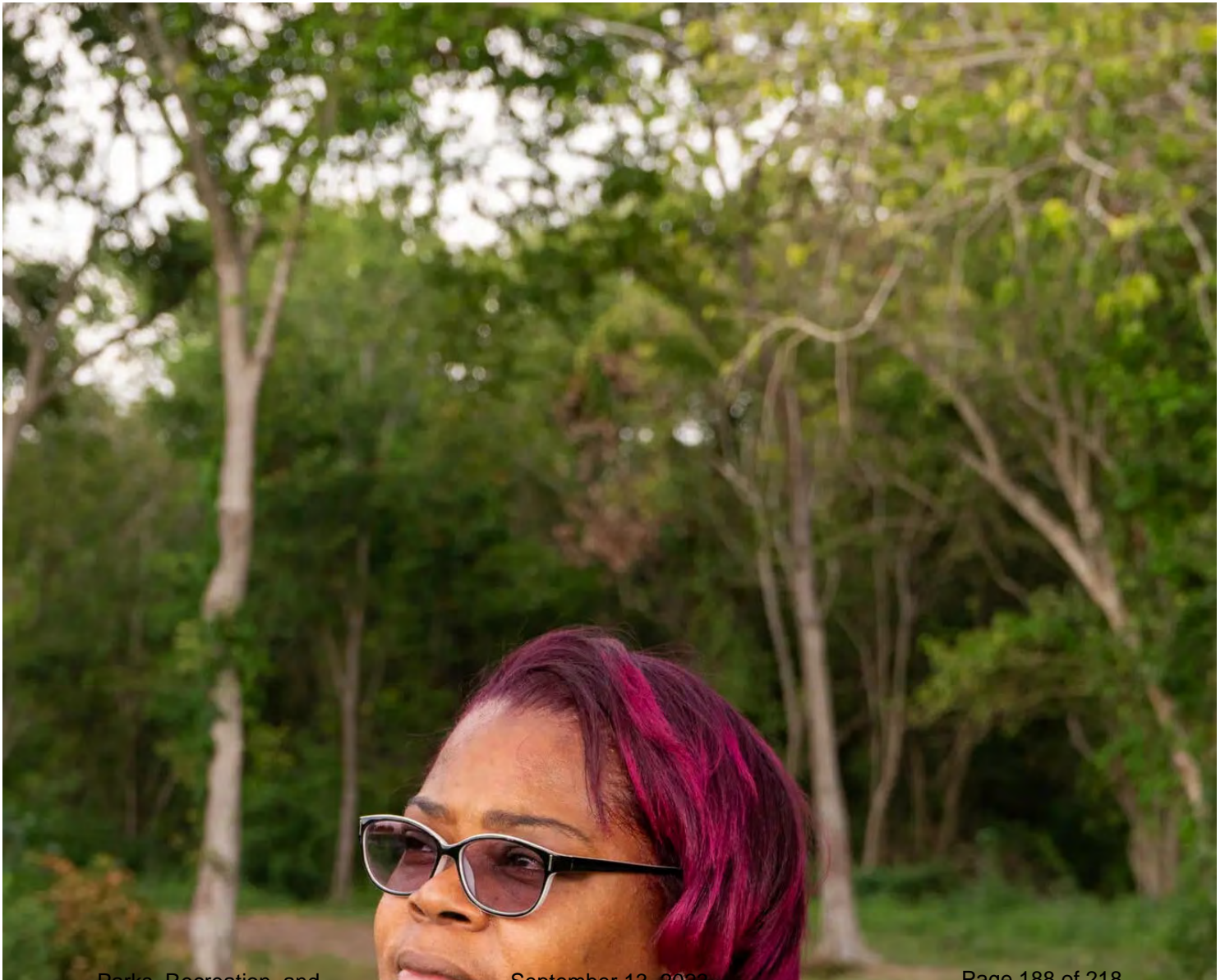
July 27, 2023



By Mara Gay  
Ms. Gay is a member of the editorial board.

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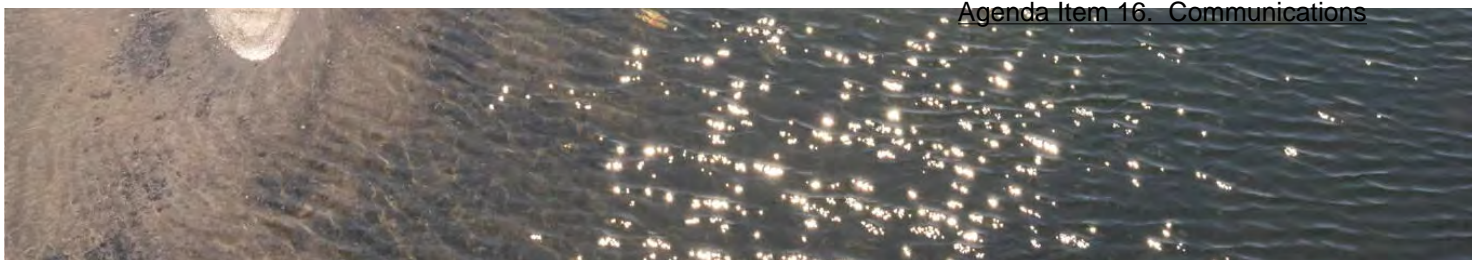
As a young child in New Orleans, Raychelle Ross fell into one of the city’s many canals and nearly drowned. Years later, as Hurricane Katrina bore down on the city, Ms. Ross fled the rising waters on a bus with two tiny babies in tow. In 2016, one of those children, Bennasia, drowned in a backyard pool. “I don’t play with water,” Ms. Ross told me. “I’ve always been afraid.”





Raychelle Ross Photographs by Allison Beondé for The New York Times





Canals in New Orleans are tempting places to swim when pools are closed. Allison Beondé for The New York Times

Bennasia was one of the estimated 4,000 people who die by drowning every year across the United States in a public health crisis America has largely ignored. As summers grow hotter, taking a dip at the nearest swimming hole could offer some of the balm that this weary, divided country needs: a chance to cool off and play together, to get healthier, to have some fun. Instead, the United States is, for a majority of its citizens, a swimming desert where, according to a Red Cross survey, more than half of the population lacks basic swimming abilities and millions are without access to safe places to enter the water. Many in Black American families don't know how to swim or don't know how to swim well. Millions of Americans of other races don't, either. On average, 11 people die by drowning every day.

After years of inaction by the authorities, this rolling American disaster is finally beginning to draw some of the attention needed to save lives. A coalition of experts this summer published the first ever U.S. Water Safety Action Plan, a much-needed 10-year national road map to reduce drowning. The United States is one of the few developed countries in the world without such a plan. Some recommendations, like increasing the use of life jackets in lakes, oceans and rivers, could be carried out by states and local governments. Others — like the creation of a public health surveillance system to collect better data around drowning — are worthy of urgent action from the White House and Congress.

Hiding in plain sight, though, is a much larger opportunity to significantly reshape the way we live with the water around us, in the country's biggest cities, in its most remote rivers and lakes and in its suburbs. The United States doesn't have to accept these deaths. Nor does it have to retreat from the water to save lives. America can build more public pools. It can transform natural bodies of water into safer places to swim. It can subsidize swimming lessons and raise pay for lifeguards, making the job more attractive. The United States can build a culture of swimming instead of one of drowning.

#### **A health crisis ignored**

The national data, from the Centers for Disease Control and Prevention, is sobering: Drowning is the leading cause of death among 1- to 4-year-olds, the second-leading cause of accidental deaths by injury among children 5 to 14, and the third-leading cause of accidental death by injury for Americans 24 years and younger. Younger Black adolescents are more than three times as likely to drown as their white peers; Native American and Alaskan Native young adults are twice as likely to drown as white Americans. Eight in 10 drowning victims in the United States are male. Children with autism are 160 times as likely to drown or experience near-fatal drowning, a serious medical event that can cause severe and often permanent physical harm. The C.D.C. estimates that drowning costs the U.S. economy \$53 billion each year.







Allison Beondé for The New York Times

Despite this, the work of water safety has largely been left to nonprofit groups, which, no matter how dedicated, cannot reach every American. Congress and the White House could act together to fix this and save lives. Requiring a federal agency to oversee drowning prevention policy and build a better public health surveillance system around drowning deaths, both recommendations in the plan, would be a good start. But the transformative move would be to build far more public pools across the United States.

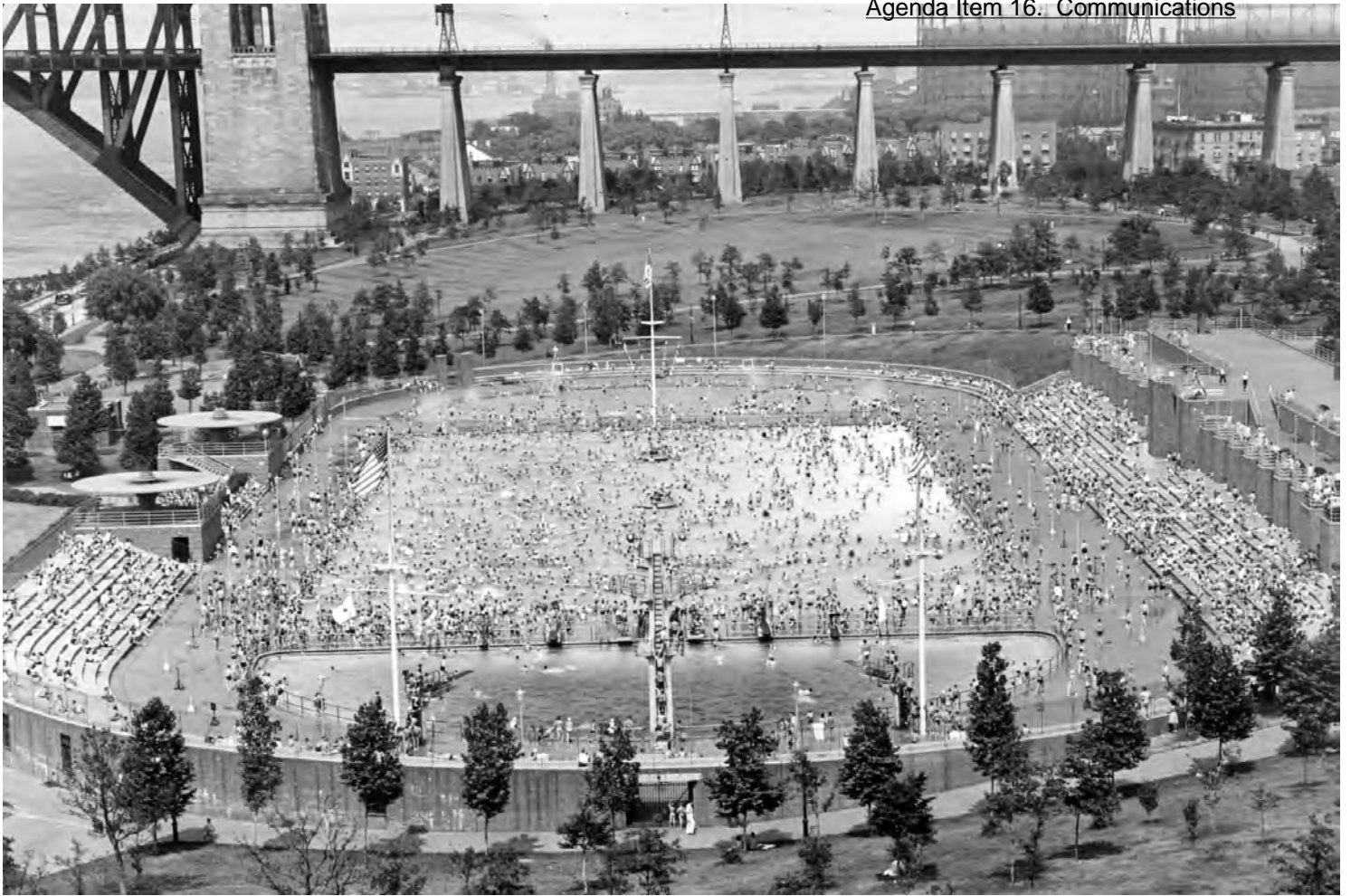
### **Too few public pools**

There are more than 10 million private swimming pools in the United States, according to a C.D.C. estimate, compared with just 309,000 public ones. That figure includes pools that belong to condo complexes, hotels and schools, so the number of pools truly accessible to the public is even smaller. The biggest reason so many Americans can't swim is that they have too few places to learn to do so.

By many available measures, public pools can be the safest places to swim. They are more likely to be better maintained and importantly, staffed by lifeguards. Many provide free or low-cost swim lessons, something millions of Americans couldn't otherwise afford. They give kids a safe place to play. They offer the promise of a safe dip to anyone who wants one and to many who have nowhere else to go.

Yet the United States hasn't made a serious investment in public pools since the Great Depression, when scores of grand public pools were erected in many parts of the country under President Franklin Roosevelt's New Deal programs, according to Jeff Wiltse, the author of "Contested Waters," a book about the history of swimming pools.

Then the expansion stopped. In the 1960s, many towns across the South filled or destroyed their public pools rather than allow Black Americans to swim in them. Northern cities, strapped for resources amid suburbanization and white flight, struggled to maintain their pools. This is how public investment in pools withered, one more ghastly sacrifice America has laid at the altar of anti-Black racism and twisted fears about miscegenation.



The Astoria Park pool was the largest of the 11 built in New York City in 1936 under President Franklin D. Roosevelt's New Deal. New York City Department of Parks and Recreation



Demonstrators at an all-white swimming pool in Illinois in the 1960s. Danny Lyon/Magnum Photos

White Americans with the means to do so built private pools and joined exclusive swim clubs instead. As their children swam, entire generations of Black Americans, white Americans living in poverty and others were denied the chance to learn a skill that can save lives, can bring joy and is arguably the birthright of every human being. Many parents who never learned to swim have struggled to provide that opportunity to their children or passed down their fears around water, continuing the cycle.

The Reagan era, which glorified privatization and smaller government, only cemented the mind-set that led the country to abandon the idea that public pools should be a national priority. “There’s a fantastic amount of wealth within the United States, and yet we’re extraordinarily parsimonious in our willingness to fund public swimming pools,” Mr. Wiltse told me. In America today, swimming is a luxury, not a public good.

In this summer’s widespread heat wave, millions of Americans are sweating it out without a safe place to swim. The dearth of public pools makes it harder to learn basic water safety skills or simply cool off in a country broiling from the extreme heat of climate change. The problem has been exacerbated in recent years by a national lifeguard shortage, leading to partly closed beaches and public pools. Along the New York City waterfront this summer, hordes of swimmers are crowding together in small sections of sand while expanses of beach sit empty for want of lifeguards. Lines of sweaty New Yorkers form outside city pools that are operating at reduced capacity.

#### **Dangerous waters**

One reason drowning rates are so high is that when a safe place to swim isn’t readily available, Americans often enter the water anyway, seeking relief from the heat wherever they can. In New York City alone, at least four teenagers have drowned since 2010 trying to swim in the Bronx River. The Bronx is home to more than 1.4 million people but has just eight open public pools. That’s about one pool for every 175,000 people.

In New Orleans, Ms. Ross said, she frequently struggled to find a place for her children to swim, something they loved to do. The city was once home to the historic Audubon Park Natatorium, which was the largest public pool in the South. In 1962, though, the city shuttered the pool rather than integrate it. In 1998 the once-majestic amenity was replaced with a far smaller pool.



In a still image from a video shot by Jules Cahn in 1969, a celebration on the first day that the Audubon Park pool in New Orleans opened to all races. The Historic New Orleans Collection



Seven years earlier, the pool closed after a court order forced the park to integrate its swimming facilities. The Historic New Orleans Collection

When Ms. Ross and her children were invited to a pool party on a steamy day in May 2016, they leaped at the chance. She said that the backyard pool Bennisia drowned in was so dirty that it took several minutes before anyone noticed the little girl's body floating just beneath the surface. "She was my ball of light," Ms. Ross said. "I couldn't help her. I don't know how to swim."

Drowning is a serious problem in rural America, too. In August 2017, Kathy Grasser took her sons — Isaac, 17, and Michael, 11 — swimming in Idaho's Pend Oreille River, a wide stretch of water lined with pine trees less than 100 miles from the border with Canada. The dock along the waterfront was busy, so the family entered the river along an unfamiliar spot. At first the boys wore life jackets, since neither was a strong swimmer, Ms. Grasser told me.

Soon, though, the boys removed them, thinking the water was shallow. It was not. Isaac unknowingly drifted to an area just off the bank where the riverbed plunged steeply. The water was over his head when a swift current began to take him away. When she swam toward him to help, Isaac panicked and tried to climb on top of her — a behavior exhibited by many drowning people. Michael moved toward them, trying to help. "Michael was fearless in the water, but he didn't know how to swim," she said. Both boys drowned. Ms. Grasser survived.

Drowning rates are 1.4 times as high in rural areas as in cities and suburbs, according to C.D.C. data. Experts say much more can be done to save lives, like building public pools, expanding water safety education and creating designated swimming areas at lakes and rivers in rural communities to help people know where it's safer to swim, and where it isn't.

Idaho has one of the highest rates of drowning in the United States. The state has thousands of miles of navigable rivers and canals but few public pools. "We don't have very many public facilities. We have kids swimming in canals, in rivers, in ponds with dark water, murky water;" Earle Swope, the director of the Idaho Drowning Prevention Coalition, told me by phone. "It's extremely dangerous."

Beyond more public pools, Mr. Swope said, even smaller solutions — like improving signage around water to denote unseen hazards and keeping lifesaving flotation rings along shorelines in case of emergency — could save lives.

#### **Basic water safety awareness**

The United States over the past 50 years has adopted critical public health campaigns — from seatbelt use to banning cigarette smoking from most bars and restaurants — that have saved millions of lives. Yet a lack of basic safety instruction around swimming in the United States has left Americans of all backgrounds less safe around the water.

Dana Gage believes her son Connor's 2012 death could have been prevented if the basic elements of water safety had been better known. Connor was a strong swimmer when he jumped off the roof of a boat dock into a Texas lake and never resurfaced alive.

Connor and his friends — also teenage boys — were engaging in behavior Ms. Gage now knows put him at high risk for drowning: They were swimming at night, without life jackets. He was 15 years old, an age when boys are especially at risk.

After Connor's death, Ms. Gage founded the LV Project, a national nonprofit that supports water safety awareness, to share all she had learned. Many more lives could be saved if this critical work is taken up by the country at large.

"Why have Americans been left on their own?" asked Adam Katchmarchi, the executive director of the National Drowning Prevention Alliance, who served on the committee that created the national action plan. "There's no sense that this should be a public priority."

**A place to swim for everyone**

The most beloved public pools, when they receive good investment, attract Americans of many backgrounds, creating a space for people to swim and play together who may not otherwise interact. Like libraries and parks, they are an essential piece of social infrastructure in a democracy.





Allison Beondé for The New York Times

“You give people a place where they feel like they belong, where they have some sense of trust and faith in the government,” said Eric Klinenberg, a sociologist who studies public space and the author of “Palaces for the People,” a book about the contribution of libraries to public life. Instead, he told me, “we’ve created this environment where wealthy people in cities can go on the market and buy safe places for their children to play and swimming lessons.”

In a testament to the enormous value of public swimming pools, wealthier communities across the United States never stopped investing in them.



Barton Springs Pool in Austin, Texas. Brandon Bell/Getty Images

Coral Gables, Fla., has a colossal, stone-ringed public pool known as the Venetian, complete with waterfalls and grottoes. Austin, Texas, boasts a three-acre public pool fed by underground springs. Ann Arbor, Mich., has public pools with giant water slides. In 1960 the elegant Connecticut shore town of Westport bought the deed to a country club. Residents there swim in a public pool that sits beside the shimmering waters of the Long Island Sound.

Every American deserves the chance to swim somewhere just as nice.

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Mara Gay is a member of the editorial board. @MaraGay

A version of this article appears in print on , Section SR, Page 4 of the New York edition with the headline: Why We Need More Public Pools



## ***Drowning Is No. 1 Killer of Young Children. U.S. Efforts to Fix It Are Lagging.***

Thirty years of progress in decreasing drowning deaths in the United States appears to have plateaued, and disparities in deaths among some racial groups have worsened.



**By Emily Baumgaertner**

Emily Baumgaertner reported from community pools in Santa Ana, Calif.

July 8, 2023

Yadira Salcedo was born in Mexico to parents who did not know how to swim. As a child, she nearly drowned when she waded too deep in a backyard pool.

Now a mother of two in Santa Ana, Calif., Ms. Salcedo is “breaking the cycle,” she said, making sure Ezra, 3, and Ian, 1, never experience such terror. The family has qualified for Red Cross scholarships to a new program that teaches children who might not have other chances to learn how to swim.

On a recent day, Ms. Salcedo and her children climbed together into the Salgado Community Center pool, using kickboards and blowing bubbles with an instructor, Josue, who uses a mix of English and Spanish.

Drowning is the leading cause of death for children ages 1 to 4, according to the Centers for Disease Control and Prevention. Deaths are likely to surge this month, as they do every July, with children drowning just feet from their parents without a scream, struggle or splash. A 4-year-old at a Texas hotel pool, a 5-year-old in a California river, a 6-year-old at a Missouri lake and a 10-year-old at an Indiana public pool all drowned just this past week.

And yet, despite calls from the United Nations, the United States is one of the only developed countries without a federal plan to address the crisis. Thirty years of progress in decreasing the number of drowning deaths in the country appears to have plateaued, and disparities in deaths among some racial groups have worsened.

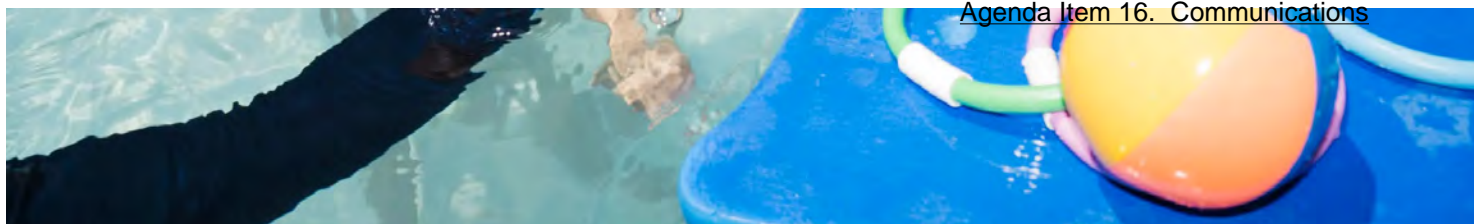
“It’s hard to imagine a more preventable cause of death. No one is going to say, ‘Oh, well, some people just drown,’” said William Ramos, an associate professor at Indiana University School of Public Health-Bloomington and the director of the school’s Aquatics Institute.

“It’s time to go deeper than the sad statistics and answer the ‘why’ and the ‘how,’” he said.

A parent who has never learned to swim yields an 87 percent chance that a child won’t, either, said Dr. Sadiqa A.I. Kendi, the division chief of pediatric emergency medicine at Boston Medical Center, who studies the cyclical nature of injury and inequity.

“This is anthropology,” said Mr. Ramos. “To start a new narrative around water is not an easy task.”





From left, Berenice Gonzalez, with her daughter Luna Romero, 1, and Yadira Salcedo with her son Ian, 1, in the Salgado Community Center pool during a Parent and Me class. Gabriella Angotti-Jones for The New York Times



Kendra Lubin, 16, an instructor in the Splash Camp swim program, helped guide Daymian Espinoza, 9, to the pool wall. Gabriella Angotti-Jones for The New York Times

The National Institutes of Health recently published a call for research proposals to examine drowning prevention, writing that “little is known” about what intervention strategies work. The C.D.C. said it planned to do an in-depth analysis of childhood drownings in several states to better understand the contributing factors.

But epidemiologists point to an array of factors that could make it increasingly difficult to close the gap, including shrinking recreation department budgets, a national lifeguard shortage and an era of distraction on pool decks, as parents juggle child supervision with laptops and cellphones when they work from home.

In the longer term, the figures are likely to be exacerbated by climate change, said Deborah Girasek, a drownings researcher at the Uniformed Services University of the Health Sciences. More children are likely to drown in hurricane floodwater in Florida, fall through thin ice in Wisconsin or climb into restricted reservoirs in Yosemite for a reprieve from the increasing heat. (Research shows that drownings rise with every degree on a thermometer.)

Though overall drowning deaths have decreased by one-third since 1990, they have risen by 16.8 percent in 2020 alone, according to the C.D.C. There are still over 4,000 of them in the United States annually, and about a quarter of the deaths are of children. An analysis by the C.D.C. shows that Black children between ages 5 and 9 are 2.6 times more likely to drown in swimming pools than white children, and those between ages 10 and 14 are 3.6 times more likely to drown. Disparities are also present in most age groups for Asian and Pacific Islander, Hispanic, and Native American and Alaska Native children.

Socioeconomic factors are at play as well. A study of drownings in Harris County, Texas, for example, showed that they were almost three times more likely for a child in a multifamily home than in a single-family residence, and that drownings in multifamily swimming pools — like the one at the Salcedos' apartment — were 28 times more likely than in single-family pools.

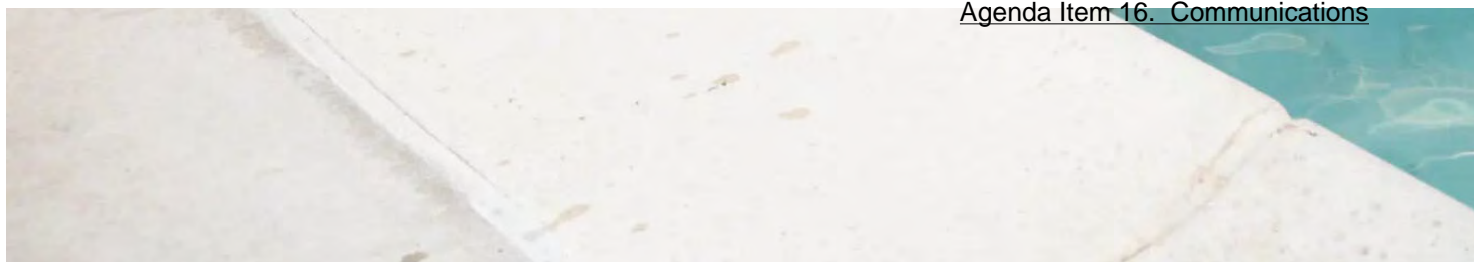
Ms. Salcedo said she often saw children swimming in the pool of her apartment complex unsupervised, the gate propped ajar with a water bottle or a shoe.





Apropos Parent and Me class signage at the Salgado Community Center. Gabriella Angotti-Jones for The New York Times





Kendra learned to swim in her school principal's backyard in Phoenix, where she grew up. Santa Ana paid for her training to become a lifeguard this summer. Gabriella Angotti-Jones for The New York Times

The leading theory to explain the inequities traces back half a century to the proliferation of municipal pools after World War II. When those gave way to suburban swim clubs and middle-class backyard pools, the historian Jeff Wiltse wrote in his book on pool history, white children began learning to swim in private lessons, while children in minority families saw public pools become dilapidated and aquatics budgets be slashed. Many of the facilities and education programs have never recovered.

Black adults in particular report having had negative experiences around water, with familial anecdotes of being banned from public beaches during Jim Crow-era segregation and brutalized during the integration of public pools.

A U.N. resolution issued in 2021 and a World Health Assembly decision this year to accelerate action urged every member nation to prioritize the fight against childhood drownings. Both the W.H.O. and the American Academy of Pediatrics have implored the United States government to catch up.

“Canada, U.K., Australia, New Zealand, South Africa — they all have a plan. We don’t,” said Mr. Ramos. “The message to Congress is: We need to fix this, and we can. But look at seatbelts, fire safety, smoking cessation. Legislation is what’s going to move the needle.”

Officials could add aquatics to gym class curriculums or mandate four-sided pool fences in backyards (since many victims still wander into pools from the exposed side facing the house). Ms. Girasek said she was eager to see legislation because “we see very clearly that it works.”

After former Secretary of State James Baker’s 7-year-old granddaughter Virginia Graeme Baker was trapped by the suction of a hot tub drain and drowned, a federal law was named in her honor that required public pools and spas to be equipped with drain covers that meet certain standards. It seemed to all but eradicate such deaths.

The U.S. National Water Safety Action Plan, launched by a group of nonprofits last week, is the country’s first-ever attempt to construct a road map to address the crisis. Its 99 recommendations for the next decade serve as a sobering guide through the country’s various gaps in research, funding, surveillance and parental education, compiled by earnest advocacy groups on shoestring budgets that aren’t equipped to fill them alone.



Though overall drowning deaths have decreased by one-third since 1990, there remain over 4,000 in the United States annually. Gabriella Angotti-Jones for The New York Times





Ms. Gonzalez, blowing bubbles for Luna. Gabriella Angotti-Jones for The New York Times

Connie Harvey, the director of the Aquatics Centennial Campaign at the American Red Cross, held a Capitol Hill briefing recently alongside other experts, she said, “to let our leaders know that there is a plan — that this plan exists.”

Representative Debbie Wasserman Schultz, Democrat of Florida and a longtime advocate for drowning prevention, was the only member of Congress to attend.

In the meantime, some local governments have adopted their own interventions. This summer, Seattle is piloting a new initiative based on the nonprofit No More Under, which connects hundreds of low-income and foster children with swim lessons. Broward County, Fla., which has some of the highest drowning rates in the state, is offering free vouchers. And Santa Ana plans to pull more than \$800,000 from its Cannabis Public Benefit Fund this year to bring its aquatics program back under its domain.

The city, with a population that is nearly 80 percent Hispanic nestled between wealthier Orange County suburbs, has historically epitomized racial and economic health disparities. One of its public pools is 63 years old. But its Parks and Recreation Department recently hired an aquatics supervisor and 36 new life guards — several of whom the supervisor needed to first teach to swim.

Under the new Santa Ana program, Ms. Salcedo, a waitress, and her husband, a post office employee, who live in a three-generation household, secured scholarships that brought the cost of swim lessons down to \$15 per child every two weeks. They plan to attend all summer.

Ezra, who is 3, cried on the first day of lessons. Now he shares facts about hammerheads between strokes during the “Baby Shark” singalong. Ian, the 1-year-old, has not yet mastered walking on land. Still, he paddled after an orange rubber duck, with his mother — now a proficient swimmer — keeping him afloat.

A version of this article appears in print on , Section A, Page 11 of the New York edition with the headline: Efforts to Prevent Drownings Falter

8/27/2023 Second Round: Gordon Stout Comments on  
REPORT & RECOMMENDATIONS TO CITY COUNCIL  
REGARDING  
BERKELEY WATERFRONT AREA SPECIFIC PLAN

Page 1: “The Waterfront Area is presently comprised of loosely organized stand-alone ‘nodes’ of activity (Doubletree Hotel; Marina offices; Marine Center/Boat Launch; Cesar Chavez Park; Cal Sailing Club/Cal Adventures; Shorebird Park/Nature Center; Abandoned Pier; Seawall Drive Parking Strip). These nodes of activity don’t integrate with one another as they might, and their constituent users are often finds themselves in competition or conflict.”

**Slip-holders** ought to be added to this list of nodes. Having them coalesce as a group could be very valuable, and I think it would be useful if the slip-holders were a renter advocacy/consultant group for the Commission. How to do this? The City has contact info for these people—could the City help organize events to get slip-holders together?

The **Berkeley Yacht Club** is another important node that runs races, hosts meetings, and cultivates connections between Marina people.

**Hornblower Cruises** also ought to be included. Hornblower offers dinner and sunset cruises and makes the adjacent Doubletree hotel more attractive for parents-coming-from-out-of-town lodging. Hornblower has a very limited schedule these days, maybe something could be done to help them revitalize their business.

**Swimmers** also ought to be included, their numbers continue to grow.

**Fishing charter boat** operators and their passengers are also important nodes.

The **San Francisco Bay Plan** was adopted in 1968 by the San Francisco Bay Conservation and Development Commission (BCDC) to guide development in and around San Francisco Bay. I believe it was helpful in the evolution of the Marina, and that it has much to say that is relevant and helpful for the Specific Plan.

The link on the BCDC website [https://www.bcdc.ca.gov/plans/sfbay\\_plan.html#25](https://www.bcdc.ca.gov/plans/sfbay_plan.html#25) downloads an html file without useful pagination. For pagination, download [Bay Plan](#) On Pages 68-72, the Bay Plan makes clear that affordable access to many aspects of **water-oriented recreation** should be a key goal for development around the Bay.

On the North side of the marina there are two features that provide access recognized as important by the Bay Plan, **Launching Ramp** and **Dry Storage**. In addition to being important provide to the people who use them, in 2022 they also yielded \$95,360 and \$109,737 in fees. They should not be replaced by hotels or restaurants without thinking very carefully about it. BCDC correctly recognizes that these facilities will not be easily replaced if they are lost.

**North Waterfront Facilities per BCDC Guidance**

- Cesar Chavez Park
- Public Launching Ramp with Paid Parking
- Paid Dry Storage Affordable Boat Ownership
- B-E Slip-Holders Parking
- Doubletree Hotel Notice how big it is!



### **Berkeley Marine Center**

The Berkeley Marine Center is a significant resource for Berkeley Marina slip holders, who otherwise would have to go five miles to the nearest boatyard in Richmond, or ten miles to the nearest boatyard in Alameda or Marin. Boats are a lot slower than cars, so a 5- or 10-mile distant boatyard is the equivalent of living in Berkeley and having your car's mechanic be down in Fremont—far from ideal. The Marine Center also has Berkeley's fuel dock, so either you would need to staff the fuel dock, or leave slip-holders with a trip to Emeryville to buy fuel. Please don't replace the Berkeley Marine Center with a hotel or a restaurant, it would be one more reason for slip-holders to leave the marina—and do remember that slip-holders provide more than 60% of the marina's revenue.

Don't pretend that the BMC could be compressed into a smaller space and still be a going concern. It's a real working organization that gets a lot done. We need it.



There might be space for a narrow eating establishment along the western edge of the existing BMC building, but don't lose or ruin the BMC.

All of the Marina's **teaching organizations** deserve support:

The **Dragon Boats** offer lessons inside and just outside of the marina, focused on young people for whom it is often a first contact with boats and water.

**Cal Adventures** offers inexpensive, well-organized kayaking, paddleboarding, boat sailing and windsurfing lessons, with great lessons for youngsters through the summers. The kids appear to have lots of fun, and learn real skills.

**The Cal Sailing Club** also offers boat sailing and windsurfing lessons, at low cost because it is a coop that relies on its members' volunteer labor. Membership gives low-cost or no-cost access to keelboats, dinghies and windsurfers, paddleboards, and kayaks. In addition to classes, the club offers races and monthly free sailboat rides for the general public.

**Inspire/Modern Sailing** school next to the Berkeley Marine Center offers market-rate teaching and certifications in keelboats, plus boat charters, for adults.

**Dragon boats, CSC, Cal Adventures and Inspire Sailing** together teach a wide range of water skills that can turn complete beginners into excellent sailors, boaters, windsurfers, wind-foilers and, in the end, slip-holders. It's a complete self-renewing eco-system. The learning time scale is relatively long, but that is part of its value.

**Fiscal Recommendations:** I agree with much of what you have here, mostly that there is no need to wring more income out of the Marina to make it sustainable. It is distressing how much time and energy was wasted due to a lack of clarity about finances throughout the BMASP process. I am happy to read that the Keyser Marston study will not be the vision for the Specific Plan, but please don't let the Specific Plan be an ongoing invitation to developers to tempt City government to commercialize the Marina.

**New plantings in Cesar Chavez Park:**

Ecologically sensitive planning (and planting). Personally, I love Cesar Chavez Park's expansive views and open grassy spaces, please don't clutter it up by thoughtlessly planting a bunch of trees!

**Kayak rental** inside the harbor might compromise dock access security, and kayak rental in the North Basin Cove might disturb wildlife and would require a motorized rescue boat. The South Basin is well suited to kayak rental, and Cal Adventures/CSC can provide the necessary rescue support. Weekend kayak rental is already available from Cal Adventures in the South Basin, see <https://recsports.berkeley.edu/programs-events/cal-adventures/equipment-rental/> CSC also has kayaks and paddleboards available for members. If there is demand, South Basin kayak rental might be expanded, with kayaks departing from the Shorebird Park beach.

**Bike rental**—Do anticipate that it will create pedestrian/bike conflicts and plan carefully.

**Non-water-oriented uses:** The Bay Plan has guidance on what kind of non-water-oriented uses are appropriate at waterfront locations: “Recreational facilities that do not need a waterfront location, e.g., golf courses and playing fields, should generally be placed inland, but may be permitted in shoreline areas if they are part of a park complex that is primarily devoted to water-oriented uses, or are designed to provide for passive use and enjoyment of the Bay when not being used for sports.” (p. 72)

I think BCDC has it right: the Marina does not need pickleball courts, or a rope course, or a yoga studio/gym, they do not belong there. Especially over time, we will need all the space in the Marina for water-oriented activities—for example, the mini-ferry across the harbor mouth, it is water-oriented and might even be convenient and popular.

**Seawall Drive view parking.** Look for almost any date in Google Earth, and you will see many or most of these parking spaces full—people like to sit in their cars, protected from wind and cold, and enjoy the view and the opportunity for conversation. Keep the parked cars facing the west, as they are now, with Seawall Drive behind them and the Bay Trail and its pedestrians to the west of them, so that everybody gets to enjoy that great view. These parking spaces provide some of the best shoreline access in the Marina. Don’t ruin it by making the parked cars face away from the view to the berm and parking lot. I believe that some of the motivation for constricting Seawall Drive parking is worry about possible illegal activities in the parked cars. Having the parked cars face a viewless berm is not likely to decrease such activity, but it will definitely ruin the views from the cars.



**Food service:** Berkeley has much better restaurants than the ones in the marina. Avoid signing long-term leases for restaurants that will turn out to be mediocre, the marina’s record as a restaurant landlord is not stellar. Food trucks and pop-ups at least give diversity and turnover. In any case, be careful not to crowd out parking needed for recreational or berth-holder access.

## **WETA Ferry Project**

**On page 73, the BCDC Bay Plan states that:**

“Ferry terminals may be allowed in waterfront park priority use areas and marinas and near fishing piers and launching lanes, provided the development and operations of the ferry facilities do not interfere with current or future park and recreational uses, and navigational safety can be assured. Terminal configuration and operation should not disrupt continuous shoreline access. Facilities provided for park and marina patrons, such as parking, should not be usurped by ferry patrons. Shared parking arrangements should be provided to minimize the amount of shoreline area needed for parking.”

The Nelson/Nygaard parking management study (Berkeley Marina Ferry Parking and Transportation Demand Management Strategy) is available in Appendix D of **Feasibility Study Ferry Facility at Berkeley Municipal Pier** (a big 45 MB file with tons of info on the Ferry project, dated November 2021)

**Link:** <https://www.google.com/search?client=firefox-b-1-d&q=Feasibility+StudyFerry+Facility+at+Berkeley+Municipal+Pier>

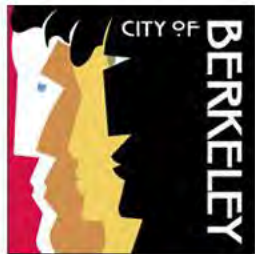
The plan for the WETA ferry proposed 915 passengers per day, with only a 250-parking space lot. Not surprisingly, the Nelson/Nygaard study (see Appendix D) does not show how the ferry could avoid usurping parking for park and marina patrons:

1. Regardless of how well the Nelson/Nygaard plan is executed, the 250-space 199 Seawall parking lot will be claimed for all-day ferry parking and will no longer provide parking for:
  - a. The southern half of Shorebird Park
  - b. People fishing or walking on the pier
  - c. Windsurfers launching from Hs Lordships cove
  - d. Overflow from South Cove parking lots
2. While the Nelson/Nygaard study advances many ideas to improve the ferry rider mode split, on Appendix D page 19, with the most optimistic mode split plus 300 parking spaces (not the 250 agreed upon) the estimated morning departures is 652, significantly lower than the 915 proposed in the 12/7/21 City Council Work Session.
3. Nelson/Nygaard suggests a \$10 charge for long term parking to keep ferry riders from parking all day in the recreational-use South Cove parking lots. While the low charge could be worse from an equity viewpoint, it is not likely to be effective against commuters in a hurry to get to work, many of whom will pay the \$10 and fill up the South Cove parking lots with all-day parked cars.
4. If the long-term parking charge were large enough to deter ferry riders, it would be a burden on recreational users, and an affront to the most basic values of social equity. The young families that I see going to Adventure Playground or Shorebird Park should not be put at risk for an expensive ticket, especially to

benefit ferry riders whose heavily subsidized ferry rides take them to well-paying jobs in San Francisco.

5. The overnight close/late morning opening strategy that was devised to keep ferry and fishing charter boat riders out of recreational lots will not work with the proposed WETA ferry schedule, which has multiple departures after the late morning opening time. The first ferry departure after the opening time will fill the lots with ferry riders' cars.
6. It won't just be parking that will be a problem: morning and evening traffic will both be seriously impacted by buses, shuttles and bicycles bringing 250-person boatloads of riders to and from the ferries.
7. There is another Nelson/Nygaard parking document, [PARKING AND MOBILITY FRAMEWORK](#), dated January 2022. This document differs significantly from the Nov 2021 Nelson/Nygaard document, but they have one thing in common: both approaches will be costly to implement and will make it much more difficult, time-consuming, and expensive to get to the Marina.
8. Neither Nelson/Nygaard document provides a viable roadmap for solving the parking and traffic problems that a WETA ferry will cause. This is a very expensive project, are we going to wait until it is complete before finding out if it works? Will we shut the ferry down if it in fact does usurp recreational parking?





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## News from the City of Berkeley

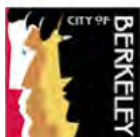


### Upcoming September 23rd Events

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August 23, 2023

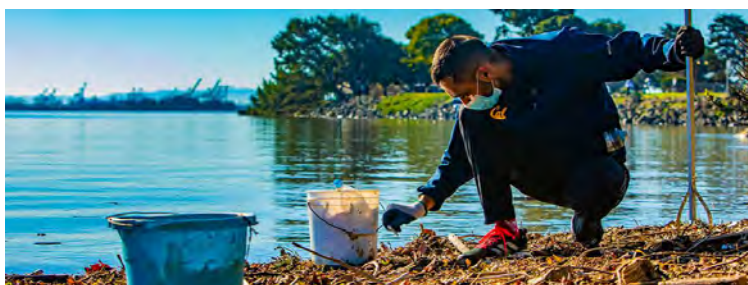
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### Parks, Recreation & Waterfront Events

Saturday, September 23rd

#### Volunteer for California Coastal Cleanup Day



**Free event for all ages.** Berkeley residents are invited to join thousands of California volunteers who will help clean up local beaches, bays, and waterways during the 39th annual Coastal Cleanup Day on Saturday, September 23 from 9:00am - 12:00pm, at Shorebird Park. Volunteers will help compile data about trash and marine debris for one of the largest research projects in the world.

For more info, call (510) 981-6720 or email [naturecenter@berkeleyca.gov](mailto:naturecenter@berkeleyca.gov)

[Register for cleanup](#)

#### Waterfront Specific Plan Open House. Join us after the cleanup...



Drop-in and give feedback on the Draft Waterfront Specific Plan. Free childcare available for ages 6+.

For more info, visit [Waterfront Specific Plan](#) or email [BMASP@berkeleyca.gov](mailto:BMASP@berkeleyca.gov)

## Ohlone Park Ribbon Cutting and Tree Planting



**Free for all ages.** We will have a ribbon cutting ceremony to celebrate our brand new 2-5 and 5-12 playgrounds at Ohlone Park (between Milvia and Bonita) on Saturday, September 23, 1:30pm.

Please join the City and the Friends of Ohlone Park (FOOP) for this volunteer tree planting opportunity starting at 9:00am. Lunch will be provided.

For more info, visit [Ohlone Park \(East\) Playground Replacement Project](#)

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## More Upcoming Events

- **August 25:** Movies in the Park ([Strange World](#)), Willard Park
- **September 8:** Movies in the Park ([Vivo](#)), Glendale La Loma Park
- **September 9:** Echo Lake Camp 100th Anniversary, [Register](#)
- **September 15:** Live Oak Laughs Comedy Show for Adults, Live Oak Theater, [Register](#)
- **September 22:** Movies in the Park ([The War with Grandpa](#)), Codornices Park
- **September 29:** S'mores and Sing-a-long, Codornices Park, [Register](#)
- **September 30:** Movies in the Park ([Wings of Life](#)), Shorebird Park

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