

HAMMOND HILL ELEMENTARY SCHOOL RENOVATION AND EXPANSION CONCEPTUAL DESIGN AND BUDGET

JANUARY 15, 2019

CHEATHAM, FLETCHER, SCOTT ARCHITECTS

PROGRAM SUMMARY

PHASE 1

NEW CLASSROOMS

SECOND GRADE	5
THIRD GRADE	6
FOURTH GRADE	6
FIFTH GRADE	6

SHARED SPACES

SCIENCE CLASSROOM	1
RESOUCE ROOM	2
SPEECH ROOM	1

STAFF SPACES

TEACHER PLANNING ROOM	1
CLINIC	
GUIDANCE SUITE	

PROVIDED FIXTURES

TOILETS/URINALS (BOYS)	10
TOILETS (GIRLS)	10
LAVATORIES	8
DRINKING FOUNTAINS	4
INDIVIDUAL TOILETS	5

STORAGE/SUPPORT SPACES

STORAGE ROOM	4
BOOK ROOMS	2
CUSTODIAL ROOMS	2

FUTURE MASTER PLAN

SHARED SPACES

COMPUTER LAB	1
CAFETERIA	

STORAGE/SUPPORT SPACES

KITCHEN SERVERY	
STORAGE ROOM	1

PROVIDED FIXTURES

TOILETS/URINALS (BOYS)	4
TOILETS (GIRLS)	4
INDIVIDUAL TOILETS	2

FUTURE MASTER PLAN

NEW CLASSROOMS

FIRST GRADE	5
SECOND GRADE	1
5K	3
SPECIAL EDUCATION	1

SHARED SPACES

MULTI-PURPOSE ROOM	1
COMPUTER LAB	1

STAFF/SUPPORT SPACES

STORAGE ROOM	1
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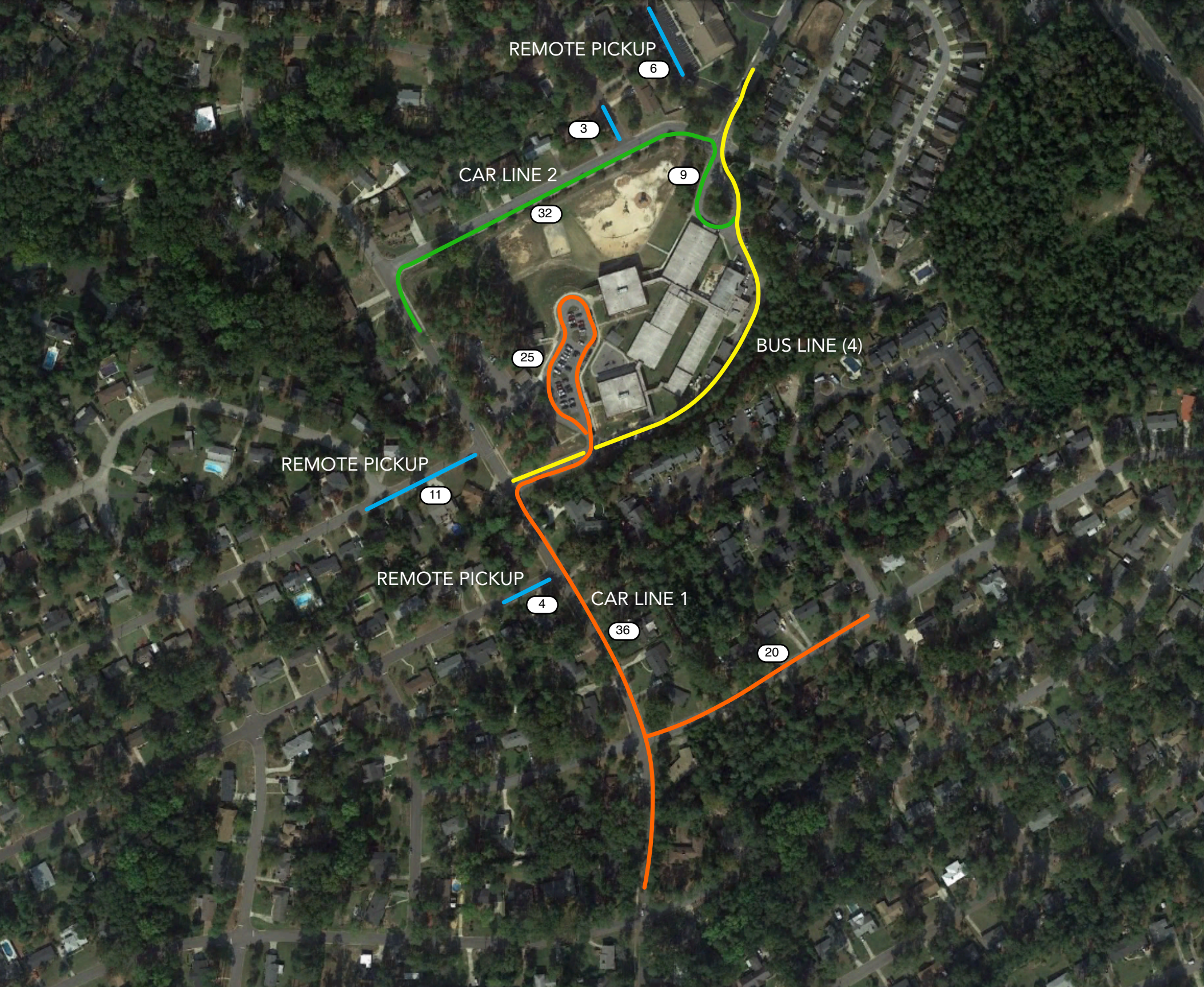


PROJECT GOALS

- ELIMINATE 9 PORTABLE CLASSROOMS
- REMOVE OUTDATED 1950'S FACILITIES
- RENOVATE 1990'S FACILITIES
- IMPROVE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW
- IMPROVE SCHOOL SAFETY
- IMPROVE SCHOOL IMAGE AND AESTHETICS



SITE ISSUES

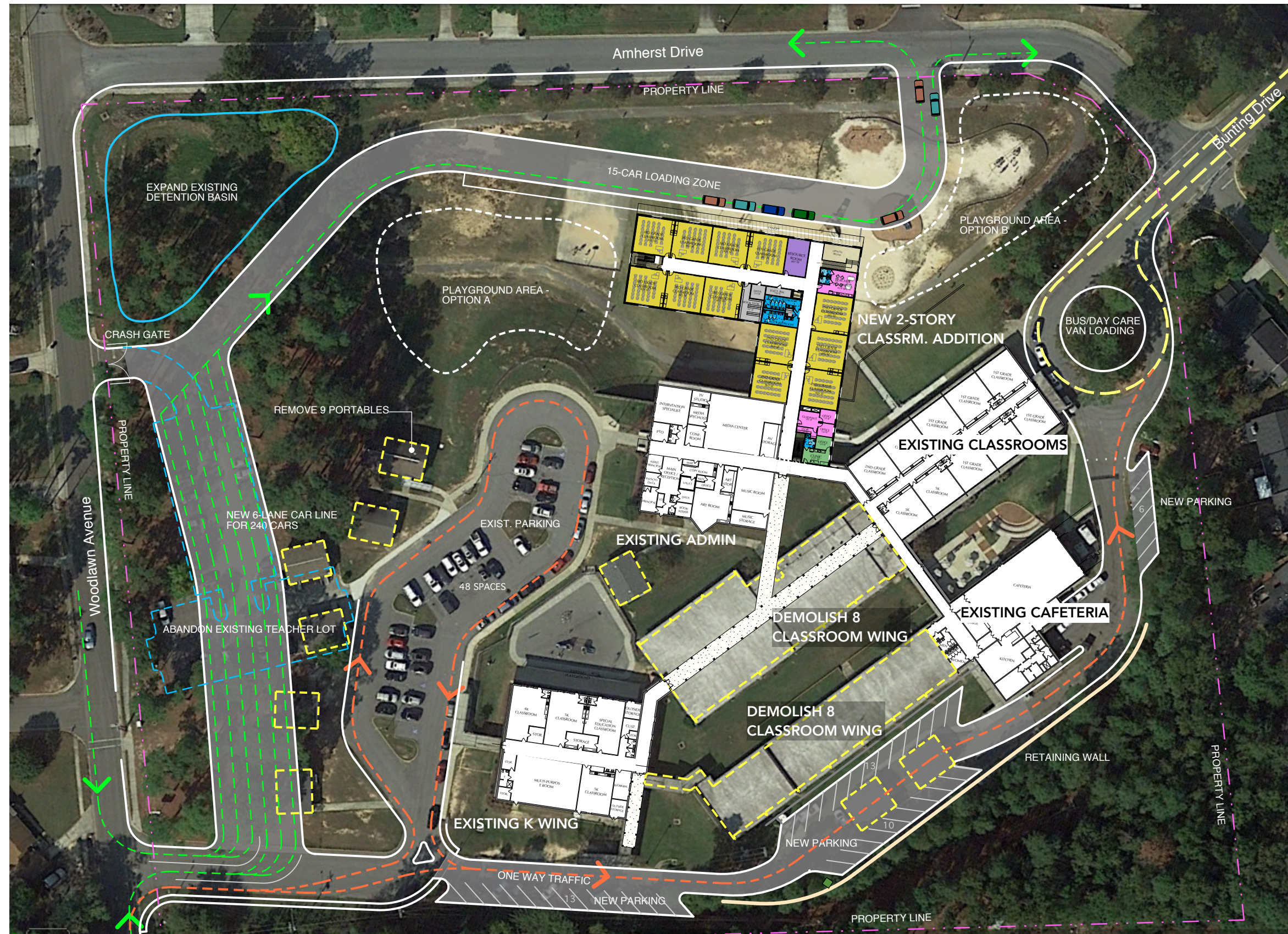


EXISTING TRAFFIC PATTERN
SCALE: NTS

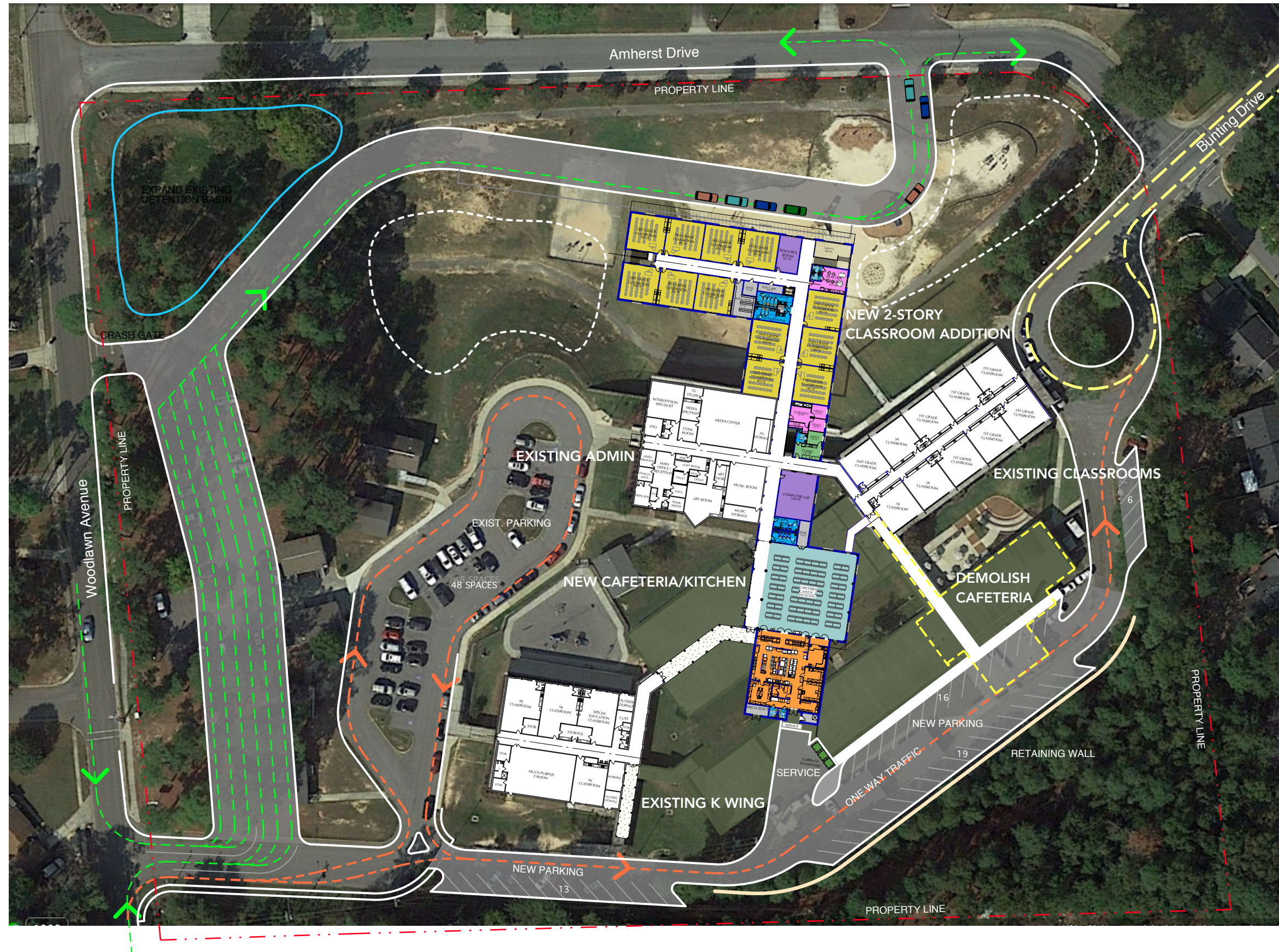


CONCEPTUAL SITE PLAN

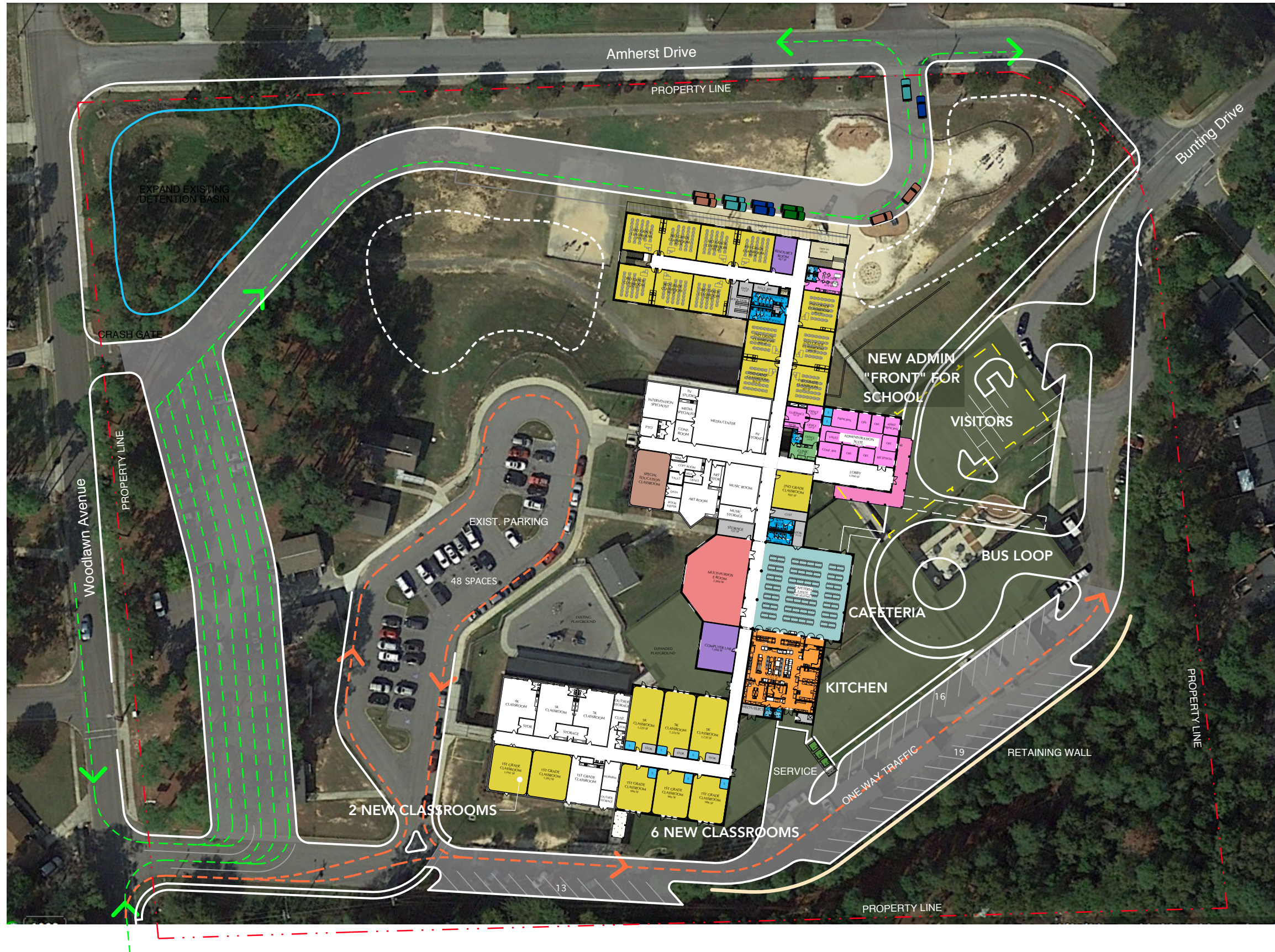
PHASE 1



FUTURE MASTER PLAN



FUTURE MASTER PLAN





LOWER LEVEL FLOOR PLAN • PHASE 1
SCALE: 1" = NTS



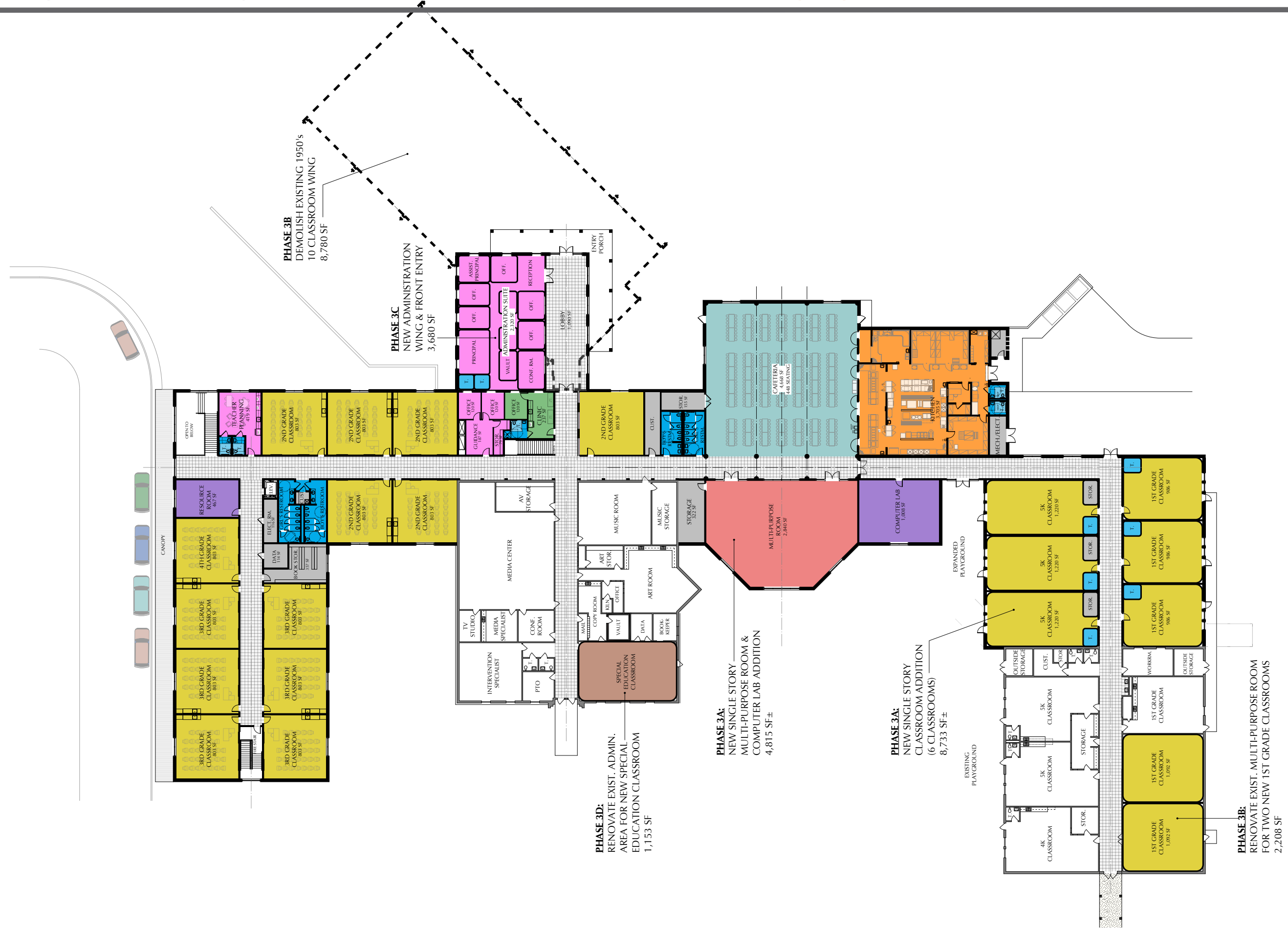
FUTURE MASTER PLAN • MAIN FLOOR LEVEL



FIRST FLOOR PLAN • PHASE 2
SCALE: 1" = NTS



FUTURE MASTER PLAN • MAIN FLOOR LEVEL



FIRST FLOOR PLAN • PHASE 3
SCALE: 1" = NTS





NORTH ELEVATION PHASE 1 • VIEW FROM AMHERST DRIVE
SCALE: NTS



WEST ELEVATION PHASE 1 • VIEW FROM WOODLAWN AVENUE
SCALE: NTS



CONCEPTUAL BUDGETS

PHASE 1

PROJECT HARD / CONSTRUCTION COSTS

BUILDING DEMOLITION	
Demolition of Existing 7-Classroom Wing (10,000 SF @ \$10.00/SF)	\$100,000.00
Demolition of Existing 8-Classroom Wing (10,100 SF @ \$10.00/SF)	\$101,000.00
Demolition of Existing Portables (9 @ \$5,000.00/Each)	\$45,000.00
Building Demolition Sub-Total	\$246,000.00

SITE CONSTRUCTION	
Site Clearing & Existing Parking Lot Demolition	
Site Preparation	
New Vehicular Drive, Car Line, & Cueing Lanes	
New Parking	
New Geogrid Retaining Wall	
New Sidewalks	
Site Utilities	
Stormwater Management & Detention Basin Expansion	
General Landscaping & Irrigation	
Site Construction Sub-Total	\$1,200,000.00

BUILDING CONSTRUCTION	
New Classroom Building Addition (35,600 SF @ \$220.00/SF)	\$7,832,000.00
Existing Building Renovations & Improvements (30,400 SF @ \$90.00/SF)	\$2,736,000.00
New Covered Walkway Canopies (3,800 SF @ \$25.00/SF)	\$95,000.00
Site Construction Sub-Total	\$10,663,000.00

CONSTRUCTION COST SUB-TOTAL	\$12,109,000.00
Design Contingency (5%)	\$605,450.00
TOTAL ESTIMATED HARD / CONSTRUCTION COST	\$12,714,450.00

PROJECT SOFT COSTS

Moving Expenses	
Playground Equipment Relocation	
FF&E • Furniture & Equipment	
Data/Security/IT (TV's, Smartboards, PA Systems, Clocks, etc.)	
A/E Professional Fees	
Survey	
Geotechnical Engineering	
Construction Testing & Inspections	
Impact & Tap Fees	

TOTAL ESTIMATED SOFT COSTS	\$2,533,440.00
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TOTAL ESTIMATED PROJECT COST • PHASE 1	\$15,247,890.00
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Project Contingency (Escalation & Owner Contingency)	\$1,524,789.00
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FUTURE MASTER PLAN

PROJECT HARD / CONSTRUCTION COSTS

BUILDING DEMOLITION	
Demolition of Existing Cafeteria & Kitchen Wing (8,800 SF @ \$15.00/SF)	\$132,000.00
Building Demolition Sub-Total	\$132,000.00

SITE CONSTRUCTION	
Site Preparation	
New Parking	
New Kitchen Service Drive & Loading Apron	
New Screen Walls	
New Sidewalks	
Site Utilities	
Stormwater Management & Detention Basin Expansion	
General Landscaping & Irrigation	
Site Construction Sub-Total	\$400,000.00

BUILDING CONSTRUCTION	
New Cafeteria / Kitchen / Computer Lab Addition (12,000 SF @ \$220.00/SF)	\$2,640,000.00
New Covered Walkway Canopy (300 SF @ \$30.00/SF)	\$9,000.00
Building Construction Sub-Total	\$2,649,000.00

CONSTRUCTION COST SUB-TOTAL	\$3,181,000.00
Design Contingency (5%)	\$159,050.00
TOTAL ESTIMATED HARD / CONSTRUCTION COST	\$3,340,050.00

PROJECT SOFT COSTS

Moving Expenses	
FF&E • Furniture & Equipment	
Data/Security/IT (TV's, Smartboards, PA Systems, Clocks, etc.)	
A/E Professional Fees	
Survey	
Geotechnical Engineering	
Construction Testing & Inspections	
Impact & Tap Fees	

TOTAL ESTIMATED SOFT COSTS	\$668,010.00
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TOTAL ESTIMATED PROJECT COST • PHASE 2	\$4,008,060.00
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Project Contingency (Escalation & Owner Contingency)	\$400,806.00
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