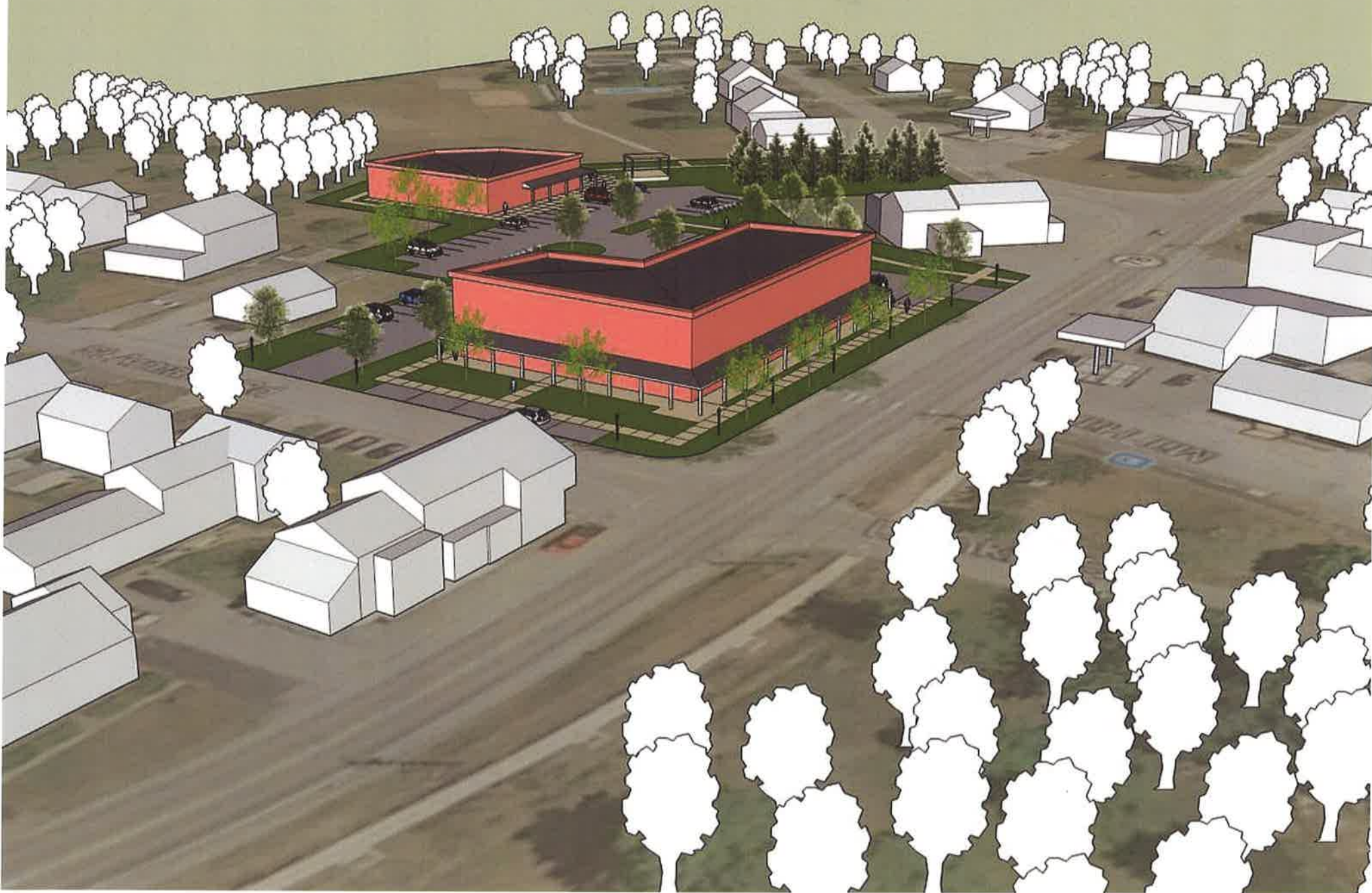
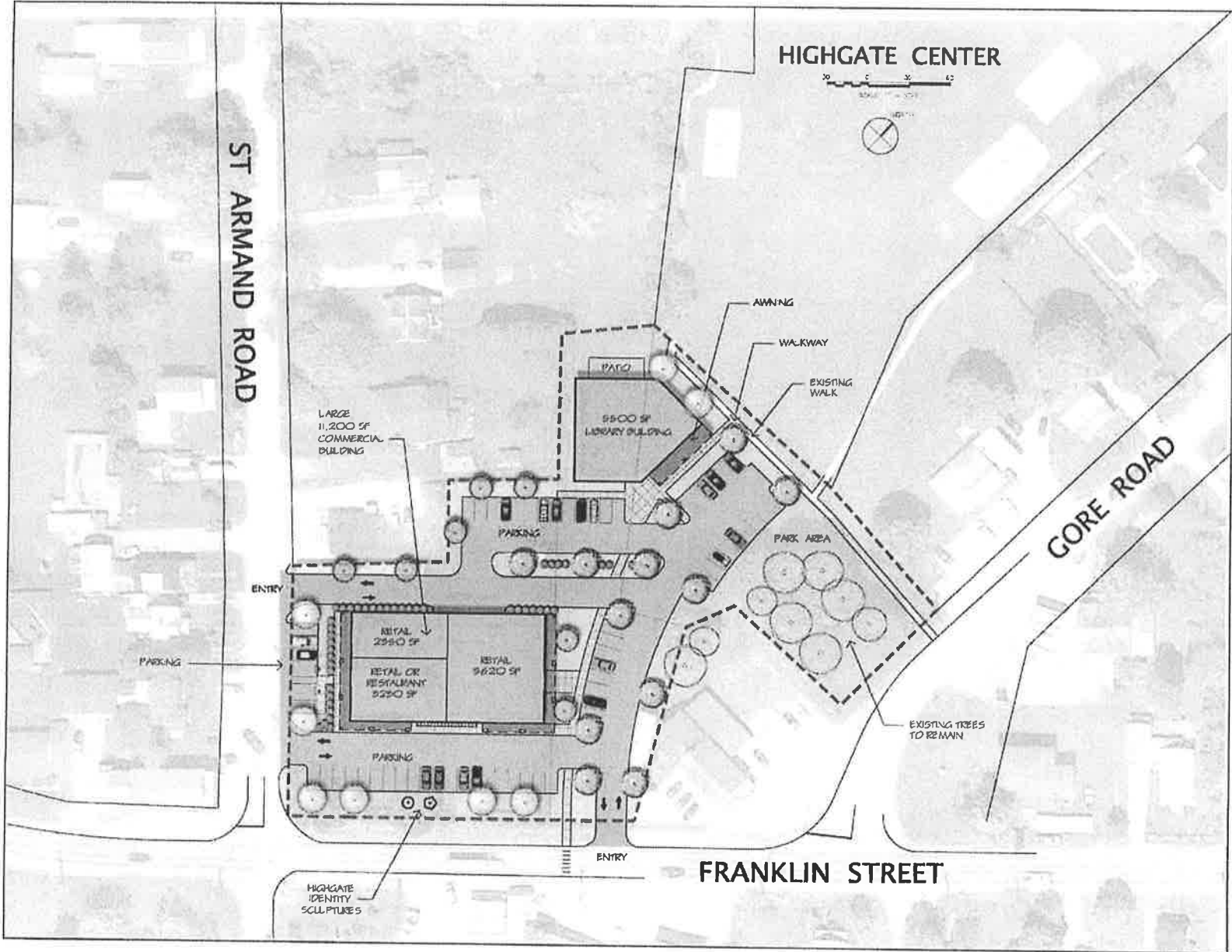


HIGHGATE SCHEME A - VIEW 2





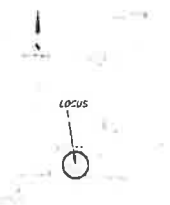
CENTERLINE ARCHITECTS

BUILD.
 Consulting for businesses, nonprofits and the public sector
 in design, architecture, urban planning
 www.zacharygroup.com

ParkArchitecture.com
 10000 Park Lane Suite 400 (2nd fl) Irvine CA 92618-1000
 949.453.4444

Designed for:
HIGHGATE CENTER
 Steering Committee

Vicinity Sketch:



SITE CONCEPT PLAN
B

DATE:	10/20/10
SCALE:	AS SHOWN
PROJECT:	HIGHGATE CENTER
CLIENT:	STEERING COMMITTEE
DESIGNED BY:	ZACHARY GROUP
ARCHITECT:	CENTERLINE ARCHITECTS

A2

HIGHGATE CORNERS
December 2018 Conceptual Estimate

A CONCEPT

DIVISION TYPE:	DESCRIPTION:	CONSTRUCTION TYPE/GENERAL COMMENTS:	AMOUNT (SF unless noted):	SQUARE FOOT COSTS (SF unless noted):	SPECIAL AMOUNTS:	TOTAL COST:		
Demolition and Remediation	House Demolition	Assumes hazardous materials, Clean Site			\$100,000	\$100,000		
	Soil Remediation	Assumes hazardous materials, Clean Site			\$30,000	\$30,000		
						demo subtotal	\$130,000	
Site Work and Earthworks	Gravel/Asphalt Fill	General Fill, 12" deep	5,000.00	\$8.00	Cubic Yard	\$40,000		
	Parking Lot and Drive	Asphalt on gravel and sand base	22,219.00	\$2.00		\$44,718		
	Curbs	Concrete	2,056.00	\$30.00		\$61,680		
	Sidewalks	Concrete on gravel base	5,394.00	\$8.00	Linear Ft	\$43,152		
	Street Lamps	Concrete Base, Pole, Lamp	15.00	\$3,500.00	\$3500/Light Pole	\$52,500		
	Pavers	Concrete on gravel base	10,736.00	\$15.00		\$160,890		
	Landscaping	Grass	5,000.00	\$0.25	\$2500/door installed	\$1,250		
	Trees	6" 10' Trees	21.00	\$2,500.00	\$2500/tree	\$52,500		
	Bollards	Decorative	8.00	\$500.00	\$500/bollard	\$4,000		
	Benches	Decorative	2.00	\$1,000.00	\$1000/bench	\$2,000		
							site subtotal	\$482,690
MEP+FP Services	Water Service	Water Supply from St Armand St, Underground pipe	200.00	IF	\$100.00	/LF	\$20,000	
	Sewer Service	Underground Tank				\$20,000	\$20,000	
	Gas Service	Underground Propane Tank				\$15,000	\$15,000	
	Electrical Service	Electrical Service to Buildings, Overhead + Transformer	200.00	IF	\$150.00		\$30,000	
						services subtotal	\$85,000	
Building	Library/Community Center		6,485.00	\$211.01	Assumes a \$250/SF Total Cost	\$1,370,234		
	Retail Building		11,547.00	\$185.31	Assumes a \$225/SF Total Cost	\$2,151,201		
			subtotal= 18,032.00	AVG S/F= \$198.81				
						Building Subtotal:	\$3,521,435	
						Site Subtotal:	\$697,690	
						Building + Site Subtotal:	\$4,219,125.00	
Contractor Fees	General Requirements				10% of Building Subtotal	\$421,933		
	Overhead				5% of Building Subtotal	\$210,966		
	Profit				10% of Building Subtotal	\$421,933		
							GC Gen Requirements and Fees	\$1,054,831
						P&P Bond	\$63,290	
						Contingency 15%	\$632,899	
						Subtotal=	\$1,751,020	
COST/SF		\$195.30					TOTAL CONSTRUCTION BUDGET:	\$5,970,345
Professional Fees (Not Included in Construction Budget)								
Architectural Services and Engineering Services							\$597,034	
						Professional Fees Subtotal:	\$597,034	
OWNERS COSTS (Not Included in Construction Budget)								
Building Permit Fee							\$0	
Owners Contingency (5%)							\$298,517	
Furnishings							\$0	
Ad 250 Permit Application Fee							\$28,359	
Builders Risk Insurance							\$5,000	
City Permits							\$0	
Signage							\$500	
Testing(Soils, Concrete)							\$5,000	
						Owners Cost Subtotal	\$337,376	
						Construction Budget	\$5,970,345	
						Professional Fees	\$597,034	
						Owners Cost	\$337,376	
						TOTAL PROJECT BUDGET for CONCEPT A =	\$6,904,736	

CHARRETTE RESULTS_SEPT 2018

Raw Facts

- 12 drawings total, from two days of Charrette.
- 1 of 12 scheme kept the existing house. All other schemes removed the building.
- 12 of 12 drawings illustrated the site having more than 1 building.
- One scheme showed one building that was over 35,000 sf.
- 11 of 12 drawings illustrated the site having one building being a restaurant/retail building and a library.
- 11 of 12 drawings illustrated the site having a garden, a gazebo, a bandstand, or other community amenity.
- 1 of 12 schemes showed a hockey rink.
- 1 of 12 schemes showed a banquet hall.
- 1 of 12 schemes showed a Senior Housing.
- 2 of 12 schemes showed a independent Post office building.
- 2 of 12 schemes showed a Bed and Breakfast Hotel.
- 1 of 12 schemes showed multi-family housing.
- 6 of 12 illustrated a Garden or Patio at the Corner of St. Armand and 78.
- 1 of 12 illustrated a Library or Community Building at the Corner of St. Armand and 78.
- 7 of 12 illustrated a Library or Community Building set along the property of the school.
- 9 of 12 illustrated a Restaurant/Retail Building at the Corner of St. Armand and 78
- 12 of 12 illustrated a entry or exit to the site along RT 78. Most drawings had this curb cut next to the Paws for Thought site.
- Most schemes did not provide adequate parking, either in size or amount.
- Most schemes had shared parking between the Library and retail space.

Conclusions

- Some sort of retail or restaurant should be located at the corner of St. Armand and RT 78.
- A Library and/or community center should be placed at the back of the site, next to school property. The proposed SF at this time will be
- A garden or outdoor community center is to be along Gore St.
- A entry or exit to the site should be located along RT 78.
- A historical 'reminder' toward Highgate's past should be included as part of this project.
- Most suggest existing building to be removed.