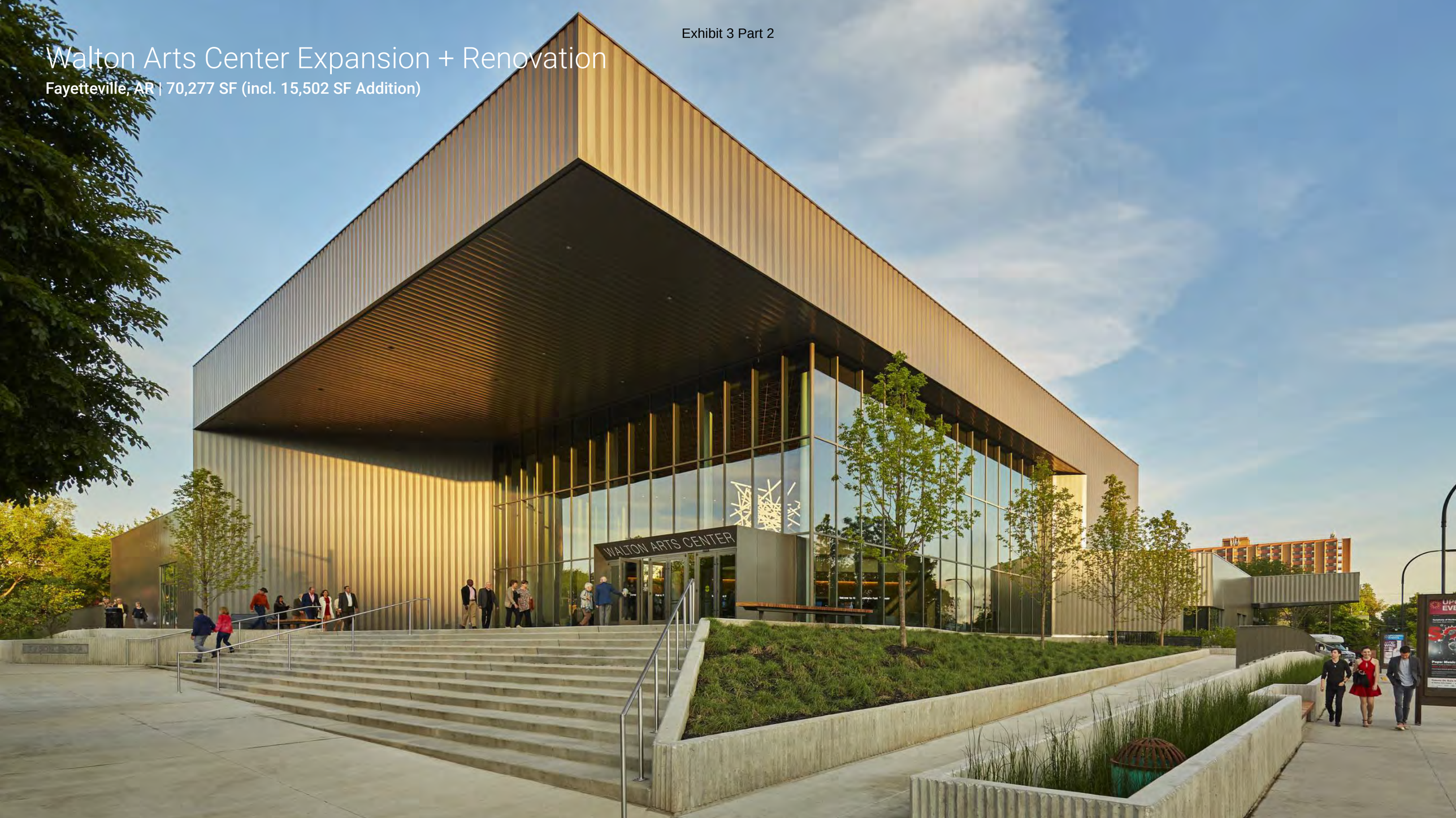
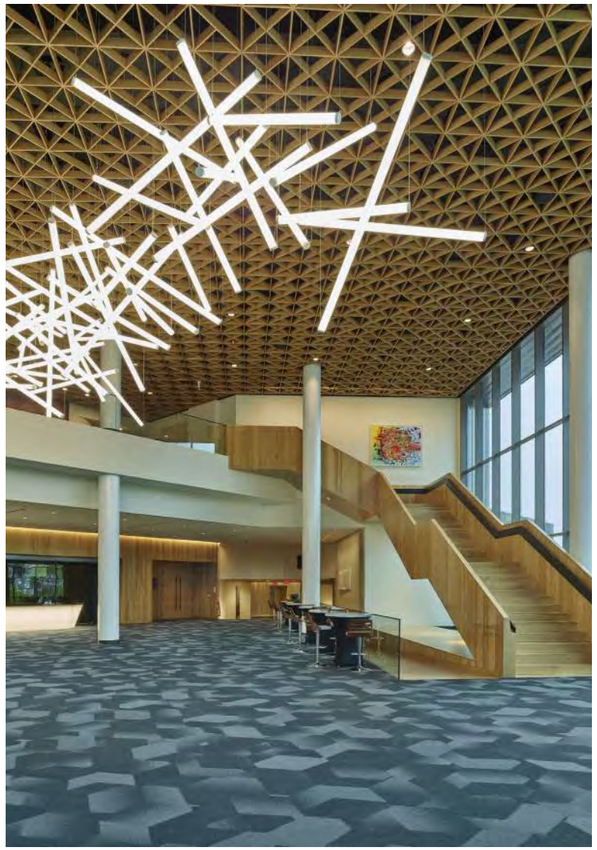
Exhibit 3 Part 2

Walton Arts Center Expansion + Renovation

Fayetteville, AR | 70,277 SF (incl. 15,502 SF Addition)



As the seat of arts and culture in Northwest Arkansas, the revitalized Walton Arts Center is a welcoming, inviting environment knit into its surrounding community fabric and showcases the vibrancy of the arts within.



A response to the space constraints and heavy, closed-off aesthetic of the original 1992 facility, the new arts center is refined yet accessible, elevating the lively social interactions that take place around a performance. Seeking to engage the Center with downtown Fayetteville's street life, the revitalization allowed the Bora team to reclaim the full potential of the original facility's amenities like the Starr Theater, contributing to the Center's overall transformation as a bustling, celebrated civic amenity.

Garrison Theater / Performing Arts Center Renovation

Scripps College | Claremont, CA | 46,000 SF

Garrison Theater—Scripps College's Performing Arts Center—was reimagined with the help of Bora; transforming the iconic, mid-century theater building and its surrounding spaces to bring students into the future.

Originally a movie theater, Bora transformed it into a facility that aligned with the historic campus's language of spatial intimacy and interior/exterior connections and established a humanized scale to make the space feel comfortable and practical. Now, Garrison Theater stands as a contemporary and invigorated 690-seat venue. Together, the new center of the historic campus delivers a significant holistic experience—truly elevating the performing arts center while also giving the music department a celebrated new home.

Center for Visual + Performing Arts

Earlham College | Richmond, IN | 47,220 SF

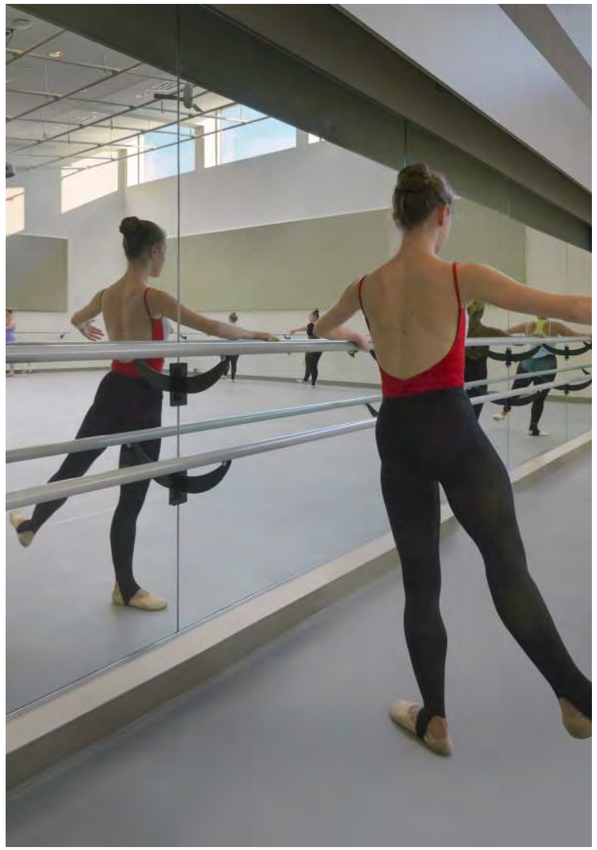
Leveraging the co-location of diverse uses in a single structure, Bora conceived of this building as a 'meeting house for the arts.'

Earlham College challenged Bora's design team to provide students with modern facilities on a modest budget, in a way that expresses the college's unique Quaker values. The project's two primary performance spaces, a 250-seat music recital hall and a 125-seat black box theater, exemplify versatility in service to quality. Lingle Music Hall is a multi-modal performance hall, rehearsal space, hall, banquet hall, recording studio and classroom—sometimes all in a single day.

Goode Theatre

Old Dominion University | Norfolk, VA | 25,000 SF

A flexible performance space, the Goode Theatre may be set up in a variety of configurations, including a standard proscenium theatre, thrust stage, or arena seating.



Originally conceived as a single addition to the Diehn Fine and Performing Arts building, this project evolved into something more: Goode Theatre became the new free-standing building that was exactly what Old Dominion University needed. Housing a flexible studio theater, sound stage for student television productions, and scene shop, the new theater elevates the education experience for students. In final completion, the Goode Theatre features a 185-seat flexible stage facility with a fully equipped film soundstage.

Mesa Arts Center

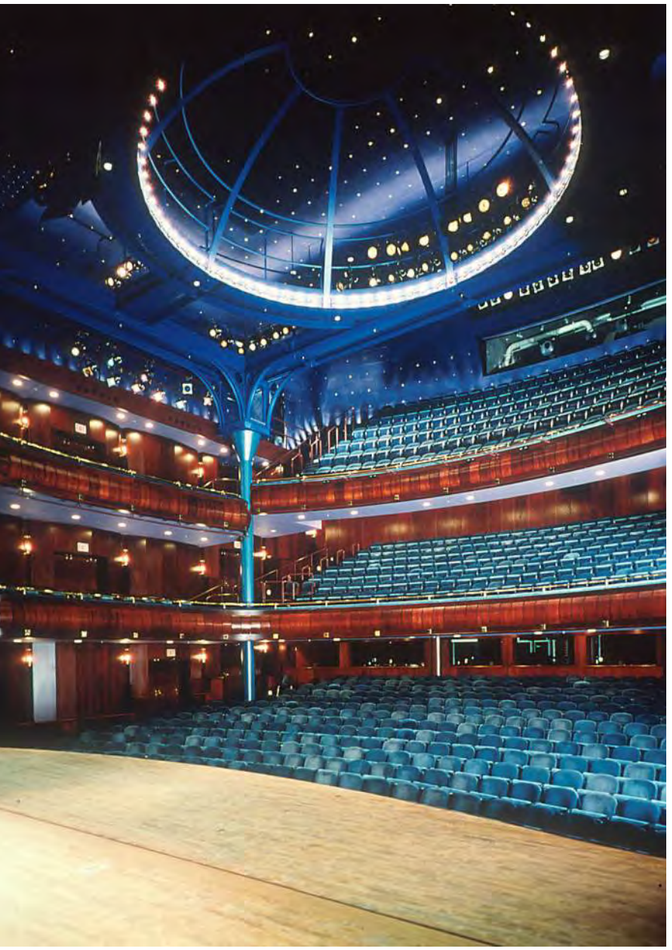
Mesa, AZ | 210,000 SF

The Mesa Arts Center is the largest arts complex in the desert southwest, and a catalyst for urban redevelopment and community pride.

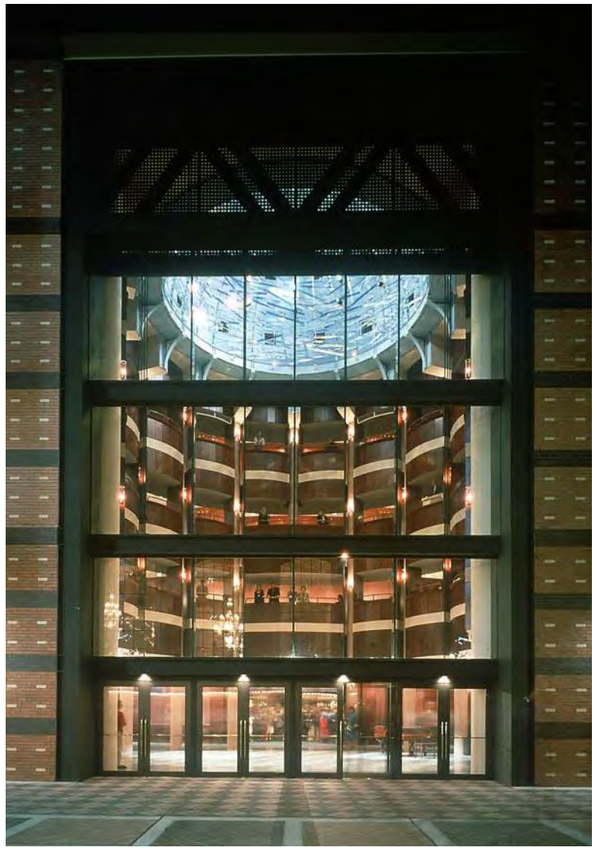
The center encompasses four theaters, an arts education facility with 12 studios, and a contemporary art museum all clustered around a dramatic landscaped oasis, creating a diverse, comprehensive cultural complex. The 1,600-seat main performance hall hosts local arts groups and accommodates touring productions, supporting everything from symphonic orchestra to Broadway musicals, dance, film and lectures. In a unique municipal and academic partnership, the arts education studios are jointly shared by the city and community college.

Portland Center for the Performing Arts

Portland, OR | 222,000 SF (incl. 127,000 SF Addition)



A beloved cultural destination for Portlanders offering venues for contemporary music, opera, symphonies, Broadways, and the dramatic arts that moderates between a bustling downtown neighborhood at its front door and a leafy urban park to the west.



Located on a two-block site, the award-winning Portland Center for the Performing Arts includes three national historic buildings. Bora's renovation included a 1928 historic movie theatre and a vaudeville house transformed into the elegant 2,776-seat Arlene Schnitzer Concert Hall. Also, the addition of the new theatre building housing three performance theaters. Integrated together by way of a through street, the two venues can be closed to traffic. Here the Center can host special outdoor events while also allowing patrons to mingle freely during intermission and after performances. Today, these venues host a variety of community activities.


Thank You.
STIR
BORA
ARCHITECTURE & INTERIORS

STATEMENT OF QUALIFICATIONS

FOR PROFESSIONAL CIVIL ENGINEERING SERVICES

Submitted:

May 22, 2023

PRESENTED BY:

CARLSON, BARBEE & GIBSON, Inc.

FIRM PROFILE

CBG is known for providing cost effective designs, reducing construction costs, meeting aggressive deadlines, and navigating California's increasingly complicated entitlement and permitting processes. For the past 34 years, CBG has participated in the planning, design and construction of numerous signature projects throughout Northern California.

CBG has exceeded the expectations of our clients by consistently meeting difficult challenges with innovative design solutions resulting in the successful completion of a project delivered on schedule and within budget. Our extensive land development experience enables us to thoroughly understand project requirements and to fulfill them through a complete scope of services including:

PLANNING

- Preliminary Engineering & Opportunity / Constraints Analysis
- Conceptual Land Planning & Roadway Alignment Studies
- Specific Plan Collaboration & Development
- Public Services / Facilities & Utility Infrastructure Planning
- Environmental / CEQA Assistance
- Preliminary & Final Development Plans
- Entitlement Processing / Tentative Maps

CIVIL ENGINEERING

- Utility & Grading Studies
- Hydrology & Hydraulic Analysis
- Improvement Plans & Grading Plans
- Stormwater Management Reports / C.3 Analysis
- Construction Specifications
- Construction Cost & Development Fee Estimates
- Finance District Engineering & Assessment Valuation

SURVEYING

- Topographic & Boundary Surveys
- GIS Mapping
- ALTA Land Title Surveys
- Right of Way Surveys
- Mapping & Legal Descriptions
- Construction Staking

STAFF OVERVIEW

A key element to CBG's continued success in the industry has been the ability to retain a diverse staff of qualified individuals. Every CBG project receives active Principal participation and professional project management. Project teams are assembled based on the specific requirements for a project and the knowledge, specialty, and expertise of each individual staff member.

PRINCIPALS

• Andrea J. Bellanca	RCE 61806	LS 8287
• Lew F. Carpenter	RCE 59416	
• Jason J. Neri	RCE 59136	
• Angelo J. Obertello	RCE 64345	LEED AP
• Lee J. Rosenblatt	RCE 65469	
• Justin R. DeKnoblough	RCE 79604	
• Ryan T. Hansen	RCE 80557	
• Terry R. Reeves	RCE 75174	
• Jason D. Vogan	RCE 59299	
• Gordon T. Zanin	RCE 76794	

TECHNICAL STAFF

- 80 Civil Engineers / Planners
- 12 Office Surveyors
- 22 Field Surveyors
- 10 Administrative Support Staff

ALAMEDA POINT

ALAMEDA, CALIFORNIA

SIGNIFICANT PROJECT FEATURES INCLUDE:

- 1,800 Residential Units
- 5.5 Million SF of Commercial / Retail Use
- Over 200 Acres of Open Space
- 50-60 Acre Sports Complex
- Historic Preservation & Adaptive Reuse
- Transit Improvements including a New Ferry Terminal and Bus Rapid Transit System

Alameda Point is located at the 1,735-acre decommissioned Naval Air Station on the western end of the City of Alameda. Alameda Point presents a unique opportunity for large-scale urban infill and reuse in the Bay Area with challenging sitep constraints such as flooding, soil instability and are of historic preservation.

The Community Reuse incorporates diverse residential development while providing waterfront open space and an opportunity for dramatic job growth. Adding to the diversity of commercial and residential opportunities, the project has set goals to incorporate state of the art ecological and sustainable design features and establishes a historic zone to reuse the viable historic buildings.

Carlson, Barbee & Gibson, Inc. was responsible for preparing the Master Infrastructure Plan supporting the Community Reuse Plan. This included:

- Floodplain Assessment Including Sea Level Rise Impact Analysis
- Master Grading Plan Incorporating the Various Corrective Geotechnical Measures
- Coordination with the Land Planner to Identify Development Constraints and Opportunities
- Assist Transportation Engineering with Analyzing the Required Off-Site Roadway Improvements and Preparation of the Transportation Plan
- Preliminary Grading and Infrastructure Cost Estimate
- Master Utility Plans Including Analysis of the Existing Infrastructure Condition and Capacity Relative to the Proposed Project Demands for:
  - Storm Drainage & Water Quality
  - Potable & Recycled Water
  - Sanitary Sewer
  - Dry Utilities
- Construction Documents and Permitting for Replacement Infrastructure and Green Streets within the Adaptive Reuse Areas

ANGELO J. OBERTELLO, P.E., LEED AP, QSD

PRINCIPAL

Mr. Obertello has over 23 years of technical experience and project management expertise on numerous residential, office, retail and industrial development projects throughout Northern California. He has been responsible for all aspects of project design and development, including feasibility, conceptual planning, entitlement processing, cost estimating and construction plan preparation. Angelo has effectively managed multi-disciplinary design teams on numerous large-scale projects while at the same time coordinating with jurisdictions and private land owners to ensure the projects' successful completion.

PLACER RANCH
Taylor Builders
Placer County, California

- Development of 8,440,513 Square Feet of University, Employment and Commercial Uses
- 337.5 Acres of Parks, Open Space and Paseos
- 801.4 Acres of Housing, including 2,210 Low Density Residential Dwelling Units, 1,050 Age Restricted Units, 872 Medium Density Dwelling Units, and 1,504 High-Density Dwelling Units.
- Backbone Improvements for Placer Ranch, including Mass Grading, Stormwater Basins, Treatment Swales and Street Improvements
- In-Tract Improvements Including Potable Water, Stormwater Pipelines, Dry Utilities and Parks

STONE BEETLAND
JP Land Holdings, LLC.
Sacramento, California

- 141 Acres Bound by Cosumnes River Boulevard, Delta Shores and the Sacramento Regional Transit Blue Line Light Rail
- Development of a Mixed-Use Community with a Range of Residential Densities
- Approximately 1,160 Residential Units, 6.2 Acres of Commercial Uses and 33 Acres of Trails, Open Space and Integrated Drainage Facilities
- CBG Performed Feasibility and Preliminary Engineering and Survey for the Property
- Large Lot Tentative Map

ALAMEDA POINT
City of Alameda
Alameda, California

- Redevelopment of the former Alameda Naval Air Station
- Master Infrastructure Plan
- Flood Protection and Sea Level Rise Analysis
- Detailed Construction Cost Estimates
- Coordination with Navy, City of Alameda and EBMUD
- Replacement Infrastructure Design within Historic Core

POTRERO POWER STATION
California Barrel Company
San Francisco, California

- Redevelopment of 30-Acre Former PG&E Power Plant Site
- 2,600 Residential Units
- 2.8 Million Square Feet of Commercial and Community Facilities
- Consisting of 250,000 SF Hotel and Residential Over Retail /
- Commercial Mixed Use with Parking
- Preparation of Master Infrastructure Plan / Master Utility Plans for All Utilities
- Preparation of Master Infrastructure Plan
- Stormwater Management Strategy
- Tentative Map, Entitlement Documents and Cost Estimates

ADDITIONAL PROJECT EXPERIENCE

Concord Naval Station
Specific Plan
Concord, CA

Alameda Marina
360 Apartments
Alameda CA

Silvey Villas
Garden Apartments
Dixon, CA

The Vines on 80
Garden Apartments
Fairfield, CA

Green Valley Plaza
45-Acre Retail Site
Fairfield, CA

Civic Tower
6-Story Office Building
Pittsburg, CA

Isabel TOD
Mixed-Use Community
Livermore, California

Mt. Diablo Recycling Center
Pittsburg, CA

CREDENTIALS

Education
B.S. Civil and Environmental Engineering
University of California, Berkeley

Registration
Professional Civil Engineering, California No. 64345
LEED AP, QSD, Accredited Professional

Years With CBG
23 Years

Total Professional Experience
23 Years

CREATIVE CONSULTANTS

Laura Lundy & Randy Becker are the Co-Founders of Creative Consultants, based in New York & Los Angeles. They have been working with Radium since 2018.
creativeconsultantsla.com

LAURA LUNDY-CONSULTANT
Laura is a theatrical producer and creative consultant. She is the Founder of Blue Panther Productions in New York, with offices in London and Barcelona. Blue Panther guides theatre and film artists internationally to build and sustain a career. Producer credits include: Broadway: *Children of a Lesser God*, (2018 revival, Associate Producer), Off Broadway: *The Brothers Khan: An American Story* (Creative Producer), London, premiere: *Love Goddess, The Rita Hayworth Musical*, *What They Said About Love, Colette Uncensored.* New York: *The Oy of Sex* with Alicia Dattner, Producer/Actor, *The Singularity* by Crystal Jackson, and *AROUSAL* by George Pfirrmann *(*New York premieres, The Flea Theater/Virago Theatre). San Francisco: *Ransom, Texas* by William Bivins (San Francisco/Los Angeles tour), and *Zombie Vixens from Hell-The Musical*, John Byrd. Producer/Director: *Candide, Three Penny Opera, A Taste of Honey*, *The Afterlife of the Mind* by William Bivins, and *Beekeeper* by Jennifer Roberts. Founding Artistic Director, Virago Theatre Company, San Francisco (2005-2015). Other directing credits include the critically acclaimed 20th anniversary San Francisco production of *Angels in America*: *Millennium Approaches*, Theatre Shark (2011), and *Sight Unseen* for Lunacy Stageworks, Portland, Oregon. Laura received her training at Pomona College and the Royal Academy of Dramatic Art in London (RADA).
llundy@creativeconsultantsny.com

RANDY BECKER-CONSULTANT
A graduate of Brown University, Randy Becker started his career as an award-winning actor, starring on Broadway (Tony Award-winning play), film and TV. After producing a successful play in NYC and a film that screened at the Cannes Film Festival, Randy left acting and partnered to form a literary management & production company, Acuna Entertainment (AE). With the mission of transitioning writers to filmmakers, Randy and his partner developed and sold film and television to studios & networks, and raised independent capital to enable their literary clients to direct their own passion projects. The last project under this partnership was *The Great Buck Howard*, written and directed by AE client Sean McGinly (starring John Malkovich, Emily Blunt and Tom Hanks). In 2009, Randy formed NexTV Entertainment, a media company that places artist advocacy at the center of its model. NexTV has given talented artists the opportunity to get their voices heard by educating, connecting and advocating for those driven to make a significant impact in the world. NexTV has helped artists sell their work to Paramount, Disney, Fox, HBO, Marvel, National Geographic, ABC, Bravo, and Harper Collins. NexTV artists have sold over 13 million books independently, and secured investments and corporate sponsorships for a wide range of Film and TV productions. Currently Randy is the Executive Vice President of Level 4 Press, a southern California-based publishing company focused on adapting books for film and television.
randy@level4films.com

LEROY LAI WO CHAN, GE, LEED AP
Principal

Leroy brings more than 20 years of experience in the geotechnical engineering field serving projects within the public and private sectors including public facilities, transit facilities, waterfront development, educational facilities, health care facilities, commercial developments, recreation facilities, and large technology campuses. His experience includes deep foundations, ground improvement, compressible soil consolidation evaluation and mitigation, liquefaction and seismic susceptibility analysis, and waterfront design. Leroy's experience has facilitated projects through DSA/CGS and agency approval process.

EDUCATION
BS Geotechnical and Environmental Engineering, University of British Columbia, 2000

EXPERIENCE
Years with ENGEO: 19
Years with Other Firms: 1

REGISTRATIONS & CERTIFICATIONS
Geotechnical Engineer, CA 3001
Professional Engineer, CA 73217
LEED AP, CA

SPECIALIZATIONS
Ground Improvement
Compressible Soils
Deep Foundations
Waterfront
Earth Retaining Structures
Excavation and Shoring
Liquefaction Analyses
Seismic Spectra Development
Slope Stability

AFFILIATIONS
ASCE American Society of Civil Engineers
EERI - Earthquake Engineering Research Institute

SELECT PROJECT EXPERIENCE

Baylands Railyard—Brisbane, CA
Project Manager. ENGEO is the geotechnical engineer of record for the approximately 200 acres redevelopment of the former railyard. The redevelopment will consist of mixed-use community with low- to high density residential, retail, technology office campuses, new infrastructure, wetlands, and parks and open space. Building types are anticipated to consist of low- to mid-rise podium structures. Furthermore, we understand that the project site is undergoing environmental remediation efforts prior to future development. The site is located in an infilled portion of the San Francisco Bay and is underlain by existing fill placed in the 1910s and soft, compressible Young Bay Mud. ENGEO performed a geotechnical exploration at the site that quantified the proposed settlement of the Young Bay Mud and determined that the Liquefaction hazard was not as great as previously stated. The reduction of the Liquefaction hazard led to the elimination of loose fill mitigation resulting in substantial project savings. ENGEO proposed various mitigation for the static settlement at the project site including a surcharge program, ground improvement, and deep foundations depending on the proposed product type. ENGEO created a GIS portal that allowed the client to analysis the cost for different mitigation alternatives depending on the product type and site geology.

Baylands Landfill—Brisbane, CA
Project Manager. ENGEO is the geotechnical engineer of record for the approximately 320 acres redevelopment of the former landfill. The redevelopment will consist of 2.5 million square feet of commercial office life sciences laboratory and 90 acres dedicated to renewable energy generation and storage area. Building types for the life sciences campus consist of mid-rise podium structures. Approximately 124

acres of open spaced along the waterfront will be provided for stormwater wetlands and the Bay Trail. The site is located in an infilled portion of the San Francisco Bay and is underlain by refuse and fill placed above soft, compressible Young Bay Mud prior to 1967. ENGEO performed a geotechnical exploration at the site for the design of the landfill closure plan. In addition, we prepared the Title 27 compliance landfill closure post-closure maintenance plan to support the closure of the landfill. We also designed an elaborate ground improvement program to mitigate settlement of the waste and Young Bay Mud to support future development of the site. Conceptual design of foundation for structures involved collaboration with the requirements established in the landfill closure plan.

Hunters Point Shipyard Phase 2/Candlestick Point Redevelopment—San Francisco, CA
Senior Engineer. Leroy provided engineering design of the new infrastructure to be installed to serve the new redevelopment. Various deep sewer and water utilities are required for the backbone infrastructure that services this area. Construction in areas underlain by compressible Young Bay Mud and shallow groundwater condition requires special mitigation and coordination with the San Francisco Public Works. Leroy designed a comprehensive surcharge program to mitigate long term settlement along the utility corridors that services the entire project.

The project is nearly 800 acres and consists of 10,500 housing units, over 2 million square feet of commercial space, over 700,000 square feet of retail space, almost 400 acres of public parks and open space, and related supporting infrastructure improvements. Investigations for the site included drilling borings over water, in contaminated subsurface conditions, drilling inside Candlestick Park, drilling in an active housing development, and coordination with the Navy and the City of San Francisco. Geotechnical constraints include shoreline stability, liquefiable sands, high ground shaking, compressible Bay deposits, and existing improvements and utilities.
HPS

Blu Harbor Marina—Redwood City, CA
Project Manager. Blu Harbor was used as a marina with a restaurant, an RV repair yard and a storage yard. The project site is approximately 10-acres in size surrounded by water channels that connect to the San Francisco Bay. Redevelopment includes 10 multi-family residential structures consisting of podiums and townhomes, a Texas wrap type building, and a recreation office building with swimming pools. Site grade is raised and designed for sea-level rise flood protection.

Pete's Harbor—Redwood City, CA
Senior Engineer. Leroy was the project manager for the high-density waterfront redevelopment. He was responsible for designing the project edge containment system using a Deep Soil Mixing (DSM) technique to stabilize the waterfront of the project. This was coupled with a vinyl sheet pile hung beneath the seawall to provide an armoring of the DSM elements from wave erosion. He was instrumental in supporting the project team in leading the project through BCDC and City approval. He worked with a team to come up with a comprehensive design to mitigate long-term settlement for site utilities and buildings. Leroy oversaw the QA program during construction of the DSM system that was used to stabilize the shoreline and support of the buildings over compressible and liquefiable soils. The project site is approximately 10-acres in size with 3,200 linear feet of waterfront surrounded by water channels that connect to the San Francisco Bay. Redevelopment includes 10 multi-family residential structures consisted of podiums and townhomes, a Texas wrap type building, and a recreation office building with swimming pools. Site grade is raised to be designed for sea-level rise flood protection.

India Basin—San Francisco, CA
Project Manager. Leroy is overseeing the comprehensive ground improvement and foundation program for the redevelopment of the project site. He led a team in performing a finite modeling analysis of the shoreline to allow for optimization of the shoreline system which is the primary system used to minimize seismic lateral instability protecting the development. In addition, he worked with the team to design a mass-scale ground improvement program to reduce settlement risks of the site allowing for supporting future buildings on conventionally foundation. This resulted in millions of dollars in construction cost savings to the project. The India Basin project is located at the southeast quadrant of San Francisco. The approximately 15.5-acre project is located along the San Francisco Bay waterfront and neighbor the historic Hunters Point Shipyard project. At completion the project include approximately 1,600 dwelling units, up to 210,000 square foot of retail space, and roughly 6 aces of open space. ENGEO is designing the geotechnical ground improvement systems that mitigate settlement and enhance the performance of the challenging soil condition to protect the development from seismic risks. A shoreline ground mitigation system with consideration of BCDC and development restriction was designed to optimize ground improvement to minimize lateral deformation of the shoreline. The ground improvement program is coordinated with the foundation systems that would be used to support tower buildings of up to 160 feet tall.

San Francisco International Airport On-call—San Francisco, CA
Project Manager. Leroy coordinated and supervised various exploration programs for numerous capital improvement projects at the airport. He prepared the foundation design for the SFO Administrative Campus, long-term parking Solar improvements, multi-story parking garage, administrative buildings, and signature hangar. Several of the projects involved collaboration with the San Francisco Department of Public Works (SFPW) in the design of the deep foundation systems for the structures. During construction, he provided construction engineering for foundation construction and the load testing program.

San Mateo Bayfront Levee—San Mateo, CA
Project Engineer. Leroy served as project engineer and provided oversight during construction of the levee and flood wall protection system. The construction included installation of vinyl sheet pile cutoff walls and restoration of the Bay Trail. The continuous collaboration with the contractor during construction lead to the project finishing ahead of schedule and underbudget. The San Mateo Bayfront Levee Improvement project includes construction of over 2,000 feet of flood walls, reconstruction of several thousand feet of select sections of the bayfront levee system, and construction of below-grade slurry wall cut-off structures.

JEFFREY A. FIPPIN, GE
Principal

Jeff has extensive experience leading geotechnical explorations and design efforts for projects adjacent to the San Francisco Bay; this experience is particularly robust along the shoreline of the Island of Alameda and the Oakland side of the Oakland Estuary. His experience includes waterfront development, marine structures, waterfront slope stabilization, and ground improvement. Jeff leads our on-call geotechnical services for the City of Alameda, City of Oakland, and Port of Oakland. Jeff also has significant experience with stabilizing ground for future sea level rise adaptation and is a leading practitioner in evaluating and mitigating the typical geotechnical hazards common to projects adjacent to the Bay including non-engineered fill, liquefiable soil, and soft/compressible Young Bay Mud.

EDUCATION
BS Civil and Environmental Engineering University of California at Davis 1995

MS Civil Engineering, Specializing in Geotechnical Engineering University of Texas at Austin 1997

EXPERIENCE
Years with ENGEO: 20
Years with Other Firms: 6

REGISTRATIONS & CERTIFICATIONS
Geotechnical Engineer, CA 2631

Professional Engineer, CA 58935

Professional Engineer, NV 17701

SPECIALIZATIONS
- Port and Harbor Facilities
- Compressible Soil
- Deep Foundations
- Seismic Spectra Development
- Soil Structure Interaction

PUBLICATIONS
Wright, S.G. and Fippin, J.A., “Charts for remediation of highly plastic clay embankments in Texas,” Texas Department of Transportation, Research Report 1435-1 (1997)

Yao, S. and Fippin, J., "Seismic Retrofit Solutions of Waterfront Structures against Lateral Soil Spreading," Geo-Extreme Conf. Proc.,(2021)

SELECT PROJECT EXPERIENCE

Alameda Point (Various Projects)—Alameda, CA
Project Manager. Jeff has been involved with geotechnical services at the former Alameda Point Naval Air Station for over a decade and ENGEO has provided services for various developers and projects at this site for over 20 years. Jeff’s experience has included providing geotechnical input to the City of Alameda in their master planning efforts and serving the development team with geotechnical and environmental services during due diligence efforts for the West Midway Development portion of the base. Following is a list of projects at the former base that Jeff has led:

- Master Planning Development Services (for City of Alameda)
- Seaplane Lagoon Ferry Terminal (for City of Alameda)
- WETA Central Bay Operations and Maintenance Facility
- Site A Peer Review (for City of Alameda)
- Building 8 Redevelopment
- West Midway Development
- Evaluation of Piers 1, 2, and 3
- De-Pave Park

Encinal Terminals—Alameda, CA
Project Manager. Jeff provided technical oversight of the analyses and report preparation and provided consultation during design. The Encinal Terminal site lies along the Oakland Estuary on the northern side of Alameda. The proposed site development consists of a combination of podium-type and townhouse-type residential buildings. Portions of the existing wharf will be reused for public access

and emergency vehicle access. The site was marshland that was reclaimed in the 1920s for use as a ship terminal; more recently the site was used for storing shipping containers. An approximately 1,500-foot-long wharf forms the western shoreline of the approximately 25-acre site. The wharf was constructed in phases between the 1920s and 1960s and consists of concrete and timber decks supported by concrete and timber piles. Our analyses indicate that the shoreline will need to be stabilized to protect the development inland of the shoreline. We developed a ground improvement program using Deep Soil Mixing as the most economical means of shoreline stabilization. Our analyses included limit equilibrium slope stability analyses combined with 2-dimensional numerical seismic modeling to estimate the potential deformations of the ground below the wharf and the kinematic loads on the wharf from slope movement. We also performed a ground response analysis using earthquake time histories to estimate the effect of the soft ground on the attenuation of earthquake loads.

Brooklyn Basin—Oakland, CA
Project Manager. As part of the evaluation of the existing wharf, Jeff performed a non-linear ground response analysis to develop a design spectra and time histories for performance-based analysis. This redevelopment of 65 acres of former Port of Oakland land is located adjacent to the Oakland Estuary and Jack London Square. The project will consist of a combination of low-, mid- and high-rise construction. The project also includes reusing a historic wharf structure, constructed in 1930, founded on a combination of wood and concrete piles. Working closely with the marine Structural Engineer, we have developed a performance-based analysis to evaluate structure performance during seismic loading and develop retrofit strategies. We also developed recommendations for grading, which includes raising the site to address future sea level rise, and for building foundations on soft ground. Geotechnical constraints include high seismicity, liquefiable sand, soft Bay deposits, and shoreline stability.

Seaport Centre Levees—Redwood City, CA
Principal Engineer. Jeff is providing technical oversite of analyses and report preparation for evaluation of the proposed levee improvements. Seaport Centre is protected by a series of levee structures including CMU block walls, berms, and roadway surfaces. The Seaport Centre Levee project consists of raising the levees to comply with potential future FEMA flood elevations. Proposed improvements include raising existing CMU walls and berms, as well as repairing existing minor defects in the levee structure. Project challenges include shallow groundwater, liquefaction potential, slope stability, and soft/compressible clays.

Additional relevant projects include:

- City of Alameda Lagoon Seawall Evaluation—Alameda, CA
- Grand Marina Pier—Alameda, CA
- Alameda Main Street Ferry Terminal—Alameda, CA
- Warehouse 48, Former Del Monte Warehouse Redevelopment—Alameda, CA
- San Leandro Creek (Line P) Stabilization (for Alameda County) —Oakland, CA
- Howard Terminal Redevelopment—Oakland, CA
- Port of Oakland Middle Harbor Enhancement Area—Oakland, CA
- Alameda Marina Redevelopment—Alameda, CA
- Alameda Shipways—Alameda, CA
- Alameda Boatworks—Alameda, CA
- 344 High Street Asphalt Plant, New Tank Foundations and Bank Repair—Oakland, CA
- San Leandro Marina Redevelopment—San Leandro, CA
- Alameda Landing—Alameda, CA

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COMPANY OVERVIEW

WHO WE ARE

ENGEO is an award-winning, employee-owned California Corporation of more than 400 geotechnical and civil engineers, geologists, hydrologists, hydrogeologists, environmental scientists, coastal engineers, construction quality-assurance representatives, and laboratory testing specialists serving clients in the U.S. and abroad for over 50 years. ENGEO has served many iconic and highly visible projects with complex engineering and geologic challenges.

PROJECTS WE SERVE

ENGEO serves public and private development projects including civic structures, education, healthcare, transportation, flood control, water storage, conveyance and treatment, industrial facilities, energy, manufacturing, ports, harbors, waterfront development, residential, mixed-use communities, and urban development.

ENGEO has extensive experience in the City of Alameda on projects including:

- City of Alameda On-Call Geotechnical Engineering and Construction Testing Services
- City of Alameda On-Call Geotechnical Peer Review
- Alameda Point Redevelopment including Master Planning Support, Piers 1, 2, and 3 Evaluation, Site A Peer Review, Building 8 Rehabilitation,
- Southshore Lagoon Seawalls Evaluation
- WETA Alameda Main Street Ferry Refurbishment Project
- Alameda Point Piers 1, 2, and 3 Evaluation
- Alameda Seaplane Lagoon Ferry Terminal
- Alameda Shipways Development
- Alameda Boatworks Project
- Alameda Landing
- WETA Central Bay Operations and Maintenance Facility
- Encinal Terminals
-

Geotechnical Engineering

Environmental Engineering

Engineering Geology

Water Resources & Hydrology

Construction-Phase Testing & Observation

Special Inspection & Materials Testing

Stormwater Management

GIS/GPS

Geologic Hazard Abatement Districts (GHADs)

Entitlement & Permitting Support

OUR TEAM IS YOUR TEAM

Our service, innovation, and optimized solutions set us apart from the competition. ENGEO employs more registered geotechnical engineers and certified engineering geologists than any firm of our relative size. Our teams collaborate across offices and disciplines to bring the absolute best resources to each project.

COMMITMENT TO CLIENT SERVICE

ENGEO professionals share an absolute commitment to providing practical and constructible solutions based on good science and sound engineering. The results we achieve on complex projects earn the acclaim and respect of leading consultants and academics in the engineering field.

Our **INNOVATION, CREATIVITY,** and **PRACTICALITY** help our clients achieve milestones on schedule and reduce costs.

50+
YEARS IN BUSINESS

400+
GLOBAL STAFF

14
US OFFICE LOCATIONS

7
ACCREDITED IN-HOUSE LABORATORIES

100+
ON-CALLS SERVED

15+
YEARS VOTED BEST PLACE TO WORK

SERVICES + CAPABILITIES

GEOTECHNICAL EXPERTISE

ENGEO's engineers and geologists help companies and public agencies manage their project development risk, drive down construction costs, and improve schedules. ENGEO's geotechnical services are uniquely designed to address client objectives. Geotechnical services include:

- Pre-Exploration Geomorphology Evaluation
- Subsurface Characterization
- Fault Characterization
- Earthquake Engineering, Seismic Analysis and Retrofit
- Foundation Engineering
- Shoring Design Review
- Grading Design
- Slope Analysis and Stabilization
- Slope Instrumentation and Monitoring
- Earth Retention System Design
- Subgrade Stabilization
- Levee and Dam Design
- Pavement Analysis and Design
- Settlement Analysis
- Shoreline Engineering
- Building Code-Required Special Inspections of Foundations and Vertical Construction
- Construction Instrumentation and Monitoring
- Construction-Phase Testing and Observation
- Earthwork Testing and Observation
- In-house Laboratory Testing

IN-HOUSE LABORATORY TESTING

ENGEO maintains in-house soil and materials testing laboratories with state-of-the-art equipment. This offers clients a one-stop-shop service that provides quality results quickly and efficiently. We are inspected and accredited through the following:

- U.S. Army Corps of Engineers (USACE)
- California Department of Transportation (Caltrans)
- Cement and Concrete Reference Laboratory (CCRL)
- American Association of State Highway and Transportation Officials (AASHTO)
- Division of State Architects (LEA 92)

7 IN-HOUSE LABORATORIES

• FAST • ACCURATE • ACCREDITED • INSPECTED

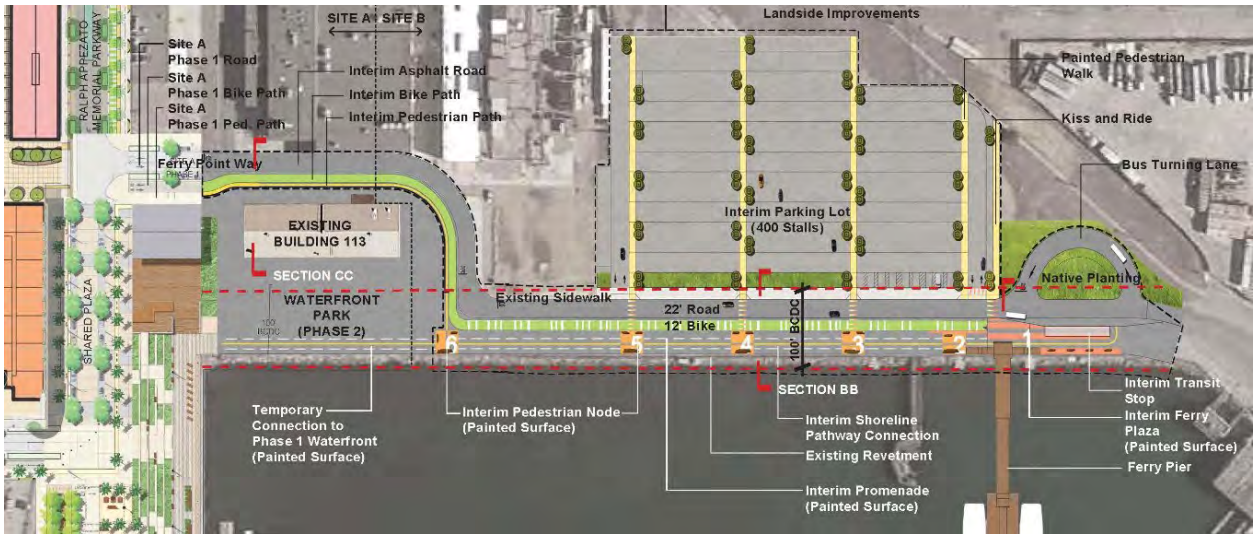
RELEVANT PROJECT EXPERIENCE

ALAMEDA POINT DEVELOPMENT
ALAMEDA, CALIFORNIA

ENGEO has provided geotechnical, environmental, and storm water consulting services for various clients and phases of the redevelopment of the former Naval Air Station Alameda (Alameda Point). The former base, 1,526 acres of land, was originally a portion of the San Francisco Bay. The land was formed by placing fill behind a perimeter rock dike. Land was originally reclaimed by the bay in the late 1920s in support of an airport. In the late 1930s the majority of the land was reclaimed from the bay in support of construction of an air base for the Navy. The base was closed in 1997 as part of military base realignment. We began our services working with the different private developers and ultimately the City of Alameda during master planning for redevelopment. Through our master plamning support services, we ultimately collected a database of geotechnical reports prepared for the Navy for various projects performed over the duration of the project. We have used this database, and our vast experience on the site to serve various projects on the base supporting new construction and repurposing of existing facilities. Following is a list of these projects:

- Master Planning Support
- West Midway Neighborhood Planning
- Reuse Area Construction Testing and Observation
- Building 8 (Storehouse) Redevelopment
- Seaplane Lagoon Ferry Terminal Design and Construction
- Piers 1, 2, and 3 Evaluation
- Seaplane Lagoon Dredging
- De-Pave Park Design
- Seaplane Lagoon Seawall Stabilization Peer Review for City of Alameda Site
- Site A Peer Review for City of Alameda
- WETA Central Bay Operations and Maintenance Facility Design Build
- Natel Energy Hydro Engine Foundation

ALAMEDA SEAPLANE LAGOON FERRY TERMINAL
ALAMEDA, CALIFORNIA

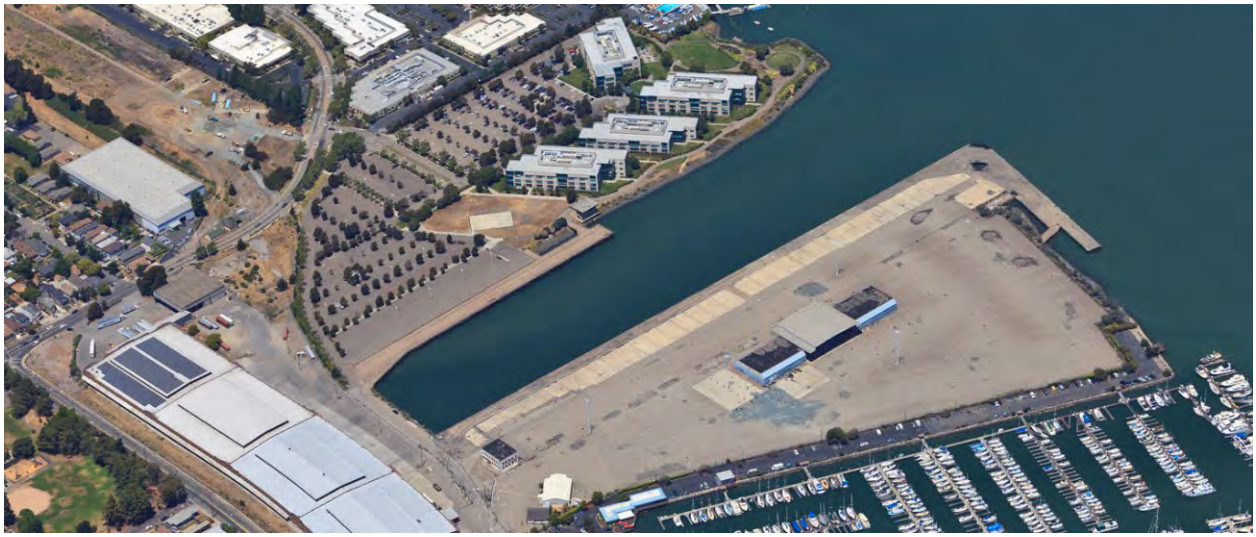


The project comprises construction of a new ferry terminal in the seaplane lagoon at Alameda Point. Improvements include a floating ferry loading platform, driven guide, dolphin and fendering piles, a fixed gangway pier supported on driven plumb piles and new slope protection revetment. The new ferry terminal, which will be constructed by the City of Alameda, will be operated by the Water Emergency Transportation Authority (WETA) and provide service to San Francisco. The terminal includes a floating loading platform, a fixed pier, and a gangway to connect the fixed pier and floating pier.

The site, Alameda Point, is a former Naval Air Base that was constructed in the 1940s. The location of the terminal is within the former seaplane lagoon at the base. The land was formed by placing dredged sand fill over a former marsh while the adjacent seaplane lagoon was formed by dredging.

Due to the nature of the fill placement and type of soil, the fill is known to be liquefiable. The gangway pier transitions from potentially liquefiable fill to dense native sand so lateral spreading of the fill is a project constraint. ENGEO recommended vibro replacement (stone columns) of the liquefiable soil to mitigate liquefaction. ENGEO provided seismic design recommendations and lateral and vertical “springs” for design of the terminal by COWI, who is acting as the design Structural Engineer.

ENCINAL TERMINALS
ALAMEDA, CALIFORNIA



The Encinal Terminal site lies along the Oakland Estuary on the northern side of Alameda. The proposed site development consists of a combination of podium-type and townhouse-type residential buildings. Portions of the existing wharf will be reused for public access and emergency vehicle access.

The site was marshland that was reclaimed in the 1920s for use as a ship terminal; more recently the site was used for storing shipping containers. An approximately 1,500-foot-long wharf forms the western shoreline of the approximately 25-acre site. The wharf wraps around the site on the northern boundary and extends another 500 feet along the northern shoreline. The wharf was constructed in phases between the 1920s and 1960s and consists of concrete and timber decks supported by concrete and timber piles.

The site is underlain by non-engineered fill and soft, compressible Young Bay Mud. These geotechnical conditions result in potential shoreline instability during an earthquake and settlement from new fill and building loads. Our preliminary analyses indicates that the shoreline will need to be stabilized to protect the development inland of the shoreline. We developed a ground improvement program using Deep Soil Mixing as the most economical means of shoreline stabilization.

To assess the shoreline and wharf stability, ENGEO performed several analyses. Our analyses included limit equilibrium slope stability analyses combined with 2-dimensional numerical modeling to estimate the potential deformations of the ground below the wharf and the kinematic loads on the wharf from slope movement. We also performed a ground response analysis using earthquake time histories to estimate the effect of the soft ground on the attenuation of earthquake loads. We also developed vertical and lateral soil load-deflection curves so the structural engineer can evaluate the performance of the existing pile foundations and develop retrofit pile design, as necessary.

WETA CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CALIFORNIA

ENGEO performed design and quality control services for the design-build project during construction. The project included construction of a floating dock for mooring 12 ferries, fixed gangway pier, a new seawall, four-story administration building, and fuel yard.

We provided geotechnical recommendations for all improvements including piles for the pier and floats. We designed the new seawall as a cantilevered soldier pile wall with shotcrete construction. Both the pile and soldier pile design represented value to the project relative to the bridging document preliminary design as our analyses allowed for significant pile shortening and elimination of a row of tiebacks that would have needed to be drilled through the remnants of the former seawall and rock dike fill. We used historic plans from site development and supplemental borings through the rock dike to validate our design assumptions for the seawall to the owner's representatives reviewing our work.

We recommended an emerging ground improvement technique, Direct Power Compaction, to mitigate liquefaction of the hydraulically placed fill at a significant cost savings from the approach in the preliminary design by the owner's preliminary design team.

We designed the riprap revetment along the shoreline at the end of the seawall. We worked with the project landscape architect to allow vegetation in certain areas of the revetment where practical. During construction, we monitored ground improvement, vibrations, earthwork, and pile driving. We performed pre- and post-construction CPTs to verify the ground improvement was achieved. We also provided special inspections during landside construction.

AWARDS

CalGeo 2019-2020 Outstanding Project of the Year, Public-Medium Budget

BROOKLYN BASIN
OAKLAND, CALIFORNIA

ENGEO is providing geotechnical engineering and stormwater consultation for the redevelopment of 65 acres of former Port of Oakland land adjacent to the Oakland Estuary and Jack London Square. The project will include an environmentally sustainable, mixed-use urban master plan with 3,100 residential units; 200,000 square-feet of retail and commercial space; and 30 acres of parks, public trails and open space, new marinas and renewed wetlands. The project will consist of a combination of low-, mid- and high-rise construction and includes reusing a historic wharf structure founded on a combination of wood and concrete piles.

Geotechnical constraints include high seismicity, liquefiable sand, soft Bay deposits, and shoreline stability. The site needs to be raised several feet to address potential future sea-level rise, which will result in consolidation settlement of the Young Bay Mud. The high seismicity could also result in slope deformations along the water's edge due to the low strength of the Young Bay Mud. ENGEO developed innovative approaches to both these effects that best fit the project constraints.

ENGEO worked closely with the marine structural engineer to evaluate the interaction of the structure and the waterside slope to determine if seismically induced slope movement would damage the structure, and to develop cost-effective mitigation for areas where the structure was threatened. We were able to develop an innovative approach through this close collaboration that was peer reviewed and externally reviewed by a panel of experts assembled by BCDC.

LUCAS MUSEUM OF NARRATIVE ART AT EXPOSITION PARK
LOS ANGELES, CALIFORNIA

ENGEO is the geotechnical and environmental engineer of record for this five-story, 115-foot-tall building. Nearly one third of the proposed building's 290,000 sf will be dedicated to gallery space, with other program elements including a movie theater, a lecture hall, a library, a restaurant and several digital classrooms. A publicly accessible green roof terrace will cap the building, and a 2,425-space parking complex will be located underneath. In the course of our geotechnical engineering design on the museum, the base-isolation designer concluded that the ground motions considered in its initial design would result in excessive movements of the structure. A re-design would likely have led to significant impacts to schedule and budget. This prompted the team to apply a new approach to more accurately and precisely predict the ground motions for the site, reducing the amplitudes predicted for the design earthquake.

The original ground motions were obtained using traditional, ergodic seismic hazard analysis (SHA) methods. These traditional approaches rely on broad datasets from across the world. Recently, non-ergodic SHA procedures have been developed that use ground motion records at or near the site of interest, along with simulations, to develop more refined ground motion estimates. Our team, together with leading expert Jonathan Stewart from UCLA, implemented state-of-the-art analysis procedures at the Lucas Museum site. These refined analyses indicate that the original base isolators will have the capacity to accommodate the anticipated shaking during the design earthquake event. Therefore, the need for substantial redesign of the project was eliminated.

EMPRESS THEATRE
Vallejo, CALIFORNIA

ENGEO provided a geotechnical exploration for the proposed building upgrades of the historic Empress Theater, built in 1911. Due to the age of the theater, seismically stability was questionable. The basement of the theater had continuous water infiltration issues. We provided design parameters for the structural engineer to take on the anticipated seismic load. We also provided recommendations for the treatment of geotechnical constraints and foundation support related to the proposed building upgrades; lateral earth retentions as necessary for building upgrades; and for dewatering and drainage in connection with proposed building upgrades. The existing building included a multi-level structure consisting of unreinforced brick and mortar construction, with a depressed below-grade level known as the “orchestra pit” area. During the retrofitting operations of the theater, ENGEO provided consultation and observation services for helical piles design as well as dewatering and water retardation options for the basement.

The approach that UMD takes to initiating, processing and implementing a "vision" for their development concepts is reminiscent of the evolution of a great Italian city…building an aspiring urban realm that serves as both the fabric and theatre for a vibrant, uniquely integrated community; a sense of place and perspective that transcends generations.
-Laura Worthington-Forbes, Regional Vice President, Kimley-Horn and Associates

I have been personally involved in ensuring that East Garrison is a success and I believe that the partners at UMD are responsible for much of the public support, good planning principles and the positive direction in which this new community is headed. We consider East Garrison to be a model for good planning and development in Monterey County, and I firmly believe that their efforts have helped to change the way we plan and develop in Monterey County for the better.
— Dave Potter, Former Supervisor, District 5, Monterey County California, Current Mayor of Carmel, CA

Lifestyle, affordability and mobility options are changing how and where we live and what we build. UrbanMix Development LLC ("UMD") is leading the way by creating extraordinary micro-communities in the San Francisco Bay Area that address all three.

UMD is a privately held real estate company that develops desirable mixed-use, market rate and middle-income residential rental properties. We seek opportunities to transform underutilized urban sites into vibrant urban places for a mix of residents to live, work, socialize, and prosper. We believe that collaborative public processes and great design are the most effective tools for sustainable urban regeneration. We're passionate about improving the social fabric of our cities – by creating places that are beautiful, convenient and enjoyable, and improving access to a diversity of people who want and deserve to call the Bay Area "home."

The combination of an unprecedented regional housing shortage and growing demand for urban living in the Bay Area create a unique opportunity for developers willing to adapt their business model accordingly. Backed by the extensive development experience, creative thinking and strong strategic relationships of the UMD team, we're wielding a new approach to Bay Area development that masters acquisitions, expedites entitlements, preserves affordability, delivers superior design, and champions the best that urban living has to offer.

UMD is committed to working hand-in-hand with communities to identify, develop and build mixed use neighborhoods that they truly want, in order to address our region's housing needs and help create a more vibrant and sustainable Bay Area. We seek partners who share our values and passion for providing housing for a full spectrum of residents.

Our capital partners are investing in thoughtfully designed and constructed income-producing real estate assets that enhance the economy, livability, and sustainability of the San Francisco Bay Area. Focusing on catalyst opportunities allows our investors to benefit from the resulting increase in land values. UMD holds the assets that we develop in order to take advantage of the projected long-term economic growth in the Bay Area and to fully realize the value that will result from the positive impact of our projects on their communities.

Keith McCoy
Keith@UrbanMixDevelopment.com

Keith is a Founding Partner of UrbanMix Development, LLC. With more than 30 years in the real estate development industry. Keith has a broad range of experience and expertise in developing mixed income/mixed use projects. Keith has held senior management positions with international development companies and has established new development operations in Northern California. He is passionate about creating enduring communities and providing housing opportunities for people at all economic levels.

Prior to co-founding UrbanMix Development, Keith formed Urban Community Partners in 2001 to create Smart Growth, mixed income, mixed use communities. As a Co-Developer and Partner, Keith successfully directed the entitlements for East Garrison, a $500+ million - 244 acre, 1,400 home, mixed use, public/private partnership on the former Fort Ord Army Base in Monterey County, CA. which is now under construction. Keith also obtained the entitlements for a 15 acre 400 unit senior oriented, mixed use town center with 30,000 sf of retail space in Foster City, CA, and a 16 unit Senior Oriented “Pocket Neighborhood” in Novato, CA.

Keith is a graduate of the University of California at Irvine, with a degree in Social Ecology and Urban Planning. Keith currently serves as the Chair on the Board of Directors of the Alameda Point Collaborative, a supportive housing and social services provider serving formerly homeless people and is assisting in the creation of their new 260 unit community. Keith is also a Board member of the Council of Infill Builders. Keith has been an invited speaker at numerous national and international conferences including the Congress for New Urbanism, Urban Land Institute, American Planning Association, Pacific Coast Builders Conference and the Seaside-Pienza Institute.

References:

Benjamin Wickham, CPM®, Affordable Housing Director, Sonoma County Community Development Commission: Mr. Wickam is the current Affordable Housing Director for the County of Sonoma CDC. In this capacity, Mr. Wickham represents the property owner (County of Sonoma) on our Roseland Village Mixed Use/Mixed Income development currently going through the entitlement process.

Office: 707-565-7542
Email: Benjamin.wickham@sonoma-county.org

Dave Potter: Mr. Potter is a former Monterey County Supervisor for District 5 and worked closely with our development team on the planning and redevelopment of East Garrison on the former Fort Old. Office: 831-915-3696

Scott Ward
Scott@UrbanMixDevelopment.com

Scott is an architect and a real estate development professional with over 30 years of broad-based experience in the design and execution of challenging mixed-use projects that revitalize blighted urban land. He is passionate about urban development, green building, and the adaptive reuse of historic structures. A Founding Partner of UrbanMix, Scott has expertise in public-private partnerships, real estate finance, negotiations, entitlements, development, value-add, and construction management.

Prior to founding UrbanMix, Scott held leadership roles in the adaptive reuse of several historic military bases, including the Presidio of San Francisco and Hamilton Airforce Base in Novato, CA. During that period, he managed the development of approximately $50 million of new projects and negotiated purchase and sale agreements and development agreements for an additional $200 million of ground-up and adaptive-reuse projects. Scott also completed over two million square feet of new and adaptive reuse construction while practicing architecture from 1992 -2001, with notable local projects including the San Francisco Ferry Building and Pier One San Francisco.

Scott earned a Master of Business Administration with an emphasis in Real Estate Finance and a Master of Science in Natural Resource Policy and Human Behavior from the University of Michigan in 2004. He also holds a bachelor's degree in Architecture from the University of Texas with an emphasis in green building.

References:
Bruce Lanyon, Director of Real Estate Investment and Interim Vice Chancellor, University of California San Francisco (formerly Director of Design and Construction at The Presidio Trust):
Office: (415) 297-0438
Email: Bruce.Lanyon@ucsf.edu
Michael Frank, Executive Officer, Marin General Services Authority (formerly City Manager for City of Novato)
Office: (415) 798-6073
Email: mfrank@aya.yale.edu

APPENDIX 2

Letters of Support

ALAMEDA CIVIC BALLET
ARTISTIC DIRECTOR ABRA RUDISILL

April 7, 2023

Re: RADIUM Theatre Development, City of Alameda, CA

To Whom It May Concern:

Alameda Ballet Academy/Alameda Civic Ballet is pleased to provide this letter of interest in support of the efforts underway for the RADIUM Theatre in Alameda.

Since the closing of Kofman Auditorium in 2016, the Alameda Arts Community has been without a performance space. This has been crippling to the community and to the local Arts organizations. As a leading institution for both dance education and professional artists on the island, we have a mission to bring high quality productions to the community, to offer our students the training to perform alongside professional dancers, and to bring diversity to the stage while creating job opportunities for Bay Area dancers. However, since being forced off the island, our productions have been held at the Castro Valley Center for the Arts. This neither serves the local community, nor allows our organization to grow within our own neighborhood.

For us, RADIUM would reopen the opportunity for us to foster community outreach and development. It would allow our business to once again thrive and would bring the Ballet back to Alameda.

We welcome the opportunity to work with the City and RADIUM on advancing the planning for this important project.

Sincerely,

Abra Rudisill, Artistic Director
Alameda Ballet Academy & Alameda Civic Ballet

NB: *This letter is not a commitment and should only be used to demonstrate preliminary interest in exploring an opportunity.*

ALAMEDA UNIFIED SCHOOL DISTRICT
Excellence & Equity For All Students

Alameda Unified School District
Niel Tam Educational Center
2060 Challenger Drive
Alameda, California 94501
Phone 510.337.7060
Fax 510.522.6926

April 25, 2023

City of Alameda
2263 Santa Clara Ave
Alameda, CA 94501

Re: Radium Presents – 500-seat performing arts center located at Alameda Point

Dear Chris and Rachel,

Alameda Unified School District is pleased to provide this letter of interest to support Radium Presents, the effort to establish a 500-seat performing arts center at Alameda Point. In July 2022, the District adopted a new strategic plan, including an initiative to "support and sustain a modernized and engaging visual and performing arts program throughout the school district." Access to the performing arts center for performance space, programming, and educational opportunities would support fulfilling this objective.

The District has identified the need for more rehearsal and performance space, particularly for West End students. Encinal Jr. and Sr. High theater programs currently perform in the school cafeteria. Radium and the new performing arts center would support our efforts to meet the needs of our visual and performing arts educators with this new inspiring venue and professionally equipped theater.

Arts education and exposure to programming facilitates understanding across diverse cultures, fosters communication, and creates a sense of belonging – all are important to our increasingly diverse student population. Local access to a performing arts center hosting professional and touring artists will be a resource for students through field trips and educational programs.

Finally, as the District works to expose students to a broad range of career paths, Radium has the potential to provide a valuable resource with internships and volunteer programs educating them about career opportunities in the arts.

We are excited to share this letter of support and look forward to furthering the partnership as the project advances.

Sincerely,

Heather Little
President, Board of Education

Pasquale Scuderi
Superintendent of Schools

***NB:** This letter is not a commitment and should only be used to demonstrate preliminary interest in exploring an opportunity.*

dance company

P.O. Box 2627
Berkeley CA
94702

May 10, 2023

Re: Radium Theatre

To Whom It May Concern,

AXIS Dance Company is pleased to provide this letter of support for Radium in the City of Alameda. Radium is an exciting project that has the potential to reshape Alameda and the performing arts landscape in the East Bay. We would be pleased to utilize the theatre for our Home Season which serves the local community and our disabled community.

AXIS Dance Company is excited to explore a presence at Radium and can envision hosting not just our Home Season but also our annual school assembly program and family matinee programming.

AXIS is one of the nation's most acclaimed ensembles of disabled, non-disabled, and neurodiverse performers. Founded in 1987, AXIS creates world-class productions that challenge perceptions and redefine dance and disability. As a Bay Area-based company we have toured over 100 cities in the US, Israel and Palestine, the United Kingdom, Europe, United Arab Emirates, and Russia.

We look forward to working with you on this exciting project.

Sincerely,

Nadia Adame
Artistic Director

Danae Rees
Managing Director

***NB**: This letter is not a commitment and should only be used to demonstrate a preliminary interest in exploring an opportunity.*

June 20, 2023

To whom it may concern,

Rhythmix Cultural Works is pleased to send this letter in support of the Radium Theater Project on the runway next to Seaplane Lagoon in Alameda. In keeping with many noteworthy projects redefining the island's future, a theater complex at this unique location would be a focal point for the new housing and commercial developments currently underway around Alameda Point and will help invigorate the community's interest in the arts.

As the leading provider of cultural arts performances, exhibits and arts education activities in Alameda over the past 15 years, Rhythmix has outgrown its theater capacity for several of the programs and events the organization produces. We would be excited to collaborate with Radium and welcome the opportunity to present some of our organization's signature Performance, Art & Learning (PAL) assembly programs and concerts at Radium's new theater.

In addition to being able to better serve the Alameda community with a larger venue, a state-of-the-art theater facility would be a draw for San Franciscans and the East Bay region as well as bringing more support for local businesses.

Rhythmix has already undertaken several collaborative projects with Radium and West End Arts District with positive working relationships and outcomes. We support their vision as well as the belief that an innovative project of this magnitude would have a significant impact on the local community's access to the arts and the reinvention of Alameda Point.

Sincerely,

JRadakovich

Jennifer Radakovich, Executive Director
Rhythmix Cultural Works

RHYTHMIX CULTURAL WORKS • 2513 Blanding Avenue, Alameda CA 94501 • phone 510.865.5060 • www.rhythmix.org

May 24, 2023

Christopher Seiwald
Founder, Radium Project

Re: Radium Performance Center at Alameda Point

Dear Christopher,

Alameda Point Collaborative is delighted to write in support of the efforts underway to create the Radium Performance Center at Alameda Point.

Alameda Point Collaborative is a permanent supportive housing campus serving 500 formerly homeless residents of Alameda County. In addition to safe housing, we also provide case management, workforce development and after school and summer programming for the almost 250 children and youth.

The trauma our residents deal with often find healing in creative outlets, and we have resident artists, poets and craft makers who find their healing through their art. We understand how important a performance space can be for a community.

For APC and our residents, we see Radium as a place to learn, celebrate, and enjoy. We also see opportunities for employment of our residents, and a venue where our social enterprises, such as our commercial kitchen and organic farm could play a role.

We strongly support your application to the City and look forward to working with you to make Radium a reality for Alameda Point and the region. Please don't hesitate to contact us for any assistance.

Sincerely,

Doug Biggs

Doug Biggs,
Executive Director
Alameda Point Collaborative

677 West Ranger Avenue, Alameda, California 94501
510-898-7800 PHONE 510-898-7858 FAX www.apcollaborative.org

April 20, 2023

Re: Radium Presents

To whom it may concern,

On behalf of the Theater Department at Saint Joseph Notre Dame High School, I am pleased to provide a letter of interest in enthusiastic support of the efforts of the Radium Presents project on the Alameda Naval Base.

As one of four high schools in Alameda, I can say that a performance space on the island would be invaluable. Since our program's inception 10 years ago we have grown into a theater destination for students providing 4-year curricular, co-curricular and summer theater programs. We would love to grow our program to accommodate the talent and demand of our students however we are hampered by the lack of space and resources in our community. Currently ⅓ of our theater department's operating budget goes to theater rental in Oakland as there is not a space in Alameda that can accommodate a high school theater production. By providing a central location for rehearsals, workshops, and performances, Radium would help to create opportunities for collaboration and cross-disciplinary exchange between the schools and artistic community organizations.

As an actor, director and board member active in our local theater community, I have worked in regional performance spaces all over the Bay Area. I have seen firsthand the positive impact that the arts can have on a community. I believe that supporting Radium Presents endeavors is an investment in the cultural vitality of our city. A dedicated theater space would help to foster a sense of community among local artists and performers and set Alameda apart as an artistic hub in the East Bay.

I urge you to consider their proposal and to provide whatever support you can in order to make this project a reality.

Thank you for your attention to this matter.

Sincerely,

Lauren Rosi
Director of Theater Programs
Saint Joseph Notre Dame High School

1011 CHESTNUT STREET, ALAMEDA, CA 94501 | PHONE: 510-523-1526 | FAX: 510-523-2181 | WWW.SJND.ORG

1700 Shattuck Ave #312
Berkeley, CA. 94709

May 24, 2023
Mark Streshinsky
Re: The Radium Theater Project

To whom it may concern,

West Edge Opera has been talking with the group involved in the creation of the project now known as Radium for several years. We have longed expressed our hope that a theater be built in the east bay that has approximately 500 seats and has an orchestra pit. This is the size that we, as a mid sized opera company look for in a venue. Intimate but not tiny. Nothing like this exists in the east bay.

When Radium is built, we will be interested in renting it from mid to late June through the end of August to present the West Edge festival. In 2024 the festival will expand to four operas in repertory as well as various events, salons and concerts. We would be excited for the opportunity to perform in what looks to be a spectacular space and even offer our San Francisco patrons the ability to come over on a ferry boat.

I'm hoping the project comes to completion soon so that we are able to present opera there every year.

Sincerely yours,

-Mark Streshinsky
General Director
West Edge Opera

APPENDIX 3

Conceptual Construction Budget

RADIUM PERFORMING ARTS CENTER

Alameda, California

ESTIMATE #01
Conceptual Pricing Package Estimate

June 29, 2023

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SUBMITTED TO:
Scott Ward
UrbanMix Development
149 New Montgomery
San Francisco, CA 94105
scott@urbanmixdevelopment.com

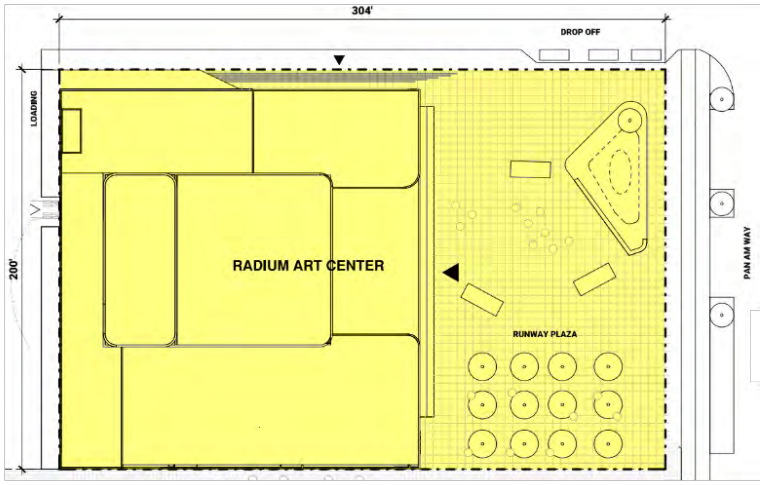
SUBMITTED BY:

Jeff Gherardini
Singular Builders
44 Mark Drive
San Rafael, CA 94903
jeff@singularbuilders.com

1 BASIS OF ESTIMATE

INTRODUCTION

This is a Conceptual Level estimate of construction costs for the new Radium Performing Art Center (PAC) for the Alameda Opera, to be located on Pan Am Way in Alameda. The overall project area is approximately 1.5 acres (~60,000 sf) and includes the Theater itself plus the Runway Plaza. The assumption is that the (brownfield) site will be cleared by others and the pad made ready for new construction, with all roadway and off-site utilities work by others. For the purposes of our estimate we have limited our takeoff to the dotted-line boundaries shown on BORA Site Plan sheet A1.



We have estimated an approximately 26 month construction schedule beginning at a future date TBD, therefore we are budgeting in current costs and cannot forecast for the uncertain period of escalation.

Estimated Amount: **$109,250,000**

REFERENCE DOCUMENTATION

This conceptual estimate is based on the following documentation:

Radium PAC Final Cost Drawing Package, 7 pages prepared by Bora	6/7/2023
Radium PAC Conceptual Design Narrative Package, 11 pages by Bora	6/7/2023
Radium PAC Production Systems Narrative, 9 pages by Shalleck Collective	6/5/2023
Radium PAC Production Systems Engineering Report, 15 pages by Shalleck Collective	6/5/2023

BASIS FOR PRICING

General Contractor's overhead and fees are based on a percentage of the total direct costs plus the project based general requirements and covers the insurance, bonding or Subguard insurance costs, home office overhead and profits. The markups included in this estimate are as follows:

Construction Contingencies (design, estimating, construction)	15.0%
General Liability Insurance	1.2%
Alameda Gross Receipts Tax	0.6%
Bonding (Surety bonds or Subguard Insurance)	1.2%
Contractor's Fee	2.5%

The large contingency factor is appropriate for this preliminary-stage budgeting, covering scope and complexity that will emerge in design, engineering, permitting, and buyout, as well as managing risks during the construction process. The Liability Insurance row budgets for either conventional project coverage within the contractor's primary policy, or a project specific CCIP policy, which this job could well support. The Bonding budget is intended either for individually purchased surety bonds (contractor or subcontracting tiers) or the funding of a project wide Subguard policy. The Contractor's Fee row is conventional OH&P.

A separate Owner's development contingency has *not* been included in this construction estimate, but it is advised that the Owner carry additional budgets to cover the soft cost risks and escalation.

ALTERNATES

1. Site Development: Offsite trenching to support installation of municipal wet utilities lateral piping serving the project.	Add Approximately $118,700
2. Site Development: Offsite trenching to support PG&E feeders to the project	Add Approximately $ 59,350
3. Site Development: ROW improvements outside Limits of Work	Add Approximately $803,600

CLARIFICATIONS ON INCLUSIONS

02 00 00 Existing Conditions

1. Assumes all runway demolition and brownfield remediation costs are by others – inclusive of hygienist testing and agency reporting – and that work will be completed in advance. We expect to begin work on a hazard free building site with any capped site sections cordoned off, and the building pad prepared in advance and "accepted" by the project-sponsor ahead of our mobilization. Still, the startup phase of sitework is anticipated to be a bit slowed as this corner larger site may remain active with adjacent efforts and traffic restrictions.
2. We include for constructing the "Runway Plaza" up to "property line" boundary, inclusive of the hardscaping and landscaping; but assume all public ROW sidewalks, roadway work, utilities infrastructure, and offsite improvements is by others.

In case we have misunderstood the mandate, see **Alternates** section for additional budgets to add scopes beyond the PAC building site.

3. We include for the transformer pad but expect the transformer itself and primary-side conduits and conductors to be provided by PG&E (or similar provider).
4. With the upcoming code changes, we expect this will be an all-electric building site; no natural gas piping nor use is included.

03 00 00 Concrete

1. Conventional concrete materials are budgeted, no special low-carbon footprint mixes.
2. We factor for construction of the pits below the existing runway elevation, plus the below grade plenum space over support cells.

05 00 00 Steel Framing

1. We understand the building to be conventionally steel framed.
2. We allow for seismic demands due to the larger volumes in the stage /proscenium theater /assembly areas.

07 00 00 Thermal and Moisture Protection

1. We do not include for fireproofing of the roof trusses, as noted in the pricing specification.

08 00 00 Openings

1. Building enclosure split between curtainwall units, aluminum panel units, and storefront systems, with delegated design responsibilities. We expect the glazing subcontractor to handle the skylights as well.
2. Various specialty doors and motorized folding or coiling enclosure assemblies.
3. Specialty glass elements such as for Control room and Projection room.

09 00 00 Interior Finishes

1. We made our best effort to budget interior construction and interior finishes in accordance with the specifications. See estimate backup for item and materials details
2. We expect that some specialty finishes will be handled as part of FF&E or décor budgets.

10 00 00 Specialties

1. Code related signage plus budgets for some degree of building ID and wayfinding signage.
2. Bathroom accessories.

11 00 00 Equipment

1. Major food service infrastructure and equipment in understood to be included from the specifications. Assumes the operators will complete the kitchens and bars with their own equipment and loose goods. [If *all* the FSE is to be "by others" we can correct this and reduce the budget by ~$2M]
2. Production rigging and machinery equipment as understood in the specifications and Shalleck narratives.

14 00 00 Conveying Equipment.

1. One MRL elevator utilizing standard cab finishes, based on Kone monospace.

21 00 00 Fire Protection

1. Design-build fire sprinkler system in harmony with current fire codes.
2. Includes for pipe sizes to handle the needed flows to serve large-volume assembly areas.
3. Includes for fire-pump and transfer switch connection to genset.

22 00 00 Plumbing

1. Design-build plumbing system in harmony with current water use codes.
2. Budgets for storm water management and separate piping for using gray water for irrigation (purple pipe).

23 00 00 Mechanical System

1. Design-build mechanical system in harmony with current energy codes. Assumes an all-electric heating and cooling program.
2. Acoustic mitigations in HVAC system.
3. Grease exhaust for Café commercial kitchen.
4. We include startup, balancing and testing, but assume that formal Commissioning costs (Cx) are by others /Owner.

26 00 00 Electrical System

1. Design-build electrical system in harmony with current energy codes.
2. Production power and lighting systems, including supports for theater lighting and sound equipment.
3. Fire alarm, voice and data, public address, audio and lighting controls, clock, security systems.
4. Emergency power including a pad mounted generator with belly tank; ATS.

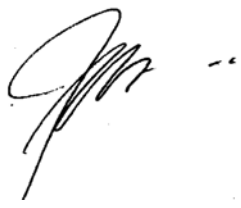
31 00 00 through 33 00 00 Site Work

1. Note that work conventionally in Masterformat phases 31 0000 - Earthwork, 32 0000 - Site improvements, 33 0000 - Site Utilities are carried within Divisions 02-00-00 and 03-00-00 at the beginning of our estimate.

EXCLUSIONS

1. Soft costs: Architectural, structural, MEP, landscaping, acoustical and theater design, plus all sub-consultants supporting the design process.
2. Escalation. Unit rates are based on today's construction costs.
3. Photovoltaic system; current code requires for "PV-ready" only in non-residential buildings. This portion of the code is slated to remain unchanged for 3 years.
4. Active grey water treatment and storage system; connections to a civic reclaimed water distribution system.
5. Custom elevator cabs.
6. Diesel fuel system for genset (assumes none needed).
7. Specialty theater lighting fixtures; audio-visual equipment or fixtures, assumed to be FF&E.
8. Marquis signage; BOH signage; site-wide wayfinding signage.
9. Loose furnishings or décor items / Theater FF&E package.
10. Café and Bar operators FF&E such as smaller equipment, appliances, furniture, bar and servery items, decor.
11. Permit fees.
12. Special inspection fees.
13. Utility company charges.
14. Owner's contingency.

SINGULAR BUILDERS



Jeff Gherardini
Co-Founder / CEO

2 DETAIL ESTIMATE

Div	Phase	Description	Unit Rate	Unit	Qty	Total	Notes
Statistics							
Gross Floor Area		Level 1	33200	sf			
		Level 2	24600	sf			
		Level 3	9200	sf			
			67000	sf			
Site Limit of Work							
		Site Area Limit of Work - 200' x 304'	60800	sf			
		Building Footprint	33200	sf			
		Site Improvement Area	27600	sf			
Roof Decks & Balconies		Level 2	1750	sf			
		Level 3	5400	sf			
			7150	sf			
Soffits		Level 1	580	sf			
		Level 2	400	sf			
		Level 3 (including concrete canopy)	1900	sf			
		Level 3 (over roof terrace)	2100	sf			
Exterior Wall		Composite Wall Panels (L1 & L2)	13400	sf			
		Composite Walls Panels (L3)	4135	sf			
		Stainless Steel Ribbed Metal Panels (L3 & Above)	11300	sf			
		Curtain Wall System	12780	sf			
		Nana Wall Sliding Glass Partition	2000	sf			
		Bi-Fold Garage Doors (Premium on Curtain Wall)	16	ea			
		Glass Railings	138	lf			
		Backside of Parapet Walls	4950	sf			
Roofing		Standard Roofing	28200	sf			
		Skylights	660	sf			
01 00 00		**General Requirements & Staffing**					
		Project Staffing	7,826,000	ls	1.00	7,826,000	
		General Requirements /Temporary Construction	7,043,400	ls	1.00	7,043,400	
01 00 00		subtotal	112	wk	133,000.00	14,869,400	
02 00 00	.1	**Site Preparation**					
		Brownfield site remediation including surveys, lab testing, monitoring, demolition of existing runway surface		Excluded - By Others			
		Allowance for general site prep / grading & miscellaneous demolition: non-hazardous	60,800	sf	0.65	39,520	*Min. work. Removal of misc. bollards, signage and fencing*
		Imported fill to raise level beneath new runway plaza	3,000	cy	120.00	360,000	*assume average of 36" of fill*
		Final grading for building pad	33,200	sf	0.90	29,880	
		Final grading for site improvements	27,600	sf	1.50	41,400	
02 00 00	.1	subtotal	67,000	sf	7.03	470,800	

Div	Phase	Description	Unit Rate	Unit	Qty	Total	Notes
02 00 00	.2	Site Improvements					*Sidewalk*
		On-Site Improvements					
		Concrete driveways + new curbs	760	lf	135.00	102,600	
		Concrete walkways +sidewalks affected by new work	4,400	sf	35.00	154,000	*A*
		Concrete paving in two colors at runway plaza	24,800	sf	48.00	1,190,400	
		Steps at north elevation	555	lf	125.00	69,375	
		Handrails at steps	70	lf	550.00	38,500	
		Bench wall at planter	190	lf	650.00	123,500	
		Imported soil for bermed planter	281	cy	145.00	40,815	
		Tree grates	12	ea	1,350.00	16,200	
		Miscellaneous site furnishing	1	ls	15,000.00	15,000	
		Site signage	1	ls	20,000.00	20,000	
		Trees	13	ea	2,900.00	37,700	
		Planting and irrigation to planter	1,900	sf	20.00	38,000	
		Planting & irrigation to boundary with Pan Am Way	1,025	sf	20.00	20,500	*assume 5' wide planted boundary*
02 00 00	.2	subtotal	27,600	sf	67.63	1,866,590	
02 00 00	.3	Site Mechanical Utilities					
		Allowance for Building Connections (assume average length of 250' from Pan Am Way POC to building entry		Excluded - By Others			
		Sewer	1	ls	75,000.00	75,000	
		Manholes	3	ea	32,000.00	96,000	
		Water	1	ls	71,250.00	71,250	
		PRV / Misc.	1	ls	18,000.00	18,000	
		Fire Water	1	ls	85,000.00	85,000	
		Backflow preventor / misc valve assemblies	1	ls	25,000.00	25,000	
		Allowance for site drainage including retention / bio-swale requirements	27,600	sf	12.00	331,200	
		Water infrastructure and "plug in" outlet points	1	ls	30,000.00	30,000	
		Allowance for miscellaneous site mechanical	27,600	sf	1.00	27,600	
02 00 00	.3	subtotal	67,000	sf	11.33	759,050	
02 00 00	.4	Site Electrical Utilities					
		New Transformer Pad	1	ls	50,000.00	50,000	
		Conduit / ductbank from transformer to building electrical room	150	lf	350.00	52,500	
		New transformer and conductors to building POC		Excluded - By Utility Provider			
		Site Lighting allowance	27,600	sf	15.00	414,000	
		Low Voltage Conduit	800	lf	150.00	120,000	
		Misc. vaults and structures	1	ls	35,000.00	35,000	
		Power infrastructure for outdoor performances	1	ls	65,000.00	65,000	
		Tele/data infrastructure for outdoor performances	1	ls	35,000.00	35,000	
02 00 00	.4	subtotal	67,000	sf	11.51	771,500	
03 00 00		Concrete					
		Excavate for foundations, dispose of material off site. Includes excavation for orchestra pit and elevator pits	4,544	cy	98.00	445,283	*no premium for contaminated material*
		Allowance for temporary shoring at pits	1,620	sf	125.00	202,500	
		Form and pour mat foundations - assume average thickness of 2' 6" with 250 LB's of rebar per cubic yard				-	
		Formwork	4,600	sf	22.00	101,200	
		Rebar	768,519	lb	1.85	1,421,759	
		Concrete	3,074	cy	425.00	1,306,481	
		Pit Walls	1,418	sf	115.00	163,013	

Div	Phase	Description	Unit Rate	Unit	Qty	Total	Notes
		Slab on Grade				-	
		Imported fill	1,217	cy	115.00	139,993	
		Concrete in slab on grade	710	cy	295.00	209,483	
		Reinforcement in slab on grade	213,033	lb	1.85	394,112	
		Place and finish slab on grade	27,300	sf	3.55	96,915	
		Rigid insulation	27,300	sf	6.50	177,450	
		Vapor barrier	28,665	sf	4.50	128,993	
		Underslab drainage	27,300	sf	7.50	204,750	
		Walls				-	
		Stem Walls at Performance hall	320	lf	446.25	142,800	*3' - 5' High*
		Misc. walls and curbs	200	lf	200.00	40,000	*6" - 8" High*
		Plenum Space Tiered Slab at L1 (structural slab over void cartons)	4,780	sf	100.00	478,000	
		Isolation joint	430	lf	300.00	129,000	
		Elevated Decks				-	
		Concrete fill on metal deck (metal deck included elsewhere)	1,477	cy	295.00	435,671	*4" over 5" Deck (average 7")*
		Premium for 8" of concrete over main auditorium	121	cy	295.00	35,695	*Acoustics Notes D.3.d*
		Rebar in decks - assume 4 LB's / SF	275,000	lb	1.85	508,750	
		Place & Finish Decks	68,750	sf	5.50	378,125	
		Premium for concrete at tiered seating at level 2	4,000	sf	32.00	128,000	*Added edges and detailing. Concrete & Rebar only. Steel framing & metal deck included elsewhere*
		Miscellaneous Concrete					
		Concrete fill to stair pans	8	Flts	8,200.00	65,600	
		Equipment Pads	2,000	sf	55.00	110,000	
		Misc. curbs	800	lf	*95.00*	*76,000*	
03 00 00		subtotal	67,000	sf	112.23	7,519,573	
04 00 00		Masonry					
	06 10 53	CMU Walls at Performance Hall	29,800	sf	74.00	2,205,200	*12" Block Fully Grouted*
		Pedestal paver system at balconies and terraces	7,150	sf	52.00	371,800	*2' x 1' colored concrete pavers*
04 00 00		subtotal	67,000	sf	38.46	2,577,000	
05 00 00		Metals					
		Structural Steel					
		Primary Steel Structure - allow 20 LB's / SF	670	tn	7,200.00	4,824,000	*Columns / Beams / Connections etc.*
		Premium for raked steel at L2 seating	20	tn	9,200.00	184,000	
		Premium for increased seismic capacity at large volumes	54,000	sf	3.50	189,000	*BRBFs or similar*
		Long span roof trusses - allow 10 LB's / SF	50	tn	16,500.00	816,750	
		Metal Decking & Edge Closure	68,750	sf	14.00	962,500	
		Miscellaneous Metals	67,000	sf	5.00	335,000	*including supports for operating partitions*
		Architectural Metals	67,000	sf	4.00	268,000	*including railings*
		Stairs				-	
		BoH Exit Stairs	6	flts	32,000.00	192,000	
		Lobby Circulation Stair	2	fltd	74,500.00	149,000	
		Misc. metal for main theater rigging, lighting supports and catwalks	10,600	sf	50.00	530,000	
		Fly tower grid iron	2,800	sf	67.00	187,600	
		Stage catwalks	775	sf	110.00	85,250	

Div	Phase	Description	Unit Rate	Unit	Qty	Total	Notes
		Audience chamber catwalks	1,050	sf	110.00	115,500	
		Misc. metal for studio theater tension grid, rigging and lighting supports	2,600	sf	56.00	145,600	*includes tension grid hangers and perimeter tube steel*
05 00 00		subtotal	67,000	sf	134.09	8,984,200	
06 00 00		Wood, Plastics and Composites					
	06 10 53	Miscellaneous Rough Carpentry	67,000	sf	13.50	904,500	*includes fire treated framing at baffle walls in theaters*
	06 10 53	Finished Carpentry / Millwork					
	06 22 00	Main Theater	6,530	sf	55.00	359,150	
		Studio Theater	2,500	sf	45.00	112,500	
		Rehearsal	1,200	sf	45.00	54,000	
		Lobby Café	1	ls	200,000.00	200,000	
		Radium Bar	1	ls	450,000.00	450,000	
		Rooftop Bar	1	ls	650,000.00	650,000	
		Other Areas	56,770	sf	12.00	681,240	
06 00 00		subtotal	67,000	sf	50.92	3,411,390	
07 00 00		Thermal and Moisture Protection					
	07 84 00	Waterproofing at pits and below grade walls	3,818	sf	25.00	95,438	
		Waterproofing at roof terraces & balconies	7,150	sf	38.00	271,700	*incudes insulation*
		Insulation at roof decks	5,400	sf	12.00	64,800	
		Roofing - Modified bitumen on 1/4" glass-mat on R-30 insulation on air / vapor retarder on 1/2" glass-mat base	28,200	sf	32.00	902,400	
		Mineral wool insulation at exterior walls	28,835	sf	8.00	230,680	
		Spray foam insulation	7,209	sf	13.00	93,714	*envelope transitions & penetrations - allowance*
		Spray foam insulation at metal deck flutes	1,852	lf	25.00	46,300	*floor slab perimeters*
		Exterior wall waterproofing	31,719	sf	24.00	761,244	*Hot fluid applied waterproofing with protection course and drainage panels*
		Fireproofing to structural steel	690	TN	655.00	451,950	*Columns & beams only. No fire proofing to trusses*
		Exterior wall sealants & flashings	30,000	sfwl	5.00	150,000	
07 00 00		subtotal	67,000	sf	45.79	3,068,225	
08 00 00		Openings					
	08 10 00	Exterior Doors & Windows					
	08 11 13	Curtain Wall & Storefront - Heavy Duty Aluminum Framed Glazing System w/ High performance low E glazing	12,780	sf	200.00	2,556,000	
	08 43 00	Premium for operable openings at dressing room and green room spaces	12	ea	1,500.00	18,000	*budgt allowance*
		Secondary Glazing at Studio Theater Exterior Windows. Interior side to be faceted or canted	910	sf	200.00	182,000	
	08 43 00	Glass doors - double doors	11	pr	16,400.00	180,400	
		Glass doors - single	1	ea	9,200.00	9,200	
	08 43 00	Painted HM Exit / BoH Doors - single doors	7	ea	3,500.00	24,500	
	08 43 00	Painted HM Exit / BoH Doors - double doors	3	ea	5,800.00	17,400	
		Nanawall Sliding / Folding Doors	2,000	sf	400.00	800,000	
		Premium on Curtainwall for Bi-Fold Garage Doors (Glass)	16	ea	35,000.00	560,000	*Renlita S-3000 Foldaway doors*
		Glass railings	138	lf	700.00	96,600	
		Roof Openings					

Div	Phase	Description	Unit Rate	Unit	Qty	Total	Notes
		Skylight	660	sf	300.00	198,000	
		Light Baffles at Skylight	660	sf	65.00	42,900	*allowance*
		Roof Hatch	2	ea	5,600.00	11,200	
		Allowance for roof access ladders and platforms	1	ls	35,000.00	35,000	
		Subcontractor engineering, mockups, and tests related to Div 08-0000 delegated design reqs	1	ls	300,000.00	300,000	
		Interior Doors & Glazing				-	
		Single doors	59	ea	4,500.00	265,500	
		Double Doors	6	pr	7,000.00	42,000	
		Premium for STC ratings	17	lvs	800.00	13,600	
		Solid Operable Partitions - Panelfold Moduflex Model 540				-	
		Rehearsal Space - 18'	1	ls	27,000.00	27,000	*assume 10' High*
		Studio Theater - 34'	1	ls	51,000.00	51,000	*assume 10' High*
		Motorized proscenium fire curtain		Included with Main Theater Rigging Equipment			
		Railings at Upper Lobby	140	lf	600.00	84,000	
		Overhead Coiling Door at Backstage	1	ls	30,000.00	30,000	
		Door side lites	12	ea	1,200.00	14,400	
		Control Room Tilted Glass Windows	1	ls	12,000.00	12,000	
		Projection / Follow Spot - 1/2" Laminated anti-reflective low iron glass	1	ls	30,000.00	30,000	
		Glass sliding doors at Control AV Rooms	1	ls	12,000.00	12,000	*allowance*
	08 83 00	Mirrors - bathroom/dressing rooms/rehearsal	1	ls	25,000.00	25,000	*allowance*
08 00 00		subtotal	67,000	sf	84.14	5,637,700	
09 00 00		Finishes					
	09 21 00	Exterior Walls & Soffits					
	09 21 16	Scaffolds to frame, set, and seal exterior walls	30,000	sfwl	4.00	120,000	
	09 21 16	Metal Stud Framing & Sheathing at Exterior Walls	17,535	sf	55.00	964,425	
	09 21 16	Soffit Framing	3,005	sf	40.00	120,200	*note: no soffit under conc canopy*
	09 21 16	Precast panels with custom fluted pattern	17,535	sf	145.00	2,542,575	*incl hoisting*
		Concrete Canopy	1,975	sf	250.00	493,750	
	09 21 16	Corrugated Aluminum / Stainless Steel Panels fixed to cmu walls	11,300	sf	145.00	1,638,500	*Spec. references aluminum. Elevations reference stainless.*
	09 21 16	Plaster to backside of parapet walls	4,950	sf	75.00	371,250	
		Sheetmetal flashings at exterior walls	28,835	sf	2.00	57,670	
		Soffit Finish	3,005	sf	50.00	150,250	*allowance*
		Drywall Partitions & Ceilings				-	
		Drywall and metal stud framing	36,200	sf	40.00	1,448,000	
		Drywall on furring to cmu walls	17,100	sf	16.00	273,600	
		Drywall to inside face of exterior walls	14,028	sf	7.00	98,196	
		Allowance for GFRP corners / trim	1	ls	125,000.00	125,000	
		Drywall Ceilings	2,150	sf	25.00	53,750	*restrooms / misc.*
		Drywall at skylight	990	sf	65.00	64,350	
		Floor Finishes				-	
		Stage flooring - resilient wood flooring 1" plywood subfloor on sleepers on plastic vapor barrier with loose granular perlite insulation in voids	3,900	sf	55.00	214,500	
	09 51 00	Rehearsal Wood Flooring	1,200	sf	60.00	72,000	
		Studio Theater Flooring	2,600	sf	50.00	130,000	
	09 51 13	Ceramic Tile to Restrooms	2,150	sf	45.00	96,750	
		Quarry Tile at Kitchen / Café / Catering	1,380	sf	40.00	55,200	
		Lobby / Café / Public Space Flooring	8,400	sf	85.00	714,000	
		Upper Lobby Flooring	3,380	sf	45.00	152,100	

Div	Phase	Description	Unit Rate	Unit	Qty	Total	Notes
		Radium Bar Flooring	5,100	sf	45.00	229,500	
		Rooftop Bar Flooring	2,400	sf	45.00	108,000	
		Main Theater Flooring	8,800	sf	25.00	220,000	
		Walk off matts	1	ls	35,000.00	35,000	
		Other Flooring	23,000	sf	12.00	276,000	*Carpet / VCT / Finished Conc.*
		Wall Finishes				-	
		Ceramic Tile to Restrooms	3,600	sf	50.00	180,000	
		FRP Walls Panels	1,800	sf	12.00	21,600	
		Stainless Steel Wall Paneling	1,200	sf	40.00	48,000	
		Cement Plaster to Lobby Walls	5,700	sf	52.00	296,392	*Hand troweled, integrally colored with low sheen & waxed sealer*
		Allowance for perforated metal panels with sound absorption in lobby area	1,200	sf	85.00		*Acoustics Note C.2*
		Acoustic Wall Panels - AP-1	3,080	sf	65.00	200,200	*assume 50% of main theater walls*
		Acoustical Wall Panel - AP-2	3,080	sf	65.00	200,200	*assume 50% of main theater walls*
		FabriSPAN stretched fabric	1,540	sf	45.00	69,300	*assume for Studio Theater*
	09 91 23	Paint	78,875	sf	3.00	236,626	
		Miscellaneous Wall Finishes	67,000	sf	1.50	100,500	
		Ceiling Finishes				-	
		Acoustic Plater to Lower Lobby Ceilings	9,000	sf	55.00	495,000	
		Wood Slat Ceiling at Upper Lobby Ceiling	4,430	sf	65.00	287,950	
		Black Duct Liner	13,400	sf	12.00	160,800	*Main Theater & Stage, Studio Theater*
		Main Theater Balcony Soffits	2,800	sf	60.00	168,000	
		Main Theater Ceiling	5,100	sf	75.00	382,500	
		Rehearsal	1,200	sf	30.00	36,000	
		Radium Bar Ceiling	5,100	sf	25.00	127,500	
		Rooftop Bar Ceiling	2,400	sf	25.00	60,000	
		Other Ceiling Finishes	19,820	sf	14.00	277,480	*ACT / Paint*
		Scaffolds + lifts to access and install walls, ceilings & finishes in theater volumes	20,000	sf	4.00	80,000	
09 00 00		subtotal	67,000	sf	212.73	14,252,614	
10 00 00		Specialties					
	10 14 00	Signage					
		Allowance for code minimum signage	67,000	sf	0.55	36,850	
		Back of house signage		Excluded - By Owner			
		Room Signage - Anodized aluminum frames with acrylic inserts	40	ea	800.00	32,000	
		Exterior Identification Signage	1	ls	50,000.00	50,000	
		Interior Identification Signage	4	ea	5,500.00	22,000	
		Loading Dock Signage	1	ls	1,800.00	1,800	
	10 21 13	Toilet Compartments	12	ea	3,500.00	42,000	
	10 28 13	Toilet Accessories	6	rms	3,500.00	21,000	
	10 44 16	Fire Extinguishers	12	ea	650.00	7,800	*incl cabinets*
10 00 00		subtotal	67,000	sf	3.19	213,450	
11 00 00		Equipment					
	11 40 00	Food Service Equipment & SS Package					
		Lobby Café	1	ls	950,000.00	950,000	
		Catering	1	ls	350,000.00	350,000	
		Upper Lobby Bar	1	ls	45,000.00	45,000	
		Radium Bar	1	ls	65,000.00	65,000	

Div	Phase	Description		Unit Rate	Unit	Qty	Total	*Notes*
		Rooftop bar		1	ls	65,000.00	65,000	
		Misc. Food Service Equipment		1	ls	25,000.00	25,000	*Green rm / office breakrooms etc*
							-	
		Production Rigging & Machinery Systems Equipment					-	
		Main Theater					-	
		Stage Rigging		1	ls	875,000.00	875,000	*Per Shalleck narrative*
		Variable Acoustics		1	ls	200,000.00	200,000	
		Orchestra Lift		1	ls	400,000.00	400,000	
		Production Lighting Control		1	ls	160,000.00	160,000	
		Fixed Theater Seating		1	ls	325,000.00	325,000	
		Production AV Systems		1	ls	550,000.00	550,000	
		Broadcast / Steaming AV Systems		1	ls	250,000.00	250,000	
		Main Theater FF&E						
		Stage Draperies		1	ls	125,000.00	125,000	
		Production Lighting Fixtures		1	ls	160,000.00	160,000	
		Orchestra Shell		1	ls	350,000.00	350,000	
		Portable/Loose AV		1	ls	100,000.00	100,000	
		Studio Theater						
		Stage Rigging / Tension Grid		1	ls	270,000.00	270,000	
		Production Lighting Control		1	ls	80,000.00	80,000	
		Production AV Systems		1	ls	200,000.00	200,000	
		Broadcast / Steaming AV Systems		1	ls	75,000.00	75,000	
		Studio Theater FF&E						
		Stage Draperies		1	ls	30,000.00	30,000	
		Production Lighting Fixtures		1	ls	90,000.00	90,000	
		Portable/Loose AV Equipment		1	ls	25,000.00	25,000	
		Portable Seating Risers		1	ls	100,000.00	100,000	
		Portable Seating		1	ls	50,000.00	50,000	
		Conference Room						
		AV Systems		1	ls	50,000.00	50,000	
		Lobby						
		AV Systems		1	ls	50,000.00	50,000	
							-	
		Other Equipment					-	
		Allowance		67,000	sf	0.50	33,500	
11 00 00			subtotal	67,000	sf	90.28	6,048,500	
12 00 00		Furnishings						
		Manual Roller Shades		13,870	sf	9.00	124,830	
		Motorized Roller Shades		910	sf	1.00	910	*Rehearsal, Studio Theater*
		Blackout Motorized Roller Shades		910	sf	35.00	31,850	*Rehearsal & Studio Theater*
		30" Metal Case Storage		1	bud	20,000.00	20,000	*referenced in Spec*
12 00 00			subtotal	67,000	sf	2.65	177,590	
14 00 00		Elevators						
		Kone MonoSpace, 5000 LB Service/Passenger Elevator - 3 Stops		1	ea	268,500.00	268,500	
		Hoist beams, rail supports, sills, etc		1	bud	25,000.00	25,000	
14 00 00			subtotal	67,000	sf	4.38	293,500	

Div	Phase	Description		Unit Rate	Unit	Qty	Total	Notes
21 00 00		Fire Suppression						
	21 00 00	Fire Sprinkler System complete		67,000	sf	17.00	1,139,000	
		Fire hose cabinets		2	ea	18,900.00	37,800	
21 00 00			subtotal	67,000	sf	17.56	1,176,800	
22 00 00		Plumbing						
	22 00 00	Plumbing systems complete		67,000	sf	28.00	1,876,000	*No fixtures counts available. Inclds grease trap for Café Kitchen.*
		Sump pit and pump for underslab drainage / pits		1	ls	85,000.00	85,000	
		Diesel fuel system for emergncy genset				Excluded		*assume sufficient belly tank capcity*
22 00 00			subtotal	67,000	sf	29.27	1,961,000	
23 00 00		HVAC						
	23 00 00	HVAC System complete		67,000	sf	85.00	5,695,000	*Includes fly tower STC smoke vents, all acoustic mounting*
		BMS Controls; TAB, Startup & Commissioning		67,000	sf	9.00	603,000	
23 00 00			subtotal	67,000	sf	94.00	6,298,000	
26 00 00		Electrical Systems						
	26 00 00	Main Power Systems		67,000	sf	16.00	1,072,000	
	26 00 00	Emergency Power		67,000	sf	8.00	536,000	*Generator, ATS etc.*
	26 00 00	Base Building Power Distribution		67,000	sf	6.00	402,000	
	26 00 00	Emergency Power Distribution		67,000	sf	3.50	234,500	
		Convenience Power		67,000	sf	12.00	804,000	
		Base Building Equipment Power		67,000	sf	2.50	167,500	
		Lighting					-	
		Branch lines		67,000	sf	6.50	435,500	
		Supply & install light fixtures		67,000	sf	36.00	2,412,000	*includes exit signs, emergency egress lighting, theater aisle lighting, stage work lighting & rigging index strip lights*
		Lighting Controls		67,000	sf	9.00	603,000	*including interface with theatrical lighting controls*
		Life Safety					-	
		Fire Alarm		67,000	sf	9.00	603,000	
		DAS		67,000	sf	5.00	335,000	
		Low Voltage					-	
		Base building tele/data infrastructure		67,000	sf	4.25	284,750	
		Base building tele/data		67,000	sf	3.15	211,050	
		Security		67,000	sf	3.00	201,000	*allowance*
		Base Building AV Infrastructure		67,000	sf	2.00	134,000	
							-	
		Production Lighting Infrastructure					-	
		300 KVA Transformer (dedicated 120/208VAC 3 phase K-13 rated)		1	ea	85,000.00	85,000	
		Production Lighting Relay Panels		2	ea	18,000.00	36,000	
		Architectural Relay Panel		1	ea	18,000.00	18,000	
		Company Switch		2	ea	35,000.00	70,000	
		Studio Theater Lighting Relay Panel		1	ea	22,000.00	22,000	
		Production Lighting Conduit & Wire					-	
		Main Theater Circuits		96	ea	1,650.00	158,400	
		Studio Theater Circuits		48	ea	1,650.00	79,200	
		Production Rigging & Machinery Systems Power					-	
		Variable Acoustic Drapery Systems - 1/2 HP motors		8	ea	2,200.00	17,600	
		Motorized rigging systems - 5 HP motors		8	ea	4,500.00	36,000	

Div	Phase	Description	Unit Rate	Unit	Qty	Total	*Notes*
		Motorized fire curtain - 5 HP motor	1	ea	4,500.00	4,500	
		Miscellaneous connections	1	ls	10,000.00	10,000	
		Production AV Electrical Infrastructure					
		75 KVA Transformer (dedicated 120/208VAC 3 phase K-13 rated)	1	ea	58,000.00	58,000	
		Sub Panels	2	ea	12,000.00	24,000	
		Branch Circuits	34	ea	2,200.00	74,800	
		Company Switch	1	ea	35,000.00	35,000	
		AV Low Voltage Conduit	67,000	sf	12.00	804,000	
		IT / Data Connections for AV	67,000	sf	1.00	67,000	
	26 00 00	Fire alarm interconnect with AV	1	ls	20,000.00	20,000	
		Misc. Other Electrical Requirements	1	ls	15,000.00	15,000	*'PV ready' infrastrucure to rooftops*
		Loading Dock Shore Power	1	ls	14,500.00	14,500	
		Misc. production power	9,200	sf	1.25	11,500	
		Construction power & lighting	1	bud	175,000.00	175,000	
26 00 00		subtotal	67,000	sf	153.30	10,270,800	
		Estimate Sub-Total	67,000	sf	1,352.65	90,627,682	
		Add-Ons					
		Contingencies (Design, Estimating, Construction)	15.00%			13,594,152	
		Insurance	1.20%			1,250,662	
		Bonding or Subguard Insurance	1.20%			1,102,540	
		Alameda Cty GRT	0.06%			63,283	
		Contractor's Fee	2.50%			2,638,394	
		Mark Ups Sub-Total				18,649,032	
		Estimated Total Amount	67,000	sf	1,631.00	109,276,714	

APPENDIX 4

Outreach + Market Analysis

Identifying Facility Needs in the Performing Arts Sector

To gain comprehensive insights into the state of the community's performing arts programs and the demand for arts facilities, a series of interviews were conducted with community and arts leaders. These interviews aimed to gather relevant background information, gauge interest in a new performing arts venue, and gather opinions and ideas about its potential impact on the community. The response from stakeholders was overwhelmingly supportive, reinforcing the necessity of a new performing arts facility for the community.

The insights shared by community arts leaders highlighted critical needs within the existing infrastructure. They expressed a pressing need for suitable rehearsal and performing spaces, as current facilities often fall short in providing adequate space, have inconsistent availability for booking dates, and lack the necessary technical capabilities to facilitate high-quality productions. These limitations have adversely affected the growth of arts organizations and hindered potential audience development.

In addition to the stakeholder interviews, a survey was deployed among performing arts organizations in Alameda and the surrounding market area. This survey sought to assess current facility usage, identify unmet needs for performance spaces, and gauge interest in and projected usage of a new facility, should one be constructed. The survey received responses from 35 organizations, with the highest representation from dance and opera organizations, followed by arts education and culturally specific arts institutions.

Key findings from the survey shed light on the anticipated demand for rental of the new facility for performance and rehearsal purposes:

Strong Interest in Renting: There is significant interest among arts organizations in renting the new venue, particularly for classroom and rehearsal spaces.

Ideal Audience Capacity: The survey indicated that an optimal audience capacity for the new facility would be in the range of 400-600 seats, featuring a fixed-seat, proscenium style (see figures 3 and 4).

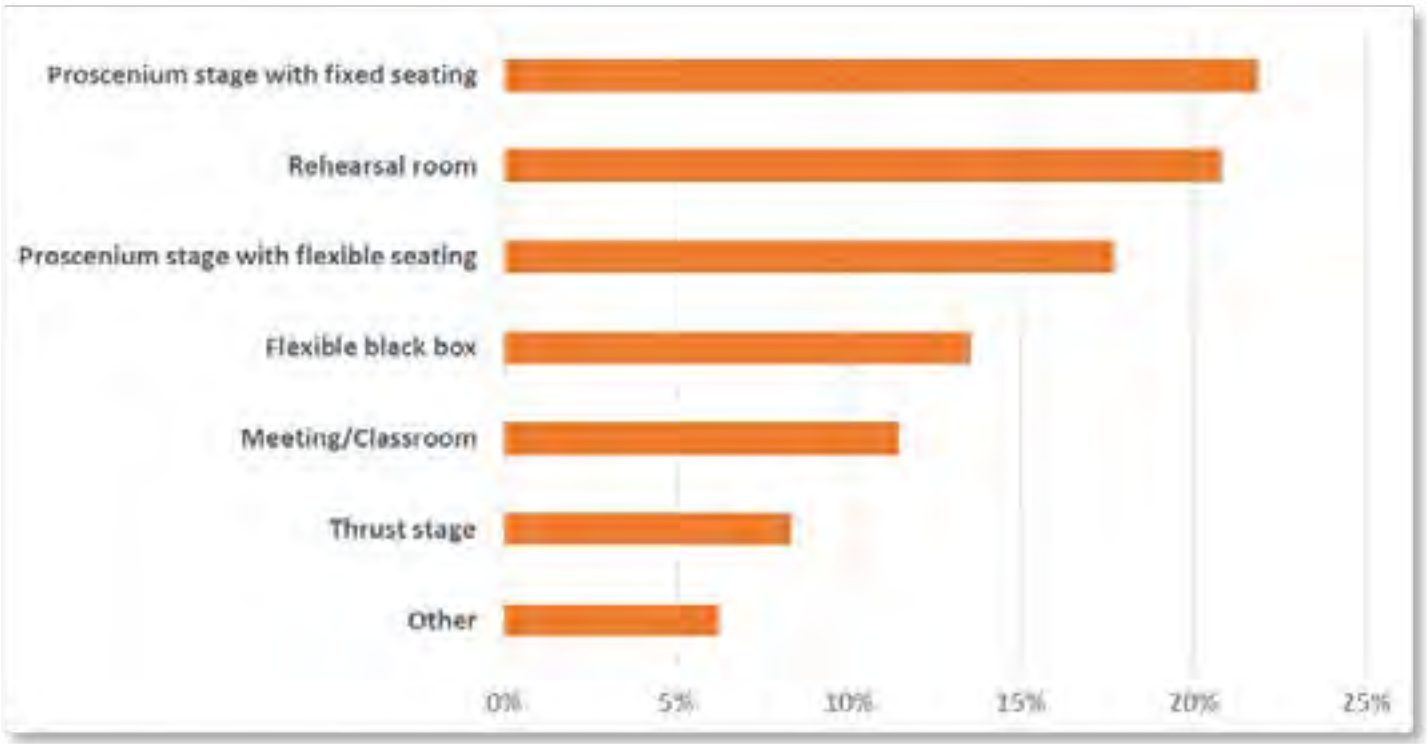
Affordability and Availability: Potential renters emphasized the importance of space affordability and availability as crucial factors in their decision-making process.

Essential Theater Equipment: Availability of appropriate theater equipment for lighting, sound, scenery, etc., was deemed "important" or "essential" by respondents.

Proximity to Cultural Facilities: While desirable, the survey revealed that proximity to other cultural/arts facilities and complimentary businesses was not deemed essential.

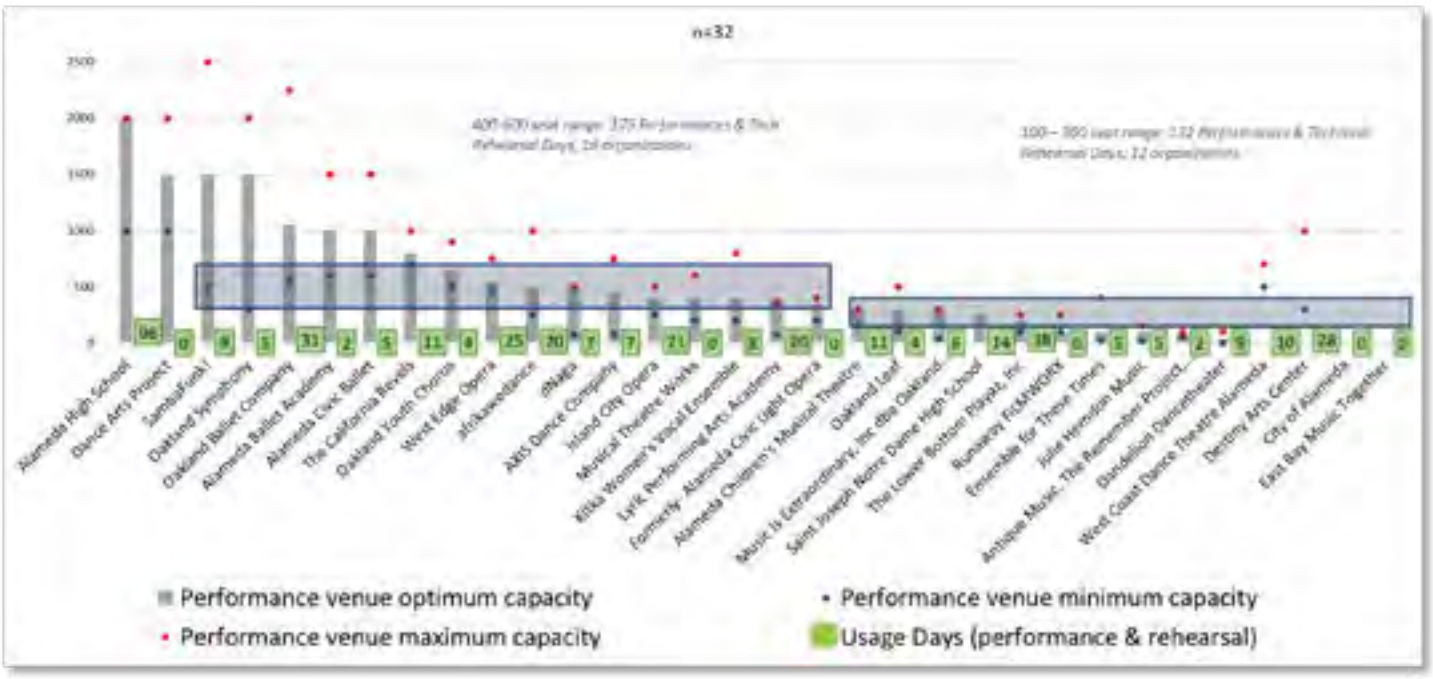
The collective insights gained from interviews and the survey underscore the urgent need for a new performing arts facility that addresses the existing gaps in the community's arts infrastructure. By providing suitable rehearsal and performing spaces, along with necessary technical capabilities, the new facility has the potential to revitalize arts organizations, foster audience growth, and enrich the cultural landscape of the community.

Below: Highest Demand is for Fixed-Seat Proscenium Theater and Rehearsal Space



Six local arts organizations from on and off the island have expressed their support for the project and interest in renting the space for programming, including AUSD, Rhythmix Cultural Works, Alameda Civic Ballet, and others. See appendix 3.

Below: Greatest Demand for Theater in 500-seat Range



APPENDIX 5

Case Studies / Community Arts Centers

Dean Lesher Regional Arts Center — Walnut Creek, CA

Facilities: Hofmann Theatre (785, proscenium), Del Valle Theatre (378, proscenium), Margaret Lesher Theatre (297, black box), Bedford Gallery (250), Vukasin Theatre (135, black box), Encore Room (up to 24, conference room)

Structure: Owned by the City of Walnut Creek; operated by the Arts + Rec Department

Programming: Not-for-profit partner Diablo Regional Arts Association presents a multidisciplinary series and educational outreach

Mission
The mission of the Lesher Center for the Arts is to drive excellence, innovation, and diversity in the arts through performances, exhibitions and educational programming that establish the Lesher Center as the artistic destination for everyone in Walnut Creek and the region.

Background
Intentionally located near to a BART station and downtown parking, the Lesher Center was intended to be easily accessible, and to build on a robust history of arts investment by the City of Walnut Creek. Following decades of growth in the quality, breadth, and volume of creative offerings in "bootstrapped" spaces, the City provided essential support by making land available, providing parking, guaranteeing operating deficits, and allocating a portion of the start-up and construction costs. The balance of the funding came from individual, corporate, business and foundation contributions. Project costs were ultimately $20.1 million with an opening in October 1990.

Community
Walnut Creek is a suburb of San Francisco and the seat of Contra Costa County, with a population of ~70,000. Median household income is $118,500, about the same as the San Francisco-Oakland-Berkeley, CA metro area.

Key Impacts and Outcomes
The Lesher Center has made significant direct and indirect impact on downtown Walnut Creek. Attendance exceeding 250,000 at hundreds of performances had generated millions of dollars in tax revenue and gave multiple restaurateurs confidence in setting up bricks-and-mortar locations. Americans for the Arts' Arts and Economic Prosperity 5, released in 2015, showed that the arts in Walnut Creek generate $41.5 million in economic activity . As of this report, the city is participating in Arts and Economic Prosperity 6 to gauge current impacts.

Tempe Center for the Arts — Tempe, AZ

Facilities: Theater (proscenium, 600), Lobby (600), Studio (configurable, 220), Lakeside meeting room (configurable, 320), Carter Lounge (64), North Patio (150), East Breezeway (150), Roof Top Terrace (64), Gallery (235), Sculpture Garden (280), Parkside Plaza (150)

Structure: Owned by the City of Tempe, operated by Tempe Arts & Cultural Services. Separate divisions operate the Tempe Center for the Arts, as well as the Tempe Public Art Program, Arts Engagement, Tempe History Museum, Tempe Galleries, Edna Vihel Activity Center, the Studio Artists Program and Community Arts Events.

Vision
Tempe Center for the Arts presents and produces compelling, provocative and inspiring programs to promote meaningful engagement with the most relevant performance arts being made today.

Mission
Tempe Center for the Arts is making waves in the desert by embracing art in all forms and all voices.

Background
TCA opened in 2007 with a vision to be a premiere rental facility and provide free public programming. In 2016, TCA began producing and presenting performing arts content as well.

Reimagining the site was a core objective of the project. A 33-foot deep landfill, high voltage power transmission lines, and deep public disengagement all needed to be addressed. A comprehensive remediation process was undertaken, with the TCA now crowning a levee that protects Tempe from flood risk from the Salt River. The building was sited to ensure that multiple public gathering spaces were attractive and open, and that acoustic challenges from a nearby highway and local airport were carefully controlled through use of architectural elements and surface finishes.

TCA is home to over a dozen resident organizations, ranging from traditional fine arts to avant garde performance initiatives.

Community
Tempe has 184,100 residents, and is the seat of Maricopa County, one of Arizona's most densely populated places. Median household income in Tempe is about $69,000, similar to the statewide median of $69,000. That said, nearly 17% of residents are below the poverty line. Tempe is in a large, complex metro - the Phoenix-Mesa-Chandler metro area has nearly 5 million residents, with over 25% speaking a language other than English at home.

Key Impacts and Outcomes
Tempe is a center of tourism, drawing tens of millions of dollars annually in visitor spending – much of it on arts, culture, and entertainment. Further, the downtown economic fabric has strengthened measurably, with jobs based downtown growing 188% between 2010 and 2017.

Parker Arts, Culture and Events (PACE)

Facilities: PACE Center Mainstage Theater (534), Event Room (270), Art Gallery (75), Dance Studio (100), 2 Creative Studios (50), 2 combinable Discovery Labs (50 each, 90 when combined), Lounge (25), amphitheater (250), full catering kitchen

Structure: Owned by the Town of Parker, operated by a sub-unit of the Parker Cultural Departments dba Parker Arts

Programming: Not-for-profit partner Diablo Regional Arts Association presents a multidisciplinary series and educational outreach

Vision
Parker Arts will be fundamental to the Town's identity as a vibrant community.

Mission
Parker Arts will enhance local economic vitality and quality of life by offering unique gathering spaces and providing access to a wide variety of high-quality performances, exhibits, and educational programs in arts, culture, history, and science.

Background
The Parker Arts, Culture, and Entertainment Center (PACE) was developed in the late 20th century, opening in 2001. Residents advocated for a high-quality cultural arts hub that would provide a welcoming environment for the growing population, spur economic development, and enhance Old Town Parker. The facility is adjacent to the 100-year-old rehabilitated Schoolhouse, which has become an extension of Parker Arts' offerings to the community and renters.

The center is in Parker's Creative District, which is managed with the assistance of the Creative District Executive Committee, a 9-member citizen's advisory board. The district's mission is to make the city a "vibrant, walkable, arts and entertainment center, infused with community gathering spaces, specialty retail and dining options, diverse creative businesses and life cycle housing choices."

Community
Parker, CO is a town of 59,000, which experienced over 35% growth between the 2010 and the 2020 Census, with a median household income of $110,000.

Key Impacts and Outcomes
The 2017 Arts and Economic Prosperity 5 economic impact calculator demonstrated that Parker Arts generated $11 million in local economic activity.

Dennis C. Moss Cultural Arts Center (fka South Miami-Dade Cultural Arts Center — Culter Bay, FL

Facilities: Main stage (961), main stage lobby, Black Box Theater (129), Dance Rehearsal Studio (129), Lab Theater (129), Classroom (69), Back Yard Concert Hall and Plaza (outdoors adjacent to Black Creek Canal; up to 700)

Structure: Owned by Miami-Dade County, operated by a unit of Miami-Dade County – Department of Cultural Affairs.

Mission
To nurture local arts organization, artists and audiences in a state-of-the-art facility that welcomes the community.

Background
After Hurricane Andrew devastated South Miami-Dade in 1992, Commissioner Dennis C. Moss developed a comprehensive vision for revitalization of the area. Among many projects, the building of a cultural arts center was crucial to this plan. in 1994 the County purchased land to accommodate a new cultural center in the southern part of the county. The building was completed in 2011 and provides a world-class, multidisciplinary cultural venue and community gathering place, filling a key role in the economic and cultural development of the area.

Community
Miami-Dade County has a population of 2.7 million and median household income of $59,000, slightly lower than the Florida statewide median of $63,000 and about 80% of the US median HH income of $69,700. Over 53% of the resident population is foreign-born, with 92% of foreign-born residents hailing from Latin American countries.

Key Impacts and Outcomes
Arts and Economic Prosperity 5 analysis revealed that the economic impact of the arts in Miami-Dade County exceeded $1.43 billion, generating nearly 41,000 full-time jobs and engaging more than 16 million participants.

The Department of Cultural Affairs has deployed numerous access programs to bring arts experiences to the full diversity of the County's residents and visitors. Culture Shock Miami is one of their widely recognized initiatives, where they provide $5 tickets to high school and college students. Additional discounts are targeted to senior citizens, students, and active military personnel.

The Port Theatre - Nanaimo, BC

Facilities: Port Theatre (800, proscenium)

Structure: Owned by the City of Nanaimo, operated by not-for-profit Port Theatre Society

Mission
The purpose of The Port Theatre Society is to stimulate and enhance artistic, cultural and economic activity of central Vancouver Island.

Background
In 1989, the City of Nanaimo formed the not-for-profit The Port Theatre Society to develop a venue that would take advantage of underutilized downtown waterfront space. Nine years later, drawing on federal and provincial capital resources as well as community contributions, the project came to fruition.

Community
Nanaimo is a city of nearly 100,000 on the east coast of Vancouver Island, which in the 21st century has seen steady population growth and increasing racial diversity. A long and rich maritime history is intertwined with Nanaimo's core present-day industries (forestry; government; service, retail, and hospitality).

Key Impacts and Outcomes
Annually, over 250 events draw 1000,000+ participants. The Port Theatre's volunteer roster is also among the largest in Nanaimo, with over 150 people supporting events in a variety of roles. A 2016 study documented up to $8 million of annual economic impact attributed to the Port Theatre's operations and programming. In 2022, the Port Theatre Society estimated that over 10,650 hours were contributed. Notably, the Port Theatre Society reported net-positive operating results in 2021 and 2022, while pursuing an ambitious capital improvement process that included thermal improvements to all windows in the facility.