

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: March 14-15, 2007

Reference No.: 4.7  
Information Item

From: CINDY McKIM  
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Subject: **REPORT ON COMPARISON OF COST INCREASES STATEWIDE AND IN THE BAY AREA FOR SEISMIC RETROFIT OF OFFICE BUILDINGS**

## **SUMMARY:**

At the January 31-February 1, 2007 California Transportation Commission (Commission) meeting, the Department of Transportation (Department) presented an action item under Reference 2.5b.(5) (Tab 53) to de-allocate \$44,300,000 originally allocated for a State Highway Operations and Protection Program (SHOPP) project to retrofit the District 4 office building in Oakland. At that time, the Commission requested additional information regarding retrofit activities being undertaken statewide, including other Bay Area office buildings.

Currently, there are no seismic retrofit projects similar to the District 4 seismic retrofit project in the Bay Area. Information on the cost comparison of the District 4 seismic retrofit project to other similar statewide seismic retrofit projects will be made available by the Department of General Services (DGS) at the March 14-15, 2007 Commission meeting.

## **BACKGROUND:**

In 1992, the Department of General Services Seismic Building Program (DGS BSP) conducted seismic structural evaluations of State buildings that were in non-compliance with the seismic provisions set forth in the 1988 Uniform Building Code. The DGS BSP conducted 854 seismic structural evaluations of State buildings located in the Bay Area. The Risk Acceptability Table utilized was a scale of Level I through Level VII, with Risk Level VII being the highest level of risk.

From the 854 evaluations, 22 buildings were classified as a Risk Level V or greater (substantial structural damage to the building, substantial risk to life). The disposition of the 22 Bay Area State buildings identified as a Risk Level V or greater are as follows:

- 6 - Retrofitted
- 2 - Demolished
- 9 - Sold
- 5 - Yet to be Retrofitted

A valid comparison between the District 4 Oakland Seismic Retrofit Project and the six Bay Area seismic retrofitted buildings is not feasible because the retrofitted buildings are significantly smaller, have a different building construction type (not a moment resistant frame building), and the retrofit application was less complex. The construction costs of these Bay Area seismic retrofit projects ranged from \$3.5 million to \$6.0 million per project.