



Early Childhood Center, ISD #706, Virginia

SPACE REQUIREMENTS

Program Summary	service net feet	internal circulation factor	service gross feet	building factor	service footprint feet ²
Offices	910	1.10	1,001		
Classrooms	8,700	1.10	9,570		
Shared Support Space	950	1.10	1,045		
Play Space	4,200	1.10	4,620		

space	sf per unit	# of units	total unit sf	section net sf	internal circulation factor	section gross sf
Offices				910	1.10	1,001
Director	150	1	150			
Conference	160	1	160			
Second Office	120	1	120			
Speech	160	1	160			
Reception	120	1	120			
Work	100	1	100			
Waiting	100	1	100			
Classrooms				8,700	1.10	9,570
Classrooms	1100	6	6600			
Toilets	100	6	600			
Work room	200	3	600			
Observation	250	2	500			
OT/PT	400	1	400			
Shared Support Space				950	1.10	1,045
Custodial-Maint Office	150	1	150			
Storage	400	1	400			
Mechanical	400	1	400			
Play Space				4,200	1.10	4,620
Gymnasium	3600	1	3600			
Storage	600	1	600			

Cost

Facility Construction include Arch, M&E	17,048	\$150	\$2,557,170
FF&E	17,048	\$8	\$136,382
Site Construction		10%	\$255,717
Construction Contingency		5%	\$127,859
Construction Sub total			\$3,077,128
Design Contingency		5%	\$153,856
General Conditions		7%	\$215,399
Construction Manager		3%	\$92,314
Sub total			\$3,538,697
Fees		8%	\$283,096
Land Accusation			\$200,000
TOTAL			\$4,021,793