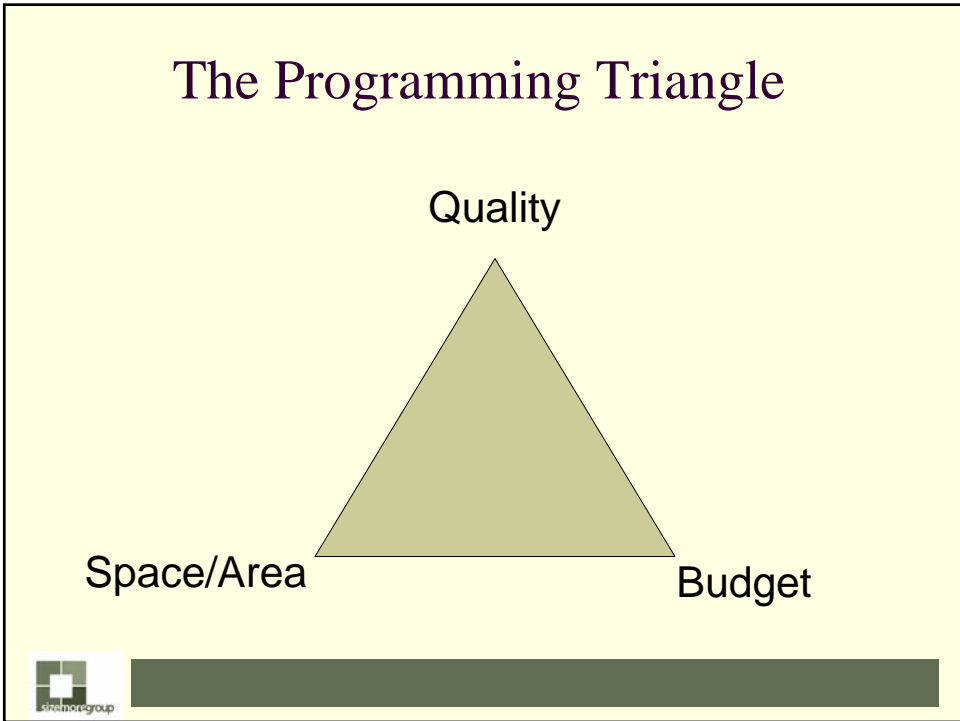




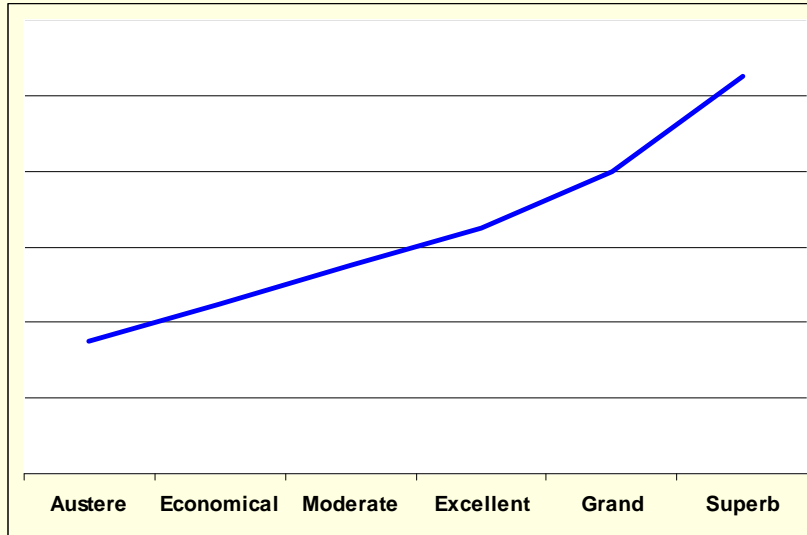
**Integrating  
Academic, Facilities  
and Capital Planning**

2010 Georgia Charter School Association

**Program Based Planning**



## Quality



## Space Requirements Variables

- The age of the children
- The pedagogy
- The spaces required:
  - Classroom
  - Gymnasiums
  - Auditoriums
  - Administrative spaces
  - Media Center(s)
  - Laboratories
  - Special Education
  - Teacher's Resource
- How much is shared with other uses



## Circulation Spaces / Efficiency Ratios

- Circulation space,
  - Mechanical Systems Space,
  - Walls/Partitions/Structure
  - Public Toilets
  - Janitors Closets,
  - Unassigned Storage Space
- All Increase the Buildable Area



## Construction Cost vs. Project Costs

A.	Building Costs	
B.	Fixed Equipment	
C.	Site Costs	
D.	Total Construction	100%
E.	Site Acquisition	
F.	Movable Equipment	
G.	IT & Low Voltage Equipment	
H.	Professional Fees	
I.	Contingencies	
J.	Administrative Costs	
K.	Total Project Budget	130-150%



## Other Project Costs

- Fundraising Costs/Fees
- Construction off-site required by zoning
- Financing fees
- Accounting
- Legal
- Specialized Services
  - Due diligence
  - Traffic impact reports
  - LEED paperwork & certification
  - Commissioning



## Continuing Operations and Maintenance Costs

- Yard/ Grounds maintenance
- Custodial care
- Energy/Utility Costs
- Mechanical systems maintenance
- Sinking fund/replacement costs



## Timeline/Schedule

# Disclaimer



## Typical Compressed Schedule for Building Renovation (1)

ACTIVITY DESCRIPTION	DURATION	SubTotal Duration
1 Apply for Charter	26 weeks	
		6 Months
2 Select Design/Build team	N/A	
2 Building Selection	2 weeks	
3 Due Diligence	8 weeks	
a. Environmental Phase I review		
b. School Phase I review		
c. Risk Assessment		
d. Geotechnical (hydrology, retention areas, storm water)		
e. Site Survey (trees, topo, arborist, utilities)		
f. Zoning Review (Zoning Variance or Rezoning might take longer)		
4 Funding (start ASAP, but prior to purchase)	6 weeks	
5 Building Purchase	4 weeks	
6 Architectural Space Planning	1 weeks	
7 Schematic design	3 weeks	
8 Conceptual Estimate	1 weeks	



## Typical Compressed Schedule for Building Renovation (2)

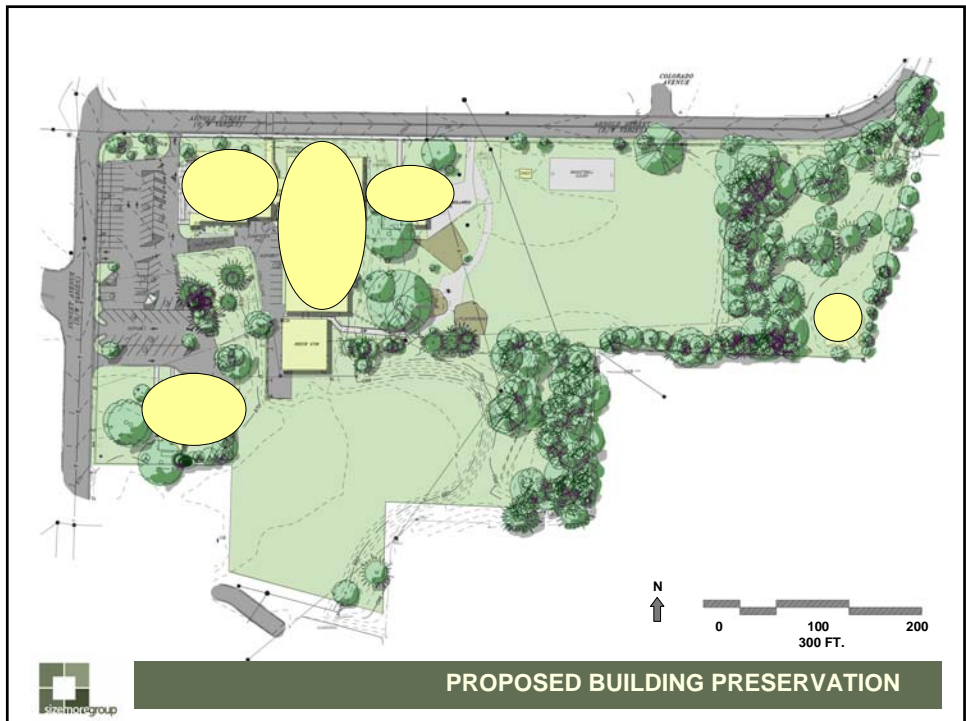
ACTIVITY DESCRIPTION	DURATION	SubTotal Duration
9A Establish Budget	1 weeks	
9B Preliminary Design/Development Reviews	3 weeks	
a. School System Review, DoE Review, Fire Marshal Review,		
b. Health Department Review, Building Department Review, DOT Reveiw		
10 Design Development	6 weeks	
a. Engineering narratives, LEED Decision,		
b. Refine Space Planning, Civil Engineering		
11 Release design documents for pricing	3 weeks	
12 Bid analysis/project scope reconciliation	1 weeks	
13 Submittal for final plan review to "permitting authorities"	4 weeks	
14 Secure permit	2 weeks	
15 Release for construction	1 weeks	
16 Construction phase	20 weeks	
17 Commission building	1 weeks	
18 Occupy and install owner-provided furnishing (move-in)	4 weeks	
19 Final reviews by Health Department, DoE, etc.	1 weeks	
		47 weeks

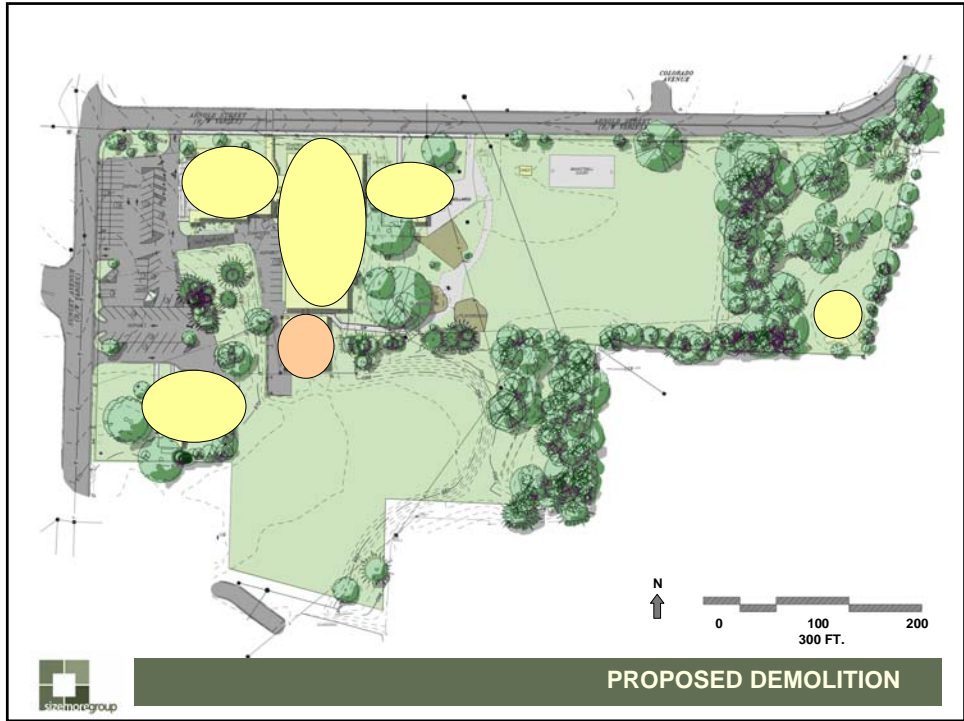


## What does the Feasibility Study Look Like?

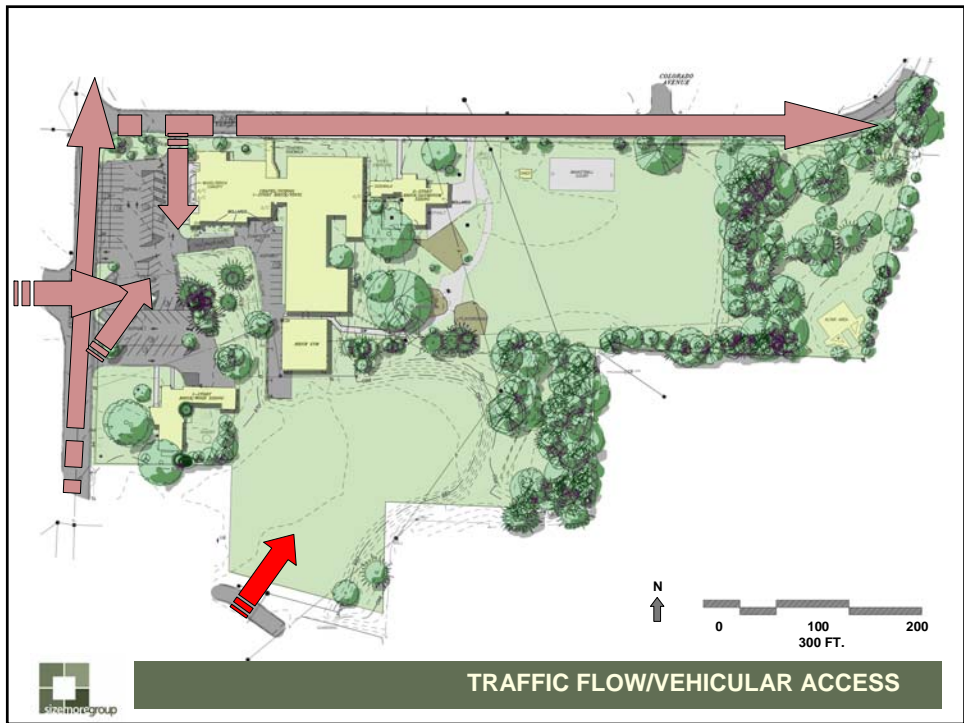
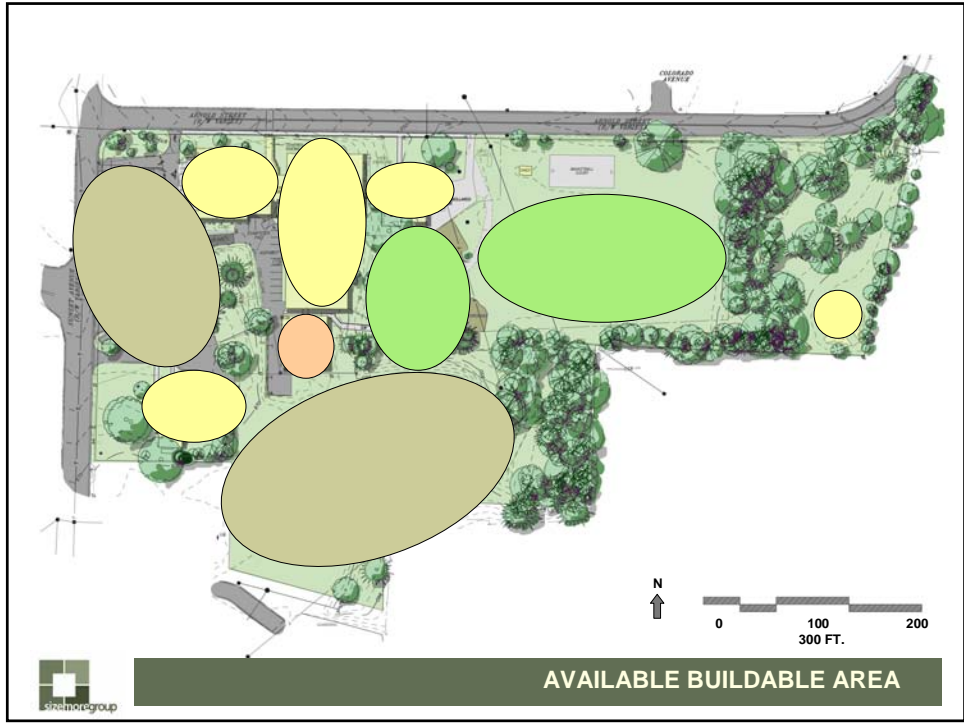
In the first 6 Months.....

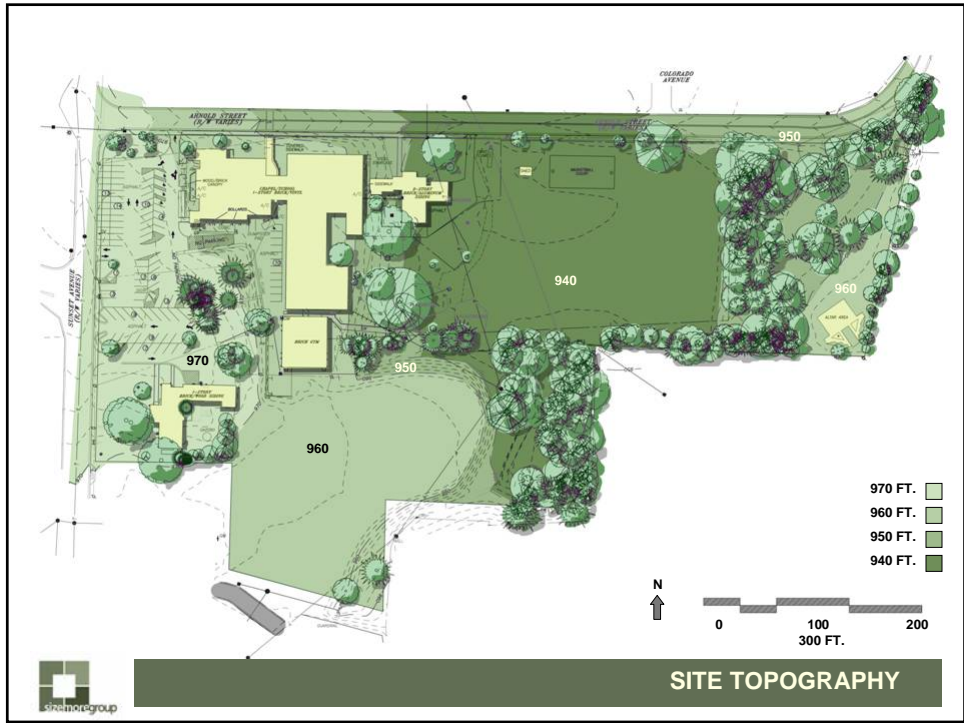
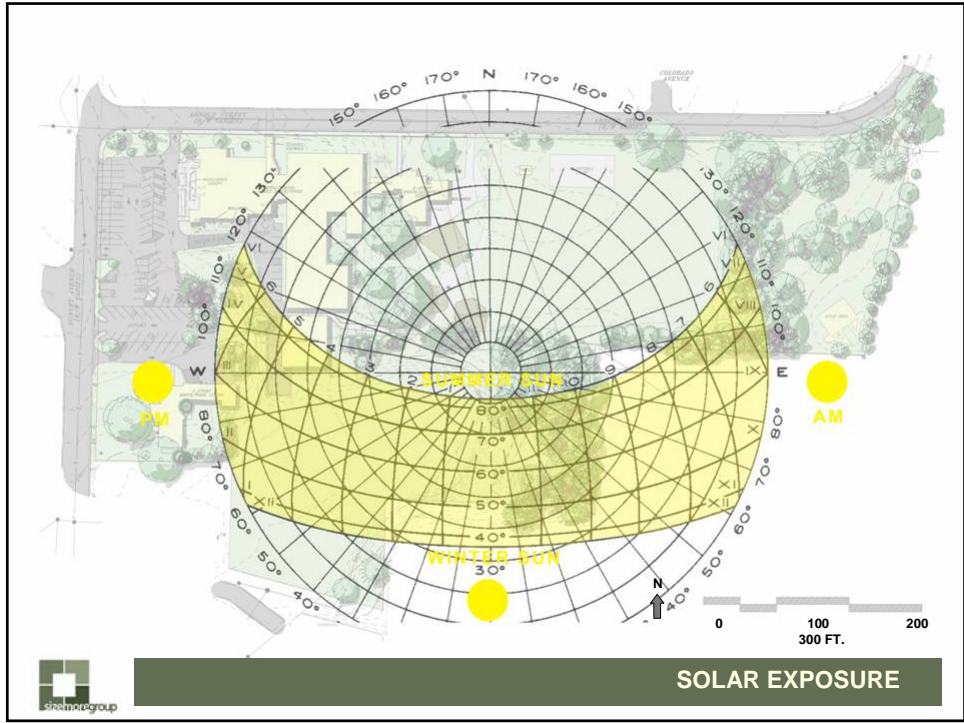


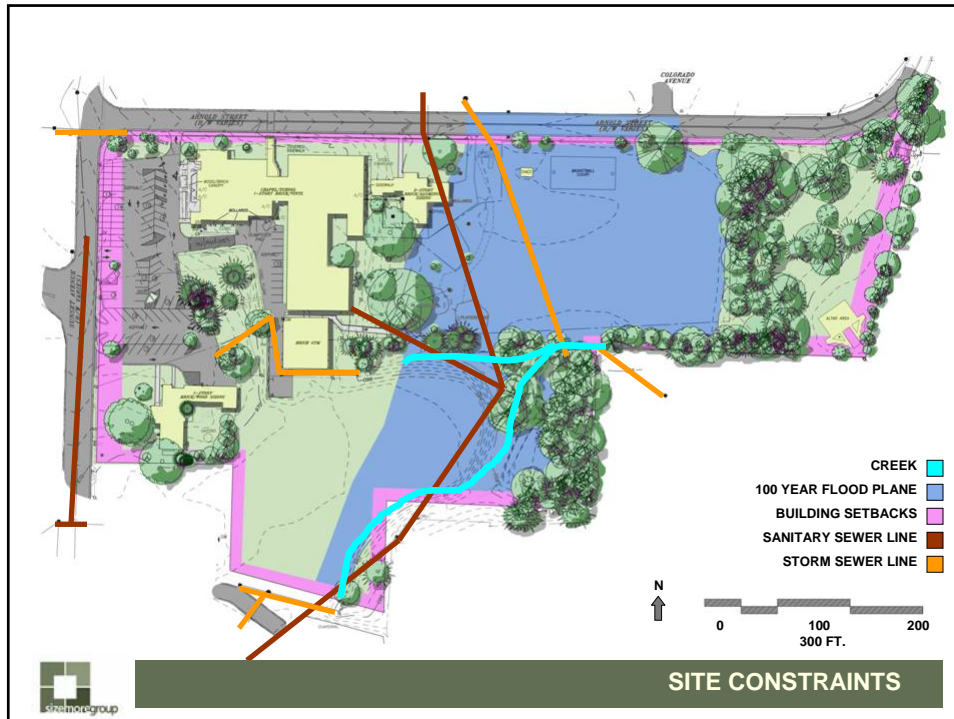












**MULTI-PURPOSE SPACES/LARGE**

**GATHERING AREA**

1. Large Group Meeting Spaces
2. Dedicated Youth Group Space
3. Parish Hall
4. Food Preparation Area/Cafeteria
5. Auditorium/Theatrical Space
6. Music Room, Band/Choir Rehearsal
7. Musical Performance
8. Small Group Meeting Spaces
9. Space for Dances/Social Events
10. Movie Projection

**OUTDOOR AREAS**

1. Walkway to Parish Shrine to the Blessed Mother
2. Better Parking Lot
3. Improve Security/Outdoor Lighting

**SANCTUARY/LOBBY**

1. Restroom Improvements
2. Nursery
3. Improve Lighting/Day Lighting
4. Exterior Image Improvements
5. Ample Social Greeting Space
6. Improve Aesthetics/Finishes



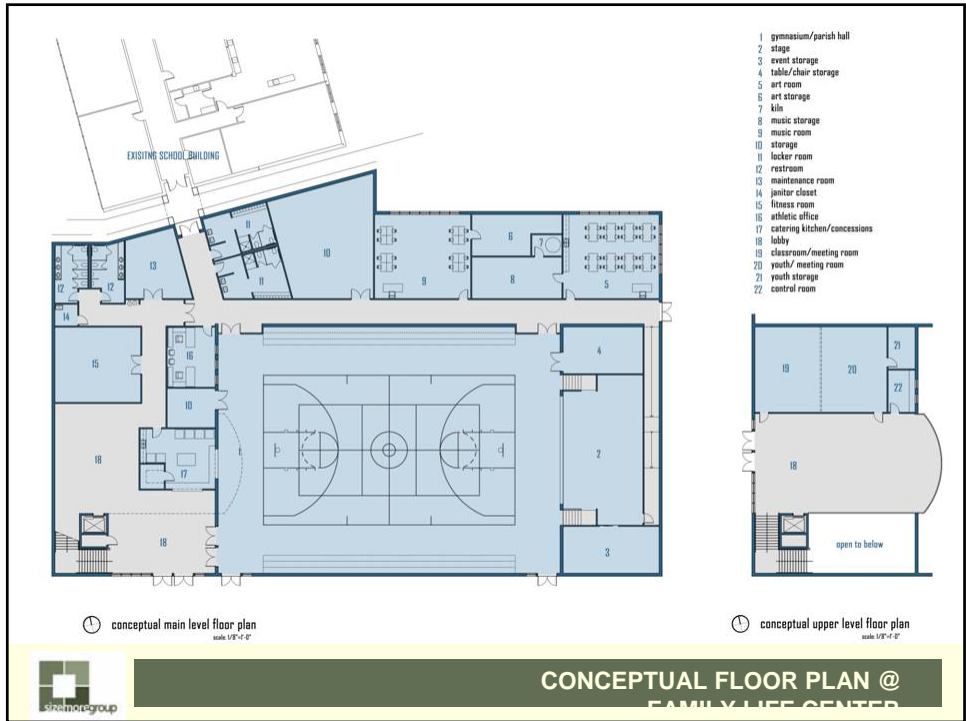
**SURVEY RESULTS**

# School Fund Raising Package





**CONCEPTUAL MASTER PLAN**



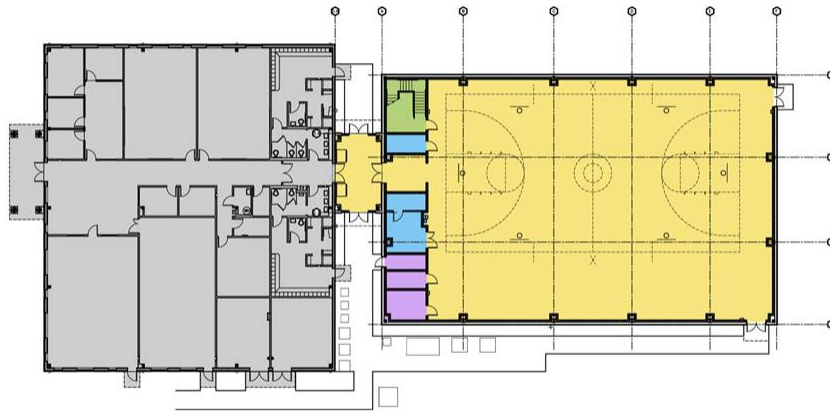
**CONCEPTUAL FLOOR PLAN @  
FAMILY LIFE CENTER**



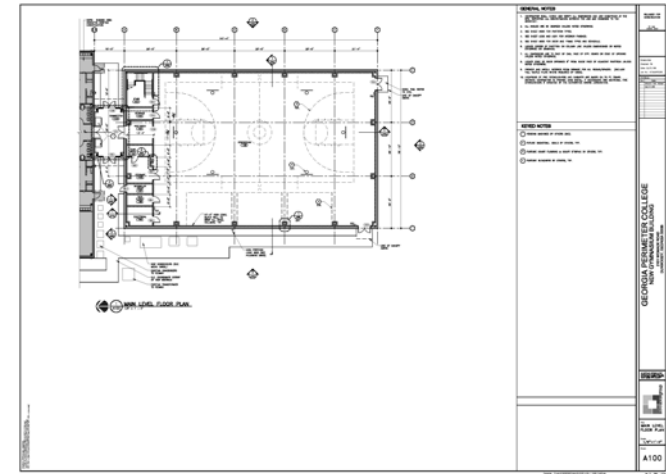
## Gymnasium Guaranteed Maximum Price Package



## Georgia Perimeter College



# Georgia Perimeter College



# Georgia Perimeter College

