
CITY OF AVONDALE

PROGRAM & CONCEPTUAL SITE STUDIES FOR 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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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 site selection criteria for a Senior Center, Resource Center & Co-Located Facility. 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 or facilities 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.

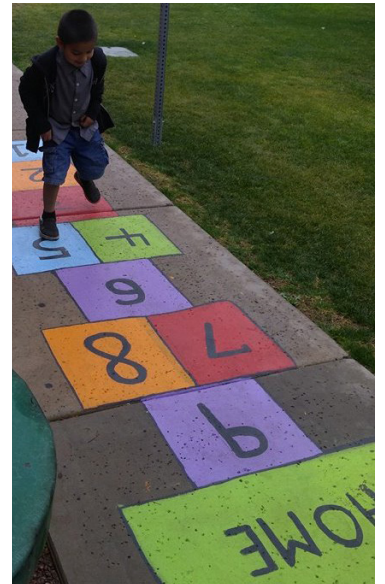
Adalante Healthcare is one of the Resource Center's primary service-provider partners, utilizing approximately a quarter of the partner office space. We've been told the coming closure of a nearby stand-alone Adalante Healthcare facility could add an additional 5,000 to 6,000 clients visiting per month, doubling Adelente'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 contracted DFDG to explore the potential for developing a new Senior Center and a Community Resource Center. As part of our work we were asked to analyze the following:

- Develop programs and concepts for individual Senior Center and Community Resource Centers.
- 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.
- Outline criteria to be used in identifying viable site locations within Avondale.
- 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.
- It will be necessary to prepare a Space Needs Analysis and Program of Requirements to determine the size of facility or facilities and sites required.
- The City currently has between \$9M and \$10M assigned to the total project budget in their Capital Improvement Budget for 2018.



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.

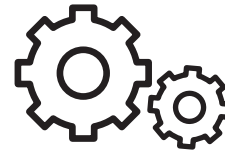


HOME AWAY FROM HOME

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

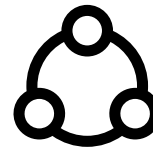
SAFE HAVEN

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. We would like to note that Code Enforcement also needs to collaborate with Development and Engineering Services. As a result, its ultimate location is still under review.

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 an quincinera 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 four tasks: Space Needs Analysis and Program, Site Adaptable Design Concepts, Estimate of Probable Cost and the Final Deliverable.

TASK 1 SPACE NEEDS ANALYSIS & PROGRAM

During this step we met with the Senior Center and Resource Center leaders, toured their facilities, and worked together to understand their long-term needs. Our goal was to right-size the facilities. We accomplished the following:

- Toured the existing Senior Center, including the Neighborhood and Family Services administrative offices, and Community Resource Center.
- Interviewed Senior Center and Community Resource Center leadership and staff to learn about the current and projected needs for each offering. We listened to understand present deficiencies as well as future challenges and opportunities.
- Tabulated the amount of space attributed to each program offered
- Learned which functions could be shared in a combined facility
- Prepared three separate summaries of building program requirements for each of the two individual facilities, and for a single co-located facility.
- For each program summary, outlined required on-site improvements, such as

public and staff parking, service areas, storm water retention, programmed outdoor activities and open space / landscaping needs. Through this process we identified a need for:

- Co-Located Facility: 32,329sf
- Senior Center: 15,389sf
- Resource Center: 21,479sf

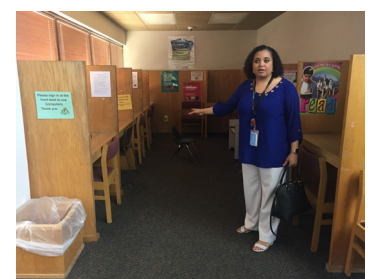
We have included our final space allocation outlines in the Program Documents section of this document.

Collaboration is Key

Our team also discussed the 'GSA's *Workplace Standards Benchmarking*,' published in 2012, a document analyzing a cross-section of workplace sectors to understand how much space is currently being committed to private offices, work stations and collaborative spaces. Overall the report found that workspaces with more collaborative space opportunities reported a noticeable increase in staff collaboration. We also noted the following additional key takeaways:

- Family Services has the second highest ratio of Enclosed Office (42%) to Open Workstation (58%).
- The sectors with higher proportions of enclosed offices also have the highest average space allocation per personnel.
- Family Services allocates the most space

Existing Building Photos



to individual workstations and offices and is the sector with the lowest allocation of space to Collaboration (8%). This is compared to Technology, with the most, at 29% for collaboration.

- The industry sectors with the least space allocated for private offices and workstations also have a higher allocation for spaces that support collaboration.

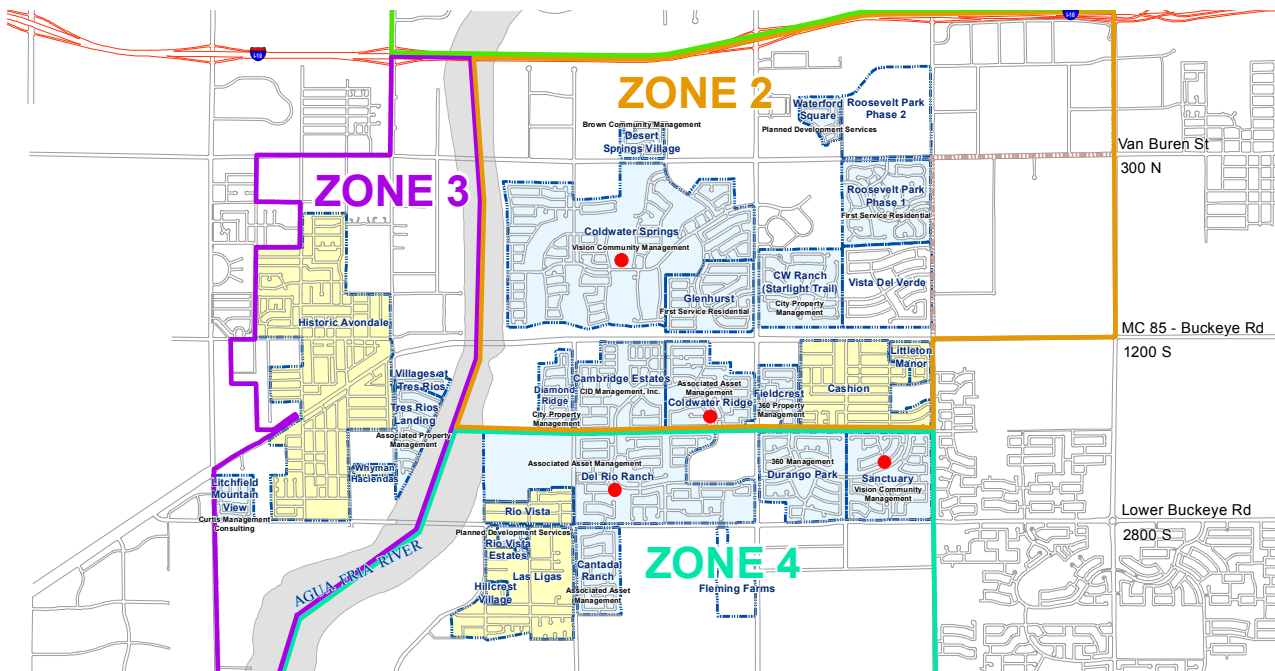
Staff and Leadership have noted specific positions that require private offices due to the nature of his or her daily work with sensitive topics and information. These positions will retain a private office in the new facility as indicated in the program document. Other positions that do not have these needs will work in an open office environment. Many positions are already

utilizing open workstations and finding work-arounds when a private conversation is necessary. As such we have included private interview rooms to accommodate families as well as one-on-one conversations. These can be managed through a schedule or as drop-ins as necessary during daily use. Because they are intended to be open to all staff, their use can be flexible for either use with clients or for inter-office collaboration. Thus, their location should be between the more private staff areas and the public lobby.

TASK 2 SITE ADAPTABLE DESIGN CONCEPTS

Our team has been asked to help outline criteria to be used in identifying viable site

NEIGHBORHOOD & FAMILY SERVICES' ZONES



Legend

- REVITALIZATION NEIGHBORHOODS
- HOAs
- NEIGHBORHOOD BLOCK WATCH

locations within Avondale. These criteria include location and size.

Location

When considering the location for the Senior Center and Resource Center, accessibility and proximity to constituents is key. Both 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.

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.

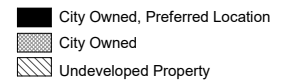
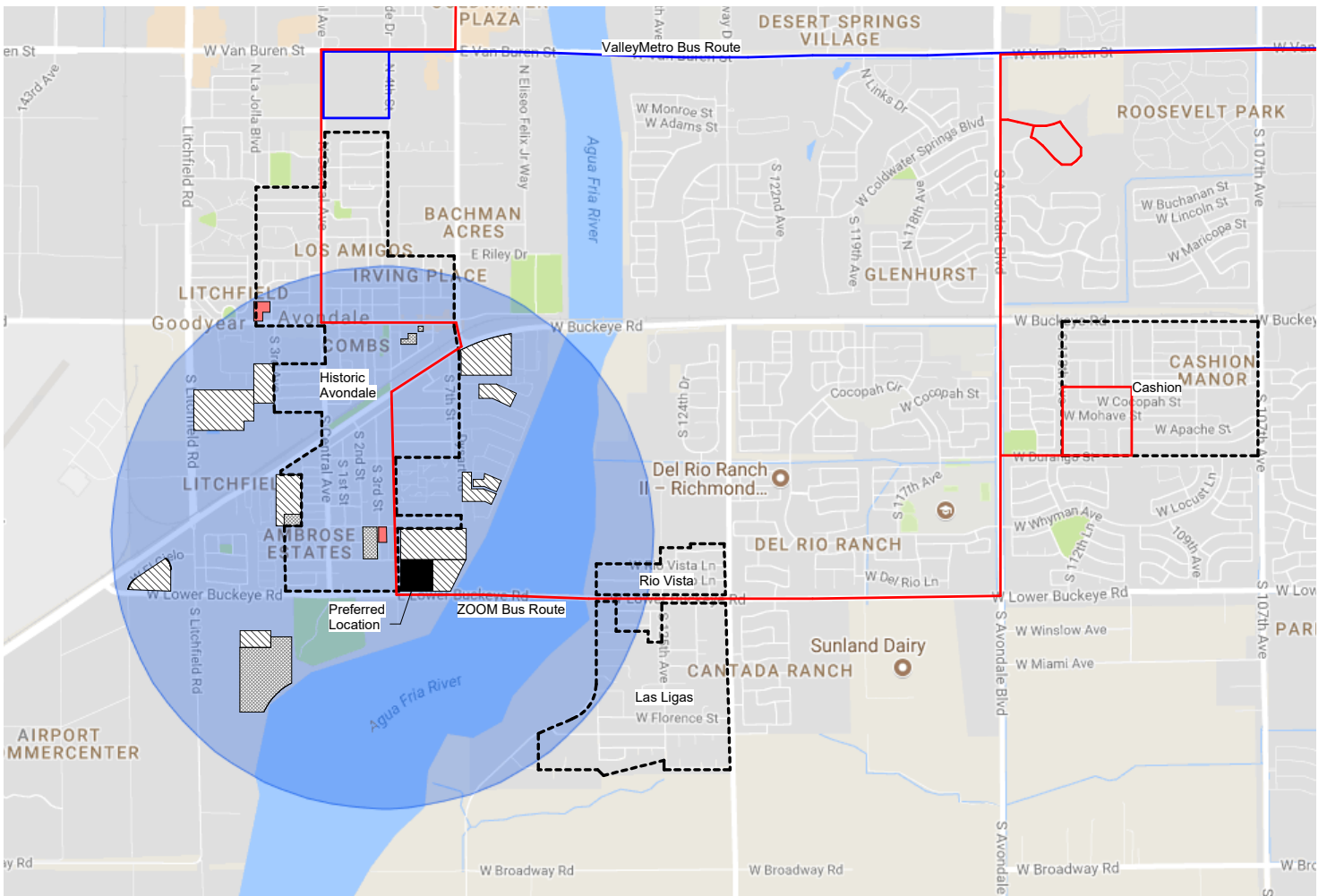
The Avondale Zoom! Bus currently makes a stop at the Senior Center. We would recommend that a new location would either be selected along the Zoom! Bus route or that the new location be coordinated with Valley Metro to modify the route so that a stop can be near the new facility.

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.

Size

Our team has developed a series of site-adaptable concepts to illustrate spatial relationships between building, parking, and outdoor facilities while determining the minimum size site required for each of the developed programs. These diagrams are included in the Site Diagrams section.

When developing the conceptual site plans, we started with the width of a typical Avondale city block. Additionally, like many buildings in the Historic Avondale area, the building is placed to enable a small-scale walkable environment. In response to this we are showing our buildings as having



two edges along a walkable city street. Additionally, the public parking is organized 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.

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 on the side of the building and

shown with a secure wall and gate. Staff and public parking are linked, however, so that if additional public parking is needed in off-hours there is the option to open the gate and allow the public to use the staff spaces. A loading dock and trash are also located in the back area of the parking lot.

Each option 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. Quincinera guests could mingle from indoors to outdoors, flowing between the food table inside and cocktail tables scattered around an adjacent shaded patio.

With these features in mind, we developed sites with the following recommended minimum areas:

- Co-Located Facility: 4.2 acres
- Senior Center: 2.5 acres
- Resource Center: 3.0 acres

These site concepts are developed utilizing City of Avondale zoning. We assumed C2 zoning standards and utilized 30' parking setbacks and 20' building setbacks. We also followed Avondale parking requirements. We calculated 1 space per 250sf per the 'Service Uses' category. Staff spaces were calculated based on interior functions. Public spaces were calculated understanding that Avondale limits the maximum number of spaces to 110% of the minimum requirement. We assumed we would maximize the available parking and assigned all spaces not needed for staff to the public. 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.

While we developed these sites considering real-world standards, we feel it's important to note that the diagrams are not real locations. Thus,

these diagrams don't address some of the complications that arise from the site-specific conditions one may encounter on an actual site. Additionally, it's helpful to understand that our parking arrangements are very efficient. Should a specific piece of property be more narrow or have an irregular shape, the parking may not layout as nicely as it does when creating an idealized diagram. As a result, we would recommend the acreages listed above as a minimum size to be developed.

TASK 3 ESTIMATE OF PROBABLE COST

Our cost consultant, Rider Levett Bucknall, has prepared rough order of magnitude cost estimates for the three new facility options, a Senior Center, a Resource Center and a Co-Located Facility. The detailed outlines of these costs are included in the Cost Estimates section.

For each facility, RLB estimated that the probable construction costs, including FF&E would be:

- Co-Located Facility: \$10.952M
- Senior Center: \$6.001M
- Resource Center: \$6.854M

It is important to note that these estimates are for construction and FF&E. Site acquisition, design fees, and internal project costs are not included. If City-owned land cannot be identified, the purchase of land would be an additional cost. These estimates also assume standard utility costs of connecting to services in a City street. If a property does not have access to utilities, these costs would also be higher than identified here. As a result, our recommendation is to assume these

Comparison

	Square Footage	Land Req.	Estimated Cost	Cost / SF
Co-Located Facility	32,329 sf	4.2 Acres	\$10.952 M	\$338.78
Senior Center	15,389 sf	2.5 Acres	\$6.001 M	\$389.98
Resource Center	21,479 sf	3.0 Acres	\$6.854 M	\$319.11
Total Autonomous Facilities	36,868 sf	5.5 Acres	\$12.855 M	\$348.68

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.

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. It's also helpful to understand that the specific site that's selected could potentially help the project with site-related points. These opportunities could be considered when making a final site selection, determining the desire to achieve LEED certification and what level of certification.

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

ANALYSIS & 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 are 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.

MORE EFFICIENT SPACE, MORE EFFICIENT SERVICE

During this project we were asked to assess the building and site needs for a Co-Located Facility, a Senior Center and a Resource Center. During this process we observed that efficiencies could be found in creating co-located services.

We found that a **combined facility would save 4,539sf.** (This number is derived by subtracting the difference between the Co-Located Facility and the sum of the Senior Center and Resource Center. We then take that amount and add the Code Enforcement Department's square footage which is not included in either the stand-alone Resource Center or Senior Center program.) This 4,539sf efficiency was gained by removing duplicative spaces such as the lobby and loading areas as well as finding opportunities for larger community rooms and classrooms to be shared through operational scheduling.

This savings of square footage also translates to a savings on the amount of property required. If a combined facility is constructed in lieu of a separate Senior Center and Resource Center, **the combined facility requires 1.3 acres less for the overall site.**

Additionally, the building and site improvement savings also mean a savings of dollars. **The combined facility would cost \$1.903M less to construct than if the two facilities are developed separately.**

It is our understanding that the City

currently has between \$9M and \$10M identified for a new Human Services Facility. This number is a total project budget and we would anticipate approximately 70% of that budget for construction after soft costs are subtracted. With simple math, this leaves between \$6M - \$7M for construction. These numbers assume the project would be built on City land. If site acquisition is also required, this would also consume a portion of the available funding.

Notably, the Senior Center and Resource Center, estimated as \$6.001M and \$6.854M respectively, fit within the targeted budget as stand-alone facilities. The Co-Located Facility, estimated as \$10.952M for construction costs, exceeds even the high estimate of \$7M outlined for construction.

Given that the City of Avondale's current budget cannot accommodate the shared facility, the City can move forward with any number of options:

1. Build the Senior Center
2. Build the Resource Center
3. Construct a shared facility in phases
4. Expand the budget

CONCLUSION

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.



4.2 Acres

**CO-LOCATED FACILITY
CONCEPTUAL SITE DIAGRAM**



City of Avondale Neighborhood & Family Services

		# Persons	Unit SF	Unit Count	TOTAL SF
Avondale Combined Community Center					
2,130 sf	Entry Lobby				
	Welcome Desk				
	4 Staff Workspaces	4	200	1	200 sf
	Public Use Phone	1	25	1	25 sf
	Waiting Area	100	1000	1	1,000 sf
	Community Announcements	2	40	1	40 sf
	TV Display	2	40	1	40 sf
	Public Restrooms		300	2	600 sf
	Reading Nook	5	75	1	75 sf
	Security Guard Office	1	100	1	100 sf
	Vending		50	1	50 sf
8,380 sf	Public Community Rooms				
	Childcare Room	20	500	1	500 sf
	Children's Play Space	20	500	1	580 sf
	Storage		50		
	Toybrary		30		
	Classroom (75)	75	2250	2	4,600 sf
	Storage		100		
	Classroom (20)	20	600	3	1,850 sf
	Storage		50		
	Crafts & Sewing	20	600	1	700 sf
	Storage		100	1	
	General Storage		50	1	50 sf
	Multipurpose Room	20	600	1	600 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
2,672 sf	Resource Center Administration & Program Services				
	Private Office - Standard		120	3	360 sf
	Full Time Standard Workstation (6 x 8)		48	32	1,536 sf
	Part-Time Standard Workstation (6 x 8)		48	2	96 sf
	Seasonal Workstation (4 x 6)		24	20	480 sf
	Secure Records Storage		200	1	200 sf
1,184 sf	Administration Offices - Housing & Community Development, Revitalization, Youth & Community Engagement				
	Private Office - Large	1	200	1	200 sf
	Private Office - Standard	1	120	5	600 sf
	Workstation (6 x 8)	1	48	8	384 sf
288 sf	Senior Center Administration & Program Services				
	Private Office - Standard	1	120	1	120 sf
	Workstation (6 x 8)	1	48	3	144 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
3,500 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
	Large Conference Room	20	600	1	600 sf
	Break Room		370	1	400 sf
	Kitchenette		30		

	Staff Restrooms	120	2	240 sf	
	Neighborhood Tool Kit Storage	100	1	100 sf	
	General Storage	300	2	600 sf	
	Secure Records Storage	200	1	200 sf	
	Copier & Workroom	120	2	240 sf	
	Mail	50	1	50 sf	
	Safe	20	2	40 sf	
	Supplies Storage	50	2	100 sf	
	Showers	100	2	200 sf	
1,550 sf	Building Services				
	Mechanical	300	1	300 sf	
	Electrical	150	1	150 sf	
	IT	100	1	100 sf	
	Janitor	100	2	200 sf	
	General Building Storage	300	2	600 sf	
	Loading w/ Overhead Doors	200	1	200 sf	
	Security Guard Station	100	1	100 sf	
23,092 sf	Subtotal Programmed Square Feet				
4,618 sf	Circulation Factor	0.2			
4,618 sf	Building Factor	0.2			
32,329 sf	SHARED COMMUNITY CENTER TOTAL				
10,160 sf	Site Amenities & Services				
	Shaded Smoking Area	3	60	1	60 sf
	Shaded Childhood Development		100	1	100 sf
	Shaded Gathering / Dining / Farmers Market		1800	1	1,800 sf
	Truck Loading		200	1	200 sf
	Trash		500	1	500 sf
	Stormwater Retention				7,500 sf
61,400 sf	Parking				
	Staff Parking	86			34,400 sf
	Public Parking	48			19,200 sf
	Secure Code Enforcement Parking	7			2,800 sf
	Bus Parking				3,000 sf
	Senior Program Vehicles Parking	5			2,000 sf
71,560 sf	Subtotal Site Programmed Square Feet				
31,167 sf	Efficiency Factor	0.3			
41,556 sf	Landscaping Factor	0.4			
176,611 sf	SHARED COMMUNITY CENTER + SITE TOTAL				



2.5 Acres

SENIOR CENTER CONCEPTUAL SITE DIAGRAM



City of Avondale Neighborhood & Family Services					
Senior Center					
		# Persons	Unit SF	Unit Count	TOTAL SF
1,520 sf	Entry Lobby				
	Welcome Desk				
	4 Staff Workspaces	4	200	1	200 sf
	Waiting Area	35	525	1	525 sf
	Handouts & Community Announcements	2	30	1	30 sf
	TV Display	2	40	1	40 sf
	Reading Nook	5	75	1	75 sf
	Public Restrooms		300	2	600 sf
	Vending		50	1	50 sf
2,550 sf	Community Rooms				
	Crafts & Sewing	20	600	1	700 sf
	Storage		100	1	
	Fitness		500	1	550 sf
	Storage		50	1	
	Aerobics & Dance Classroom	20	600	1	650 sf
	Classroom (20)	20	600	1	650 sf
	Storage		50		
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
1,184 sf	Administration Offices - Housing & Community Development, Revitalization, Youth & Community Engagement				
	Private Office - Large	1	200	1	200 sf
	Private Office - Standard	1	120	5	600 sf
	Workstation (6 x 8)	1	48	8	384 sf
288 sf	Senior Center Administration & Program Services				
	Private Office - Standard	1	120	1	120 sf
	Workstation (6 x 8)	1	48	3	144 sf
	Drop-In Workstation (4 x 6)		24	1	24 sf
1,620 sf	Administration Support Services				
	Large Conference Room	20	600	1	600 sf
	Break Room	8	160	1	160 sf
	Secure Records Storage		200	1	200 sf
	Safe		20	1	20 sf
	Single-Toilet Restrooms		60	2	120 sf
	Supplies Storage		50	1	50 sf
	Copier & Workroom		120	1	120 sf
	Mail		50	1	50 sf
	General Storage		300	1	300 sf
850 sf	Building Services				
	Mechanical		300	1	300 sf
	Electrical		150	1	150 sf
	IT		100	1	100 sf
	Janitor		100	1	100 sf
	General Building Storage		200	1	200 sf
	Security Guard Station		100	1	100 sf
10,992 sf	Subtotal Programmed Square Feet				
2,198 sf	Circulation Factor	0.2			
2,198 sf	Building Factor	0.2			
15,389	SENIOR CENTER TOTAL				
8,100 sf	Site Amenities & Services				
	Shaded Smoking Area	5	100	1	100 sf

	Shaded Gathering	40	800	1	800 sf
	Outdoor Dining	20	400	1	400 sf
	Truck Loading		300	1	300 sf
	Trash		500	1	500 sf
	Stormwater Retention				6,000 sf
31,220 sf	Parking				
	Secure Staff Parking	25		10,375	10,375 sf
	Public Parking	38		15,770	15,770 sf
	Bus Parking				3,000 sf
	Senior Program Vehicles Parking	5		2,075	2,075 sf
39,320 sf	Subtotal Site Programmed Square Feet				
27,354 sf	Efficiency Factor	0.5			
21,884 sf	Landscaping Factor	0.4			
103,947	SENIOR CENTER + SITE TOTAL				



3.0 Acres

RESOURCE CENTER CONCEPTUAL SITE DIAGRAM



City of Avondale Neighborhood & Family Services					
Resource Center					
		# Persons	Unit SF	Unit Count	TOTAL SF
1,580 sf	Entry Lobby				
	Welcome Desk				
	4 Staff Workspaces	4	200	1	200 sf
	Public Use Phone	1	25	1	25 sf
	Waiting Area	35	525	1	525 sf
	Community Announcements	2	40	1	40 sf
	TV Display	1	20	1	20 sf
	Public Restrooms		300	2	600 sf
	Security Guard Office	1	120	1	120 sf
	Vending		50	1	50 sf
7,580 sf	Community Rooms				
	Childcare Room	20	500	1	500 sf
	Children's Play Space	20	500	1	630 sf
	Storage		50	1	
	Family Restroom		80	1	
	Classroom (75)	75	2,250	2	4,600 sf
	Storage		100	1	
	Classroom (20)	20	600	3	1,850 sf
	Storage		50	1	
2,472 sf	Administration & Program Services				
	Private Office - Standard		120	3	360 sf
	Full Time Standard Workstation (6 x 8)		48	32	1,536 sf
	Part-Time Standard Workstation (6 x 8)		48	2	96 sf
	Seasonal Workstation (4 x 6)		24	20	480 sf
2,560 sf	Administration & Program Services Support Spaces				
	Private Interview Room - Family	6	150	1	150 sf
	Private Interview Room - One-on-One	2	80	1	80 sf
	Large Conference Room	20	600	1	600 sf
	Baby Weights & Measurements	8	160	1	180 sf
	Storage		20	1	
	Lactation Room		120	1	120 sf
	Public Lockers	20	200	1	200 sf
	Break Room	12	240	1	270 sf
	Kitchenette		30		
	Secure Records Storage		200	1	200 sf
	Safe		20	1	20 sf
	Single-Toilet Restrooms		60	2	120 sf
	Supplies Storage		50	1	50 sf
	Copier & Workroom		120	1	120 sf
	Mail		50	1	50 sf
	Neighborhood Tool Kit Storage		100	1	100 sf
	General Storage		300	1	300 sf
1,150 sf	Building Services				
	Mechanical		300	1	300 sf
	Electrical		150	1	150 sf
	IT		100	1	100 sf
	Janitor		100	1	100 sf
	General Building Storage		300	1	300 sf
	Loading w/ Overhead Doors		200	1	200 sf

	Security Guard Station	100	1	100 sf
15,342 sf	Subtotal Programmed Square Feet			
3,068 sf	Circulation Factor	0.2		
3,068 sf	Building Factor	0.2		
21,479	RESOURCE CENTER TOTAL			
9,700 sf	Site Amenities & Services			
	Community Garden	300	1	300 sf
	Shaded Smoking Area	5 100	1	100 sf
	Shaded Childhood Development	20 1,500	1	1,500 sf
	Shaded Gathering	50 1,000	1	1,000 sf
	Truck Loading	300	1	300 sf
	Trash	500	1	500 sf
	Stormwater Retention			6,000 sf
37,600 sf	Parking			
	Secure Staff Parking	61	24,400	24,400 sf
	Public Parking	33	13,200	13,200 sf
47,300 sf	Subtotal Site Programmed Square Feet			
20,634 sf	Efficiency Factor	0.3		
27,512 sf	Landscaping Factor	0.4		
116,924	RESOURCE CENTER + SITE TOTAL			

City of Avondale Senior Center & Resource Center

Program/Conceptual Construction Cost Estimate including FF&E

SCCGFA: Shared Community Center GFA
Rates Current At October 2017

Construction Cost Summary - Shared Community Center

Location		SCCGFA SF	Cost/SF	Total Cost
SCC SHARED COMMUNITY CENTER				
SCCBLD	Building	32,328	149.71	4,839,750
SCCBLDFFE	Building FF&E			808,200
SCCSW	Sitework			2,075,841
SCC - SHARED COMMUNITY CENTER		32,328	\$238.92	\$7,723,791
ESTIMATED NET COST		32,328	\$238.92	\$7,723,791
MARGINS & ADJUSTMENTS				
General Conditions including General & Temporary Requirements	10.0 %			\$772,379
Performance & Payment Bonds, General Liability Insurance & Builders Risk Insurance	2.0 %			\$169,924
Design Evolution & Construction Cost Estimating Contingency	10.0 %			\$866,609
General Contractor's Overhead & Profit (Fee)	5.0 %			\$476,634
Construction Cost Escalation (allowance for 12-month period)	3.5 %			\$350,328
Applicable Sales & Use Tax (65% of 8.8%, approx. 5.7%)	5.7 %			\$592,574
ESTIMATED TOTAL COST		32,328	\$338.78	\$10,952,239

City of Avondale Senior Center & Resource Center Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Shared Community Center

SCC SHARED COMMUNITY CENTER

SCCBLD Building

SCCGFA: 32,328 SF Cost/SF: \$149.71
Rates Current At October 2017

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
1 Entry lobby	SF	2,130	175.00	372,750
2 Community room	SF	8,380	150.00	1,257,000
3 Commercial kitchen and dining	SF	2,980	300.00	894,000
4 Administration and program services	SF	3,080	125.00	385,000
5 Administration and program services support	SF	4,972	125.00	621,500
6 Building services	SF	1,550	100.00	155,000
7 Other spaces (circulation and building factor)	SF	9,236	125.00	1,154,500
			Integrated Construction	\$149.71/SF \$4,839,750
			BUILDING	\$149.71/SF \$4,839,750

City of Avondale Senior Center & Resource Center

Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Shared Community Center

SCC SHARED COMMUNITY CENTER

SCCBLDFE Building FF&E

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
E2010 Fixed Furnishings				
20 Furniture, Fixtures & Equipment, FF&E (allowance)	SF	32,328	25.00	808,200
				Fixed Furnishings
				\$808,200
				BUILDING FF&E
				\$808,200

City of Avondale Senior Center & Resource Center Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Shared Community Center

SCC SHARED COMMUNITY CENTER

SCCSW Sitework

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
G1010 Site Clearing				
8 Site clearing and grubbing	Acre	4.2	5,000.00	21,000
	Site Clearing			\$21,000
G1020 Site Demolition and Relocations				
9 Site demolition and relocations (allowance)	LS	1	50,000.00	50,000
	Site Demolition and Relocations			\$50,000
G1030 Site Earthwork				
10 Site earthwork (building related, allowance)	CY	3,592	25.00	89,800
11 Site earthwork (site related, allowance)	SF	180,774	1.00	180,774
	Site Earthwork			\$270,574
G1040 Hazardous Waste Remediation				
12 Hazardous waste remediation (excluded)	Item			Excl.
	Hazardous Waste Remediation			Excl.
G2020 Parking Lots				
14 Parking lots	SY	7,952	40.00	318,080
	Parking Lots			\$318,080
G2030 Pedestrian Paving				
15 Pedestrian paving	SF	7,500	10.00	75,000
	Pedestrian Paving			\$75,000
G2040 Site Development				
16 Site development (allowance)	SF	180,774	1.00	180,774
	Site Development			\$180,774
G2050 Landscaping				
17 Landscaping	SF	69,386	5.00	346,930
	Landscaping			\$346,930
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	180,774	2.50	451,935
	Other Site Mechanical Utilities			\$451,935
G4090 Other Site Electrical Utilities				
19 Site electrical utilities including electrical distribution, site lighting, site communications & security and other site electrical utilities (allowance)	SF	180,774	2.00	361,548
	Other Site Electrical Utilities			\$361,548
	SITWORK			\$2,075,841

City of Avondale Senior Center & Resource Center

Program/Conceptual Construction Cost Estimate including FF&E

Construction Cost Summary - Senior Center

SCGFA: Senior Center GFA
Rates Current At October 2017

Location	SCGFA SF	Cost/SF	Total Cost
SC SENIOR CENTER			
SCBLD Building	15,388	166.59	2,563,500
SCBLDFFE Building FF&E			384,700
SCSW Sitework			1,283,820
SC - SENIOR CENTER	15,388	\$275.02	\$4,232,020
ESTIMATED NET COST	15,388	\$275.02	\$4,232,020
MARGINS & ADJUSTMENTS			
General Conditions including General & Temporary Requirements	10.0 %		\$423,202
Performance & Payment Bonds, General Liability Insurance & Builders Risk Insurance	2.0 %		\$93,104
Design Evolution & Construction Cost Estimating Contingency	10.0 %		\$474,833
General Contractor's Overhead & Profit (Fee)	5.0 %		\$261,159
Construction Cost Escalation (allowance for 12-month period)	3.5 %		\$191,951
Applicable Sales & Use Tax (65% of 8.8%, approx. 5.7%)	5.7 %		\$324,682
ESTIMATED TOTAL COST	15,388	\$389.98	\$6,000,951

City of Avondale Senior Center & Resource Center Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Senior Center

SC SENIOR CENTER

SCBLD Building

SCGFA: 15,388 SF Cost/SF: \$166.59

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
1 Entry lobby	SF	1,520	175.00	266,000
2 Community room	SF	2,550	150.00	382,500
3 Commercial kitchen and dining	SF	2,980	300.00	894,000
4 Administration and program services	SF	1,472	125.00	184,000
5 Administration and program services support	SF	1,620	125.00	202,500
6 Building services	SF	850	100.00	85,000
7 Other spaces (circulation and building factor)	SF	4,396	125.00	549,500
			Integrated Construction	\$166.59/SF \$2,563,500
			BUILDING	\$166.59/SF \$2,563,500

City of Avondale Senior Center & Resource Center

Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Senior Center

SC SENIOR CENTER

SCBLDFFE Building FF&E

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
E2010 Fixed Furnishings				
20 Furniture, Fixtures & Equipment, FF&E (allowance)	SF	15,388	25.00	384,700
				Fixed Furnishings
				\$384,700
				BUILDING FF&E
				\$384,700

City of Avondale Senior Center & Resource Center Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Senior Center

SC SENIOR CENTER

SCSW Sitework

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
G1010 Site Clearing				
8 Site clearing and grubbing	Acre	2.5	5,000.00	12,500
	Site Clearing			\$12,500
G1020 Site Demolition and Relocations				
9 Site demolition and relocations (allowance)	LS	1	50,000.00	50,000
	Site Demolition and Relocations			\$50,000
G1030 Site Earthwork				
10 Site earthwork (building related, allowance)	CY	1,710	25.00	42,750
11 Site earthwork (site related, allowance)	SF	108,900	1.00	108,900
	Site Earthwork			\$151,650
G1040 Hazardous Waste Remediation				
12 Hazardous waste remediation (excluded)	Item			Excl.
	Hazardous Waste Remediation			Excl.
G2020 Parking Lots				
14 Parking lots	SY	4,369	40.00	174,760
	Parking Lots			\$174,760
G2030 Pedestrian Paving				
15 Pedestrian paving	SF	5,000	10.00	50,000
	Pedestrian Paving			\$50,000
G2040 Site Development				
16 Site development (allowance)	SF	108,900	1.00	108,900
	Site Development			\$108,900
G2050 Landscaping				
17 Landscaping	SF	49,192	5.00	245,960
	Landscaping			\$245,960
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	108,900	2.50	272,250
	Other Site Mechanical Utilities			\$272,250
G4090 Other Site Electrical Utilities				
19 Site electrical utilities including electrical distribution, site lighting, site communications & security and other site electrical utilities (allowance)	SF	108,900	2.00	217,800
	Other Site Electrical Utilities			\$217,800
	SITework			\$1,283,820

City of Avondale Senior Center & Resource Center

Program/Conceptual Construction Cost Estimate including FF&E

Construction Cost Summary - Resource Center

RCGFA: Resource Center GFA
Rates Current At October 2017

Location		RCGFA SF	Cost/SF	Total Cost
RC RESOURCE CENTER				
RCBLD	Building	21,478	136.16	2,924,500
RCBLDFFE	Building FF&E			536,950
RCSW	Sitework			1,372,063
RC - RESOURCE CENTER		21,478	\$225.04	\$4,833,513
ESTIMATED NET COST		21,478	\$225.04	\$4,833,513
MARGINS & ADJUSTMENTS				
General Conditions including General & Temporary Requirements		10.0 %		\$483,351
Performance & Payment Bonds, General Liability Insurance & Builders Risk Insurance		2.0 %		\$106,337
Design Evolution & Construction Cost Estimating Contingency		10.0 %		\$542,320
General Contractor's Overhead & Profit (Fee)		5.0 %		\$298,276
Construction Cost Escalation (allowance for 12-month period)		3.5 %		\$219,232
Applicable Sales & Use Tax (65% of 8.8%, approx. 5.7%)		5.7 %		\$370,829
ESTIMATED TOTAL COST		21,478	\$319.11	\$6,853,858

City of Avondale Senior Center & Resource Center Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Resource Center

RC RESOURCE CENTER

RCBLD Building

RCGFA: 21,478 SF Cost/SF: \$136.16
Rates Current At October 2017

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
1 Entry lobby	SF	1,580	175.00	276,500
2 Community room	SF	7,580	150.00	1,137,000
4 Administration and program services	SF	2,472	125.00	309,000
5 Administration and program services support	SF	2,560	125.00	320,000
6 Building services	SF	1,150	100.00	115,000
7 Other spaces (circulation and building factor)	SF	6,136	125.00	767,000
			Integrated Construction	\$136.16/SF \$2,924,500
			BUILDING	\$136.16/SF \$2,924,500

City of Avondale Senior Center & Resource Center

Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Resource Center

RC RESOURCE CENTER

RCBLDFFE Building FF&E

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
E2010 Fixed Furnishings				
20 Furniture, Fixtures & Equipment, FF&E (allowance)	SF	21,478	25.00	536,950
				Fixed Furnishings
				\$536,950
				BUILDING FF&E
				\$536,950

City of Avondale Senior Center & Resource Center Program/Conceptual Construction Cost Estimate including FF&E

Estimate Detail - Resource Center

RC RESOURCE CENTER

RCSW Sitework

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
G1010 Site Clearing				
8 Site clearing and grubbing	Acre	2.7	5,000.00	13,500
Site Clearing				\$13,500
G1020 Site Demolition and Relocations				
9 Site demolition and relocations (allowance)	LS	1	50,000.00	50,000
Site Demolition and Relocations				\$50,000
G1030 Site Earthwork				
10 Site earthwork (building related, allowance)	CY	2,387	25.00	59,675
11 Site earthwork (site related, allowance)	SF	117,612	1.00	117,612
Site Earthwork				\$177,287
G1040 Hazardous Waste Remediation				
12 Hazardous waste remediation (excluded)	Item			Excl.
Hazardous Waste Remediation				Excl.
G2020 Parking Lots				
14 Parking lots	SY	5,256	40.00	210,240
Parking Lots				\$210,240
G2030 Pedestrian Paving				
15 Pedestrian paving	SF	6,000	10.00	60,000
Pedestrian Paving				\$60,000
G2040 Site Development				
16 Site development (allowance)	SF	117,612	1.00	117,612
Site Development				\$117,612
G2050 Landscaping				
17 Landscaping	SF	42,834	5.00	214,170
Landscaping				\$214,170
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	117,612	2.50	294,030
Other Site Mechanical Utilities				\$294,030
G4090 Other Site Electrical Utilities				
19 Site electrical utilities including electrical distribution, site lighting, site communications & security and other site electrical utilities (allowance)	SF	117,612	2.00	235,224
Other Site Electrical Utilities				\$235,224
SITWORK				\$1,372,063

CITY OF AVONDALE

THANK YOU

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