



**SOUTH
GATE
GIRLS
CLUB
HOUSE**

APPENDIX TO
GIRLS CLUB
FEASIBILITY STUDY

LEHRERARCHITECTS LA

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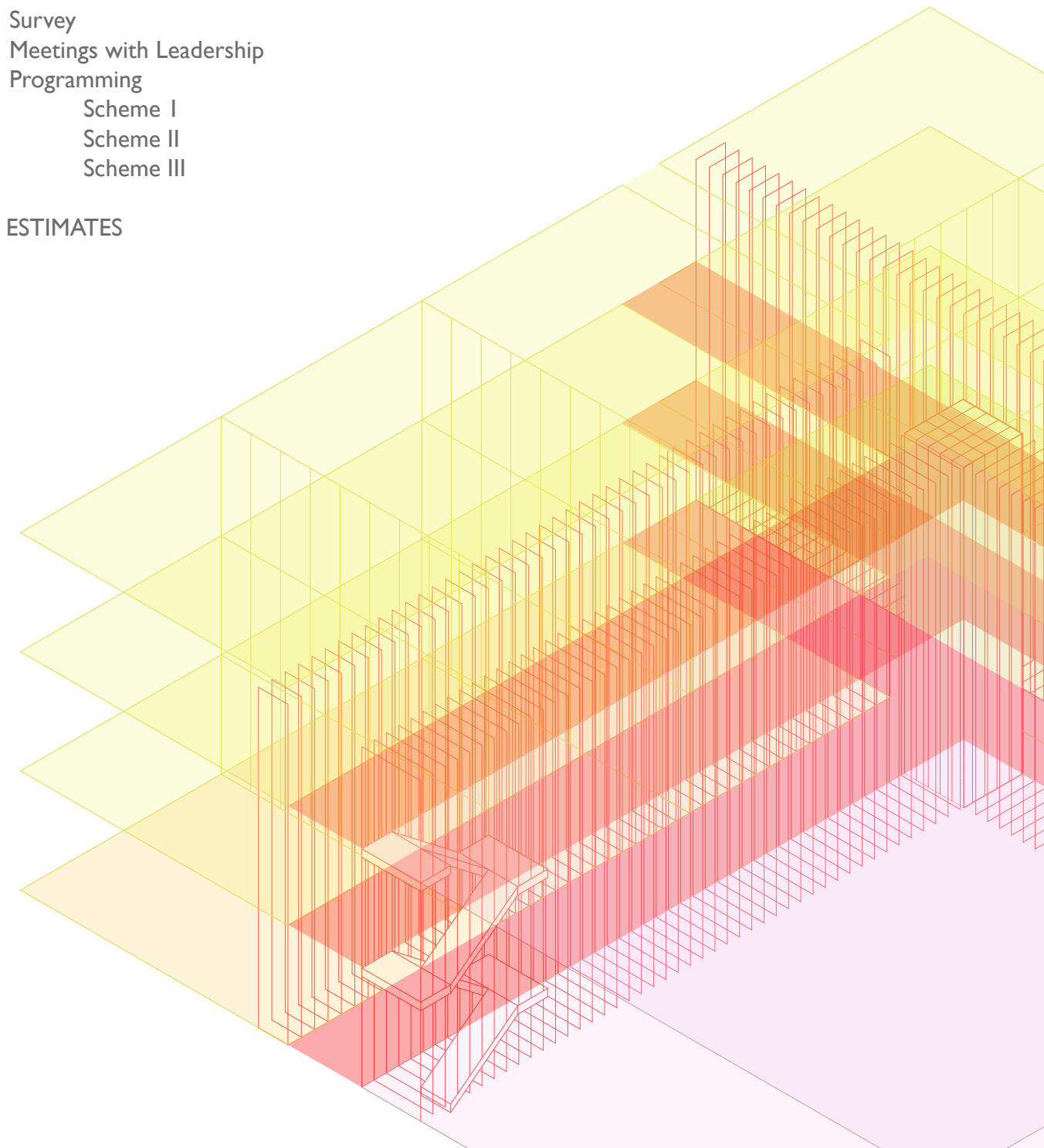
Appendix to Girls Club Feasibility Study

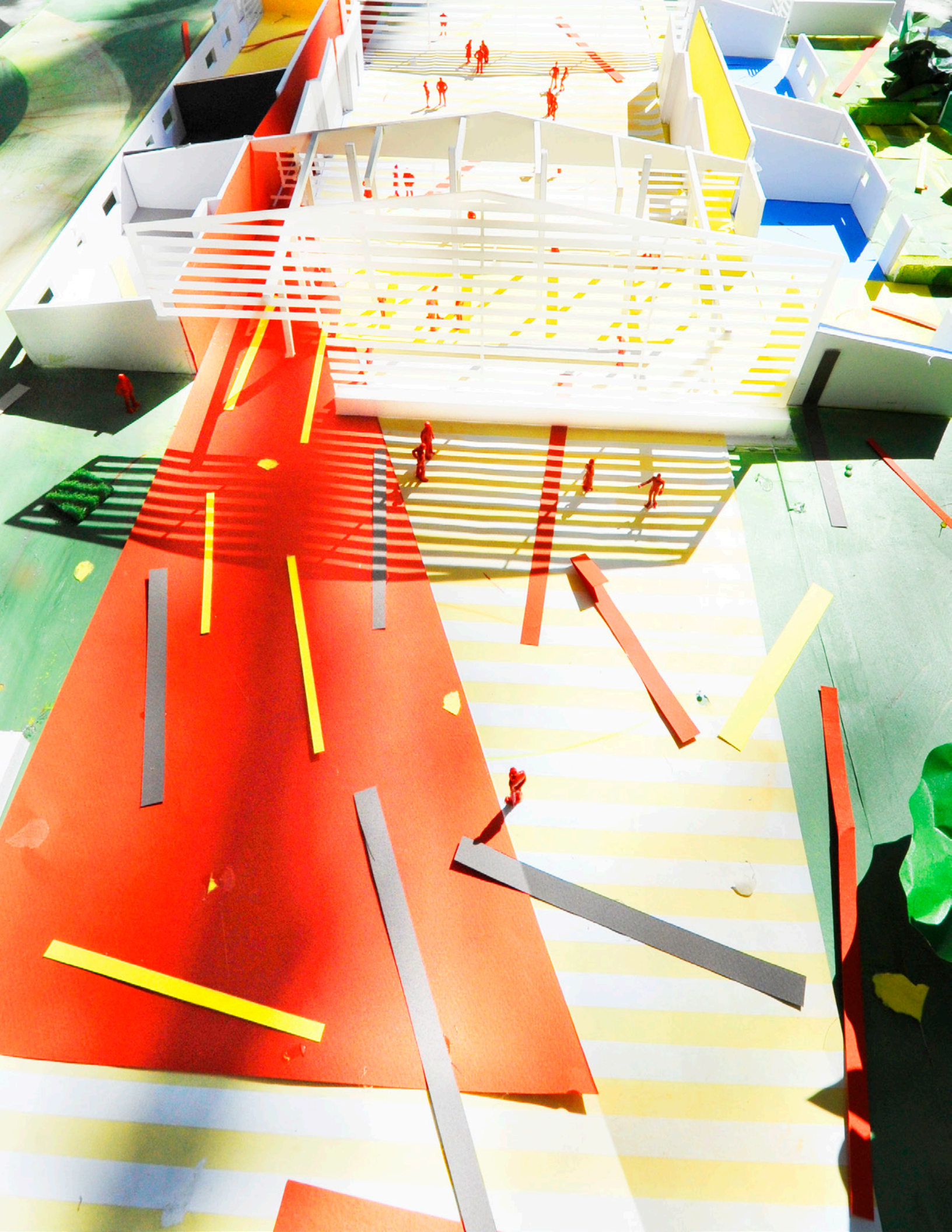
EXECUTIVE SUMMARY

PROGRAMMING

- Intro
- Survey
- Meetings with Leadership
- Programming
 - Scheme I
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COST ESTIMATES





Executive Summary

Based on the initial feasibility study completed in May 2017, Lehrer Architects was retained by the Department of Parks and Recreation of the City of South Gate to proceed with the programming for a new building to replace the existing Girls Club House.

With approval from the City Council, it was decided that, to better serve future generations of the South Gate Community, the current Girls Clubhouse would be demolished and replaced with a new two or three-story facility.

The Department of Parks and Recreation of the City of South Gate distributed a survey to the residents of South Gate, to help determine the kinds of program the new building to include to better the resources of the community and widen the demographic appeal.

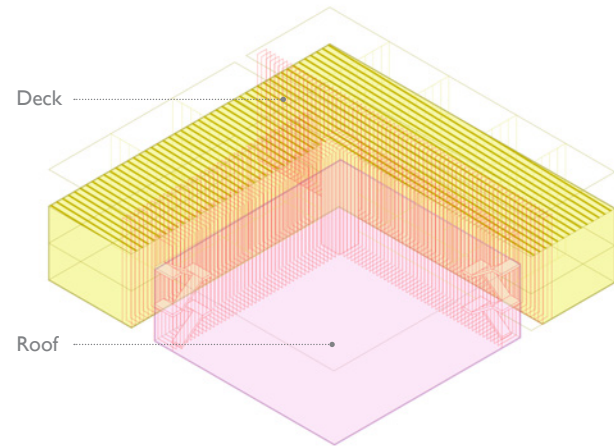
In this final phase of programming, Lehrer Architects presented previous findings from the initial feasibility study and conducted a series of meetings with South Gate Council-persons, stakeholders, and the city Mayor to better understand the community's needs.

The main conclusions of those meetings are that the new building should at a very minimum have the following spaces:

1. Large flexible multipurpose room;
2. Dedicated preschool (kindergarten readiness) classrooms with outdoor play areas;
3. Increased usable storage;
4. Flexible meeting rooms/ workshops;
5. Occupiable roof deck;
6. Photo voltaic array



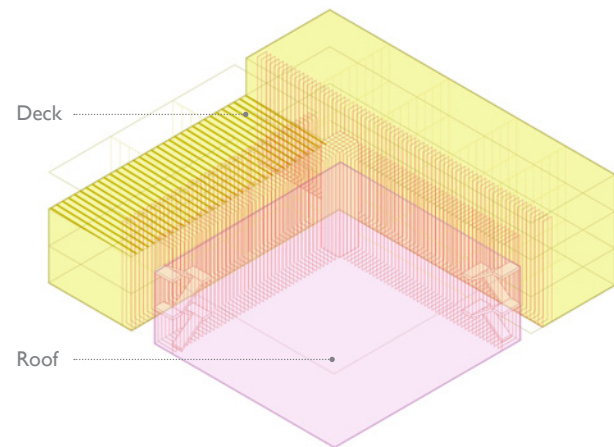
Executive Summary



Scheme 1

Scheme 1 is a two-story building, with a total of 25,838 sq. ft. The occupiable roof deck would be located on a 9,010 sq. ft. L-shaped footprint in order to prevent cost premium for live load over a long span of multi-purpose room.

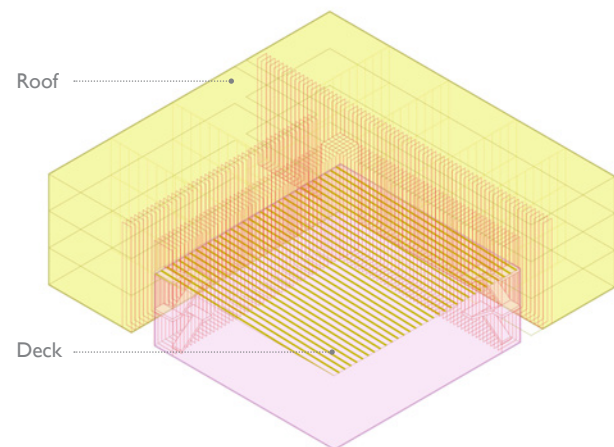
Construction Cost:	\$11,845,934
Escalation: (mid 2020)	\$1,522,350
Total Construction	\$13,308,284
Owner Soft Cost:	\$ 3,327,071
Owner Construction Contingency:	\$ 665,414
Grand Total:	\$ 17,420,769



Scheme 2

Scheme 2 is a mixture of a two-and-three story building, with a total of 28,794 sq. ft. The 3,228 sq. ft. roof terrace would be located directly over the northern portion of the L-shaped footprint in order to prevent cost premium for live load span of multi-purpose room

Construction Cost:	\$12,826,601
Escalation: (mid 2020)	\$1,702,213
Total Construction	\$14,468,814
Owner Soft Cost:	\$ 3,617,204
Owner Construction Contingency:	\$ 723,441
Total Cost:	\$ 18,929,459



Scheme 3

Scheme 3 maxes out the foot print with a three-story building of 31,758 sq. ft (including roof deck). With a premium, the occupiable roof terrace is directly over the double height Multipurpose/ Community Auditorium.

Construction Cost:	\$13,705,009
Escalation: (mid 2020)	\$1,876,189
Total Construction	\$15,521,197
Owner Soft Cost:	\$ 3,880,299
Owner Construction Contingency:	\$ 776,060
Total Cost:	\$ 20,297,557

Programming

In July 2017, The Department of Parks and Recreation distributed a survey, to better understand the programmatic needs for a new building.

The survey was sent digitally to South Gate's mailing list, (over 1,500 people), distributed through social media, and additionally handed out manually to stakeholders and users of south gate. Was out for response for 28 days, when the final results are tallied

The survey asked the following questions

I. Please tell us which of the programs listed below the City should include in the new building.

	This program is not needed	Current programs meet my needs	Some new programs in this area would be nice	Many more programs like this are needed	No Opinion
Kindergarten Readiness (Preschool)	2.04% 1	6.12% 3	24.49% 12	65.31% 32	8.16% 4
Full day Preschool (Childcare)	4.08% 2	0.00% 0	36.73% 18	51.02% 25	10.20% 5
Senior Services	6.12% 3	18.37% 9	22.45% 11	24.49% 12	28.57% 14
Arts programs (pottery, painting, drawing)	4.00% 2	10.00% 5	42.00% 21	42.00% 21	2.00% 1
Music Programs	2.00% 1	8.00% 4	36.00% 18	52.00% 26	2.00% 1
Dance and Theater arts Programs	2.00% 1	8.00% 4	42.00% 21	42.00% 21	6.00% 3
Vocational programs (woodworking, plumbing, auto repair)	2.04% 1	2.04% 1	38.78% 19	48.98% 24	10.20% 5
Technology programs (Computer learning, photography)	0.00% 0	2.00% 1	44.00% 22	52.00% 26	2.00% 1
Social (special interest clubs and activities)	2.00% 1	10.00% 5	38.00% 19	38.00% 19	12.00% 6
Education and tutoring classes	0.00% 0	4.00% 2	38.00% 19	54.00% 27	4.00% 2
Youth Clubs and activities	0.00% 0	10.00% 5	28.00% 14	58.00% 29	4.00% 2

Other (please specify)
Adaptive swimming for youth with disabilities
We really need programs for our youth as well as seniors
FASHION
Anything focusing on the youth, computer literacy, and technician/certification classes would help.
Programs for special needs or more programs towards interaction with adults and children with special needs.

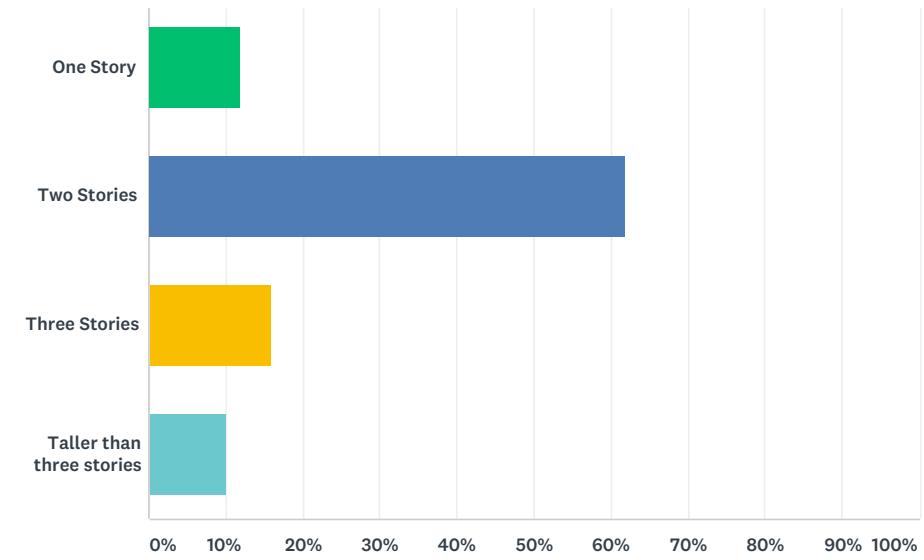
2. Please Prioritize which programs you feel should be the top priorities for the new building.

	1	2	3	4	5	6	7	8	9	10	11
Kindergarten Readiness (Preschool)	26.67% 12	15.56% 7	6.67% 3	6.67% 3	13.33% 6	4.44% 2	2.22% 1	8.89% 4	2.22% 1	8.89% 4	4.44% 2
Full day Preschool (Childcare)	15.91% 7	22.73% 10	6.82% 3	13.64% 6	2.27% 1	0.00% 0	2.27% 1	6.82% 3	6.82% 3	11.36% 5	11.36% 5
Senior Services	4.76% 2	2.38% 1	7.14% 3	9.52% 4	11.90% 5	7.14% 3	7.14% 3	2.38% 1	9.52% 4	11.90% 5	26.19% 11
Arts programs (pottery, painting, drawing)	4.65% 2	6.98% 3	9.30% 4	2.33% 1	13.95% 6	13.95% 6	16.28% 7	13.95% 6	9.30% 4	4.65% 2	4.65% 2
Music Programs	11.36% 5	4.55% 2	11.36% 5	11.36% 5	6.82% 3	11.36% 5	13.64% 6	6.82% 3	4.55% 2	4.55% 2	13.64% 6
Dance and Theater arts Programs	4.65% 2	2.33% 1	2.33% 1	13.95% 6	11.63% 5	13.95% 6	13.95% 6	16.28% 7	9.30% 4	11.63% 5	0.00% 0
Vocational programs (woodworking, plumbing, auto repair)	11.11% 5	4.44% 2	8.89% 4	8.89% 4	4.44% 2	15.56% 7	6.67% 3	15.56% 7	4.44% 2	13.33% 6	6.67% 3

3. Please indicate how important the following uses are to include in the new facility.

	Not necessary at all	A low priority	No opinion	Should be considered	A must have (Top priority)
Space for local club meetings (Rotary, Women's Club, Girls Scouts)	4.26% 2	17.02% 8	12.77% 6	40.43% 19	25.53% 12
Office space for volunteer organizations	2.04% 1	24.49% 12	14.29% 7	46.94% 23	12.24% 6
An auditorium for larger events and meetings	6.12% 3	16.33% 8	10.20% 5	46.94% 23	20.41% 10
A comfortable lounge or lobby space for those who are waiting	10.20% 5	30.61% 15	10.20% 5	44.90% 22	4.08% 2
Space for information and resources	2.04% 1	18.37% 9	8.16% 4	51.02% 25	20.41% 10
A kitchen for catering events	0.00% 0	18.75% 9	10.42% 5	52.08% 25	18.75% 9
A kitchen for teaching youth and adults	0.00% 0	10.20% 5	6.12% 3	53.06% 26	30.61% 15
Space for performances and lectures	0.00% 0	6.12% 3	2.04% 1	63.27% 31	28.57% 14
Infrastructure to support computers and technology	2.04% 1	4.08% 2	2.04% 1	53.06% 26	38.78% 19
Movable walls to allow several small rooms to become one large one	0.00% 0	4.08% 2	4.08% 2	67.35% 33	24.49% 12
A strong connection between the indoor space and the outdoors	4.08% 2	8.16% 4	10.20% 5	51.02% 25	26.53% 13

4. How many floors would you like to see this building be?



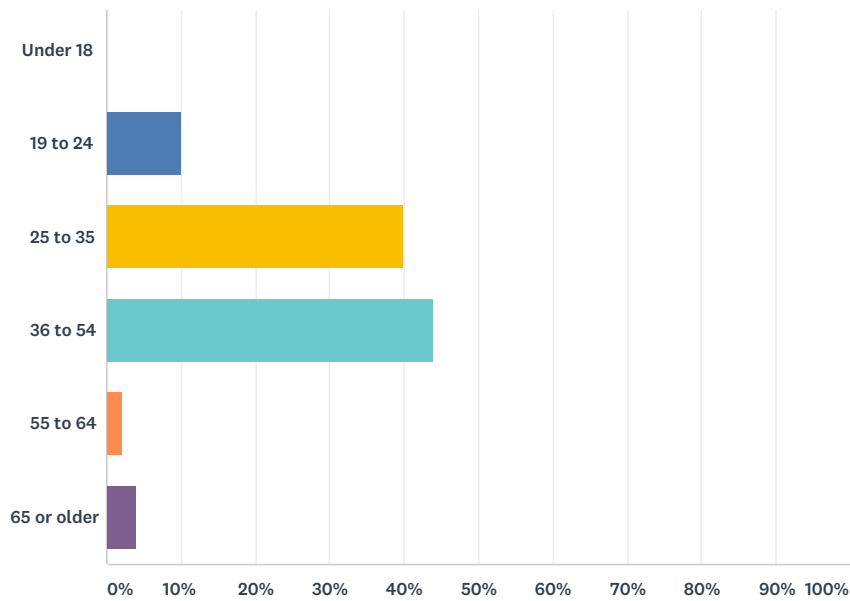
5. What additional uses would you like to see for this community center?

1	Citizenship Classes
2	Available space for kids to do homework, or tutors to meet with their students.
3	Community Resource/Information Center
4	A family area
5	More swimming classes
6	A little gym for babies
7	Teens come together for player nights
8	More youth activities to help with college an school are local library is super impacted
9	Summer programs
10	Spanish and English lessons. Special needs and disability outreach programs.
11	After school programs.
12	Family arts & crafts events, especially around holidays, like fingerpainting, Halloween, Christmas, thanksgiving, etc themed arts and crafts
13	Fashion Design
14	Exercise Classes for Adults and Children. ESL classes would be a great option to have in the new center. Additionally, Pet Care & Training classes would be another great use of space.
15	Maybe a place where neighborhood watch meetings can meet
16	A theatre style room for performances and plays
17	a used/new book store/cafe
18	Music, Education, Social Services.
19	Water play area
20	Help groups
21	Mental Health services for the community

6. Are there any specific amenities that you would like to see that have not been mentioned?

1	Solar power
2	Technology access (such as computers, printing, and scanning)
3	Security guards
4	More activities for babies and parents
5	Our local seniors need a gym specially for them
6	Maybe consider doing something with the picnic section by the out door volleyball court. It's very wasteful and use section of the park. That SHOULD be revamped to a more useful part of the park. And more, plenty more bathrooms.
7	Outdoor water splash park.
8	Bike trail around the park
9	Theraputic/ spa
10	A stage to allow people to get up and talk/ perform.
11	Art
12	N/a
13	No
14	A gym with state-of-the-art equipment and workout rooms with floors specifically for zumba and aerobic floor type workouts
15	Additional Parking for events
16	More outdoor exercise equipment
17	RUN WAY AVAILABLE UPON REQUEST FOR FASHION SHOWS TO PUBLIC
18	More free community classes

7. What is your age?

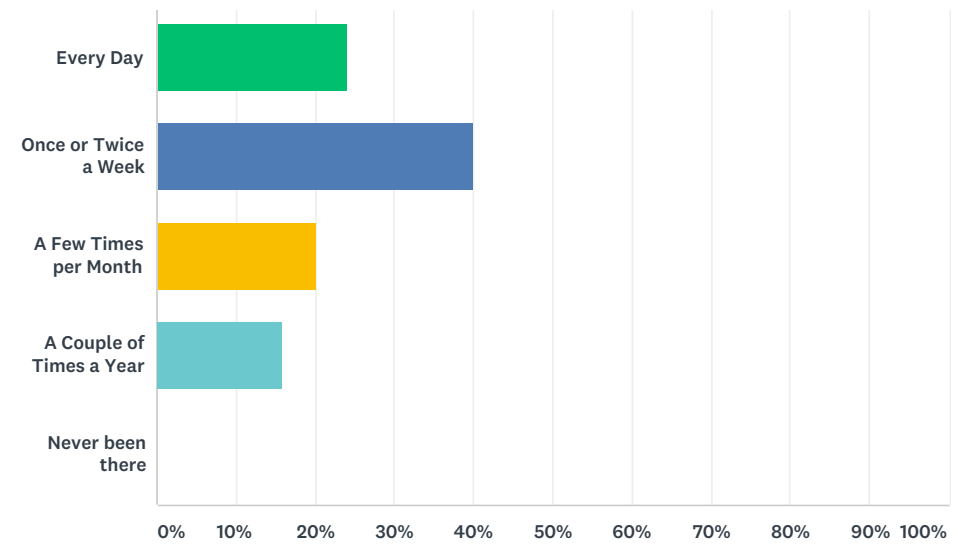


8. What City do you live in?

Answer Choices	Responses
South Gate	90.00% 45
Downey	2.00% 1
Lynwood	0.00% 0
Paramount	0.00% 0
Maywood	0.00% 0
Bell	2.00% 1
Bell Gardens	0.00% 0
Huntington Park	0.00% 0
Other (please specify)	6.00% 3
Total	50

#	Other (please specify)	Date
1	La Mirada	7/17/2017 3:22 PM
2	border line of LA and South Gate	7/9/2017 9:05 AM
3	Cudahy	7/6/2017 7:38 PM

9. How often do you visit South Gate Park?



Meeting Minutes

On 17 July 2017, Lehrer Architects met with South Gate Leadership and various stakeholders, reviewing results of the 'Girls Club House Program Survey' and discussed programmatic needs for the new Girls Club House.

Lehrer Architects will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting, unless written notice to the contrary is sent to the author within seven calendar days of the issue date of these meeting minutes.		Date Issued: 31 July 2017	
Project Name:	South Gate Girls Club House	Project No.:	1701
Meeting Location:	South Gate City Hall 8650 California Ave South Gate, CA 90280	Meeting Date:	17.07.24
Meeting Subject:	Mayor/ Council Programming Meeting	Meeting No.:	#1
Prepared By:	Nicole Chiu	Distribution:	

Present:

	Organization Name:	Name
	Lehrer Architects (LA)	Michael B. Lehrer (MBL) Nerin Kadribegovic (NK) Roberto Sheinberg (RS) Nicole Chiu (NC)
	City of South Gate Parks & Recreation	Steve Costley (SC) Paul Adams (PA)
Meeting 1	City Council Member Parks Commissioner	Denise Diaz (DD) Tyler Morrison (TM)
Meeting 2	City Council Member	Al Rios (AR)
Meeting 3	Mayor of South Gate Parks Commissioner	Maria Davila (MD) Jim Hickle (JM)

Discussion:

Meeting 1
1.01
4:00-5:00

INTRODUCTION:

- **LA** presented a summary of its findings from the feasibility study to stakeholders, council city members, and South Gate Mayor.

LA reviewed the results of the 'Girls Club House Program Survey' which was put out to the public, answered by the South Gate community.

PA confirmed that the survey was sent out to 2000 residents, though only received 50 responses.

MBL talks about the dollar-to-dollar exchange, that the immediate dollar exchange may be greater, but the legacy it leaves is priceless. Reminds the stakeholders that the existing building has served the South Gate Community for over 60 years, and the importance of having a clubhouse able to serve many generations to come.

- 1.02
- Would like to see the more *flexibility* with use of spaces in the clubhouse i.e: day-preschool, kindergarten readiness; night- extra-curricular classes held such as karate, dance classes, ballet.
 - **DD** Expressed keen interest on tutoring. Shared that she had used the kindergarten readiness program years ago.
 - **PA & SC** both agreed that the existing auditorium is for larger events. A smaller, divisible space is necessary.
 - **SC** notes the Land and Conservation Act from which the City of South Gate borrowed money for the parks, in return, the Girls Club would remain limited to its existing footprint. Footprint includes the entry court up to the low walls; resultingly the only way to proceed is upward. **The massing and height of the building will be determined by programming needs.**

Dedicated Space/ Specific Space

- **DD & TM** both feel similar about the new clubhouse should be a center of “arts & culture” for the City of South
- 1.03 - **TM:** would like to have “a place to express yourself.” Also adds that other programs could include hospitality or Home EC/Gardening classes, a prominent performance space, and even space for local schools to hold art exhibits.

Meeting Rooms

- **LA** agrees that the current auditorium does not maximize the square footage of the space. A multi-purpose/ flex program space would be more adequate.
- **RS** suggests space can be more efficient with the grouping programs by age/ function/ general use
- 1.04 - **PA:** other programs could be expanded to accommodate small performances, – i.e: spoken word, speeches, small meetings.
- **MBL:** importance of the clubhouse’s siting within the Park, that the new clubhouse should engage its multi-sided environment. i.e: What is the ideal relationship with the Baseball fields and rest of the park.
- **NK** – reminds the committee that part of the programming needs of the kindergarten is having secure outdoor space.

Teaching Kitchens

- Discussion about what ‘vocational’ classes could entail.
- **MBL** talks about **LA**’s experience with teaching kitchens at other community centers, which is a great model of a facility located within a park.

Preschool

- 1.05 - In agreement that there should be preschool space dedicated during their hours of use but that it could accommodate other functions as it currently does.

Exhibit Space/ Performance/ History

- **TM** – envisions the new clubhouse as a center for Arts & Technology. Expresses interest in introducing vocational training, intersectional training, and education. Being a CNA (Certified Nurse Assistant) himself, **TM** also sees an opportunity to teach the community of South Gate more obtainable certifications that can then help further their careers in a more direct and accessible way. Adds that a woodshop could have a lot of potential in supporting any performances/exhibits/shows that the new Clubhouse could host.
- 1.06 - **TM** – suggests a feature wall equipped with a shadowbox - celebrating, and commemorating all the important women of the community, and paying homage to the beloved girls clubhouse that was built in 1957. “Women’s Hall of Fame.”
- 1.07

Equal Access/ Universal Design

- 1.08 - **DD** – shows sensitivity to including a special needs integration program, where kids that have special needs can socialize and interact with the rest of the community. She expresses that there are currently no programs which help facilitate this kind of social integration activity, resulting in parents have a difficult time finding these programs/classes.
- **RS** – talks about the importance of equal access, going beyond the requirements of ADA, and the possibility of applying universal design solutions. Elaborates on his experience at the Ed Roberts Campus in Berkeley, which incorporates equal use for people of most degrees of disabilities and sensitivities within the building experience.

(conversation with **PA** and **SC**)
1.09 **Storage**

- Dedicated use storage for groups that have lost storage at other facilities due to growth.
- **SC & PA** - Large items- tables, chairs, and the importance of accessibility to these storage spaces for each kind of program. i.e preschool vs kitchen vs office.
- Offices, conversion of spaces over time departs from their original uses.
- **MBL** talks about the necessity and essentiality of good space making, rather than specificity of spatial use.

Meeting 2 Joined by Al Rios- Member of City Council (since May)

1.10 - Dean at East Los Angeles College

5:00-6:00

Overview and Survey Recap

- **LA** recaps the results of the programming survey
- **AR** in line with suggestions made in survey. Favorable of technology center.
- **SC** gives a recap the Land and Conservation Act.

1.11

Funding of Clubhouse

- **AR** - inquisitive of where the funding for the new clubhouse is coming from.
- **SC** describes the two kinds of bonds that are available and recaps on the acquisition of a large lump-sum for a competitive bond with **PA**, and the importance of design-readiness, suggesting that starting the concept/programming process early can result in similar result of funding.

1.12

Bridging the Age Gap

- **AR** suggests possible classes with parents. Multigenerational activities.

1.13

Technology Centre

- **AR** - importance in having a technology center at the new clubhouse. Suggests computers and equipment might be donated by local schools, who replace still-usable machines every few years. Would be a great resource for the South Gate Community.

1.14

Roof Access/ Patio

- **AR** very interested in possibility of having a roof patio that can serve as event space, meeting space. Adds that the space wouldn’t have to be enclosed with walls but could be protected with something as simple as a fabric shade cover.
- **AR** asks about sufficient parking which **SC** responds that there is plenty

Meeting 3

Joined by Mayor Maria Davila and Parks Commissioner Jim Hoklund

1.15

6:00-7:00

- **LA** provides a summary and overview of the programming/research that has happened thus far. The existing clubhouse, though beloved, has long served its community, current needs are exceeding the building’s capacity.

- **JH** – agrees that a new building is better suited than a retrofit as the ‘unknown’ factor could potentially be very costly, and not cost efficient.

- **JH** comments that senior services are already provided at the South Gate Senior Center. Questions the need for a new auditorium, as there are already is one.

- **MD**- reminds us that the city’s needs are changing.

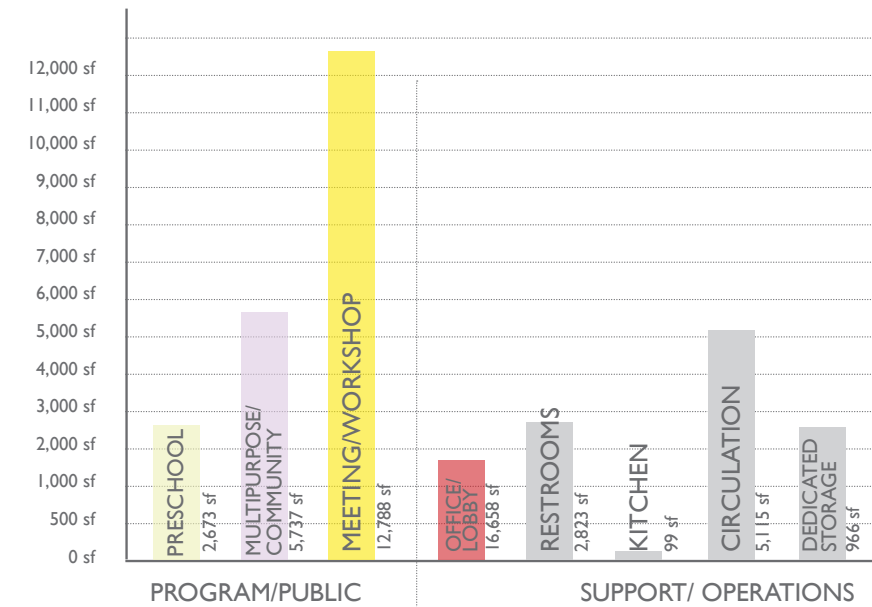
1.16

Flexible Spaces

- **MD** would like to see multipurpose room, states that many of the existing rooms in the Clubhouse are being unused, and could use an upgrade of efficiency.

QUANTITATIVE PROGRAMATIC ANALYSIS

Based on the Survey and Meeting with Leadership and Stakeholders, LA prepared the following quantitative information.



- **MD** - agreement with the need for performance spaces, and highlights the interest of a teaching/ catering kitchen.
- **MD** is in agreement of a two story facility

I.17

Space for Youth

MD is curious of how to engage more of the community in the new building, especially in targeting the youth of South Gate. Highlights the importance of how this new facility will be used differently from how it is being used today.

I.18

Meeting Spaces

- **MD** would like to see additional meeting spaces for the councils/committee's that use the Clubhouse for meetings. These include the Women's Club (20-30 members); Multi-Culture Club (~20 members), etc.

I.19

Design for the Future

- **JH** interested in incorporating solar energy (roof).

CONCLUSION:

-**LA** to incorporate all decisions, as are feasible, into the new program study for the New Girls Club House

These minutes were prepared to accurately report the discussions, issues and decisions made at the referenced meeting. Please review them and inform DPW of any noted discrepancies in writing within five days of issuance for your comments to be acknowledged.

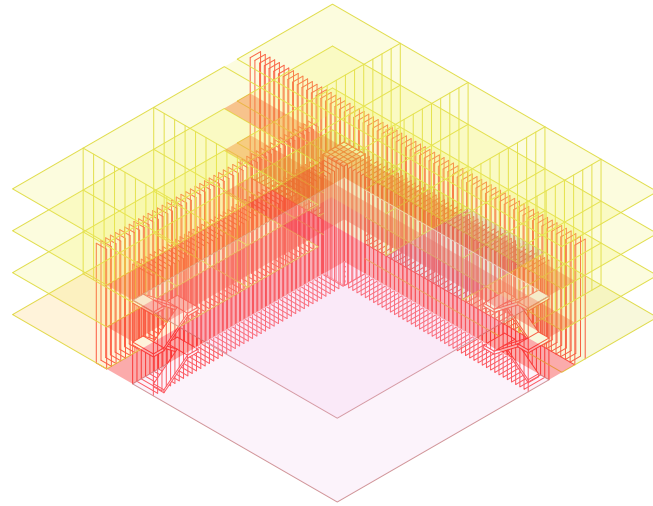
Program Tabulation - Breakdown

Program	Floor 1 (sf)	Floor 2 (sf)	Floor 3 (sf)	Total (sf)
Preschool				2,673
Classroom 1	891			
Classroom 2	891			
Classroom 3	891			
Multi-Purpose/ Community Room				5,737
Main space divisible into 3 smaller multi-purpose rooms with retractable acoustical partitions				
Flex Space 1	1,793			
Flex Space 2	1,793			
Flex Space 3	2,151			
Meeting/ Workshop Spaces				12,788
Flexible and adaptable spaces for a variety of uses. Can be combined into larger spaces or subdivided to allow for future flexibility.				
Meeting/ WS 1	1374	891	891	
Meeting/ WS 2		891	891	
Meeting/ WS 3		891	891	
Meeting/ WS 4		830	830	
Meeting/ WS 5		830	830	
Meeting/ WS 6		1374	1374	
Office/ Lobby				1,658
Office 1	218			
Office 2	218			
Office 3	218			
Office 4	218			
Office 5	218			
Office 5	218			
Lobby	350			
Support				9,003
Restrooms	941	941	941	
Teaching Kitchen	99			
Circulation	1,705	1,705	1,705	
General Storage				
Dedicated Storage	146	410	410	
Total	12,959	8,763	8,763	31,859
with Roof Deck			5,815	37,674

Multi-Purpose Community Room Potential Occupancy

Potential Occupancy	Occupancy	Total occupants	Event Type
Standing Room Event	5sf/ occ.	1000 occupants	
Chairs Only	7sf/ occ. (+ 1,000 sf stage)	500 occupants	Lectures, Performances
Chairs & Tables	15sf/ occ.	330 occupants	Banquets
Education	20sf/ occ.	250 Occupants	Classroom
Exhibit	30sf/ occ.	166 occupants	

Concept & Program Layout



Scheme I is a two-story building, with a total of 25,838 sq. ft. The occupiable roof deck would be located on a 9,010 sq. ft. L-shaped footprint in order to prevent cost premium for live load over a long span of multi-purpose room.

Construction Cost:	\$11,845,934
Escalation: (mid 2020)	\$1,522,350
Total Construction	\$13,308,284
Owner Soft Cost:	\$ 3,327,071
Owner Construction Contingency:	\$ 665,414
Grand Total:	\$ 17,420,769

In order to give the City of South Gate a few choices, Lehrer Architects provided three options for development of the new site.

The options would be based on the same design *parti*, as it seems to be the right solution for the site in terms of the orientation and flexibility, but would vary in overall program count and type of outdoor roof deck and open space.

Different program count would result in a range of costs associated with constructing more or less square footage. Knowing this range would provide the City with the right tools to make the most appropriate choice.

The design *parti* as indicated earlier is based on an L shaped floor plate filled with support program, offices, meeting rooms, classrooms and workshops. The remainder of the square forming the site is taken up by the multipurpose room which features a double height ceiling, appropriate for larger events.

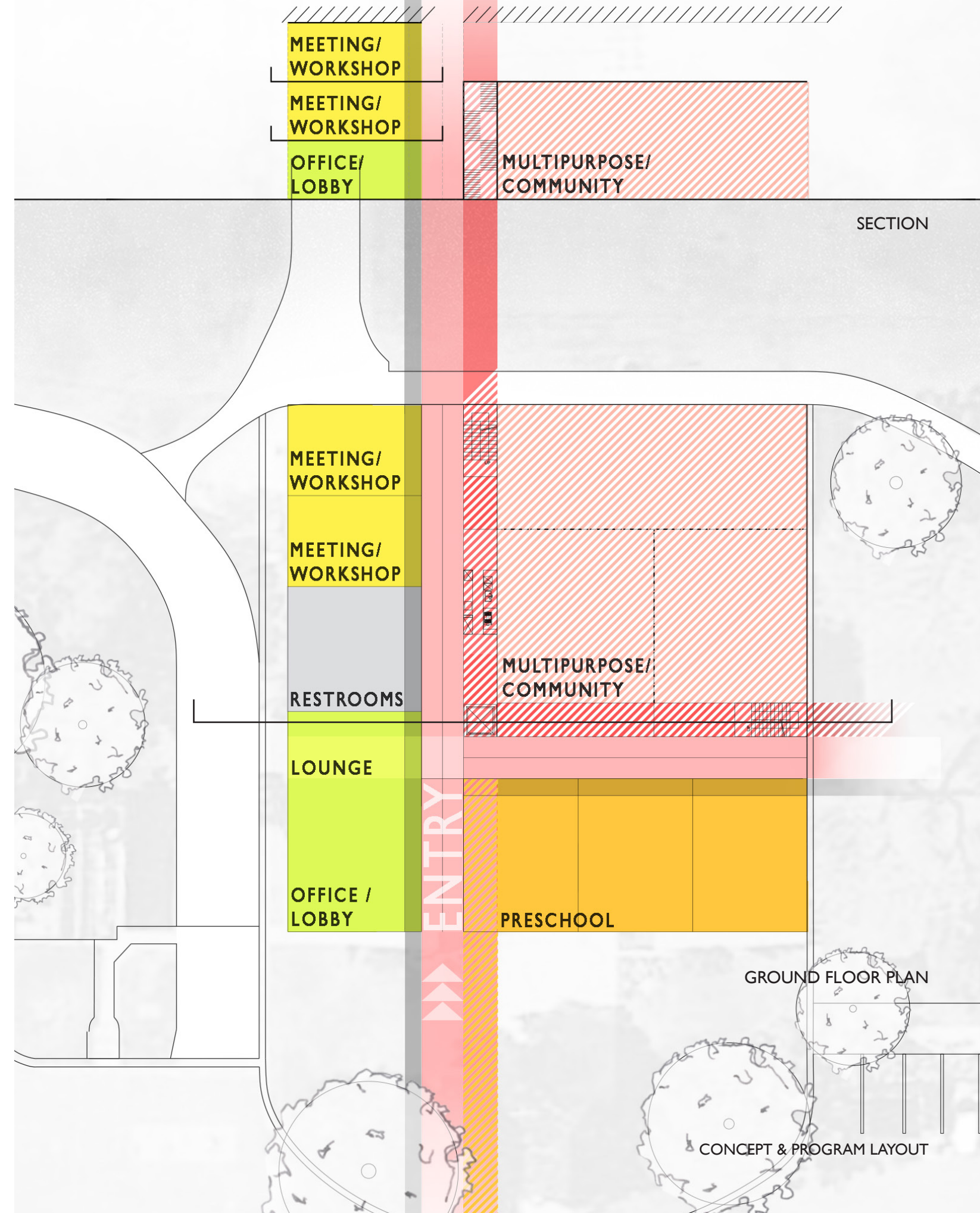
The schemes described on the following pages explore constructing 2 or 3 stories of program and location of the outdoor roof deck, all with their own cost implications.

With 10,000-20,000 sq. ft. of new flexible, meeting and workshop spaces, a large 5,600 sq. ft. multipurpose auditorium, and dedicated preschool the new building will be able to serve the needs of the community for decades to come.

The support areas, office, workshop/meeting rooms and classrooms will be organized in an L-shaped area of approximately 9,000 sq. ft resulting in 18,000 sq. ft. for two-stories and 27,000 sq. ft. for three-stories.

The flexible multipurpose/ community space comprises 5,600 sq. ft. of double height space and can be configured into two or three smaller rooms. The room has open space adjacency on two sides.

On the remaining two sides, the multipurpose room is lined with a support spine: circulation, storage, stairs, elevators, and a teaching kitchen.



Orientation

Location

The new building is located within the footprint of the old clubhouse due to the Land and Conservation Act, which does not allow expansion beyond the existing building or enclosure of existing park space. The building is surrounded by the Baseball fields to the west, park/access road to the south and a bosque of trees to the north.

Office/ Lobby

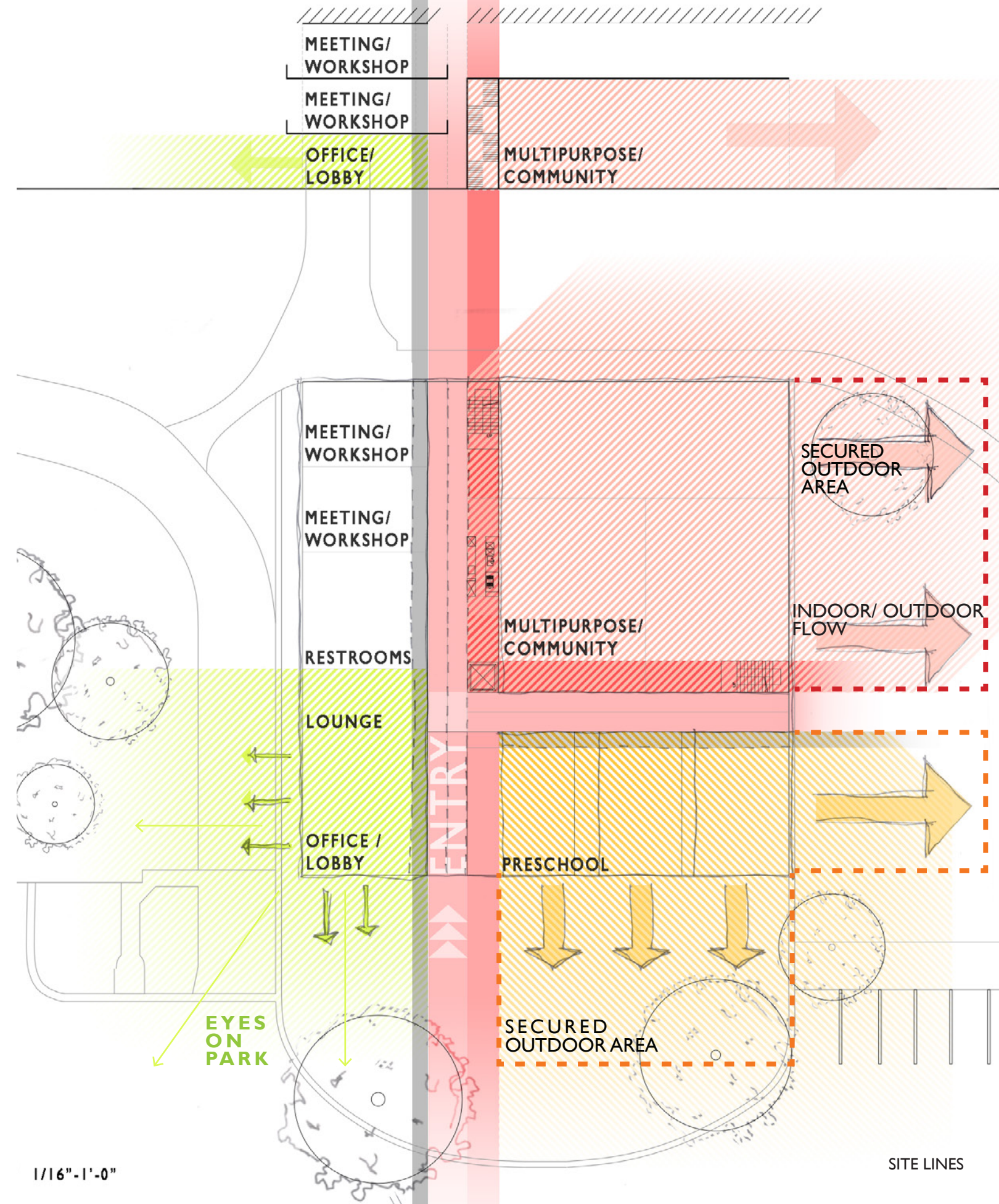
The Office and Lobby are open to the South and East, to maintain existing direction of entry and access to parking. In addition, the office maintains “Eyes on the Park” and entry. The building entry is located at the intersection of the two building bars adjacent to the lobby, office and the elevator.

Multipurpose/ Community Room

Multipurpose Room opens outward toward the existing Auditorium and bosque of trees between. During larger events, this adjacent outdoor space can be utilized as a seamless extension of the interior Multipurpose space.

The Preschool

Preschool classrooms are located to the East of the building to take advantage of adjacent open space. This environment would be secured and available for outdoor learning. Remaining adjacencies are taken up by the baseball fields and existing park access roads so therefore those locations would not be suitable for the preschool.



SCHEME 1

Scheme I utilizes the design parti described under Concept and uses two floors of the L shape to fit offices, preschool, support program and a variety of classroom and workshop spaces.

Multipurpose room, divisible in three smaller spaces would occupy the remainder of the site in a two story high space, appropriate and proportionate for larger gatherings.

In our discussions with structural engineers, it was discovered that occupying the space above the multipurpose room would result in a 50% premium for building structure in that location. Therefore in this scheme it is suggested that a roof deck be located over the short span (L shape) part of the structure.

The roof deck would be protected from the elements with a trellis featuring shading elements and / or Photovoltaic array that could supplement energy needs of the building.

Specific programmatic elements are discussed on the following pages and apply to all three schemes.

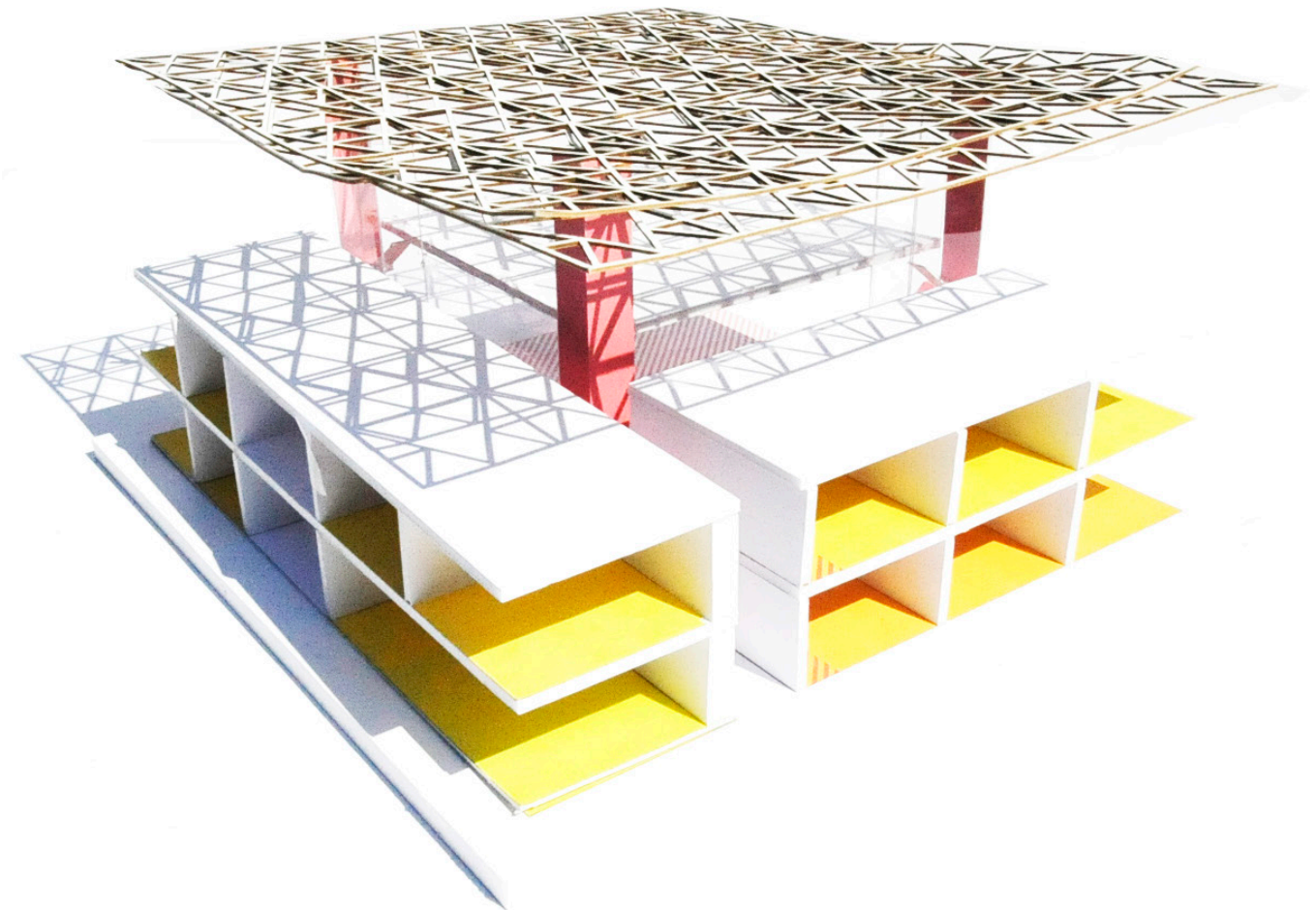
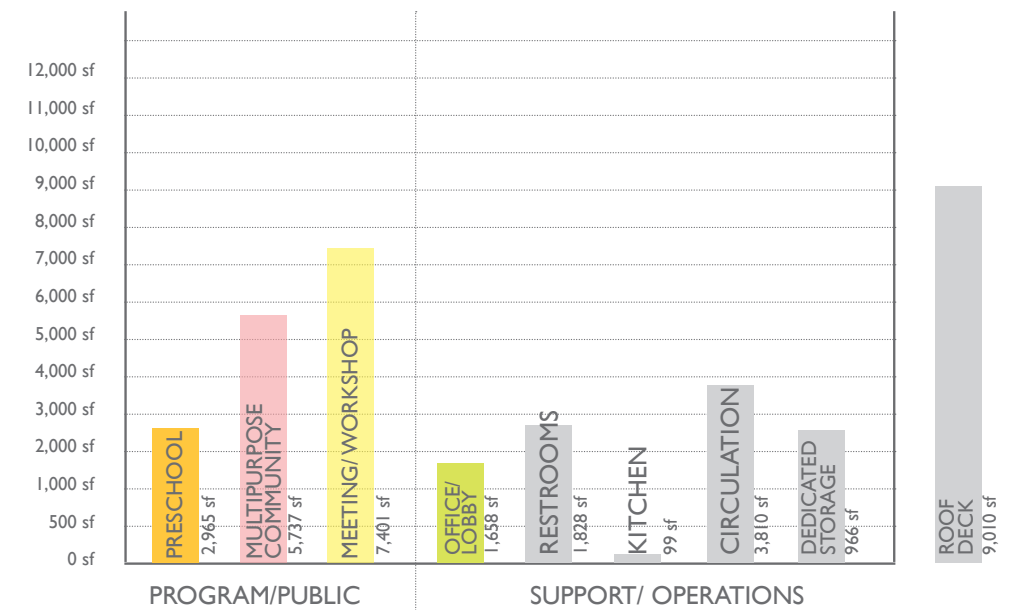
This scheme results in approximately 25,000 sq. ft of enclosed space in addition to a 9000 sq. ft. roof deck.

This is the most economical scheme due to its size although it is highest in cost per square foot.

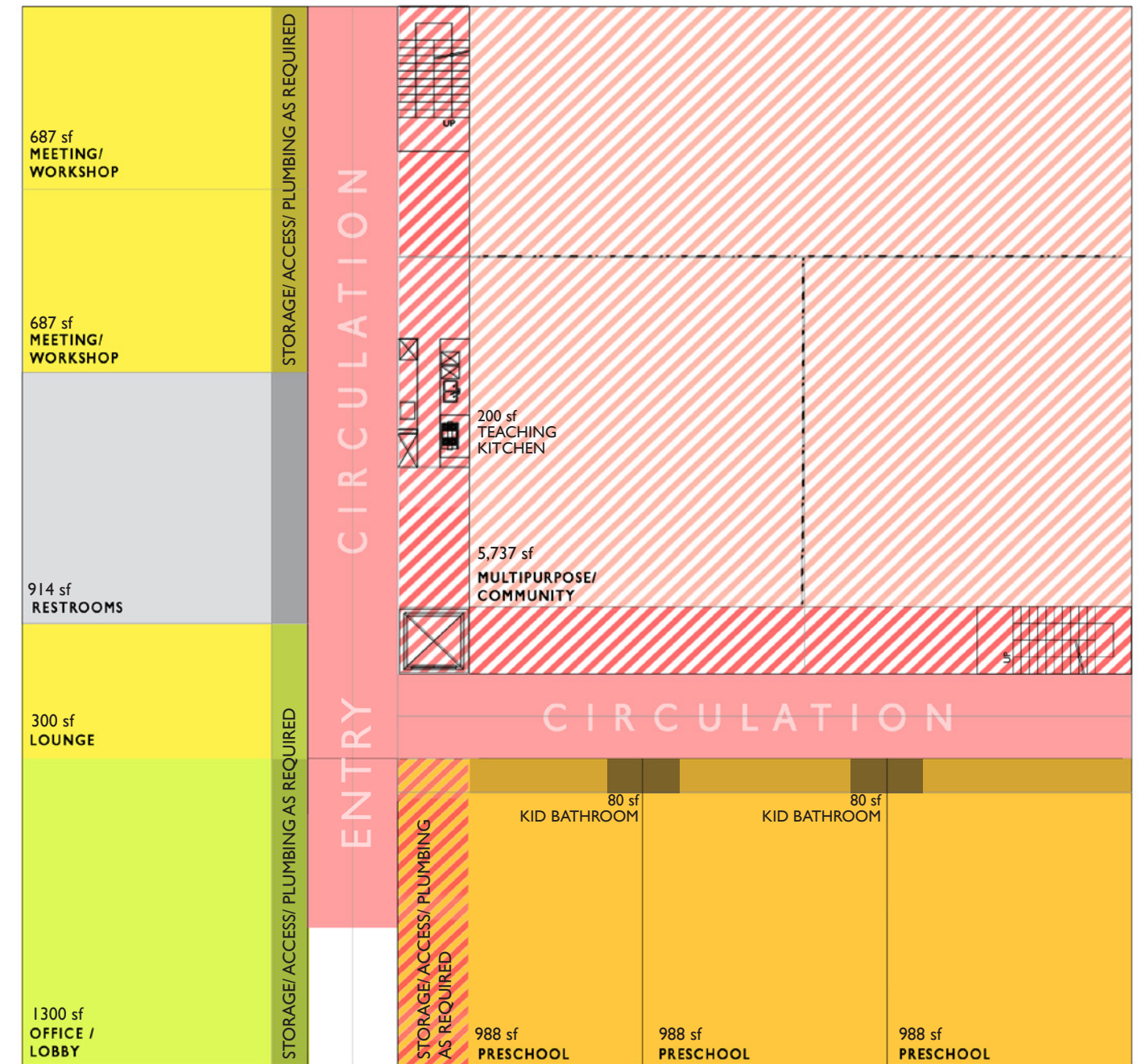
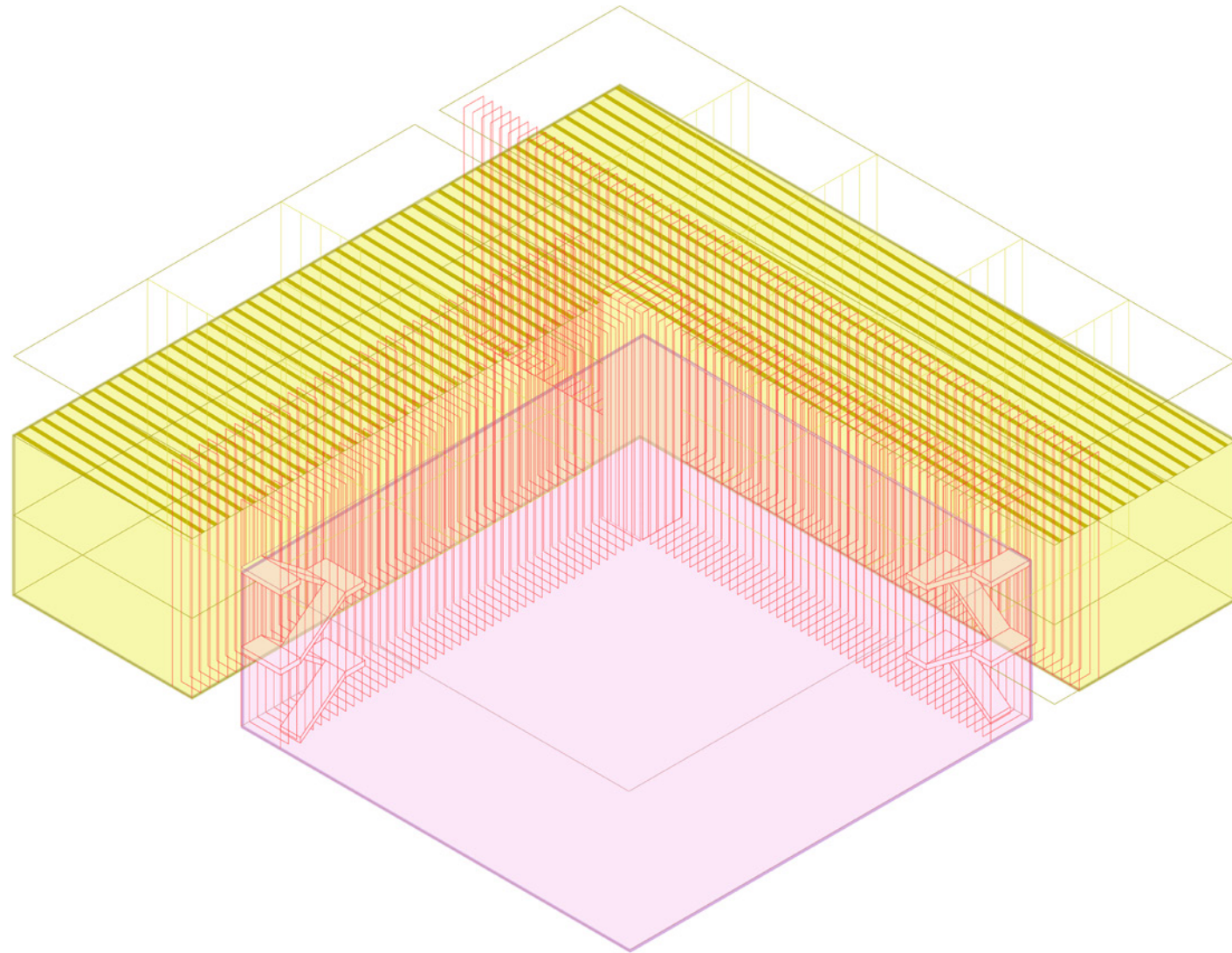
Program Count

Program	Floor 1 (sf)	Floor 2 (sf)	Floor 3 (sf)	Total (sf)
Preschool				2,964
Classroom 1	988			
Classroom 2	988			
Classroom 3	988			
Multi-Purpose/ Community Room				5,187
<small>Main space divisible into 3 smaller multi-purpose rooms with retractable acoustical partitions</small>				
Flex Space 1	1,502			
Flex Space 2	1,502			
Flex Space 3	2,183			
Meeting/ Workshop Spaces				7,292
<small>Flexible and adaptable spaces for a variety of uses. Can be combined into larger spaces or subdivided to allow for future flexibility.</small>				
Meeting/ WS 1	1374	988	0	
Meeting/ WS 2		988	0	
Meeting/ WS 3		988	0	
Meeting/ WS 4		647	0	
Meeting/ WS 5		647	0	
Meeting/ WS 6		1660	0	
Office/ Lobby				1,658
Office 1	218			
Office 2	218			
Office 3	218			
Office 4	218			
Office 5	218			
Office 5	218			
Lobby	350			
Support				8,737
Restrooms	941	941	941	
Teaching Kitchen	199			
Circulation	1705	1705	1705	
General Storage				
Dedicated Storage	600	0	0	
Total	13,254	8,564	2,646	25,838
with Roof Deck			9,010	34,848

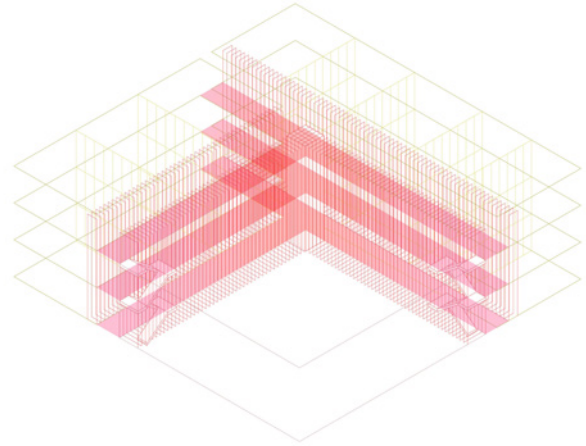
SCHEME I TABULATION



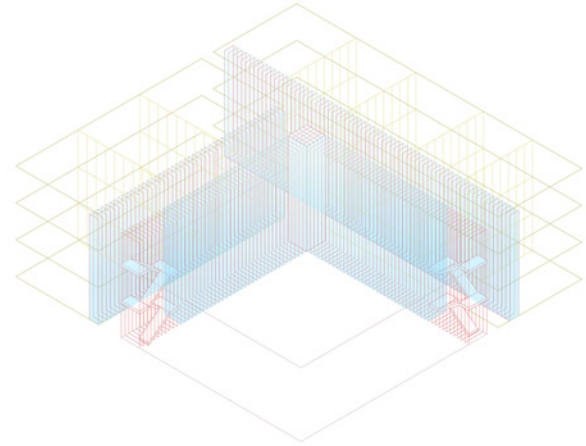
First Floor Plan



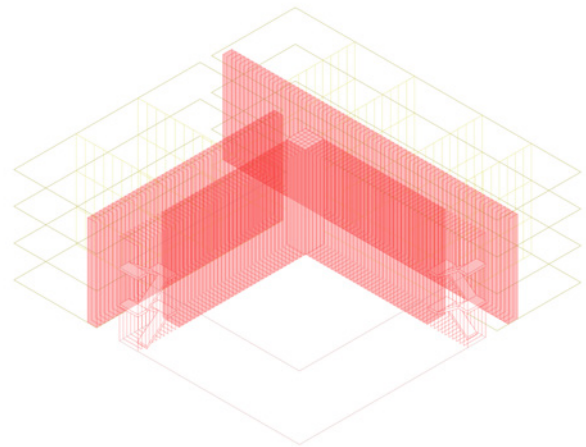
Circulation & Storage



Being able to see activity/ people moving throughout the three floors harkens back to old courtyard based community buildings.

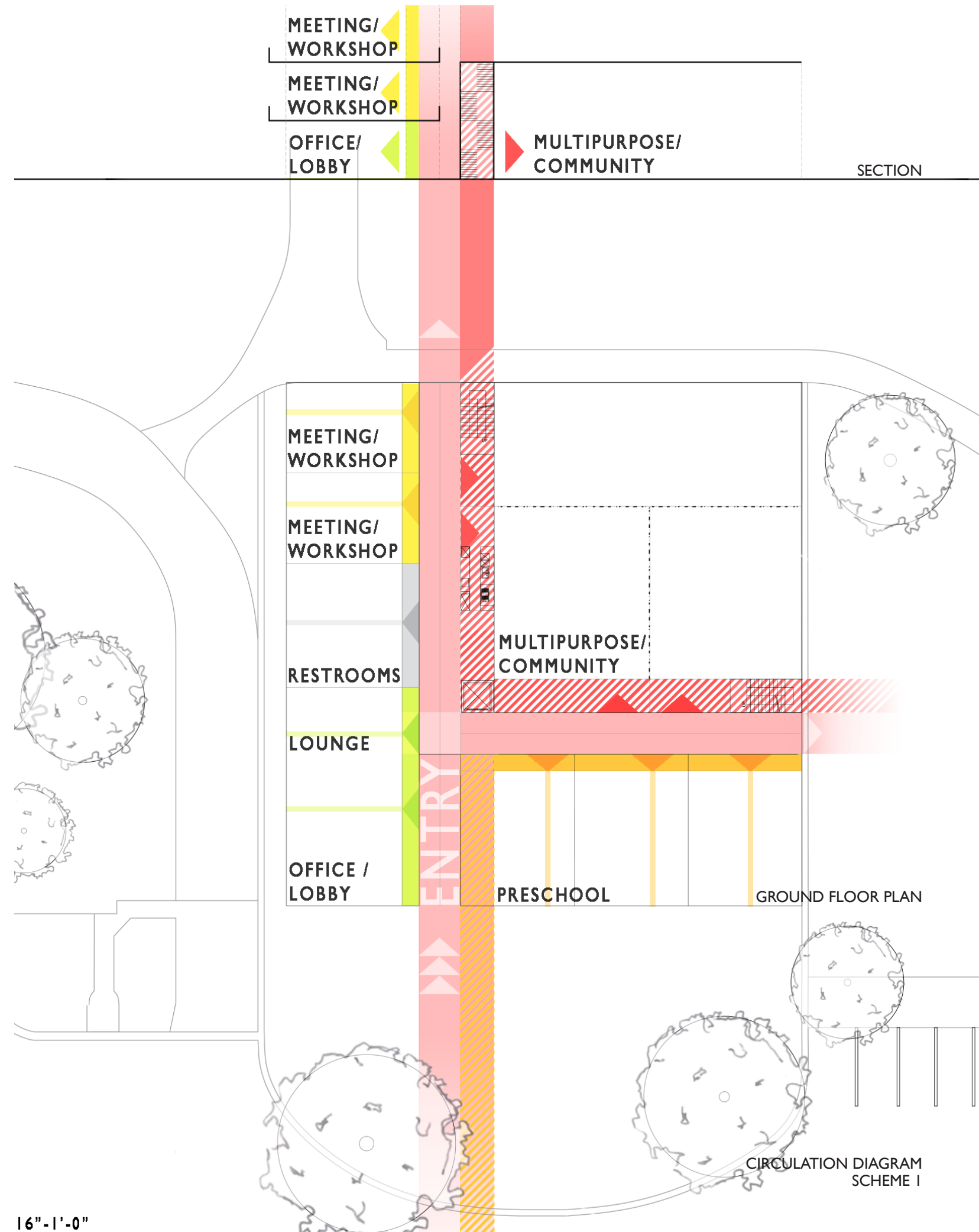


At the roof level, a L-shaped line of skylights to the sky to bring natural light down to the first level.

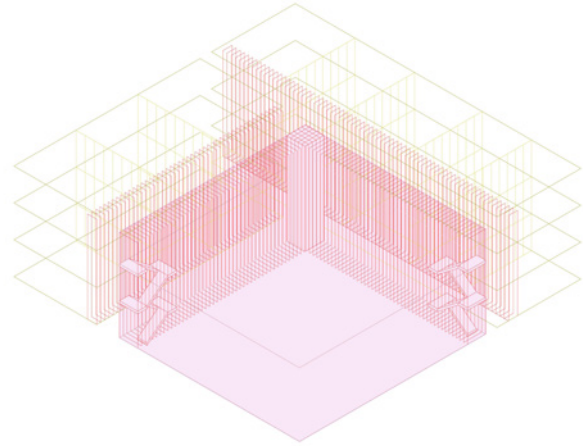


Embedded within this zone is also the dedicated storage for each room, supplemented with plumbing as needed. Sinks for classrooms, art rooms and bathrooms for preschool will also be part of this Support Spine

CIRCULATION DIAGRAM SCHEME I



Multipurpose/ Community Room

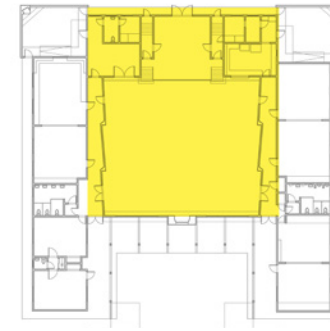


The double height Multipurpose/ Community hall will be comprised of a large 5,225 sq. ft. space divisible to three smaller meeting and multipurpose rooms (two at 1800 sq. ft. and one at 2,150 sq. ft). In this way, the Auditorium is not limited to hosting a singular event at any given time—the main hall is designed to be easily made divisible by flexible wall partitions, or remain completely open for larger functions such as exhibitions, shows, or even community and council events. These partitions can be of acoustical barriers, glass, in order to accommodate different levels of privacy as per event.

The Multipurpose/ Community Space will be oriented to open up to the surrounding park, allowing for seamless indoor/outdoor connections with the adjacent park and baseball fields.

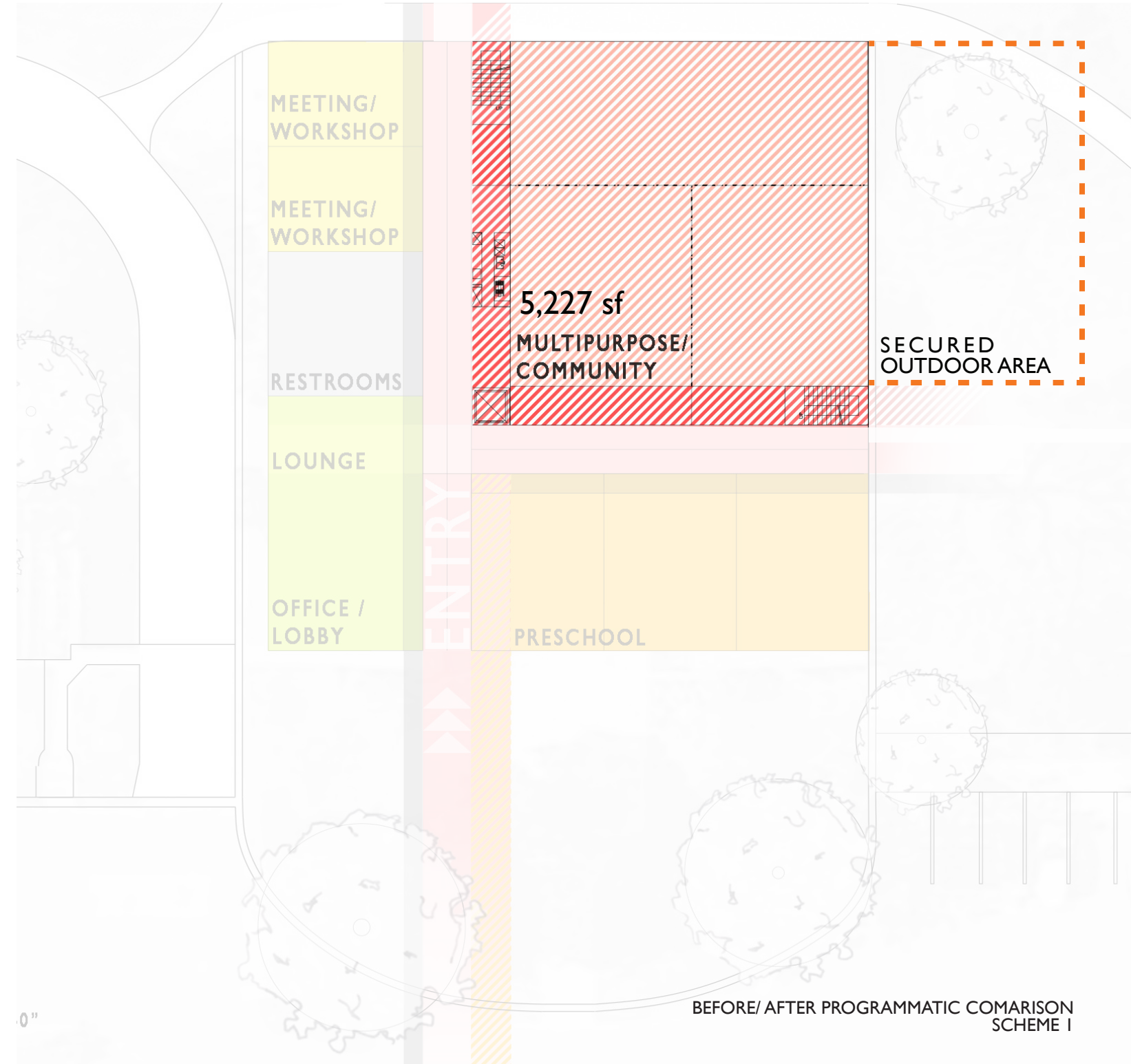
With two sides of the Multipurpose/ Community Space lined with the Support spine, there is ample dedicated storage for larger equipment.

The Kitchen, also within the Support Spine, is strategically placed to open up to one of the divided 1,800 sq. ft Multipurpose Rooms to host catering events or operate as a teaching kitchen.

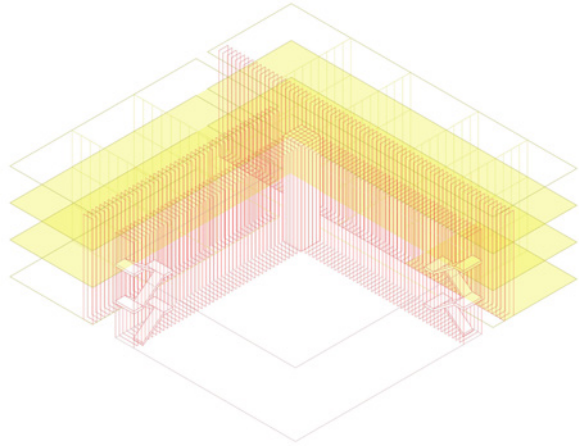


For size comparison, please note diagram to the left showing the floorplan of the existing Girls Club House with an overlay of the size of the Multipurpose space in the new building.

OLD: 3,176 sq. ft.
 NEW: 5,225 sq. ft



Meeting & Workshop Spaces



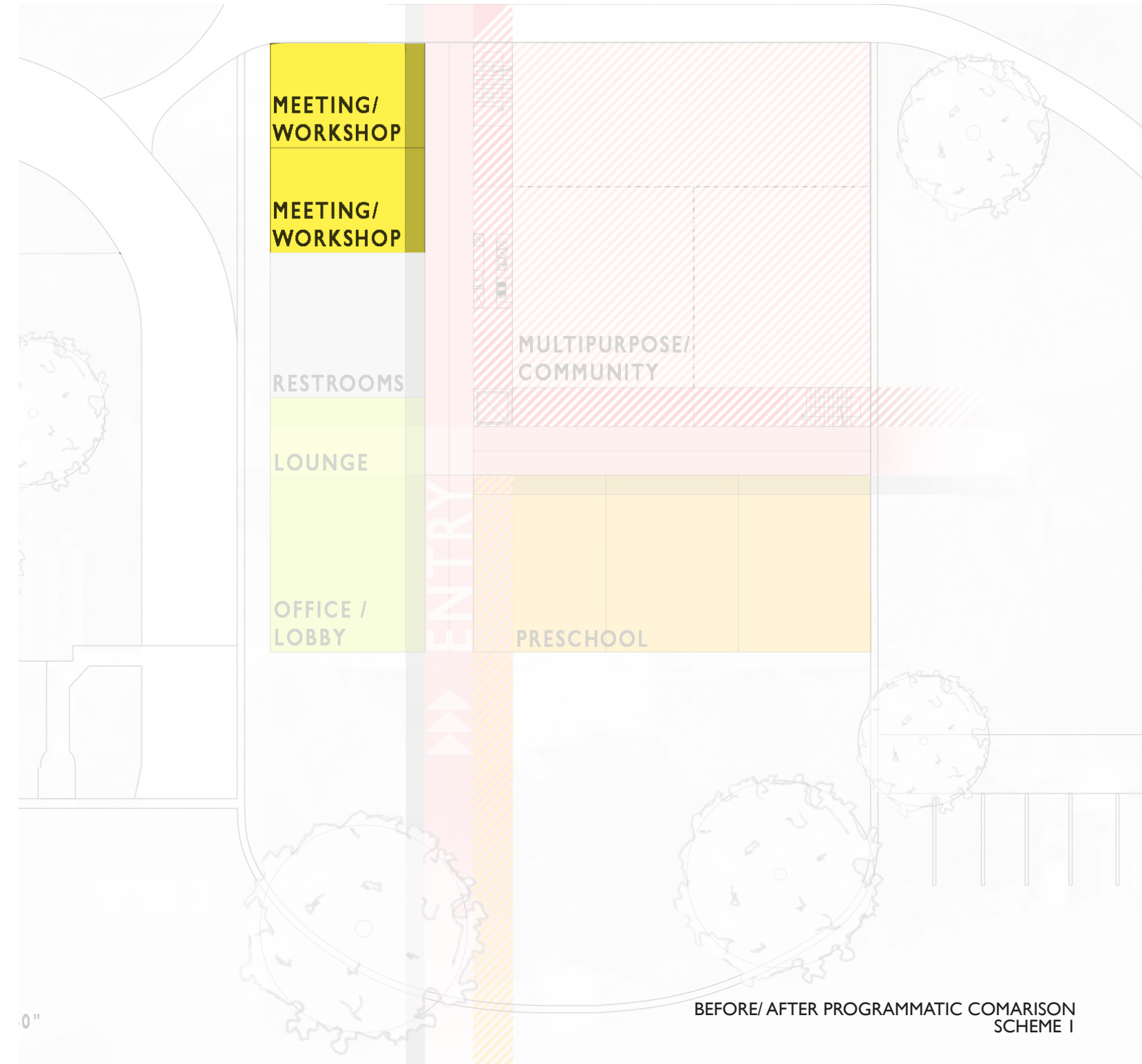
The main program of the new building will comprise mostly of flexible multipurpose rooms. Selective spaces will be able to be expanded via movable walls providing an even greater range of flexibility.

Based on previous experience in designing educational spaces, the workshops and meeting rooms are proportioned to be closer to a square rather than a long rectangle present in the existing building. This type of space is more conducive to a learning and meeting environment.

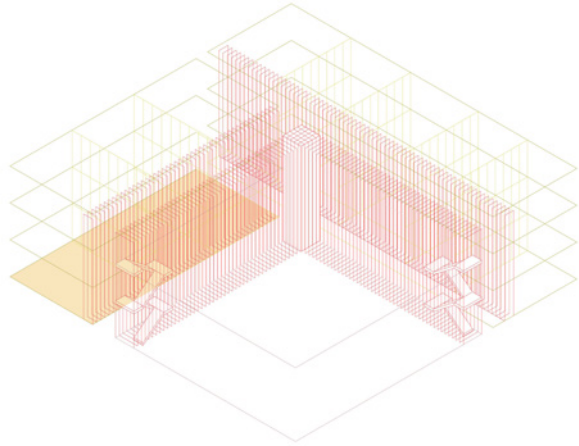
The L-shaped classroom building would have a floor plate of 9,000 sq. ft. Resulting in an 18,000 sq. ft. for two-stories, and a 27,000 sq. ft. at three-stories.

Lined with plenty of storage space throughout the meeting and workshop rooms, each room will have accessible storage for the put-away of furniture, tables and chairs, art supplies, and other kinds of smaller equipment.

Similarly to the Multipurpose/ Community Hall, each storage zone will contain plumbing connections and sinks to serve as support for art/ workshop spaces. Meeting/ Workshop spaces should be able to serve a variety of needs including as computer labs, art studios, workshops, classic meeting rooms, etc.



Preschool

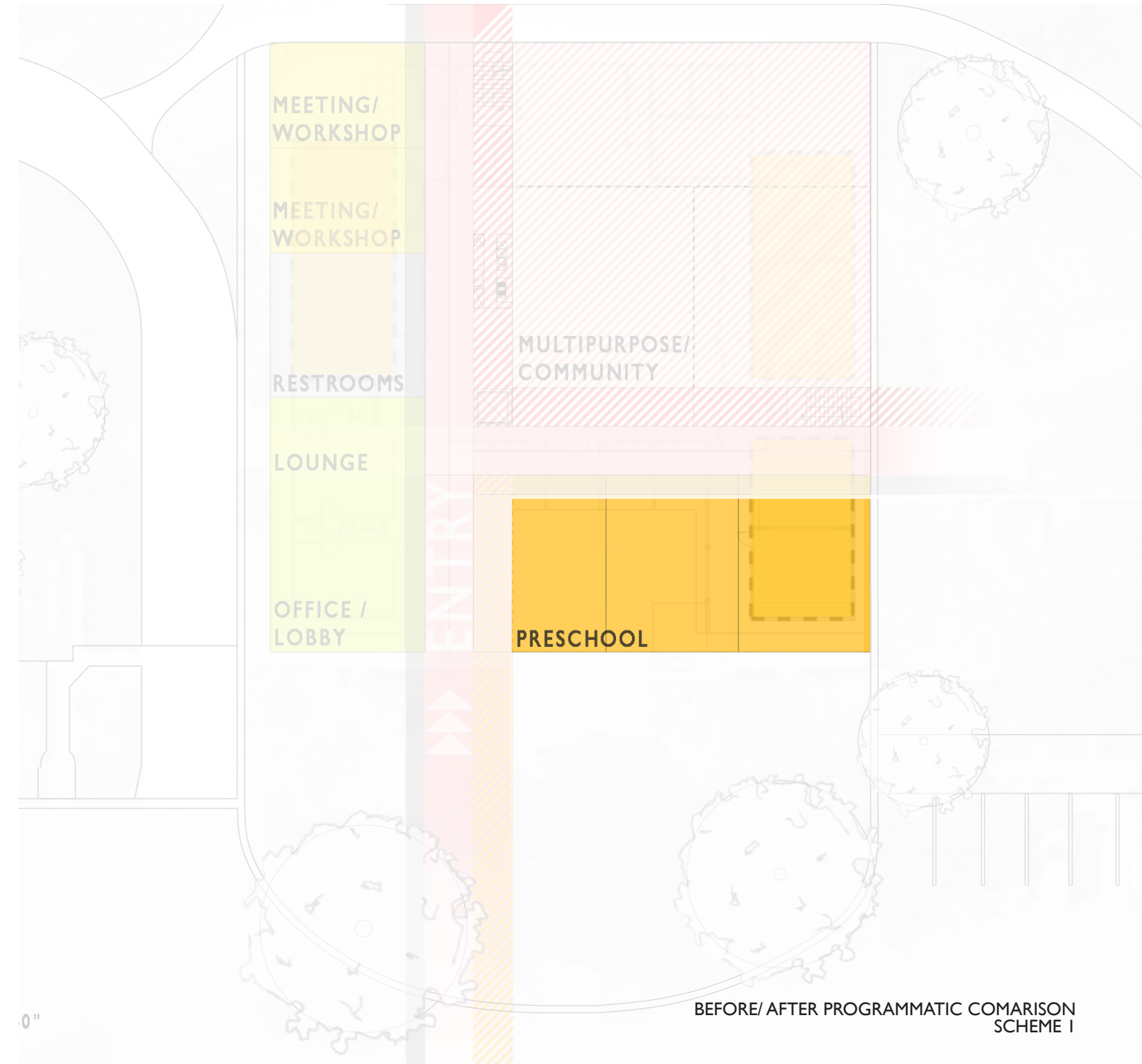


After discussion with stakeholders and councilmen, it was determined that the Preschool / Kindergarten readiness classrooms should occupy their own dedicated space. This is primarily due to the fact that furniture and play spaces, are specialized for children. This would also prevent constant moving of furniture that occurs in the current facility.

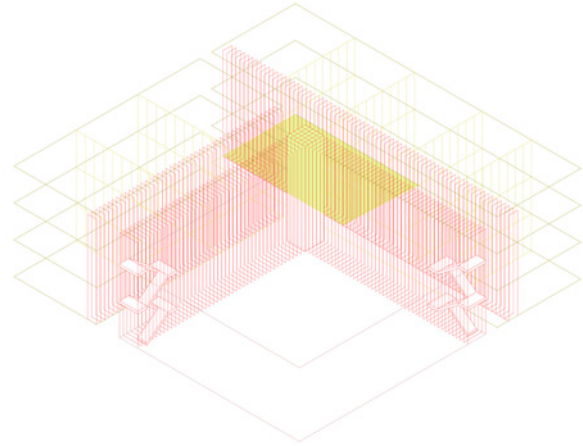
Building code requires that preschool classrooms be on the ground level and that they also have dedicated outdoor space. This is accomplished through use of large moving walls that open on to the adjacent area to the east. The open area will be secured from the remainder of the park and can feature various outdoor learning opportunities such as vegetable garden, playground equipment and sand pits.

Classrooms could be configured for even more flexibility through use of movable walls between the various spaces.

It is suggested that the storage zone lining the edge of the classrooms contain one bathroom featuring small plumbing fixtures for children of preschool age. This would keep the children in the preschool area and would be hugely convenient for teachers.



Entry, Office, Lounge



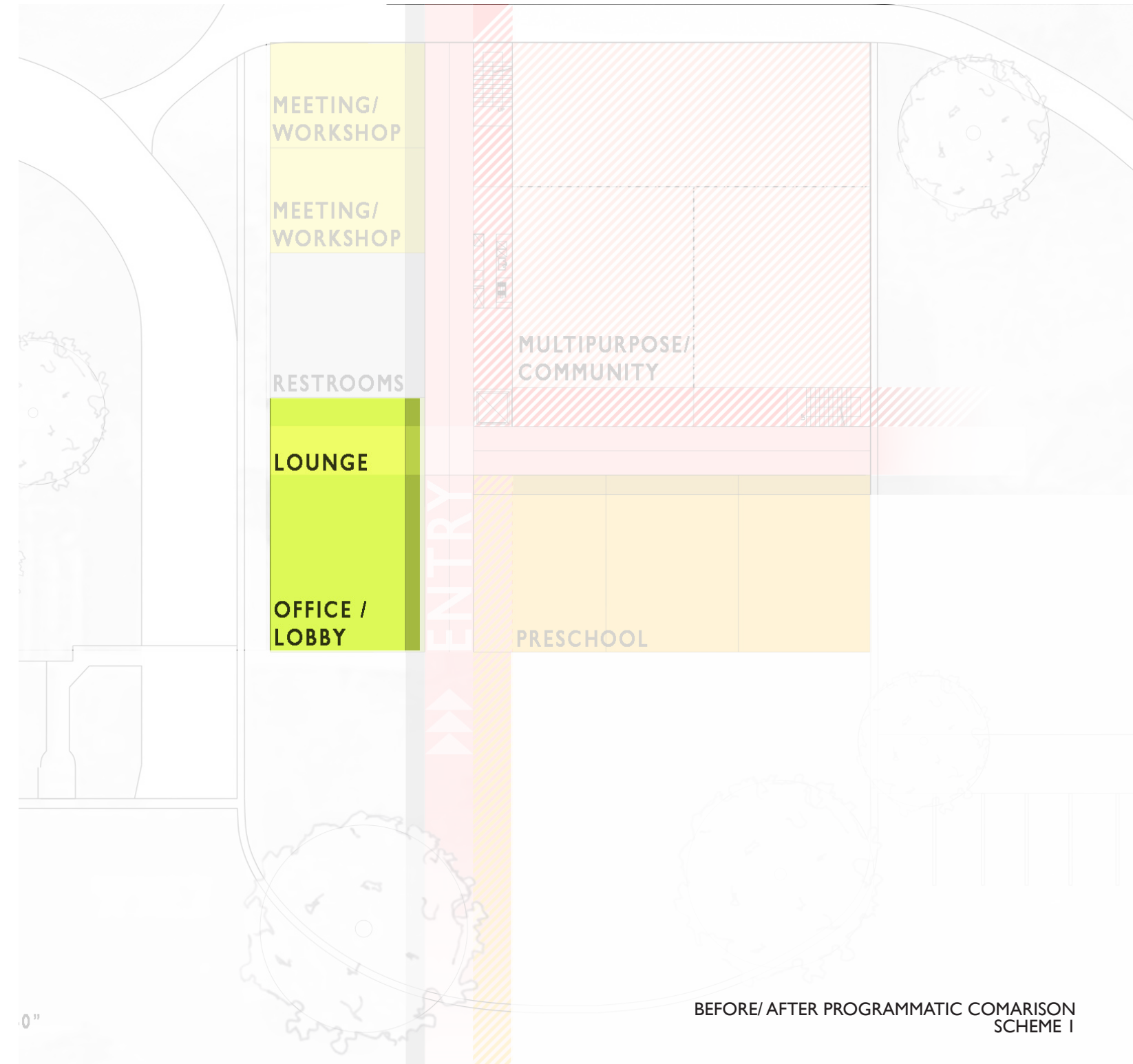
The entry is located at the Southeastern corner of the new building, approximately in the same location as the entry to the existing building. This maintains the familiarity of the surroundings and is convenient to the existing parking.

The entry is located at the intersection of the two legs of the L-shaped building, thus placing the visitor directly at the heart of the building near the multipurpose room, elevator, lobby, and offices.

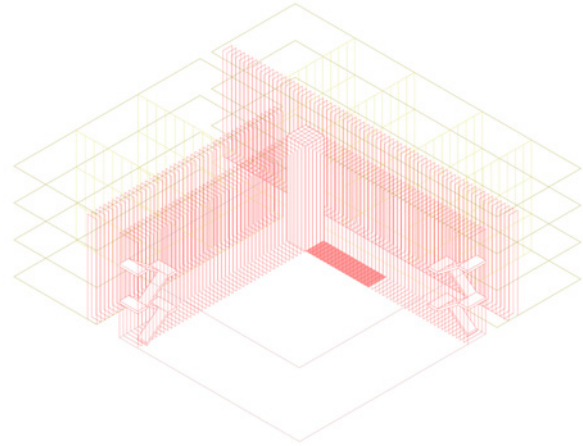
The entry zone, as well as circulation, is bathed in natural light pouring from the skylights above.

Offices, lobby, and lounge are located immediately to the left of the entrance, allowing ample space for queuing and waiting. Offices could be configured as individual offices or as open office, or in any combination of the two.

Office location enables staff to maintain visual connection and awareness to the surrounding park and parking lot.



Kitchen



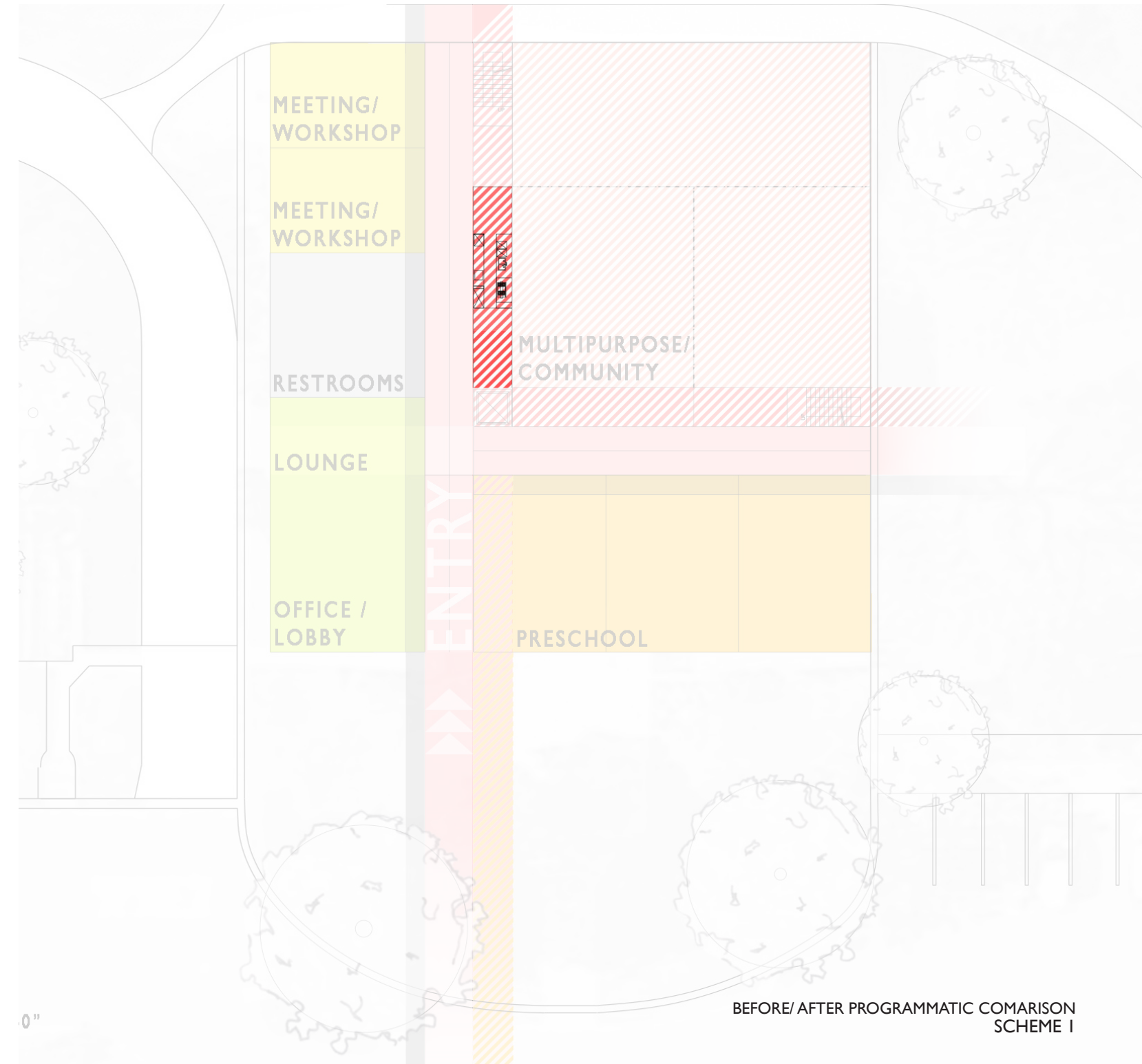
Kitchen

A 200 sq. ft. teaching kitchen will be located on the ground floor, embedded within the service spine, and can open up to the adjacent Multi-purpose Room to host cooking classes.

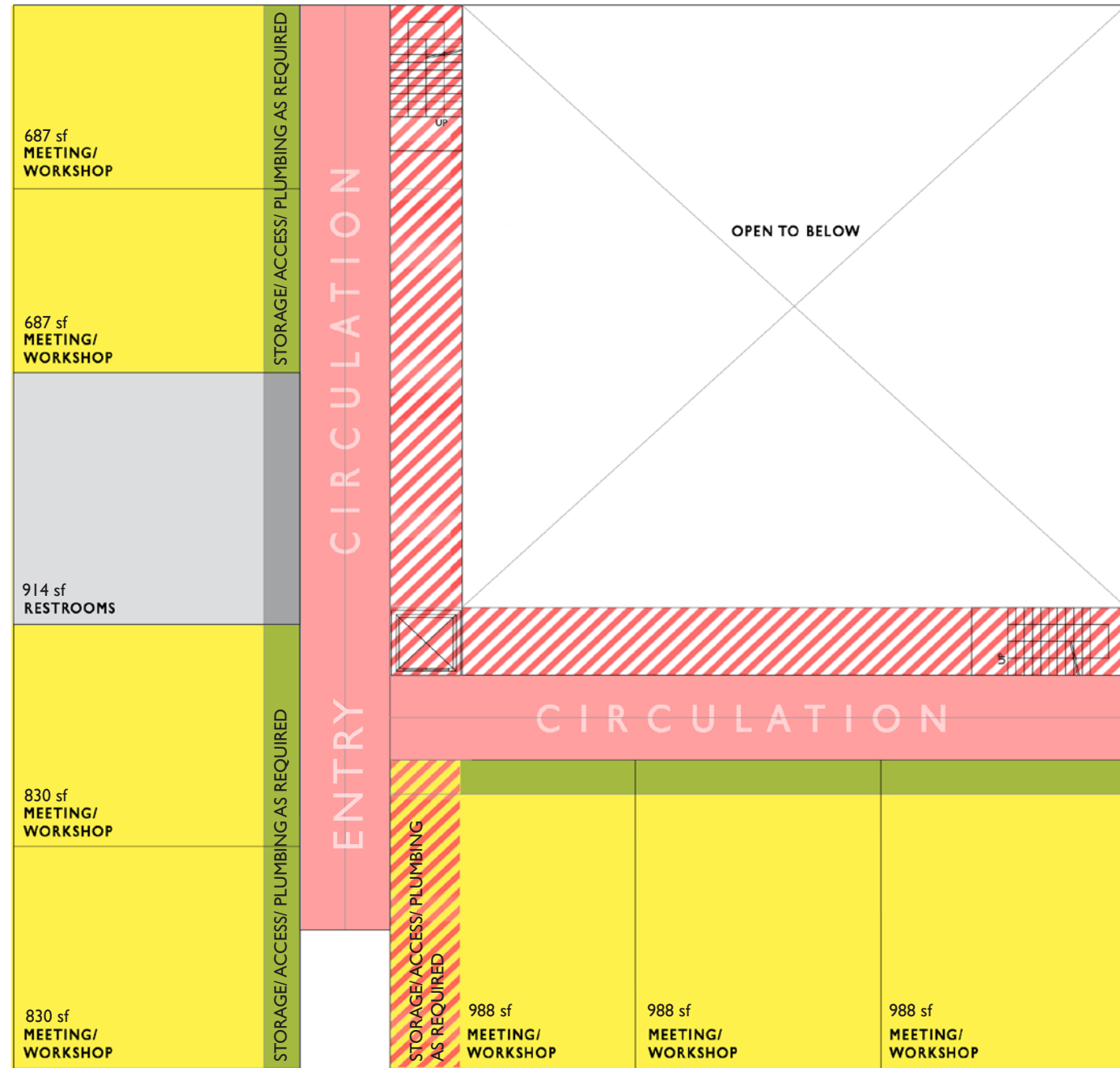
It can also be used for catering events. Its central location to the multipurpose room, meeting/workshops, and elevator makes bringing food convenient to all levels.

The teaching kitchen should have the following equipment:

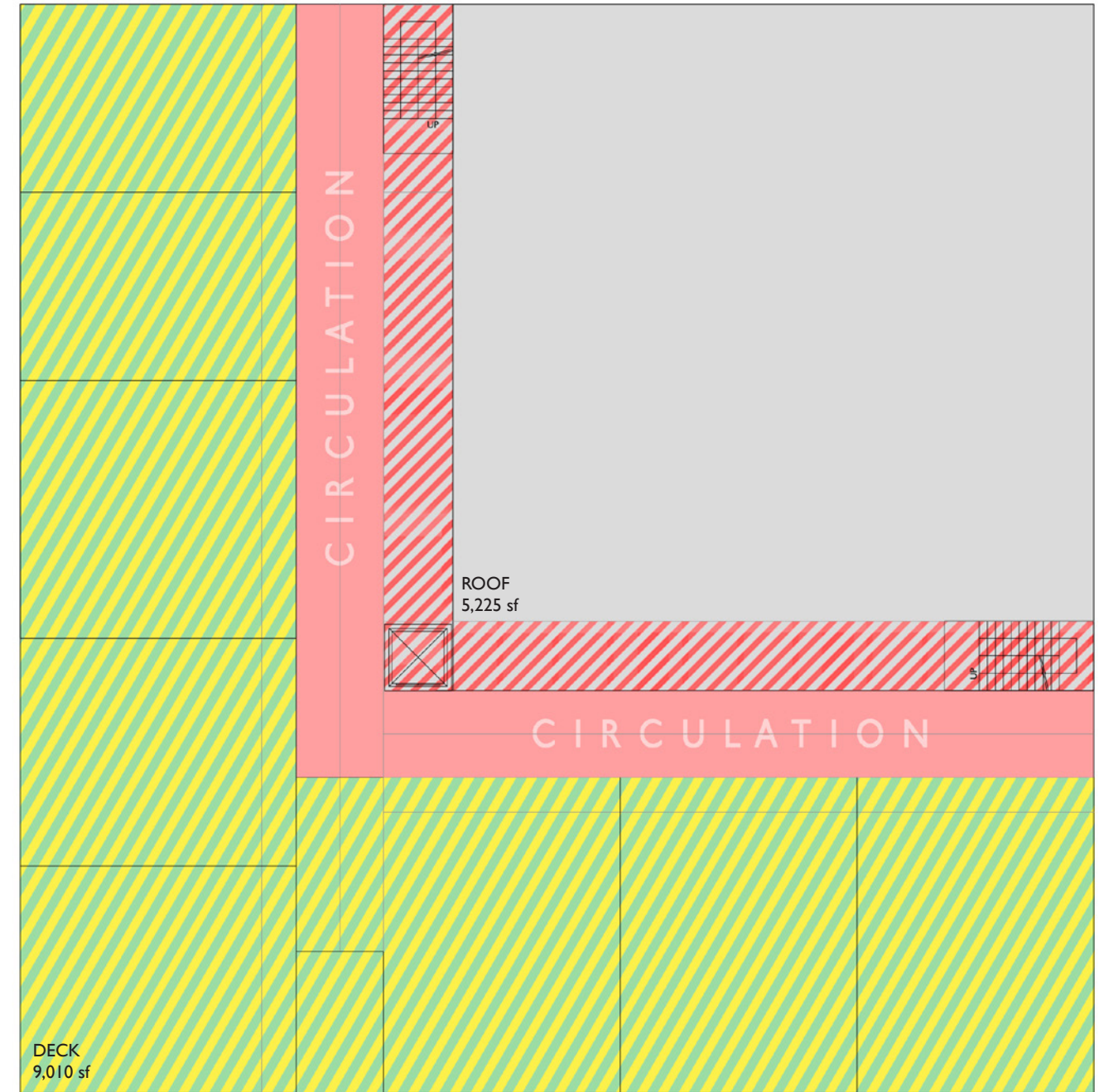
1. Stove
- 2.



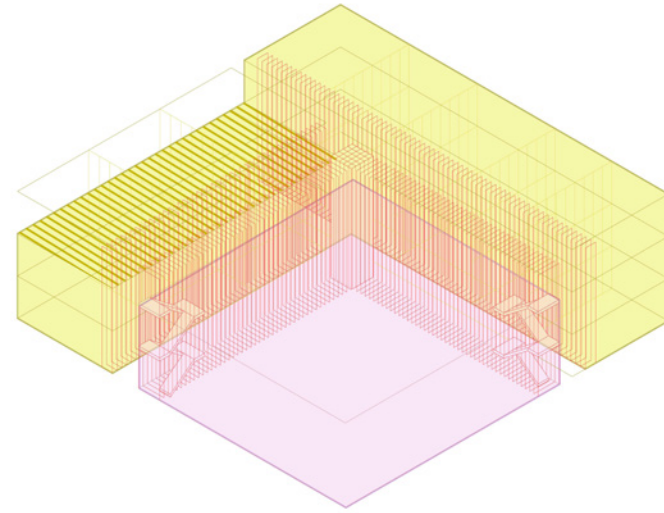
Second Floor & Roof



Roof Plan



SCHEME 2



Scheme 2 utilizes the design parti described under Concept and uses two floors on the preschool wing and three floors in the workshop wing of the L-shape to fit offices, preschool, support program and a variety of classroom and workshop spaces.

Multipurpose room, divisible in three smaller spaces would occupy the remainder of the site in a two story high space, appropriate and proportionate for larger gatherings.

In our discussions with structural engineers, it was discovered that occupying the space above the multipurpose room would result in a 50% premium for building structure in that location. Therefore in this scheme it is suggested that a roof deck be located over preschool wing of the (L-shape) part of the structure.

Furthermore, the roof deck would be protected from the elements with a trellis featuring shading elements and / or Photovoltaic array that could supplement energy needs of the building. In this scheme the roof structure could be extended to provide protection over the roof deck and spaces on the ground level for better building efficiency.

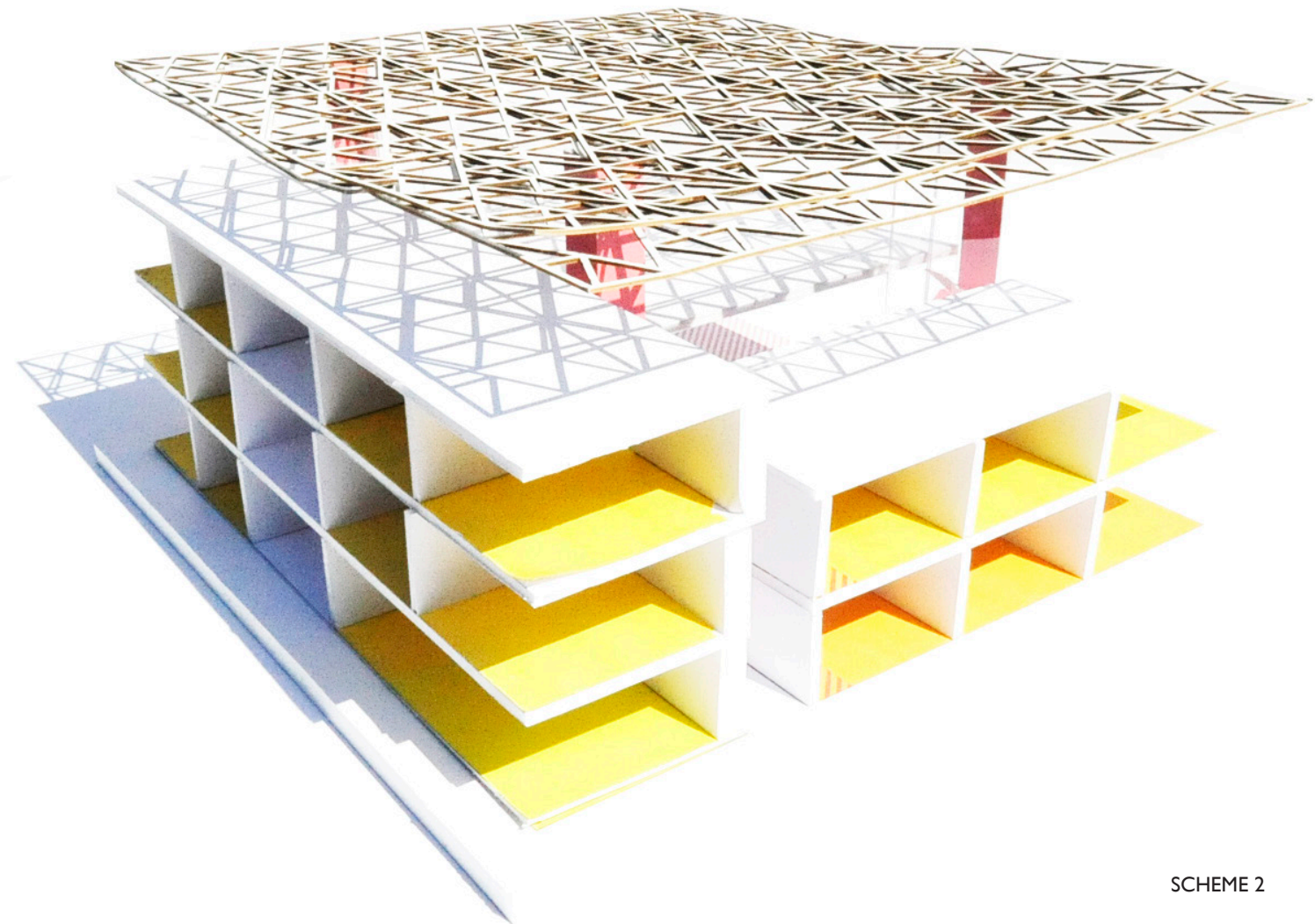
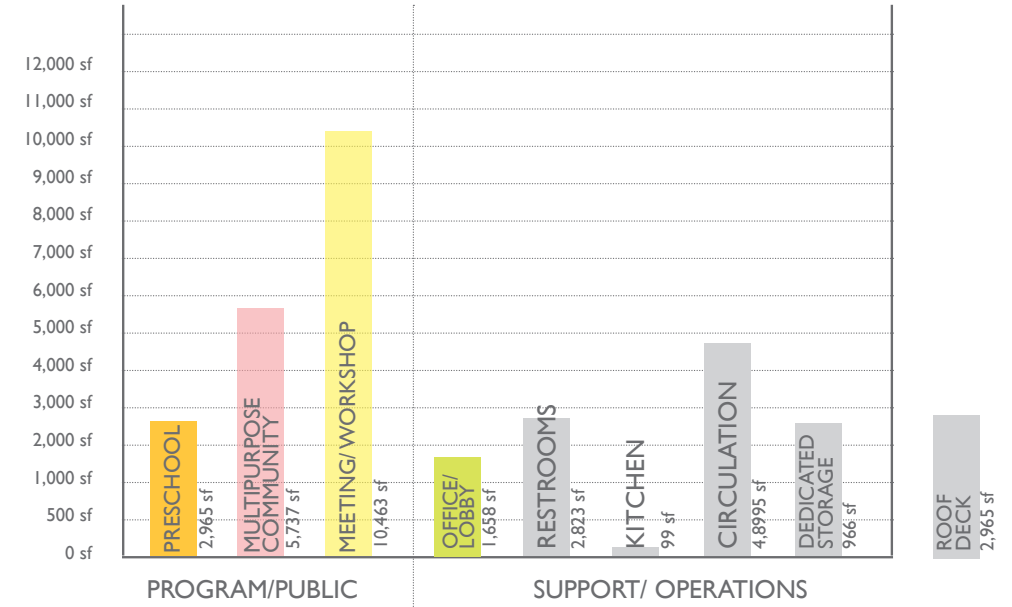
This scheme results in approximately 29,000 sq. ft of enclosed space in addition to a 4,000 sq. ft. roof deck.

Economically, this scheme is right in the middle, due to its square footage and cost per square foot.

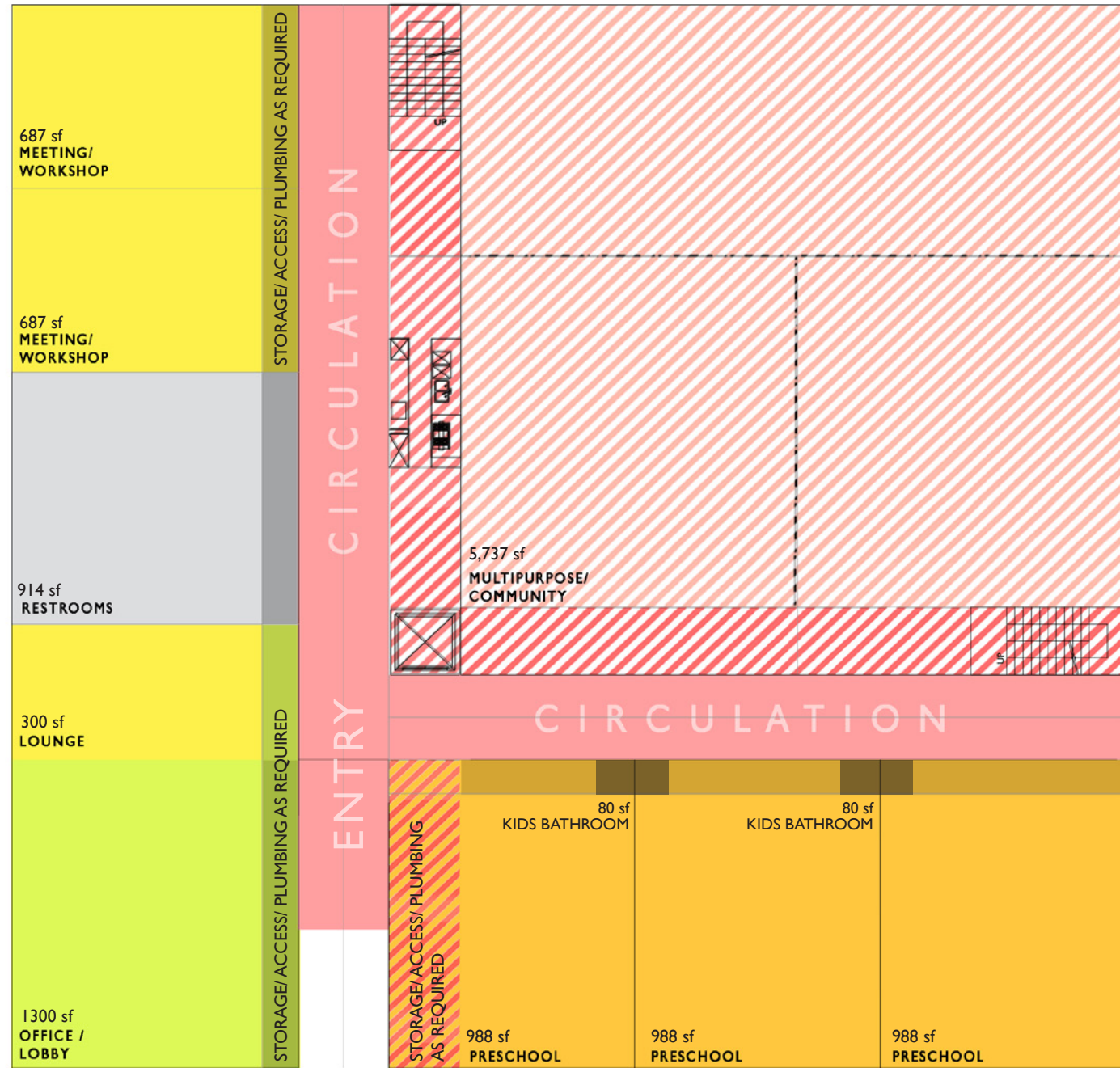
Construction Cost:	\$12,826,601
Escalation: (mid 2020)	\$1,702,213
Total Construction	\$14,468,814
Owner Soft Cost:	\$ 3,617,204
Owner Construction Contingency:	\$ 723,441

Program Count

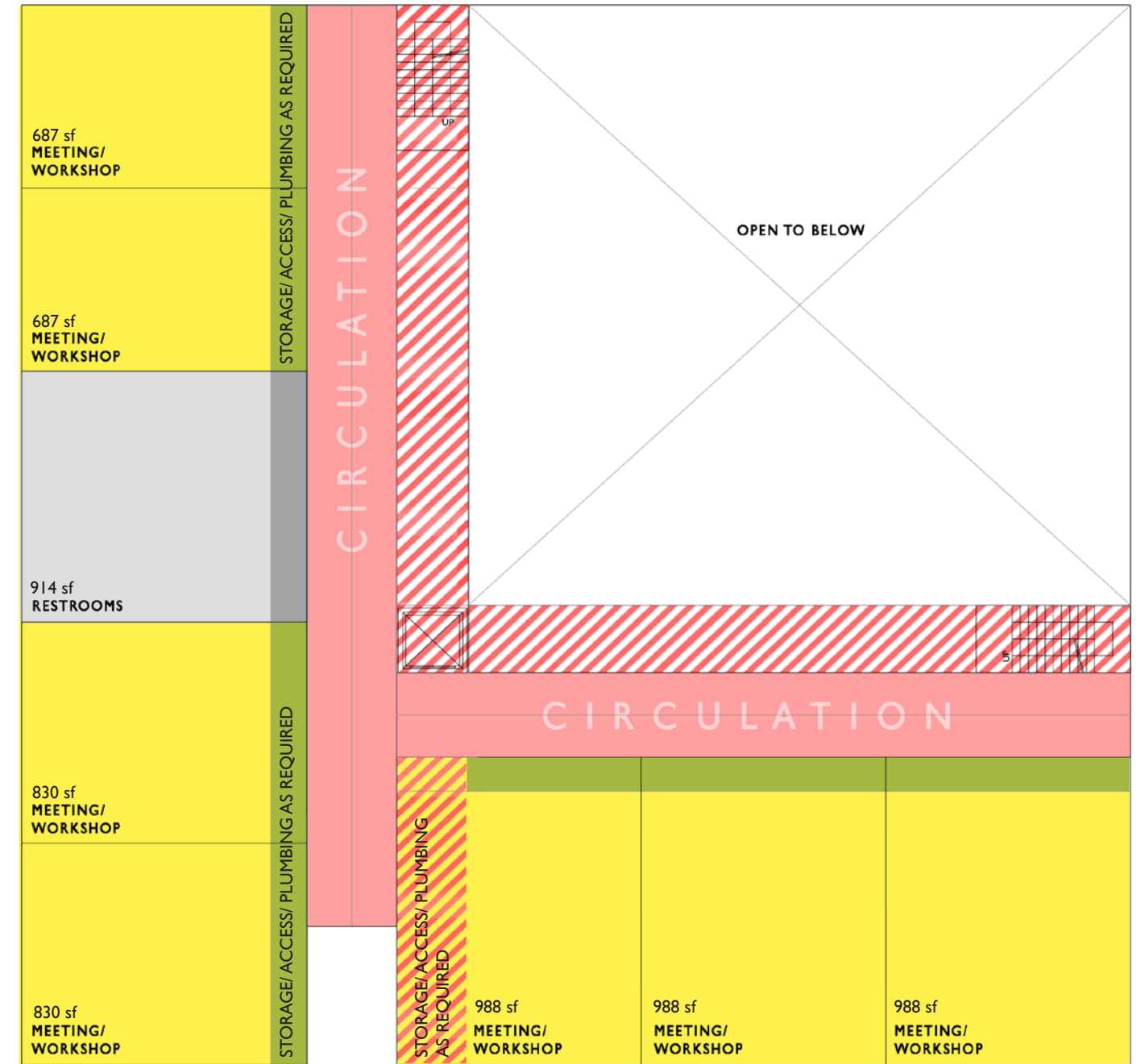
Program	Floor 1 (sf)	Floor 2 (sf)	Floor 3 (sf)	Total (sf)
Preschool				2,964
Classroom 1	988			
Classroom 2	988			
Classroom 3	988			
Multi-Purpose/ Community Room				5,187
<small>Main space divisible into 3 smaller multi-purpose rooms with retractable acoustical partitions</small>				
Flex Space 1	1,502			
Flex Space 2	1,502			
Flex Space 3	2,183			
Meeting/ Workshop Spaces				10,246
<small>Flexible and adaptable spaces for a variety of uses. Can be combined into larger spaces or subdivided to allow for future flexibility.</small>				
Meeting/ WS 1	1374	988	0	
Meeting/ WS 2		988	0	
Meeting/ WS 3		988	0	
Meeting/ WS 4		647	647	
Meeting/ WS 5		647	647	
Meeting/ WS 6		1660	1660	
Office/ Lobby				1660
Office 1	218			
Office 2	218			
Office 3	218			
Office 4	218			
Office 5	219			
Office 5	219			
Lobby	350			
Support				8737
Restrooms	941	941	941	
Teaching Kitchen	199			
Circulation	1705	1705	1705	
General Storage				
Dedicated Storage	600	0	0	
Total	13,256	8564	5600	28,794
with Roof Deck			3,781	32,575



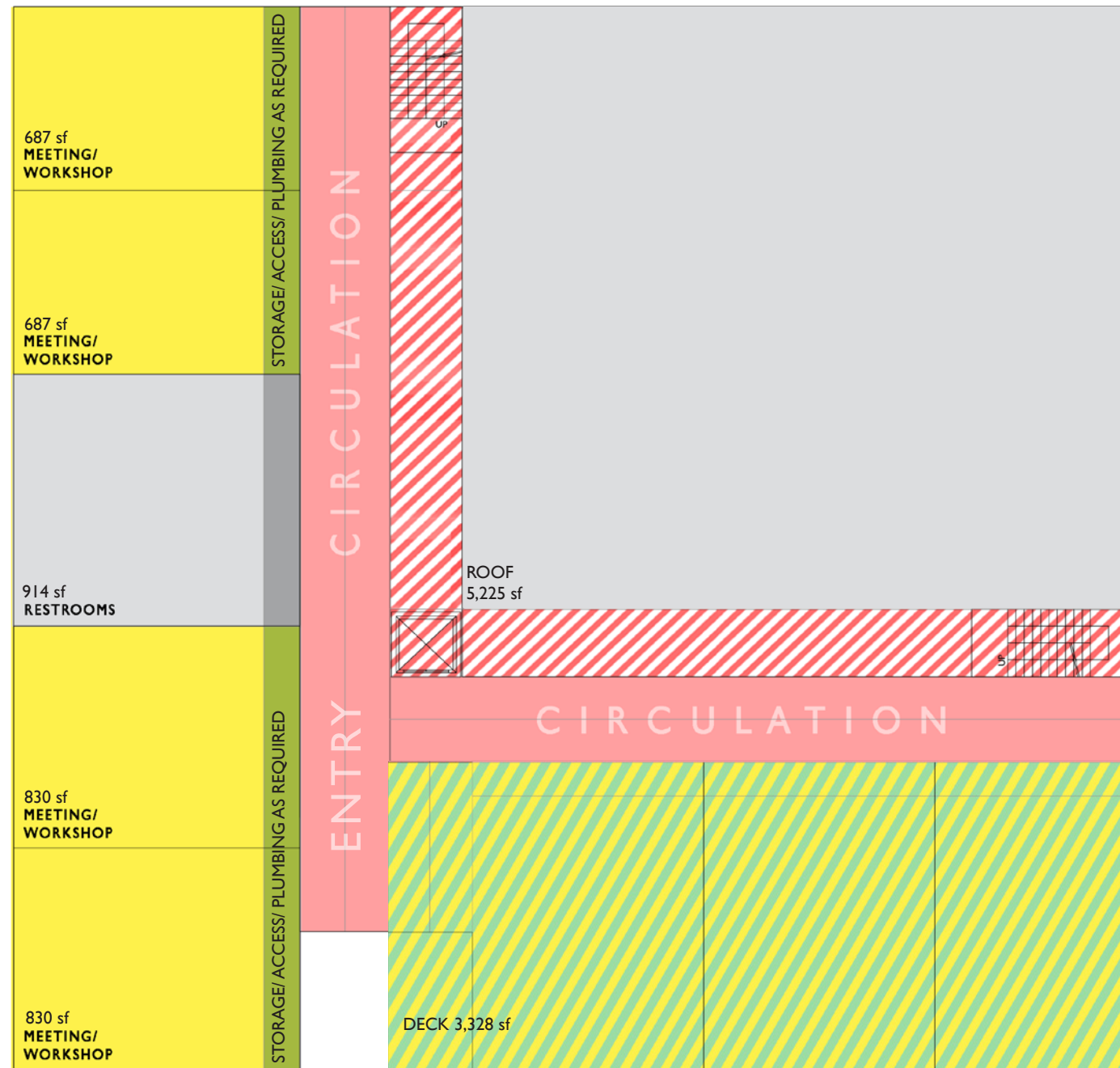
First Floor Plan



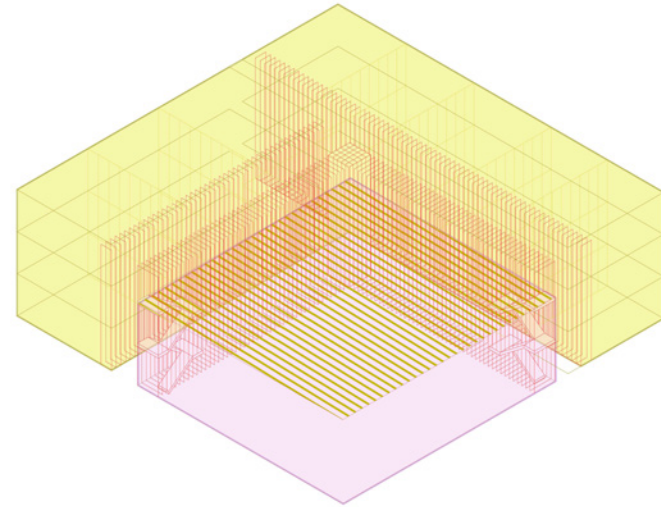
Second Floor



Third Floor Plan



SCHEME 3



Scheme 3 utilizes the design parti described under Concept and uses three floors of the L shape to fit offices, preschool, support program and a variety of classroom and workshop spaces.

Multipurpose room, divisible in three smaller spaces would occupy the remainder of the site in a two story high space, appropriate and proportionate for larger gatherings.

Because the L-shaped building is comprised of three floors, in this scheme it is suggested that a roof deck be located over the long span of the multipurpose room.

The roof deck would be protected from the elements with a trellis featuring shading elements and / or Photovoltaic array that could supplement energy needs of the building.

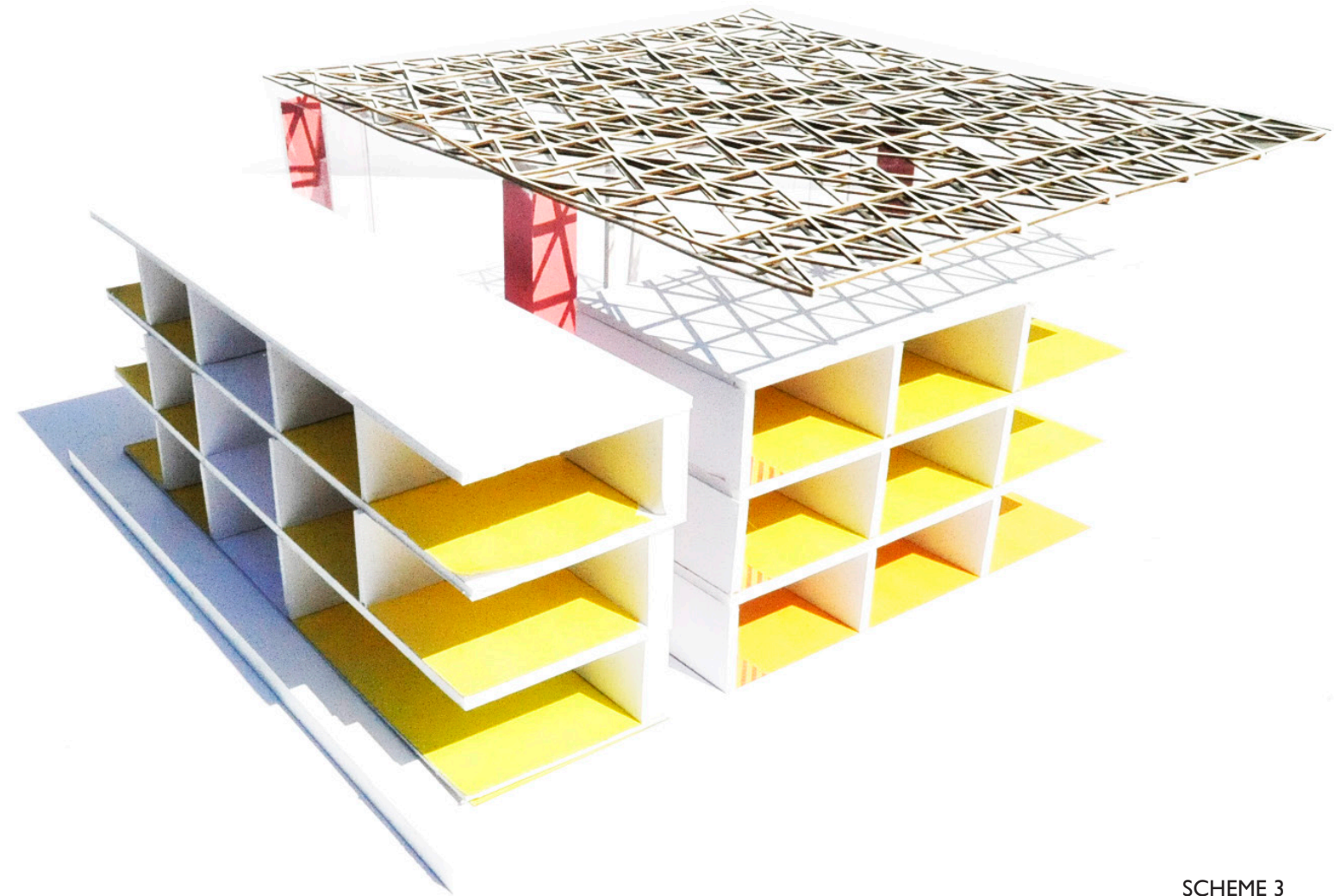
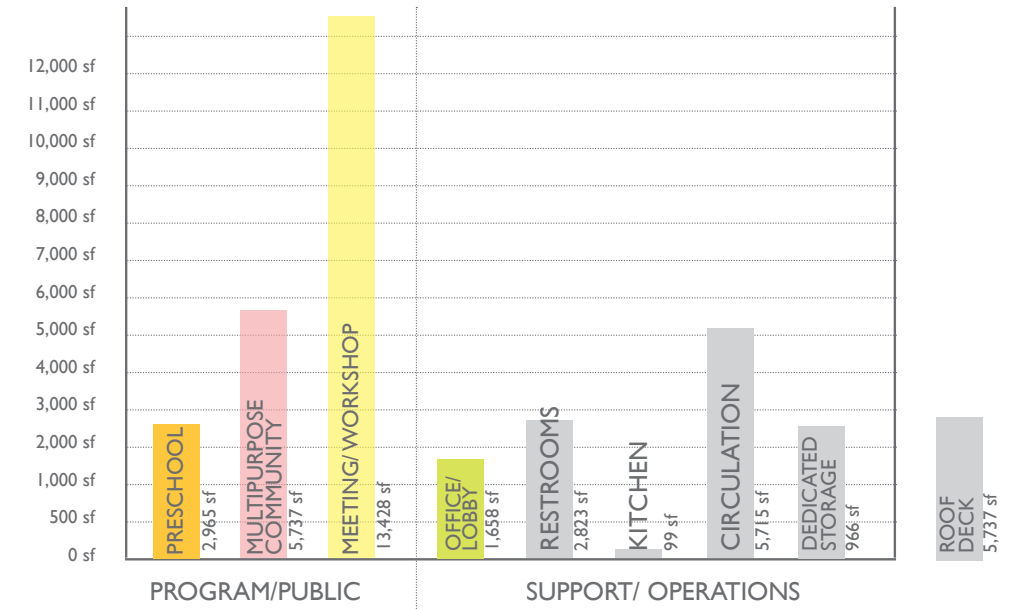
This scheme results in approximately 31,700 sq. ft of enclosed space in addition to a 5,000 sq. ft. roof deck.

This is the most expensive scheme due to its size although it is lowest in cost per square foot.

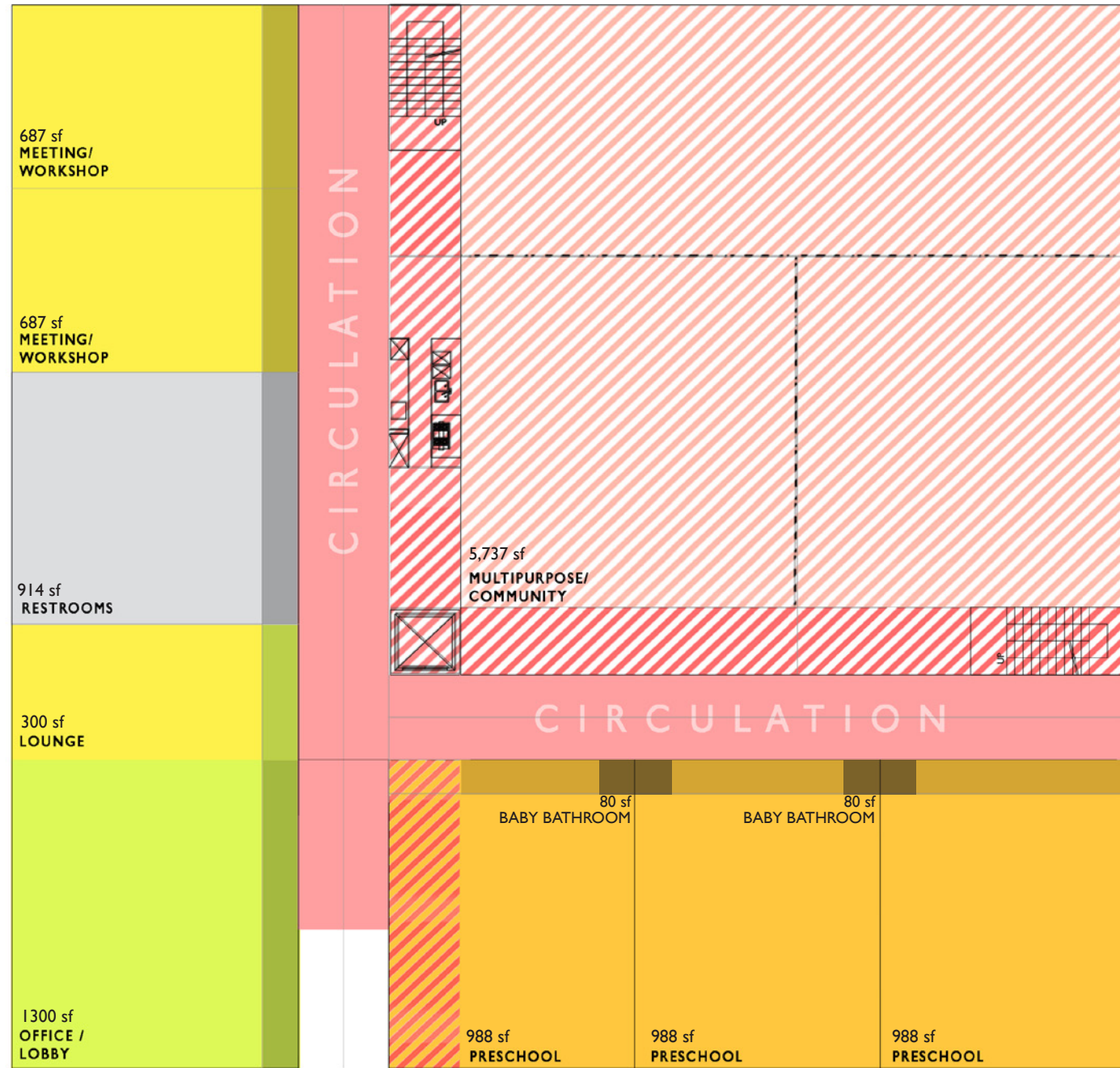
Construction Cost:	\$13,705,009
Escalation: (mid 2020)	\$1,876,189
Total Construction	\$15,521,197
Owner Soft Cost:	\$ 3,880,299
Owner Construction Contingency:	\$ 776,060
Total Cost:	\$ 20,297,557

Program Count

Program	Floor 1 (sf)	Floor 2 (sf)	Floor 3 (sf)	Total (sf)
Preschool				2,964
Classroom 1	988			
Classroom 2	988			
Classroom 3	988			
Multi-Purpose/ Community Room				5,187
Main space divisible into 3 smaller multi-purpose rooms with retractable acoustical partitions				
Flex Space 1	1,502			
Flex Space 2	1,502			
Flex Space 3	2,183			
Meeting/ Workshop Spaces				13,210
Flexible and adaptable spaces for a variety of uses. Can be combined into larger spaces or subdivided to allow for future flexibility.				
Meeting/ WS 1	1374	988	988	
Meeting/ WS 2		988	988	
Meeting/ WS 3		988	988	
Meeting/ WS 4		647	647	
Meeting/ WS 5		647	647	
Meeting/ WS 6		1660	1660	
Office/ Lobby				1,660
Office 1	218			
Office 2	218			
Office 3	218			
Office 4	218			
Office 5	219			
Office 6	219			
Lobby	350			
Support				8,737
Restrooms	941	941	941	
Teaching Kitchen	199			
Circulation	1,705	1,705	1,705	
General Storage				
Dedicated Storage	600	0	0	
Total	13,256	8,564	8,564	31,758
with Roof Deck			5,187	36,945

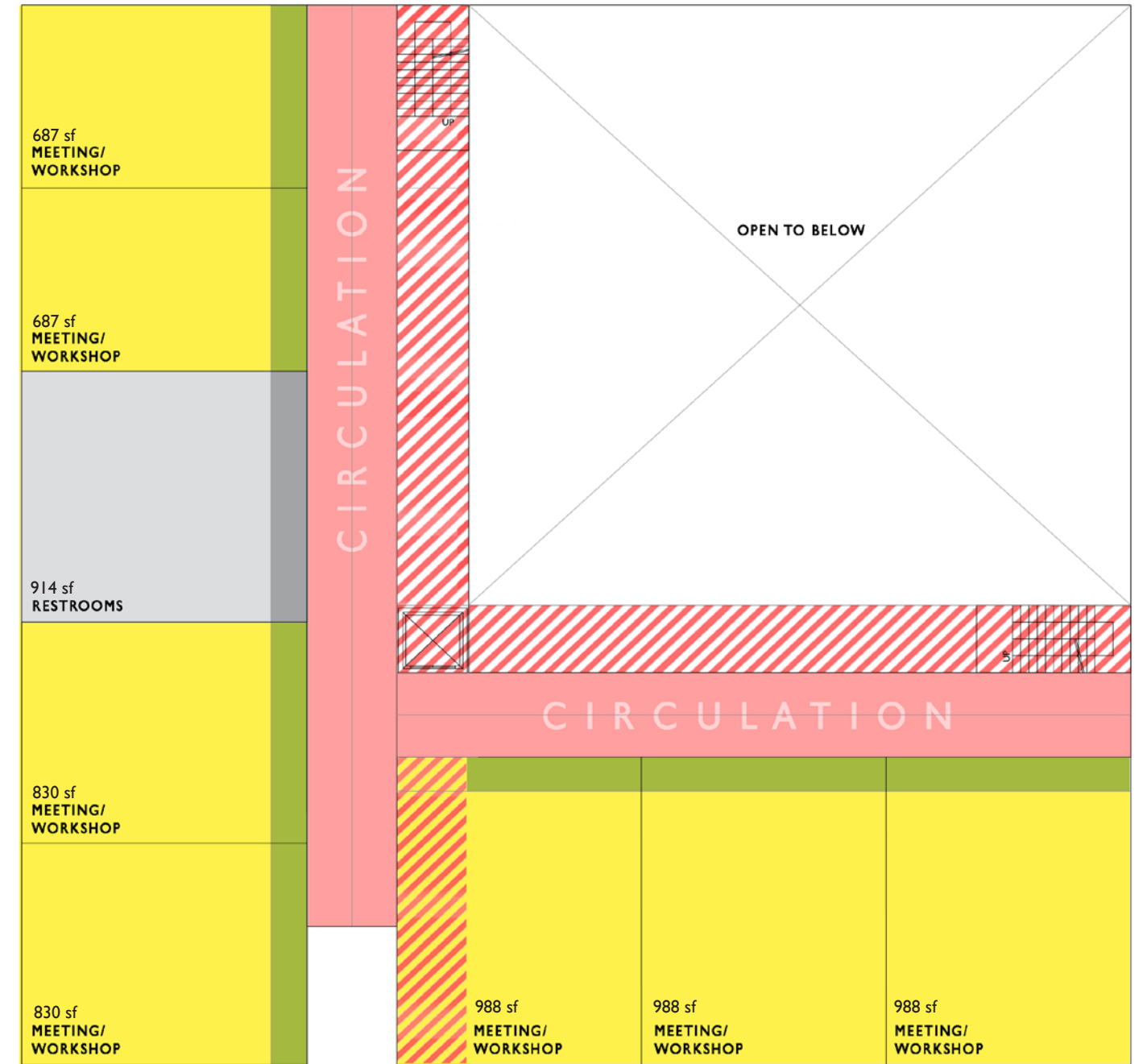


First Floor Plan



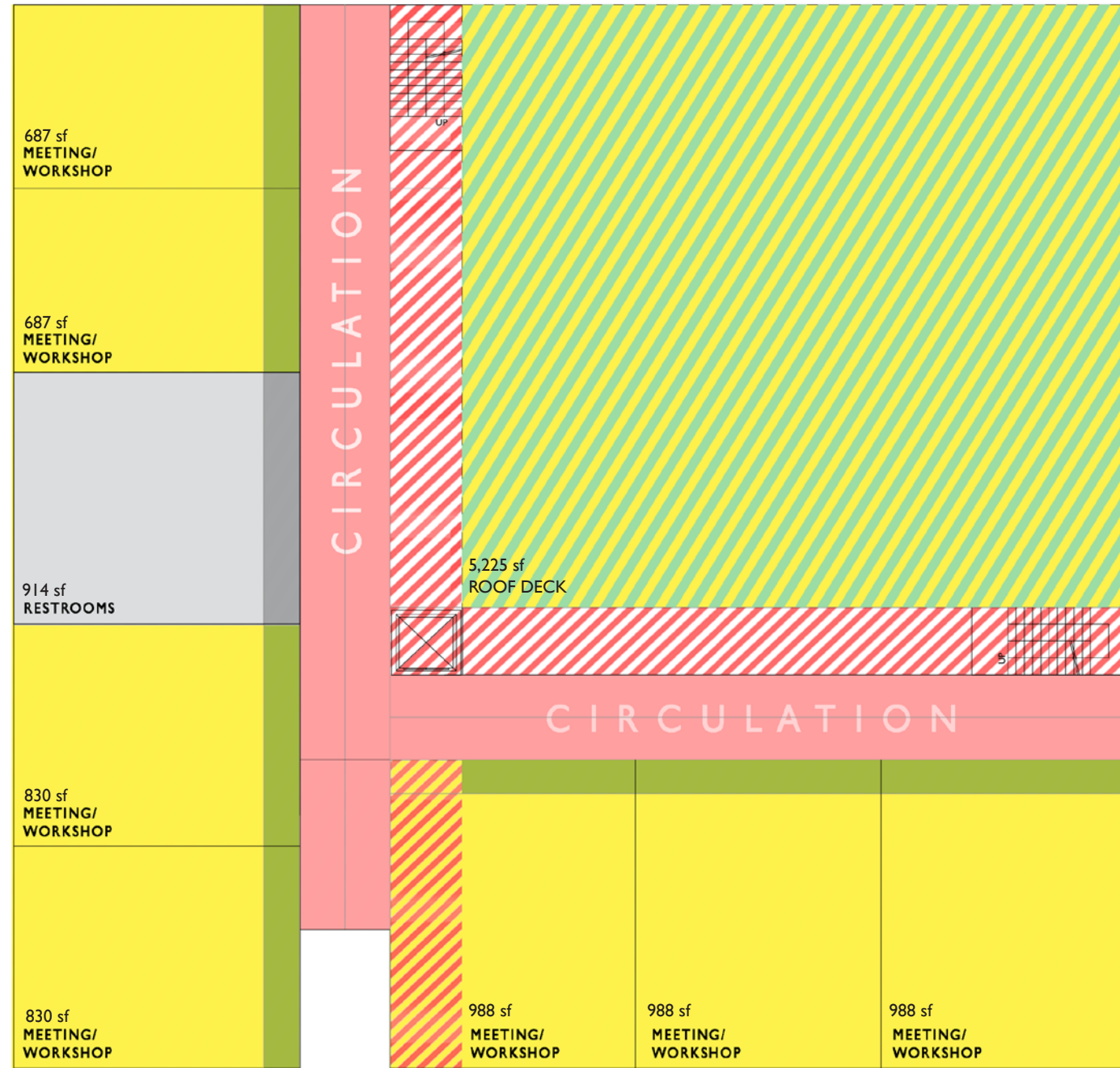
FIRST FLOOR PLAN
SCHEME 3

Second Floor

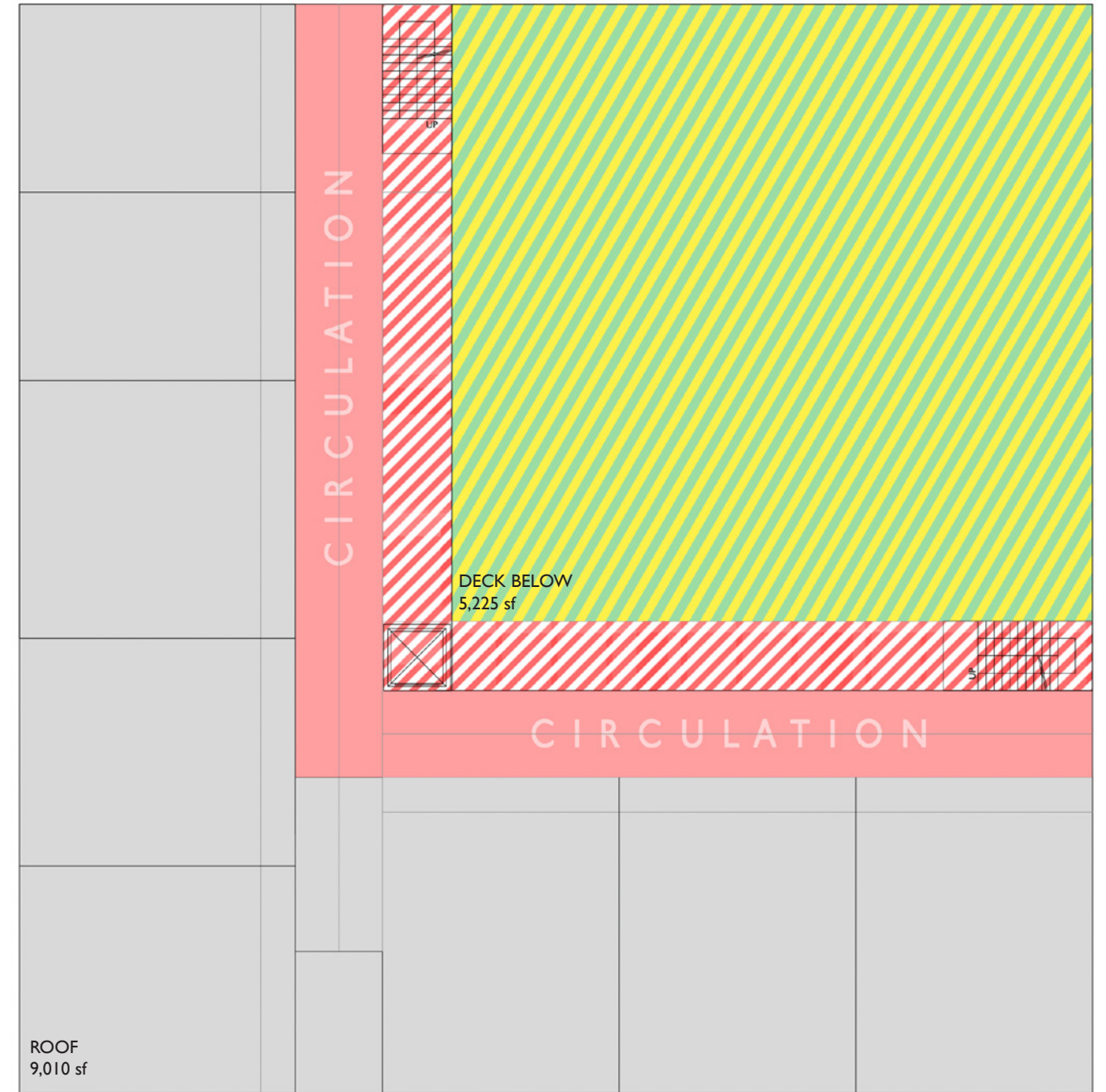


SECOND FLOOR PLAN
SCHEME 3

Third Floor Plan



Roof Plan



Cost Estimate

Executive Construction Cost Summary

Statement of Probable Cost

KPJ Consulting has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions.

This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, KPJ Consulting cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Overall Assumptions made in the Cost Estimate

The site will be fully accessible during normal working hours.

No phasing is assumed.

Construction contract procurement method is Design Bid Build.

Prevailing wage labor rate structure.

No allowance for cost associated with deep footing system (No geotechnical report is not available)

Allowance for cost escalation to midpoint of construction

Permit fees and inspection costs are excluded

Moving costs are excluded

No Owner soft costs unless noted

No construction contingency unless noted

Items Affecting the Cost Estimate

Modifications to the scope of work included in this estimate.

Restrictive technical specifications or excessive contract conditions.

Any specified item of equipment, material, or product that cannot be obtained from at least three (3) different sources.

Any other non-competitive bid situations.

Bids delayed beyond the projected schedule.

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Prepared by KPJ Consulting

Sheet 2 of 8

SUMMARY
COST ESTIMATE

SCHEME I
COST ESTIMATE

Scheme 1 New 2 Story Building

Site Layout

NO IMAGE

Controls

Unit	% Eff
1st Floor encl area	13,254 SF
2nd Floor encl area	12,584 SF
Total encl area	25,838 SF
Circulation	full value (see enc area)
Total covered area	included above
GFA (Enc + 1/2 cov area)	25,838 SF
Roof area	6,442 SF
Roof deck	9,010 SF
Gross Wall Area	13,930 SF
Total Glazing Area	4,179 SF 30.00%
Floor to Floor Height	15'
Interior partition	2,067 LF 0.08

Site Preparation and Demolition

Building demolition	9,864 SF	\$15.00	\$147,960
Site clearing and grubbing	5,000 SF	\$3.50	\$17,500
Site development permeable paving, structures, sidewalk, plaza, canopy etc.	2,500 SF	\$30.00	\$75,000
Landscaping	12,000 SF	\$10.00	\$120,000
New site utilities	17,364 SF	\$8.00	\$138,912
		(\$19 / SF)	\$499,372

Main Building Construction

Type I Core & Shell	(\$181 / SF)		
CIP foundations, shallow footing	25,838 SF	\$20.00	\$516,760
Steel columns & bracing, allow 3LB/SF	25,838 SF	\$8.00	\$206,704
Floor and roof structures, allow 17LB/SF	25,838 SF	\$60.00	\$1,550,280
Roof trusses	9,010 SF	\$10.00	\$90,100
Roof trellis	9,010 SF	\$55.00	\$495,550
Exterior cladding systems, metal panel & soffits	13,930 SF	\$45.00	\$626,850
Exterior cladding systems, glazing	4,179 SF	\$100.00	\$417,900
Roofing systems	6,442 SF	\$22.00	\$141,724
Skylights	2,000 SF	\$120.00	\$240,000
Vertical transportation, 3 exterior stairs, walkway and 2 stop elevators	25,838 SF	\$15.00	\$387,570
Interior Fit out Construction	(\$45 / SF)		
Classrooms	2,964 SF	\$45.00	\$133,380
Multipurpose	5,187 SF	\$55.00	\$285,285
Meeting/Workshops	7,292 SF	\$45.00	\$328,140
Offices	1,658 SF	\$45.00	\$74,610
Restrooms	2,823 SF	\$65.00	\$183,495
Storage	600 SF	\$25.00	\$15,000
Kitchen (Teaching)	199 SF	\$75.00	\$14,925
Circulation	5,115 SF	\$25.00	\$127,875
Patios	9,010 SF	\$25.00	\$225,250
New Mechanical & Electrical Systems	(\$91 / SF)		
Plumbing systems	25,838 SF	\$8.00	\$206,704
New HVAC and distribution systems, VRF, 35ton	25,838 SF	\$40.00	\$1,033,520
Electrical systems	25,838 SF	\$38.00	\$981,844
Fire Suppression systems	25,838 SF	\$5.00	\$129,190
		(\$326 / SF)	\$8,412,656

Section Notes & Exclusions

All other fixtures, mobile furniture, workstations, office furniture, etc. are excluded will be part of Owner's soft costs
AV equipment and cabling is excluded
Security equipment and cabling is excluded

Starts 9/1/2018, for 14 months construction period

\$24,000 escalated today dollars

Total Construction Cost	25,838 SF	\$344.92	\$8,912,028
General Conditions & Requirements	12.00%		\$1,069,443
Contractor's Bonds	1.50%		\$133,680
General Liability Insurance	1.00%		\$89,120
Contractor's OH&P	5.00%		\$510,214
Design Contingency	10.00%		\$1,071,449

Total Construction Cost	25,838 SF	\$456.15	\$11,785,934
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Escalation - Compounded and Escalating rate at 5%, midpoint of April 20	12.92%		\$1,522,350
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Total Construction Cost incl. escalation	25,838 SF	\$515.07	\$13,308,284
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ACM removal based SCS Engineers recommendation Aug 1996			\$60,000
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Scheme 2
New 3 Story Building

Site Layout

NO IMAGE

Site Preparation and Demolition

Building demolition	9,864 SF	\$15.00	\$147,960
Site clearing and grubbing	5,000 SF	\$3.50	\$17,500
Site development permeable paving, structures, sidewalk, plaza, canopy etc.	2,500 SF	\$30.00	\$75,000
Landscaping	12,000 SF	\$10.00	\$120,000
New site utilities	17,364 SF	\$8.00	\$138,912
		(\$17 / SF)	\$499,372

Main Building Construction

Controls	Unit	% Eff	Type I Core & Shell	(\$179 / SF)		
			CIP foundations, shallow footing	28,794 SF	\$20.00	\$575,880
			Steel columns & bracing, allow 3LB/SF	28,794 SF	\$8.00	\$230,352
1st Floor encl area	14,630 SF		Floor and roof structures, allow 17LB/SF	28,794 SF	\$60.00	\$1,727,640
2nd Floor encl area	8,564 SF		Roof trusses	3,781 SF	\$10.00	\$37,810
3rd Floor encl area	5,600 SF		Roof trellis	5,000 SF	\$55.00	\$275,000
Total encl area	28,794 SF		Exterior cladding systems, metal panel & soffits	17,314 SF	\$45.00	\$779,130
			Exterior cladding systems, glazing	5,194 SF	\$100.00	\$519,420
Circulation	full value (see enc area)		Roofing systems	11,671 SF	\$22.00	\$256,762
Total covered area	included above		Skylights	2,000 SF	\$120.00	\$240,000
GFA (Enc + 1/2 cov area)	28,794 SF		Vertical transportation, 3 exterior stairs, walkway and 2 stop elevators	28,794 SF	\$18.00	\$518,292
			Interior Fit out Construction	(\$44 / SF)		
			Classrooms	2,964 SF	\$45.00	\$133,380
			Multipurpose	5,187 SF	\$55.00	\$285,285
			Meeting/Workshops	10,246 SF	\$45.00	\$461,070
			Offices	1,660 SF	\$35.00	\$58,100
Roof area	11,671 SF		Restrooms	2,823 SF	\$65.00	\$183,495
Roof deck	3,781 SF		Storage	600 SF	\$25.00	\$15,000
			Kitchen (Teaching)	199 SF	\$75.00	\$14,925
Gross Wall Area	17,314 SF	0.60	Circulation	5,115 SF	\$25.00	\$127,875
Total Glazing Area	5,194 SF	30.00%	Patios	3,781 SF	\$25.00	\$94,525
Floor to Floor Height	15'					
Interior partition	2,304 LF	0.08	New Mechanical & Electrical Systems	(\$91 / SF)		
			Plumbing systems	28,794 SF	\$8.00	\$230,352
			New HVAC and distribution systems, VRF, 35ton	28,794 SF	\$40.00	\$1,151,760
			Electrical systems	28,794 SF	\$38.00	\$1,094,172
			Fire Suppression systems	28,794 SF	\$5.00	\$143,970
				(\$318 / SF)		\$9,154,195

Section Notes & Exclusions
All other fixtures, mobile furniture, workstations, office furniture, etc. are excluded
will be part of Owner's soft costs
AV equipment and cabling is excluded
Security equipment and cabling is excluded

Total Construction Cost	28,794 SF	\$ 335.26	\$9,653,567
General Conditions & Requirements	12.00%		\$1,158,428
Contractor's Bonds	1.50%		\$144,804
General Liability Insurance	1.00%		\$96,536
Contractor's OH&P	5.00%		\$552,667
Design Contingency	10.00%		\$1,160,600

Total Construction Cost	28,794 SF	\$ 443.38	\$12,766,601
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Starts 9/1/2018, for 16 months construction period

Escalation - Compounded and Escalating rate at 5%, midpoint of May 20	13.33%		\$1,702,213
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Total Construction Cost incl. escalation	28,794 SF	\$ 502.49	\$14,468,814
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\$24,000 escalated today dollars

ACM removal based SCS Engineers recommendation Aug 1996			\$60,000
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Scheme 3
New 3 Story Building

Site Layout

NO IMAGE

Site Preparation and Demolition

Building demolition	9,864 SF	\$15.00	\$147,960
Site clearing and grubbing	5,000 SF	\$3.50	\$17,500
Site development permeable paving, structures, sidewalk, plaza, canopy etc.	2,500 SF	\$30.00	\$75,000
Landscaping	12,000 SF	\$10.00	\$120,000
New site utilities	17,364 SF	\$8.00	\$138,912
		(\$16 / SF)	\$499,372

Main Building Construction

Controls	Unit	% Eff	Type I Core & Shell	(\$181 / SF)		
			CIP foundations, shallow footing	31,758 SF	\$20.00	\$635,160
			Steel columns & bracing, allow 3LB/SF	31,758 SF	\$8.00	\$254,064
1st Floor encl area	14,630 SF		Floor and roof structures, allow 17LB/SF (add 10LB/SF for occupy roof deck)	31,758 SF	\$72.00	\$2,286,576
2nd Floor encl area	8,564 SF		Roof trusses	6,442 SF	\$10.00	\$64,420
3rd Floor encl area	5,600 SF		Roof tellis	5,300 SF	\$55.00	\$291,500
Total encl area	31,758 SF		Exterior cladding systems, metal panel & soffits	20,896 SF	\$45.00	\$940,320
			Exterior cladding systems, glazing	2,541 SF	\$100.00	\$254,064
Circulation	full value (see enc area)		Roofing systems	9,010 SF	\$22.00	\$198,220
Total covered area	included above		Skylights	2,000 SF	\$120.00	\$240,000
GFA (Enc + 1/2 cov area)	31,758 SF		Vertical transportation, 3 exterior stairs, walkway and 2 stop elevators	31,758 SF	\$18.00	\$571,644
			Interior Fit out Construction	(\$44 / SF)		
			Classrooms	2,964 SF	\$45.00	\$133,380
			Multipurpose	5,187 SF	\$55.00	\$285,285
			Meeting/Workshops	13,210 SF	\$45.00	\$594,450
			Offices	1,660 SF	\$35.00	\$58,100
Roof area	9,010 SF		Restrooms	2,823 SF	\$65.00	\$183,495
Roof deck	6,442 SF		Storage	600 SF	\$25.00	\$15,000
			Kitchen (Teaching)	199 SF	\$75.00	\$14,925
Gross Wall Area	20,896 SF	0.66	Circulation	5,115 SF	\$25.00	\$127,875
Total Glazing Area	6,269 SF	30.00%	Patios	6,442 SF	\$25.00	\$161,050
Floor to Floor Height	15'					
Interior partition	2,541 LF	0.08	New Mechanical & Electrical Systems	(\$91 / SF)		
			Plumbing systems	31,758 SF	\$8.00	\$254,064
			New HVAC and distribution systems, VRF, 35ton	31,758 SF	\$40.00	\$1,270,320
			Electrical systems	31,758 SF	\$38.00	\$1,206,804
			Fire Suppression systems	31,758 SF	\$5.00	\$158,790
				(\$321 / SF)		\$10,199,506

Section Notes & Exclusions
All other fixtures, mobile furniture, workstations, office furniture, etc. are excluded
will be part of Owner's soft costs
AV equipment and cabling is excluded
Security equipment and cabling is excluded

Total Construction Cost	31,758 SF	\$ 336.89	\$10,698,878
General Conditions & Requirements	12.00%		\$1,283,865
Contractor's Bonds	1.50%		\$160,483
General Liability Insurance	1.00%		\$106,989
Contractor's OH&P	5.00%		\$612,511
Design Contingency	10.00%		\$1,286,273

Total Construction Cost	31,758 SF	\$ 445.53	\$14,148,999
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Starts 9/1/2018, for 18 months construction period

Escalation - Compounded and Escalating rate at 5%, midpoint of June 20	13.75%		\$1,945,487
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Total Construction Cost incl. escalation	31,758 SF	\$ 506.79	\$16,094,486
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\$24,000 escalated today dollars

ACM removal based SCS Engineers recommendation Aug 1996			\$60,000
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