

# Options for our Berger Center

## Ad Hoc Berger Improvement Committee

Andie Altman, Lyn Cramer, Bob Giddings, Herm Hermann, Heidi Klyn, Noel Lyons, Jim Sannar and Terry Whitten

“Digging down deep, to get to the bottom, to stay on top” – Frank & Mike

# Gathering Information

- Survey of users and stakeholders, catering firms, emails and discussions with and input from OVA members and OVA maintenance & administrative staff
- 2015 Oakmont Survey input and Committee data developed at over 18 committee meetings
- Axis forensic report, MFT Consulting Engineers and JDB Mechanical and HEARS 2015 Survey
- ADA and Uniform Building Code requirements
- Input & assistance from architects & engineers

## **Next Steps After Data Gathering**

- Produced list of 20 Design Elements that needed to be addressed and potentially updated. Examples included storage, stage access, flooring , the kitchen, HVAC, code upgrade requirements, bathrooms, fireplace, acoustics, meeting spaces, etc.
- Then we set about defining and naming Conceptual Design Options for Berger update.

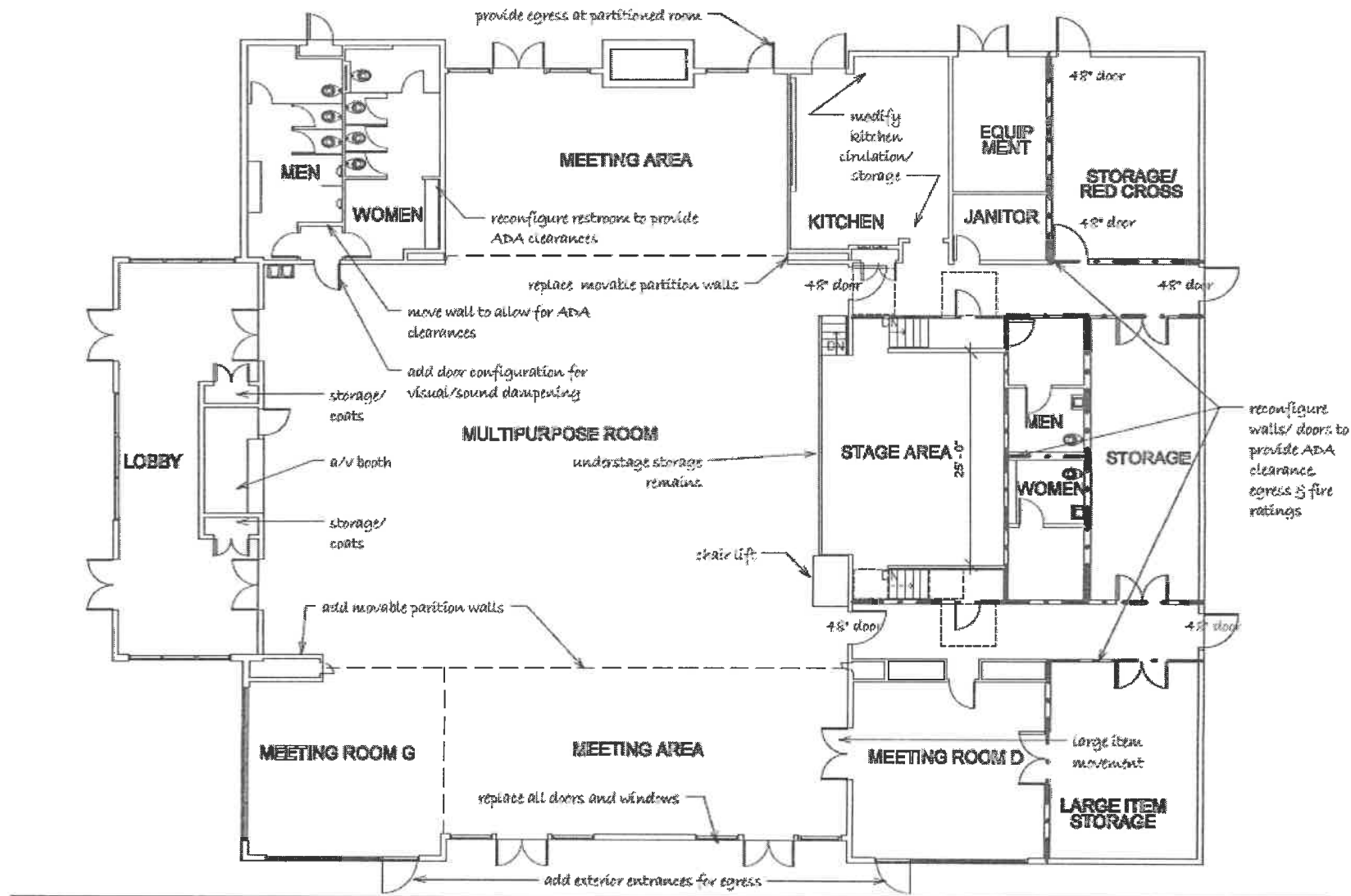
# Five Options for Berger Update

1. Cosmetic update
2. Modernize existing configuration
3. Reconfigure & modernize
4. Expand and modernize
5. Build a new Berger multi-purpose auditorium to meet today's and tomorrow's needs

# The Minimum Option

- Next the Committee and architects integrated Design Options with Design Elements to produce a matrix with values attached to each Element. This matrix clarified our thinking. The minimum Design Option that would satisfy Berger users, the community and the needs of the OVA would be **Option 4 – Modernize & Expand**.
- The Committee, working with our architects, decided to slightly modify that option to add a lobby. This option is now referred to as **Option 4a**.
- The following slide shows the configuration of 4a.

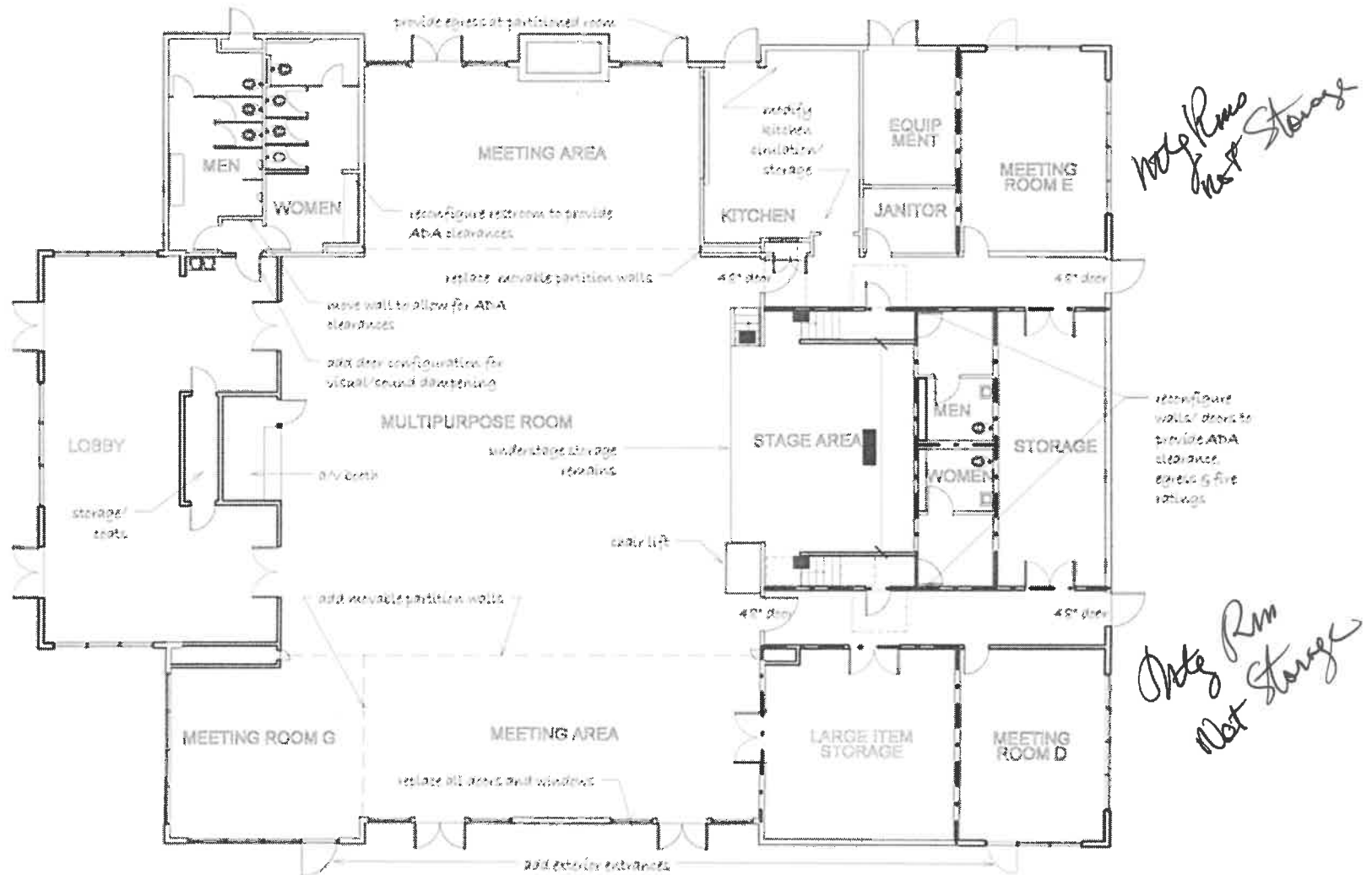
# Option 4a – Modernize & Expand



## Additional Recommendations

- After our previous Board presentation, we received insightful input that led to an additional option. The Committee then decided to present to the Board two recommended options – 4a and 4b. They are very similar but while 4a emphasizes greater storage capabilities for Berger, 4b gives the OVA greater isolated meeting space. The lobbies are also configured differently.

# Option 4b – enhanced lobby



Oakmont Village Association  
 BERGER CENTER UPGRADE  
 Oakmont Village

OPTION 4B MODERNIZE AND EXPAND  
 3/32" = 1'-0" : 11.16.2015  
 ANALYSIS

## A Hybrid is Possible.

- These two options should be viewed as conceptual designs only. If the Board decides to enter into Phase II – Schematic Design – it may decide that some element(s) of Option 4a should be swapped out for some element(s) of Option 4b. This would depend on the uses and needs of the OVA at that time and going forward.
- For example, the lobby of Option 4b may look more useful to the Board than the one shown in Option 4a. At this conceptual stage these can be interchanged. Then when we get to the Schematic Design – actual design drawings reflecting the Board’s decisions – the 4b lobby would be insert into Option 4a. Or vice versa.

# Berger Cost Model Budget

*Not Part  
Estimate*

## “Hard Costs”

- Base material and labor cost \$1,447,382
- Design contingency (20%) 289,476
- Escalation factor (today's dollars) \*
- General liability Ins. (1.18%) 20,495
- Contractor O/H & profit (6.5%) ✓ 114,228
- **Total Construction Costs \$1,871,581**

# Berger Cost model Budget

## “Soft Costs”

- Included in these costs are environmental review & testing, surveying, geotechnical soils investigation, architectural; and engineering fees, special design consultants (acoustical, lighting, equipment, reimbursable direct expenses, allowances for community meetings, permit and agency review fees, construction contingency (20% recommended), etc. **\$748,632**

# Berger Cost Model Budget

## Total Costs

- Construction Costs “Hard Costs” \$1,871,581
- “Soft Costs” (40% of Hard costs) 748,632
- Escalation Costs \*
- **Total Costs \$2,620,213 to \$3.1M**

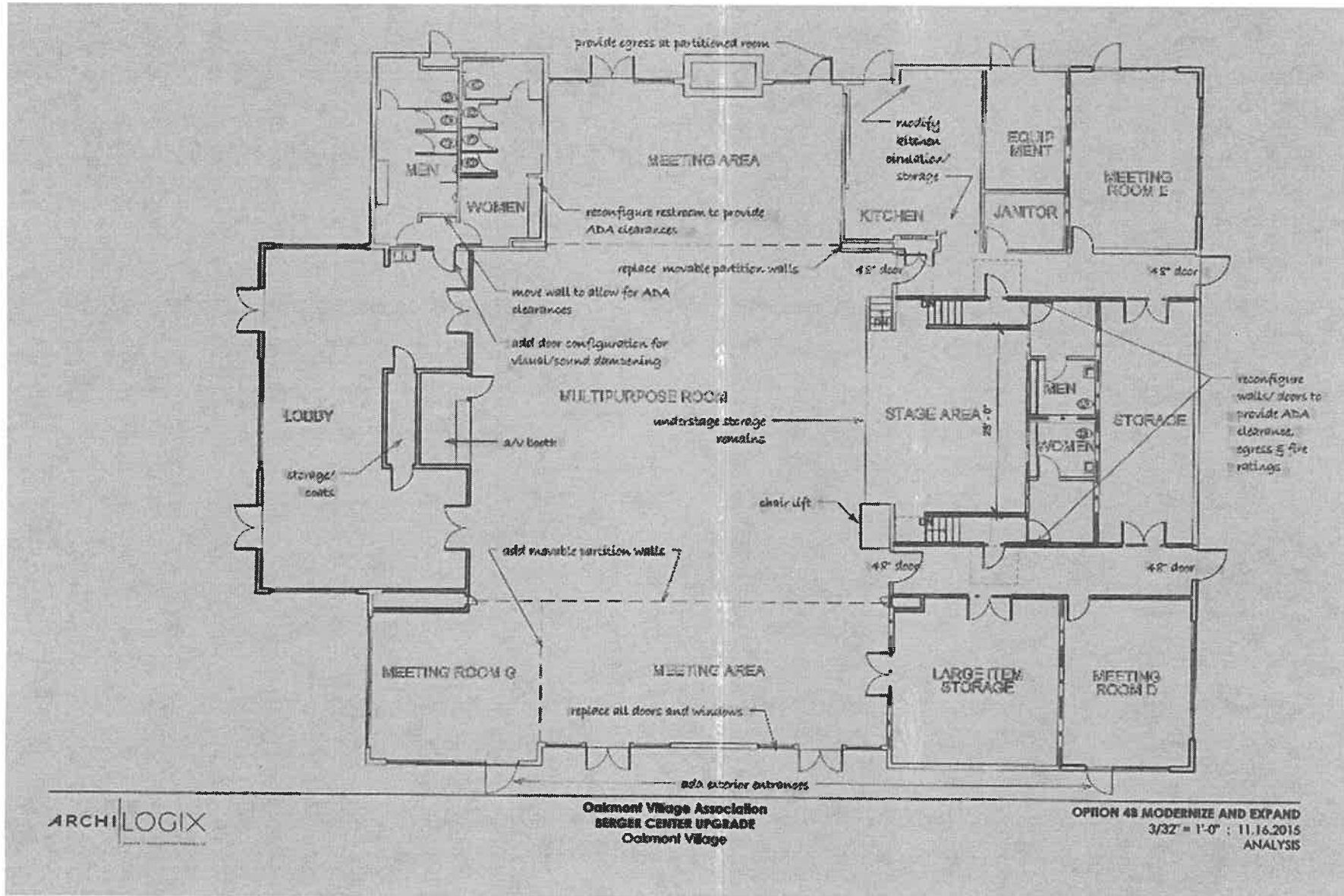
*red* → • **Time Costs: 6 to 9 months shut down and could easily be longer especially if tricky phasing is adopted to allow some use of the Berger during construction.**

\*Can't be assigned until a construction schedule exists. Once a specific construction start date is determined the design and engineering team with the help of a cost consultant will monitor construction cost escalation at that time to input current and appropriate figures.

# ADA & UBC Costs including Lobby

- Existing Berger is not up to current code requirements. This slide shows ADA and other code compliance areas that any major renovation will trigger. Not shown in the slide is at least one further cost – installation of a fire suppression sprinkler system. A budget estimate for the code upgrades alone would be approximately **\$989,156** including the new lobby.

# ADA & UBC Upgrades



# OVA Next Steps: Evaluate Structure

Estimated cost to evaluate Berger structure is approximately **\$5,000+/-**

- Will identify any and all deferred maintenance and the corresponding effect on the structure
- Tell us the building strength and whether cosmetic changes will require additional structural strength, such as a new roof.
- Inform us about the possibility and/or limitations on desired alterations. One example: If lateral bracing does not meet current earthquake code, we may be forced to lessen the number of windows and increase sheer strength by adding solid walls in place of windows

# OVA Board Decisions

Whether to contract with the architects and move forward on the following:

Phase II – Schematic Design

Phase III – Design Development &  
Construction Documents

Phase IV – Bidding and Construction  
Administration

OR

## Explore a Brand New Building?

- OVA Board could direct architects to produce a conceptual design and a cost model of an entirely new building. This would produce the “hard” and “soft” budget estimates and provide a more detailed view of the benefits and usefulness of a new building built to current code. Fortunately, much of the information developed by the Committee to date could possibly keep costs lower in this effort.

# Rough Estimates

- New building cost: \$300 to \$350 per square foot.
- Approximate size of current Berger: 10,180 sq. ft.
- New building cost budget estimate without at least a conceptual design: \$3,100,000 to \$3,600,000. 
$$\begin{array}{l} 10,180 \text{ sq. ft.} \times 300/\text{sf} \\ + 10,180 \text{ sq. ft.} \times 350/\text{sf} \end{array}$$
- Budget estimate would include site work for the new building footprint but not a new/expanded parking lot or central plaza.
- Should a new auditorium size be increased to 13,000 sq. ft. the budget could increase to: \$3,900,000 to \$4,550,000.

# Other Key Board Considerations

- Financing the Berger Improvement Center project or a new building
- Space use needs of the OVA at the CAC
- A well thought out policy regarding club/activity storage at the Berger Center
- City parking code requirements

- As Chair of this robust and thoughtful group of volunteers, I wish to thank every member of this Committee for their extraordinary work and perseverance. Each person has brought significant insight, energy and has represented various points of view and community concerns related to our project.
- The Oakmont community is fortunate to have such willing and talented volunteers that do such positive work that will assist this and future OVA Boards and have an enormous beneficial effect for decades to come.
- Thank you Andie Altman, Lyn Crammer, Herm Hermann, Heidi Klyn, Noel Lyons, Jim Sannar and Terry Whitten.

THE END

**CONSTRUCTION BUDGET SUMMARY**

Date 12/2/15  
Building Sqft. 11,450

**Oakmont Berger Center  
Archilogix**

Description	Amount	Qty	Unit Cost	Budget	Cost/ Sf
<b>GENERAL REQUIREMENTS</b>	7	Months	20,000	140,000	12.23
<b>JOB SET UP / CLEAN UP</b>					
Progressive Clean Up	7	months	600.00	4,200	0.37
Final Clean Up	11,450	sf	0.50	5,725	0.50
Debris Boxes / Recycle Program	8	ea	750	6,000	0.52
<b>BUILDING</b>	11,450	sf			
<b>Demolition</b>					
Interior Walls	2,000	sf	5.00	10,000	0.87
Interior Finishes	4,500	sf	2.50	11,250	0.98
Interior Doors	4	ea	150.00	600	0.05
Interior Floors	1,500	sf	1.50	2,250	0.20
Exterior doors and windows	4	ea	250.00	1,000	0.09
<b>Concrete</b>					
Piers at Hallways	8	ea	1,500.00	12,000	1.05
Structural Slab on Grade / Footings	1,640	sf	18.00	29,520	2.58
Sidewalks	750	sf	8.00	6,000	0.52
<b>Rough Carpentry</b>					
Interior Walls / Stage Stairs	2,000	sf	10.50	21,000	1.83
New Lobby	721	sf	75.00	54,075	4.72
New exterior doors - framing	3	ea	500.00	1,500	0.13
Wheel chair lift	1	ea	1,200.00	1,200	0.10
<b>Finish Carpentry</b>					
Exterior double doors - install	6	ea	250.00	1,500	0.13
Exterior doors - install	8	ea	150.00	1,200	0.10
Exterior finish carpentry	1	ls	2,500.00	2,500	0.22
Interior finish carpentry	1,430	sf	2.50	3,575	0.31
Sheetrock / tape / texture	7,500	sf	6.00	45,000	3.93
Insulation	5,500	sf	1.50	8,250	0.72
Roofing - Lobby Only	2,500	sf	3.25	8,125	0.71
GSM Downspouts / Sheetmetal	1	ls	3,500.00	3,500	0.31
Sealants	1	ls	2,500	2,500	0.22
<b>Doors</b>					
Interior single doors	4	ea	450	1,800	0.16
Interior double doors	2	ea	1,200	2,400	0.21
Exterior single doors	4	ea	850	3,400	0.30
Exterior double doors	4	ea	1,850	7,400	0.65
<b>Windows</b>	9	ea	575	5,175	0.45
Painting - Interior & Ext	11,450	sf	1.50	17,175	1.50
<b>Flooring</b>					
Lobby	730	sf	6.50	4,745	0.41
Hallways	600	sf	5.00	3,000	0.26
AV Booth	100	sf	5.00	500	0.04
Ceramic Tile Floors - Restrooms Patch Only	779	sf	3.00	2,337	0.20

**CONSTRUCTION BUDGET SUMMARY**

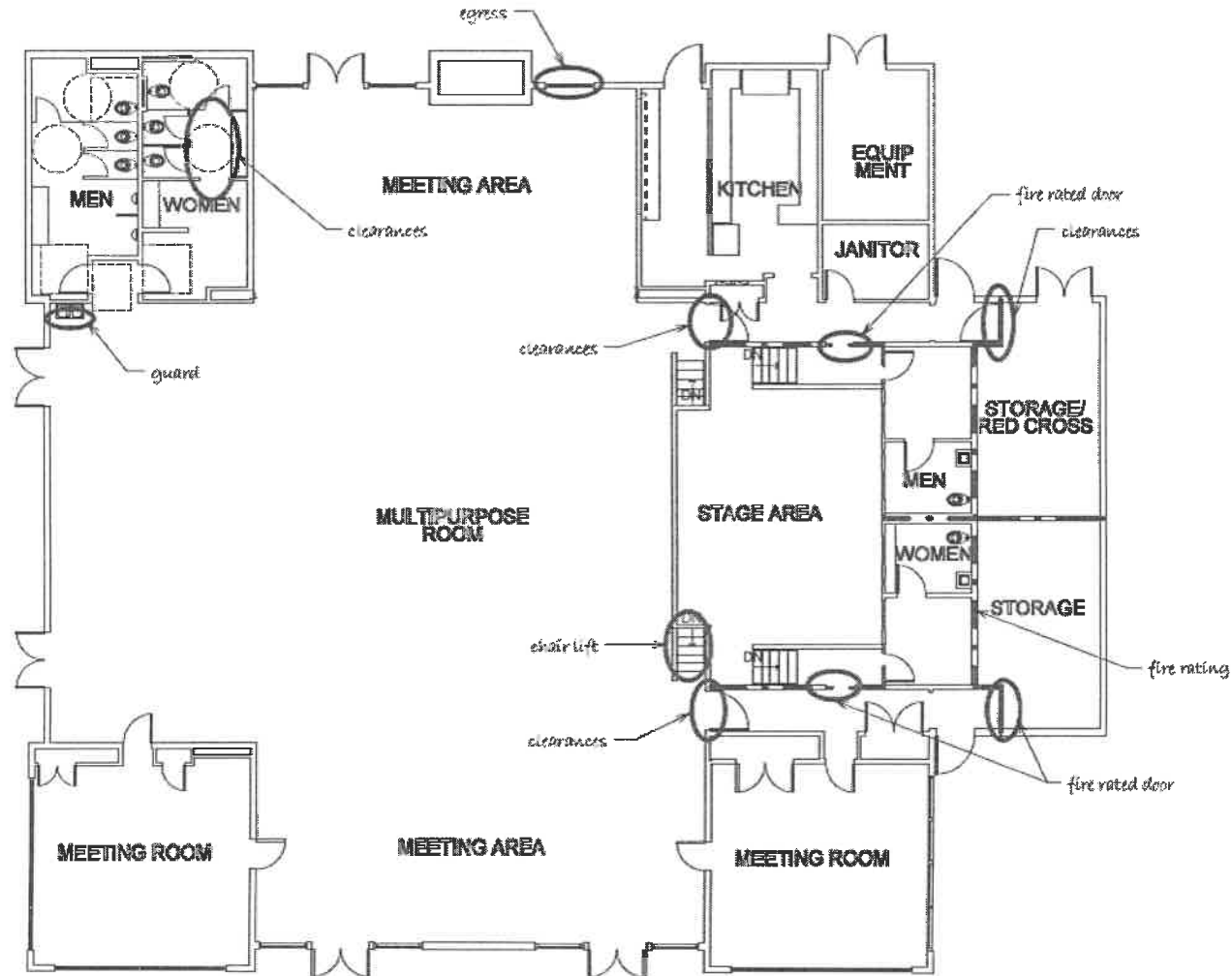
Date **12/2/15**  
Building Sqft. **11,450**

**Oakmont Berger Center  
Archilogix**

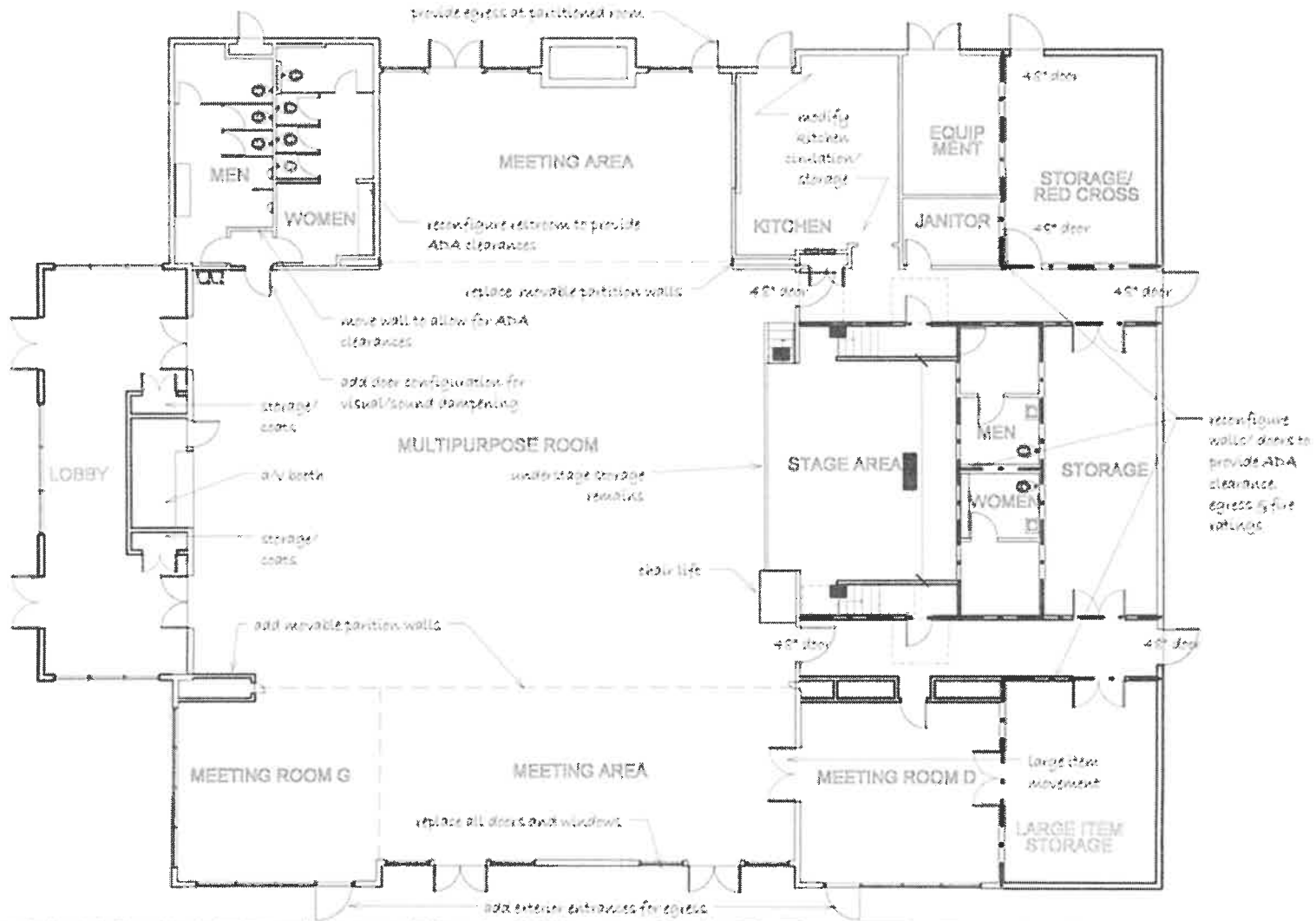
Description	Amount	Qty	Unit Cost	Budget	Cost/ Sf
Ceramic Tile Walls - Patch only	1,328	sf	3.00	3,984	0.35
Toilet Accessories	4	restrooms	150	600	0.05
Toilet Partitions	2	stalls	800	1,600	0.14
Fire Extinguishers	3	ea	150	450	0.04
New Wheel Chair Lift	1	ea	5,500.00	5,500	0.48
Fire Sprinklers					
New Service, PIV/BF/DOC	1	ls	45000	45,000	3.93
Distribution	11,450	sf	2.50	28,625	2.50
HVAC					
New HVAC at Lobby	750	sf	15.00	11,250	0.98
Electrical					
Power and Distribution	11,450	sf	4.00	45,800	4.00
Key card entry	1	ls	5,000.00	5,000	0.44
Light fixtures - Title 24 Upgrades	11,450	sf	15	171,750	15.00
Fire Alarm Upgrades	1	ls	15,000	15,000	1.31
<b>Subtotal</b>				<b>764,961</b>	<b>66.81</b>
<b>Budget Contingency</b>			<b>20.00%</b>	<b>152,992</b>	<b>13.36</b>
<b>General Liability Insurance</b>			<b>1.16%</b>	<b>10,832</b>	<b>0.95</b>
<b>General Contractor OH &amp; Profit</b>			<b>6.58%</b>	<b>60,371</b>	<b>5.27</b>
<b>TOTAL</b>				<b>\$ 989,156</b>	<b>86.39</b>

- Exclusions**  
 Dryrot Repair  
 Finishes other than Lobby and Corridor  
 Kitchen Upgrades  
 AV / Data  
 Blueprints  
 Permits and Fees  
 Special Inspections & Testing  
 FF&E  
 Data and IT  
 Main Electrical Service Relocation or Upgrade  
 Sitework or exterior work

# Code Analysis Conceptual Drawing



# Option 4a - external lobby



Oakmont Village Association  
 BERGER CENTER UPGRADE  
 Oakmont Village

OPTION 4A MODERNIZE AND EXPAND  
 3/32" = 1'-0" : 08.31.2015  
 ANALYSIS

## **Not included in the ADA & UBC Budget Estimate**

- Dry rot from Axis report
- Finishes other than lobby and corridor
- Kitchen upgrades
- AV / Data / IT
- Blueprints
- Permits and Fees
- Special inspections & testing
- FF&E
- Main electrical service relocation or upgrade
- Site work or exterior work
- Meeting rooms
- Phasing