

FEASIBILITY STUDY

FOR

**AFRO AMERICAN
MUSIC INSTITUTE
(AAMI)**

RADELET M^CCARTHY
ARCHITECTS AND INTERIOR DESIGNERS

AUGUST 6, 2007

RADELET M^CCARTHY
ARCHITECTS AND INTERIOR DESIGNERS

August 6, 2007

Ms. Pamela Johnson
Afro American Music Institute (AAMI)
7131 Hamilton Avenue
Pittsburgh, PA 15208

Dear Ms. Johnson:

It was our distinct pleasure to work with the AAMI through the Community Design Center of Pittsburgh (CDCP). We hope you will find the enclosed information on your Feasibility Study for the Performance Space and the Phase II expansion useful. Our goal was to assist the AAMI in obtaining a tool to begin fund raising efforts for a two-phase project.

Phase I, being of the most urgent need, includes minimal changes to the current space to facilitate its renovation into a viable performing space. The space remains flexible and easily adaptable to various performances. Additionally, due to code issues related to means of egress and compliance with accessibility, a second means of egress has been identified along with a new accessible ramp and stairs. See drawings A-1 through A-3 for further illustrations of the proposed work.

Phase II encompasses a more global approach to the desire for additional space. Here we have illustrated on drawing A-4 the maximum space allowable for a new addition, both in size and height proportion, according to the City Codes.

Following the drawings is a more elaborate narrative; which identifies code related issues, toilet room facilities, and Phase II parameters; and an Opinion of Probable Cost for each phase. Please note that this study is not all-inclusive and when the AAMI is prepared to proceed to the next step, in either phase, we recommend further professional assistance be retained.

We wish the AAMI the best for achieving their vision and again thank you for this opportunity. If we can be of assistance in the future, please do not hesitate to give us a call.

Sincerely,

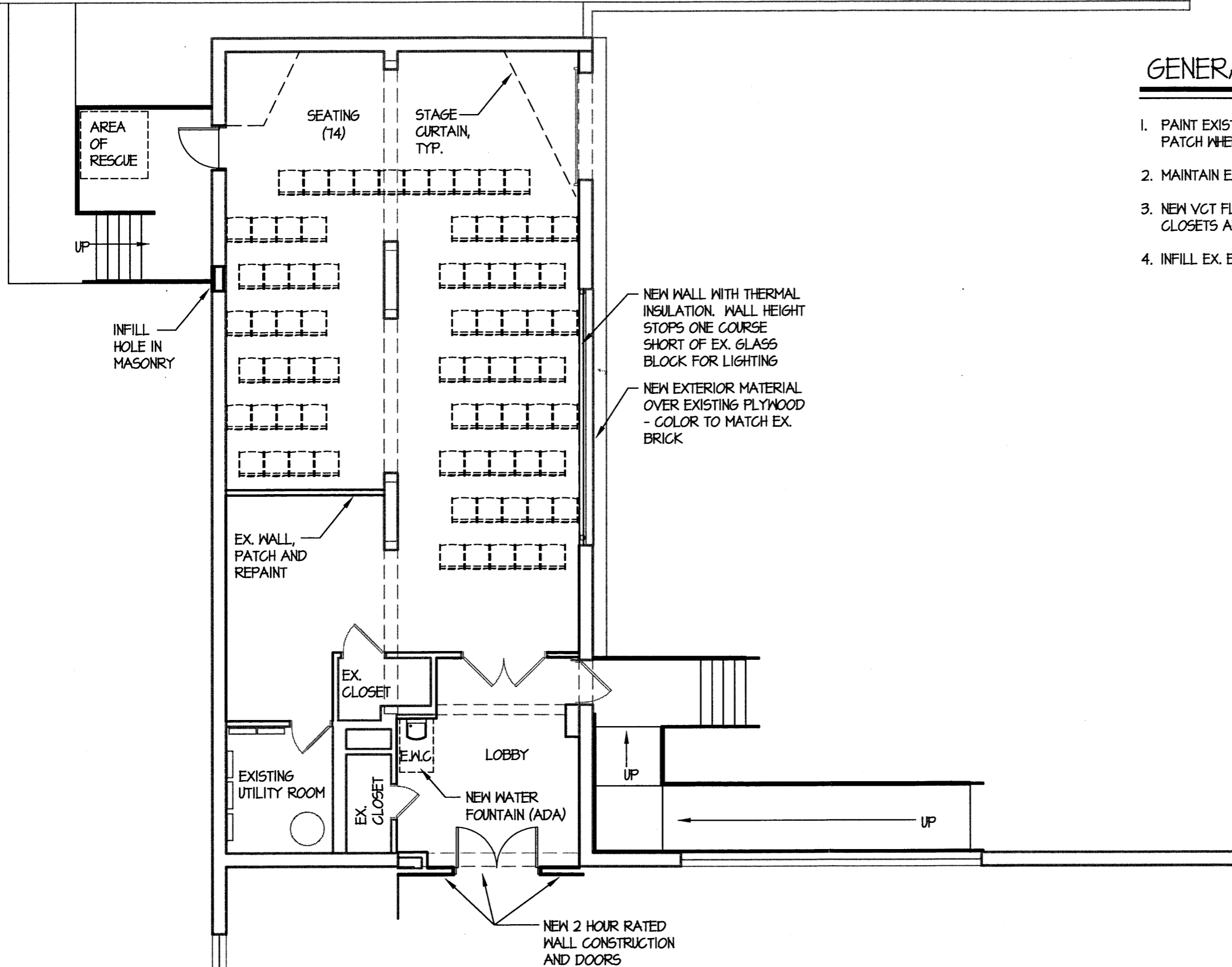


Theresa M. Giacomino

Enclosure
Cc: CDCP

GENERAL NOTES

1. PAINT EXISTING WALLS WHICH ARE NOT BRICK. PATCH WHERE NECESSARY.
2. MAINTAIN EXPOSED BRICK.
3. NEW VCT FLOOR ENTIRE SPACE EXCEPT EX. CLOSETS AND UTILITY ROOM.
4. INFILL EX. EXTERIOR WALL OPENINGS.



REVISIONS

W:\projects\0702b\drawings\0702b A-1.dwg

DATE 6 AUGUST 2007

SCALE 1/8"=1'-0"

PROJECT NO. 0702b

PROJECT TITLE

AFRO AMERICAN
MUSIC INSTITUTE
FEASIBILITY STUDY

DRAWING TITLE

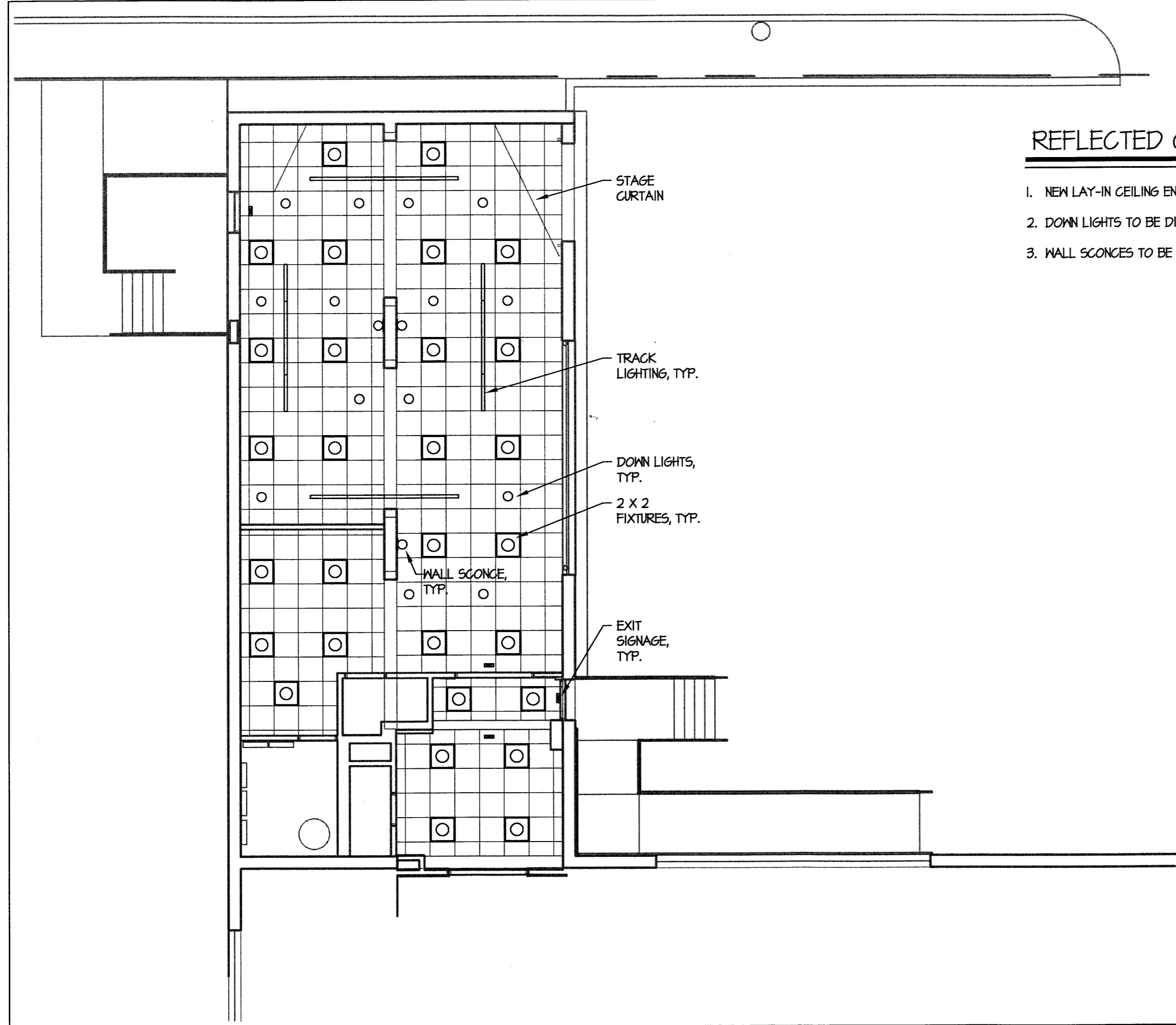
PROPOSED PLAN
PHASE I

DRAWING NUMBER

A-1

REFLECTED CEILING PLAN NOTES

1. NEW LAY-IN CEILING ENTIRE SPACE.
2. DOWN LIGHTS TO BE DIMMABLE.
3. WALL SCONCES TO BE DIMMABLE.



REVISIONS

W:\projects\07028\drawings\07028 A-2.dwg

DATE 6 AUGUST 2001

SCALE 1/8"=1'-0"

PROJECT NO. 07028

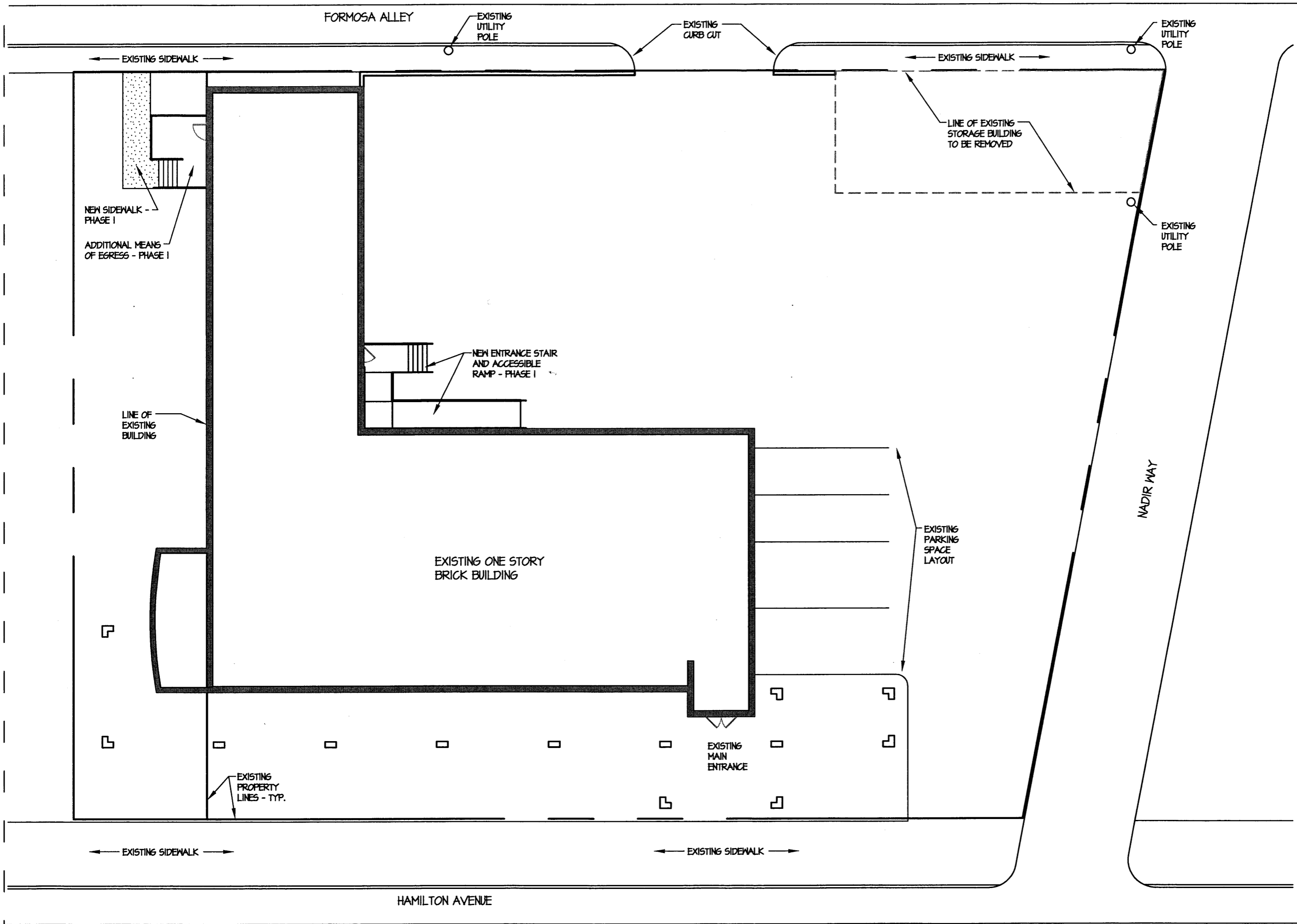
PROJECT TITLE

AFRO AMERICAN
MUSIC INSTITUTE
FEASIBILITY STUDY

DRAWING TITLE
PROPOSED
REFLECTED CEILING
PLAN
PHASE I

DRAWING NUMBER

A-2



RADELET McCARTHY
ARCHITECTS AND INTERIOR DESIGNERS

300 FIRST & MARKET BUILDING
100 FIRST AVENUE
PITTSBURGH
PENNSYLVANIA 15222

412/471-4445
FAX 412/471-2881

REVISIONS

DATE 6 AUGUST 2007
SCALE 1/16"=1'-0"
PROJECT NO. 0702B

PROJECT TITLE
**AFRO AMERICAN
MUSIC INSTITUTE
FEASIBILITY STUDY**

DRAWING TITLE
**PROPOSED SITE
PLAN
PHASE I**

DRAWING NUMBER
A-3

FORMOSA ALLEY

EXISTING UTILITY POLE

EXISTING CURB CUT

EXISTING UTILITY POLE

EXISTING SIDEWALK

EXISTING SIDEWALK

LOADING DOCK

12

11

10

9

8

7

6

5

4

3

2 (ACCESSIBLE)

1 (ACCESSIBLE)

LINE OF EXISTING STORAGE BUILDING TO BE REMOVED

EXISTING UTILITY POLE

REVISED PARKING SPACE LAYOUT

NADIR WAY

EXISTING ONE STORY BRICK BUILDING

ADDITIONAL MEANS OF EGRESS - PHASE I

NEW SIDEWALK - PHASE II

LINE OF EXISTING BUILDING

NEW SIDEWALK - PHASE II

EXISTING PROPERTY LINES - TYP.

EXISTING MAIN ENTRANCE

EXISTING SIDEWALK

EXISTING SIDEWALK

HAMILTON AVENUE

RADELET McCARTHY
ARCHITECTS AND INTERIOR DESIGNERS

300 FIRST & MARKET BUILDING
100 FIRST AVENUE
PITTSBURGH
PENNSYLVANIA 15222

412/471-4445
FAX 412/471-2881

REVISIONS

W:\projects\0702B\drawings\0702B A-3.dwg

DATE 6 AUGUST 2007

SCALE 1/16"=1'-0"

PROJECT NO. 0702B

PROJECT TITLE

AFRO AMERICAN
MUSIC INSTITUTE
FEASIBILITY STUDY

DRAWING TITLE

PROPOSED SITE
PLAN
PHASE 2

DRAWING NUMBER

A-4

August 6, 2007

AAMI Feasibility Study
RMc Project No. 07028

Phase I Performance Space – Review of Code Related Items

General Building and Occupancy:

- The IBC 2006 (International Building Code), Section 304, defines this type of function as “Training and skill development not within a school or academic program”, which is considered Use Group ‘B’, Business. The current building is about 6,300 Sq.Ft., which as a ‘Business’ Occupancy permits a maximum of (63) occupants.
- The area of the proposed performance space is about 1,600 Sq. Ft. and will likely want to have an occupant load higher than (50) persons. The IBC, Section 303, defines this type of function as “Assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts ...”, which when occupied by more than (50) persons is considered Use Group ‘A-1’, Assembly.
- Section 508 discusses Mixed Use Occupancies and Table 508.3.3 indicates that a (2) hour separation is required between an Assembly occupancy and a Business occupancy.
- Section 1004 discusses Occupant Load and identifies the following criteria:
 - Assembly Occupancies (without fixed seats) permits between 7 Sq.Ft. and 15 Sq.Ft. (net) per occupant.
 - Business Occupancies permits 100 Sq.Ft. (gross) per occupant.
 - Therefore the assembly area is permitted to have an occupant load of about 150.
 - Which requires a minimum of (2) exits.
- Based on the configuration of the existing space we have shown a layout for about (74) seated audience members (not including performers). Therefore we anticipate an occupant load higher than (49) and we have shown a second means of egress.

Toilet Room Facilities relative to Occupant Load and ADA:

- The current facility based on an occupant load of (63) is required to have the following plumbing fixtures as determined by the IPC 2006 (International Plumbing Code) and the Allegheny County Amendments:
 - a. Men’s Room containing (2) toilets, (1) urinal, and (2) sinks.
 - b. Women’s Room containing (2) toilets and (2) sinks.
 - c. (1) Drinking fountain.
 - d. (1) Service sink.The ADA requires that one set of fixtures be accessible for each gender.
- The incorporation of the Performance Space with Use Group ‘A-1’ and an occupancy load of (150) results in a combined total occupant load of (197), which takes into account the reduction of the Performance Space from the existing area currently defined as Use Group ‘B’. This results in the Use Group ‘B’ space having an occupant load of (47) and the Use

Group 'A-1' space having an occupant load of (150). Based on this new occupant load the following plumbing fixtures would be required:

- a. Men's Room containing (2) toilets, (2) urinals, and (2) sinks.
 - b. Women's Room containing (4) toilets and (2) sinks.
 - c. (2) Drinking fountains.
 - d. (1) Service sink.
- The current facility has the following facilities:
 - a. One Men's Room with (1) toilet, (1) urinal, and (2) sinks.
 - b. One Men's Room with (1) toilet, (1) urinal, and (1) sink.
 - c. One Women's Room with (2) toilets, and (2) sinks.
 - d. One Women's Room with (2) toilets, and (1) sink.

These existing toilet rooms do not meet current ADA requirements for accessibility and will need to be upgraded (enlarged) as part of renovations as mandated by the City of Pittsburgh.

Phase II - City of Pittsburgh Zoning Review

Meets and Bounds

- The City of Pittsburgh current Zoning Map 174 (January 2007) identifies this property as being in an 'LNC' Zone (Local Neighborhood Commercial).
- The City of Pittsburgh current Lot and Block Map (dated 1984) identifies (3) Lots:
 - a. Lot 104 is the majority of the area, which includes the AAMI building, parking, and grounds.
 - b. Lot 91 appears to only include the area occupied by the small garage in the North East corner.
 - c. Lot 99 is a strip of land along the Eastern edge. This Lot is not shown on the January 2007 Zoning Map. It appears that this Lot has been included as part of Lot 104.
- The Ownership of Lot 91 is not clear and this will need to be investigated if this space is to be included as part of the Phase II expansion.

Phase II Function

- The specific functions for the addition will need to be reviewed with the list in Table 911.02 of the Pittsburgh Zoning Code, which identifies the types of spaces that are permitted or that would need approval from The Pittsburgh Zoning Review Board.

Phase II Addition

- The Pittsburgh Zoning Code, Chapter 904, Section 904.02.C lists the Site Development Standards that must be adhered to when constructing a new building or adding an addition to an existing structure within an LNC Zone. The Table identifies the following criteria:
 - a. Minimum Lot Size = (0)
 - b. Maximum Floor Area Ratio = 2:1
 - c. Maximum Lot Coverage = 90%
 - d. Minimum Rear Setback when adjacent to a 'way' = None Required
 - e. Minimum Exterior Sideyard Setback = None Required
 - f. Minimum Interior Sideyard Setback = None Required
 - g. Maximum Height 45 Feet (Not to exceed 3 stories)

The proposed addition is to be within these criteria.

Parking

- The Pittsburgh Zoning Code, Chapter 914, Section 914.02 lists the criteria for 'Off-Street Parking'. Although the specific functions of the addition are yet to be determined, the table in this section lists the criteria for an "Educational Institution not Otherwise Listed". The minimum number of 'off-street' spaces is 1 per 800 Sq. Ft. The existing building is about 6,300 Sq. Ft. and the proposed addition could be as much as 12,000 Sq. Ft., for a total of 18,300 Sq. Ft. This results in a possible total minimum number of 23 off-street spaces. The site with the proposed addition can accommodate a total of (12) spaces, (2) of which would be identified as 'Accessible Spaces'. There are exemptions that can be requested from the City and would need to be pursued since the site, with the addition, would not provide the minimum number required by the Zoning Code.

Conclusions

The proposed work associated with Phase I and the addition proposed for Phase II appear to be feasible based on the interpretation of the IBC and the Pittsburgh Zoning Code.

We anticipate that work will be required to the existing toilet rooms and/or that additional accessible toilet rooms will be required as part of the renovations associated with Phase I.

The proposed addition, identified in this study as Phase II, has been developed to determine the potential for expansion based on the guidelines set forth by The City of Pittsburgh Zoning Code. The intent is that this information may be used as the initial planning tool in the schematic design phase for future expansion. A program of spaces will need to be defined to determine the extent of expansion and to begin to develop an estimate of project costs beyond a cost per square foot basis.

**Afro American Music Institute
 Feasibility Study**

Radelet McCarthy Project No. 07028

Phase I - Opinion of Probable Cost:

Scope of Work	Quantity	Labor and Materials	Total
General			
Selective Demolition (general)	1,600 Sq. Ft.	\$ 3.00 / Sq. Ft.	\$ 4,800
Masonry opening for new door	(Allowance)	\$ 1,500	\$ 1,500
Cutting and Patching	(Allowance)	\$ 1,800	\$ 1,800
Rough Carpentry	(Allowance)	\$ 500	\$ 500
Fire stopping and Caulking	(Allowance)	\$ 500	\$ 500
Doors and Frames	3 new Drs & frames	\$ 800 each leaf	\$ 2,400
Door Hardware	4 sets	\$ 400 each	\$ 1,600
New Partitions (Gyp. Bd. & Met. stud)	250 Sq. Ft.	\$ 5.00 / Sq. Ft.	\$ 1,250
Floor Leveling Fill	1,600 Sq. Ft.	\$ 1.50 / Sq. Ft.	\$ 2,400
VCT (vinyl composition tile)	1,600 Sq. Ft.	\$ 3.00 / Sq. Ft.	\$ 4,800
Rubber Base	200 Lin. Ft.	\$ 2.00 / Lin. Ft.	\$ 400
Acoustical Ceilings (tile & grid)	1,600 Sq. Ft.	\$ 5.00 / Sq. Ft.	\$ 8,000
Paint (walls, doors, etc.)	750 Sq. Ft.	\$ 1.00 / Sq. Ft.	\$ 750
New 2nd Means of Egress	(Allowance)	\$ 4,500	\$ 4,500
New ADA ramp and Stairs	(Allowance)	\$ 6,500	\$ 6,500
Exterior wall panels (over glass block)	(Allowance)	\$ 3,000	\$ 3,000
HVAC			
Ductwork and diffusers	(Allowance)	\$3,500	\$ 3,500
Plumbing			
Elec. Water Cooler (trim & piping)	1 EWC	\$ 500	\$ 500
Electrical			
Lighting (general and stage)	45 Units	\$ 200.00 / Unit	\$ 9,000
Electrical devices (stage area)	(Allowance)	\$2,000	\$ 2,000

Notes:

1. Asbestos Abatement not included.
2. Upgrades to existing toilet rooms not included.
3. Furniture not included.
4. Upgrades to existing HVAC Units not included.
5. Roofing work not included.

<i>Sub Total</i>	\$	59,700
Contractor's OH&P (10%)	\$	5,970
Total =	\$	65,670

Phase II - Opinion of Probable Cost:

The Opinion of Probable Cost for the addition to the existing building has been determined based on a Cost-per-Square Foot basis.

Proposed three story addition at 12,000 Sq. Ft.

Low end Cost per Square Foot	\$ 90.00 / sq.ft	12,000 sq.ft	\$ 1,080,000
High end Cost per Square Foot	\$ 120.00 / sq.ft	12,000 sq.ft	\$ 1,440,000

Professional Fees

The anticipated professional fees for the creation of Contract Documents for **Phase I**
(Assumes no engineering services)

10% x \$ 65,670 \$ 6,500

The anticipated professional fees for **Phase II**
(Includes Architectural and Engineering Services for the Schematic Design, Design Development, Construction Documents and Construction Administration Services)

9% x \$ 1,200,000 \$108,000

Labor and Material costs identified reflect current rates for 2007.