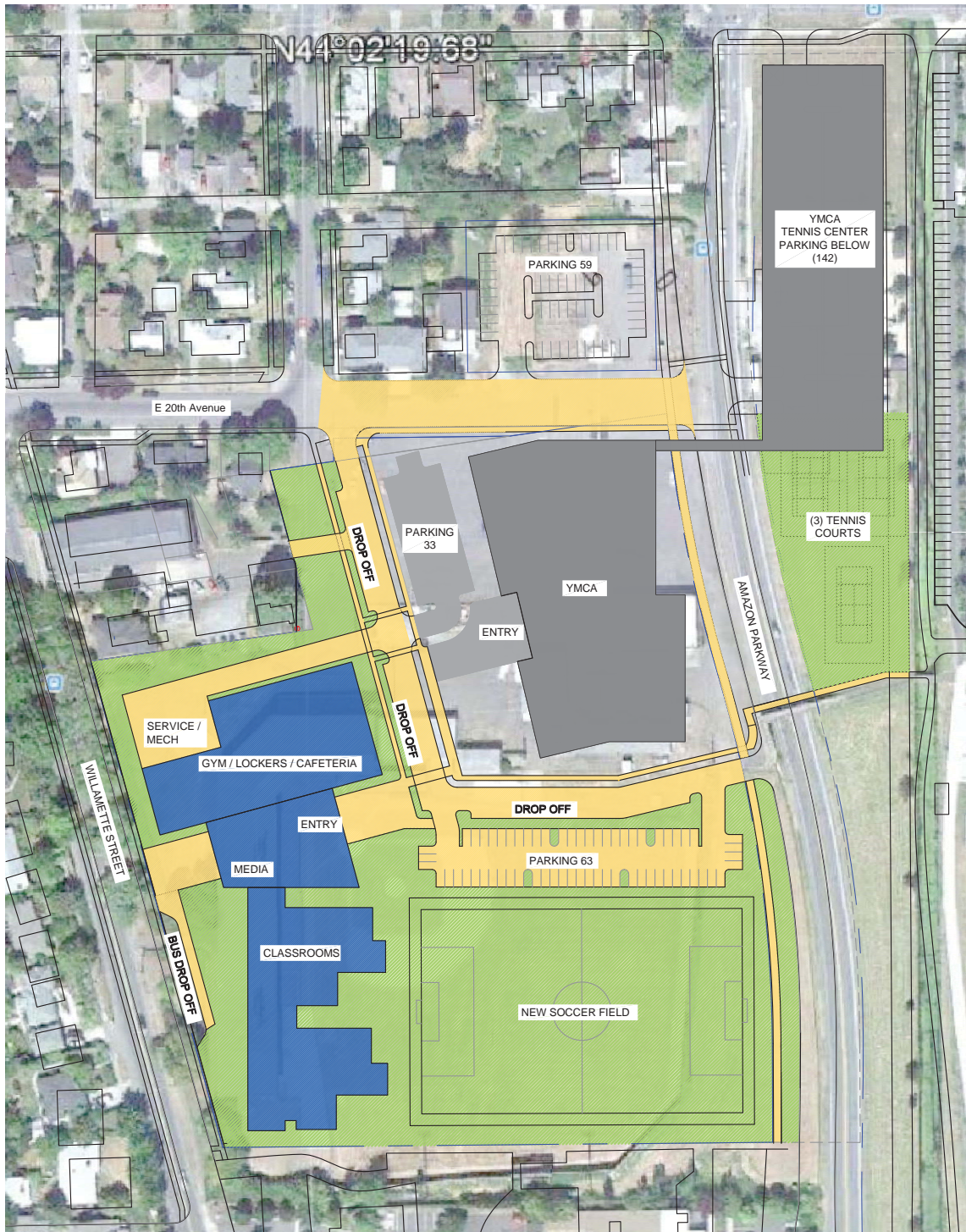


MY1 a - Roosevelt Middle with Y at Civic Stadium Site



LEGEND

- NEW/RENOVATED FIELDS/LANDSCAPE
- NEW CONSTRUCTIO
- NEW HARDSCAPE
- RENOVATED BUILDING
- DEMOLISHED BUILDING

MYI-a- MIDDLE SCHOOL - CIVIC STADIUM SITE

AUGUST 24, 2012

0 50' 100' 200'



MY1 a - Roosevelt Middle with Y at Civic Stadium Site

- The Eugene School District and Eugene Family Y are examining a partnership in which both would be built as a single campus with shared features and facilities for educational program goals and as a community center.
- The prototype for a Y is based on information provided by facilities planning staff at Y national with modifications based on local input. The program, including parking requirements, would be used to determine the feasibility of fitting the middle school and Y on the Civic Stadium site which is about 10 acres.
- Given limited area, both the school district and Y have agreed to a compact, multistory development. The sloping site may allow at grade entry to a lower level from Amazon to the east and to a second level from the Willamette St side to the west. Designs may consider plans with up to 3 stories. The resulting design could be described as an “urban” development.
- The District has stated that options may explore use of property to the east, across Amazon Parkway. Use of this property is limited by the presence of a small area of endangered plants (now protected by fencing). Parking and a Y tennis center are options considered for this land which is owned by 4J.

Prototype Eugene Family Y Floor Plan



MY1 a - Roosevelt Middle with Y at Civic Stadium Site

Y SOUTH - MIDDLE SCHOOL P
PROGRAM & PARKING REDUCED GROWTH

PIVOT Architecture
8/9/20112

Y Area + Shared Spaces

Room	Size feet x feet	Unit Area Sq. feet	Quantity	Total sq. feet	Remarks	Required Parking factor	per	Required Parking	
AREA NAME - PROJECT NAME									
Wellness Center			6000	1	6,000	Equipment and offices	80	sf	75
Walking/Jogging Track			2700	0	0	In wellness center	83	sf	0
Fitness Testing Office			200	1	200	Adjacent to wellness	330	sf	1
Gymnasium	100	72	7200	1	7200	Divide into 2 areas	83	sf	87
Equipment Storage for Gym			400	1	400				
Family Gym			3600	0	0		83	sf	0
Equipment Storage for Family Gym			200	0	0				
Aerobics Multipurpose Studio			2500	1	2500	Divide into 2 areas	80	sf	31
Equipment Storage for Studio			300	1	300				
Café			0	0	0				
Group Exercise Multipurpose Studio			1200	1	1200		80	sf	15
Equipment Storage for Group Ex.			200	1	200				
Program Directors Offices			3000	1	3000		330		9
Storage for above			240	1	240				
Kitchenette for above			100	1	100				
Teens/Older Adult Room			2000	1	2000		80		25
Storage for Teens/Adults room			160	1	160				
Racquetball & Handball	20	40	800	4	3200		1.8 per court	4	7
Child Center Class Rooms			1250	2	2500		.9 per employee		
Storage			160	1	160				
Toilets			160	1	160				
Child Watch/ Meeting Room			900	1	900		.9 per employee		
Toilets			80	1	80				
Outdoor child play area, fenced									
Boy's Locker Room			600	1	600	Incl. wet areas	83	sf	7
Girl's Locker Room			600	1	600	Incl. wet areas	83	sf	7
Family/Special Needs Locker			660	1	660		83	sf	8
Adult Men's Locker Room			2375	1	2375	Incl. wet areas	83	sf	29
Adult Women's Locker Room			2375	1	2375	Incl. wet areas	83	sf	29
Wet Corridor			793	1	793				
Lobby			1600	1	1600		0		
Administrative Offices			1500	1	1500		330	sf	5
Service Counter			330	1	330		330	sf	1
Public Toilets, Male and female			120	2	240		0		
House Storage			350	1	350		0		
Janitor's Closet			120	2	240		0		
Bleacher Viewing Area						Incl in pool area	9.6	bench length	0
Instructional, 6-Lane Lap Pool	100	60.8	6080	1	6080	Incl. bleacher area	220	pool surface	16
Equipment Storage			350	1	350		0		
Family Fun/ Therapy Pool	100	60.8	6080	1	6080		220	Pool Surface	12
Equipment Storage			350	1	350		0		
Whirlpool			250	1	250		0		
Steam Room			100	1	100		0		
Sauna			100	1	100		0		
Utility & Support Areas	56	58.3	3262	1	3262		550	sf	6
			0		0				
Total Net Area					58735				369
Circulation 16%					9398		0	sf	0
Gross Area					68133				369

MY1 a - Roosevelt Middle with Y at Civic Stadium Site

**Y SOUTH - MIDDLE SCHOOL P
PROGRAM & PARKING REDUCED GROWTH**

**PIVOT Architecture
8/9/20112**

Tennis Center									
Office					144				
Public Toilets, Male and female			120	2	240				
Playing Court - Tennis	120	48	5760	6	36000	Add 12 x 120 one end	1.8	each	11
Total Net Area						36384			11
Circulation 16%						5821	0	sf	0
Gross Area						42205			
Total Parking Y & Tennis Center									380
25% reduction for all uses									285
additional 25% reduction for shared use or traffic study									214
Y - Parking Goal with reductions									214

Roosevelt Middle School

School at 1 car per 9 students					600 students	1 per 9	600	67	
Total Parking									67
25% reduction for all uses									50
additional 25% reduction for shared use or traffic study									38
Parking goal with reductions									38
Total Parking									446
25% reduction for all uses									335
additional 25% reduction for shared use or traffic study									251
Overall Goal Y+ Middle School with reductions									251

MY1 a - Roosevelt Middle with Y at Civic Stadium Site

Eugene School District 4j Long Range Planning Construction Cost Estimates

School Name: MY1 a - Middle with Y at Civic Site

Date of Construction: 8/14 to 12/16



Background data:	Area SF	Cost/SF	Cost	Remarks
Site Area	304,211			Site area for middle school & associated improvements only
Existing building area	26,910			Historic stadium stands and connected buildings;
Existing support buildings	14,467			includes 1 and 2 story buildings
Existing paved area	143,275			
Construction Cost Data:				
Building Demolition - Total Removal	14,467	\$3.50	\$51,000	Include 1500 LF of fence removal; Does not include stadium
Building Demolition of Roosevelt MS	105,770	\$3.50	\$370,000	Existing Roosevelt Middle School
HAZMAT removal prior to demolition Roosevelt MS	105,770	\$2.00	\$212,000	Existing Roosevelt Middle School
Site pavement demolition of Roosevelt MS	123,222	\$1.49	\$184,000	Existing Roosevelt Middle School
Historic Deconstruction, Stadium	1	\$250,000.00	\$250,000	Lump Sum
Site pavement demolition	142,200	\$1.49	\$212,000	
New building construction	97,500	\$189.00	\$18,428,000	3 story classroom wing; atrium at entry- dual level entry, 650 students
New site pavement, hardscape	63,359	\$6.29	\$399,000	Includes sidewalks, play areas, vehicular paving
New site athletic fields or landscape	175,401	\$6.50	\$1,140,000	Includes all improved site areas that are "green" + synthetic field
Play Fields on future YMCA site	105,000	\$3.43	\$360,000	
New canopies for play area, bike shelter, etc.	2,500	\$54.91	\$137,000	
Construct Public Street, City Standards, 20th	20,000	\$25.74	\$515,000	One block: full paving, curbs utilities, sidewalks, lights; 380' length
Traffic signal at 20th and Amazon	1	\$250,000.00	\$250,000	
Allowance for ROW improvements	7,000	\$18.30	\$128,000	Sidewalk and park strip on 20th and along Amazon; 750' LF
Bus turnout, on Willamette	150	\$829.40	\$124,000	Allowance; include retaining wall, fill, etc. 150'-0" in length
Tennis Courts across Amazon	3	\$60,000.00	\$180,000	3 new courts; mitigate endangered plant life
Add factor for slope	1	\$500,000.00	\$500,000	
Special Construction				Split site shared with YMCA
Pedestrian overpass	1	\$450,000.00	\$450,000	Demo and build new pedestrian overpass at Amazon
1.5% solar	1.50%	\$23,890,000.00	\$358,000	
Subtotal	97,500	\$248.70	\$24,248,000	
Markups				incl. in \$ / SF GC general conditions, insurance, bonds and GC OH & fee
Contingency (Program + Estimating)	5.00%	\$24,248,000	\$1,212,000	
Escalation to Construction Mid-Point 10/15	12.41%	\$25,460,000	\$3,160,353	assume 3% for 2012, 3% 2013, 4% 2014, 5% 2015
Total Construction Cost	97,500	\$293.54	\$28,620,353	
"Soft Cost" Estimates				
Construction Cost Amount:			\$28,620,353	From prior work sheet
	% of Construction	Cost		Remarks
Design Services				
AE Team		15.00%	\$4,293,053	
Traffic Engineer			\$100,000	In AE Team, add for premium traffic work, street and signal
				Mitigate wetlands and endangered plants for new tennis courts
Environmental Consultant	Allow		\$40,000	
HAZMAT Consultant	Allow		\$10,000	HAZMAT studies done
Geotechnical Engineer		0.00%	\$0	In AE Team
Surveyor		0.00%	\$0	In AE Team
LEED Administration		0.00%	\$0	
Regulatory Agencies				
Building Permit Phase		1.30%	\$372,065	Coordinate number of permits, percentage applies to each contract
Site Review fees	Allow		\$1,000	
SDC Charges		0.60%	\$171,722	
PEPI fees and bond for ROW work		0.00%	\$25,000	civic, san sewer plus 20th, signal or bridge at Roosevelt
SHPO Permit for Historic Building Demo		0.00%	\$75,000	Permit for Deconstruction of Historic Stadium
JPA Permit	Allow		\$1,000	Allowance for mitigation of wetlands and endangered plants
Misc Expenses				
Printing of Bid and Construction Documents		0.10%	\$28,620	
Owner moving costs		0.50%	\$143,102	
Public Process - Involvement Specialist	Allow		\$50,000	
Safe Routes To Schools (SRTS)		0.50%	\$143,102	Ped and bike improvements, 1 mile radius at ES, 1.5 mile at MS
Wetland Bank Payment	Allow		\$50,000	Pay for mitigation of endangered plants
Quality Control				
Materials testing & Special Inspection		1.00%	\$286,204	
Project Management				
Management, Bond Sale, Bond Counsel		5.00%	\$1,431,018	
Legal & Insurance		0.00%	\$0	
Furniture Fixtures & Equipment				
Computers and IT		2.00%	\$572,407	Wireless, iPad or laptop for all students
AV Equipment		1.00%	\$286,204	Voice enhance, projectors, smart board, document camera
Security		0.00%	\$0	Included in construction
Phone		0.00%	\$0	Included in construction
Furniture		4.00%	\$1,144,814	
Signage		0.00%	\$0	Included in construction
Food Service Equipment		0.00%	\$0	Included in construction, serving ware separate budget
Contingencies				
Change order allowance		10.00%	\$2,862,035	Should be 5% min for new construction, 10% for renovation
Overall project contingency		5.00%	\$1,431,018	
Total		46.00%	\$13,517,362	
Total Construction Cost and Soft Cost			\$42,137,716	