

**ATTACHMENT 2: CBG'S INFRASTRUCTURE ANALYSIS**

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September 10, 2012  
Job No.: 1087-011

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## MEMORANDUM

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**TO:** Ernesto Vilchis, Keyser Marston Associates

**FROM:** Angelo J. Obertello, P.E., Principal

**SUBJECT:** Economic Development Strategy Prototypical Buildings  
Existing Infrastructure Assessment  
Alameda Point

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The following describes the existing utility services and surrounding surface improvements to the five (5) prototypical buildings at Alameda Point which are being analyzed as part of the Economic Development Strategy. The prototypical buildings include Buildings 2, 3, 16, 41, and 77, which are depicted on the enclosed Figure 1. The purpose of this assessment is to characterize the existing utility systems serving each of the existing prototypical buildings. Additionally, an assessment of the required improvements to the existing utility services and surrounding surface improvements to support a new lessee is provided.

This assessment assumes that the new lessees will utilize the existing buildings with minimal improvements. The existing utility systems, which previously supported the Navy's demands, are assumed to have adequate capacity for the proposed demands associated with new lessees. The improvements to the existing utilities and surrounding surface improvements described in this assessment are based upon the typical improvements that have been implemented for other existing building tenants within Alameda Point. This assessment assumes that improvements to the existing utility trunk mains and distribution systems associated with future redevelopment of Alameda Point will be improved at a later date and are not required at the time of a new lease.

### General

The existing utility systems within Alameda Point were generally installed by the Navy approximately 70 years ago. The Navy installed and maintained the utilities on as-needed basis and these systems are not constructed to current codes or regulations. The existing utilities are currently functioning and service the existing tenants that have occupied buildings since the Alameda Naval Air Station was decommissioned by the Navy. The utilities are deteriorated and require on-going maintenance to remain operable. The existing natural gas system is low pressure, unreliable and likely will not be available for use without significant improvements to the system. This condition is assumed acceptable for the potential lessees of these buildings. The local agencies responsible for this maintenance include:

- City of Alameda – Stormwater and Sanitary Sewer
- East Bay Municipal Utility District – Potable Water
- Alameda Municipal Power – Electric
- Pacific Gas & Electric – Natural Gas
- Comcast – Telecommunications

Similarly, the existing surface improvements are also generally in poor but serviceable condition throughout Alameda Point. The street network and the surface improvements surrounding the existing buildings are currently usable. The existing sidewalks and concrete pathways at the existing buildings entrances typically have numerous cracks and are not ADA accessible.

Based upon a field investigation, the typical improvements implemented for tenants of nearby buildings within Alameda Point include the following items:

- Sanitary Sewer Lateral Replacement
- Potable Water Sub-Meter and Backflow Preventer Installation
- Fire Water Service Reconfiguration
- Electrical Transformer Replacement
- ADA Accessible Route of Travel and Parking Stalls
- Parking Lot Signage, Striping and Fencing
- Landscaping Improvements and Site Entrance Enhancements

### **Building 2**

Building 2 is located in the northwest portion of Alameda Point between Monarch Street and Lexington Street and directly south of the existing Lawn area. This building has multiple entrances from the surrounding streets, interior parking courtyards and the Lawn area.

The existing utilities serving this building include storm drainage, sanitary sewer, potable water, electrical, natural gas and telecommunications. The existing utilities serving Building 2 are depicted on Figure 2. The existing utilities are assumed to be in operable condition similar to the nearby existing buildings that are currently leased and occupied. The surface improvements are also in usable condition. There are areas of landscaping that have not been maintained and are assumed to need to be replanted. Additionally, an ADA accessible path of travel will likely be necessary to a designated entrance for a new lessee. The following improvements are assumed to be necessary for a new lease within Building 2:

- Sanitary Sewer Lateral Replacements
- Potable Water Sub-Meter and Backflow Preventer Installation
- ADA Accessible Route of Travel and Parking Stall Improvements
- Landscaping Improvements

These improvements are estimated to cost approximately \$233,000, as outlined in Figure 5.

**Building 3**

Building 3 is located in the northwest portion of Alameda Point adjacent to Monarch Street and directly west of the existing Lawn area. The building main entrances are from the Lawn area. There are also service entrances and loading areas located along the western side of the building.

The existing utilities serving this building include storm drainage, sanitary sewer, potable water, electrical, natural gas and telecommunications. The existing utilities serving Building 3 are depicted on Figure 2. The existing utilities are assumed to be in operable condition similar to the nearby existing buildings that are currently leased and occupied. The surface improvements are also in usable condition. There are existing ancillary buildings between Building 3 and Monarch Street that are assumed to need to be demolished to improve accessibility and visibility to make this a viable leasing opportunity. Pavement and landscaping are assumed to be placed in the areas of the ancillary buildings in order to provide appropriate vehicular circulation on the west side of the building, to and from Monarch Street. Additionally, there are other areas of landscaping that have not been maintained and are assumed to be replanted. The following improvements are assumed to be necessary for a new lease within Building 3:

- Sanitary Sewer Lateral Replacement
- Potable Water Meter and Backflow Preventer Installation
- Electrical Transformer Replacement
- Ancillary Building Demolition
- Pavement Improvements to Provide Vehicular Circulation
- ADA Accessible Route of Travel and Parking Stall Improvements
- Landscaping Improvements

These improvements are estimated to cost approximately \$471,000, as outlined in Figure 5.

**Building 16**

Building 16 is located in the central portion of Alameda Point adjacent to Saratoga Street and directly east of the existing Parade area. The building has entrances from both Saratoga Street and an existing parking lot located on the east side of the building. There is an existing ADA parking stall and ramp located on the east side of the building.

The existing utilities serving this building include storm drainage, sanitary sewer, potable water, electrical, natural gas and telecommunications. The existing utilities serving Building 16 are depicted on Figure 3. The existing utilities are assumed to be in operable condition similar to the nearby existing buildings that are currently leased and occupied. The surface improvements are also in usable condition. The existing landscaping surrounding the building is decent condition and assumed to be acceptable. The following improvements are assumed to be necessary for a new lease within Building 16:

- Sanitary Sewer Lateral Replacements
- Potable Water Meter and Backflow Preventer Installation

These improvements are estimated to cost approximately \$32,000, as outlined in Figure 5.

**Building 41**

Building 41 is located in the central portion of Alameda Point adjacent to W. Tower Avenue and north of the Sea Plane Lagoon. This building was previously utilized by the Navy as an airplane hangar. The building has large sliding doors on both the west and east sides of the structure and secondary access points to the north and south. The building is surrounded by existing pavement and concrete.

The existing utilities serving this building include storm drainage, sanitary sewer, potable water, electrical, natural gas and telecommunications. The existing utilities serving Building 41 are depicted on Figure 4. The existing utilities are assumed to be in operable condition similar to the nearby existing buildings that are currently leased and occupied. The surface improvements are also in usable condition. Improvements to the surface improvements surrounding the structure are assumed to be necessary, similar to the other adjacent hangars that are currently occupied. These improvements include landscaping and surface improvements at a designated main entrance and parking lot striping and signage. The following improvements are assumed to be necessary for a new lease within Building 41:

- Sanitary Sewer Lateral Replacements
- Potable Water Meter and Backflow Preventer Installation
- Electrical Transformer Replacement
- Parking Lot Striping and Signage
- ADA Accessible Route of Travel and Parking Stall Improvements
- Landscaping and Surface Improvements at Main Entrance

These improvements are estimated to cost approximately \$142,000, as outlined in Figure 5.

**Building 77**

Building 77 is located in the central portion of Alameda Point adjacent to W. Tower Ave and directly north of the Sea Plane Lagoon. This building is currently occupied by the Alameda Point Naval Air Museum.

The existing utilities serving this building include storm drainage, sanitary sewer, potable water, electrical, natural gas and telecommunications. The existing utilities serving Building 41 are depicted on Figure 4. The existing utilities are assumed to be in operable condition. The surface improvements are also in usable condition and include ADA parking stall and a path of travel. The existing landscaping on the east side of the building is in decent condition. The existing landscaping on the southern side of the building is assumed to require enhancement.

There are no further improvements deemed necessary for another lessee with similar utility needs to occupy this building.

The landscaping improvements are estimated to cost approximately \$63,000, as outlined in Figure 5.



NAS ALAMEDA HISTORIC DISTRICT BOUNDARIES

THE LAGOON

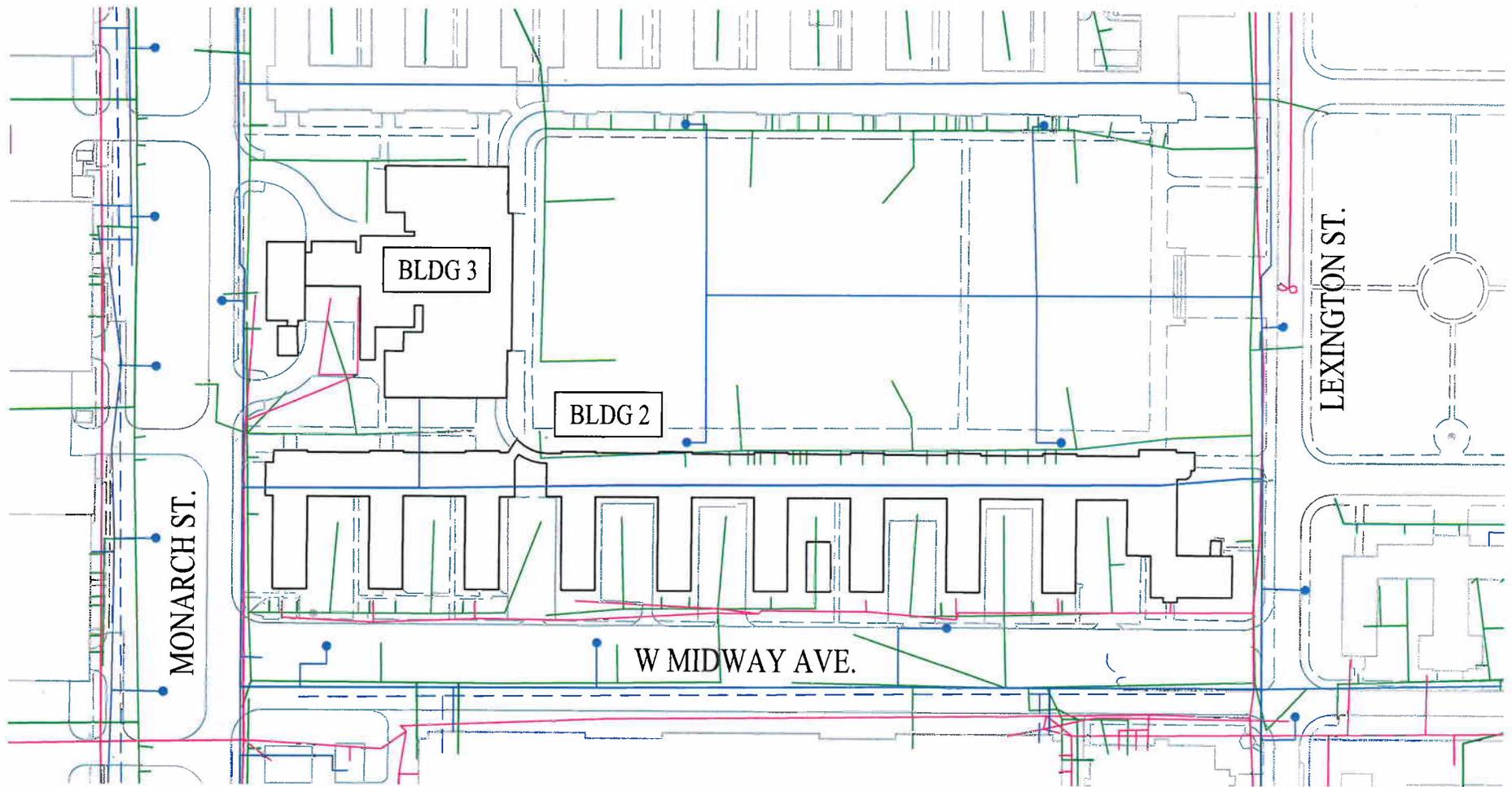
FIELD KEYSER  
MARSTON  
PAOLI ASSOCIATES

ALAMEDA POINT  
FIVE PROTOTYPICAL BUILDINGS  
CITY OF ALAMEDA  
06.26.12



City of Alameda CALIFORNIA

FIGURE 1



LEGEND

-  EX WATER (POTABLE)
-  EX WATER (NON-POTABLE)
-  EX SANITARY SEWER
-  EX STORM DRAIN

**DRAFT**

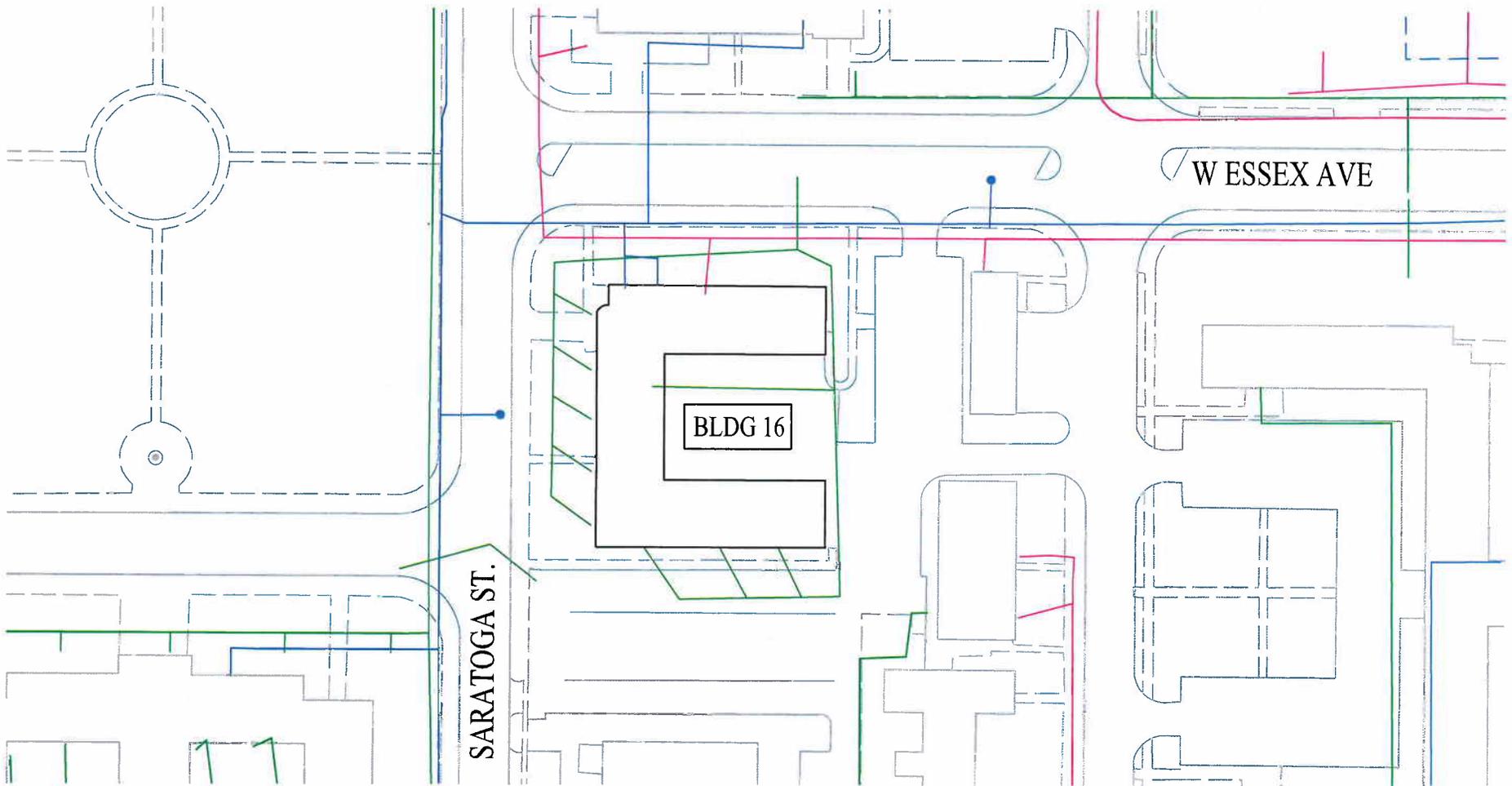


**FIGURE 2**  
**BUILDINGS 2 & 3**  
**ALAMEDA POINT**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: JULY 30, 2012 SCALE: 1" = 200'

|   |  |
|---|--|
|  | Carlson, Barbee<br>& Gibson, Inc.      |
|   | CIVIL ENGINEERS • SURVEYORS • PLANNERS |
| 6111 BOLLINGER CANYON ROAD, SUITE 150<br>SAN RAMON, CALIFORNIA 94583                  | (925) 966-0222<br>FAX (925) 966-8575   |
| SAN RAMON • LATHROP   |  |



**LEGEND**

-  EX WATER (POTABLE)
-  EX WATER (NON-POTABLE)
-  EX SANITARY SEWER
-  EX STORM DRAIN

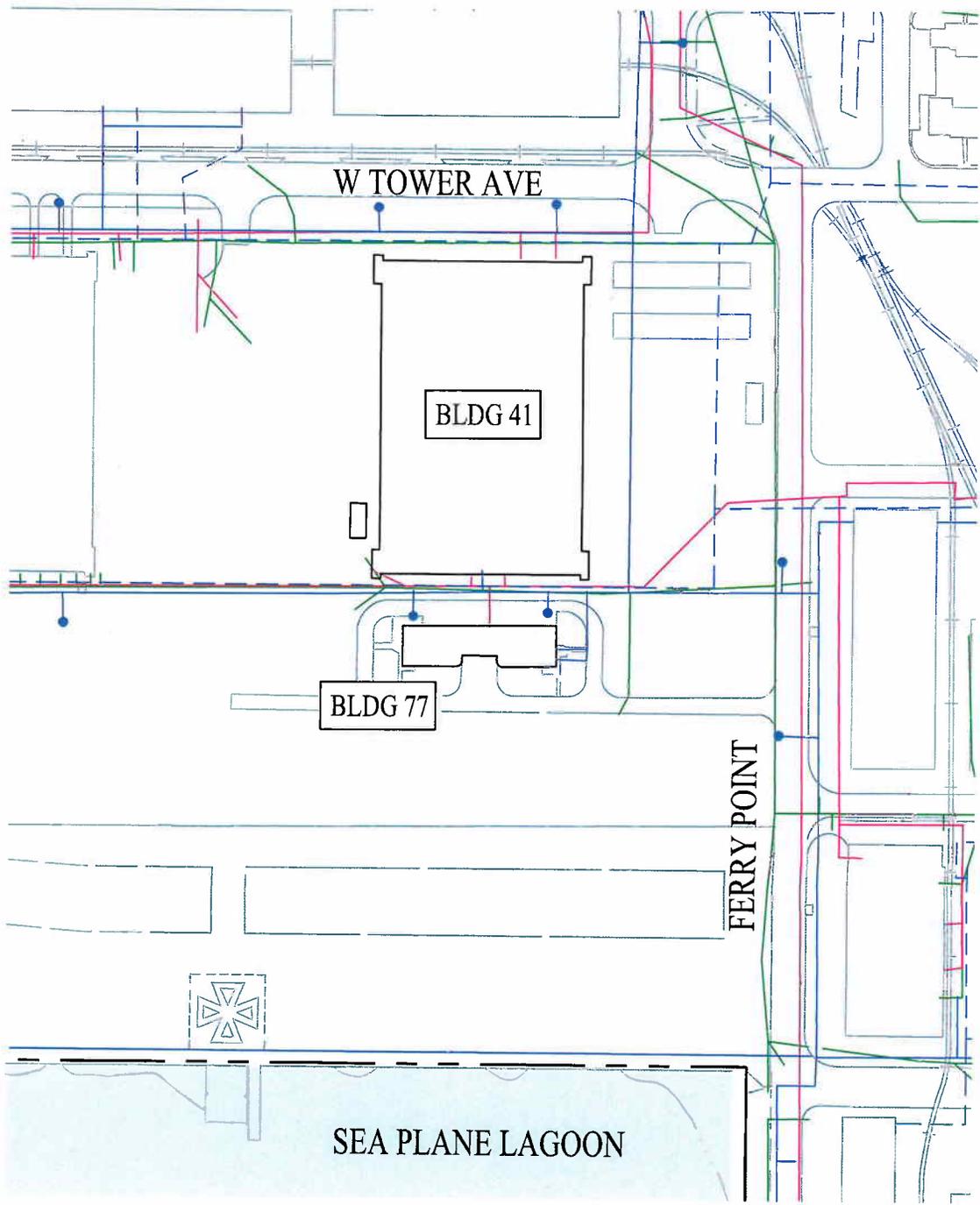
**FIGURE 3**  
**BUILDING 16**  
**ALAMEDA POINT**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
 DATE: JULY 30, 2012 SCALE: 1" = 100'

**DRAFT**



|   |  |
|---|--|
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|   | CIVIL ENGINEERS • SURVEYORS • PLANNERS |
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| SAN RAMON • LATHROP   |  |



**LEGEND**

-  EX WATER (POTABLE)
-  EX WATER (NON-POTABLE)
-  EX SANITARY SEWER
-  EX STORM DRAIN

**DRAFT**

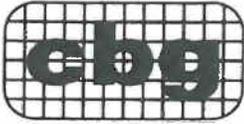
**FIGURE 4  
BUILDINGS 41 & 77  
ALAMEDA POINT**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: JULY 30, 2012 SCALE: 1" = 200'



|   |   |
|---|---|
|  | Carlson, Barbee<br>& Gibson, Inc.<br>CIVIL ENGINEERS • SURVEYORS • PLANNERS   |
|   | 6111 BOLLINGER CANYON ROAD, SUITE 150 (925) 866-0322<br>SAN RAMON, CALIFORNIA 94583 SAN RAMON, CALIFORNIA 94583 FAX (925) 866-8575<br>SAN RAMON • LATHROP |



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## FIGURE 5

September 10, 2012

Job No.: 1087-011

ENGINEER'S PRELIMINARY CONSTRUCTION COST ESTIMATE  
**ECONOMIC DEVELOPMENT STRATEGY**  
**PROTOTYPICAL BUILDINGS**  
**EXISTING INFRASTRUCTURE UPGRADES**  
**ALAMEDA POINT**  
ALAMEDA, CALIFORNIA

| Item  | Description  | Quantity | Unit | Unit Price | Amount            |
|---|--|----------|------|------------|-------------------|
| <b><u>BUILDING 2</u></b>                                    |  |          |      |            |                   |
| 1   | Sanitary Sewer Lateral Replacements  | 8        | EA   | \$ 10,000  | \$ 80,000         |
| 2   | Install Submeter on Existing Potable Water Line<br>(Excludes all EBMUD Fees) | 1        | EA   | \$ 2,500   | \$ 2,500          |
| 3   | Install Backflow Preventer on Existing Potable 6" Water Line                 | 1        | EA   | \$ 10,000  | \$ 10,000         |
| 4   | ADA Parking Stall Striping and Signage                                       | 1        | EA   | \$ 1,500   | \$ 1,500          |
| 5   | ADA Path of Travel Improvements (Steel Ramp)                                 | 1        | EA   | \$ 5,000   | \$ 5,000          |
| 6   | Landscaping - Turf Only  | 22,500   | SF   | \$ 3       | \$ 67,500         |
| <b>SUBTOTAL BUILDING 2</b>                                  |  |          |      |            | <b>\$ 166,500</b> |
| <b>40% SOFT COSTS (Including Contingency, Design, Etc.)</b> |  |          |      |            | <b>\$ 66,600</b>  |
| <b>TOTAL BUILDING 2</b><br>(to the nearest \$1,000)         |  |          |      |            | <b>\$ 233,000</b> |
| <br>  |  |          |      |            |                   |
| <b><u>BUILDING 3</u></b>                                    |  |          |      |            |                   |
| 1   | Sanitary Sewer Lateral Replacements  | 1        | EA   | \$ 10,000  | \$ 10,000         |
| 2   | Install Submeter on Existing Potable Water Line<br>(Excludes all EBMUD Fees) | 1        | EA   | \$ 2,500   | \$ 2,500          |
| 3   | Install Backflow Preventer on Existing Potable 6" Water Line                 | 1        | EA   | \$ 10,000  | \$ 10,000         |
| 4   | Replace Electrical Transformer   | 1        | EA   | \$ 20,000  | \$ 20,000         |
| 5   | Demolish Existing Ancillary Structures                                       | 1        | LS   | \$ 100,000 | \$ 100,000        |
| 6   | Pavement   | 10,000   | SF   | \$ 10      | \$ 100,000        |
| 7   | ADA Parking Stall Striping and Signage                                       | 1        | EA   | \$ 1,500   | \$ 1,500          |
| 8   | ADA Path of Travel Improvements (Steel Ramp)                                 | 1        | EA   | \$ 5,000   | \$ 5,000          |
| 9   | Landscaping and Irrigation   | 17,500   | SF   | \$ 5       | \$ 87,500         |
| <b>SUBTOTAL BUILDING 3</b>                                  |  |          |      |            | <b>\$ 336,500</b> |
| <b>40% SOFT COSTS (Including Contingency, Design, Etc.)</b> |  |          |      |            | <b>\$ 134,600</b> |
| <b>TOTAL BUILDING 3</b><br>(to the nearest \$1,000)         |  |          |      |            | <b>\$ 471,000</b> |

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| Item  | Description   | Quantity | Unit | Unit Price | Amount            |
|---|---|----------|------|------------|-------------------|
| <b><u>BUILDING 16</u></b>                                   |   |          |      |            |                   |
| 1   | Sanitary Sewer Lateral Replacements   | 1        | EA   | \$ 10,000  | \$ 10,000         |
| 2   | Install Submeter on Existing Potable Water Line<br><i>(Excludes all EBMUD Fees)</i> | 1        | EA   | \$ 2,500   | \$ 2,500          |
| 3   | Install Backflow Preventer on Existing Potable Water Service                        | 1        | EA   | \$ 10,000  | \$ 10,000         |
| <b>SUBTOTAL BUILDING 16</b>                                 |   |          |      |            | <b>\$ 22,500</b>  |
| <b>40% SOFT COSTS (Including Contingency, Design, Etc.)</b> |   |          |      |            | <b>\$ 9,000</b>   |
| <b>TOTAL BUILDING 16</b>                                    |   |          |      |            | <b>\$ 32,000</b>  |
| <i>(to the nearest \$1,000)</i>                             |   |          |      |            |                   |
| <br><b><u>BUILDING 41</u></b>                               |   |          |      |            |                   |
| 1   | Sanitary Sewer Lateral Replacements   | 3        | EA   | \$ 10,000  | \$ 30,000         |
| 2   | Install Submeter on Existing Potable Water Line<br><i>(Excludes all EBMUD Fees)</i> | 1        | EA   | \$ 2,500   | \$ 2,500          |
| 3   | Install Backflow Preventer on Existing Potable Water Service                        | 1        | EA   | \$ 10,000  | \$ 10,000         |
| 4   | Replace Electrical Transformer  | 1        | EA   | \$ 20,000  | \$ 20,000         |
| 5   | Parking Lot Striping and Signage  | 1        | LS   | \$ 7,500   | \$ 7,500          |
| 6   | ADA Path of Travel Improvements   | 1        | EA   | \$ 5,000   | \$ 5,000          |
| 7   | ADA Parking Stall Striping and Signage  | 1        | EA   | \$ 1,500   | \$ 1,500          |
| 8   | Landscaping and Surface Improvements at Entrance                                    | 5,000    | SF   | \$ 5       | \$ 25,000         |
| <b>SUBTOTAL BUILDING 41</b>                                 |   |          |      |            | <b>\$ 101,500</b> |
| <b>40% SOFT COSTS (Including Contingency, Design, Etc.)</b> |   |          |      |            | <b>\$ 40,600</b>  |
| <b>TOTAL BUILDING 41</b>                                    |   |          |      |            | <b>\$ 142,000</b> |
| <i>(to the nearest \$1,000)</i>                             |   |          |      |            |                   |
| <br><b><u>BUILDING 77</u></b>                               |   |          |      |            |                   |
| 1   | Landscaping and Irrigation  | 9,000    | SF   | \$ 5       | \$ 45,000         |
| <b>SUBTOTAL BUILDING 77</b>                                 |   |          |      |            | <b>\$ 45,000</b>  |
| <b>40% SOFT COSTS (Including Contingency, Design, Etc.)</b> |   |          |      |            | <b>\$ 18,000</b>  |
| <b>TOTAL BUILDING 77</b>                                    |   |          |      |            | <b>\$ 63,000</b>  |
| <i>(to the nearest \$1,000)</i>                             |   |          |      |            |                   |