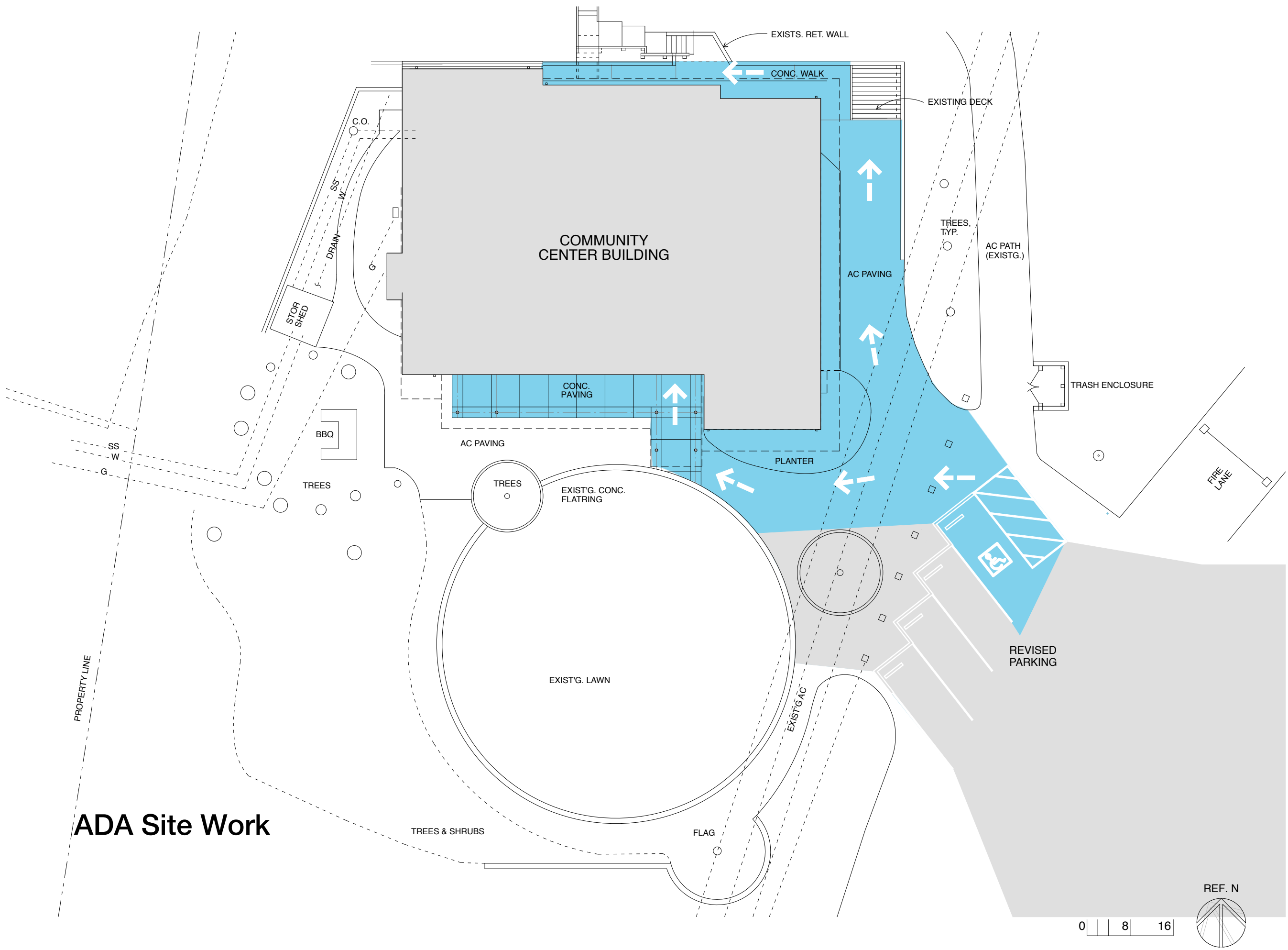


Seismic Upgrades and
Building Alterations
**Kensington
Community
Center**

**Design
Development**

Kensington Community Center

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ADA Site Work

Design Development

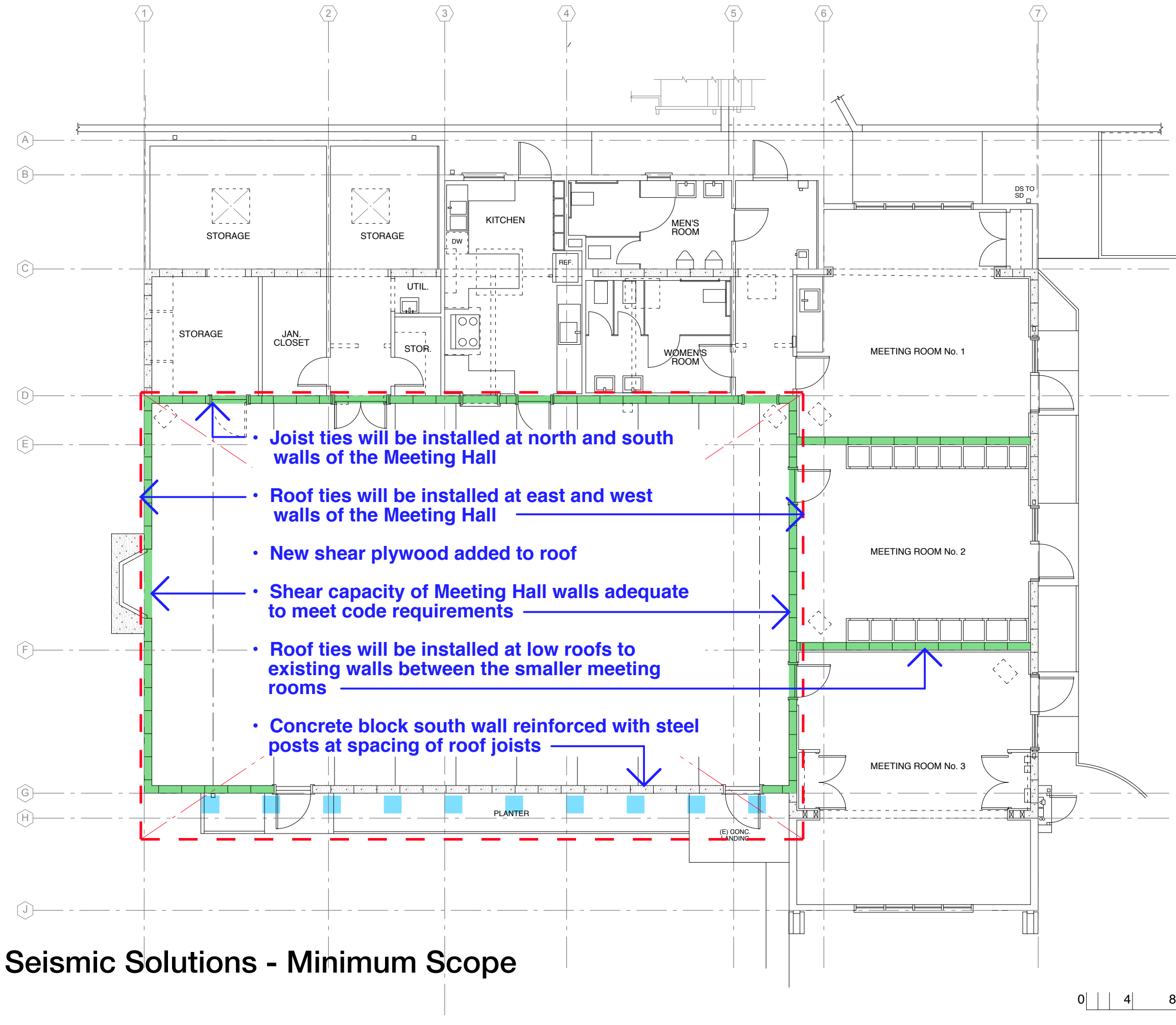
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- Joist ties will be installed at north and south walls of the Meeting Hall
- Roof ties will be installed at east and west walls of the Meeting Hall
- New shear plywood added to roof
- Shear capacity of Meeting Hall walls adequate to meet code requirements
- Roof ties will be installed at low roofs to existing walls between the smaller meeting rooms
- Concrete block south wall reinforced with steel posts at spacing of roof joists

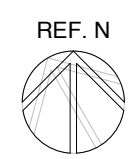
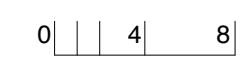
Seismic Solutions - Minimum Scope

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Exterior - Southwest Wall - Existing

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Exterior - Southwest Wall with New Reinforcing

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Interior - Southwest Wall with New Reinforcing

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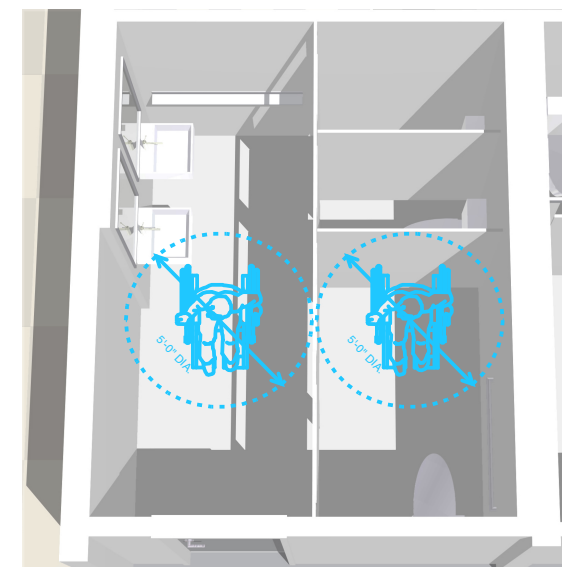
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MEN'S
ROOM

WOMEN'S
ROOM

KITCHEN



ADA Revisions

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New Access-
Compliant Sink &
Faucet

Door Reversed
for ADA Clearances

New Doors &
Hardware for
Existing Storage

Moveable Low Table
for Children's
Cooking Classes

New Access-
Compliant Counter
Heights Throughout

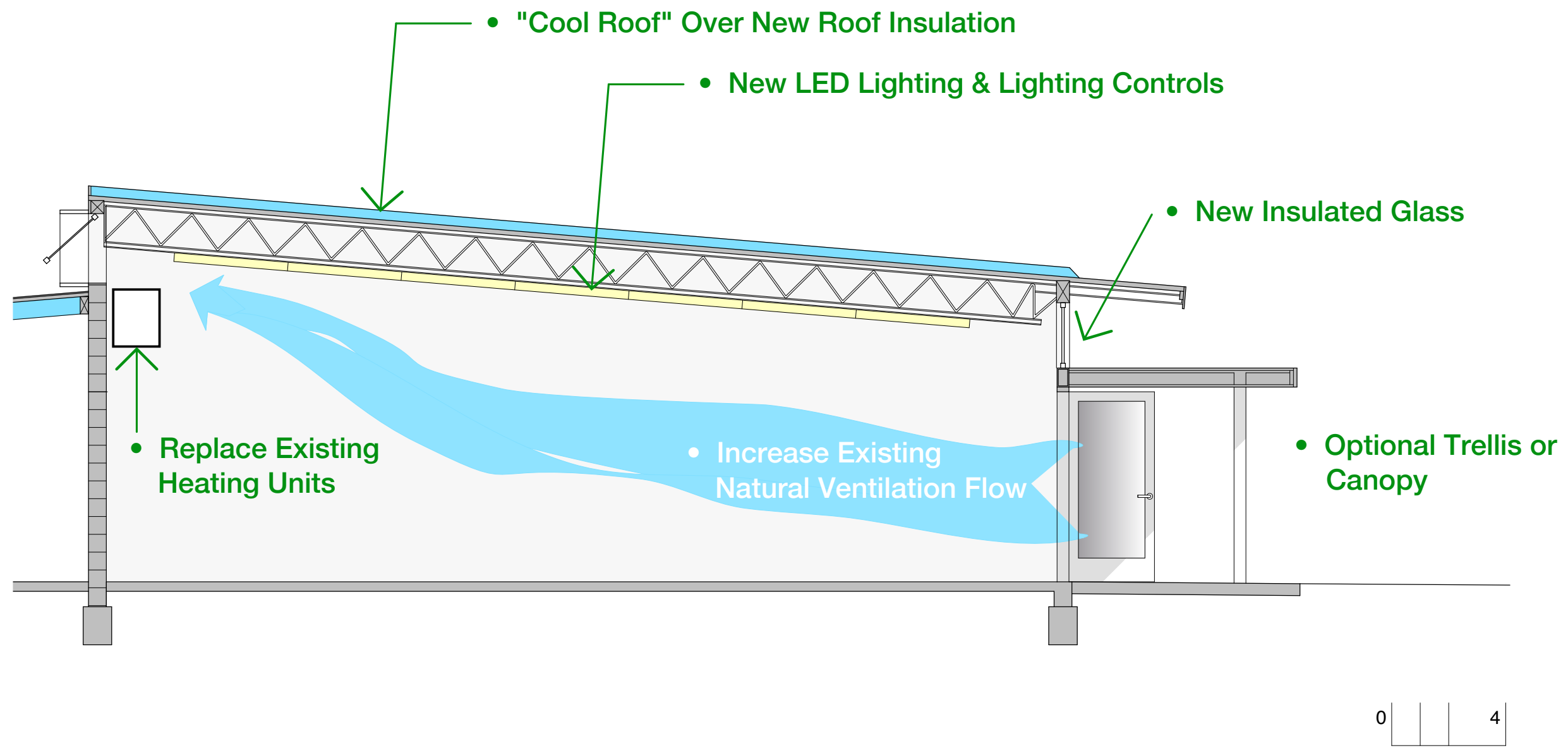
Existing Range, Hood
and Refrigerator to
Remain

Design Development

ADA Upgrades a Catalyst for Kitchen Improvements

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Design Development










Energy Compliance Solutions

Kensington Community Center

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Construction Task - **Minimum Scope**

R.O.M. Costs

	General Conditions (12.5%)	\$ 107,900
	Site Work for ADA Access	\$ 175,000
	Seismic Upgrades - Minimum Scope Including Revised Clerestory Windows	\$ 298,000
	ADA Upgrades - Restrooms, Kitchen, Doors and Signage	\$ 107,500
	Building Envelope Upgrades - T-24 Energy Insulation and Roofing	\$ 79,000
	Plumbing / HVAC Upgrades - T-24 Energy New Water Heater & Roof Ventilator	\$ 11,600
	Electrical Work - Power, Lighting and Lighting Controls	\$ 144,500
	Finishes - Patch, Repair and Restoration	\$ 45,000
	Close-off Chimney & Flue	\$ 1,500
Subtotal, Construction Tasks		\$ 970,000
Contractor's Profit (7.5%)		\$ 73,000
Total, Minimum Scope Budget:		\$ 1,043,000

Design Development

Minimum Project Scope ROM Cost Summary

Kensington Community Center

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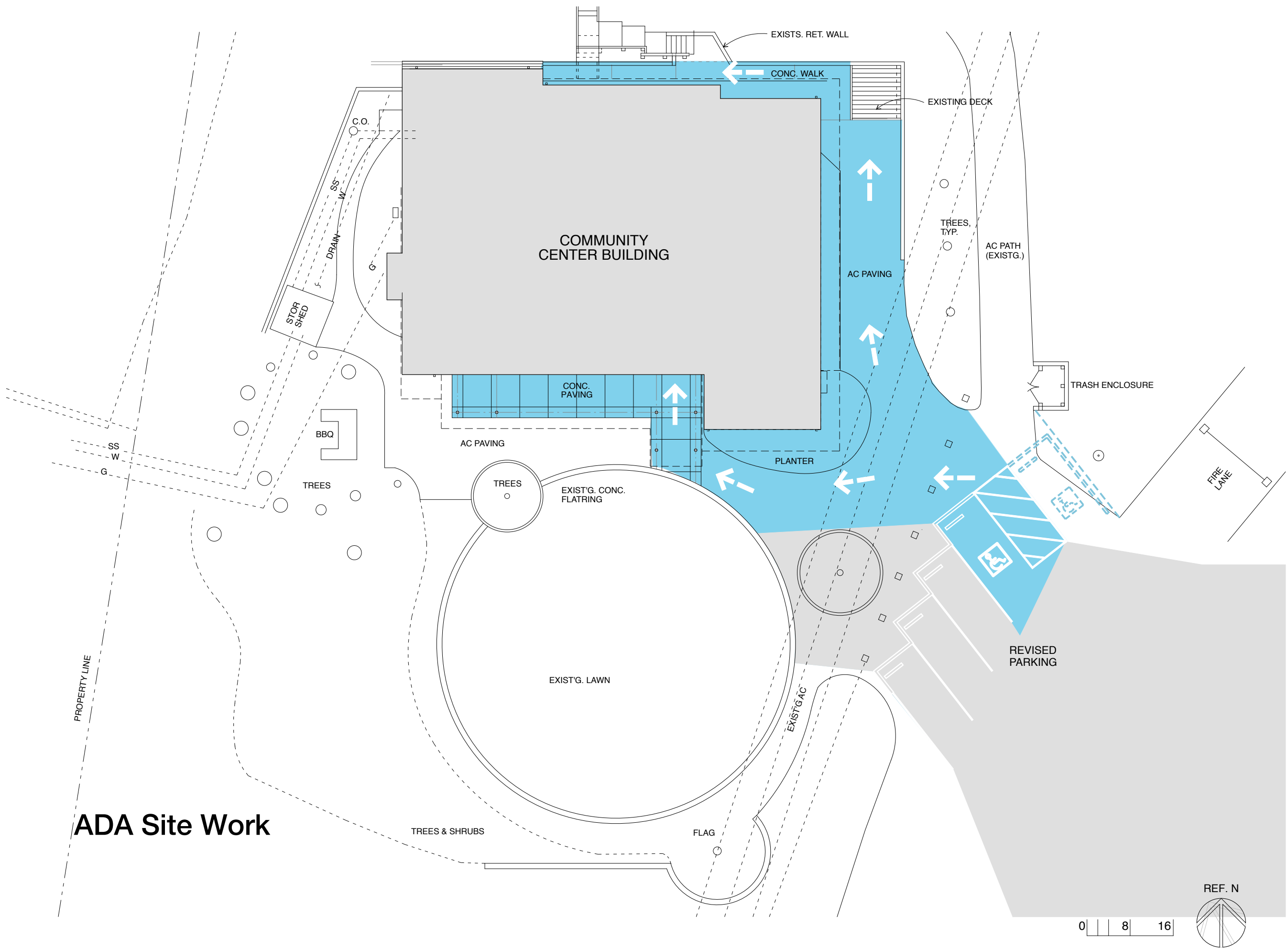


Requested Improvements - Schematic Design Basis

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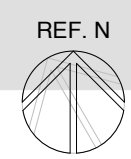
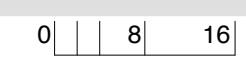
ADA Site Work

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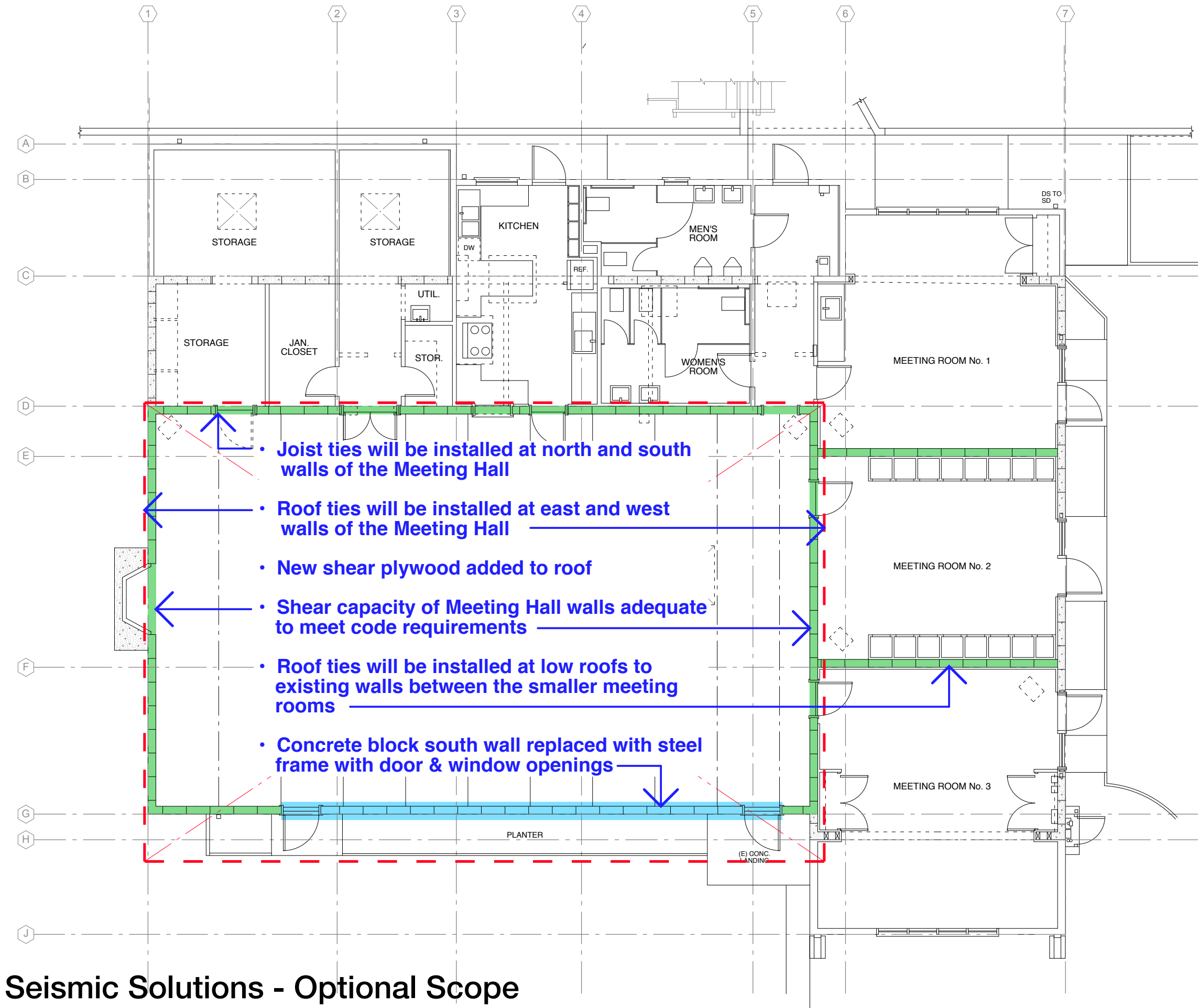
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- New shear plywood added to roof
- Shear capacity of Meeting Hall walls adequate to meet code requirements
- Roof ties will be installed at low roofs to existing walls between the smaller meeting rooms
- Concrete block south wall replaced with steel frame with door & window openings

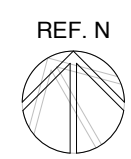
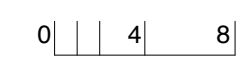
Seismic Solutions - Optional Scope

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Exterior - New Structural Frame, Canopy and Window Wall with French Doors

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Interior - New Structural Frame, Canopy and Window Wall with French Doors

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Exterior - New Structural Frame, Canopy and Window Wall with NanaWall-Type Doors

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Interior - New Structural Frame, Canopy and Window Wall with NanaWall-Type Doors

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Exterior - New Structural Frame, Canopy and Window Wall with Fixed Windows

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Interior - New Structural Frame, Canopy and Window Wall with Fixed Windows

Seismic Solutions - Optional Scope

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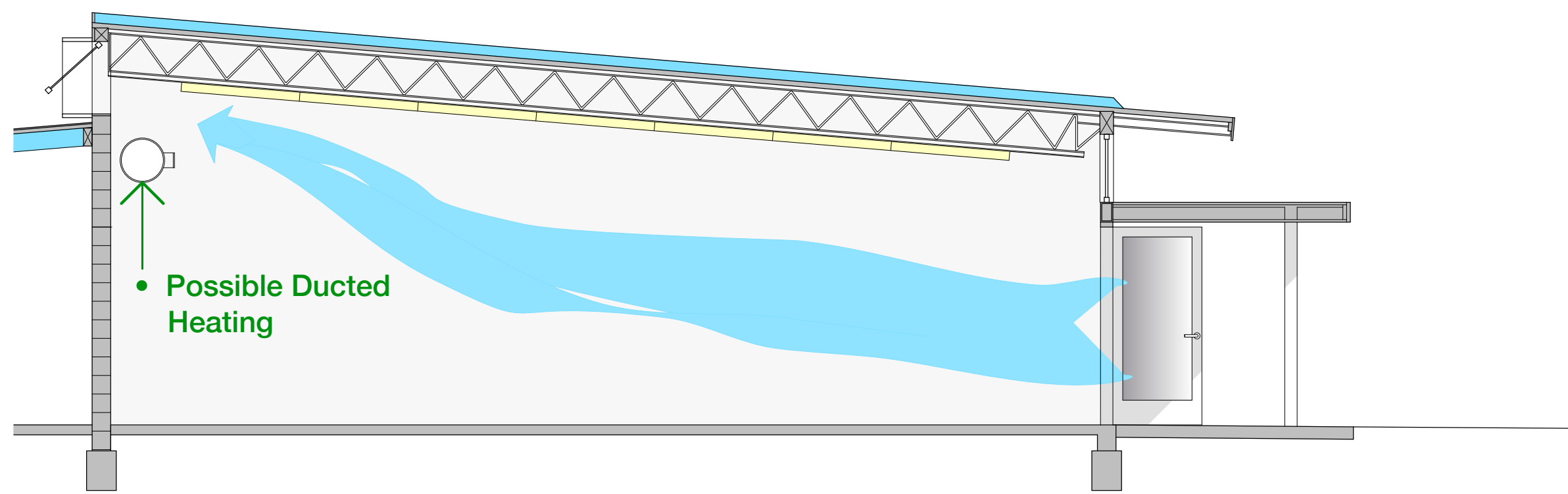
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• Possible Ducted Heating



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Meeting Hall Storage & AV Option

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Development**

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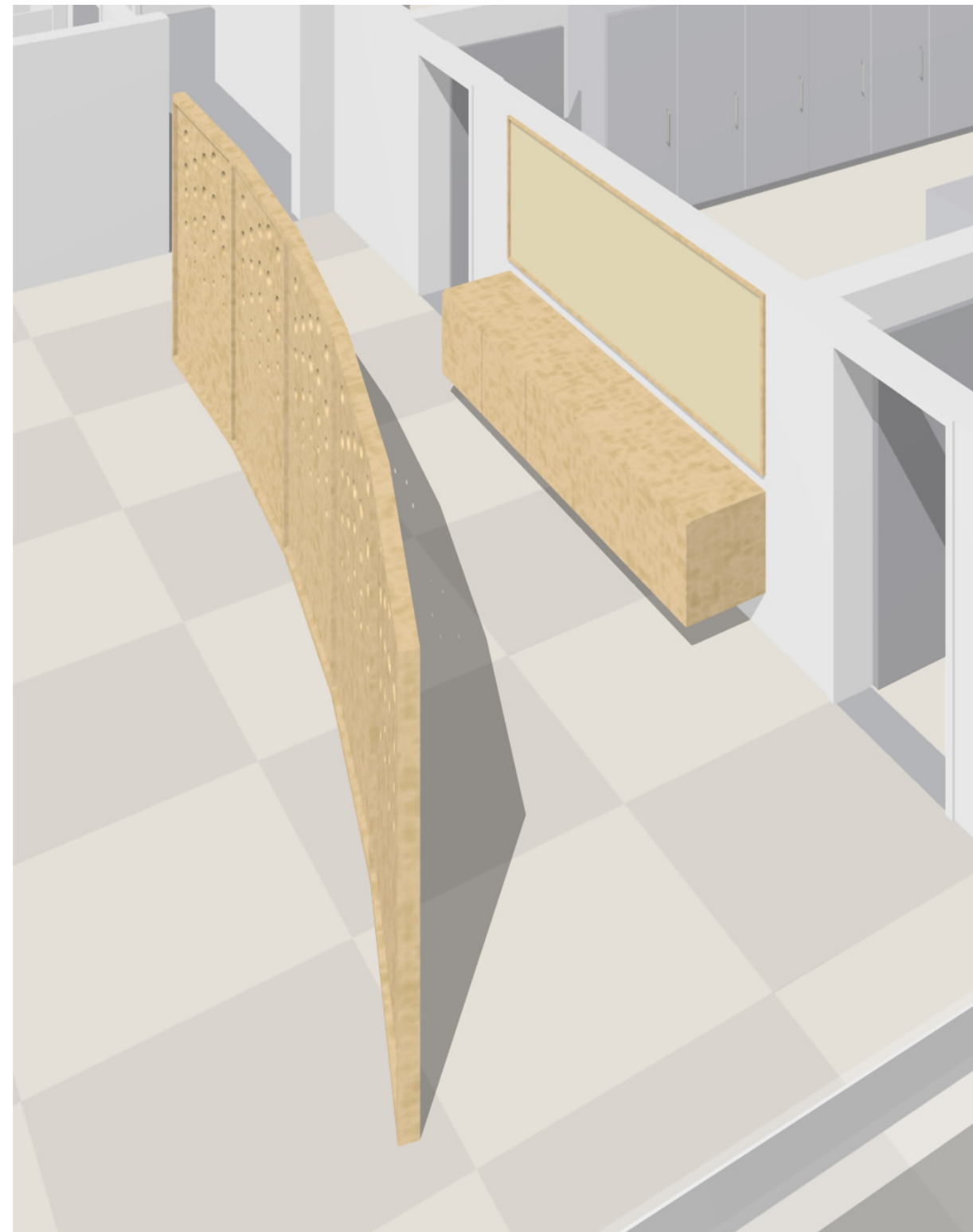
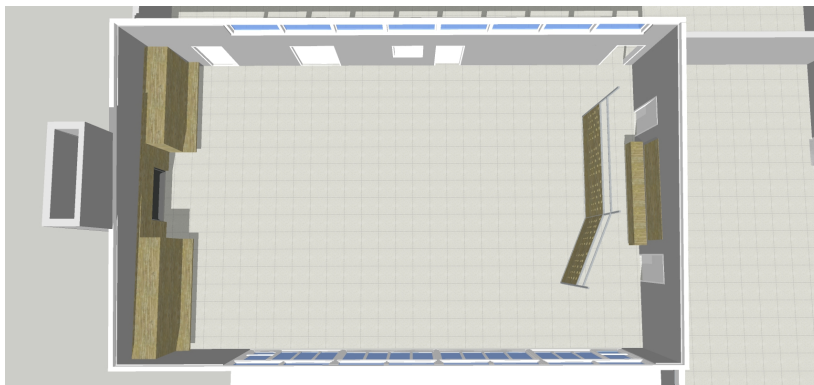


**Meeting Hall Storage & AV Option -
Full-Height Storage and Fireplace**

**Design
Development**

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Budget Options F, G & H: Meeting Hall Divider Panels, Storage Cabinet & Bulletin Board

Design Development

Construction Task - Minimum Scope

R.O.M. Costs

General Conditions (12.5%)	\$ 107,900
Site Work for ADA Access	\$ 175,000
Seismic Upgrades - Minimum Scope Including Revised Clerestory Windows	\$ 298,000
ADA Upgrades - Restrooms, Kitchen, Doors and Signage	\$ 107,500
Building Envelope Upgrades - T-24 Energy Insulation and Roofing	\$ 79,000
Plumbing / HVAC Upgrades - T-24 Energy New Water Heater & Roof Ventilator	\$ 11,600
Electrical Work - Power, Lighting and Lighting Controls	\$ 144,500
Finishes - Patch, Repair and Restoration	\$ 45,000
Close-off Chimney & Flue	\$ 1,500
Subtotal, Construction Tasks	\$ 970,000
Contractor's Profit (7.5%)	\$ 73,000
Total, Minimum Scope Budget:	\$ 1,043,000

Construction Options

R.O.M. Costs

Additional ADA Parking - 2nd Space East of Exist'g added to Site Costs	\$ 109,500
SW Window Wall & Canopy - Steel Frame and French Doors added to Seismic Costs	\$ 77,500
SW Window Wall & Canopy - Steel Frame and Fixed Windows	\$ 67,500
SW Window Wall & Canopy - Steel Frame and NanaWall added to Seismic Costs	\$ 91,000
Mechanical System - Minimum Option New Heating Units to Replace Existing	\$ 111,600
Mechanical System - Ducted System with 2 Furnaces added to HVAC Costs	\$ 149,500
Mechanical System - Hybrid System Ducted to Meeting Hall with 1 Furnace and New Heaters at Meeting Rooms added to HVAC Costs	\$ 128,000
Fireplace Insert (T-24 Compliant)	\$ 9,500
Fireplace Mantel - Add to Fireplace Costs	\$ 2,500
Storage - Northwest Wall Including Recessed Projection Screen	\$ 39,000
Extend Storage to Ceiling - Add to Storage Costs	\$ 31,200
AV and Sound System	\$ 12,500
Screen Wall Divider	\$ 14,500
Cabinet - East Wall or North Wall	\$ 5,000
Bulletin Board - East Wall	\$ 1,800
New Acoustical Ceiling Treatment at Meeting Hall	\$ 28,000
New Linoleum Tile Flooring at Meeting Hall	\$ 21,000

Seismic Upgrades and Building Alterations

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Optional Project Scope ROM Cost Summary



Seismic Upgrades and
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