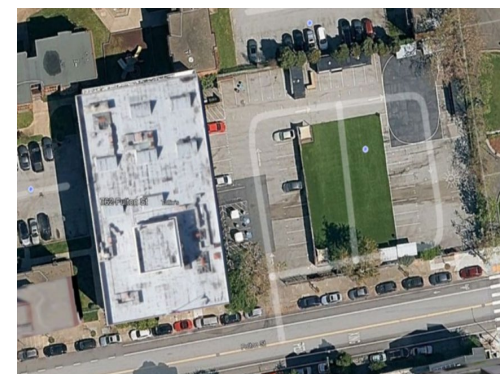
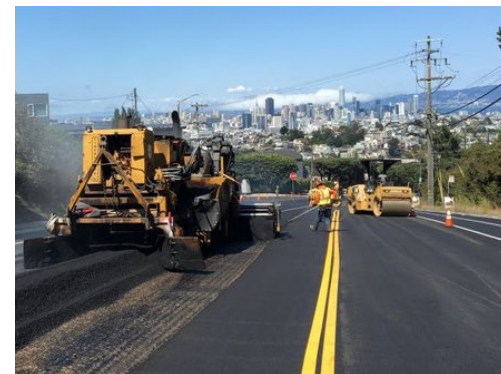
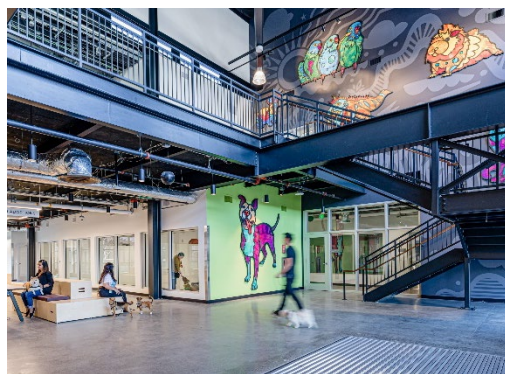
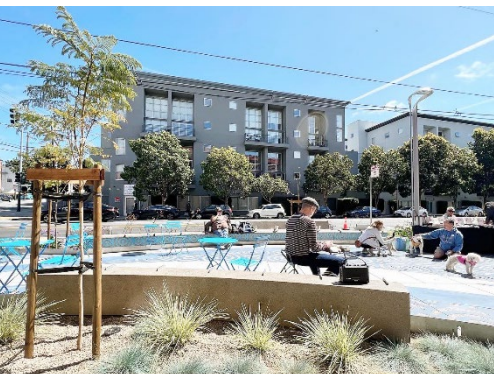


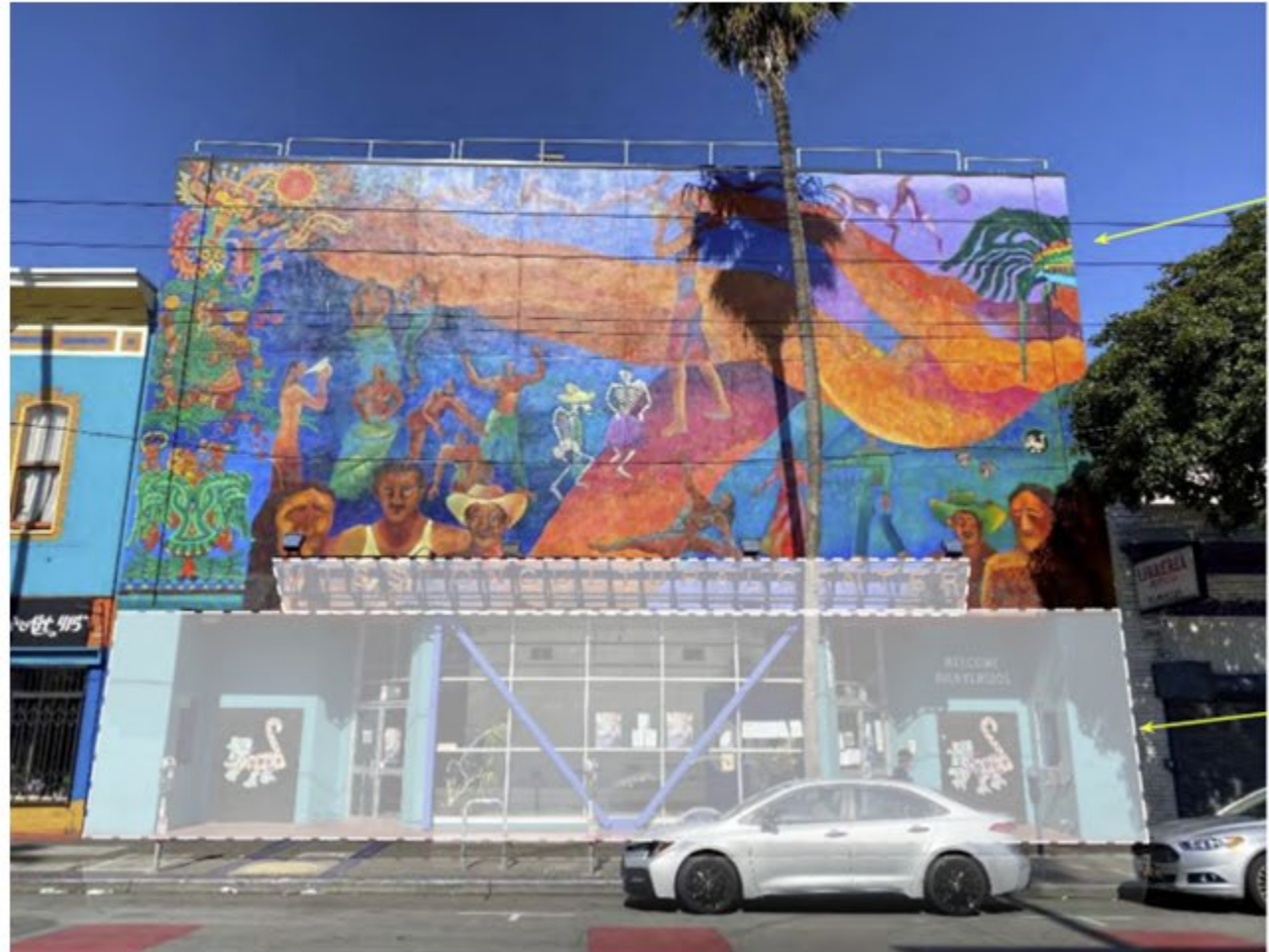
April 30, 2026

Capital Project Update : AAACC/MCCLA Seismic Improvement Projects

Jumoke Akin-Taylor
Project Manager



AAACC MCCLA Seismic Improvement Project



AAACC MCCLA Seismic Improvement Project

Capital project update

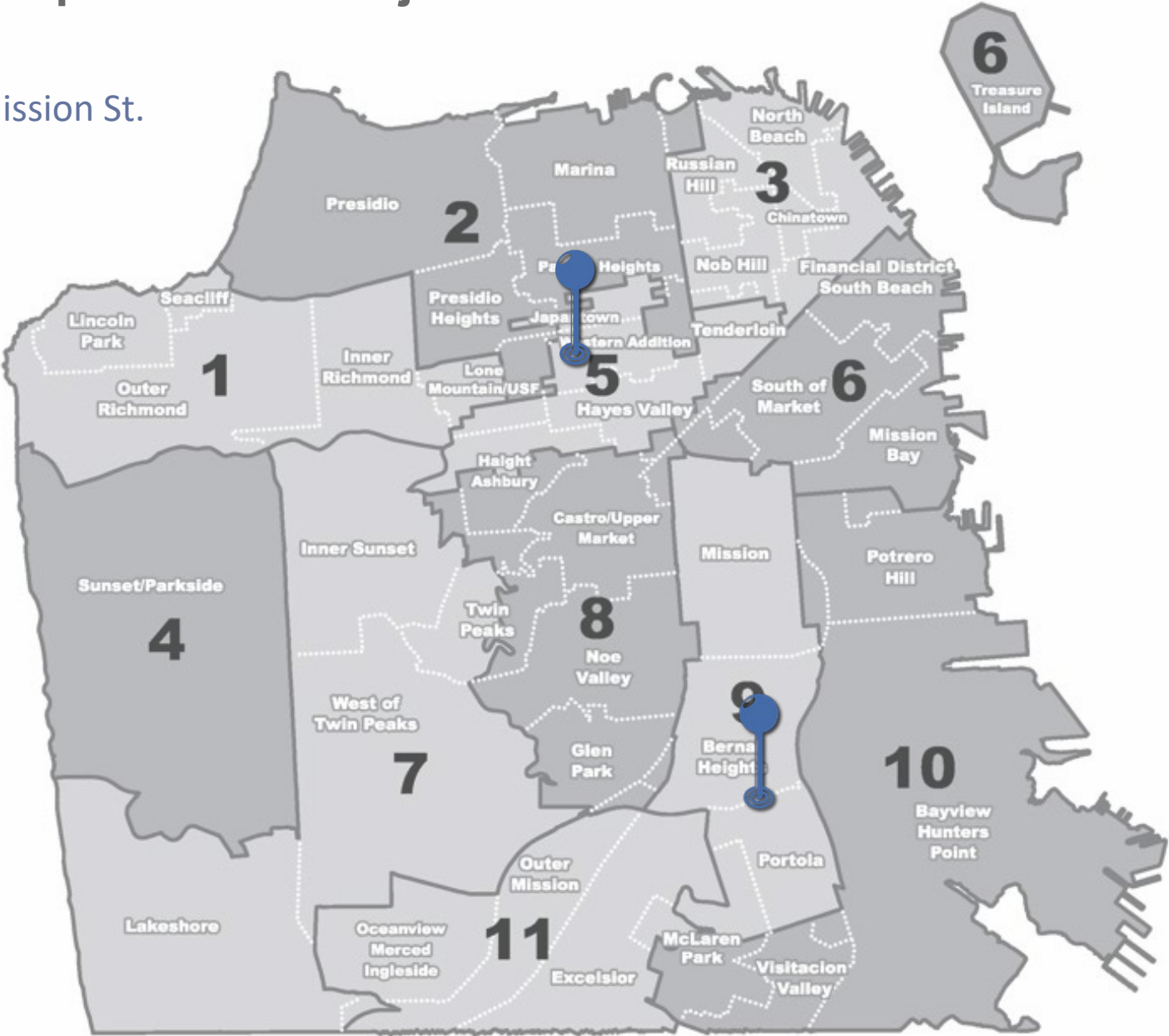
Commission Approvals		
Award Date: March 27, 2025	Award Amount: \$35,026,344	Award Duration: 790 days
Project Cost Estimate:	\$41,000,000	
Contractor:	Pankow	
Status:	Design (Early)	
Scope:	Summary of work: Voluntary seismic improvement on AAACC-MCCLA- strengthen weak members for resistance force.	

AAACC/MCCLA Seismic Improvement Projects

Location

Address: 762 Fulton St. and 2868 Mission St.

District: 5- Fillmore and 9 - Mission



Scope of Work – MCCLA

Planned work summary

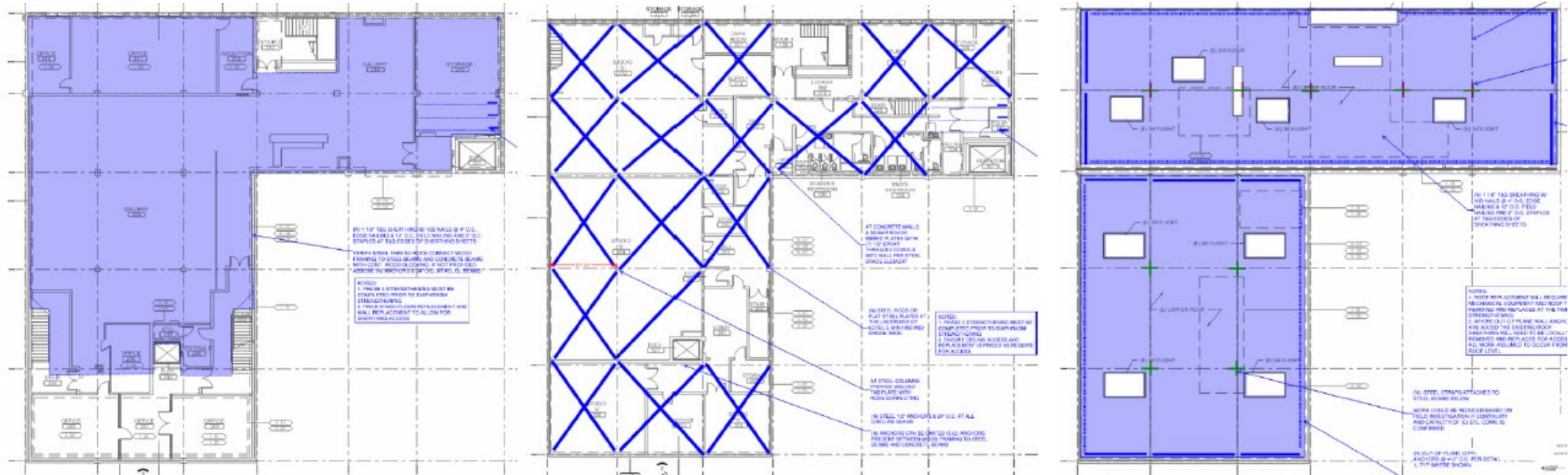
Retrofit consists of (3) areas:

Soft Story Retrofit – Need to strengthen a weak story on the first floor of the front façade on Mission. The plan is to install a shear wall, on grid-bay in from the façade and install (4) micro piles in this location.

Re-roofing retrofit – Anchorage of roof diaphragm to wall elements.

Out of plan retrofit – Anchorage of lower floor diaphragms to wall elements.

Diaphragm retrofit – Mitigate at Level 2, and roof with sheathing, at Level 3 with metal straps.



Scope of Work – AAACC

Planned work summary

Baseline Scope

The following pages summarize the scope, by floor, as relates to

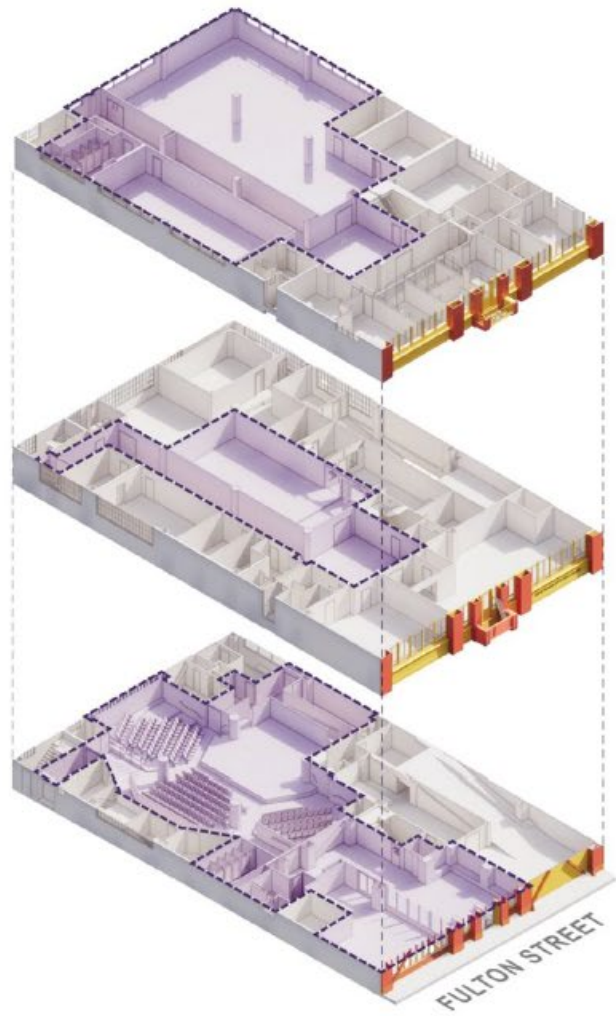
- Leak Repairs
- Partial Seismic Upgrade (Voluntary)
- Code Required Upgrades
- Elevator Modernization
- Select Renovations
- Select Program Upgrades (as budget allows)

Additional description of architectural scope can be found in the Conceptual Floor Plans (C3) and Building Envelope (D5).

LEVEL 3
 Lobby
 Hall of Culture
 Dance Studio A
 Activism Alley Gallery

LEVEL 2
 Lobby
 Dance Studio B
 Act Out Gallery

LEVEL 1
 Lobby
 Sargent Johnson Gallery
 Buriel Clay Theater



Project Costs

Description	AAACC	MCCLA
Construction Contract	\$14,331,667.60	\$20,218,355
Soft Cost	\$2,238,612.40	\$4,241,580.54
Total project budget	\$16,570,290.00	\$24,459,935.94

- **Contract Estimate \$35,026,344**
- **Original Contract Value \$35,026,344**
- **Total Contract Value \$35,026,344**
- **Value Modification(s) N/A**
- **Reasons for Cost Changes N/A**

Before and Progress – AAACC

AAACC BUILDING UPGRADES
 ESTIMATE OF PROBABLE CONSTRUCTION COST
 BASED ON 100% SCHEMATIC DESIGN SUBMITTAL
 2.0 ESTIMATE GRAND SUMMARY

Date: 8/25/2023
 34,445 GSF

Description	Estimated Construction Cost, Escalated \$	\$/GSF
A) Base Scope:		
1 SITE WORK	204,302	8.54
2 BUILDING	9,532,771	278.75
A Total Estimated Construction Costs for Base Scope	9,827,073	285.30

B) Alternates (Add to Base Scope if Exercised):

1 Alternate 1: Address Acoustics at Buriel Clay Theater Mechanical Room	41,441	1.20
2 Alternate 2: Address Acoustics at Nia Room Mechanical Room	39,944	1.18
3 Alternate 3: Moveable Display at Sargent Johnson Gallery	42,385	1.23
4 Alternate 4: Theater Sound Lock	60,849	1.77
5 Alternate 5: Substitute for New Exterior Wall on Fulton Street	151,382	4.39
6 Alternate 6: Level 2 Maker Space & New Movement Studio	314,606	9.13
7 Alternate 7: Supplemental Power/Data at Hall of Culture	257,527	7.48
8 Alternate 8: Fully Renovated Ground Floor Lobby	382,248	10.52
9 Alternate 9: Level 2 / Level 3 - Ceiling Grid and Ceiling Tiles	520,600	15.11
10 Alternate 10: Level 2 / Level 3 - Supplemental Tenant Improvements	104,667	3.04
11 Alternate 11: Temperature Controls	14,144	0.41
12 Alternate 12: Plumbing Fixtures	40,480	1.18
13 Alternate 13: Electrical Vehicle Charging	1,477,292	42.89
13b Provide Structure in Lieu of Chainlink Fence	13,974	0.41
14 Structural Alternate: Chevron Braced Frame	367,209	10.66
15 Alternate 15: Replace Main Distribution Board & Panelboards	108,482	3.15
16 Alternate 16: Add Wifi to 2nd and 3rd Floor Lobbies	9,242	0.27
17 Alternate 17: Separation of Sanitary Sewer and Storm Sewer	83,178	2.41
18 Alternate 18: Replace Furnaces F2A, F2B, F-4A, & F-4B	99,074	2.88
19 Alternate 19: Reroute Ducts from Rooftop Heaters DH-1 & DH-2	9,242	0.27
20 Alternate 20: Add CO2 Sensors for High Occupancy Rooms	7,394	0.21
21 Alternate 21: Independent Fire Sprinkler Control Valve Assemblies	16,636	0.48
22 Alternate 22: (Flooring Option 2) Level 2 per A2.22.2	192,122	5.68
B Total Estimated Construction Costs for All Alternates	4,334,098	125.83
A+B Total Estimated Construction Costs for Base Scope and All Alternates	14,161,171	411.12

Notes:
 1 Prices are based on 4 to 5 competitive bids.
 2 It is important to read the entire estimate package including "Basis of Estimate" and "Estimate Details" for assumptions, exclusions, qualifications and scope of work

#	Project Scope	Description	Estimated Value
1	General Requirements	Survey, 3D, office temp, Signage, Hazmat, Temp power, clean-up ,etc	\$483,280
2	Seismic Upgrade	AAACC Structural Retrofit	\$181,827
3	Code Required	Parking lot and Sidewalk accessibility R&R	\$321,289
4	Code Required	Replace Lobby Entry Doors	\$62,886
5	Code Required	New code compliant entry ramp and lobby flooring	\$31,271
6	Leak Repairs	Replace Storefront Glazing at Level 1	\$133,786
7	Code Required	Buriel Clay Theater Ramps and Stage	\$502,878
8	Code Required	Buriel Clay Theater BOH Corrections	\$105,745
9	Leak Repairs	Buriel Clay Theater Glazing replacement	\$118,195
10	Transformer	Transformer	\$356,189
11	Code Required	Level 2 Lobby+Public Corridor	\$573,126
12	Code Required	Level 3 Lobby+Public Corridors	\$257,120
13	Leak Repairs	Skylight Replacement	\$368,195
14	Code Required	Bathroom Accessibility Level 1-3	\$28,618
15	MEP Upgrades	HVAC Retrofit	\$1,603,201
16	Leak Repairs	Penthouse rehabilitation	\$122,898
17	Code Required	Add fire sprinkler to penthouse per code	\$122,824
18	Leak Repairs	Complete Roof Replacement	\$837,414
19	Leak Repairs	Window Replacement (Remaining Windows)	\$1,194,100
20	Code Required	Upgrade Fire Alarm Devices	\$92,118
21	Leak Repairs	Patch, Repair, Refinish Exterior walls	\$308,919
22	Electrical	Code issues, Seismic, Switchgear, mechanical and plumbing systems	\$3,940,000
23	Alternate	Elevator Retrofit	\$754,121
Total			\$12,500,000
1	Select Renovation	Hall of Culture-Enhancements	\$286,579
2	Alternate	New Flooring in Dance Studio B	\$105,506
3	Select Renovation	Dance Studio A Dance Floor and Lighting	\$320,902
4	Select Renovation	Sargent Johnson Gallery - Flooring, Sunshades	\$43,754
5	Select Renovation	Buriel Clay Theater Carpet	\$57,338
6	Alternate	Add WiFi access points at level 2 and 3	\$18,853

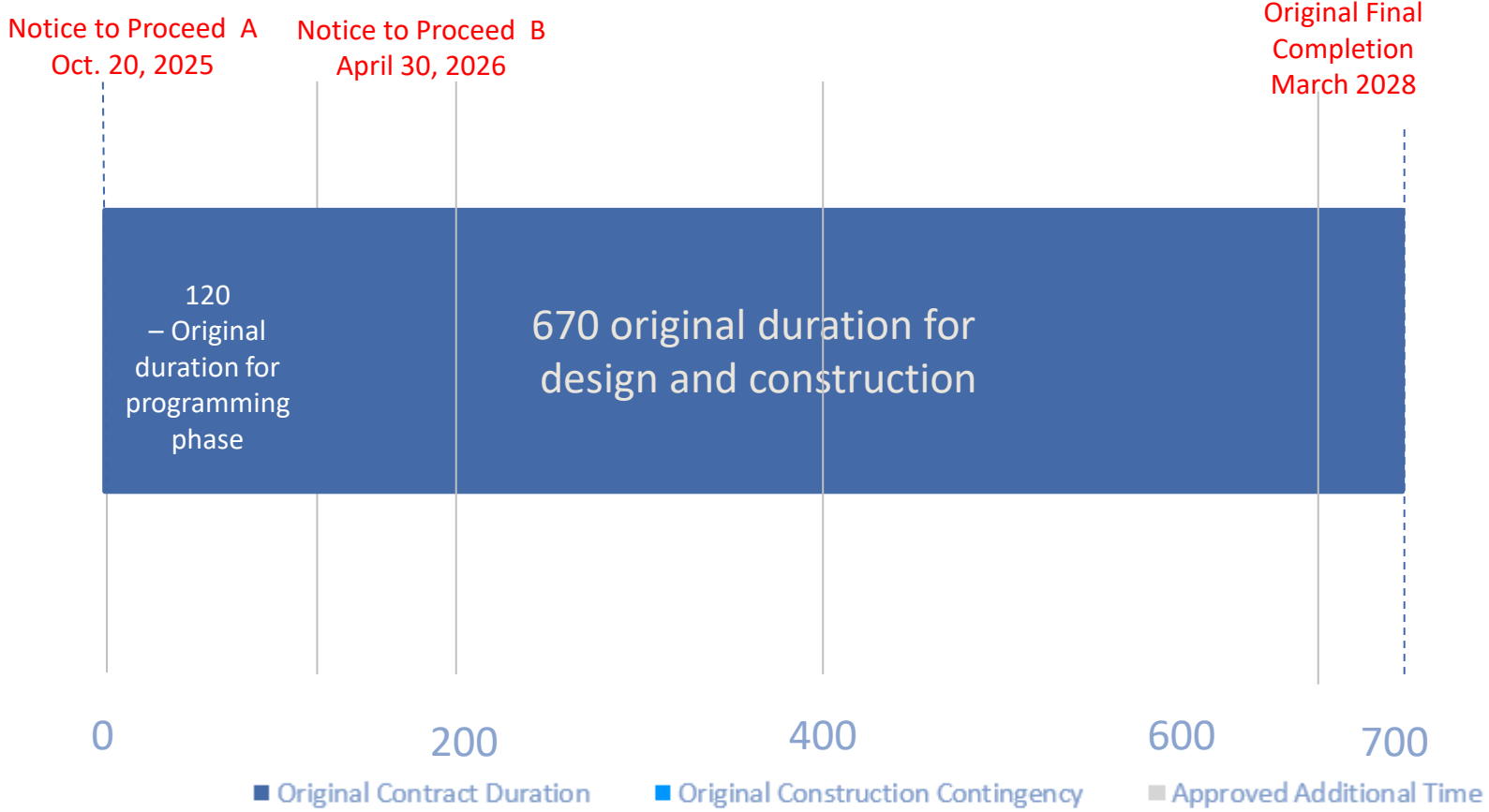
Before and Progress – MCCLA

Scope Comparisons Summary				SFAC Request		%	Note
Scope I Only	Scope II Only	Scope III Only	06/13/2022 Estimate	Windows and Doors*	Diaphragm for Seismic**		Isolated Scope
\$5,211,179.44	\$2,469,574.65	\$10,983,249.21	\$15,297,996.00	\$5,133.50	\$6,386,889.76		Direct Cost. * = from 2020 Assessment Report ** = areas pulled from SCOPE II & III
							Indirect Costs (Markups) - per June 2022 estimate
\$781,676.92	\$370,436.20	\$1,647,487.38	\$2,294,699.40	\$770.03	\$958,033.46	15.00%	General Conditions & Requirements (15%)
\$149,821.41	\$71,000.27	\$315,768.41	\$439,817.39	\$147.59	\$183,623.08	2.50%	Bonds and Insurance (2.5%)
\$491,414.22	\$232,880.89	\$1,035,720.40	\$1,442,601.02	\$484.09	\$602,283.70	8.00%	Overhead and Profit (8.0%)
\$6,634,091.99	\$3,143,892.01	\$13,982,225.41	\$19,475,113.81	\$6,535.20	\$8,130,830.01		Total Construction Cost Prior to Contingency
\$2,653,636.79	\$1,257,556.80	\$5,592,890.16	\$7,790,045.52	\$2,614.08	\$3,252,332.00	40.00%	Design Phase Estimating Contingency
\$9,287,728.78	\$4,401,448.81	\$19,575,115.57	\$27,265,159.33	\$9,149.28	\$11,383,162.01		Total Construction Cost with Contingency 2022 \$
\$1,346,720.67	\$638,210.08	\$2,838,391.76	\$3,953,448.10	\$1,326.65	\$1,650,558.49	14.50%	Escalation to Construction Midpoint (07/01/2024) from estimate
\$10,634,449.45	\$5,039,658.89	\$22,413,507.33	\$31,218,607.43	\$10,475.93	\$13,033,720.50		Construction Cost with Contingency Escalated to Construction Midpoint (07/01/2024)
							Public Works Comments 01/13/2023
\$850,755.96	\$403,172.71	\$1,793,080.59		\$838.07	\$1,042,697.64	8.00%	Construction Midpoint (April 2025) - assume 8% annum
\$2,297,041.08	\$1,088,566.32	\$4,841,317.58		\$2,262.80	\$2,815,283.63	20.00%	Construction Cost 20% Change Order Contingency
\$13,782,246.49	\$6,531,397.92	\$29,047,905.50		\$13,576.80	\$16,891,701.77		Construction Cost with Contingency Escalated to Construction Midpoint (April 2025)
\$18,192,565.37	\$8,621,445.25	\$38,343,235.25		\$17,921.38	\$22,297,046.34	1.32	Project Control Factor
Scope I Total**	Scope II Total**	Scope III Total**		<i>Windows and Doors</i>	<i>Diaphragm for Seismic</i>		**Additive Scope
\$18,192,565.37	\$26,814,010.62	\$65,157,245.88		\$17,921.38	\$22,297,046.34		(Scope II Total = Scope I + II), (Scope III Total = Scope II + Scope III)

SCOPE I - scope with assumed secured project budget
 SCOPE II - scope with additional funding acquired
 SCOPE III - scope of a fully funded project

#	Scope	Description	Option	Estimated Value
1	General Requirements	Survey, Geotech, Office Temp, Signage, Hazmat, etc.	-	\$644,205
2	Scope	New Windows, Rails, Elevator Protection, Rinse Station	-	\$734,811
3	I - Structural	Soft Story Retrofit	Option 1	\$2,151,644
4	II - Structural	Re-roofing Retrofit	Option 2	\$4,012,779
5	III - Structural	Out-of-plane Retrofit - Level 2	Option 3	\$982,279
6	III - Structural	Out-of-plane Retrofit - Level 3	Option 3	\$1,157,556
7	III - Structural	Out-of-plane Retrofit - Level 4	Option 3	\$690,457
8	III - Structural	Diaphragm Retrofit - Level 2	Option 4	\$1,149,857
9	III - Structural	Diaphragm Retrofit - Level 3	Option 4	\$1,179,235
10	III - Structural	Diaphragm Retrofit - Level 4	Option 4	\$723,851
11	I - ADA / Barrier	Repair/Replace Ramp at Stage	ADA / Barrier	\$24,548
12	I - ADA / Barrier	Drinking Fountain Accessibility - Level 1	ADA / Barrier	\$13,899
13	I - ADA / Barrier	Restrooms - L3 Women's RR Accessibility [Tile Slope] / L1 Pipe Insulation	ADA / Barrier	\$14,634
14	I - ADA / Barrier	Sidewalk R&R	ADA / Barrier	\$240,246
15	I - Mechanical	Upgrading HVAC Systems per BOI Narrative	I - Mechanical	\$1,300,000
16	Electrical	Associated HVAC Upgrade, Switchgear Replacement, Lighting	Electrical	\$1,580,000
		Total		\$16,600,000

Contract Schedule – Planned (and Modified)





QUESTIONS