
CITY OF AVONDALE

PROGRAM & CONCEPTUAL SITE TEST FIT FOR A CO-LOCATED RESOURCE CENTER, SENIOR CENTER, ADMINISTRATION OFFICES, & CODE ENFORCEMENT OFFICES

NEIGHBORHOOD & FAMILY SERVICES DEPARTMENT

ADMINISTRATION/SENIOR CENTER BUILDING

Administration Offices:

- Housing & Community Development
- Revitalization
- Youth & Community Engagement

Senior Center:

- Administration
- Program Services

RESOURCE CENTER BUILDING

Resource Center:

- Administration
- Program Services

CODE ENFORCEMENT BUILDING (City Hall Building)

- Administration Offices

CITY OF AVONDALE

Engineering Division
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This document refines a previous report, the “City of Avondale Program & Conceptual Site Studies for Resource Center, Senior Center, Administrative Offices & Code Enforcement Offices.” This analysis reflects much of the knowledge gained from that document and scope of services. As it makes sense, we have retained that information in this report for ease of reference and a continuity of the discussion.

The intent of this report is to summarize the result of a collaboration between the City of Avondale’s Neighborhood and Family Services Department and Dick & Fritsche Design Group. This study considers a potential new facility, creating a conceptual program with a conceptual site plan for a co-located Senior Center, Resource Center & Code Enforcement Offices. This document is provided as guidance to the city and is not intended to be prescriptive. The City may choose to implement as much or as little of the recommendations provided herein.



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CITY OF AVONDALE

RESOURCE CENTER & SENIOR CENTER PROGRAM AND CONCEPTUAL SITE STUDIES

The City of Avondale's Resource Center has created a nationally recognized One-Stop service model while the Senior Center has become a beloved community gathering place. Successful programs have allowed the City to reach a population broader than their immediate community, reaching out to Litchfield Park, Goodyear and beyond. This project explores how a new facility can assist the City of Avondale with continuing to offer quality programs while expanding offerings to meet the growing needs of a growing community.

WHY A NEW FACILITY?

Why relocate from facilities where staff has already been able to achieve great things? Dedicated staff for the Senior Center and Resource Center have been adaptable and diligent as they forced available space to suit

their needs. Through passion and persistence their flexibility and creativity have aided their efforts to push current facilities not intended for their current use to do what needed to be done. They accomplished more with less. With a new facility designed for their specific needs, staff will be able to serve a broader community more efficiently and more effectively.

The Resource Center currently provides human and family services to 80,000 clients per year. Established in 2009 they have already grown 250% since that date and anticipate continued expansion. When looking at Maricopa Association of Governments' *"Socioeconomic Projections: Population and Employment"* study from June Of 2016 MAG anticipates Avondale growing by 56.9% by 2050 and the West Valley cities that use Avondale's services (Avondale, Buckeye, Goodyear, Litchfield Park

250% PROGRAM
GROWTH

The Avondale Resource Center has grown over 250% since its creation in 2009

270% POPULATION
GROWTH

Avondale, Buckeye, Goodyear, Litchfield Park and Tolleson will grow by 270% by 2050

and Tolleson) growing by 270% by 2050. This equals a population growth of 684,800 total residents in that region over the next thirty years. As the population grows, so will the demand for services.

In the near term, Resource Center staff are already anticipating a heightened need for services. Currently working with approximately 50 service providers, Resource Center staff have identified gaps in service and intend to expand their offerings by partnering with 15 more providers in a new facility. They project existing partners to expand their services and anticipate needing more than twice as many workspaces for Partner providers upon opening day of a new facility.

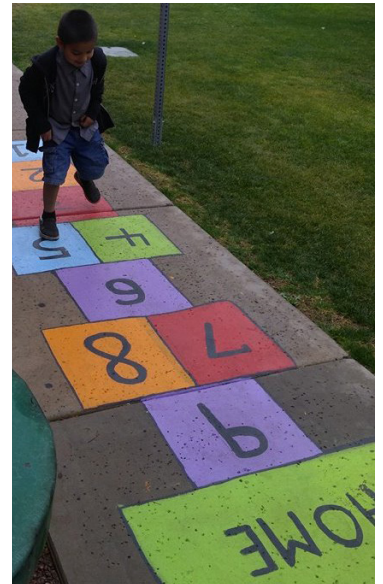
Adelante Healthcare is one of the Resource Center's primary service-provider partners, utilizing approximately a quarter of the partner office space. We've been told the coming closure of a nearby stand-alone Adelante Healthcare facility could add an additional 5,000 to 6,000 clients visiting per month, doubling Adelante's current demand.

With a new facility that matches their needs and addresses the Senior Center's and Resource Center's expectations for growth, city staff and their partner organizations will be able to expand much needed care to a community that has come to depend on their services.

THIS STUDY

The City of Avondale commissioned this report to explore the potential for developing a new co-located Senior Center and a Community Resource Center. This study updates and refines the work outlined in the "City of Avondale Program & Conceptual Site Studies for Resource Center, Senior Center, Administration Offices & Code Enforcement Offices." As part of this updated study we were asked to analyze the following:

- Develop a single facility where the Resource Center, Senior Center, Code Enforcement, Housing & Community Development, Family Services, Youth & Community Services, and Revitalization are co-located.
- The existing Senior Center is 12,700sf and the existing Resource Center is approximately 13,000sf. The new facilities must support all the services now offered in addition to meeting a host of additional needs that cannot be presently accommodated.
- Refine the Space Needs Analysis and Preliminary Program of Requirements to right-size the new facility.
- Test fit the program on an existing City of Avondale owned property.
- The City currently has between \$9M and \$11M assigned to the total project budget in their Capital Improvement Budget for 2018.
- Provide a rough order of magnitude cost estimate based on the outlined program and



FIVE GOALS

WHAT'S IT ALL FOR

The Avondale Neighborhood and Family Services Department's mission is to advance the community's quality of life by strengthening neighborhoods, promoting self-reliance and inspiring pride.

The Family Services Division oversees the Care1st Housing & Resource Center, the Senior Center & Active Adult Program, and the Community Action Program. While these programs call the City of Avondale home, they service a broader county region, bringing expansive and valuable services closer to Avondale residents. Their nationally recognized One-Stop service model has allowed the City to impact neighboring communities such as Litchfield Park, and Goodyear while improving their own revitalization districts of Las Ligas, Rio Vista, Cashion and Historic Avondale.

By addressing these five goals Neighborhood and Family Services Department will be able to improve services to a broader community.

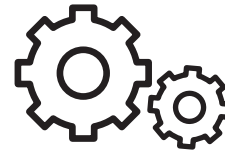


HOME AWAY FROM HOME

Visitors should feel welcome, as they would in their homes surrounded by family and friends

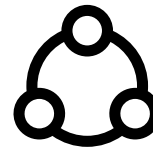
SAFE HAVEN

Visitors should feel safe and protected



INTERGENERATIONAL CONNECTIONS

A shared facility offers the unique potential to create programs that bring the young and old together



COLLABORATION

Staff can find greater efficiencies and create improved programs in a space that encourages collaboration

ONE-STOP-SHOP

Visitors should be able address multiple needs in a single visit

CHALLENGES & OPPORTUNITIES

Often what we perceive as a challenge can also become an opportunity. In speaking with Neighborhood and Family Services staff we outlined the following challenges and opportunities that new facilities can address:

Challenge: Current separated locations hinder collaboration within the Neighborhood and Family Services Department.

Opportunity: A facility that co-locates the Senior Center, Resource Center and Code Enforcement will allow for more staff communication and collaboration finding efficiencies and synergies between and across programs by placing the right functions adjacent to or as close to each other as possible. Additionally, the incorporation of interview rooms in the new facilities allows flexibility for increased collaboration.

Challenge: Current separated locations require clients with multiple needs to visit multiple facilities.

Opportunity: The Resource Center already has a One-Stop model that offers as many services under one roof as possible. By making services more efficient for the user, more can be accomplished and customers aren't lost through the cracks when moving

from one provider to another. Similarly, when creating a new co-located facility, a single individual can gain access to more services in one location. Additionally, a facility that co-locates the Senior Center, Resource Center, Revitalization, and Community & Youth Engagement will allow a multi-generational family to visit together, meeting the needs of several in the family in one location.

Challenge: Generational shifts will lead to differing tastes and needs as time progresses. For example, the Senior Center anticipates more interest in individual classes rather than a desire to come and stay all day. Additionally, expectations for the dining offerings will likely move toward being more like a lively restaurant rather than an open, cafeteria-like space.

Opportunity: A new facility can anticipate these shifting needs by creating flexible classroom spaces that can be programmed throughout the day. Additionally, the dining space can be designed to meet those desires today or with flexibility for the future in mind.

Challenge: There are gaps in service that the Resource Center and Senior Center cannot offer due to space constraints in their current facilities.

Opportunity: With a newly expanded facility, designed to meet the needs of the future, these gaps in service can be addressed and filled. New partner organizations will be able to offer expanded services. Additional service provider workspaces, classrooms and an expanded entry space can all contribute to a welcoming facility that will meet the community's needs.

Challenge: Community centers include large, flexible spaces that can often sit empty and underutilized.

Opportunity: These large spaces can be imbued with greater flexibility of arrangement and accommodations combined with leasing out the space for large events in off-hours. For greater flexibility, space dividers and technology can be planned to allow one large room to divide into smaller rooms to allow three smaller groups to meet at 1pm and one larger group to use the space at 3pm. Additionally, these spaces also offer the opportunity to generate revenue by being leased out on a Saturday for a quinceañera or a Thursday night for a sustainability lecture and workshop.

Challenge: Often community centers feel enclosed with little connection between indoor and outdoor spaces.

Opportunity: Outdoor spaces can be located and organized as an amenity that expands interior space to the outside. Imagine a peaceful garden, an active outdoor dining area, a covered gathering space or a playground for children to get their wiggles out. Each of these options allow

the functions of the interior to expand and contract as needed while constructing less interior square footage.

Challenge: Loud active spaces are part of the community center experience, adding a feeling of fun and excitement when spending time with friends. At the same time, there is a need to control noise between the boisterous spaces and more private workspaces that appreciate calm and focus.

Opportunity: A new facility can organize spaces and provide proper acoustical control between the more active environments and quieter spaces.

Challenge: Popular events and activities have led to times when there is not enough parking.

Opportunity: A new facility can provide public parking and separate, secure parking for staff while still allowing opportunities for public parking to overflow into staff areas after hours and as appropriate. Additionally, as site selection proceeds it is possible to consider locations adjacent to other City facilities where shared parking could alleviate parking needs during infrequent high-peak times. Please note that the City currently has 11 vehicles in use in the Neighborhood and Family Services Department that need to be accommodated.

TASKS

Our work has been organized into three tasks: Refine Space Needs Analysis and Program, Site Test Fit Diagram, and Estimate of Probable Cost.

TASK 1 REFINE SPACE NEEDS ANALYSIS & PROGRAM

During this step we refined the preliminary space needs analysis performed for the “City of Avondale Program & Conceptual Site Studies for Resource Center, Senior Center, Administration Offices & Code Enforcement Offices.” In the previous study, our team met with the Senior Center and Resource Center leaders, toured their facilities, and worked together to understand their long-term needs. We listened to Senior Center and Community Resource Center leadership and staff to understand present deficiencies as well as future challenges and opportunities. We analyzed options for a stand-alone Resource Center, a stand-alone Senior Center and a co-located Resource and Senior Center facility. Through that process we identified the co-located facility as the most efficient and effective approach, if sufficient funds could be available.

This study builds upon that previous work and focuses on the co-located facility. We were tasked to accomplish the following:

- Review the previously developed program and identify additional opportunities where

space utilization could be further optimized through sharing between user-groups.

- Identify additional opportunities where spaces may be designed with flexibility to serve multiple functions, increasing utilization.
- Seek additional opportunities to optimize utility within the administrative spaces.

Through this process the additional efficiencies reduced the projected building square footage from a 32,329sf co-located facility to a 24,665sf co-located facility.

Let’s Share

The Resource Center’s One-Stop model offers a multitude of services in a single shared location. By bringing multiple services together, more can be accomplished and customers aren’t lost through the cracks when transitioning from one provider to another. A co-located facility that also encompasses the Senior Center activities and Code Enforcement will bring more opportunities for overlapping services. A classroom that Seniors may utilize for Senior scrap booking in the morning could be scheduled for an ESL class run by the Resource Center in the evening.

In working with City management a 60% utilization rate for shared classrooms and facilities was identified as an ideal target. This ensures that resources are seeing ample use while also understanding that

Existing Building Photos



certain demographics may not allow for a space to be used 100% of the time.

While some spaces are specialty spaces, such as the Crafts and Sewing room, for example, many spaces can be used for cross functions. We created two highly functional spaces that could be divisible into smaller groups: a 40 person Multi-Purpose Classroom that can break down into two 20-person classrooms as well as a large 80-person Classroom that can break down into two 40-person classrooms.

Additionally, operational efficiencies were targeted, creating more opportunities for shared spaces between and across departments. A shared lobby, storage, and flexible interview rooms were included in this building program with the intention that

all departments share these spaces.

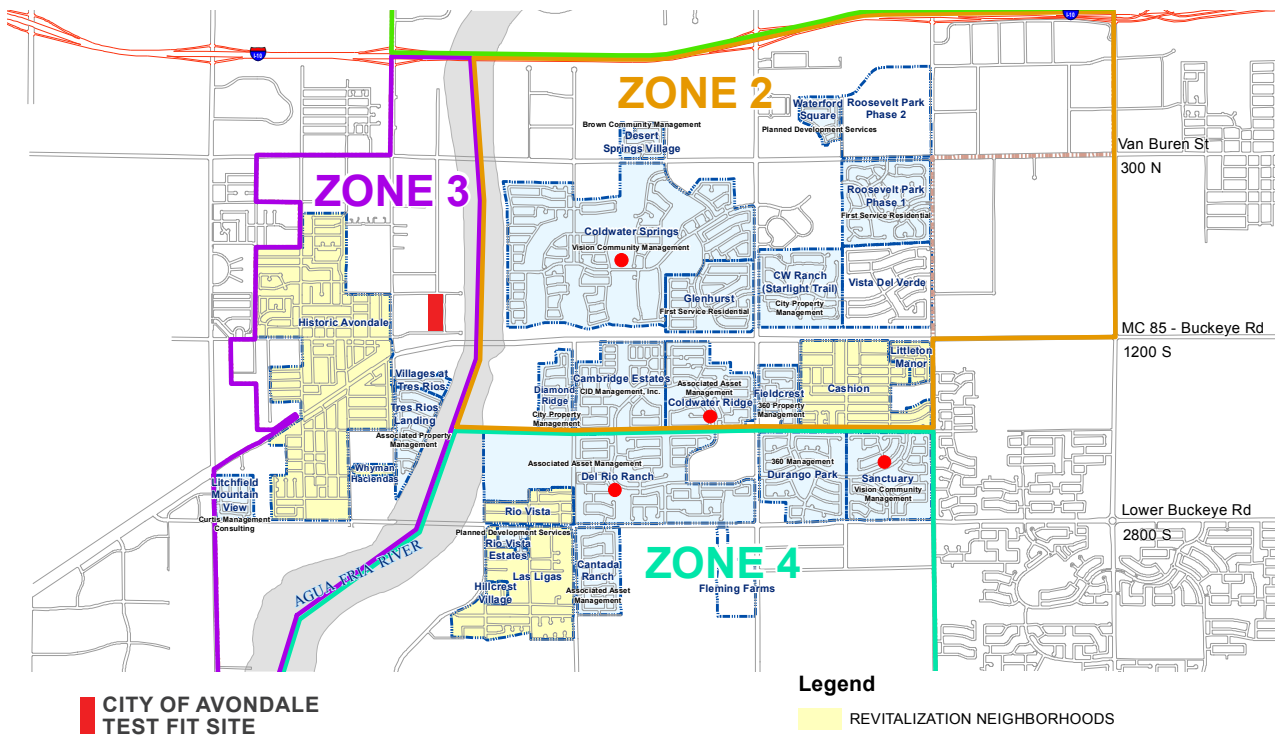
We have included a listing of these functions in our final space allocation outline located in the Program Documents section of this document.

TASK 2 SITE TEST FIT DIAGRAM

The City of Avondale has identified a city owned property located at Western Ave. and 10th St. We have been asked to overlay a site concept and building footprint as a test fit to assess the property's suitability.

When reflecting on the criteria established for the Senior Center and Resource Center, this location meets many of the stated goals of the original study:

NEIGHBORHOOD & FAMILY SERVICES' ZONES



**CITY OF AVONDALE
TEST FIT SITE**

Legend

- REVITALIZATION NEIGHBORHOODS
- HOAs
- NEIGHBORHOOD BLOCK WATCH

Location

When considering the location for the Senior Center and Resource Center, accessibility and proximity to constituents are key. Both existing facilities have a solid foundation of care and responsibility in the community. Accessibility to the individuals they serve is paramount to accomplishing their missions.

Avondale's history began with the development of multiple communities that have grown together to become a part of Avondale as long-established and well-knit neighborhoods. The Neighborhood and Family Services Department has developed strong relationships with communities within Las Ligas, Rio Vista and the Historic Avondale core. To best serve these communities, a new facility is best located within or adjacent to these areas Avondale has identified as Revitalization Neighborhoods.

The test fit property, located just east of Historic Avondale, maintains a strong relationship with the historic core and is well situated near these historic neighborhoods.

Like other Valley cities, most Avondale residents use their car for transportation. At the same time, residents accessing services from the Senior Center and Resource Center are more likely to utilize public transportation options. Public transportation services include fixed-route bus service along Van Buren and McDowell, the local Zoom! Bus, Dial-a-Ride, ADA service, and a taxi subsidy program. Providing convenient access to services

via public transportation ensures that all residents can equally get to the services they need.

The Avondale Zoom! Bus currently makes a stop at the Senior Center. Should the Western Ave. and 10th St. property become the final project location, we recommend that a new stop be coordinated with Valley Metro near the new facility.

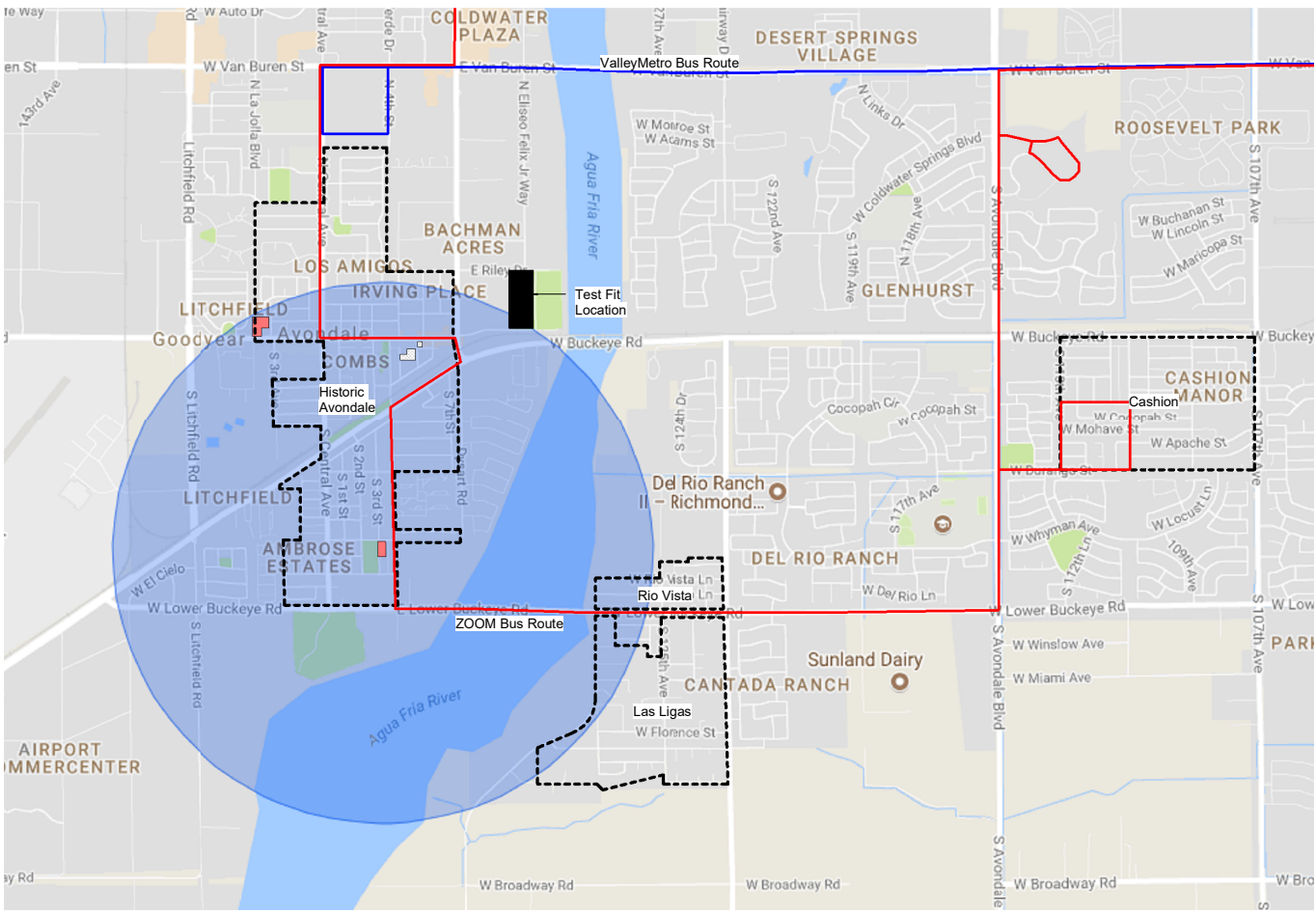
Although a formal study has not been completed, Senior Center staff estimate based on observation that approximately 20% of their visitors walk to the facility and 30% utilize the Senior Center's pick-up service. Most residents live in the adjacent neighborhoods and have developed a community of nearby friends. As a result, a new location would ideally be identified within a 1-mile radius of their current facility.

This test fit location rests just outside the boundary of the one-mile radius from the existing Senior Center and one mile from the existing Resource Center. This location appears to be a convenient compromise between the two existing facilities.

Test Fit

Our team has developed a site concept diagram assessing potential building and site improvements for the Western & 10th St. location. This plan is included in the Site Diagram section.

When developing the conceptual site plan, we started with understanding the underlying A-1 zoning and its setback requirements. We utilized 10' side and rear setbacks and 30'



City Owned, Test Fit Location

front setback. We also followed Avondale parking requirements, calculating 1 space per 250sf per the 'Service Uses' category. This resulted in 98 required parking spaces. These were dedicated to the staff parking area. An additional 35 public parking spaces have been included at the front of the building for convenient access. The parking spaces are sized as 10' x 20' with 26' two-way drive aisles per City requirements. Landscaped areas meet 20% of the net site area. In addition, this property has existing drainage areas and a flood plane zone that were taken into account when locating the building and its associated parking.

In the case of the drainage areas, we chose

to see those as an opportunity. We could envision these areas as landscaped riparian zones offering a landscaped amenity with lush desert vegetation that offers shade and beauty. These become part of the building's initial impression as they are the first visible element from Western Ave. and 10th St.

In addition, the property faces Western Ave., a major street that connects with Downtown Avondale. Our goal is to strengthen this connection. We placed the building with easy public access from Western Ave. Additionally, we organized the public parking to mitigate a vast sea of parking upon entering the front of the building while keeping parking convenient and close for

visitors who struggle with walking long distances. This balance was maintained with a double-sided, single drive of parking that curves along the riparian landscaped zone, close to Western Ave.

Parking is organized with public parking easily accessible to the front door and a circle drop-off as a convenience for those unable to walk long distances. Staff parking is secured behind the building and shown with a wall and gate. If additional public parking is needed there is the option to open the gate and allow the public to use the staff spaces with access from 10th St. A loading area and trash are also located behind the building, integrated into the staff parking area. Similarly, a bus parking and loading zone are illustrated on the back side of the building within the private staff parking area.

Our test-fit also illustrates outdoor amenity spaces that could be used for outdoor programming or opportunities to expand the interior space to the outdoors. On a crisp fall afternoon the dining space could be opened to a shaded patio for lunch. A morning yoga class could gather in the garden. Quinceanera guests could mingle from indoors to outdoors, flowing between the food table inside and cocktail tables scattered around an adjacent shaded patio.

This same outdoor zone illustrates enough area for a future expansion. As popular programs gain a stronger following and more classrooms are needed or partner space increases, the building has room to grow and adapt to that need.

It is important to note that the existing City of Avondale property is three separate parcels. Through our test fit process we have determined that once we account for the drainage areas,

parking, outdoor spaces and potential future expansion the site development will need approximately 4.9 acres. In the north-south direction the southern parcel is 358.81' deep. Our test fit shows the total depth needed as 401'. This means that the co-located Resource and Senior Center's parking would expand approximately 42' into the second parcel.

While we developed this test-fit considering real-world standards, we feel it's important to note that the diagram is still conceptual in nature. Thus, this site plan doesn't address some of the complications that arise from the site-specific conditions one may encounter as further design analyses are developed. As a result, we would recommend that City maintain flexibility between the usage of the three lots should the final project be located here.

TASK 3 ESTIMATE OF PROBABLE COST

Our cost consultant, Rider Levett Bucknall, has prepared an updated rough order of magnitude cost estimate for the co-located facility. The detailed outline of these costs is included in the Cost Estimates section.

For this updated facility, RLB estimated that the probable construction costs, including FF&E and IT would be:

- 24,665sf Co-Located Facility: \$10.15M

It is important to note that these estimates include construction, FF&E and IT costs. Site acquisition, design fees, and internal project costs are not included. These estimates also assume standard utility costs of connecting to services in an adjacent City street. As a result, our recommendation is to assume these costs as a minimum and to provide contingency for additional costs that may arise from presently unknown infrastructure and site conditions.

LEED & SUSTAINABILITY

In a time when we have greater understanding of the impact of buildings on our health and our environment, both globally and locally, attention to sustainable design principles becomes an essential aspect of building design.

Many options exist to achieve conservation and sustainable design goals. LEED Certification is a notable achievement and appropriate for city buildings where the conservation of city resources can be factored into the long-term costs of constructing and maintaining a building over its lifespan.

Per the USGBC, LEED certified buildings report almost 20% lower maintenance costs, consume 25% less energy and 11% less water than non-LEED buildings. These reduced operational costs combined with the intangible benefits of the marketing value of LEED projects can often outweigh initial construction costs over the life of a project.

When considering LEED, first costs are a

factor to calculate when establishing a project budget. Historically, for the various levels of certification we have found the following costs to be a helpful guideline:

- Certified – 1%-2% construction cost + 1% additive project cost
- Silver – 2%-3% construction cost + 1% additive project cost
- Gold – 5%-7% construction cost + 1% additive project cost
- Platinum – 10%-15% construction cost + 1% additive project cost

These numbers are reflective of older versions of LEED including the recently sunsetted LEED 2009. As of November 1st, 2016, all newly registered projects must meet the LEED v4 rating system. Because LEED v4 is new, we don't have figures for this specific version yet. With the release of the new rating system, LEED is continuing to raise the bar, so the increases may be more than what has been historically true.

20% LOWER MAINTENANCE COSTS

Per the USGBC, LEED certified buildings report almost 20% lower maintenance costs than typical commercial buildings

25% LESS ENERGY

Per the USGBC, LEED certified buildings consume 25% less energy and 11% less water than non-LEED buildings

CONCLUSION

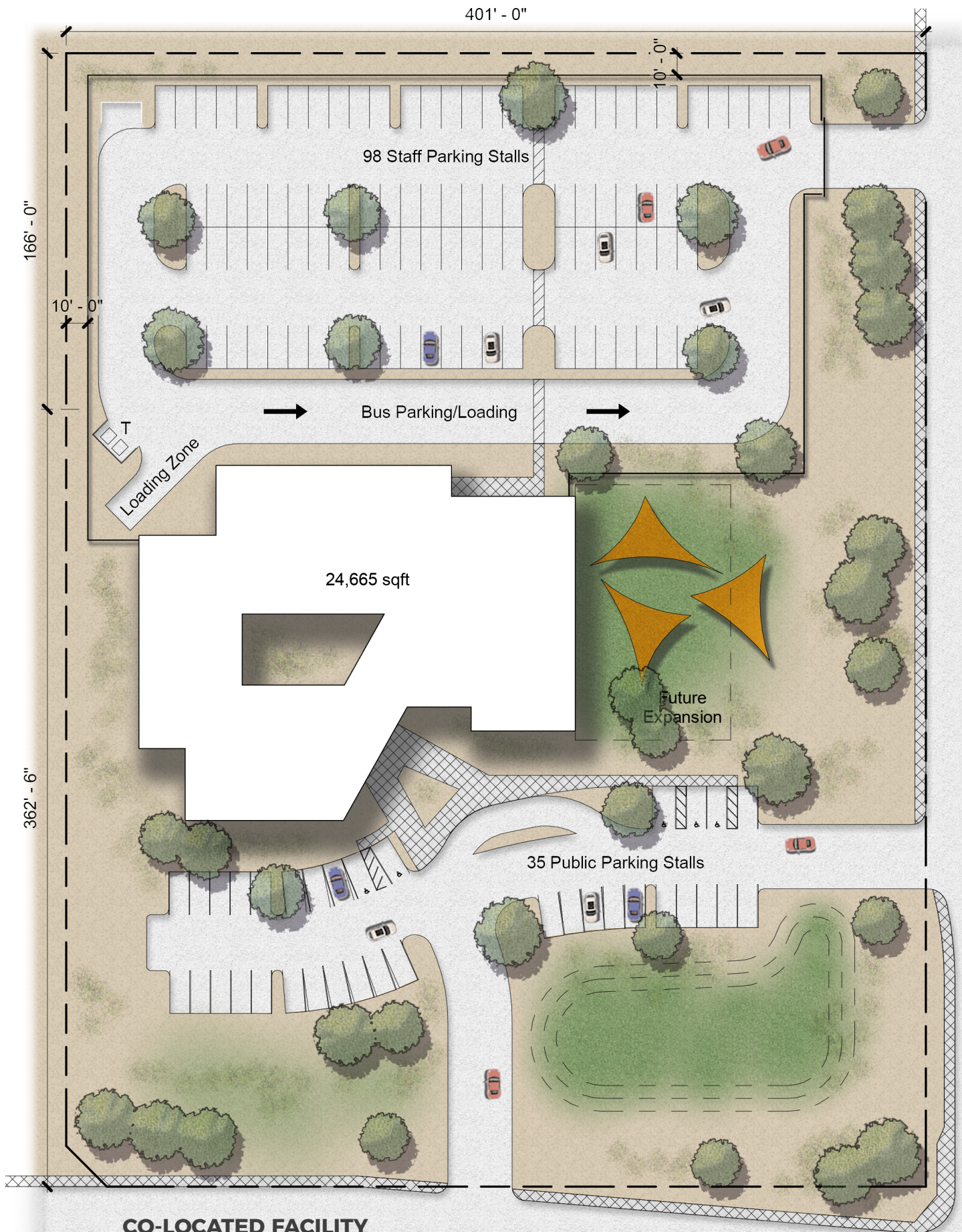
A new Human Services facility is an opportunity for the City of Avondale to expand and improve established, successful programs. Staff and leadership have been working diligently to provide much needed community services while making facilities not intended for this purpose function. With a new facility designed and constructed for their specific programmatic requirements, staff will be able to expand their nationally recognized services making them stronger and more effective.

Residents will encounter improved operations where more of the services they need under the same roof. Increased collaboration between staff will lead to efficiencies of service created by sharing space. Proximity combined with an open office atmosphere will offer the right mix of opportunities for conversation and working together across services and divisions.

The new 24,665sf optimized program right sizes the building to provide the necessary space for functional operations combined with the operational efficiencies of shared, collaborative space between City departments offering similar community-based programs.

THE CITY OF AVONDALE HAS A NATIONALLY RECOGNIZED ONE-STOP MODEL FOR HUMAN SERVICES AND COMMUNITY RESOURCES. AVONDALE RESIDENTS AND THE BROADER WEST VALLEY COMMUNITY HAVE BENEFITED MOTHERS SEEKING EARLY LEARNING OPPORTUNITIES FOR THEIR CHILDREN, MEN AND WOMEN DESIRING CAREER COUNSELING, SENIORS WANTING TO DANCE AND DINE WITH FRIENDS, OR MEN AND WOMEN WANTING TO BECOME A US CITIZEN.

A NEW HUMAN SERVICES FACILITY CAN EXPAND QUALITY PROGRAMS TO MEET THE GROWING NEEDS OF A GROWING COMMUNITY. STAFF WILL BE ABLE TO SERVE A BROADER COMMUNITY MORE EFFICIENTLY AND MORE EFFECTIVELY, BRINGING GREATER CARE AND SUPPORT TO AVONDALE AND THE WEST VALLEY.



**CO-LOCATED FACILITY
SITE TEST FIT DIAGRAM**

City of Avondale Neighborhood & Family Services

Avondale Combined Community Center

		# Persons	Unit SF	Unit Count	TOTAL SF
1,115 sf	Entry Lobby				
	Welcome Desk				
	4 Staff Workspaces	4	200	1	200 sf
	Public Use Phone	1	25	1	25 sf
	Seating Area	10	100	1	100 sf
	Community Announcements & TV Display	2	40	1	40 sf
	Public Restrooms		300	2	600 sf
	Security Guard Office	1	100	1	100 sf
	Vending		50	1	50 sf
5,130 sf	Public Community Rooms				
	Family Education Space	20	500	1	580 sf
	Storage		50		
	Toybrary		30		
	Classroom (80 - Divisible)	80	2400	1	2,500 sf
	Storage		100		
	Multi-Purpose Classroom (40 - Divisible)	40	1200	1	1,250 sf
	Storage		50		
	Crafts & Sewing	20	600	1	700 sf
	Storage		100	1	
	Secure Laptop Storage Closet		100	1	100 sf
2,980 sf	Commercial Kitchen & Dining				
	Commercial Kitchen	100	500	1	500 sf
	Dining	100	2000	1	2,000 sf
	Loading w/ Overhead Doors		200	1	200 sf
	Snack Bar		80	1	80 sf
	Storage		200	1	200 sf
2,664 sf	Resource Center Administration & Program Services				
	Private Office - Standard		120	3	360 sf
	Full Time Standard Workstation (6 x 8)		48	36	1,728 sf
	Part-Time Standard Workstation (6 x 8)		48	2	96 sf
	Seasonal Workstation (4 x 6)		24	20	480 sf
1,664 sf	Administration Offices - Housing & Community Development, Revitalization, Youth & Community Engagement				
	Private Office - Large	1	200	1	200 sf
	Private Office - Standard	1	120	9	1,080 sf
	Workstation (6 x 8)	1	48	8	384 sf
480 sf	Senior Center Administration & Program Services				
	Private Office - Standard	1	120	1	120 sf
	Workstation (6 x 8)	1	48	7	336 sf
	Drop-In Workstation (4 x 6)		24	1	24 sf
408 sf	Code Enforcement Administrative Offices				
	Private Office - Standard		120	1	120 sf
	Full Time Standard Workstation (6 x 8)		48	6	288 sf
2,345 sf	Shared Support Spaces				
	Private Interview Room - Family	6	150	1	150 sf
	Private Interview Room - One-on-One	2	80	1	80 sf
	Baby Weights & Measurements	8	160	1	180 sf
	Storage		20		
	Lactation Room		120	1	120 sf
	Public Lockers	20	200	1	200 sf
	Break Room	15	375	1	405 sf

	Kitchenette	30		
	Staff Restrooms	120	2	240 sf
	Secure Records Storage	300	2	600 sf
	Copier & Workroom	120	1	120 sf
	Mail	50	1	50 sf
	Safe	20	2	40 sf
	Showers	80	2	160 sf
1,350 sf	Building Services			
	Mechanical	300	1	300 sf
	Electrical	150	1	150 sf
	IT	100	1	100 sf
	Janitor	100	2	200 sf
	Building Storage	600	1	600 sf
	Security Guard Station	100	1	100 sf
18,136 sf	Subtotal Programmed Square Feet			
3,264 sf	Circulation Factor	0.18		
3,264 sf	Building Factor	0.18		
24,665 sf	SHARED COMMUNITY CENTER TOTAL			

City of Avondale Senior Center & Resource Center

Updated Program/Conceptual Construction Cost Estimate including FF&E and IT

SCCGFA: Shared Community Center GFA
Rates Current At February 2018

Construction Cost Summary - Shared Community Center

Location	SCCGFA SF	Cost/SF	Total Cost
SCC SHARED COMMUNITY CENTER			
SCCBLD Building	24,664	152.24	3,754,750
SCCBLDFFE Building FF&E			616,600
SCCSW Sitework			2,453,399
SCC - SHARED COMMUNITY CENTER	24,664	\$276.71	\$6,824,749
ESTIMATED NET COST	24,664	\$276.71	\$6,824,749
MARGINS & ADJUSTMENTS			
General Conditions including General & Temporary Requirements	10.0 %		\$682,475
Performance & Payment Bonds, General Liability Insurance & Builders Risk Insurance	2.0 %		\$150,144
Design Evolution & Construction Cost Estimating Contingency	10.0 %		\$765,737
General Contractor's Overhead & Profit (Fee)	5.0 %		\$421,155
Construction Cost Escalation (allowance for 12-month period)	4.0 %		\$353,770
Applicable Sales & Use Tax (65% of 8.8%, approx. 5.7%)	5.7 %		\$526,127
Information Technology (IT) Costs (as per City of Avondale)	4.4 %		\$425,000
ESTIMATED TOTAL COST	24,664	\$411.50	\$10,149,157

City of Avondale Senior Center & Resource Center

Updated Program/Conceptual Construction Cost Estimate including FF&E and IT

Estimate Detail - Shared Community Center

SCC SHARED COMMUNITY CENTER
 SCCBLD Building

SCCGFA: 24,664 SF Cost/SF: \$152.24
 Rates Current At February 2018

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
1 Entry Lobby	SF	1,115	175.00	195,125
2 Public Community Rooms	SF	5,130	150.00	769,500
3 Commercial Kitchen & Dining	SF	2,980	300.00	894,000
4 Resource Center Administration & Program Services	SF	2,664	125.00	333,000
5 Administration Offices - Housing & Community Development, Revitalization, Youth & Community Engagement	SF	1,664	125.00	208,000
21 Senior Center Administration & Program Services	SF	480	125.00	60,000
22 Code Enforcement Administrative Offices	SF	408	125.00	51,000
23 Shared Support Spaces	SF	2,345	125.00	293,125
6 Building Services	SF	1,350	100.00	135,000
7 Other Spaces (Circulation and Building Factor)	SF	6,528	125.00	816,000
Integrated Construction			\$152.24/SF	\$3,754,750
BUILDING			\$152.24/SF	\$3,754,750

City of Avondale Senior Center & Resource Center

Updated Program/Conceptual Construction Cost Estimate including FF&E and IT

Estimate Detail - Shared Community Center

SCC SHARED COMMUNITY CENTER

SCCSW Sitework

Rates Current At February 2018

Description	Unit	Qty	Rate	Total
G1010 Site Clearing				
8 Site clearing and grubbing	Acre	4.9	5,000.00	24,500
	Site Clearing			\$24,500
G1020 Site Demolition and Relocations				
9 Site demolition and relocations (allowance)	LS	1	60,000.00	60,000
	Site Demolition and Relocations			\$60,000
G1030 Site Earthwork				
10 Site earthwork (building related, allowance)	CY	3,015	25.00	75,375
11 Site earthwork (site related, allowance)	SF	211,929	1.00	211,929
	Site Earthwork			\$287,304
G1040 Hazardous Waste Remediation				
12 Hazardous waste remediation (excluded)	Item			Excl.
	Hazardous Waste Remediation			Excl.
G2020 Parking Lots				
14 Parking lots	SY	8,570	40.00	342,800
	Parking Lots			\$342,800
G2030 Pedestrian Paving				
15 Pedestrian paving	SF	4,500	10.00	45,000
	Pedestrian Paving			\$45,000
G2040 Site Development				
16 Miscellaneous site development including site signage, trash enclosure, loading dock etc. (allowance)	SF	211,929	1.00	211,929
	Site Development			\$211,929
G2050 Landscaping				
17 Landscaping (to balance of site area)	SF	105,637	5.00	528,185
	Landscaping			\$528,185
G3090 Other Site Mechanical Utilities				
18 Site mechanical utilities including water supply, sanitary sewer, storm sewer, heating/cooling distribution, fuel distribution and other site mechanical utilities (allowance)	SF	211,929	2.50	529,823
	Other Site Mechanical Utilities			\$529,823
G4090 Other Site Electrical Utilities				
19 Site electrical utilities including electrical distribution, site lighting, site communications & security and other site electrical utilities (allowance)	SF	211,929	2.00	423,858
	Other Site Electrical Utilities			\$423,858
	SITWORK			\$2,453,399

CITY OF AVONDALE

THANK YOU

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