

Learning Center

Preliminary Program

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prepared for
Educational Services

prepared by
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Not For Submission



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Project Overview

This documents outlines the preliminary project scope and conceptual budget for the **Learning Center** project prepared for **Educational Services** by Fortissimo Architects.

The project consists of 39,833 gross square feet (23,900 square feet net assignable area; 15,933 square feet unassigned area) of new construction with an estimated building cost budget of \$6,945,005.00. The estimated overall average budget per unit area of new construction building cost is \$174.35/sf.

The total estimated project budget including fixed equipment, site development, moveable equipment, professional fees, contingencies, administrative costs, etc. is **\$11,632,884**.

While Fortissimo Architects believes the information contained in this document is accurate, this information is preliminary and must be confirmed with current and local codes with respect to use and occupancy at the time of permitting and planning. This information is provided on the condition and understanding that it is to be used for budgetary purposes only. Fortissimo Architects is not responsible for good faith errors.



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Space Requirements

Space Requirements: New Construction

Space/Activity	Qty	Occ./Space	Density (sf/item)	Net Area/Space (sf)	Total Net Area (sf)	Gross Area/Space	Total Gross Area (sf)	Budget/Area (\$/sf)	Budget/Space (\$)	Total Budget (\$)
Small Classroom	6	36	25	900sf	5,400sf	1,500sf	9,000sf	\$150.00/sf	\$225,000	\$1,350,000
Medium Classroom	3	64	25	1,600sf	4,800sf	2,667sf	8,001sf	\$150.00/sf	\$400,050	\$1,200,150
Assembly 1	1	200	15	-	3,000sf	-	5,000sf	\$200.00/sf	-	\$1,000,000
Assembly 2	1	120	15	-	1,800sf	-	3,000sf	\$175.00/sf	-	\$525,000
Classroom Storage	1	-	-	-	600sf	-	1,000sf	\$100.00/sf	-	\$100,000
Cafeteria	1	200	15	-	3,000sf	-	5,000sf	\$175.00/sf	-	\$875,000
Kitchen	1	-	-	-	1,000sf	-	1,667sf	\$350.00/sf	-	\$583,450
Food Storage	1	-	-	-	500sf	-	833sf	\$200.00/sf	-	\$166,600
Reception/Seating	1	-	-	-	200sf	-	333sf	\$160.00/sf	-	\$53,280
Copy/Supply Area	1	-	-	-	300sf	-	500sf	\$150.00/sf	-	\$75,000



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Space Requirements: New Construction (cont'd)

Space/Activity	Qty	Occ./ Space	Density (sf/ item)	Net Area/ Space (sf)	Total Net Area (sf)	Gross Area/ Space	Total Gross Area (sf)	Budget/ Area (\$/sf)	Budget/ Space (\$)	Total Budget (\$)
Printer Station	2	-	-	50sf	100sf	83sf	166sf	\$150.00/sf	\$12,450	\$24,900
Admin Storage	1	-	-	-	200sf	-	333sf	\$125.00/sf	-	\$41,625
Small Meeting Room	6	10	15	150sf	900sf	250sf	1,500sf	\$175.00/sf	\$43,750	\$262,500
Medium Meeting Room	4	20	15	300sf	1,200sf	500sf	2,000sf	\$175.00/sf	\$87,500	\$350,000
Large Meeting Room	2	30	15	450sf	900sf	750sf	1,500sf	\$225.00/sf	\$168,750	\$337,500
Total					23,900sf		39,833sf	\$174.35/sf		\$6,945,005



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Approximate Distribution of Tare

The difference between the gross area and the net area is called "*unassigned area*" or "*tare*". For this project tare includes circulation areas; mechanical areas (HVAC, electrical, plumbing, communications ditribution, etc.); walls, partitions, and structure; public restrooms; and janitor closets.

The total unassigned area for this project is estimated to be 15,933sf (40% of the gross area).

The following table shows an estimated distribution of tare for this project:

Use of Space	% of Tare	% of Gross Area	Area (sf)
Circulation	57.6%	23.0%	9,177sf
Mechanical	16.7%	6.7%	2,661sf
Walls, partitions & structures	20.2%	8.1%	3,218sf
Public toilets	4.5%	1.8%	717sf
Janitor closets	1.0%	0.4%	159sf
Total	100.0%	40.0%	15,933sf



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Bubble Diagram: Complete Project





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Project Scope

Small Classroom, quantity 6: Each of six consists of new construction of approximately 1,500sf gross area with 900sf net assignable area to accommodate approximately 36 people.

Total for all six Small Classroom spaces includes new construction of approximately 9,000sf gross area with 5,400sf net assignable area to accommodate approximately 216 people.

Medium Classroom, quantity 3: Each of three consists of new construction of approximately 2,667sf gross area with 1,600sf net assignable area to accommodate approximately 64 people.

Total for all three Medium Classroom spaces includes new construction of approximately 8,001sf gross area with 4,800sf net assignable area to accommodate approximately 192 people.

Assembly 1: New construction of approximately 5,000sf gross area with 3,000sf net assignable area to accommodate approximately 200 people.

Assembly 2: New construction of approximately 3,000sf gross area with 1,800sf net assignable area to accommodate approximately 120 people.

Classroom Storage: New construction of approximately 1,000sf gross area with 600sf net assignable area.

Cafeteria: New construction of approximately 5,000sf gross area with 3,000sf net assignable area to accommodate approximately 200 people.

Kitchen: New construction of approximately 1,667sf gross area with 1,000sf net assignable area.

Food Storage: New construction of approximately 833sf gross area with 500sf net assignable area.

Reception/Seating: New construction of approximately 333sf gross area with 200sf net assignable area.

Copy/Supply Area: New construction of approximately 500sf gross area with 300sf net assignable area.

Printer Station, quantity 2: Each of two consists of new construction of approximately 83sf



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gross area with 50sf net assignable area.

Total for both Printer Station spaces includes new construction of approximately 166sf gross area with 100sf net assignable area.

Admin Storage: New construction of approximately 333sf gross area with 200sf net assignable area.

Small Meeting Room, quantity 6: Each of six consists of new construction of approximately 250sf gross area with 150sf net assignable area to accommodate approximately 10 people.

Total for all six Small Meeting Room spaces includes new construction of approximately 1,500sf gross area with 900sf net assignable area to accommodate approximately 60 people.

Medium Meeting Room, quantity 4: Each of four consists of new construction of approximately 500sf gross area with 300sf net assignable area to accommodate approximately 20 people.

Total for all four Medium Meeting Room spaces includes new construction of approximately 2,000sf gross area with 1,200sf net assignable area to accommodate approximately 80 people.

Large Meeting Room, quantity 2: Each of two consists of new construction of approximately 750sf gross area with 450sf net assignable area to accommodate approximately 30 people.

Total for both Large Meeting Room spaces includes new construction of approximately 1,500sf gross area with 900sf net assignable area to accommodate approximately 60 people.

In total, the project consists of:

Approximately 39,833 gross square feet (23,900 square feet net assignable area; 15,933 square feet unassigned area) of new construction .



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Project Cost Estimate Analysis

A. Building Costs	\$6,945,005
B. Fixed Equipment	\$694,501
C. Site Development	\$1,041,751
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D. Total Construction	\$8,681,257
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E. Site Acquisition/Demolition	N/A
F. Moveable Equipment	\$1,389,001
G. Professional Fees	\$520,875
H. Contingencies	\$868,126
I. Administrative Costs	\$173,625
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J. Total Budget Required	\$11,632,884