



CITY OF CAMDENTON COMMUNITY CENTER

SCHEMATIC DESIGN UPDATE | JUNE 4, 2019

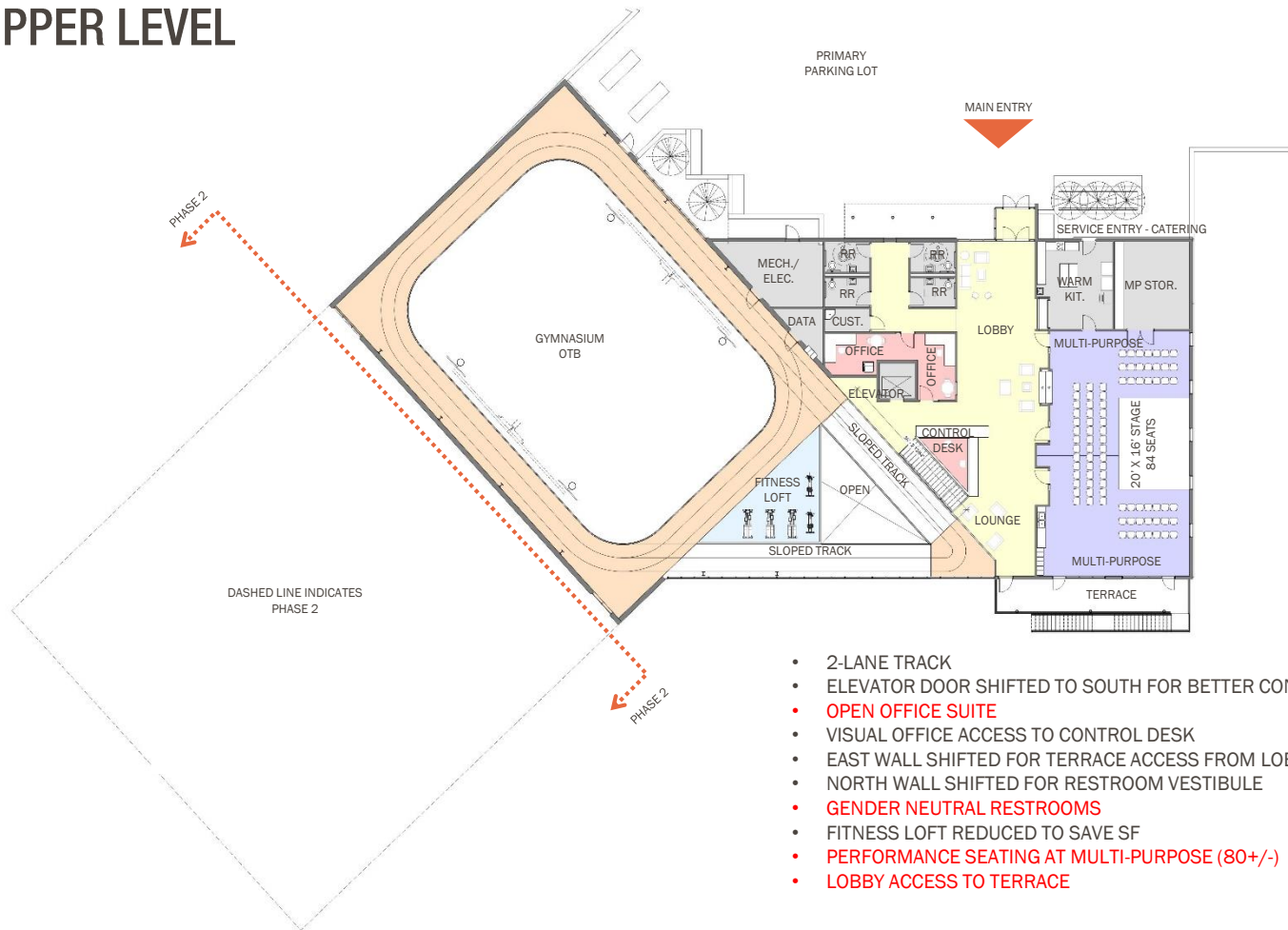


Orientation Access Approach



- MAIN ENTRY - UP
- SERVICE ACCESS - UP & DOWN
- PRIMARY PARKING UP
- SECONDARY PARKING SOUTH
- PARKING CALCULATION & CITY ORDINANCE
 - $473 \text{ OCC} \times 3/\text{CAR} = 158 \text{ REQ.}$
 - 100+/- PH1 PROVIDED
 - ADJACENT RETAIL
 - POOL PARKING
- LINKING PATHWAY OF UPPER & LOWER PARKING LOTS
- EAST-WEST BUILDING ORIENTATION
- GYM BLOCK VIEWS OF RECYCLING CENTER
- SOUTH ORIENTED TERRACE & PUBLIC SPACES
- PLAYGROUND AT SOUTH PARKING

1 – UPPER LEVEL

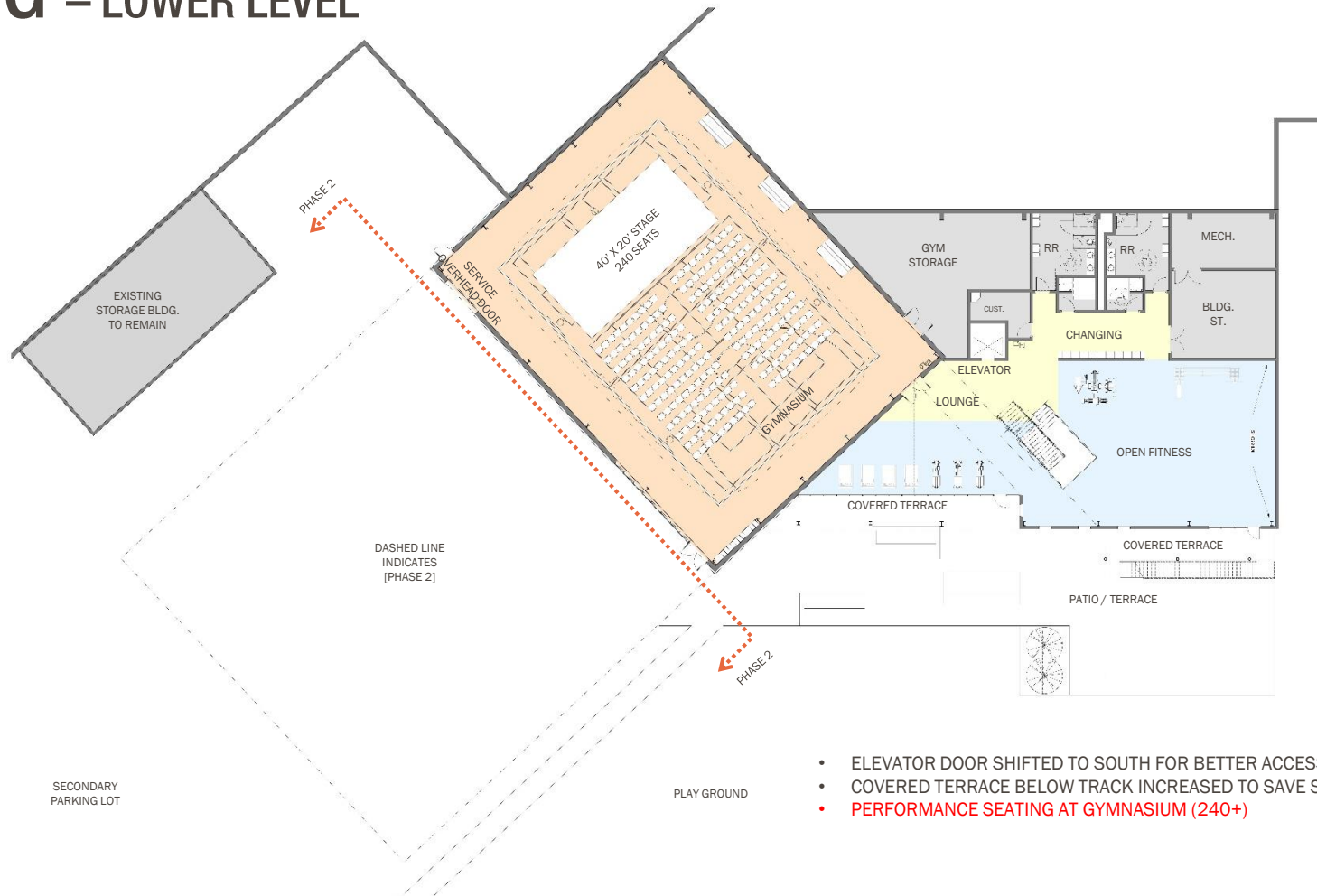


PHASE 1
 9,700 SF UPPER
 13,600 SF LOWER
23,300 TOTAL GSF
 ~1,400 SF LARGER

PHASE 2
 3,200 SF UPPER
 9,400 SF LOWER
12,600 GSF PHASE 2
35,900 TOTAL SF

- 2-LANE TRACK
- ELEVATOR DOOR SHIFTED TO SOUTH FOR BETTER CONTROL
- **OPEN OFFICE SUITE**
- VISUAL OFFICE ACCESS TO CONTROL DESK
- EAST WALL SHIFTED FOR TERRACE ACCESS FROM LOBBY
- NORTH WALL SHIFTED FOR RESTROOM VESTIBULE
- **GENDER NEUTRAL RESTROOMS**
- FITNESS LOFT REDUCED TO SAVE SF
- **PERFORMANCE SEATING AT MULTI-PURPOSE (80+/-)**
- **LOBBY ACCESS TO TERRACE**

G – LOWER LEVEL



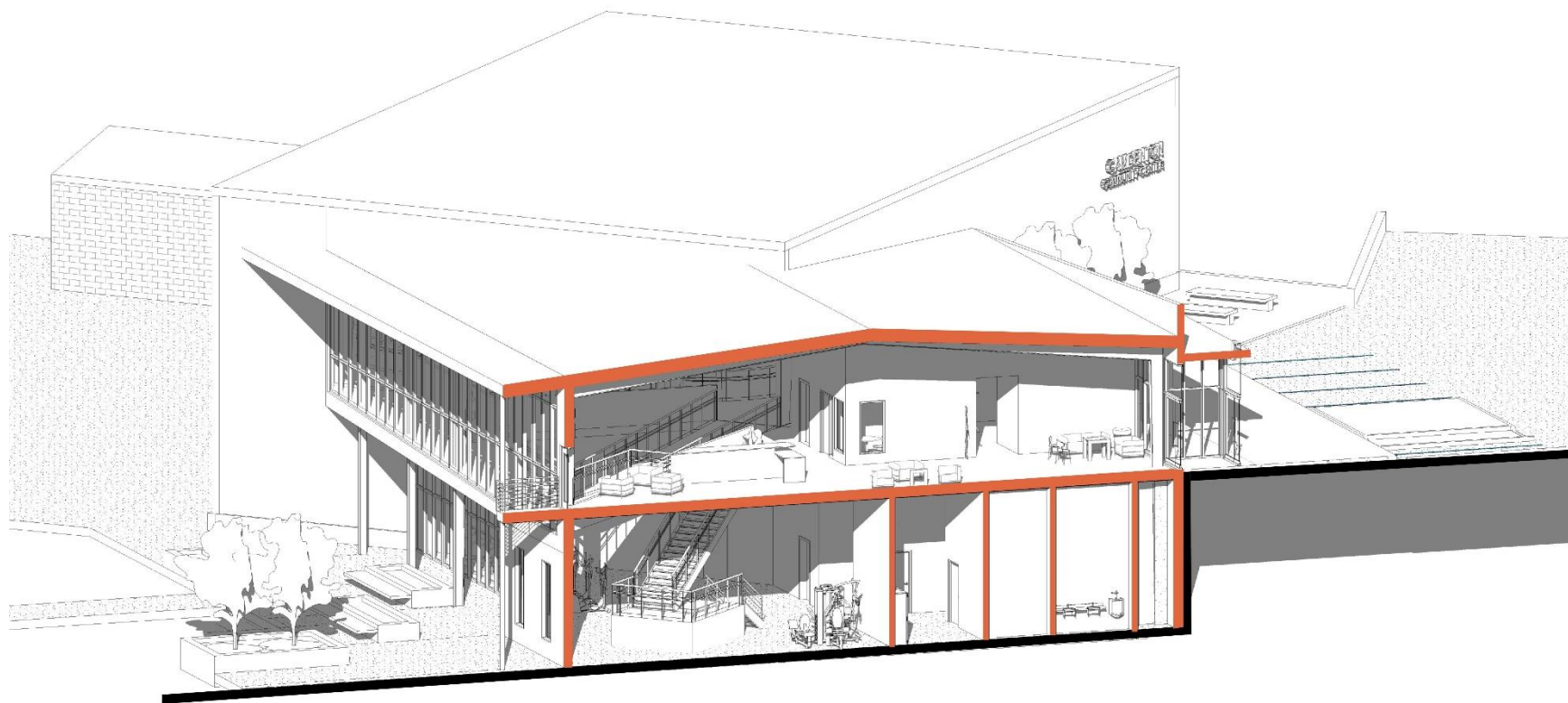
PHASE 1

9,700 SF UPPER
13,600 SF LOWER
23,300 TOTAL GSF
~1,400 SF LARGER

PHASE 2

3,200 SF UPPER
9,400 SF LOWER
12,600 GSF PHASE 2
35,900 TOTAL SF

- ELEVATOR DOOR SHIFTED TO SOUTH FOR BETTER ACCESS
- COVERED TERRACE BELOW TRACK INCREASED TO SAVE SF
- **PERFORMANCE SEATING AT GYMNASIUM (240+)**



Sectional View at Lobby





Lobby View Looking to South

TECHNICAL NARRATIVE



CITY OF CAMDENTON COMMUNITY CENTER

Schematic Design Report // May 30, 2019

2100 Central Street, Suite 31 T. 816.474.1397
Kansas City, MO 64108 F. 816.421.8024

sfsarch.com

BUDGET

PHASE 1

- OPTIMIZED MULTI-PURPOSE – (2) 50 PERSON
- PHASE STORAGE IN EXISTING BUILDING
- MODIFIED GYM (75'X50' COURT)
- PRE-ENGINEERED METAL BUILDING CONSTRUCTION

PHASE 2

- 2ND GYMNASIUM
- PERFORMANCE STAGE
- ADDITIONAL STORAGE
- TRACK EXTENTION

SITE COST UNKNOWNs

- RETAINING WALLS
- GEOTECHNICAL
- PARKING

SOFT COST VETTING

- COOP PURCHASE AGREEMENTS

***ESCALATION 3.5-4.5% PER YR.**

\$/SF

Phase 1

18,789 NET SF

+ (10% circulation factor)
+ (5% net to gross factor)

21,900 Gross SF

\$150-\$170/SF Range

20% of \$/SF site & infrastructure

\$3,285,000 - \$3,723,000

Construction Cost

20%

Architctural/Engineering fees, Geotech,
Commissioning, Utilities, CM Pre-Con. Services
Fixtures & Furnishings

\$900,000

5%

Owner

\$4.4m - 4.85m

Phase 1 - Project Cost

Phase 2

12,000 NET SF

+ (5% net to gross factor)

12,600 Gross SF

\$150-\$170/SF Range

10% of \$/SF site

\$1,890,000 - \$2,142,000

Construction Cost

20%

Architctural fees , Commissioning
Fixtures & Furnishings

\$500,000

5%

Owner

\$2.5m – 3m

Phase 2 - Project Cost

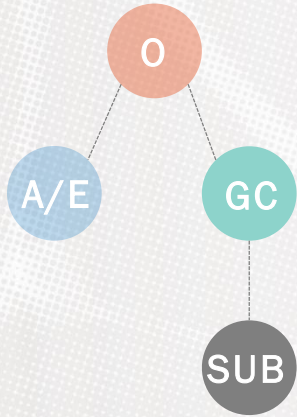
SOFT COSTS

CONTINGENCY

PROJECT DELIVERY METHODS

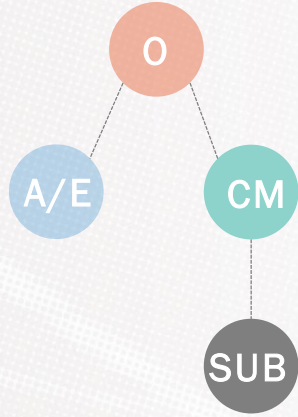
CONTRACTUAL RELATIONSHIPS

DESIGN-BID-BUILD

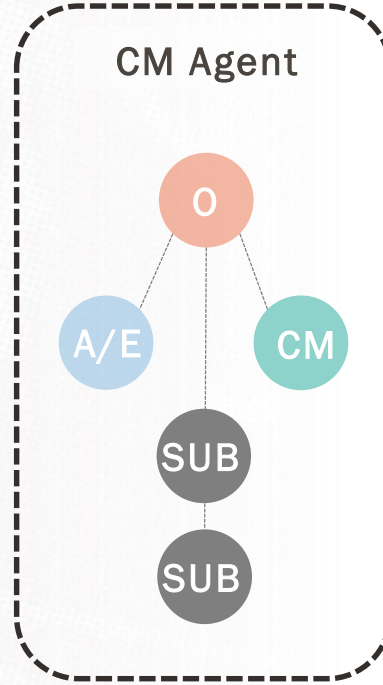


CMaR

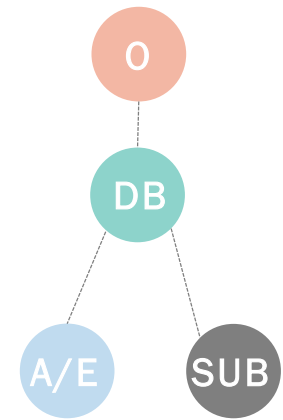
Construction Mgmt. at Risk



CM Agent



DESIGN-BUILD



SCHEDULE

PROJECT

2018 | 2019

2019 | 2020

2020 | 2021

