

Board Meeting of
November 13, 2013

TO: Board of Education

FROM: Constance Hubbard, Superintendent
Michael Brady, Assistant Superintendent Business Services
Randall Booker, Assistant Superintendent Educational Services

SUBJECT: **UPDATE ON ALAN HARVEY THEATER PROJECT:
AUTHORIZE SUPERINTENDENT TO ENTER INTO AGREEMENT
WITH QUATTROCCHI KWOK ARCHITECTS FOR DEVELOPMENT OF
THE CONSTRUCTION DOCUMENTS PHASE OF THE PROJECT**

I. SUPPORT INFORMATION

As directed at the Board of Education meeting on October 23, 2013, the District has proceeded to explore proceeding with the development of design and construction documents for the proposed renovation of Alan Harvey Theater by approximately June 2014.

The Alan Harvey Theater (AHT) was built nearly forty years ago and is one of the District's most heavily used facilities. It serves as a classroom for five of the seven periods of the school day, providing classroom space for twenty classes each semester. Even the lobby is used on a regular basis for small-group classes and rehearsals. The AHT also serves as the venue for Speakers Series and after-school performing arts productions by PHS students and local groups.

As part of the Seismic Safety Bond Program (SBBP), the Alan Harvey Theater building was reviewed for seismic safety, fire life safety, and accessibility. Engineers determined that it met the seismic standard of "life safe," which means it was not a collapse hazard in the event of an earthquake and that occupants were expected to be able to safely exit the building after a seismic event. The fire alarm system and non-structural seismic hazards like the anchoring of light fixtures and suspended speakers were addressed. Because the focus of the SBBP was to address structural deficiencies in all District buildings, it was determined that the accessibility issues would be addressed only after all buildings in the District were brought up to the "life safety" standard.

Under applicable accessibility codes, upgrades to portions of the building will trigger requirements to upgrade the entire facility to meet current accessibility standards, including access to the stage, assistive listening capabilities, and seating throughout the Theater. For example, an upgrade to the bathrooms, including making the bathrooms handicapped accessible, will trigger such requirements for the entire building. The District may make repairs to the Theater that do not involve the "path of travel" without triggering the requirement to bring the building to current accessibility requirements (e.g., roof, HVAC systems, lighting, and seating.) However, such repairs do not address all of the needed upgrades to the building.

Seven years ago, a group of engineers and architects evaluated AHT and how it might be made fully accessible in conjunction with the structural review. The *preliminary* concept was

to build a network of ramps from the High School quad to AHT, with multiple entrances to the theater to ensure an accessible path of travel to seats at all seating levels. This was a bulky and expensive solution, estimated to cost roughly \$10 million, which also would have impacted the High School quad area used by students. After it was determined that AHT is seismically safe, plans to make it accessible were deferred until completion of the Seismic Safety Bond Program (SSBP).

After the SSBP was completed last year and all buildings in the District were brought to life safety standards, the Board transitioned to the District Modernization Program to address projects that had been deferred under the SSBP because they were not required as part of the collapse hazard structural work.

The Board has approved essential projects including the replacement of roofs, HVAC systems, upgrade of technology infrastructure, playground repairs, communication systems and other smaller projects at each site. The Board also began to consider work to address the accessibility and equipment needs at Alan Harvey Theater that had been deferred.

After review of the preliminary concept design noted above, architectural designer and community member Mark Becker proposed a new solution for the AHT access issues. Mr. Becker suggested creating an accessible path of travel from the Magnolia Avenue side of AHT, essentially extending the theater lobby toward the street rather than creating a network of ramps on the quad side of the Theater. Mr. Becker also solved the need for accessibility to the stage, while at the same time providing more instructional and performance space. Mr. Becker proposed using space between AHT and Magnolia Avenue for a new adjacent building containing an elevator and a classroom that doubles as a "black box" theater.

The Board authorized \$100,000 for the District to retain an architect to develop a conceptual design for a rebuild or remodel of the Alan Harvey Theater. In the Spring of 2013, the District retained Quattrocchi Kwok Architects (QKA) to develop a conceptual design for renovation of AHT based on Becker's ideas. QKA then met with the District's performing arts staff and community members to develop designs that would serve the needs of the performing arts program as well as meet all accessibility requirements. QKA developed plans for a comprehensive renovation estimated to cost \$15 million.

QKA estimated that the construction costs, as of March 25, 2013, would be roughly \$9,773,343. The District, with the assistance of its construction manager, Vila Construction, has prepared a comprehensive project budget of \$15M. The \$15 million budget includes plans, construction drawings, contingencies, construction management, utility permitting and required upgrades, seating, theater lighting and sound systems. It also includes a 15% design contingency, 5% escalation, and other construction contractor costs, moving expenses, construction management, etc., and a 15% program contingency. Based upon Vila Construction's estimates and management of previous projects in the SSBP, this budget is considered appropriate.

As noted above, the cost of addressing the accessibility issues alone, without increasing the classroom and performance space, and impacting the existing quad space, was estimated to cost \$10 million seven years ago. The cost of tearing down the existing facility and building a new theater is estimated to be between \$25 million and \$30 million based on comparable school theaters that have been built recently in El Cerrito, Castro Valley, San Ramon and San Leandro.

On October 23, the Board of Education agreed to propose a bond measure to the voters in June 2014 to fund the proposed renovation of AHT. The Board also directed staff to attempt to negotiate a contract with QKA to begin work on the design and construction documents now so that if the bond measure passes in June, the project could be submitted immediately to the Division of State Architect (DSA), and demolition work could begin in summer 2014. The goal is to minimize inflation costs and to have the theater available for use by students in the Fall of 2015.

The Board has set aside \$500,000 of the District's remaining modernization funds to address the essential needs of AHT to remain useable for some additional time. The replacement of the seats, HVAC and some lighting systems has been delayed until it is determined whether the community will support a bond measure that permits a more complete renovation that also addresses accessibility issues. The pit filler project was approved and installed this summer because it was necessary for safe use, and it was designed to accommodate a new design if approved.

It is anticipated that there are community members willing to support the project by donating a total of \$500,000 or more to be used to either supplement the bond measure funds for the renovation project or to fund the minimum repair work if the community does not pass the bond measure. It is anticipated that the risk associated with Board authorization to use Modernization Program funds to move ahead with the development of the construction plans before the community votes on the bond measure will be mitigated, to a substantial extent, by the guarantee of private funds to complete the minimum repair work required to keep AHT minimally functional if the community does not pass the bond measure. The risk of proceeding is offset by having the reserve funds. If the community approves the bond measure, proceeding with construction drawings now will allow the District to avoid another year of expected escalation in construction costs. It also allows Fall of 2015 to remain a viable target for the Theater to be functional.

II. **RECOMMENDATION**

Authorize the Superintendent to proceed with an acceptable contract with QKA and to undertake any action required or useful to comply with the California Environmental Quality Act.