



# CITY OF CONROE

Est. 1904

City of Conroe  
Purchasing Department  
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Conroe, Texas 77305  
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ADDENDUM NO. 1 RFP OJCC-18 Feasibility Study for Oscar Johnson Jr. Community Center  
November 9, 2017

This revision shall be considered part of the contract documents for the above named project and shall be incorporated integrally with the previously issued documents. Wherein provisions of the revision differ from the provisions of the original documents and/or the provisions of previously issued addendum, the provisions of this revision shall govern and take precedence.

The feasibility study from 2014 is attached per request.

End of Addendum No. 1

A handwritten signature in blue ink that reads "Kristina Colville".

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Kristina Colville



# Oscar Johnson, Jr. Community Center Feasibility Study March 20, 2015



**LMA**  
Design



**Bleyl & Associates**  
Project Engineering & Management



# **Oscar Johnson, Jr. Community Center Feasibility Study**

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### Chapter 1- Introduction

#### *Importance and Value of the Oscar Johnson, Jr. Community Center*

Named after Conroe's first black Parks Board and City Council Member, the Oscar Johnson, Jr. Community Center has primarily served the southeast area of the City for nearly 20 years. The Center's land and facilities are owned and operated by the City of Conroe with advisory oversight from the Board of Directors of the Oscar Johnson, Jr. Community Center Volunteers Inc., a non-profit corporation.



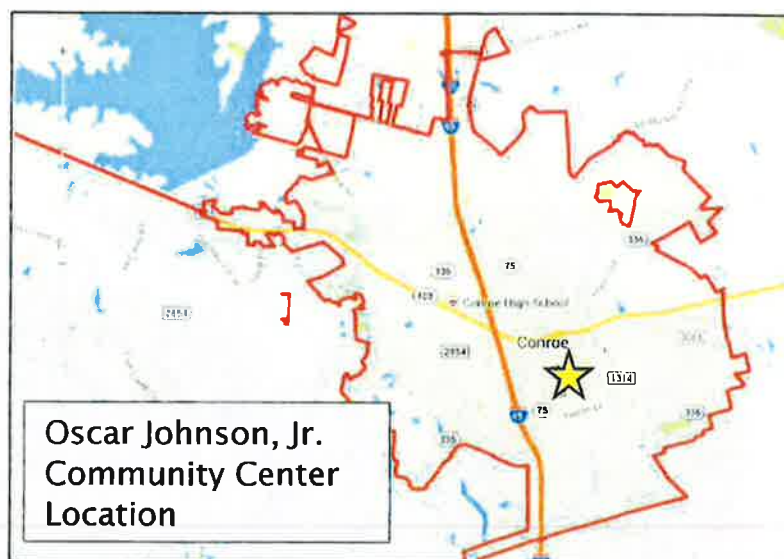
The Center's mission in the community is outlined in its bylaws:

- *"Providing educational programs of interest and benefit to the general public and relating to subjects which include, but are not limited to nutrition, child care, literacy and self-improvement."*
- *"Providing educational programs aimed at combating drug abuse and dependency."*
- *"Providing programs for latch key children."*

#### *Oscar Johnson, Jr. Community Center Inception and Growth*

Since its founding in 1994, The Oscar Johnson, Jr. Community Center has benefited from strong growth and expansion to meet the ever growing needs of the community. Key milestones events include:

- March 1994 - Incorporation
- May 1994 - Grand Opening in the former Sadler Clinic
- August 1994 - 31 Children and adults registered
  - After school programs
  - GED programs
- December 2001 - Moved into current location at 100 Park Place, former location of the City's Public Works Department offices
- July 2008 - Renovated the former Public Works garage building to create a new 4,000 square foot activity building
- May 2013 - New playground installed
- August 2013 - Offices renovated to create more space
- February 2014 - Over 700 children and adults registered participants





## Oscar Johnson, Jr. Community Center Feasibility Study

### *The Need and Purpose for the Feasibility Study*

Currently the Oscar Johnson, Jr. Community Center is operating at capacity and there are waiting lists for the after school and summer camp programs. The class rooms are small and too few to add programs or students. One potential classroom is utilized as a staff office.

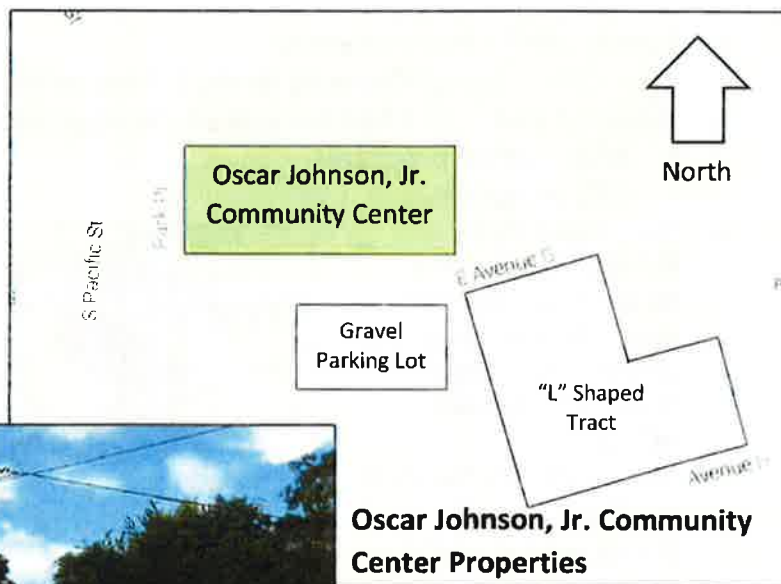


*This study for the Oscar Johnson, Jr. Community Center outlines the options and steps to be taken for the future growth of programs and facilities for the Center.*

*The proposed programs and activities determine the nature and scope of recommended facilities.*

In addition, the City has acquired two additional properties across the street from the Center.

One is the gravel parking lot south of the Center, across Avenue G.

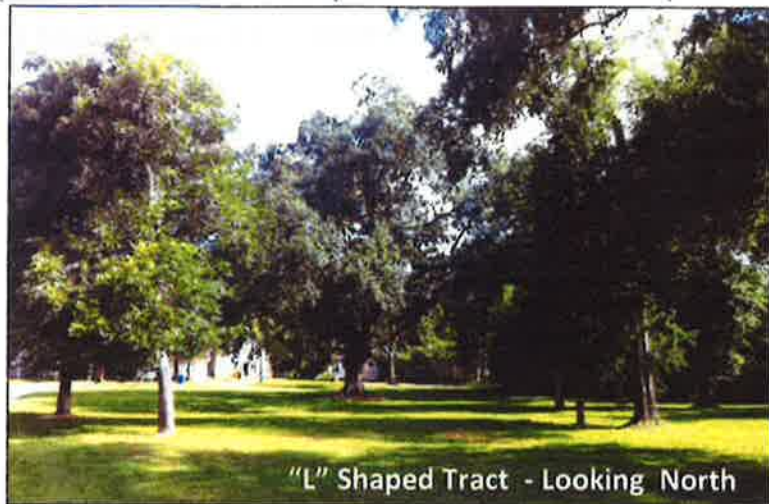


## Oscar Johnson, Jr. Community Center Feasibility Study

The other property is an “L” shaped 1.03 acre tract, southeast of the Center, also across Avenue G.

Currently, neither property has a defined purpose as a component of the campus.

Detailed program and participation is provided in Chapter 3. Detailed facility information is provided in Chapter 4.



### *The Planning Process*

The planning process has included four key steps:

1. Data Gathering – maps, user data, demographics and growth projections
2. Market Analysis – two meetings with focus groups, two public workshops and meetings with The Oscar Johnson, Jr. Community Center Board.
3. Preliminary Planning – preparation of site and facility development options
4. Final Planning – preparation of the “adopted” plan, including facility and site development recommendations and budgets.

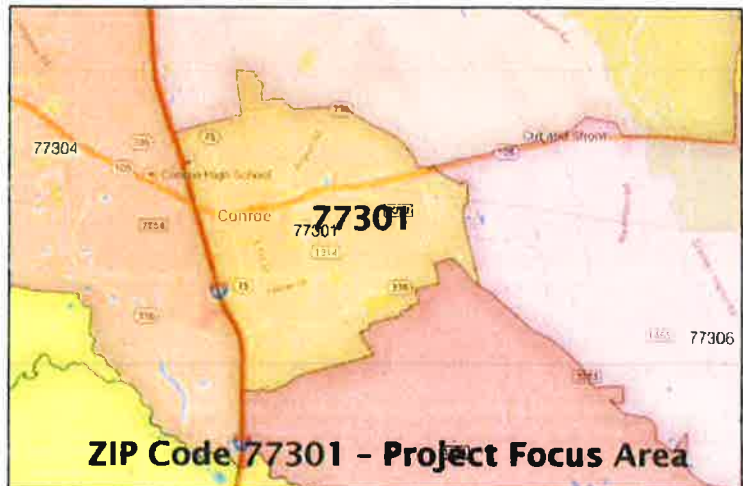


Meeting records and attendee comment cards are provided in the Appendix.

### *The Planning / Service Area*

The Oscar Johnson, Jr. Community Center “service area” is primarily focused on central Conroe as defined by the 77301 ZIP Code.

However, parents throughout the City have realized the quality and range of after school and summer camp activities provided by the Center. In addition, the After School Program partnership with the Conroe Independent



## **Oscar Johnson, Jr. Community Center Feasibility Study**

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School District (CISD) provides services for eight schools within the Conroe city limits.

For the purpose of this plan, recommendations are focused on the existing Oscar Johnson, Jr. Community Center campus and the two adjacent city owned tracts.

**Chapter 2 – Demographic Profile**

*Demographics and Growth Trends in Conroe*

Although Montgomery County and Conroe are experiencing extremely rapid growth, the demographic issues relating to the Oscar Johnson, Jr. Community Center are more oriented to changes in ethnicity and family structure.

Using data from the U.S. Census Bureau, Tables 1 and 2 below illustrate significant demographic changes in the City of Conroe between 2000 and 2010:

<b>Table 1 - City of Conroe Ethnicity Changes</b>						
<b>Ethnicity</b>	<b>2000 Census</b>	<b>% Population</b>	<b>2010 Census</b>	<b>% Population</b>	<b>Population Change</b>	<b>% Population Change</b>
African American	4,097	11%	5,808	10%	1,711	42%
Hispanic / Latino	12,006	33%	21,661	39%	9,655	80%
White	15,289	42%	19,313	34%	4,024	26%
Other	5,419	15%	9,425	17%	4,006	74%
<b>TOTAL</b>	<b>36,811</b>	<b>100%</b>	<b>56,207</b>	<b>100%</b>	<b>19,396</b>	<b>53%</b>

Table 1 indicates three key trends that should be considered when planning future programs and facilities for the Oscar Johnson, Jr. Community Center:

1. Although the African American population increased by 1,711 residents between 2000 and 2010, this population now comprises 10% of the population.
2. The Hispanic / Latino population is now the largest ethnic population in the City as of 2010, with a population increase of 9,655. The Hispanic / Latino population now represents 39% of Conroe residents.
3. The White population had an increase of approximately 4,000 residents, but now represents 34% of the City population, down from 42% in 2000.

Table 2 indicates the demographic trends for two current and potential user groups. The “Newborn to age 19” group now represents 29% of the City’s population, down from 32% in 2000. However, this group grew by over 4,800 (41%) to over 16,000 residents.

<b>Table 2 - City of Conroe – Key Age Changes</b>						
<b>Age</b>	<b>2000 Census</b>	<b>% Population</b>	<b>2010 Census</b>	<b>% Population</b>	<b>Population Change</b>	<b>% Population Change</b>
0 - 19	11,667	32%	16,481	29%	4,814	41%
20-64	3,559	10%	6,153	11%	2,594	73%

Senior Citizens no longer have programmed recreation or social activities through the Friendship Center, which is now primarily dedicated to the “Meals on Wheels” program and Senior transportation. Based on the 2010 Census, the “over 65” population grew by nearly 2,600 residents, a population change of 73%.



## Oscar Johnson, Jr. Community Center Feasibility Study

The growth trends for these two population groups should be considered when planning for the future role of the Oscar Johnson, Jr. Community Center within the context of the entire City of Conroe.

### *Demographics and Growth Trends in the Oscar Johnson, Jr. Community Center Service Area*

Zip Code 77301 area represents the central and older areas of Conroe. Tables 3 and 4 Table illustrate changes in the demographic makeup of the Zip Code 77301 area between 2000 and 2010. The U.S. Census Bureau estimates a current population of 33,334 for the Zip Code 77301 area, an increase of 2,565 from 2010.

Table 3 - Zip Code 77301 Ethnicity Changes						
Ethnicity	2000 Census	% Population	2010 Census	% Population	Population Change	Percent Change
African American	3,871	16%	3,646	12%	-225	-6%
Hispanic / Latino	10,429	42%	16,754	54%	6,325	61%
White	10,337	42%	9,112	30%	-1,225	-12%
Other	175	1%	1,257	4%	1,082	618%
<b>TOTAL</b>	<b>24,812</b>	<b>100%</b>	<b>30,769</b>	<b>100%</b>	<b>5,957</b>	<b>24%</b>

Three very significant trends are clear from reviewing the data in Table 3:

1. The African American population has decreased in both actual number of residents and percent of population in the 77301 Zip Code area.
2. The Hispanic / Latino population grew by over 6,300 residents to become 54% of the population.
3. Between 2000 and 2010 the White population decreased as well to approximately 30% of the population.

While maintaining the historically African American cultural foundation of the Oscar Johnson, Jr. Community Center, the growth of programs and the expansion of facilities should consider additional outreach to the Hispanic / Latino community.

Table 4 - Zip Code 77301 - Key Age Changes						
Age	2000 Census	% Population	2010 Census	% Population	Population Change	Percent Change
0 - 19	8,460	34%	10,098	41%	1,638	19%
20-64	2,177	9%	2,443	10%	266	12%

As a reflection of the changes in ethnicity and the increase in the youth population in the Zip Code 77310 area, the number of households and their housing profile have changed as well. Table 5 outlines the Household growth trends.

**Table 5- Zip Code 77301 - Household Changes**

Households	2000 Census	%	2010 Census	%	# Change	%Change
Total Households	8,059	100%	9,278	100%	1,219	15%
Family Households	5,668	70%	6,552	71%	884	16%
Family Households With Children Under 18 Years	3,166	39%	3,764	41%	598	19%
Individual 65+ Living Alone	730	9%	737	8%	7	1%

Although the boundaries of the Zip Code 77301 area are fixed, the number of households grew by 15% from 8,059 in 2000 to 9,278 in 2010. Especially important is the growth in the number of "Family Households" which comprise about 70% of the households and grew in number from 5,668 in 2000 to 6,552 in 2010. At an average of 3 individuals per household, the 1,219 increase represents approximately 3,600 new residents in Family Households.

Looking forward, the Oscar Johnson, Jr. Community Center will expand its programs and facilities to help preserve and strengthen family households, to further enhance education and help develop responsible community members, in accordance with its mission.

### Chapter 3 – Existing Programs and Services

#### *Current Programs*

This study is driven by programming. This means that the development of new facilities is directly dependent on the programs and activities that are to be supported by new facilities. Therefore, it is critical that current and future programs are clearly understood.

Currently the Oscar Johnson, Jr. Community Center provides services that focus on youth through after school programs and summer camps. In addition the Center provides a variety of recreation programs and educational services for adults, but no “Senior Services”.

Pursuant to its operational objectives stated in the By Laws, the Center’s largest programs are After School and Summer Camp Programs. In addition to the After School Programs provided at the Oscar Johnson, Jr. Community Center, eight Conroe ISD (CISD) school sites located within the City limits also provide After School Programs in partnership with the Center. Currently, CISD schools outside the Conroe City limits are ineligible for After School Programs. Approximately 70 children attend programs at the Center while approximately 380 children participate at the eight school sites. After School Programs run concurrently with the CISD school year.



Summer Camp Programs operated by the Oscar Johnson, Jr. Community Center serve approximately 300 children, ages 5 to 16, Monday through Friday. The Summer Camp Program includes four different programs, based in three locations. Approximately 150 children attend the Summer Camp Program at the Oscar Johnson, Jr. Community Center daily.

Adult Education Programs primarily include “English as a Second Language” (ESL) and “General Equivalency Development” (GED) preparation and testing.

## Oscar Johnson, Jr. Community Center Feasibility Study

Table 6 summarizes current After School, Summer Camp and Adult Education Programs.

Table 6 - Oscar Johnson, Jr. Community Center Programs for Fall 2013 - Summer 2014		
Program	Registered Participants	Facility
After School Programs	73,804	OJ + Schools
Summer + Seasonal Camps	13,432	OJ + Schools
Adult Education	8,540	OJCC
Parents Night Out *	498	OJCC
Martial Arts, Nutty Scientist, Art, Dance	1,282	OJCC
Facility Rentals	4,959	OJCC
Special Events	2,227	OJCC
<b>TOTAL PARTICIPATION</b>	<b>102,742</b>	

\* "Fresh Friday"

\*\*One Friday Per Month

\*\*\*Washington Jr. High

All programs are fee based with financial assistance for qualifying families. In providing these programs, the Oscar Johnson, Jr. Community Center collaborates with a number of public and private organizations. These include:

- Conroe Independent School District
- Texas AgriLife Extension Service
- Montgomery County Emergency Assistance
- Access Builds Children
- Lone Star College
- Tall Timbers Apartments
- Childrens' Safe Harbor
- Lone Star Family Health Center
- Women's Center
- Montgomery County United Way
- Twelve Stones





## **Oscar Johnson, Jr. Community Center Feasibility Study**

### ***Program Needs***

To more fully understand user and community needs for the Oscar Johnson, Jr. Community Center, focus group meetings, community workshops and administrative staff surveys were conducted. The consensus list of program priorities is provided below:

Table 7 – Program Priorities	Ranking
After School Programs	1
Youth Summer Day Camps	2
Youth Sports Activities	3
Adult Education – ESL & GED	4
Computer Lab & Classes – Youth, Adults, Seniors	5
Arts and Music Classes - Youth, Adults and Seniors	6
Swimming Classes - Youth, Adults and Seniors	7
Fitness Classes – Youth, Adults and Seniors	8
Dance - Youth, Adults and Seniors	9
Crafts Classes - Youth, Adults and Seniors	10

These priorities align directly with the Center’s mission as outlined in the Bylaws, except with the additional emphasis on involving the community’s senior citizens.

**Several strategies must be implemented to expand the scope of the Center’s program offerings.**

**These include:**

- **Provide more space for indoor and outdoor activities, particularly activities that can be held simultaneously;**
- **Provide better community visibility and awareness of programs;**
- **Expand the outreach to adults and seniors, particularly for education and fitness;**
- **Provide safe connectivity access between the Center and adjoining properties;**
- **Expand the Center’s partnership with other agencies, particularly Conroe ISD to involve more schools, including those outside of the City Limits.**

### Chapter 4 – Existing Facilities

#### *Neighborhood Context*

The Oscar Johnson, Jr. Community Center is situated on approximately 2.5 acres south of downtown Conroe at the intersection of Avenue G and Park Place. It is bordered on the west by the railroad. Lewis Park is approximately 1 ½ blocks south of the Center.

The Oscar Johnson, Jr. Community Center neighborhood context is illustrated by the aerial photograph below. The main Community Center campus, existing parking south of Avenue G and the “L” shaped tract are highlighted with a yellow border.





## Oscar Johnson, Jr. Community Center Feasibility Study



The Oscar Johnson, Jr. Community Center is bordered by single family residential properties along its east side. These properties are both owner occupied and rental properties.



### *Additional Properties*

An unpaved parking lot for staff and overflow is across Avenue G from the Oscar Johnson Center main campus. It is neither lighted nor fenced. During winter months employees walk to and from the Center in very dark conditions in the morning and evening. Break-ins to employee vehicles have occurred, although infrequently.



The recently acquired and attractive "L" shaped tract, consisting of approximately 1 acre, is located at the southeast corner of Avenue G and Crook Street. The "L" shaped tract serves as a pedestrian link to Lewis Park and is used as dedicated outdoor program space.

## Oscar Johnson, Jr. Community Center Feasibility Study

### *Existing Facilities*

Created from the former Public Works Department Service Center site and facilities, the Oscar Johnson, Jr. Community Center includes a six thousand square foot building with meeting facilities, classrooms, computer lab, kitchen and offices.



Additionally, a four thousand square foot building, adjacent to the classroom building, includes a game room, art studio, restrooms and a large meeting room for after school and summer camp activities, special events and rental opportunities for the public.

The Community Center's outdoor facilities include a lighted basketball court, playground area, picnic tables and seasonal swimming pool. The pool operations are managed by the Parks and Recreation Department's Aquatics Program staff and are addressed in the recent Aquatic Center Feasibility Study.





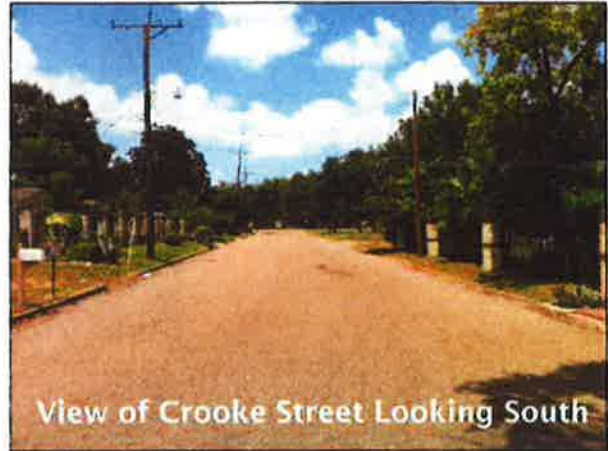
## Oscar Johnson, Jr. Community Center Feasibility Study

### *Facility Issues and Needs*

As part of the Center's growth plan, several operational issues must be addressed to improve safety and to accommodate the growth of programs and community participation.

These issues include, but are not limited to the following:

- No sidewalks and bicycle routes along Crook Street between the Center and Lewis Park;
- No "Pedestrian Friendly" crossings at Avenue G;
- Unsafe child pick up and drop off vehicular route that is separate from parking lot traffic;
- No covered and lighted pick and drop off access for inclement and dark conditions;
- Inadequate waiting space or lobby area for children being signed in and picked up that is separate from staff office space;
- No indoor gym;
- Lack of separate and adequate office areas for administrative and seasonal staff;
- Copy and production area not within the administrative staff office;
- Lack of adequately size classrooms to accommodate increased attendance and program offerings for youth, adults and seniors;
- Lack of cover for the outdoor basketball court reduces the potential for outdoor activities during the summer and inclement weather;
- The existing 49 parking spaces are not adequate parking for peak "drop off" and "pick up" traffic;
- Parking lot and site lighting do not provide safe levels of illumination;
- Some curbs are higher than classroom / office building floor level, causing water to enter the building during heavy rains;



View of Crooke Street Looking South

### *Traffic Safety*

There are no sidewalks or bicycle routes surrounding the Oscar Johnson campus, or linking the campus to First Street, or other important routes. As the south boundary of the Oscar Johnson Campus, Avenue G is the main route to the Center from First Street. "Traffic Calming" measures



**Traffic Circle  
Ft. Worth, Texas**

## Oscar Johnson, Jr. Community Center Feasibility Study

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**Narrowed Intersection  
Portland, Oregon**

should be employed at the intersection to slow through traffic on Avenue G and improve pedestrian safety.

Crooke Street is the link between the Oscar Johnson, Jr. Community Center campus and Lewis Park. With a width of 36 feet, Crook Street is broad, but there are no sidewalks. In addition to "Traffic Calming" measures at the intersection of Avenue G and Crook Street, a sidewalk linking the Center to Lewis Park should be provided.



**Speed Humps  
McAllen, Texas**



## **Chapter 5 –Facility Recommendations and Implementation**

### *Recommended Facilities to Support Programs*

This Chapter describes options for constructing facilities that support the adopted program priorities. It also addresses infrastructure needs, whether operational, safety or access. On the following page, Table 8, on the following page, illustrates how the recommended facilities are related to the program priorities.

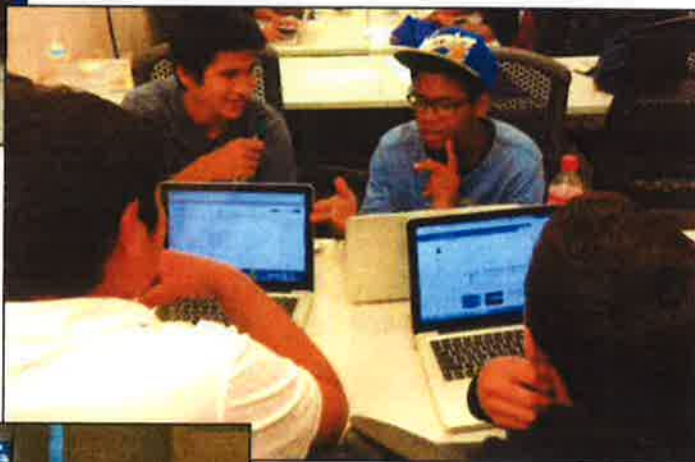


Table 8 - Program Priorities and Facility Relationships

Facilities	After School Programs	Youth Summer Camps	Youth Sports Activities	Adult Ed. - ESL & GED	Computer Lab & Classes	Arts & Music Classes	Swimming Classes	Fitness Classes	Dance Classes	Craft Classes	Operations	Safety
Classrooms/Activity Rooms	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
Children Drop Off/Pickup Route	<input type="radio"/>	<input type="radio"/>										<input type="radio"/>
Child Sign In Lobby	<input type="radio"/>	<input type="radio"/>										<input type="radio"/>
Covered Drop Off/Pick Up	<input type="radio"/>	<input type="radio"/>										<input type="radio"/>
Offices for Permanent Staff											<input type="radio"/>	<input type="radio"/>
Seasonal Staff Work Stations											<input type="radio"/>	<input type="radio"/>
Copy & Work Center											<input type="radio"/>	
Computer & Tech. Center	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>							
Library & Reading Room	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>								
Gym w/ Rec Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					<input type="radio"/>	<input type="radio"/>			
Covered Basketball Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					<input type="radio"/>				
Walking Trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					<input type="radio"/>				
Sidewalks											<input type="radio"/>	<input type="radio"/>
Paved/Lighted Parking											<input type="radio"/>	<input type="radio"/>

### *Building Facilities*

In order to meet community needs and priorities, a summary of the proposed building spaces and facilities has been developed for each of the key architectural elements:

- Classrooms & Activity Rooms
- Gymnasium With Fitness & Workout Rooms
- Lobby, Child Check-In/Out and Offices



## Oscar Johnson, Jr. Community Center Feasibility Study

Table 9 - Classrooms & Activity Rooms Program			
Classrooms / Activity Rooms	Room Area (SF)	Number of Rooms	Area Subtotal
Arts & Crafts	1,200	1	1,200
Dance & Fitness	1,600	2	3,200
4-H Classes & Lab	1,200	1	1,200
Computer & Tech Center	600	1	600
Music Lessons & Performance	1,200	1	1,200
Game Room	1,200	1	1,200
Library / Reading Room	600	1	600
Multi-Purpose Classrooms	1,200	2	2,400
Kitchen	1,200	1	1,200
Dining Area / Activity Room	2,400	1	2,400
Child Care Room	600	1	600
<b>SUBTOTAL</b>			<b>15,800</b>
Hallways, Restrooms, Storage, Lockers & Mechanical @ 20%			3,160
<b>TOTAL AREA</b>			<b>18,960</b>

Table 10 - Gym & Recreation Facilities Program			
Gym & Recreation Facilities	Room Area (SF)	Number of Rooms	Area Subtotal
Gym w/ Basketball & Volleyball	9,000	1	9,000
Workout & Equipment Room	1,200	1	1,200
Locker & Dressing Room	400	2	800
Concession & Snack Area	400	1	400
<b>SUBTOTAL</b>			<b>11,400</b>
Hallways, Restrooms, Storage & Mechanical @ 15%			1,710
<b>TOTAL AREA</b>			<b>13,111</b>

## Oscar Johnson, Jr. Community Center Feasibility Study

Table 11 - Entrances, Lobby & Offices

Offices & Lobby	Room Area (SF)	Number of Rooms	Area Subtotal
Lobby & Child Drop/Pick Up	600	2	1,200
Covered Drop Off / Pick Up	960	1	960
Office (6)	168	6	1,008
Front Desk /Receptionist	400	1	400
PT Staff Offices	600	1	600
Staff Break Room	400	1	400
Copy Room/Work Room	400	1	400
<b>SUBTOTAL</b>			<b>4,968</b>
Hallways, Restrooms, Storage & Mechanical @ 15%			745
<b>TOTAL</b>			<b>5,713</b>

**TOTAL BUILDING COVERED SQUARE FOOTAGE**

**37,784**

This Study does not address the architectural configuration or design of the new buildings and facilities. Once the project scope, budget and location have been determined, the next step will be detailed architectural programming and schematic design.

## Oscar Johnson, Jr. Community Center Feasibility Study

### *Outdoor Facilities*

A wide range of outdoor improvements is needed to complement and support the expansion of programs and facilities. These fall into two categories:

- Recreation
- Infrastructure

The Table below outlines these facilities:

Table 12 - Oscar Johnson Outdoor Facilities Program	
Category	Item
Recreation	
	BB Court - Metal Roof Cover (Lighted)
	Trail - New 1/8 Mile Trail at "L" Tract
	Community Garden w/ Shed
Infrastructure	
	New Parking for 100 Cars
	Sidewalk - From OJJCC to "L" Shaped Tract
	Sidewalk - From "L" Tract to Lewis Park
	Sidewalk - From OJJCC to Parking Across St.
	Traffic Calming on Ave G
	Security Fence For New Buildings
	Security Fence - New Parking
	Rail Fence around "L" Tract



### ***Budget Recommendations***

Preliminary budgets are provided on the following page. These are based on comparative cost information from recent projects in various cities. Many of these facilities were constructed during the 2008 – 2012 recession and were considered to be a “good deal”. Since 2012 costs have risen dramatically, therefore contingencies were used to set the recommended budgets.

Since the configuration and location of the proposed facilities have not yet been determined, the budget recommendations do not include the following:

- Real Estate
- Professional Fees, including, but not limited to:
  - Legal Fees
  - Environmental Assessments
  - Surveying
  - Plat Preparation
  - Geotechnical Investigations
  - Professional Design and Engineering Services
  - Off Site Utilities
  - Storm Water Detention
  - Construction Materials Testing
- Operations and Maintenance

**Oscar Johnson, Jr. Community Center  
Feasibility Study  
Preliminary Construction Budget Recommendations**

**March 2015**

Item No.	Description	Units	Unit Qty.	Unit \$\$'s	Total \$\$'s
<b>A. Temporary Facilities &amp; Mobilization</b>					
A.1	SWPPP + Erosion Control	Allowance	1	\$ 25,000.00	\$ 25,000.00
A.2	Field Office + Sanitary	Allowance	1	\$ 25,000.00	\$ 25,000.00
A.3	Construction Fencing & Security	Allowance	1	\$ 50,000.00	\$ 50,000.00
A.4	Insurance, Bonds, Permits	Allowance	1	\$ 50,000.00	\$ 50,000.00
	<b>Subtotal Item A.</b>				<b>\$ 150,000.00</b>
<b>B. Demolition</b>					
B.1	Demo + Haul Off Exist. Parking	Sq. Yd.	2,000	\$ 35.00	\$ 70,000.00
B.2	Demo + Haul Off Exist. Buildings	Allowance	1	\$ 150,000.00	\$ 150,000.00
B.3	Clearing New Properties	Allowance	1	\$ 25,000.00	\$ 25,000.00
	<b>Subtotal Item B.</b>				<b>\$ 245,000.00</b>
<b>C. Earthwork and Storm Water Detention</b>					
C.1	Earthwork for Site & Detention	Cu. Yd.	4,000	\$ 8.50	\$ 34,000.00
C.2	Detention Pond With Outfall	LS	1	\$ 25,000.00	\$ 25,000.00
C.3	Turf Establishment in Det. Pond	Sq. Yd.	3,500	\$ 6.00	\$ 21,000.00
	<b>Subtotal Item C.</b>				<b>\$ 80,000.00</b>
<b>D. Storm Sewer</b>					
D.1	24 Inch RCP	LF	100	\$ 80.00	\$ 8,000.00
D.2	Road Side Ditch Grading	LF	450	\$ 12.00	\$ 5,400.00
D.3	Storm Water Quality Feature	EA	1	\$ 25,000.00	\$ 25,000.00
	<b>Subtotal Item D.</b>				<b>\$ 38,400.00</b>
<b>E. Water System</b>					
E.1	Water Meter, Backflow Preventer, Valve & Box	LS	1	\$ 30,000.00	\$ 30,000.00
E.2	6 Inch C900 PVC for Fire Line	LF	200	\$ 30.00	\$ 6,000.00
E.3	4 Inch C900 PVC	LF	200	\$ 27.00	\$ 5,400.00
	<b>Subtotal Item E.</b>				<b>\$ 41,400.00</b>
<b>F. Sanitary Sewer</b>					
F.1	6 Inch Sanitary Sewer	LF	200	\$ 33.00	\$ 6,600.00
F.2	Sanitary Manhole	EA	1	\$ 3,500.00	\$ 3,500.00
	<b>Subtotal Item F.</b>				<b>\$ 10,100.00</b>
<b>G. Vehicular Paving</b>					
G.1	6 Inch Concrete Paving	SY	6,400	\$ 50.00	\$ 320,000.00
G.2	6 Inch Lime Stabilized Subgrade	SY	6,700	\$ 8.00	\$ 53,600.00
G.3	Traffic Calming on Ave. G	Allowance	1	\$ 80,000.00	\$ 80,000.00
	<b>Subtotal Item G.</b>				<b>\$ 373,600.00</b>
<b>H. Pedestrian Paving</b>					
H.1	6 Foot Wide Walk to Lewis Park	LF	600	\$ 50.00	\$ 30,000.00
H.2	Walks & Play Courts	SF	10,000	\$ 6.00	\$ 60,000.00
	<b>Subtotal Item H.</b>				<b>\$ 90,000.00</b>
<b>I. Buildings</b>					
I.1	Classrooms + Activity Rooms	SF	18,960	\$ 200.00	\$ 3,792,000.00

**Oscar Johnson, Jr. Community Center**  
**Feasibility Study**  
**Preliminary Construction Budget Recommendations**

**March 2015**

I.2	Gym + Recreation Facilities	SF	13,111	\$ 165.00	\$ 2,163,315.00
I.3	Building C - Offices + Lobby	SF	5,713	\$ 165.00	\$ 942,645.00
	<b>Subtotal Item I.</b>				<b>\$ 6,897,960.00</b>
<b>J. Site Amenities</b>					
J.1	Facility Signs	EA	2	\$ 7,500.00	\$ 15,000.00
J.2	Benches, Tables, Litter Baskets	Allowance	1	\$ 25,000.00	\$ 25,000.00
J.3	Major Playground / Play Elements	Allowance	1	\$ 100,000.00	\$ 100,000.00
J.4	Covered Basketball / Play Court	SF	6,000	\$ 40.00	\$ 240,000.00
J.5	Splash Pad	Allowance	1	\$ 100,000.00	\$ 100,000.00
J.6	Metal Security Fencing	LF	1,230	\$ 75.00	\$ 92,250.00
J.7	"L" Tract - Concrete Rail Fence	LF	1,260	\$ 50.00	\$ 63,000.00
J.8	Community Garden w/ Shed	Allowance	1	\$ 25,000.00	\$ 25,000.00
	<b>Subtotal Item J.</b>				<b>\$ 660,250.00</b>
<b>K. Site Lighting</b>					
K.1	Site Lighting - 30 Ft Ht.	EA	12	\$ 5,000.00	\$ 60,000.00
K.2	Conduit & Conductors	LF	1,500	\$ 75.00	\$ 112,500.00
K.3	New Elect Primary + Transformers	Allowance	1	\$ 75,000.00	\$ 75,000.00
	<b>Subtotal Item K.</b>				<b>\$ 247,500.00</b>
<b>L. Landscape Enhancements</b>					
L.1	Irrigation	SF	45,000	\$ 0.65	\$ 29,250.00
L.2	Turf Establishment (Ex. Det. Pond)	SF	40,000	\$ 0.15	\$ 6,000.00
L.3	Trees (30% Canopy Coverage)	EA	100	\$ 300.00	\$ 30,000.00
L.4	Shrubs (Pkg. Lot Screening)	EA	300	\$ 25.00	\$ 7,500.00
	<b>Subtotal Item L.</b>				<b>\$ 72,750.00</b>
<b>SUBTOTAL - CONSTRUCTION</b>					<b>\$ 8,906,960.00</b>
					\$ 8,906,960.00
<b>CONSTRUCTION CONTINGENCY AT 20%</b>					<b>\$ 1,781,392.00</b>
<b>TOTAL CONSTRUCTION BUDGET</b>					<b>\$ 10,688,352.00</b>



