

City of San Diego
MEMORANDUM

DATE: December 10, 2004

TO: Councilmember Toni Atkins, Council District 3

FROM: Afshin Oskoui, Deputy Director, Architectural Engineering and Contracts Division,
Engineering and Capital Projects Department

SUBJECT: Adaptive Reuse of Annex #1 (Teacher Training School Building) University Heights

In January of this year, we initiated the feasibility study of the adaptive reuse of Annex #1 (Teacher Training School Building) in University Heights. Fields-Devereaux Architects & Engineers (FDAE) was retained by us to provide a feasibility and re-use study. The purpose of this memo is to summarize the findings of the study for your information, and use. Attached is a copy of the final report dated September 24, 2004, and a General Report Summary dated October 12, 2004.

In summary, several issues would need to be addressed before considering an alternative re-use of this building.

- A) Since the existing building is located on San Diego Unified School District property, an agreement with the School District would be required in regards to the disposition of land involved for an alternative use of the building.
- B) All existing parking is currently used by the School District, and an alternative use as a community facility will require an additional 100 parking spaces. This will require discussions with the School District which may involve an agreement to acquire additional land, or enter into a joint-use or shared use of the existing parking space.
- C) A subsurface investigation will be required to locate and survey the existing utilities on site, (electric and gas lines, sewer, water, and storm drain systems), and connections in order to connect independently to the public systems.

After an exhaustive effort in researching the alternative uses, and input from the University Heights Community, the proposed uses for building in order of the community's preference are: (1) Library, (2) Community center, or (3) Education center.

The historic hallway partitions would need to be removed or modified with visual openings in order to consider the community's primary choice of proposed use of a Library.


Five specific areas of structural upgrades and stabilization are required in order for this building to be functional as a community facility:

- (1) Mitigation and removal of unhealthful materials (lead and asbestos)
- (2) Rehabilitation of selected exterior and interior features with respect to its historic fabric. The architecture of the interiors is in fair condition and there have been several modifications over the years. After discussions with the community, and city officials, it is recommended to retain the original partitions, (the 1910 primary period of significance), consider the first remodel, (the 1930 second period of significance) only if useful to proposed reuse, and remove all 1950 or later partitions.
- (3) Structural and seismic code upgrade (i.e. roof system and horizontal strengthening of shear walls).
- (4) Barrier free and accessibility compliance (i.e., elevators to upper floor, ramps/lifts at entrances).
- (5) Upgrade of Mechanical, Electrical and Plumbing, Sewer and Water systems. Fire sprinkler protection systems will be required to comply with current fire codes, and fire/life safety; telecom/data and security systems will also be required.

The estimate of probable cost identifies a construction cost of about \$5,000,000 for the preferred Library conversion. This assumes a present day cost. Costs would be higher depending on when the project can proceed ahead. In addition, presently there is no estimate of the probable land cost necessary to compensate the School District for the parking area and the building. Projects with this degree of difficulty will require significant design consulting services, historical review, construction administration and other administration/project management considerations. As much as an additional \$1,750,000 will be necessary for design, environmental review, permitting, and construction management. Finally, on an existing building such as this one, a contingency reserve must be added to cover the unforeseen problems that may occur during the design and construction of the project. A project contingency reserve of \$1,000,000 or 20% would be prudent to ensure completion. Therefore, the total estimated present day cost is \$7,750,000 plus the cost of the land.

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If you need additional information, we will be glad to meet with your office at your convenience.



Afshin Oskoui

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Attachments: 1. Final Report dated September 24, 2004
2. General Report Summary dated October 12, 2004

cc: Bruce Herring, Deputy City Manager, City Manager's Office
Anna Tataf, Library Director, Library
Mary Ann Tilotta, CIP Analyst, Library
Darren Greenhalgh, Sr. Civil Engineer, Architectural Engineering & Contracts Division
David Manela, Associate Civil Engineer, Architectural Engineering & Contract Division