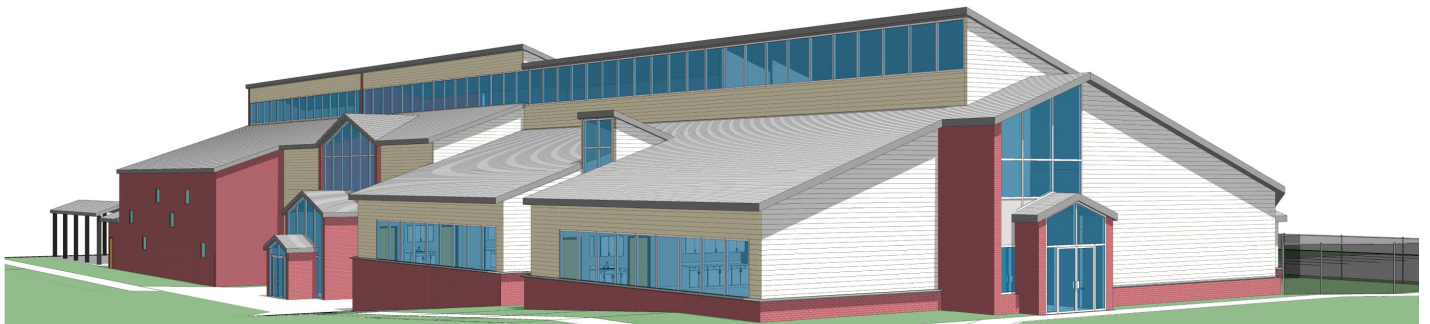
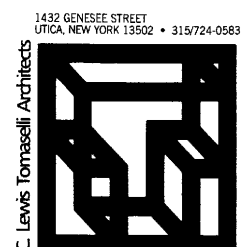
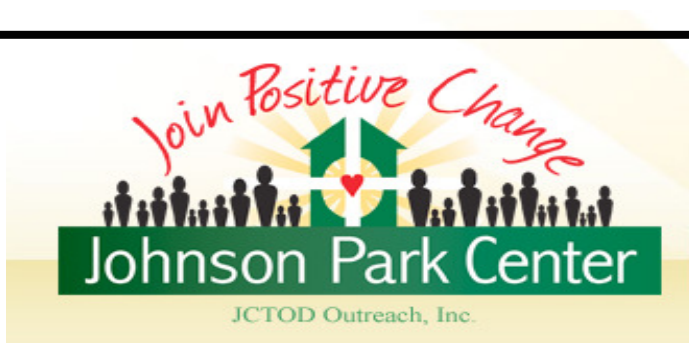


PROJECT FEASIBILITY REPORT: JPC MULTIPURPOSE CHILD CARE & FAMILY CENTER CORNHILL DISTRICT, UTICA, NY



JULY 1, 2010

with Overall Cost Study Analysis Update 2015



July 01, 2010

Rev. Maria Scates
JCTOD Outreach Inc.
P.O. Box 160
Utica, NY 13503

Re: Project Feasibility Report
JPC Multipurpose Child Care & Family Center
Cornhill District, Utica, NY 13501
CLT Architects Project #0716



Dear Rev. Scates:

We are pleased to present to JCTOD Outreach Inc. the completed Project Feasibility Report for the JPC Multipurpose Child Care & Family Center. As you can see by the following report materials, our investigations and research were comprehensive and detailed in analyzing your program and future needs. CLT Architects has developed Schematic Design Drawings, 3D models and a cost estimate for the Project to meet your program needs.

CLT Architects has provided the following services in developing the Project Feasibility Report for the Multipurpose Child Care & Family Center.

Utilizing the Program developed with JCTOD Outreach Inc., a 3D computer model has been prepared depicting the Project Site, the Proposed Floor Plans, Elevations and Sections.

Programming meetings took place to establish a Final Program; addressing the site, present and future space needs, functional relationships, and space adjacencies.

Utilizing the above, in-house design studies were prepared that examined various options for solving your project goals. These options were reduced to Schematic Design Drawings, which are illustrated with a 3D Model and Presentation Floor Plans.

All of the above work has been summarized, assembled into the appended Project Feasibility Report; and is presented to you to conclude this phase of our services.

The above process has allowed for a thorough review of your proposed program needs, and Schematic Designs, illustrating the approach to reaching your project goals, along with the cost ramifications of the required work.

In order to present the wide range of information in a logical way, we have divided the Project Feasibility Report into the following six parts:

1. **JCTOD Masterplan Drawings**
2. **Project Program**

3. **Schematic Design Drawings**
4. **Cost Study Analysis**
5. **Building Systems**
6. **LEED Spec Requirements**

We trust you will find this Report satisfactory and encouraging as you consider the potential of a fully realized Multipurpose Child Care & Family Center serving the Cornhill Community. We are confident that the implementation of this Report can make the JPC Multipurpose Child Care & Family Center a vital educational and community resource in the twenty first century.

If you have any questions, please do not hesitate to contact our office. We look forward to continuing to work with you on this most challenging and exciting project.

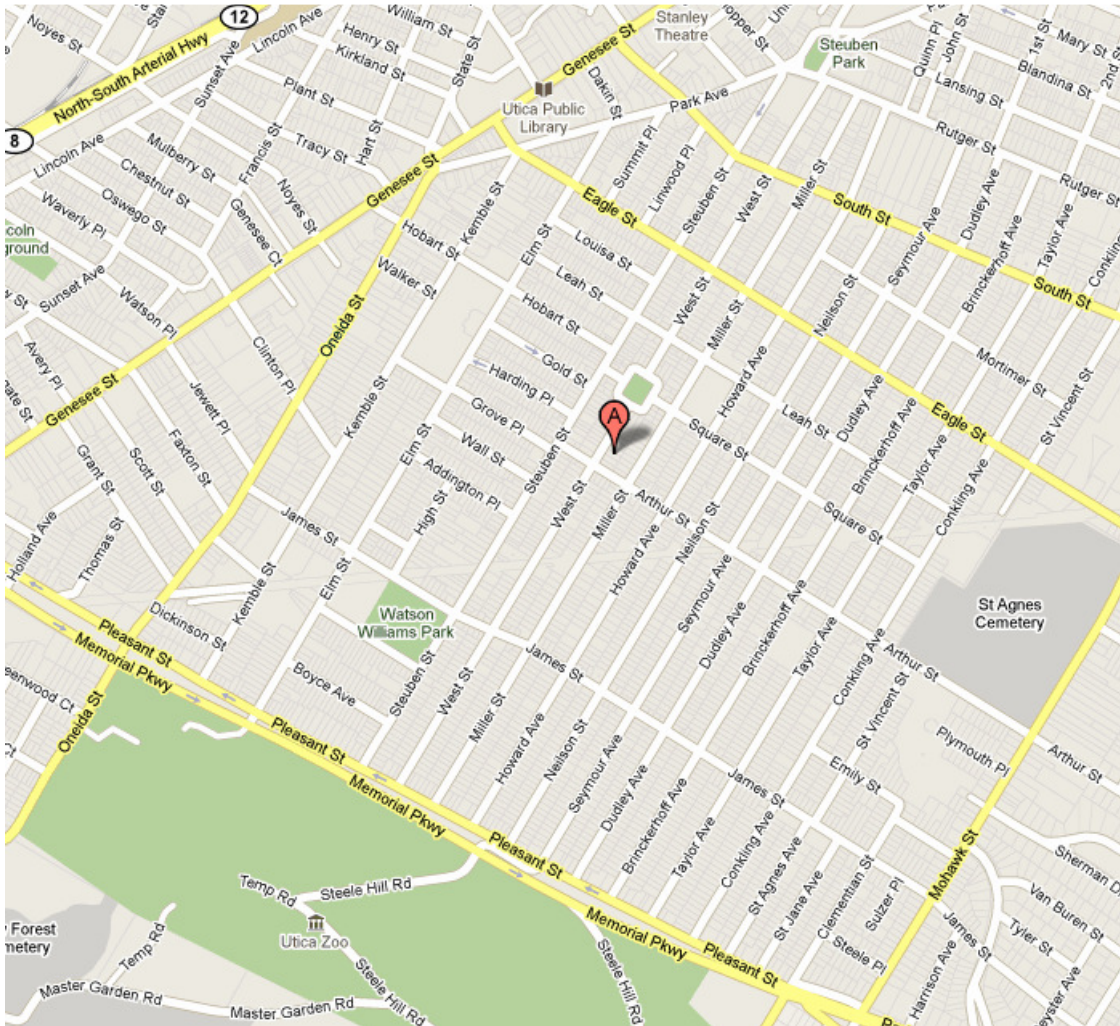
Very truly yours,

C. Lewis Tomaselli Architects

A handwritten signature in black ink, reading "Chuck Tomaselli". The signature is fluid and cursive, with the first name "Chuck" and last name "Tomaselli" clearly distinguishable. It is positioned above a horizontal line.

Chuck Tomaselli, AIA
Principal Architect

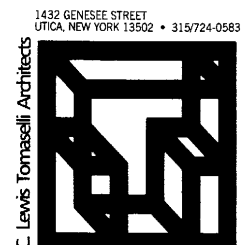
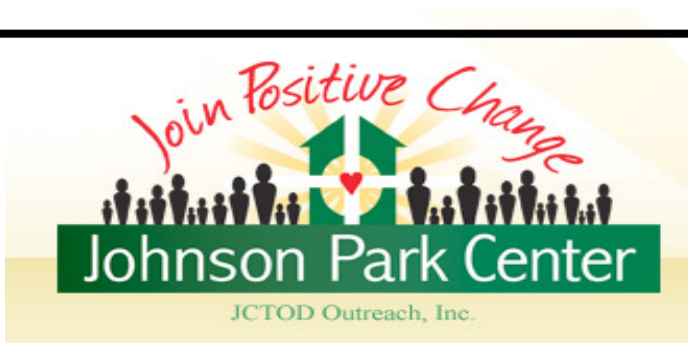
JPC CHILD CARE & FAMILY CENTER LOCATION MAP



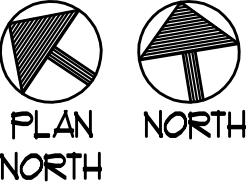
**CORNHILL DISTRICT
UTICA, NY 13501**

JCTOD MASTERPLAN DRAWING

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- JCTOD BUILDINGS/PROPERTIES
- 1. JCTOD HEADQUARTERS & EXECUTIVE DIRECTOR RESIDENCE WITH NEW STORAGE SHED - CCI PROJECT
 - 2. EMERGENCY FAMILY SHELTER & FEEDING PROG.
 - 3. FOOD PANTRY NUTRITION AND COMM. DEV. OFFICE
 - 4. JPA I - HOUSE (WITH FUTURE PLAYGROUND)
 - 5. JPA II - HOUSE (WITH FUTURE PLAYGROUND)
 - 6. MAINTENANCE/WORKSHOP - CCI PROJECT
 - 7. FUTURE COMMUNITY GARDEN SHOWN
 - 8. JPA III - HOUSE
 - 9. JPA III - HOUSE
 - 10. JPA VI - RESIDENCE
 - 11. FUTURE JCTOD - ENERGY & TECHNOLOGY BUILDING (GREEN PROJECT) - CCI PROJECT
 - 12. JCTOD VII - RESIDENCE
 - 13. ALUMNI HOUSE
 - 14. JPA VIII - RESIDENCE
 - 15. JPA III - RESIDENCE
 - 16. JPA VI - RESIDENCE
 - 17. STORAGE & RECYCLING SHED - CCI PROJECT
 - 18. BOARD MEMBERS RESIDENCE
 - 19. FUTURE JCTOD - CHILD CARE CENTER & PLAYGROUND (GREEN PROJECT) - CCI PROJECT
 - 20. MRS. WILKES RESIDENCE
 - 21. JCTOD IV - RESIDENCE
 - 22. JCTOD V - RESIDENCE (GARAGE ADDITION)
 - 23. JCTOD V - RESIDENCE (GREEN PROJECT)
 - 24. JCTOD IV - POWELL - WEST MEMORIAL PLAZA
 - 25. JCTOD V - RESIDENCE (GREEN PROJECT)
 - 26. BOARD MEMBERS RESIDENCE



MAP LEGEND

- JCTOD TARGET AREA
- JCTOD EXISTING BUILDINGS
- PROPOSED BUILDING PROJECTS (SHOVEL READY)
- JCTOD EXISTING LAND
- HOPE VI PROJECTS
- CITY OF UTICA PROPERTIES
- UNDER CONTRACT/ ASSOCIATED PROPERTIES

PROPERTIES WITHIN JCTOD TARGET AREA

ARTHUR STREET	
ADDRESS	OWNER
201 ARTHUR STREET	TALERICO, LAURA
202-206 ARTHUR ST.	MURRAY, JOSEPH
208 ARTHUR STREET	MEENAN, CYNTHIA J.
210-12 ARTHUR STREET	JCTOD OUTREACH, INC.
214 ARTHUR STREET	FIGUEROA, JUAN CARLOS
218 ARTHUR STREET	FIGUEROA, JUAN CARLOS
222 ARTHUR STREET	GIGLIOTTI, RONALD L. J.

JOHNSON SQUARE	
ADDRESS	OWNER
1 JOHNSON SQUARE	JCTOD OUTREACH, INC.
2-4 JOHNSON SQUARE	JCTOD OUTREACH, INC.
3 JOHNSON SQUARE	JCTOD OUTREACH, INC.
5 JOHNSON SQUARE	JCTOD OUTREACH, INC.
6 JOHNSON SQUARE	JCTOD OUTREACH, INC.
7 JOHNSON SQUARE	JCTOD OUTREACH, INC.
8 JOHNSON SQUARE	JCTOD OUTREACH, INC.

10 JOHNSON SQUARE	HAUKINS, BOBBY
11 JOHNSON SQUARE	GARY, CLYNELL DENISE
12 JOHNSON SQUARE	UTICA URBAN RENEWAL
13 JOHNSON SQUARE	JCTOD OUTREACH, INC.
14 JOHNSON SQUARE	JCTOD OUTREACH, INC.
15 JOHNSON SQUARE	JCTOD OUTREACH, INC.
16 JOHNSON SQUARE	JCTOD OUTREACH, INC.
18-20 JOHNSON SQ.	JCTOD OUTREACH, INC.
19 JOHNSON SQUARE	JCTOD OUTREACH, INC.
22 JOHNSON SQUARE	ERVIN, VENICE
26 JOHNSON SQUARE	JCTOD OUTREACH, INC.

LEAH STREET	
ADDRESS	OWNER
200 LEAH STREET	REBUILD MOHAWK VALLEY
204 LEAH STREET	SANABRIA, ABELINO
205 LEAH STREET	CITY OF UTICA
211 LEAH STREET	ASTAFAN, LOUIS J.
212 LEAH STREET	ST. PAUL'S BAPTIST CHURCH
216 LEAH STREET	ST. PAUL'S BAPTIST CHURCH

MILLER STREET	
ADDRESS	OWNER
1220 MILLER STREET	REBUILD MOHAWK VALLEY
1222 MILLER STREET	HAUKINS, JAMES
1224 MILLER STREET	ST. PAUL'S BAPTIST CHURCH
1300 MILLER STREET	ST. PAUL'S BAPTIST CHURCH
1302 MILLER STREET	ST. PAUL'S BAPTIST CHURCH
1306 MILLER STREET	MARTIN, JESSE L.
1308 MILLER STREET	FRINK, JANET B.
1310 MILLER STREET	FRINK, JANET B.
1312 MILLER STREET	UTICA URBAN RENEWAL
1316 MILLER STREET	UTICA URBAN RENEWAL
1320 MILLER STREET	STEUBAN MANOR, LLC
1324 MILLER STREET	NAVEDO, CARLOS
1400 MILLER STREET	JCTOD OUTREACH, INC.
1404 MILLER STREET	CLYNELL, DENISE GARY
1406 MILLER STREET	MT. ZION MINISTRIES CHURCH
1408 MILLER STREET	GONZALEZ, SANTIAGO
1410 MILLER STREET	DELANEY, LEROY
1412 MILLER STREET	TORRES, MARIA
1414 MILLER STREET	PENTECOSTAL HOUSE
1416 MILLER STREET	JCTOD OUTREACH, INC.
1418 MILLER STREET	RIVERA, FABIAN A III
1420 MILLER STREET	PIECHOWICZ, LEO J.
1422 MILLER STREET	MURPHY, NANCY M.
(VACANT) MILLER ST.	MURPHY, NANCY M.
1428 MILLER STREET	JCTOD OUTREACH, INC.
1430 MILLER STREET	JCTOD OUTREACH, INC.
1500 MILLER STREET	MOBLEY, GARY
1502 MILLER STREET	KAY, ROSE D.
1506 MILLER STREET	CITY OF UTICA

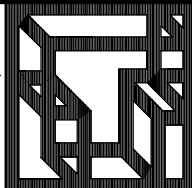
SQUARE STREET	
ADDRESS	OWNER
100 SQUARE STREET	NE CONF CORP OF TTH
200 SQUARE STREET	JCTOD OUTREACH, INC.
201-203 SQUARE ST.	JCTOD OUTREACH, INC.

STEUBAN STREET	
ADDRESS	OWNER
1233 STEUBAN STREET	JEFFERSON, JEROLD
1237 STEUBAN STREET	JEFFERSON, ARNETTE
1301 STEUBAN STREET	REBUILD MOHAWK VALLEY
1305 STEUBAN STREET	REBUILD MOHAWK VALLEY
1309 STEUBAN STREET	REBUILD MOHAWK VALLEY
1311 STEUBAN STREET	THACH, BOUN
1315 STEUBAN STREET	NIEVES, PEDRO J.
1317 STEUBAN STREET	ARDON HERRERA, ELSY
1319 STEUBAN STREET	CITY OF UTICA
1321 STEUBAN STREET	FETTES, RICHARD L.
1323 STEUBAN STREET	FETTES, RICHARD L.
1325 STEUBAN STREET	HAUKINS, BOBBY
1327 STEUBAN STREET	FLORES, IVONE
1401 STEUBAN STREET	MALLACE, CATHERINE
1403 STEUBAN STREET	GILMORE, FREDDIE
1411 STEUBAN STREET	STELLOS, MARIO
1413 STEUBAN STREET	CLARK, ARTHUR L.
1417 STEUBAN STREET	CITY OF UTICA
1419 STEUBAN STREET	BARRY, MARTIN W.
1423 STEUBAN STREET	COLUCCI, MICHAEL
1425 STEUBAN STREET	COLUCCI, ANTHONY
1427 STEUBAN STREET	LE, PHU H.
1429 STEUBAN STREET	LE, PHU H.
1433 STEUBAN STREET	CHAU, THAI
1435 STEUBAN STREET	TERRELL, MARY ANN
1501 STEUBAN STREET	CITY OF UTICA
1503 STEUBAN STREET	MURRAY, JOSEPH
1505 STEUBAN STREET	SPICER, GERALD K.

WEST STREET	
ADDRESS	OWNER
1219 WEST STREET	REBUILD MOHAWK VALLEY
1223 WEST STREET	ASTAFAN, LOUIS
1226 WEST STREET	WRIGHT, MARGARET L.
1228 WEST STREET	WRIGHT, MARGARET
1300-02 WEST STREET	JCTOD OUTREACH, INC.
1301 WEST STREET	MOREL, RICHARD
1303 WEST STREET	CROSBLEY, JOHN R.
1304 WEST STREET	JCTOD OUTREACH, INC.
1305 WEST STREET	HOLLIMAN, LAURENCE
1306 WEST STREET	JCTOD OUTREACH, INC.
1307 WEST STREET	FIGUEROA, IRMA
1308 WEST STREET	JCTOD OUTREACH, INC.
1309 WEST STREET	JACKSON, ETHEL L.
1402 WEST STREET	JCTOD OUTREACH, INC.
1404 WEST STREET	JCTOD OUTREACH, INC.
1406 WEST STREET	JCTOD OUTREACH, INC.
1408 WEST STREET	WOLFE, NANCY E.
1409 WEST STREET	JCTOD OUTREACH, INC.
1411 WEST STREET	JCTOD OUTREACH, INC.
1410-12 WEST STREET	WILKERSON, EMMA
1413 WEST STREET	JCTOD OUTREACH, INC.
1414 WEST STREET	JCTOD OUTREACH, INC.
1416 WEST STREET	JCTOD OUTREACH, INC.
1417 WEST STREET	JCTOD OUTREACH, INC.
1418 WEST STREET	JCTOD OUTREACH, INC.
1419 WEST STREET	JCTOD OUTREACH, INC.
1420 WEST STREET	JCTOD OUTREACH, INC.
1421 WEST STREET	GRANT, CRAIG
1500 WEST STREET	MEENAN, CYNTHIA J.
1504 WEST STREET	RUTGER MANOR, LLC
1505 ABC WEST STREET	LOPEZ, AMADO

JOHNSON PARK WEST ST. MASTER PLAN
PREPARED FOR JCTOD OUTREACH, INC.
CORNHILL DISTRICT, UTICA, NEW YORK

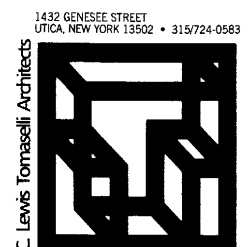
Lewis Tomasselli Architects

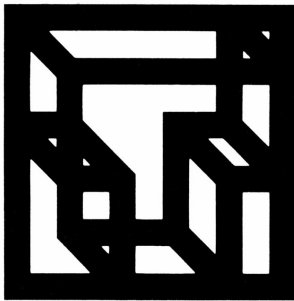


sheet title		revision
sheet number MP-2 SHEET OF	MASTER PLAN BASE MAP	date 03-16-15
		drawn by ZDC, JDC
		checked by CLT
		approved by CLT
		scale 1/128"=1'-0"
		project number 0823

PROJECT PROGRAM

.





JPC MULTI-PURPOSE CHILD CARE AND FAMILY CENTER

Project # 0716

July 1, 2010

Child Care And Family Center:
Space Program for 111 Children
Gym and Exercise Room Program

Ground Floor Areas

Common Areas

Multi-Purpose/Gym/ Dining Area

NEW

ACTUAL

6,700 sq. ft.

6,710 sq. ft.

Multi-Purpose Storage

550 sq. ft.

575 sq. ft.

Teen Center

Game Room

1,000 sq. ft.

1,063 sq. ft.

Computer/Media Center

1,000 sq. ft.

1,152 sq. ft.

(2) Club Rooms @ 500 sq. ft. =

1,000 sq. ft.

1,119 sq. ft.

Lobby

1,700 sq. ft.

1,719 sq. ft.

Men's Room

200 sq. ft.

220 sq. ft.

Women's Room

200 sq. ft.

220 sq. ft.

Exercise Room

850 sq. ft.

871 sq. ft.

(2) Locker Rooms @ 200 sq. ft. =

400 sq. ft.

400 sq. ft.

Service Area

Kitchen Area

1,000 sq. ft.

1,013 sq. ft.

Sorting/Recycling/Conveyor

500 sq. ft.

505 sq. ft.

Cooler

175 sq. ft.

150 sq. ft.

Freezer

175 sq. ft.

150 sq. ft.

Maintenance Office

120 sq. ft.

130 sq. ft.

Maintenance Workshop

950 sq. ft.

985 sq. ft.

Laundry

50 sq. ft.

100 sq. ft.

Telephone Closet

10 sq. ft.

10 sq. ft.

Mechanical/Electrical Room

300 sq. ft.

330 sq. ft.

Storage/Open Area

5,850 sq. ft.

5,853 sq. ft.

Circulation/Hallways/Walls

2,250 sq. ft.

2,291 sq. ft.

Sub-Totals for Ground Floor Areas

24,980 sq. ft.

25,566 sq. ft.

First Floor Areas**NEW****ACTUAL**

Infant Classrooms (8 Children) 2 @ 1,000 sq. ft. = 2,000 sq. ft. 2,114 sq. ft.

Classroom Areas:

2 Toilets @ 36 sq. ft. =	72 sq. ft.	72 sq. ft.
2 Wash up Areas @ 8 sq. ft. =	16 sq. ft.	16 sq. ft.
2 Changing Stations @ 12 sq. ft. =	24 sq. ft.	24 sq. ft.
2 Food Prep Areas @ 10 sq. ft. =	20 sq. ft.	20 sq. ft.
2 Storage Areas @ 50 sq. ft. =	100 sq. ft.	100 sq. ft.
2 Open Spaces @ 850 sq. ft. =	1,700 sq. ft.	1,882 sq. ft.

Toddler Classrooms (12 Children) 2 @ 1,200 sq. ft. = 2,400 sq. ft. 2,556 sq. ft.

Classroom Areas:

2 Toilets @ 36 sq. ft. =	72 sq. ft.	72 sq. ft.
2 Wash Up Areas @ 12 sq. ft. =	24 sq. ft.	24 sq. ft.
2 Art Areas @ 18 sq. ft. =	36 sq. ft.	36 sq. ft.
2 Storage Areas @ 50 sq. ft. =	100 sq. ft.	100 sq. ft.
2 Open Spaces @ 1,085 sq. ft. =	2,170 sq. ft.	2,324 sq. ft.

Pre-School Classrooms (18 Children) 2 @ 1,350 sq. ft. = 2,700 sq. ft. 2,998 sq. ft.

Classroom Areas:

2 Toilets @ 25 sq. ft. =	144 sq. ft.	144 sq. ft.
2 Wash Up Areas @ 12 sq. ft. =	24 sq. ft.	24 sq. ft.
2 Art Areas @ 18 sq. ft. =	36 sq. ft.	36 sq. ft.
2 Storage Areas @ 50 sq. ft. =	100 sq. ft.	100 sq. ft.
2 Open Spaces @ 1,245 sq. ft. =	2,490 sq. ft.	2,694 sq. ft.

Staff Area

Director's Office	160 sq. ft.	177 sq. ft.
Sick Bay	150 sq. ft.	154 sq. ft.
Staff Lounge/Work	250 sq. ft.	260 sq. ft.
Staff Toilet	40 sq. ft.	40 sq. ft.
Parent/Staff Conference	160 sq. ft.	177 sq. ft.
Psychiatrist's Office	150 sq. ft.	150 sq. ft.
Office	150 sq. ft.	150 sq. ft.

Service Areas

Food Distribution Area	350 sq. ft.	352 sq. ft.
Receiving/Recycling	650 sq. ft.	650 sq. ft.
(2) Vestibules	180 sq. ft.	196 sq. ft.
Lobby	360 sq. ft.	395 sq. ft.
Atrium/Street	3,500 sq. ft.	3,551 sq. ft.
Men's Room	170 sq. ft.	172 sq. ft.
Women's Room	170 sq. ft.	172 sq. ft.
Circulation/Hallways/Walls	2,000 sq. ft.	2,054 sq. ft.

Sub-Totals for First Floor Areas	15,540 sq. ft.	16,318 sq. ft.
---	-----------------------	-----------------------

Second Floor Areas**NEW****ACTUAL**

School-Age Classrooms:

1 Classroom of 20	1,500 sq. ft.	1,490 sq. ft.
-------------------	---------------	---------------

Classroom Area:

Toilet	72 sq. ft.	72 sq. ft.
--------	------------	------------

Wash Up Area	12 sq. ft.	12 sq. ft.
--------------	------------	------------

Art Area	18 sq. ft.	18 sq. ft.
----------	------------	------------

Storage Area	50 sq. ft.	50 sq. ft.
--------------	------------	------------

Open Space	1,395 sq. ft.	1,338 sq. ft.
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1 Classroom of 15	1,130 sq. ft.	1,398 sq. ft.
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Classroom Area:

Toilet	72 sq. ft.	72 sq. ft.
--------	------------	------------

Wash Up Area	12 sq. ft.	12 sq. ft.
--------------	------------	------------

Art Area	18 sq. ft.	18 sq. ft.
----------	------------	------------

Storage Area	50 sq. ft.	50 sq. ft.
--------------	------------	------------

Open Space	1,025 sq. ft.	1,246 sq. ft.
------------	---------------	---------------

Group Client Conference/Seminar Room	800 sq. ft.	630 sq. ft.
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(3) Social Services Offices @ 170 sq. ft. =	510 sq. ft.	513 sq. ft.
---	-------------	-------------

Large Social Services Office	150 sq. ft.	177 sq. ft.
------------------------------	-------------	-------------

Informal Counseling Space	150 sq. ft.	173 sq. ft.
---------------------------	-------------	-------------

Men's Room	170 sq. ft.	172 sq. ft.
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Women's Room	170 sq. ft.	172 sq. ft.
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Circulation/Hallways/Walls	2,000 sq. ft.	2,074 sq. ft.
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Sub-Totals for Second Floor Areas	6,580 sq. ft.	6,799 sq. ft.
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Total Building Area (Ground Floor)	24,980 sq. ft.	25,566 sq. ft.
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Total Building Area (1st Floor)	15,540 sq. ft.	16,318 sq. ft.
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Total Building Area (2nd Floor)	6,580 sq. ft.	6,799 sq. ft.
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TOTAL BUILDING AREA	47,100 sq. ft.	48,683 sq. ft.
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Exterior Spaces

Exterior Covered Play Area	2,100 sq. ft.	2,167 sq. ft.
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Exterior Basketball Court	7,280 sq. ft.	7,280 sq. ft.
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Exterior Bleachers/Viewing Area	1,000 sq. ft.	1,017 sq. ft.
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Covered Serving Pavilion	750 sq. ft.	765 sq. ft.
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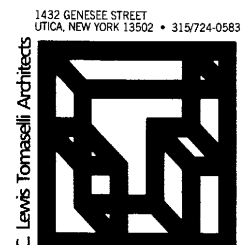
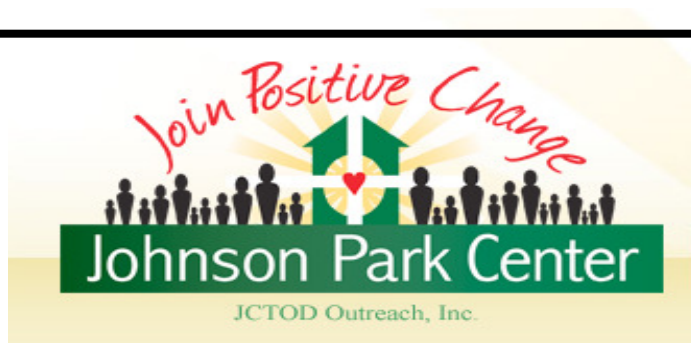
Exterior Toddler Play Equipment Area	1,200 sq. ft.	1,290 sq. ft.
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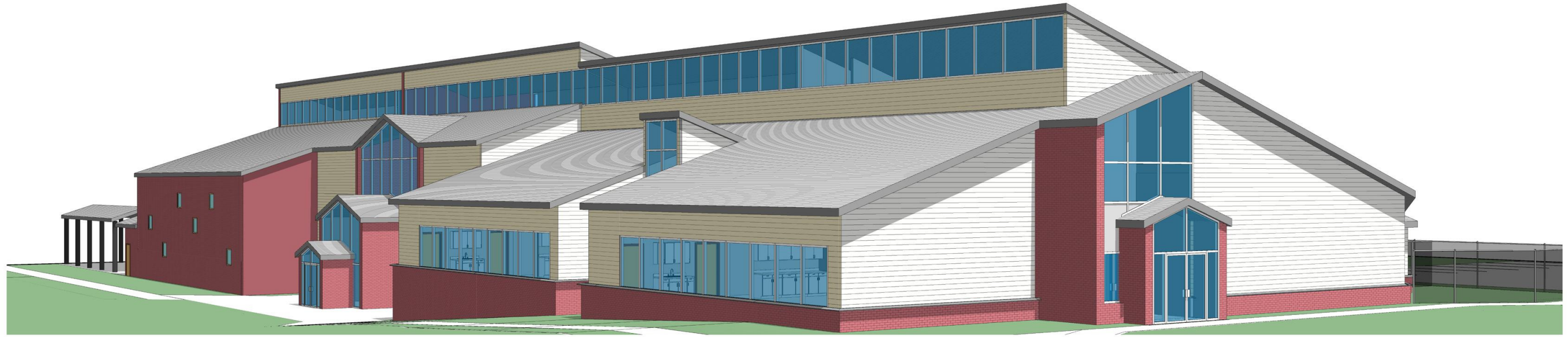
Exterior Pre-School Play Equipment Area	3,000 sq. ft.	3,200 sq. ft.
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TOTAL EXTERIOR SPACES	15,330 sq. ft.	15,719 sq. ft.
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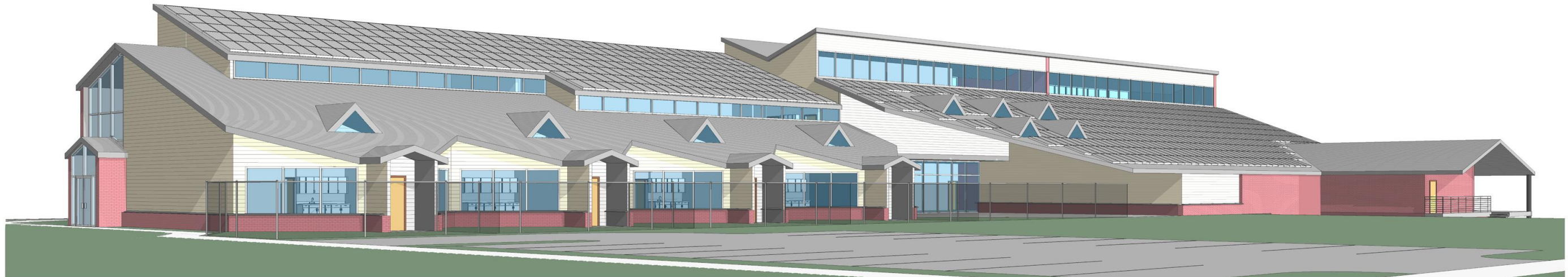
SCHEMATIC DESIGN DRAWINGS

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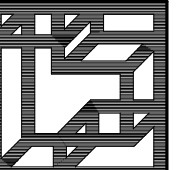




① FRONT PERSPECTIVE VIEW



② REAR PERSPECTIVE VIEW



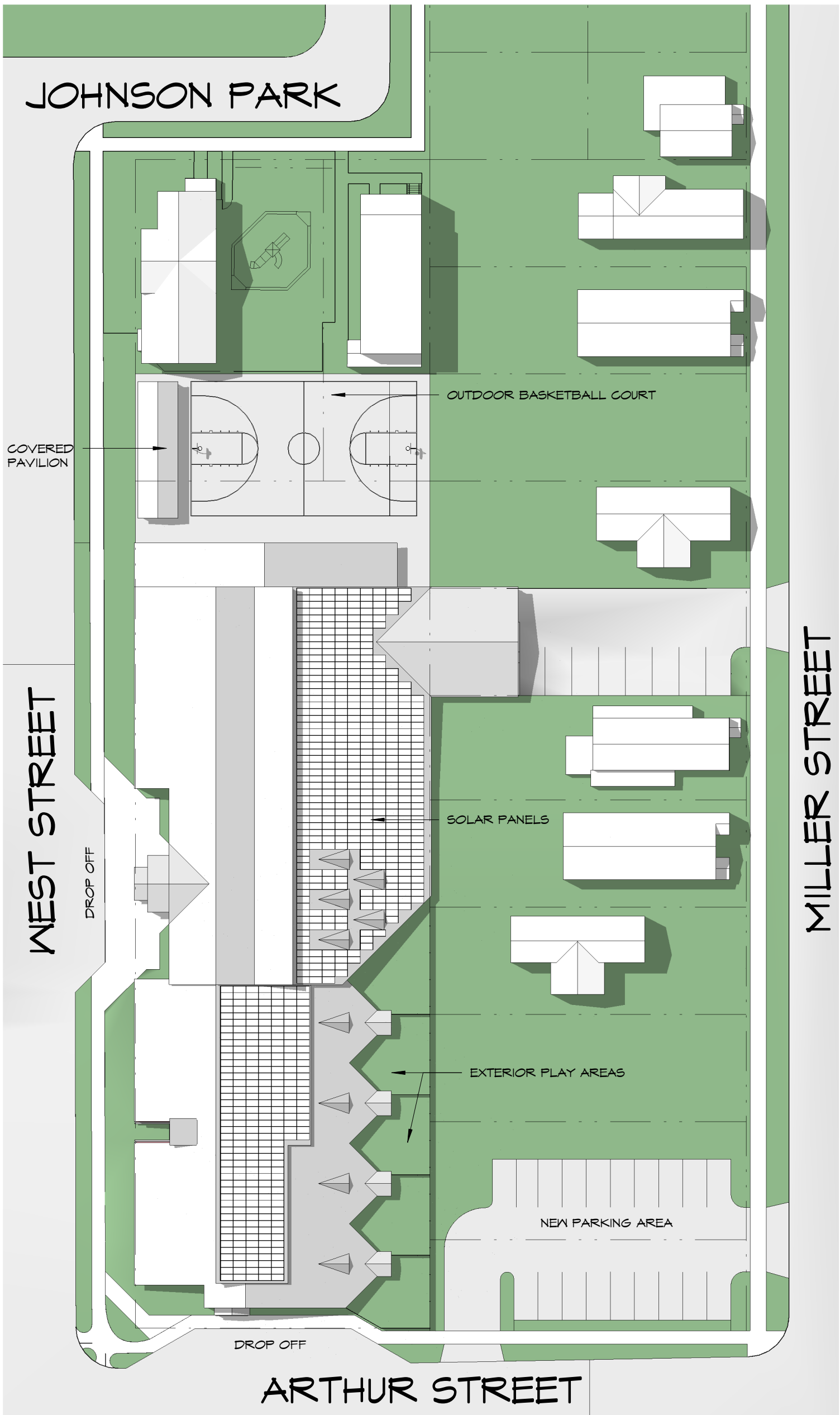
J. Lewis Tomoselli Architects

JPC MULTI-PURPOSE CHILD CARE &
FAMILY CENTER
CORNHILL DISTRICT, UTICA, NEW YORK

revision	07/01/10
date	JEA
drawn by	CLT
checked by	CLT
approved by	CLT
scale	
project number	

sheet title
FRONT &
REAR
VIEWS

sheet number
P-1

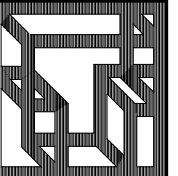


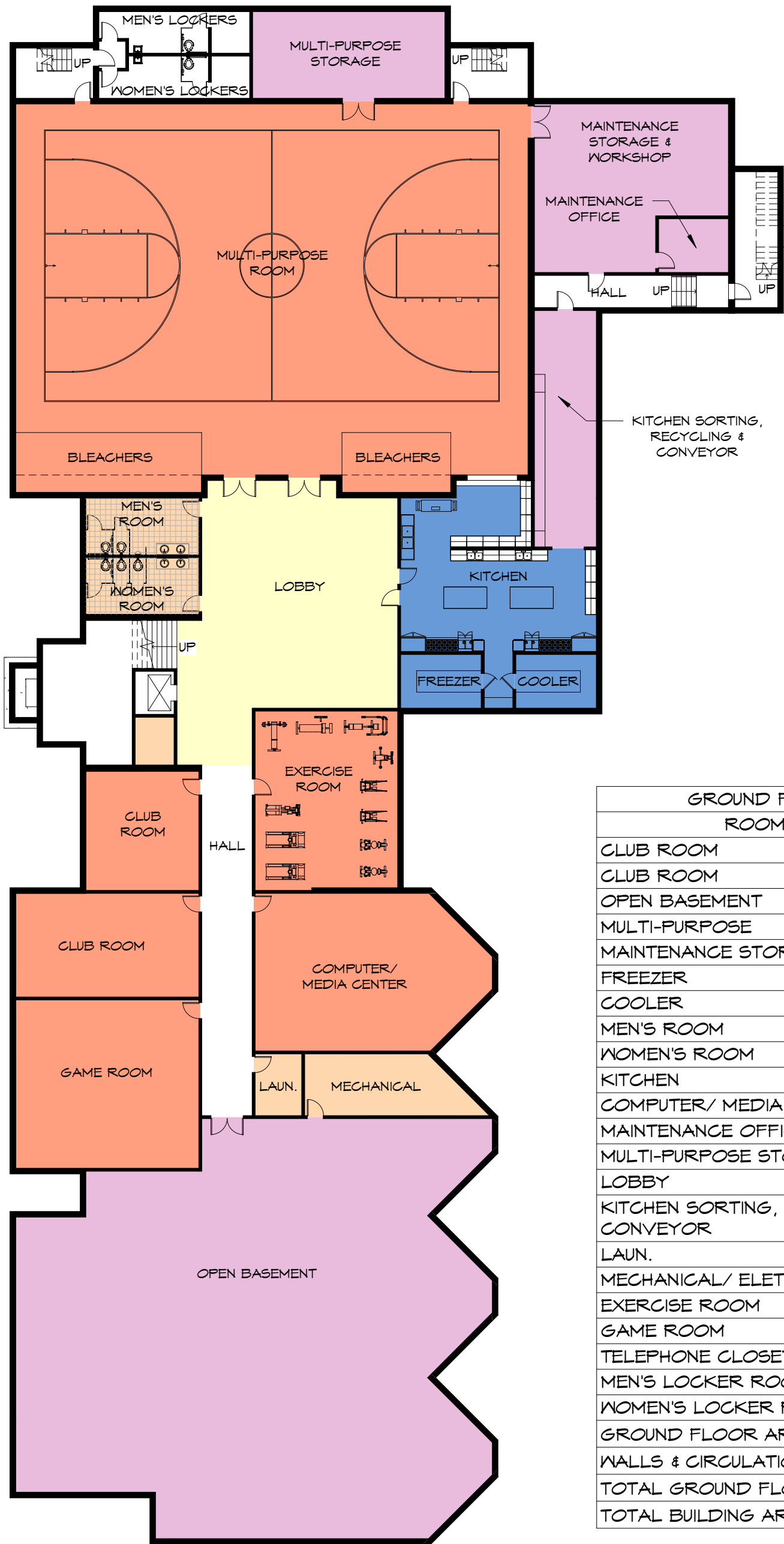
1 **PROPOSE SITE PLAN**
1" = 40'-0"

sheet number P-2	sheet title	revision	
	Proposed Site Plan	revision	
		date	07/01/10
		drawn by	Author
		checked by	CLT
		approved by	CLT
		scale	1" = 40'-0"
		project number	

**JPC MULTI-PURPOSE CHILD CARE &
FAMILY CENTER**
CORNHILL DISTRICT, UTICA, NEW YORK

J. Lewis Tomoselli, Architects





GROUND FLOOR AREA TOTALS	
ROOM NAME	AREA
CLUB ROOM	655 SF
CLUB ROOM	464 SF
OPEN BASEMENT	5853 SF
MULTI-PURPOSE	6710 SF
MAINTENANCE STORAGE & WORKSHOP	985 SF
FREEZER	150 SF
COOLER	150 SF
MEN'S ROOM	223 SF
WOMEN'S ROOM	220 SF
KITCHEN	1013 SF
COMPUTER/ MEDIA CENTER	1152 SF
MAINTENANCE OFFICE	130 SF
MULTI-PURPOSE STORAGE	575 SF
LOBBY	1719 SF
KITCHEN SORTING, RECYCLING & CONVEYOR	505 SF
LAUN.	100 SF
MECHANICAL/ ELETRICAL ROOM	329 SF
EXERCISE ROOM	871 SF
GAME ROOM	1063 SF
TELEPHONE CLOSET	10 SF
MEN'S LOCKER ROOM	200 SF
WOMEN'S LOCKER ROOM	202 SF
GROUND FLOOR AREA SUB-TOTALS	23330 SF
WALLS & CIRCULATION	2291 SF
TOTAL GROUND FLOOR AREA	25566 SF
TOTAL BUILDING AREA	48683 SF

PROPOSED GROUND FLOOR PLAN

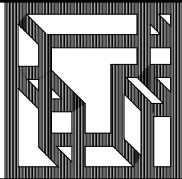
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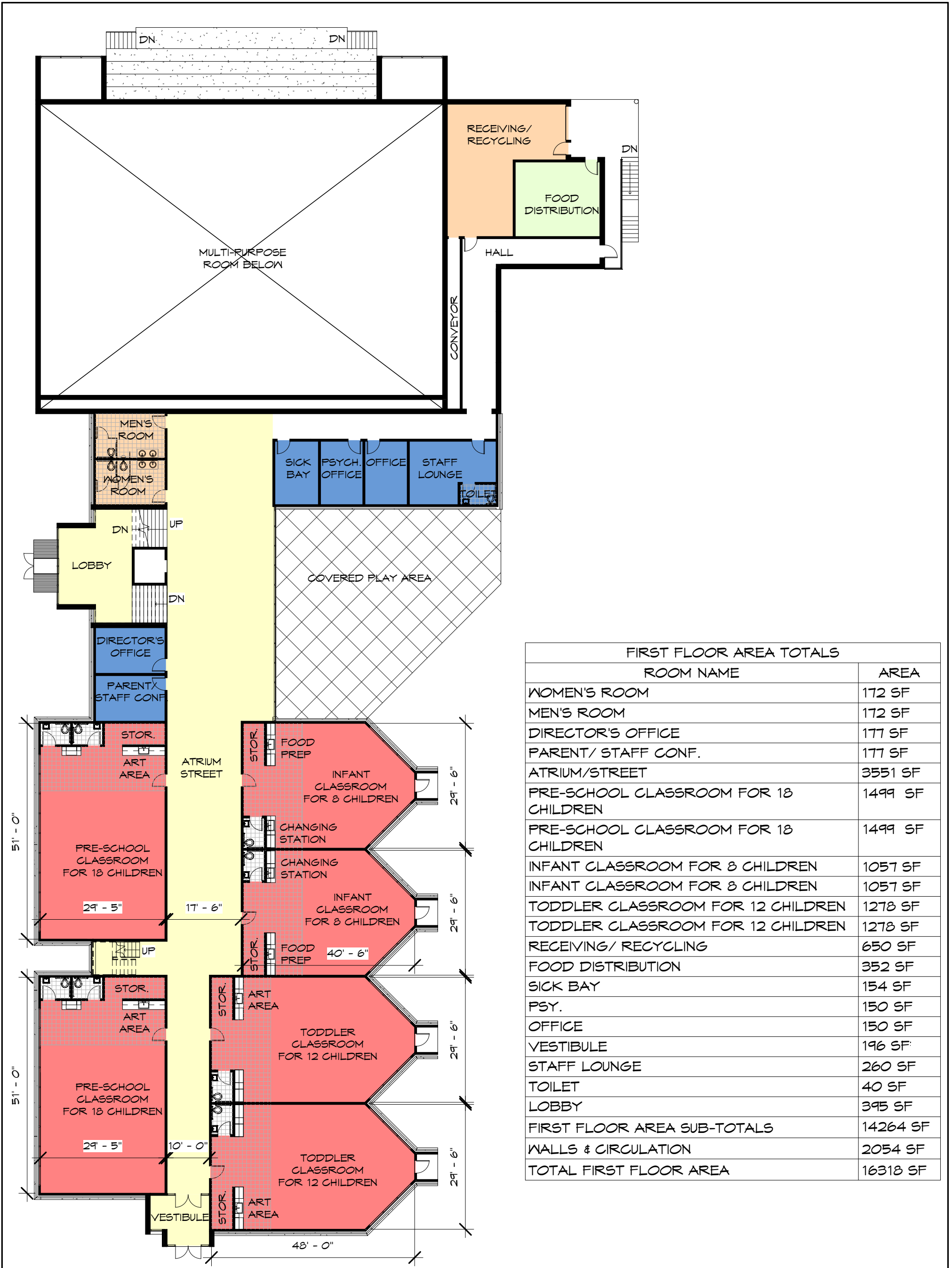


sheet number P-3	sheet title	revision	
	PROPOSED GROUND FLOOR PLAN	revision	
		date	07/01/10
		drawn by	JDC
		checked by	CLT
		approved by	CLT
		scale	As Indicated
		project number	

JPC MULTI-PURPOSE CHILD CARE &
FAMILY CENTER
CORNHILL DISTRICT, UTICA, NEW YORK

J. Lewis Tomoselli, Architects



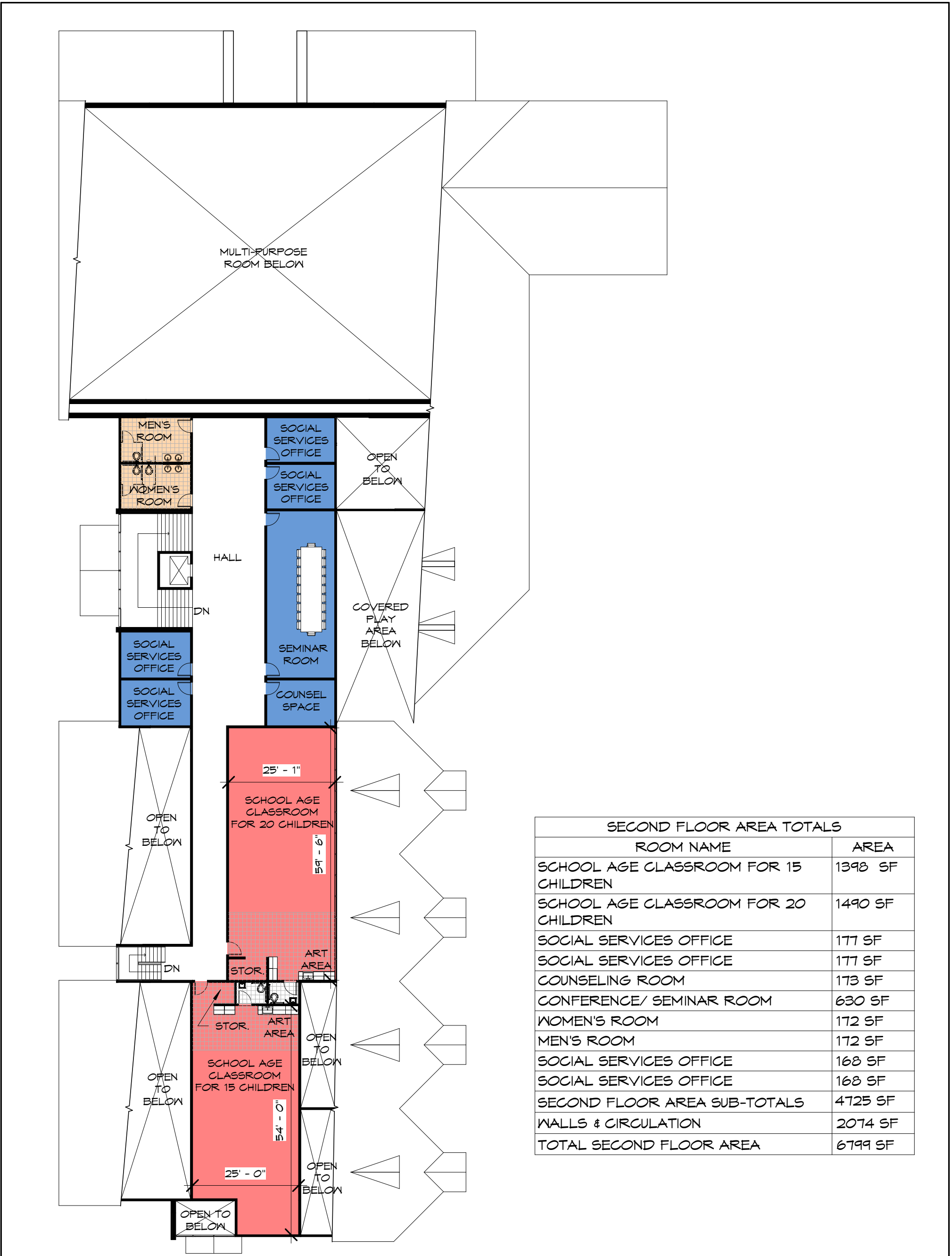


PROPOSED FIRST FLOOR PLAN

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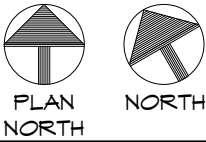


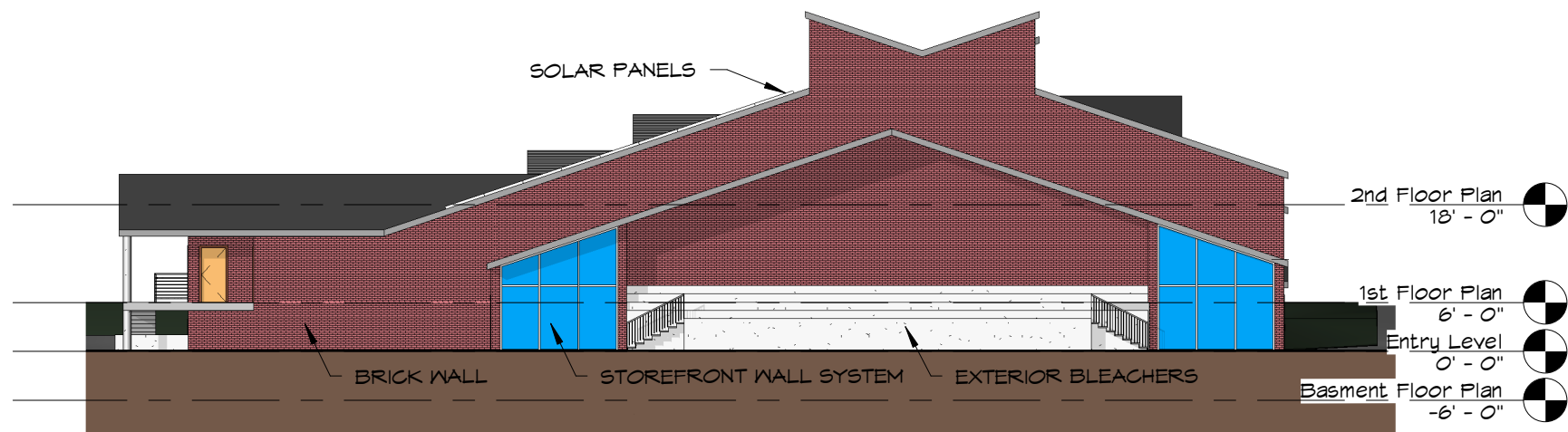
sheet number P-4	sheet title PROPOSED 1ST FLOOR PLAN	revision revision date 07/01/10 drawn by JEA checked by CLT approved by CLT scale As Indicated project number	JPC MULTI-PURPOSE CHILD CARE & FAMILY CENTER CORNHILL DISTRICT, UTICA, NEW YORK	J. Lewis Tomoselli, Architects
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PROPOSED SECOND FLOOR PLAN

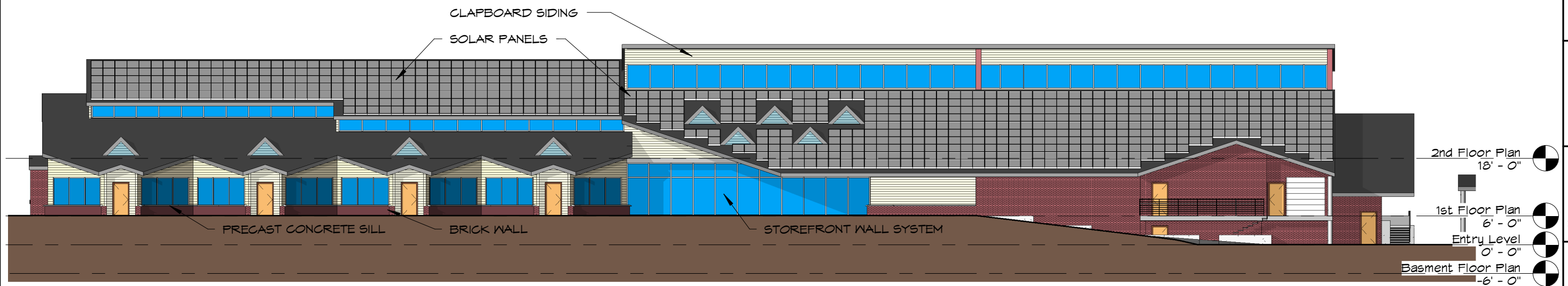
1 3/64" = 1'-0"





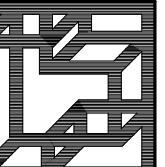
PROPOSED NORTH ELEVATION

① $3/64'' = 1'-0''$



PROPOSED EAST ELEVATION

② $3/64'' = 1'-0''$



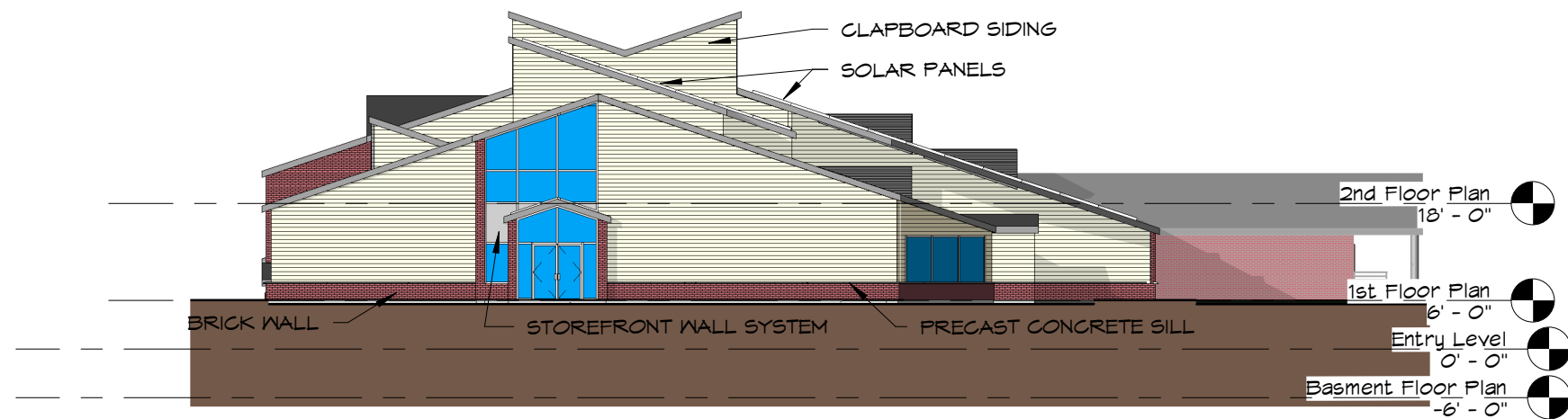
J. Lewis Tomoselli Architects

JPC MULTI-PURPOSE CHILD CARE &
FAMILY CENTER
CORNHILL DISTRICT, UTICA, NEW YORK

revision	07/01/10	JE	CLT
date			
drawn by			
checked by			
approved by			
scale	3/64" = 1'-0"		
project number			

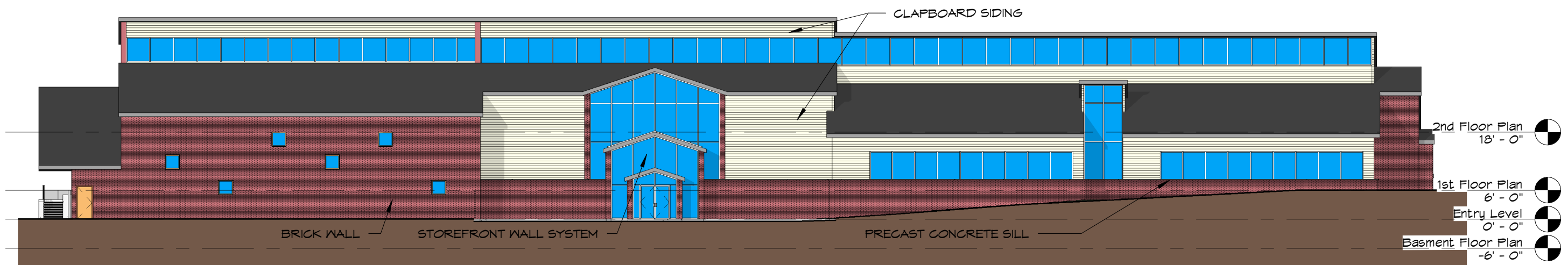
PROPOSED
NORTH &
EAST
ELEVATION

sheet number
P-6



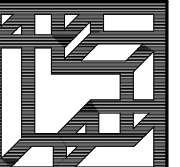
PROPOSED SOUTH ELEVATION

① 3/64" = 1'-0"



PROPOSED WEST ELEVATION

② 3/64" = 1'-0"



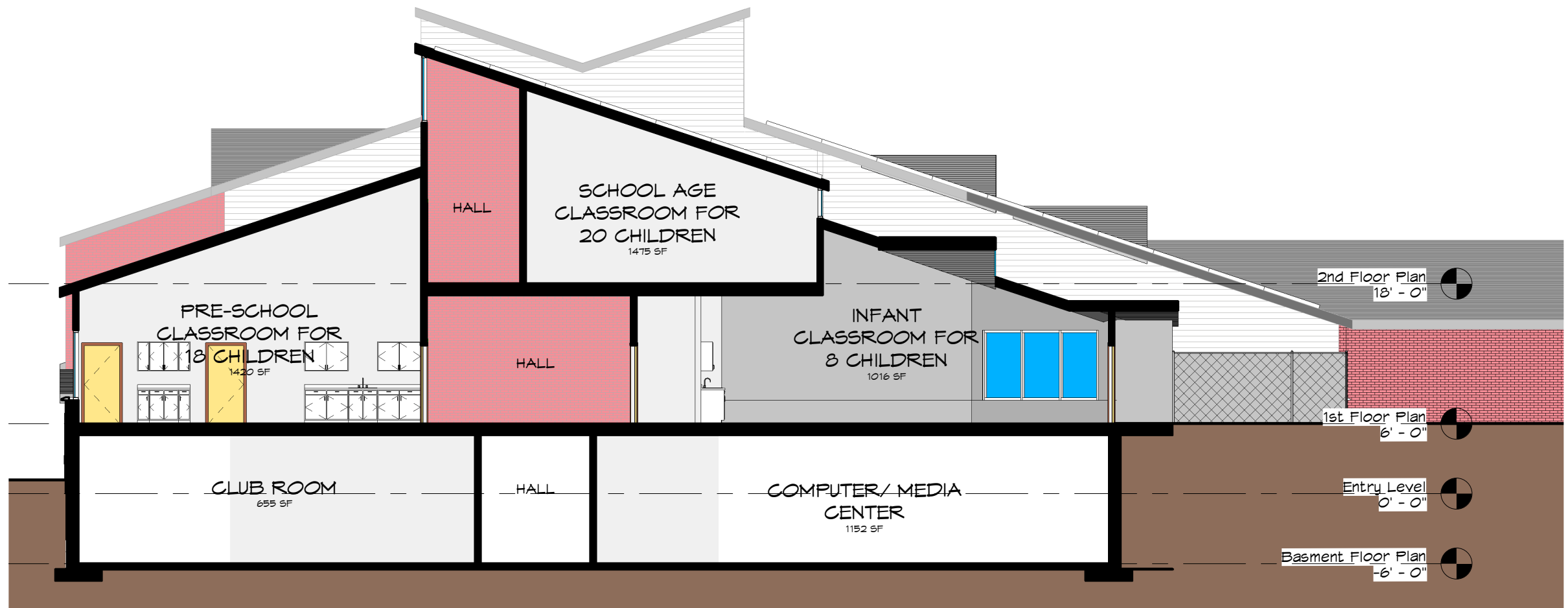
JPC Multi-Purpose Child Care & Family Center

JPC MULTI-PURPOSE CHILD CARE &
FAMILY CENTER
CORNHILL DISTRICT, UTICA, NEW YORK

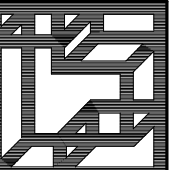
revision	date	drawn by	checked by	approved by	scale	project number
07/01/10	DC	CLT	CLT	3/64" = 1'-0"		

PROPOSED
SOUTH &
WEST
ELEVATION

sheet number
P-7



① SECTION A-A
3/32" = 1'-0"



JPC MULTI-PURPOSE CHILD CARE &
FAMILY CENTER
CORNHILL DISTRICT, UTICA, NEW YORK

revision	07/01/10
date	JE
drawn by	CLT
checked by	CLT
approved by	CLT
scale	3/32" = 1'-0"
project number	

PROPOSED
SECTION
A-A

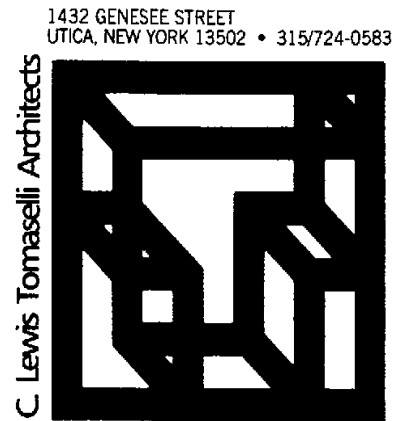
P-8

BUILDING SYSTEMS

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July 01, 2010



JPC Multipurpose Child Care & Family Center Building Systems

The JPC Multipurpose Child Care & Family Center will utilize various Green Technologies throughout the building in order to create a highly efficient, low maintenance sustainable building system.

The building shell will be well insulated and sealed to reduce the load on the mechanical system and save on costs. It will utilize a Geothermal Heating and Cooling systems to reduce the need for traditional building mechanical systems. Radiant Floor Heating is proposed with individual zones which will be used for each of the classroom and major program spaces to provide consistent heating throughout the spaces. This will ensure a comfortable learning environment that will be flexible enough for children of various age groups.

Photo Voltaic Solar Panels located on the roof will be used to provide electricity for the building and save on electricity costs and provide a green alternative to standard electrical sources. The lighting system throughout the building will incorporate highly efficient LED lighting systems to reduce the amount of electricity needed for the building. They will feature proximity detectors to automatically turn off lights when various rooms are unoccupied.

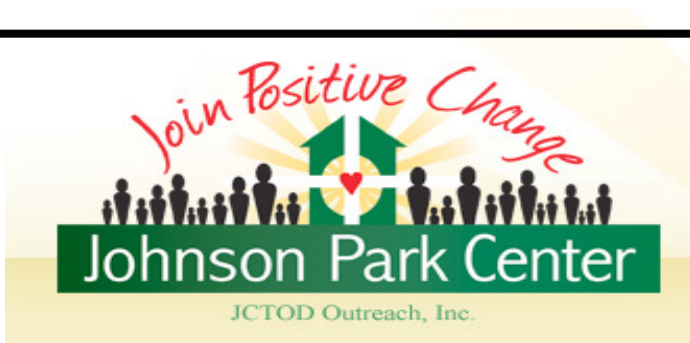
The Plumbing system will feature low-flow fixtures to reduce the water usage. Solar Thermal Panels will be incorporated to assist the water heaters for hot water demands for the building.

The building will also utilize a web based “dashboard” system to provide reports on the status of the energy production. It will be displayed in the building, as well as provide access to interested people on the building’s website. This will allow the Building Systems to be utilized as a training tool for Green Technologies.

All of these building system components will provide a highly energy efficient building system with a lower cost of operation making the JPC Multipurpose Child Care & Family Center a state of the art design in the community.

COST STUDY ANALYSIS

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COST STUDY ANALYSIS UPDATE

The following Cost Study Analysis was prepared in 2010 which included an anticipated Construction Date in 2012. We have recently reviewed our Cost Study Analysis and evaluated the impact of escalation on the Construction Cost in the Project Area. As a result we have determined that an annual three percent (2%) Construction Cost escalation for the intervening four years is applicable for the Project.

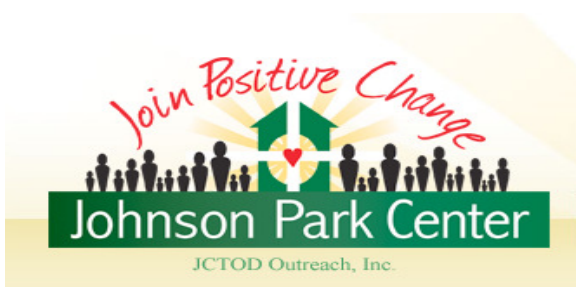
Accordingly, the Total Construction Cost shown on the Cost Study Analysis of \$12,722,382 for 2012 adjusted to include escalation calculates out to be \$14,046,538 for a June 2017 Construction Start.



Prepared By:

A handwritten signature in black ink that reads "Chuck Tomasek".

Date: 1/08/15



Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

Project #: 0716

Project Square Footage: 48,683

Date: 07/01/10

	Cost	Cost/SF
1 General Requirements	\$388,725.00	\$7.98
2 Site Work	\$596,300.00	\$12.25
a. Asbestos Removal	Not Included	\$0.00
3 Concrete	\$483,000.00	\$9.92
4 Masonry	\$460,600.00	\$9.46
5 Metals	\$1,197,026.00	\$24.59
6 Wood & Plastics	\$413,805.50	\$5.12
7 Thermal & Moisture Protection	\$351,175.00	\$7.21
8 Doors & Windows	\$469,200.00	\$9.64
9 Finishes	\$1,123,574.50	\$23.08
10 Specialties	\$95,000.00	\$1.95
11 Equipment	\$178,000.00	\$3.66
12 Furnishings	\$144,125.00	\$2.96
13 Special Construction	\$0.00	\$0.00
14 Conveying Systems	\$99,000.00	\$2.03
15 Mechanical		
a. Heating/Ventilation	\$2,434,150.00	\$50.00
b. Plumbing	\$476,178.50	\$9.78
c. Fire Protection	\$152,400.00	\$3.13
16 Electrical		
a. Electrical	\$1,921,398.00	\$39.47
b. Fire Alarm System/ Smoke Det	\$74,024.50	\$1.52
Subtotal	\$11,057,682.00	\$223.76 per S.F.
5% Contingency	\$508,120.00	
Builder's Overhead & Profit 10%	\$1,156,580.20	
TOTAL	\$12,722,382	\$261 per S.F.

Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

Project #: 0716

Date: 07/01/10

Trade/Item	Unit	Quantity	Unit Cost	Total	Division Total
<i>DIVISION 1: General Requirements</i>					
1 General Requirements	Lump Sum	1.00	\$8,000.00	\$8,000.00	
2 Performance Bond	Lump Sum	1.00	\$380,725.00	\$380,725.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	
9				\$0.00	
10				\$0.00	\$388,725.00
<i>DIVISION 2: Sitework</i>					
1 Building Demolition	Lump Sum	1.00	\$0.00	\$0.00	
2 Construction Debris Removal	Lump Sum	1.00	\$20,000.00	\$20,000.00	
3 Excavation & Backfill	Lump Sum	1.00	\$225,000.00	\$225,000.00	
4 Landscape	Lump Sum	1.00	\$25,000.00	\$25,000.00	
5 Earthwork	Lump Sum	1.00	\$75,000.00	\$75,000.00	
6 Vinyl Clad Chain Link Fencing	Linear Foot	800.00	\$30.00	\$24,000.00	
7 Solid Vinyl Fencing	Linear Foot	300.00	\$35.00	\$10,500.00	
8 Sidewalks	Square Foot	5200.00	\$9.00	\$46,800.00	
9 Asphalt Paving	Square Foot	20000.00	\$3.50	\$70,000.00	
10 Storm/Sewer System	Lump Sum	1.00	\$100,000.00	\$100,000.00	\$596,300.00
<i>DIVISION 3: Concrete</i>					
1 New Basement Slab	Square Foot	26000.00	\$4.00	\$104,000.00	
2 Poured Conc. Foundation, Footings & Pads	Lump Sum	1.00	\$365,000.00	\$365,000.00	
3 Concrete Sonutubes / Bigfoot Footing	Each	1.00	\$0.00	\$0.00	
4 Addition Concrete Work	Lump Sum	1.00	\$10,000.00	\$10,000.00	
5 Mechanical Equipment Pad	Lump Sum	1.00	\$4,000.00	\$4,000.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	
9				\$0.00	\$483,000.00

Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

Project #: 0716

Date: 07/01/10

Trade/Item	Unit	Quantity	Unit Cost	Total	Division Total
<i>DIVISION 4: Masonry</i>					
1 Brick Unit Masonry	Square Foot	15750.00	\$20.00	\$315,000.00	
2 Concrete Block Unit Masonry	Square Foot	10300.00	\$12.00	\$123,600.00	
3 Concrete Sill / Misc.	Lump Sum	1.00	\$15,000.00	\$15,000.00	
4 Site Sign	Lump Sum	1.00	\$7,000.00	\$7,000.00	
5				\$0.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	
9				\$0.00	
10				\$0.00	\$460,600.00
<i>DIVISION 5: Metals</i>					
1 Metal Stud Framing	Square Foot	67000.00	\$1.88	\$126,000.00	
2 Steel Framing, Columns, Beams, Decking	Lump Sum	1.00	\$1,071,026.00	\$1,071,026.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	
9				\$0.00	
10				\$0.00	\$1,197,026.00
<i>DIVISION 6: Wood & Plastics</i>					
1 Woods and Plastics	Square Foot	48683.00	\$8.50	\$413,805.50	
2				\$0.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	
9				\$0.00	
10				\$0.00	\$413,805.50

Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

Project #: 0716

Date: 07/01/10

Trade/Item	Unit	Quantity	Unit Cost	Total	Division Total
<i>DIVISION 7: Thermal & Moisture Protection</i>					
1 Exterior Building Insulation	Square Foot	38250.00	\$3.50	\$133,875.00	
2 Interior Sound Batt Insulation	Square Foot	24000.00	\$1.00	\$24,000.00	
3 Roofing System (Shingles on Deck)	Square Foot	31,800.00	\$3.50	\$111,300.00	
4 Misc. Metal Trim	Lump Sum	1.00	\$5,000.00	\$5,000.00	
5 Exterior Siding System	Square Foot	9,000.00	\$5.50	\$49,500.00	
6 Caulking & Sealant	Lump Sum	1.00	\$7,500.00	\$7,500.00	
7 Gutters/Downspouts	Lump Sum	1.00	\$20,000.00	\$20,000.00	
8				\$0.00	
9				\$0.00	
10				\$0.00	
11				\$0.00	
12				\$0.00	
13				\$0.00	
14				\$0.00	
15				\$0.00	\$351,175.00
<i>DIVISION 8: Doors & Windows</i>					
1 Doors & Hardware	Lump Sum	1.00	\$95,000.00	\$95,000.00	
2 Overhead Coiling Door & Hardware	Each	1.00	\$2,500.00	\$2,500.00	
3 Folding Doors	Square Foot	2720.00	\$10.00	\$27,200.00	
4 Glazed Aluminum Curtain Wall	Square Foot	6000.00	\$55.00	\$330,000.00	
5 Metal Clad Windows	Each	1.00	\$0.00	\$0.00	
6 Louvers and Vents	Lump Sum	1.00	\$7,000.00	\$7,000.00	
7 Curtain Wall Entry Doors	Each	5.00	\$1,500.00	\$7,500.00	
8 Double Doors & Hardware	Each	6.00	\$0.00	\$0.00	
9				\$0.00	
10				\$0.00	
11				\$0.00	
12				\$0.00	
13				\$0.00	\$469,200.00

Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

Project #: 0716

Date: 07/01/10

Trade/Item	Unit	Quantity	Unit Cost	Total	Division
<i>DIVISION 9: Finishes</i>					
1 Drywall Walls & Ceilings	Square Foot	120000.00	\$2.00	\$240,000.00	
2 Flooring & Base	Square Foot	39600.00	\$4.50	\$178,200.00	
3 Ceramic Tile Flooring & Base	Square Foot	9600.00	\$9.00	\$86,400.00	
4 Painting - Interior Walls & Ceilings	Square Foot	120000.00	\$0.60	\$72,000.00	
5 Painting - Exterior Trim	Lump Sum	1.00	\$13,500.00	\$13,500.00	
6 Athletic Flooring	Square Foot	6710.00	\$12.00	\$80,520.00	
7 Dens Glass Sheathing	Square Foot	37565.00	\$2.50	\$93,900.00	
8 Interior Framing	Lump Sum	1.00	\$147,000.00	\$147,000.00	
9 ACT System	Square Foot	24431.00	\$4.00	\$97,724.00	
10 GWB System	Square Foot	14565.00	\$6.50	\$94,672.50	
11 GWB System	Square Foot	9772.00	\$1.50	\$14,658.00	
12 Misc. Control Joints	Lump Sum	1.00	\$5,000.00	\$5,000.00	
13				\$0.00	
14				\$0.00	
15				\$0.00	\$1,123,574.50
<i>DIVISION 10: Specialties</i>					
1 Bath Accessories	Lump Sum	1.00	\$25,000.00	\$25,000.00	
2 Misc. Specialties	Lump Sum	1.00	\$15,000.00	\$15,000.00	
3 Classroom Accessories	Lump Sum	1.00	\$40,000.00	\$40,000.00	
4 Office Accessories	Lump Sum	1.00	\$15,000.00	\$15,000.00	
5				\$0.00	
6				\$0.00	\$95,000.00
<i>DIVISION 11: Equipment</i>					
1 Kitchen Cabinetry & Countertops	Lump Sum	1.00	\$35,000.00	\$35,000.00	
2 Kitchen Appliances	Lump Sum	1.00	\$15,000.00	\$15,000.00	
3 Talbes, Chairs & Shelving	Lump Sum	1.00	\$5,000.00	\$5,000.00	
4 Folding Stage	Lump Sum	1.00	\$20,000.00	\$20,000.00	
5 Playground & Gymnasium Equipment	Lump Sum	1.00	\$50,000.00	\$50,000.00	
6 Waste Compactor	Each	1.00	\$2,000.00	\$2,000.00	
7 Exercise Equipment	Lump Sum	1.00	\$30,000.00	\$30,000.00	
8 Cooler & Freezer	Each	2.00	\$10,000.00	\$20,000.00	
9 Bike Racks	Lump Sum	2.00	\$500.00	\$1,000.00	\$178,000.00

Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

Project #: 0716

Date: 07/01/10

Trade/Item	Unit	Quantity	Unit Cost	Total	Division Total
<i>DIVISION 12: Furnishings</i>					
1 Mini Blinds/Shades	Square Foot	1900.00	\$5.00	\$9,500.00	
2 Classroom Cabinetry & Counter tops	Classroom	6.00	\$7,500.00	\$45,000.00	
3 Telescoping Stands	Square Foot	605.00	\$125.00	\$75,625.00	
4 Planters and Plants	Each	0.00	\$0.00	\$0.00	
5 Site Furnishings	Lump Sum	1.00	\$5,000.00	\$5,000.00	
6 Lockers	Lump Sum	1.00	\$7,000.00	\$7,000.00	
7 Benches	Lump Sum	1.00	\$2,000.00	\$2,000.00	
8				\$0.00	\$144,125.00
<i>DIVISION 13: Special Construction</i>					
1 No Items of Work in this Division				\$0.00	
2				\$0.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	\$0.00
<i>DIVISION 14: Conveying Systems</i>					
1 Hydraulic Elevators	Each	1.00	\$75,000.00	\$75,000.00	
2 Conveyor System	Each	1.00	\$20,000.00	\$20,000.00	
3 Dock Equipment/Bumpers	Each	1.00	\$4,000.00	\$4,000.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	
7				\$0.00	
8				\$0.00	\$99,000.00

Cost Study Analysis

JPC Multi-Purpose Child Care & Family Center

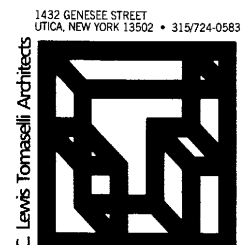
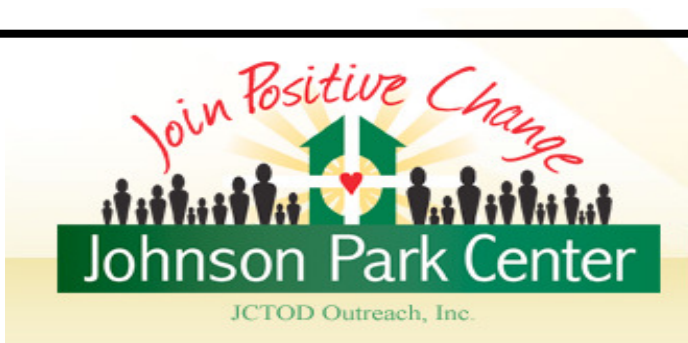
Project #: 0716

Date: 07/01/10

Trade/Item	Unit	Quantity	Unit Cost	Total	Division
<i>DIVISION 15: Mechanical</i>					
<i>a. Heating/Ventilation (Geothermal System)</i>					
1 Geothermal System	Square Foot	48683.00	\$50.00	\$2,434,150.00	
2				\$0.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	\$2,434,150.00
<i>b. Plumbing</i>					
1 Plumbing & Fixtures	Lump Sum	48683.00	\$9.50	\$462,488.50	
2				\$0.00	
3				\$0.00	
4 Gas Piping	Lump Sum	1.00	\$490.00	\$490.00	
5 Water Service, Meters & RPZ	Lump Sum	1.00	\$3,200.00	\$3,200.00	
6 Road Cut/Patch	Lump Sum	1.00	\$10,000.00	\$10,000.00	\$476,178.50
<i>c. Fire Protection</i>					
1 Fire Extinguishers	Each	12.00	\$200.00	\$2,400.00	
2 Wet-Pipe Sprinkler Systems	Lump Sum	1.00	\$150,000.00	\$150,000.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	\$152,400.00
<i>DIVISION 16: Electrical</i>					
<i>a. Electrical</i>					
1 Elec. Service & New Elec. System	Square Foot	48863.00	\$21.00	\$1,026,123.00	
2 Solar Photo Voltaic System	Lump Sum	1.00	\$895,275.00	\$895,275.00	
3				\$0.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	\$1,921,398.00
<i>b. Fire Alarm/Smoke Det. Systems</i>					
1 Alarm/Detection System	Square Foot	48683.00	\$0.50	\$24,341.50	
2 Security System	Square Foot	48683.00	\$1.00	\$48,683.00	
3 Communication Systems	Each	1.00	\$1,000.00	\$1,000.00	
4				\$0.00	
5				\$0.00	
6				\$0.00	\$74,024.50

LEED SPEC REQUIREMENTS

.



SECTION --- LEED Requirements

PART 1 -- GENERAL

- 1.1 Related Documents
- 1.2 Summary
- 1.3 Definitions
- 1.4 Submittals
 - A. General
 - B. LEED submittals
 - C. Project Materials Cost Data
 - D. LEED Action Plans
 - E. LEED Progress Reports
 - F. LEED Documentation Submittals:

PART 2 – PRODUCTS

- 2.1 RECYCLED CONTENT OF MATERIALS -- MR Credit 4:

- 2.2 REGIONAL MATERIALS -- MR Credit 5:

- 2.3 LOW-EMITTING MATERIALS

- A. EQ Credit 4.1
- B. EQ Credit 4.2
- C. EQ Credit 4.4

PART 3 – EXECUTION

- 3.1 Construction Waste Management:
 - A. MR Credit 2
- 3.2 Construction Indoor Air Quality Management
 - A. EQ Credit 3.1

END OF SECTION

SECTION – CONSTRUCTION WASTE MANAGEMENT

PART 1 – GENERAL

- 1.1 Related Documents
- 1.2 Drawings
- 1.3 Summary
 - A. Administrative and procedural requirements
- 1.4 Definitions
 - A. Construction Waste
 - B. Demolition Waste
 - C. Disposal
 - D. Recycle
 - E. Salvage
 - F. Salvage and Reuse
- 1.5 Performance Requirements
 - A. General

- B. Salvage/Recycle Requirements
- 1.6 Submittals
 - A. Waste Management Plan
 - B. Waste Reduction Progress Reports
 - C. Waste Reduction Calculations
 - D. Records of Donations
 - E. Records of Sales
 - F. Recycling and Processing Facility Records
 - G. Landfill and Incinerator Disposal Records
 - H. LEED Submittal
- 1.7 Quality Assurance
 - A. Regulatory Requirements
 - B. Waste Management Meeting
- 1.8 Waste Management Plan
 - A. General
 - B. Waste Identification
 - C. Waste Reduction Work Plan
 - D. Cost/ Revenue Analysis
- 1.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

- 3.1 Plan Implementation
 - A. General
 - B. Waste Management Coordinator
 - C. Training
 - D. Site Access and Temporary Controls
- 3.2 Recycling Construction Waste, General:
 - A. General
 - B. Recycling Receivers and Processors
 - C. Recycling Incentives
 - D. Procedures
- 3.3 Recycling Construction Waste
 - A. Packaging
 - B. Site-Clearing Waste
- 3.4 Disposal of Waste
 - A. General
 - B. Burning

End of Section

Additional LEED Requirements apply and at a minimum will be added for:

Section 2200 – Site Work
Section 2221 – Trenching & Backfilling
Section 2511 – Underdrains
Section 2512 – Site Concrete
Section 2630 – Concrete Sidewalks
Section 2636 – Stone Curb
Section 2780 – Unit Pavers
Section 3300 – Cast-In-Place Concrete
Section 4200 – Unit Masonry
Section 5120 – Structural Steel
Section 5130 – Steel Deck
Section 5400 – Cold-Formed Metal Framing
Section 5500 – Miscellaneous Metal
Section 6100 – Rough Carpentry
Section 6200 – Finish Carpentry
Section 7150 – Vapor Barrier
Section 7200 – Building Insulation
Section 7240 – Roof Insulation
Section 7540 – Roofing System
Section 7600 – Flashing and Trim
Section 8110 – Hollow Metal Work
Section 8210 – Wood Doors
Section 8400 – Aluminum Entrances and Store Front System Windows
Section 8520 – Aluminum Windows
Section 8710 – Finish Hardware
Section 8800 – Glass & Glazing
Section 9250 – Gypsum Drywall
Section 9310 – Ceramic Tile
Section 9510 – Acoustical Ceilings
Section 9650 – Resilient Flooring
Section 9680 – Carpeting
Section 9900 – Painting
Section 10500 – Metal Lockers

****Append LEED Submittal Forms**