

Cañada College Child Care Development Center Update



Planning and Budget Council
March 6, 2024

Project Timeline and Updates (2022-2023)

Educational Master Plan (EMP) Goal 4.2: Build student housing on campus, as well as a Childcare Center to serve students with families.

- November 2022: Established a Taskforce
 - December 2022: Engaged a consultant to obtain cost estimates and site/building renderings
 - December 2022-April 2023: Taskforce Progress
 - Needs Analysis
 - Building Vision
 - Budget Analysis
 - April 2023: Presentation to PBC
 - May 2023: Presentation to the Board of Trustees (BOT)
 - Obtained BOT's commitment to support the project.
 - September 2023: Presentation to PBC
 - February 2024: The BOT recommended moving forward with the project.

Project Timeline and Updates (2024-2025)

Educational Master Plan (EMP) Goal 4.2: Build student housing on campus, as well as a Childcare Center to serve students with families.

- March 2024: Presentation to PBC
 - March 2024-December 2024: Hire an Architect/Design/Permitting/Contractor Bidding
 - May 2024: Request BOT to hire a CDC Coordinator and the Architect
 - December 2024: Request BOT to Award the Construction Contract
 - January 2025-June 2025: Construction
 - June 2025-August 2025: Building Activation
 - August 2025: Opening

Building Vision

- **Estimated cost** ~12.7M-13.4M
- **Estimated Size** ~10,000 GSF
- **Location:** Lot 10, near Observatory
- **Estimated Opening Date:** Fall 2025



VIEW FROM PARKING LOT

- **Space Needs:** 3 Preschool classrooms; 2 Observatory rooms; 1 Lobby/Multipurpose Space; Offices, Staff Lounge, Warming Kitchen and Meeting Rooms; All gender toilets; Lactation Room, Janitor Closet, and Data Electric Closet.

Building Vision



VIEW FROM PLAY YARD






Building Site: Lot 10










Floor Plan

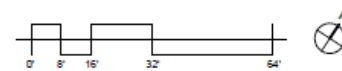


ROOM COLOR LEGEND

	CHILD CARE
	CHILD CARE SUPPORT
	INSTRUCTIONAL
	ADMINISTRATION
	SUPPORT / OTHER UNOCCUPIED SPACE

SITE COLOR LEGEND

	PLAY YARD
	(E) LANDSCAPE
	(N) LANDSCAPE / PLANTERS
	(E) ASPHALT PAVING
	(N) ASPHALT PAVING
	(E) CONCRETE PAVING
	(N) CONCRETE PAVING



Cost Estimate

Option approved by the Board in May 2023

Option 2 - Permanent Modular

Approx. Estimated Cost: \$13M (2023 \$)

Breakdown:

10,000 GSF Portable = \$4,500,000

Foundation & Site Cost = \$4,000,000

FF&E = \$1,500,000

Soft Costs 30% = \$2,550,000

Total = \$12,550,000

Pros: Potentially slightly less expensive

Cons: Less design control & limited site fit

COST COMPARISON

	OPTION A	OPTION B	OPTION C
Site	\$2,712,011	\$2,712,011	\$2,712,011
Foundations	in below	in below	\$500,000
Permanent Modular Building	\$5,814,849	\$5,880,241	\$4,087,850
Building Overhang for Shade Allowance	\$100,000	in above	\$400,000
Sprinklers	in above	in above	\$100,000
General Requirements & Conditions	\$768,930	\$754,084	\$661,421
CONSTRUCTION SUB-TOTAL:	\$9,395,790	\$9,346,336	\$8,461,282
Design Contingency 2%	\$187,916	\$186,927	\$169,226
Construction Contingency 3%	\$281,874	\$280,390	\$253,838
Sub Insurance 1.06%	\$101,587	\$101,053	\$91,483
Bonds 0.70%	\$69,059	\$68,696	\$62,190
Liability Insurance 1.25%	\$124,590	\$123,934	\$112,198
Contractor Fee 6%	\$602,174	\$599,004	\$542,281
TOTAL HARD COSTS:	\$10,762,989	\$10,706,338	\$9,692,498
Owners Controlled Insurance Program 4%	\$430,520	\$428,254	\$387,700
Topographic Survey / Utility Locating	\$40,000	\$40,000	\$40,000
Design Services (Architect etc.) 9%	\$968,669	\$963,570	\$872,325
Project Management 2%	\$215,260	\$214,127	\$193,850
Permit Fees and IOR 2.5%	\$269,075	\$267,658	\$242,312
FF&E	\$200,000	\$200,000	\$200,000
Data / Security etc. 1%	\$107,630	\$107,063	\$96,925
DEMOLITION of Buildings 19, 20, 21	\$206,000	\$206,000	\$206,000
JANUARY 2024 TOTAL PROJECT COSTS:	\$13,200,142	\$13,133,011	\$11,931,611
Escalation 3%	\$264,003	\$262,660	\$238,632
JANUARY 2025 TOTAL PROJECT COSTS (ROUNDED)	\$13,464,000	\$13,395,000	\$12,170,000

Q & A

