

10/23/2017 (Updated 04/11/2018) (Updated 08/09/2018)

Jefferson Early Childhood Center

I. Program Spaces				DD Program	CD Program
A. Classroom Spaces					
Classrooms (up to 20 students)*	14 Classrooms	@	900 sf	12,600 sf	
*plus 4 adults (teacher, aides)					
Diagnostics Classroom** (10 max.)	0 Classrooms	@	890 sf		sf
**Utilize Team Room for Diagnostics Under Base					
Diagnostic Team Room	1 Room	@	300 sf		300 sf
Observation Room	0 Room	@	200 sf		sf
Speech Classroom	0 Classrooms	@	500 sf		sf
Diagnostic Waiting Room (in waiting area)	Room	@	220 sf		sf
Diagnostic Secretary (in reception)					
Shared Teacher Office (paired) (was storage)	7 Rooms	@	120 sf		840 sf
Integrated Therapy	7 Rooms	@	170 sf		1,190 sf
OT/PT Motor Room/ Sensory Room	1 Room	@	880 sf		880 sf
Toilet Room (in the room/ shared)	7 Rooms	@	150 sf		1,050 sf
Sub-Total:				16,860 sf	
B. Media Center					
Media Center	0 Room	@	900 sf		sf
Media Storage	0 Room	@	100 sf		sf
Sub-Total:					sf
C. Large Motor Skills					
Indoor Play (gross motor skills)	1 Room	@	2,850 sf		2,850 sf
Special Needs Device Storage	1 Room	@	900 sf		900 sf
Equipment Storage	1 Room	@	380 sf		380 sf
Sub-Total:					4,130 sf



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D. Student Services

Principal's Office	1 Room	@	150 sf	150 sf
Reception	1	@	450 sf	450 sf
Secretary (Clerical) - in reception	0	@	150 sf	sf
Secretary - in reception	0	@	150 sf	sf
Social Worker	1 Room	@	150 sf	150 sf
Psychologist	2 Rooms	@	150 sf	300 sf
OT/ PT/ SLP Team Collaboration Room (use confere	0 Rooms	@	380 sf	sf
Nurse Office/ Cot Area	1 Room	@	250 sf	250 sf
Nurse (Toilet)	1 Room	@	120 sf	120 sf
General Office Storage/ Records	1 Room	@	200 sf	200 sf
Conference Room	2 Rooms	@	350 sf	700 sf
Work Room/ (Faculty)	1 Room	@	650 sf	650 sf
Student/ Parent Resource Center	1 Room	@	1,800 sf	1,800 sf
Staff Center	0 Room	@	1,000 sf	sf

Sub-Total: 4,770 sf

E. Core Areas

Warming Kitchen	1 Room	@	300 sf	300 sf
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Sub-Total: 300 sf

F. Operations and Maintenance

General Storage	1 Room	@	250 sf	250 sf
Outdoor Storage	0 Room	@	300 sf	sf
Outdoor Toilet	1 Toilets	@	70 sf	70 sf
Staff Toilets	4 Toilets	@	70 sf	280 sf
Public Toilets (front)	0 Toilets	@	70 sf	sf
Public Toilets	0 Toilets	@	200 sf	sf
Boiler Room/ Receiving/ Electrical/ Sprinkler	1	@	1,200 sf	1,200 sf
MDF/ IDF	1	@	300 sf	300 sf
Custodial	2	@	120 sf	240 sf
Mechanical	1	@	450 sf	450 sf

Sub-Total: 2,790 sf

Subtotal Program (NSF) 28,850 sf

Circulation, Walls, Chases, etc. 13,194 sf

Total Program Square Footage (GSF): 42,044 sf 42,044 sf

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	Building Area	Cost/SF	95% Budget	Bid Opening
Program Total - Design Development	42,044 sf	\$241.76	\$ 10,164,715	
Program Total - (w/ Geothermal)	42,044 sf	\$246.52	\$ 10,364,715	\$ 9,424,010
Site Development (New Parking, Storm Water)		\$224	\$1,620,500	\$1,706,729
Mass Grading	\$ 553,000			
Site Utilities	\$ 330,000			
Site Concrete	\$ 250,000			
Paving	\$ 256,500			
Fencing and Landscape	\$ 220,000			
Misc Items	\$ 11,000			
Subtotal Construction Cost			\$ 11,985,215	\$ 11,130,739
Reduction of Bonds in contracts				\$ (127,087)
Alternates			\$ -	\$ 469,550
Construction Contingency			\$ 696,000	\$ 696,000
CM Fee 3.5%			\$ 439,300	\$ 425,922
Bonds and Insurance			\$ 212,119	\$ 205,660
General Conditions (12 Month Schedule)			\$ 880,920	\$ 880,920
Total Construction Cost			\$ 14,213,554	\$ 13,681,704
Architectural & Engineering Costs (Total Construction Cost)			\$ 994,949	\$ 957,719.25
A/E Costs Related to Alternate Bid Items Not Accepted			\$ 66,920	\$ 17,248
Owner's Costs			\$ 368,175	\$ 368,175
Total Building Cost			\$ 15,643,598	\$ 15,024,846
Post Construction Cost Allowances			\$ 1,288,125	\$ 1,248,451
Total Project Cost (2018 Bidding)			\$ 16,931,723	\$ 16,273,296

Amount Over/ (Under) 95% CD Budget \$ (658,427)



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Alternate Bid Items

M Alternate #01 - Additional Parking Spaces	\$	18,300
H Alternate #02 - Hardscape and Planting bed preparation at outdoor learning courtyard	\$	138,500
H Alternate #02A - Equipment and plantings for outdoor learning courtyard	\$	110,000
M Alternate #03 - 90mil Roofing vs. 60Mil roofing	\$	29,750
L Alternate #04 - Ceramic wall tile on the balance of the toilet room wall vs. wet wall only	\$	-
M Alternate #05 - Provide networked DDC controls	\$	38,000
L Alternate #06 - Radiant Floor Heating system	\$	-
H Alternate #07 - Provide building access control system	\$	30,000
H Alternate #08 - Poured in place playground surface vs. shredded mulch	\$	74,500
L Alternate #09 - Provide local sound system for large motor room	\$	-
H Alternate #10 - Indoor Play Structures	\$	30,500
Subtotal Alternates Accepted		\$ 469,550
A/E Related to Alts		\$ 32,869

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Owner's Costs	95% Budget	Bid Opening
Storm water Management, SWPPP, Permitting, Interim SW Management/ Design	\$ 12,000	\$ 12,000
Landscape Architect	\$ 35,000	\$ 35,000
	\$ -	
Phase I Environmental Investigation (not needed)	\$ -	
Phase I Archeological Investigation (not needed)	\$ -	
Topographic Survey/ Boundary Survey (Update for additional	\$ 12,500	\$ 12,500
Soil Investigation (borings) - TSC	\$ 7,075	\$ 7,075
Vacation of R.O.W.	\$ 6,600	\$ 6,600
Specialty Consultants (asbestos design) - Included in Demolition Cost	\$ -	
Asbestos Abatement - Included in Demolition Cost	\$ -	
Building Commissioning (to be confirmed)	\$ 20,000	\$ 20,000
Construction Testing Services (moved to general conditions)	\$ -	
Gas Service (to be confirmed)	\$ 60,000	\$ 60,000
Electrical Service (to be confirmed)	\$ 60,000	\$ 60,000
Moving Allowance (to be confirmed)	\$ 30,000	\$ 30,000
Phone/ Intercom System (to be confirmed)	\$ 50,000	\$ 50,000
A/E Reimbursables (Includes Earthwork Analysis/ Interim Design)	\$ 75,000	\$ 75,000
Misc./ Reimbursable/ Additional Services (Included Above)	\$ -	\$ -
Subtotal Owner's Costs	\$ 368,175	\$ 368,175
Post Construction Cost Allowances	95% Budget	Bid Opening
Furniture Fixtures and Equipment (CD Budget includes related professional services)	\$ 400,000	\$ 400,000
Technology Equipment	\$ 175,035	\$ 175,035
Playground	\$ 291,725	\$ 240,381
Building Demolition	\$ 363,020	\$ 116,690
Site Restoration Related to Demolition	\$ 58,345	\$ 70,014
Abatement for Building Demolition (balance remaining)		\$ 246,330
Subtotal Post Construction Cost Allowances	\$ 1,288,125	\$ 1,248,451

*Post Construction Costs Updated to Include A/E and CM Costs related to that work