

# BERKELEY HIGH SCHOOL LITTLE THEATER

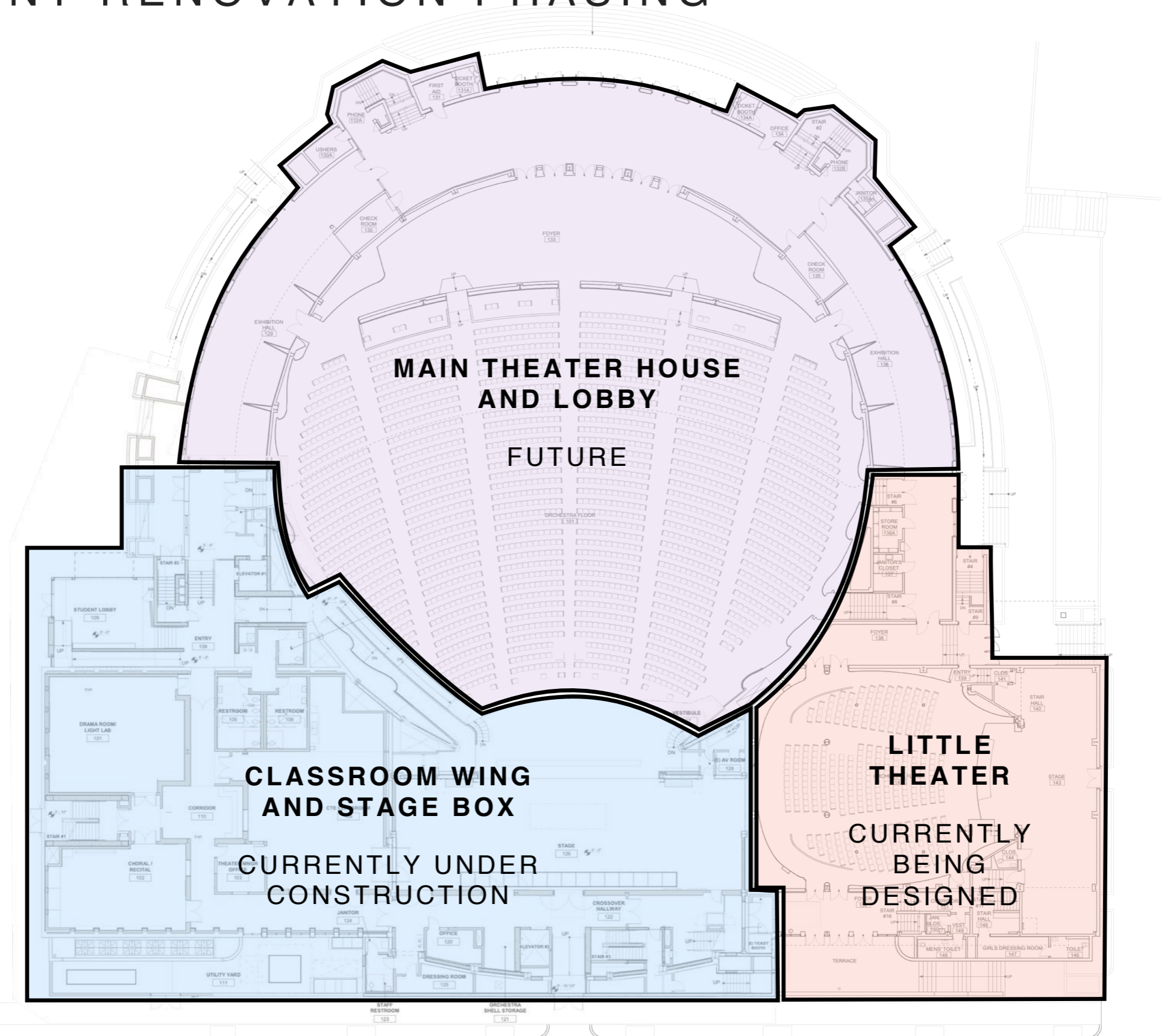
FACILITIES SUBCOMMITTEE MEETING

SEPTEMBER 2, 2021

**CAW**  
ARCHITECTS

# BERKELEY HIGH SCHOOL LITTLE THEATER

## CURRENT RENOVATION PHASING



# BERKELEY HIGH SCHOOL LITTLE THEATER

## EXISTING CONDITIONS

PRIMARY THEATER USED BY PERFORMING ARTS PROGRAM BUT HAS NOT HAD A MAJOR RENOVATION SINCE ITS ORIGINAL CONSTRUCTION.

### DEFICIENCIES FOR AUDIENCE USE:

- INACCESSIBLE MAIN ENTRANCE
- NO CODE COMPLIANT WHEELCHAIR SEATS ON ORCHESTRA OR BALCONY LEVELS
- NO ACCESSIBLE AUDIENCE RESTROOMS
- WORN SEATS AND FINISHES

### DEFICIENCIES FOR PERFORMER USE:

- UNDERSIZED DRESSING ROOMS
- NO ACCESSIBLE PATH OF TRAVEL BETWEEN DRESSING ROOMS AND STAGE



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## EXISTING CONDITIONS



### DEFICIENCIES FOR TECHNICAL PRODUCTION:

- INACCESSIBLE CONTROL BOOTH
- AGING AND UNSAFE RIGGING SYSTEM
- OUTDATED PRODUCTION SYSTEMS



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## DSA REQUIREMENTS

PER CALIFORNIA BUILDING CODE, IF THE COST OF A RENOVATION PROJECT EXCEEDS 50% OF THE BUILDING'S REPLACEMENT VALUE, A FULL BUILDING SEISMIC UPGRADE IS REQUIRED.

COST OF CURRENT CONSTRUCTION PROJECT PLUS COST OF LITTLE THEATER RENOVATION WILL LIKELY EXCEED 50% OF THE REPLACEMENT VALUE OF THE BUILDING, TRIGGERING A FULL BUILDING UPGRADE.

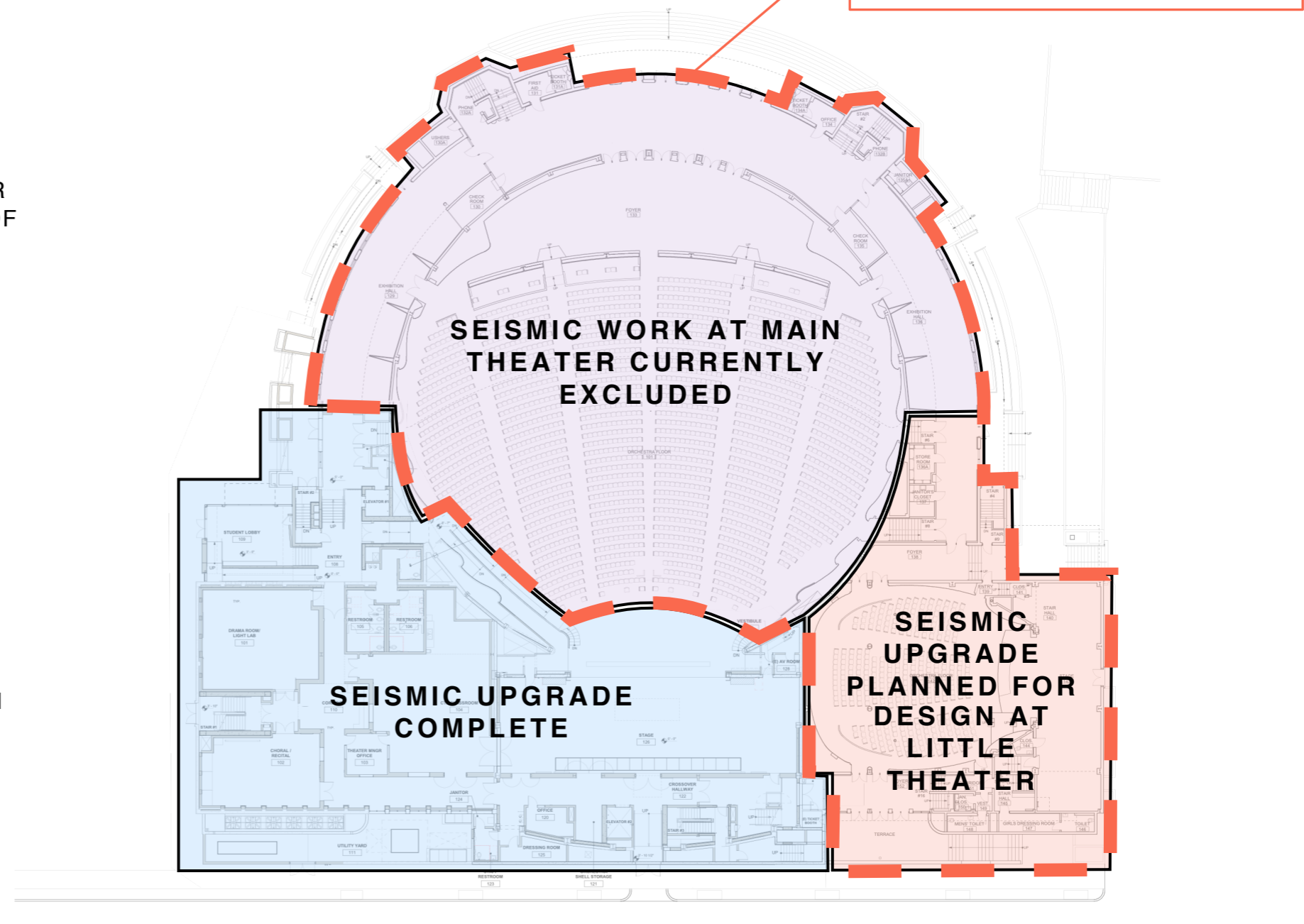
LITTLE THEATER AND MAIN THEATER HOUSE & LOBBY WOULD NEED TO BE PERMITTED AS A SINGLE PROJECT.

### NOTE:

CLASSROOM WING AND STAGE BOX RENOVATION CURRENTLY UNDER CONSTRUCTION INCLUDES FULL SEISMIC UPGRADE IN THE AREA OF WORK.

PLANNED LITTLE THEATER RENOVATION WILL INCLUDE FULL SEISMIC UPGRADE IN THE AREA OF WORK.

DSA TO REQUIRE SEISMIC UPGRADE OF REMAINING SPACES AS ONE PROJECT SINCE FULL BUILDING SCOPE WILL EXCEED 50% OF THE REPLACEMENT VALUE.

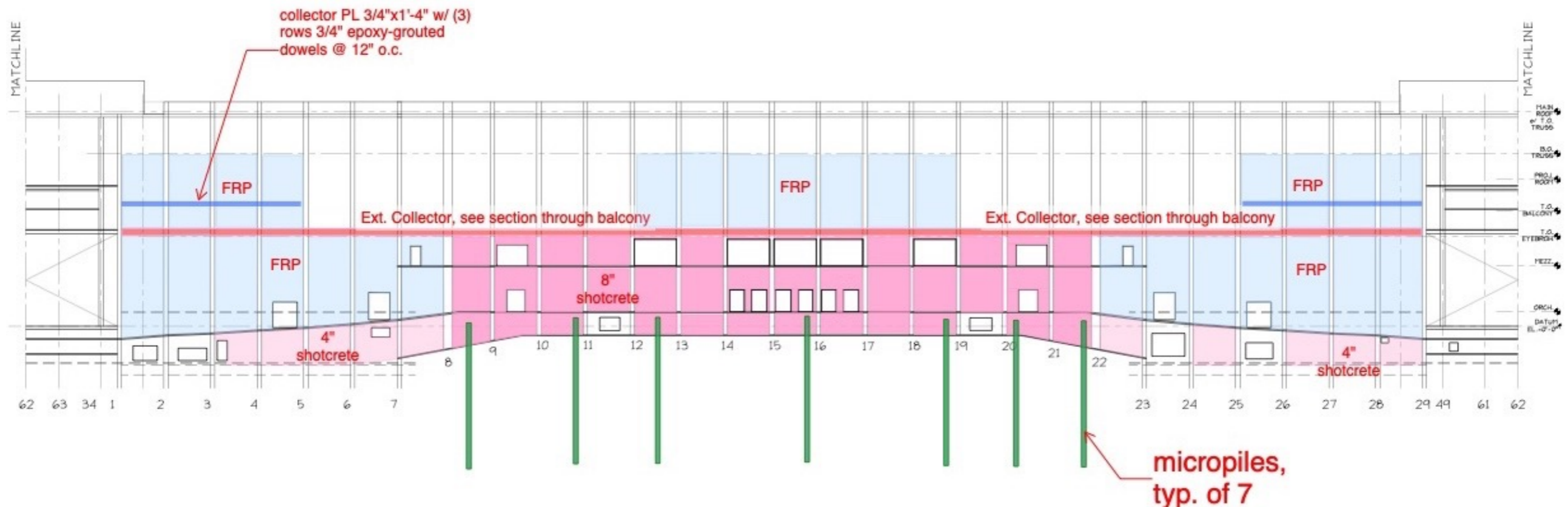


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## SEISMIC DEFICIENCIES IN MAIN HOUSE



- BRACE UNBRACED PLASTER CEILING (POTENTIAL STANDALONE VOLUNTARY UPGRADE)
- STRENGTHEN DRUM WALLS WITH SHOTCRETE, FRP, AND MICROPILES
- STRENGTHEN DRUM ROOF FRAMING, ROOF SHEATHING, AND WALL TIES



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## OPSC FUNDING OPPORUNITIES

### STATE FUNDING AVAILABLE THROUGH SEISMIC MITIGATION PROGRAM (SMP)

- AVAILABLE FUNDING BASED ON REPLACEMENT VALUE OF BUILDING CALCULATED PER OPSC STANDARDS (\$44 MILLION)
- GRANT APPLICATION REQUIRES A RENOVATION SET OF DRAWINGS FOR THE WHOLE BUILDING, INCLUDING:
  - SEISMIC WORK TO BRING BUILDING UP TO CURRENT CODE
  - ARCHITECTURAL, FIRE-LIFE SAFETY, AND ADA ACCESSIBILITY REQUIRED BY SEISMIC WORK

RENOVATION COST	AVAILABLE FUNDS
<b>LESS THAN \$22 MILLION</b>  LESS THAN 50% OF REPLACEMENT VALUE	<b>\$0 - \$11 MILLION</b>  50% OF RENOVATION COST
<b>\$22 MILLION OR GREATER</b>  EQUAL TO OR GREATER THAN 50% OF REPLACEMENT VALUE	<b>\$22 MILLION</b>  50% OF REPLACEMENT VALUE

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## NEXT STEPS

**HOW MUCH MONEY  
CAN THE DISTRICT  
GET FROM STATE  
FUNDING PROGRAM?**

NEXT STEPS:

CONCEPTUAL DESIGN FOR WHOLE  
BUILDING SEISMIC UPGRADE  
INCLUDING ACCESS, FIRE LIFE  
SAFETY, AND FINISHES REPLACEMENT  
AS REQUIRED BY SEISMIC WORK

COST ESTIMATE IN OPSC REQUIRED  
FORMAT

**HOW MUCH MONEY WILL  
THE EXPANDED PROJECT  
COST?**

NEXT STEPS:

CONCEPTUAL DESIGN FOR MAIN  
THEATER HOUSE & LOBBY SEISMIC  
UPGRADE, INCLUDING  
PROGRAMMATIC AND  
DISCRETIONARY UPGRADES

COST ESTIMATE