

Anywhere Community Center

Project Number: #2011-023
Preliminary Program

October 17, 2011

prepared for
City Of Anywhere

prepared by
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Project Overview

This documents outlines the preliminary project scope and conceptual budget for the **Anywhere Community Center** project prepared for **City Of Anywhere** by Fortissimo Architects.

The project consists of 30,670 gross square feet (24,538 square feet net assignable area; 6,132 square feet unassigned area) of new construction with an estimated building cost budget of \$4,059,010. The estimated overall average budget per unit area of new construction building cost is \$132.35/sf.

The intended method of delivery for this project is **Design-Build**.

The total estimated project budget including fixed equipment, site development, site acquisition/demolition, moveable equipment, professional fees, contingencies, administrative costs, etc. is **\$6,953,981**.

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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Project Goals

Function

Develop a new new community center that will have both city and community approval.

Promote community interaction, civic involvement and education.

Provide a safe haven for the community and an alternative base of operations for the city in the event of natural disaster or crisis.

Create a facility that will attract groups and individuals from the surrounding area.

Design a facility that is environmentally responsible.

Form

Design a facility that draws from, and pays homage to the heritage and history of the community.

Create a durable facility that be an icon of the the community for generations.

Provide a facility that is flexible and can adapt to future requirements.

Economy

Design should maximize the use of local materials and labor force.

Design should optimize seasonal and contextual advantages to Minnie operational costs.

Design should emphasize sustainability.

Time

Construction schedule should minimize the impact on the community and city employees.

Facility should be ready for occupancy by the end of 2013.



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Space Requirements

Space Requirements: New Construction

Space/Activity	# of People or Items	Density (sf/item)	Net Area (sf)	Gross Area (sf)	Budget/Area (\$/sf)	Budget (\$)
Community Hall	300	12	3,600sf	4,500sf	\$150.00/sf	\$675,000
Cafe	50	20	1,000sf	1,250sf	\$150.00/sf	\$187,500
Kitchen	10	35	350sf	437sf	\$400.00/sf	\$174,800
Work Room	15	20	300sf	375sf	\$135.00/sf	\$50,625
Office	5	120	600sf	750sf	\$85.00/sf	\$63,750
Conference	50	25	1,250sf	1,562sf	\$150.00/sf	\$234,300
Foyer	100	12	1,200sf	1,500sf	\$135.00/sf	\$202,500
Auditorium	444	12	5,328sf	6,660sf	\$150.00/sf	\$999,000
Rehearsal	60	11	660sf	825sf	\$135.00/sf	\$111,375
Infants	20	20	400sf	500sf	\$85.00/sf	\$42,500
Toddlers	30	20	600sf	750sf	\$85.00/sf	\$63,750
Adults' Classroom	100	15	1,500sf	1,875sf	\$85.00/sf	\$159,375
Library	35	10	350sf	437sf	\$135.00/sf	\$58,995
Education Office	2	150	300sf	375sf	\$85.00/sf	\$31,875
Pre-K Kids	20	20	400sf	500sf	\$85.00/sf	\$42,500
Kindergarten	20	20	400sf	500sf	\$85.00/sf	\$42,500



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Space Requirements: New Construction (cont'd)

Space/Activity	# of People or Items	Density (sf/item)	Net Area (sf)	Gross Area (sf)	Budget/Area (\$/sf)	Budget (\$)
High School Youth	50	15	750sf	937sf	\$85.00/sf	\$79,645
Junior High Youth	50	15	750sf	937sf	\$85.00/sf	\$79,645
Elementary Kids	100	15	1,500sf	1,875sf	\$85.00/sf	\$159,375
Multi-Purpose Space	200	15	3,000sf	3,750sf	\$135.00/sf	\$506,250
Sound & Media	4	75	300sf	375sf	\$250.00/sf	\$93,750
Total			24,538sf	30,670sf	\$132.34/sf	\$4,059,010



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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 distribution, etc.); walls, partitions, and structure; public restrooms; janitor closets; and general building storage.

The total unassigned area for this project is estimated to be 6,132sf (20% of the gross area).

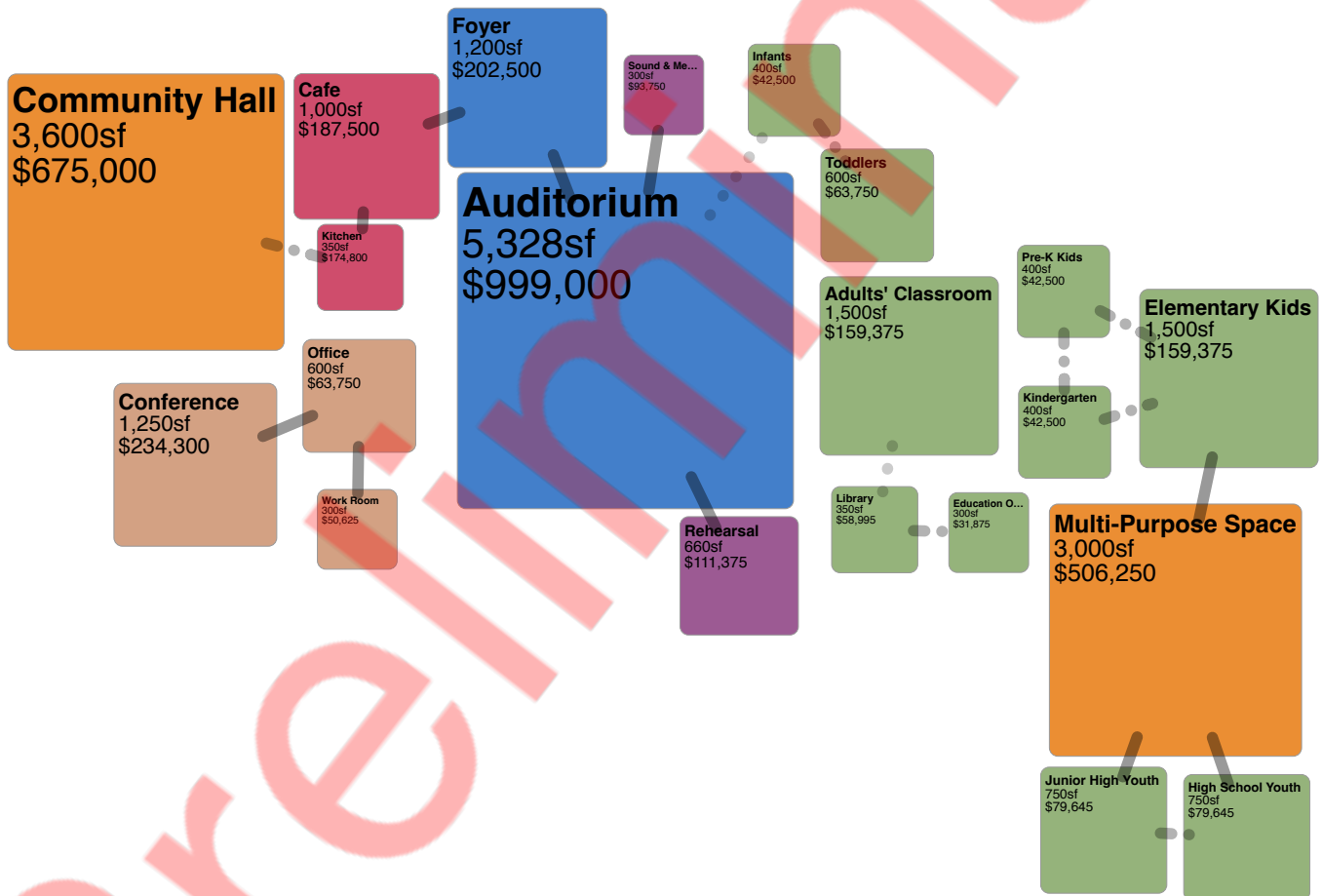
The following table shows an estimated distribution of tare for this project:

Use of Space	% of Tare	% of Gross Area	Area (sf)
Circulation	49.9%	10.0%	3,060sf
Mechanical	16.6%	3.3%	1,018sf
Walls, partitions & structures	17.6%	3.5%	1,079sf
Public toilets	9.9%	2.0%	607sf
Janitor closets	3.0%	0.6%	184sf
Unassigned storage	3.0%	0.6%	184sf
Total	100.0%	20.0%	6,132sf



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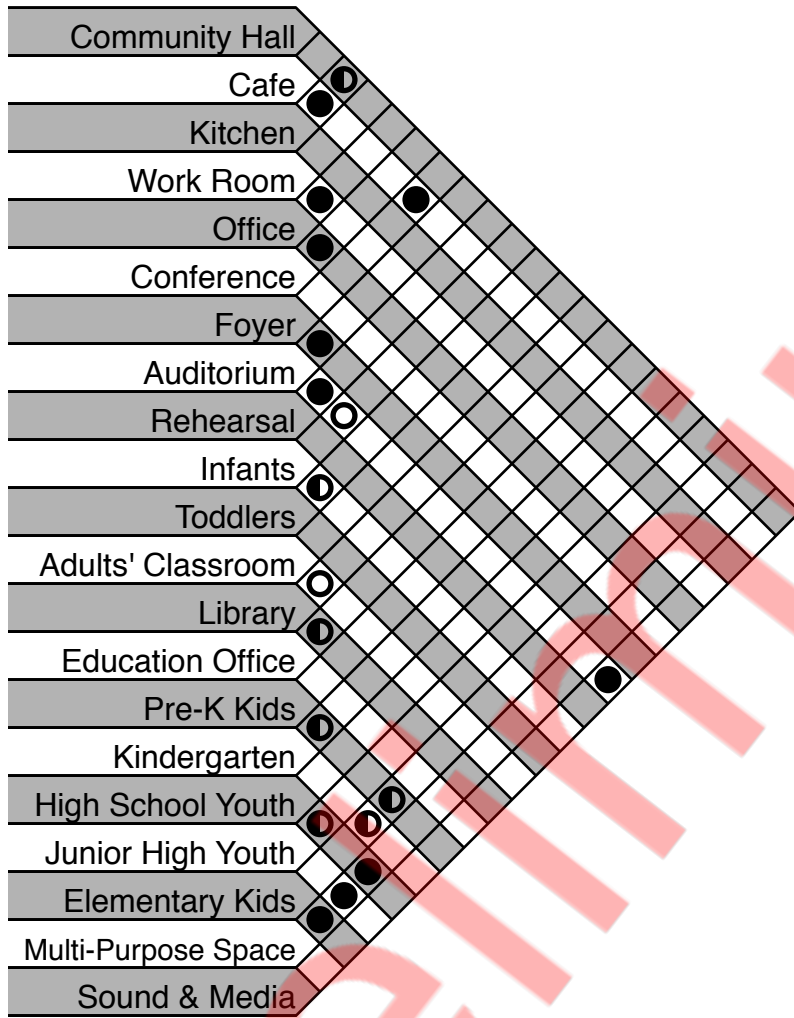
Bubble Diagram: Complete Project





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Adjacency Matrix



Legend

- Required/Direct Adjacency
- Desired/Indirect Adjacency
- Close & Convenient
- ✗ Prohibited Adjacency



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Project Scope

Community Hall: New construction of approximately 4,500sf gross area with 3,600sf net assignable area to accommodate approximately 300 people. Estimated building cost budget for Community Hall is \$675,000.

The Community Hall space requires indirect adjacency to Kitchen.

Cafe: New construction of approximately 1,250sf gross area with 1,000sf net assignable area to accommodate approximately 50 people. Estimated building cost budget for Cafe is \$187,500.

The Cafe space requires direct adjacency to Kitchen, and Foyer.

Kitchen: New construction of approximately 437sf gross area with 350sf net assignable area to accommodate approximately 10 people. Estimated building cost budget for Kitchen is \$174,800.

The Kitchen space requires direct adjacency to Cafe; and indirect adjacency to Community Hall.

Work Room: New construction of approximately 375sf gross area with 300sf net assignable area to accommodate approximately 15 people. Estimated building cost budget for Work Room is \$50,625.

The Work Room space requires direct adjacency to Office.

Office: New construction of approximately 750sf gross area with 600sf net assignable area to accommodate approximately 5 people. Estimated building cost budget for Office is \$63,750.

The Office space requires direct adjacency to Work Room, and Conference.

Conference: New construction of approximately 1,562sf gross area with 1,250sf net assignable area to accommodate approximately 50 people. Estimated building cost budget for Conference is \$234,300.

The Conference space requires direct adjacency to Office.

Foyer: New construction of approximately 1,500sf gross area with 1,200sf net assignable area to accommodate approximately 100 people. Estimated building cost budget for Foyer is



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\$202,500.

The Foyer space requires direct adjacency to Cafe, and Auditorium.

Auditorium: New construction of approximately 6,660sf gross area with 5,328sf net assignable area to accommodate approximately 444 people. Estimated building cost budget for Auditorium is \$999,000.

The Auditorium space requires direct adjacency to Rehearsal, Foyer, and Sound & Media; and close and convenient access to Infants.

Rehearsal: New construction of approximately 825sf gross area with 660sf net assignable area to accommodate approximately 60 people. Estimated building cost budget for Rehearsal is \$111,375.

The Rehearsal space requires direct adjacency to Auditorium.

Infants: New construction of approximately 500sf gross area with 400sf net assignable area to accommodate approximately 20 people. Estimated building cost budget for Infants is \$42,500.

The Infants space requires indirect adjacency to Toddlers; and close and convenient access to Auditorium.

Toddlers: New construction of approximately 750sf gross area with 600sf net assignable area to accommodate approximately 30 people. Estimated building cost budget for Toddlers is \$63,750.

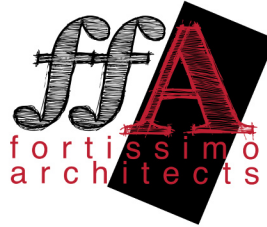
The Toddlers space requires indirect adjacency to Infants.

Adults' Classroom: New construction of approximately 1,875sf gross area with 1,500sf net assignable area to accommodate approximately 100 people. Estimated building cost budget for Adults' Classroom is \$159,375.

The Adults' Classroom space requires close and convenient access to Library.

Library: New construction of approximately 437sf gross area with 350sf net assignable area to accommodate approximately 35 people. Estimated building cost budget for Library is \$58,995.

The Library space requires indirect adjacency to Education Office; and close and convenient



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access to Adults' Classroom.

Education Office: New construction of approximately 375sf gross area with 300sf net assignable area to accommodate approximately 2 people. Estimated building cost budget for Education Office is \$31,875.

The Education Office space requires indirect adjacency to Library.

Pre-K Kids: New construction of approximately 500sf gross area with 400sf net assignable area to accommodate approximately 20 people. Estimated building cost budget for Pre-K Kids is \$42,500.

The Pre-K Kids space requires indirect adjacency to Kindergarten, and Elementary Kids.

Kindergarten: New construction of approximately 500sf gross area with 400sf net assignable area to accommodate approximately 20 people. Estimated building cost budget for Kindergarten is \$42,500.

The Kindergarten space requires indirect adjacency to Elementary Kids, and Pre-K Kids.

High School Youth: New construction of approximately 937sf gross area with 750sf net assignable area to accommodate approximately 50 people. Estimated building cost budget for High School Youth is \$79,645.

The High School Youth space requires direct adjacency to Multi-Purpose Space; and indirect adjacency to Junior High Youth.

Junior High Youth: New construction of approximately 937sf gross area with 750sf net assignable area to accommodate approximately 50 people. Estimated building cost budget for Junior High Youth is \$79,645.

The Junior High Youth space requires direct adjacency to Multi-Purpose Space; and indirect adjacency to High School Youth.

Elementary Kids: New construction of approximately 1,875sf gross area with 1,500sf net assignable area to accommodate approximately 100 people. Estimated building cost budget for Elementary Kids is \$159,375.

The Elementary Kids space requires direct adjacency to Multi-Purpose Space; and indirect



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adjacency to Kindergarten, and Pre-K Kids.

Multi-Purpose Space: New construction of approximately 3,750sf gross area with 3,000sf net assignable area to accommodate approximately 200 people. Estimated building cost budget for Multi-Purpose Space is \$506,250.

The Multi-Purpose Space space requires direct adjacency to Elementary Kids, High School Youth, and Junior High Youth.

Sound & Media: New construction of approximately 375sf gross area with 300sf net assignable area to accommodate approximately 4 people. Estimated building cost budget for Sound & Media is \$93,750.

The Sound & Media space requires direct adjacency to Auditorium.

In total, the project consists of:

Approximately 30,670 gross square feet (24,538 square feet net assignable area; 6,132 square feet unassigned area) of new construction with an estimated building cost budget of \$4,059,010.

The estimated overall average budget per unit area of new construction building cost is \$132.35/sf.

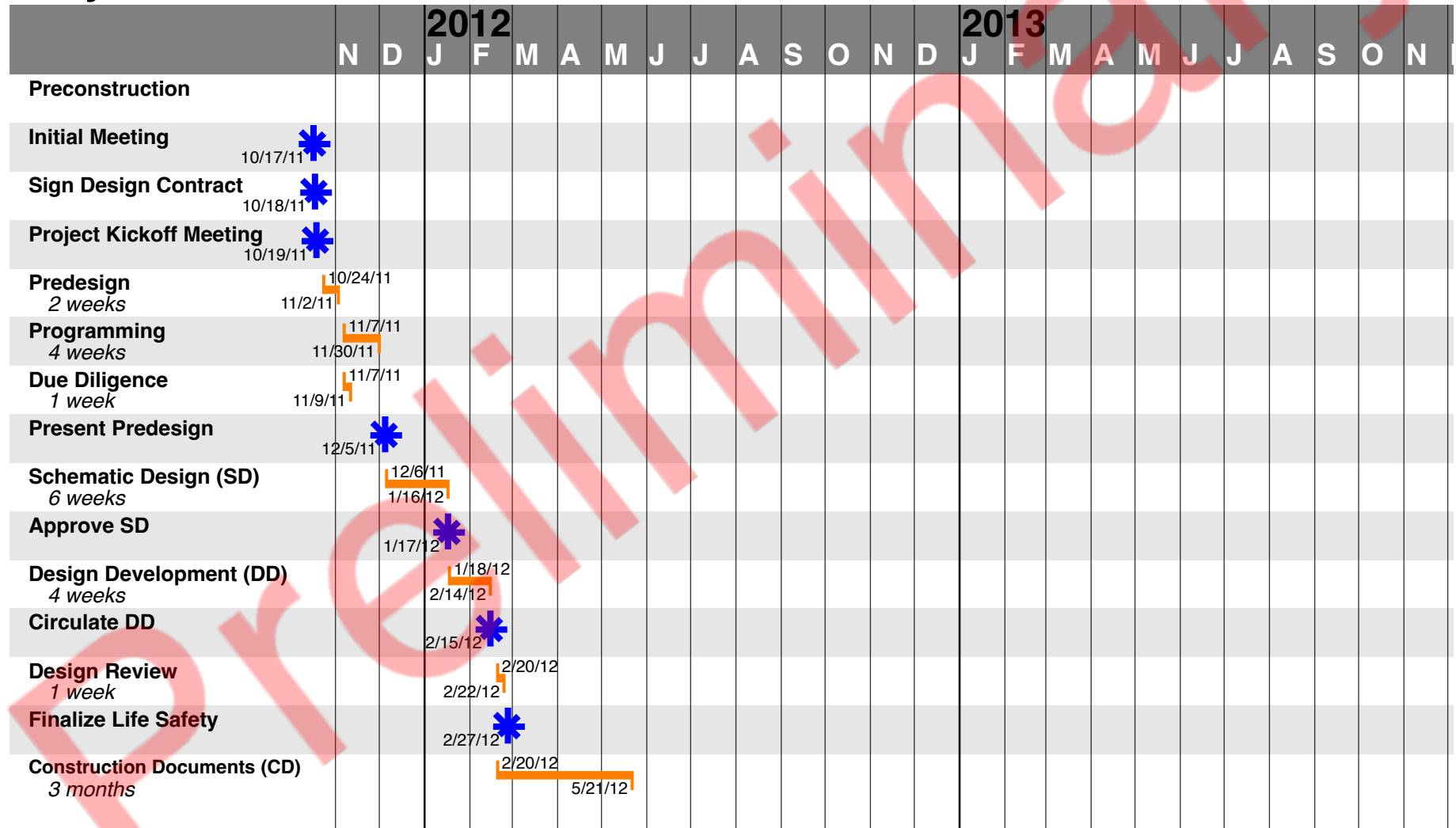
Total estimated project building cost budget is \$4,059,010.

NOTE: The *estimated building cost budget* includes all costs of construction within 5 feet of the building line, all items required by codes, and items normally found in buildings regardless of type (plumbing fixtures, etc.) The *estimated building cost budget* does **NOT** include site acquisition and development costs, professional fees, furniture and equipment, contingencies, etc. 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.



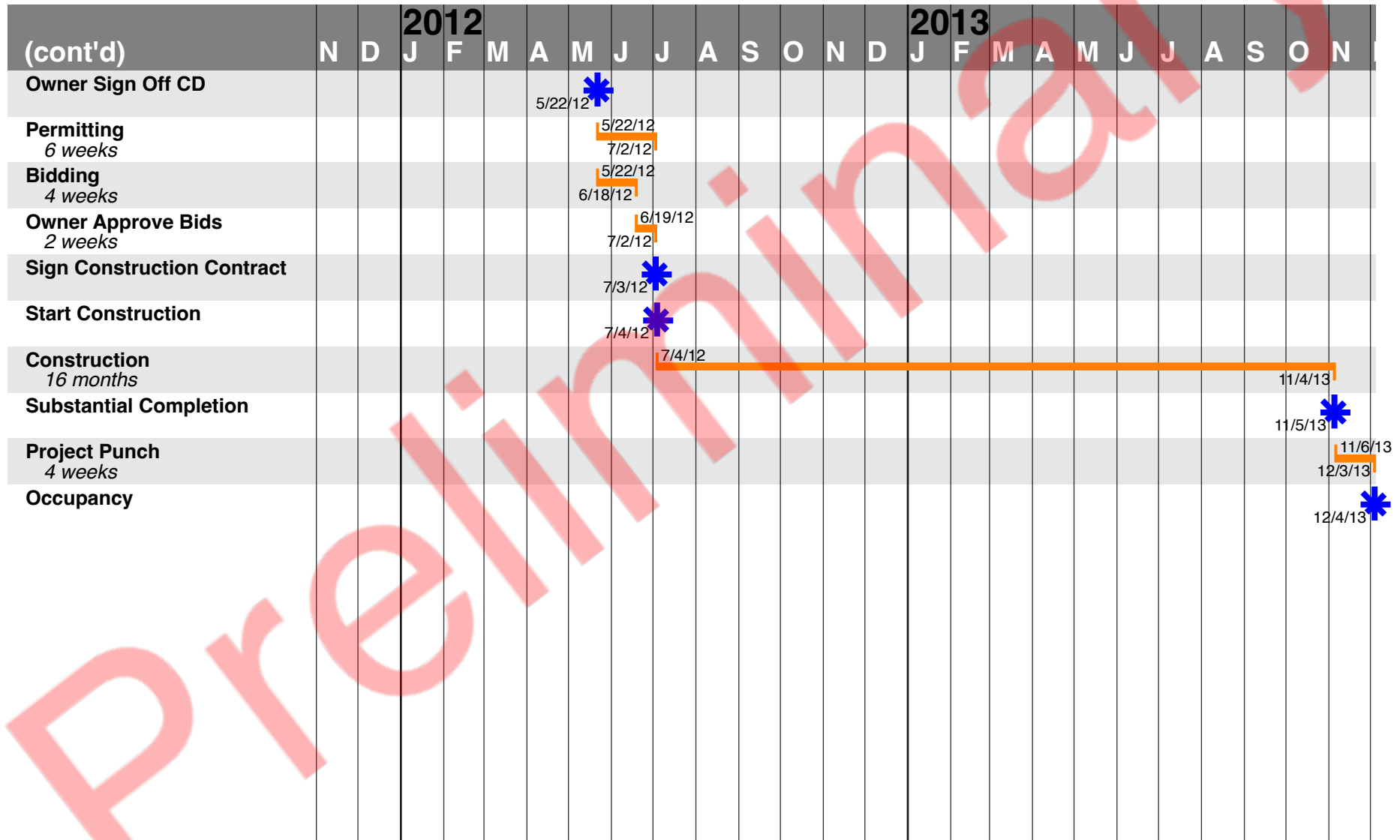
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Project Schedule Gantt Chart





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Project Schedule

Task/Milestone	Start Date	End Date	Duration
Preconstruction			
Initial Meeting	10/17/11		Milestone
Sign Design Contract	10/18/11		Milestone
Project Kickoff Meeting	10/19/11		Milestone
Predesign	10/24/11	11/2/11	2 weeks
Programming	11/7/11	11/30/11	4 weeks
Due Diligence	11/7/11	11/9/11	1 week
Present Predesign	12/5/11		Milestone
Schematic Design (SD)	12/6/11	1/16/12	6 weeks
Approve SD	1/17/12		Milestone
Design Development (DD)	1/18/12	2/14/12	4 weeks
Circulate DD	2/15/12		Milestone
Design Review	2/20/12	2/22/12	1 week
Construction Documents (CD)	2/20/12	5/21/12	3 months
Finalize Life Safety	2/27/12		Milestone
Owner Sign Off CD	5/22/12		Milestone
Permitting	5/22/12	7/2/12	6 weeks
Bidding	5/22/12	6/18/12	4 weeks



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Task/Milestone	Start Date	End Date	Duration
Owner Approve Bids	6/19/12	7/2/12	2 weeks
Sign Construction Contract	7/3/12		Milestone
Start Construction	7/4/12		Milestone
Construction	7/4/12	11/4/13	16 months
Substantial Completion	11/5/13		Milestone
Project Punch	11/6/13	12/3/13	4 weeks
Occupancy	12/4/13		Milestone

Complete Project

10/17/11

12/4/13



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Project Cost Estimate Analysis

A. Building Costs	\$4,059,010
B. Fixed Equipment	\$446,491
C. Site Development	\$608,852

D. Total Construction **\$5,114,353**

E. Site Acquisition/Demolition	\$462,000
F. Moveable Equipment	\$405,901
G. Professional Fees	\$358,005
H. Contingencies	\$511,435
I. Administrative Costs	\$102,287

J. Total Budget Required **\$6,953,981**



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Project Team Members

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Architect

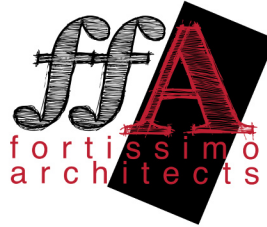
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