



PELLA COMMUNITY SCHOOLS

Maximizing Life's Opportunities for Every Child

School Board Meeting

July 14, 2022

NEUMANN MONSON **ARCHITECTS**

OUTLINE



PELLA COMMUNITY SCHOOLS

Maximizing Life's Opportunities for Every Child

All Bond Projects - Schedule & Budget Overview

High School HVAC - Construction Update

Tennis Complex - Construction Update

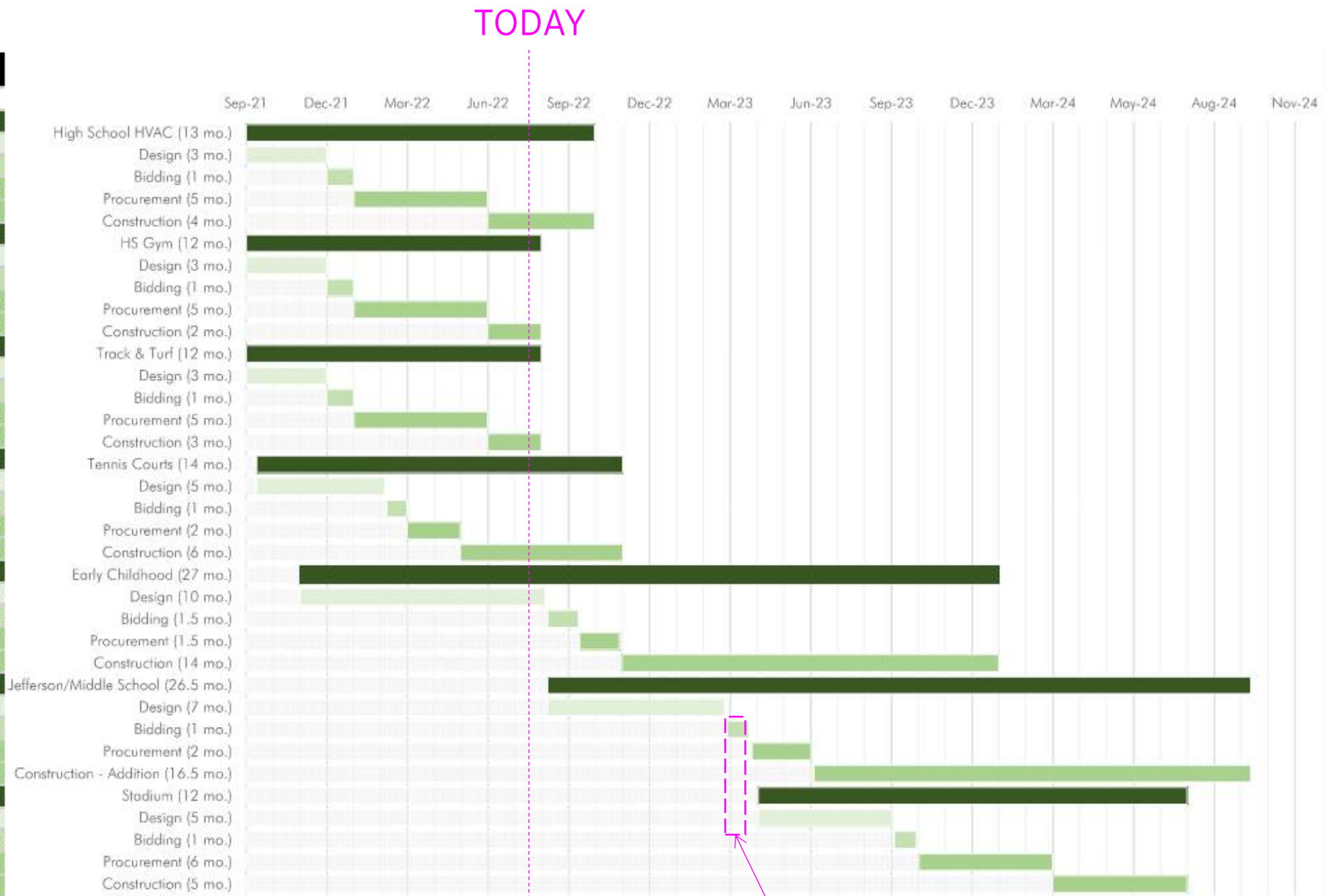
Early Childhood Center - Design Update

NEUMANN MONSON ARCHITECTS

SCHEDULE

Project Phasing Schedule

Title	Start	Duration	Finish
High School HVAC (13 mo.)	09/01/21	394	09/30/22
Design (3 mo.)	09/01/21	91	11/30/21
Bidding (1 mo.)	12/01/21	31	12/31/21
Procurement (5 mo.)	01/01/22	151	05/31/22
Construction (4 mo.)	06/01/22	121	09/30/22
HS Gym (12 mo.)	09/01/21	334	07/31/22
Design (3 mo.)	09/01/21	91	11/30/21
Bidding (1 mo.)	12/01/21	31	12/31/21
Procurement (5 mo.)	01/01/22	151	05/31/22
Construction (2 mo.)	06/01/22	61	07/31/22
Track & Turf (12 mo.)	09/01/21	334	07/31/22
Design (3 mo.)	09/01/21	91	11/30/21
Bidding (1 mo.)	12/01/21	31	12/31/21
Procurement (5 mo.)	01/01/22	151	05/31/22
Construction (3 mo.)	06/01/22	61	07/31/22
Tennis Courts (14 mo.)	09/13/21	414	10/31/22
Design (5 mo.)	09/13/21	145	02/04/22
Bidding (1 mo.)	02/07/22	23	03/01/22
Procurement (2 mo.)	03/02/22	60	04/30/22
Construction (6 mo.)	05/01/22	184	10/31/22
Early Childhood (27 mo.)	11/01/21	790	12/31/23
Design (10 mo.)	11/01/21	277	08/05/22
Bidding (1.5 mo.)	08/08/22	35	09/12/22
Procurement (1.5 mo.)	09/13/22	45	10/28/22
Construction (14 mo.)	10/31/22	426	12/31/23
Jefferson/Middle School (26.5 mo.)	08/08/22	795	10/11/24
Design (7 mo.)	08/08/22	200	02/24/23
Bidding (1 mo.)	02/27/23	24	03/23/23
Procurement (2 mo.)	03/27/23	67	06/02/23
Construction - Addition (16.5 mo.)	06/05/23	494	10/11/24
Stadium (12 mo.)	04/03/23	485	07/31/24
Design (5 mo.)	04/03/23	152	09/01/23
Bidding (1 mo.)	09/04/23	25	09/29/23
Procurement (6 mo.)	10/02/23	151	02/29/24
Construction (5 mo.)	03/01/24	152	07/31/24



Jefferson/MS Bids Before Stadium Design Begins

BUDGET

BUDGET BUCKETS	PRE-BOND ESTIMATE	POST-BOND BUDGET GOAL	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE	ESTIMATE UPDATE
	10/12/2021	11/12/2021	11/15/2021	11/12/2021	11/15/2021	11/30/2021	11/30/2021	12/22/2021	12/22/2021	12/22/2021	12/22/2021
Bond	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
PEEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Food Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BUDGET	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
PROJECT TOTAL	\$ 19,437,244	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664	\$ 18,446,664
BUDGET DELTA	12%	5%	-6%	-6%	-6%	-5%	-5%	-5%	-5%	-5%	-5%

BUDGET BUCKETS

Bond	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
PEEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Food Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BUDGET	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000

Project	PRE-BOND ESTIMATE 10/12/2021				POST-BOND BUDGET GOAL 11/12/2021				ESTIMATE UPDATE 11/15/2021				ESTIMATE UPDATE 11/30/2021				ESTIMATE UPDATE 12/22/2021			
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total
EARLY CHILDHOOD	33,344	SF	\$ 583	\$ 19,437,244	33,344	SF	\$ 553	\$ 18,446,664	33,344	SF	\$ 553	\$ 18,446,664	33,344	SF	\$ 553	\$ 18,446,664	33,344	SF	\$ 553	\$ 18,446,664
Hard Costs	33,344	SF	\$ 527	\$ 17,579,996	33,344	SF	\$ 499	\$ 16,649,901	33,344	SF	\$ 499	\$ 16,649,901	33,344	SF	\$ 499	\$ 16,649,901	33,344	SF	\$ 499	\$ 16,649,901
Soft Costs	1	LS	\$ 1,857,249	\$ 1,857,249	1	LS	\$ 1,796,764	\$ 1,796,764	1	LS	\$ 1,796,764	\$ 1,796,764	1	LS	\$ 1,796,764	\$ 1,796,764	1	LS	\$ 1,796,764	\$ 1,796,764
JEFFERSON-MIDDLE SCHOOL	112,598	SF	\$ 182	\$ 20,515,747	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513
Hard Costs	112,598	SF	\$ 163	\$ 18,397,883	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102
Soft Costs	1	LS	\$ 2,117,863	\$ 2,117,863	1	LS	\$ 2,135,411	\$ 2,135,411	1	LS	\$ 2,135,411	\$ 2,135,411	1	LS	\$ 2,135,411	\$ 2,135,411	1	LS	\$ 2,135,411	\$ 2,135,411
HIGH SCHOOL HVAC	76,051	SF	\$ 106	\$ 8,068,994	76,051	SF	\$ 95	\$ 7,250,288	76,051	SF	\$ 213	\$ 6,621,695	76,051	SF	\$ 204	\$ 6,334,719	76,051	SF	\$ 188	\$ 4,592,330
Hard Costs	76,051	SF	\$ 96	\$ 7,274,649	76,051	SF	\$ 85	\$ 6,497,040	76,051	SF	\$ 78	\$ 5,917,691	76,051	SF	\$ 74	\$ 5,653,191	76,051	SF	\$ 62	\$ 4,817,000
Soft Costs	1	LS	\$ 794,345	\$ 794,345	1	LS	\$ 753,248	\$ 753,248	1	LS	\$ 704,004	\$ 704,004	1	LS	\$ 681,522	\$ 681,522	1	LS	\$ 675,330	\$ 675,330
ATHLETIC STADIUM				\$ 5,665,019				\$ 5,403,867				\$ 5,403,867				\$ 5,403,867				\$ 5,403,867
Hard Costs				\$ 5,009,989				\$ 4,766,850				\$ 4,766,850				\$ 4,766,850				\$ 4,766,850
Soft Costs				\$ 655,030				\$ 637,017				\$ 637,017				\$ 637,017				\$ 637,017
TENNIS COMPLEX				\$ 2,625,333				\$ 3,064,970				\$ 3,973,439				\$ 3,973,439				\$ 3,973,439
Hard Costs				\$ 2,260,505				\$ 2,656,500				\$ 3,492,563				\$ 3,492,563				\$ 3,492,563
Soft Costs				\$ 364,828				\$ 408,470				\$ 480,876				\$ 480,876				\$ 480,876
HIGH SCHOOL BLEACHER REPLACEMENT				\$ 270,411				\$ 275,411				\$ 275,411				\$ 275,411				\$ 281,328
Hard Costs				\$ 243,101				\$ 243,101				\$ 243,101				\$ 243,101				\$ 248,299
Soft Costs				\$ 27,310				\$ 32,310				\$ 32,310				\$ 32,310				\$ 33,029
FOOTBALL FIELD TURF REPLACEMENT				\$ 767,033				\$ 772,033				\$ 772,033				\$ 772,033				\$ 672,070
Hard Costs				\$ 694,575				\$ 694,575				\$ 694,575				\$ 694,575				\$ 603,700
Soft Costs				\$ 72,458				\$ 77,458				\$ 77,458				\$ 77,458				\$ 68,370
PROJECT TOTAL				\$ 57,349,781				\$ 53,620,746				\$ 53,900,621				\$ 53,613,645				\$ 51,941,180
BUDGET DELTA				12%				5%				-6%				-5%				2%

BUDGET

BUDGET BUCKETS	11/12/2021	3/25/2022	5/13/2022	6/7/2022	7/7/2022
Bond	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
PPEL	\$ -	\$ -	\$ -	\$ -	\$ -
Food Service	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BUDGET	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000

BUDGET BUCKETS

Bond	\$ 5,000,000
PPEL	\$ -
Food Service	\$ -
TOTAL BUDGET	\$ 5,000,000

Project	POST-BOND BUDGET GOAL				ESTIMATE UPDATE				ESTIMATE UPDATE				ESTIMATE UPDATE				ESTIMATE UPDATE				
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	
EARLY CHILDHOOD	33,344	SF	\$ 553	\$ 18,446,664	34,694	SF	\$ 557	\$ 19,332,688	34,055	SF	\$ 619	\$ 21,069,420	32,507	SF	\$ 570	\$ 18,543,210	32,618	SF	\$ 578	\$ 18,848,949	
Hard Costs	33,344	SF	\$ 499	\$ 16,649,901	34,694	SF	\$ 504	\$ 17,478,225	34,055	SF	\$ 562	\$ 19,124,866	32,507	SF	\$ 506	\$ 16,459,178	32,618	SF	\$ 506	\$ 16,796,257	
Soft Costs	1	LS	\$ -	\$ 1,796,764	1	LS	\$ -	\$ 1,854,463	1	LS	\$ -	\$ 1,964,554	1	LS	\$ -	\$ 2,084,032	1	LS	\$ -	\$ 2,052,692	
JEFFERSON-MIDDLE SCHOOL	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513	47,319	SF	\$ 389	\$ 18,407,513	
Hard Costs	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102	47,319	SF	\$ 344	\$ 16,272,102	
Soft Costs	1	LS	\$ -	\$ 2,135,411	1	LS	\$ -	\$ 2,135,411	1	LS	\$ -	\$ 2,135,411	1	LS	\$ -	\$ 2,135,411	1	LS	\$ -	\$ 2,135,411	
HIGH SCHOOL HVAC	76,051	SF	\$ 95	\$ 7,250,288	76,051	SF	\$ 148	\$ 4,592,330	76,051	SF	\$ 148	\$ 4,592,330	76,051	SF	\$ 148	\$ 4,592,330	76,051	SF	\$ 148	\$ 4,592,330	
Hard Costs	76,051	SF	\$ 85	\$ 6,497,040	76,051	SF	\$ 52	\$ 3,937,000	76,051	SF	\$ 52	\$ 3,937,000	76,051	SF	\$ 52	\$ 3,937,000	76,051	SF	\$ 52	\$ 3,937,000	
Soft Costs	1	LS	\$ -	\$ 753,248	1	LS	\$ -	\$ 655,330	1	LS	\$ -	\$ 655,330	1	LS	\$ -	\$ 655,330	1	LS	\$ -	\$ 655,330	
ATHLETIC STADIUM				\$ 5,403,867				\$ 5,403,867				\$ 5,403,867				\$ 5,403,867				\$ 5,403,867	
Hard Costs				\$ 4,766,850				\$ 4,766,850				\$ 4,766,850				\$ 4,766,850				\$ 4,766,850	
Soft Costs				\$ 637,017				\$ 637,017				\$ 637,017				\$ 637,017				\$ 637,017	
TENNIS COMPLEX				\$ 3,064,970				\$ 5,091,029				\$ 5,091,029				\$ 5,091,029				\$ 5,091,029	
Hard Costs				\$ 2,656,500				\$ 4,489,800				\$ 4,489,800				\$ 4,489,800				\$ 4,489,800	
Soft Costs				\$ 408,470				\$ 601,229				\$ 601,229				\$ 601,229				\$ 601,229	
HIGH SCHOOL BLEACHER REPLACEMENT				\$ 275,411				\$ 281,128				\$ 281,128				\$ 281,128				\$ 281,128	
Hard Costs				\$ 243,101				\$ 248,298				\$ 248,298				\$ 248,298				\$ 248,298	
Soft Costs				\$ 32,310				\$ 32,830				\$ 32,830				\$ 32,830				\$ 32,830	
FOOTBALL FIELD TURF REPLACEMENT				\$ 772,033				\$ 672,070				\$ 672,070				\$ 672,070				\$ 672,070	
Hard Costs				\$ 694,575				\$ 603,700				\$ 603,700				\$ 603,700				\$ 603,700	
Soft Costs				\$ 77,458				\$ 68,370				\$ 68,370				\$ 68,370				\$ 68,370	
PROJECT TOTAL				\$ 53,620,746	158,064 SF	\$ 340		\$ 53,780,624	157,425 SF	\$ 353		\$ 55,537,356	155,877 SF	\$ 340		\$ 52,991,146	\$ 53,461,055				\$ 53,461,055
BUDGET DELTA				5%				5%				9%				4%				5%	

\$ 53,620,746
5%

\$ 53,461,055
5%

BUDGET

BUDGET BUCKETS

Bond	\$	51,000,000	\$	51,000,000
PPEL	\$	-	\$	-
Food Service	\$	-	\$	-
TOTAL BUDGET	\$	51,000,000	\$	51,000,000

POST-BOND BUDGET GOAL

Project	Quantity	Unit	Unit Cost	Total
11/12/2021				
EARLY CHILDHOOD	33,344	SF	\$ 553	\$ 18,446,664
Hard Costs	33,344	SF	\$ 499	\$ 16,649,901
Soft Costs	1	LS		\$ 1,796,764
JEFFERSON-MIDDLE SCHOOL	47,319	SF	\$ 389	\$ 18,407,513
Hard Costs	47,319	SF	\$ 344	\$ 16,272,102
Soft Costs	1	LS		\$ 2,135,411
HIGH SCHOOL HVAC	76,051	SF	\$ 95	\$ 7,250,288
Hard Costs	76,051	SF	\$ 85	\$ 6,497,040
Soft Costs	1	LS		\$ 753,248
ATHLETIC STADIUM				\$ 5,403,867
Hard Costs				\$ 4,766,850
Soft Costs				\$ 637,017
TENNIS COMPLEX				\$ 3,064,970
Hard Costs				\$ 2,656,500
Soft Costs				\$ 408,470
HIGH SCHOOL BLEACHER REPLACEMENT				\$ 275,411
Hard Costs				\$ 243,101
Soft Costs				\$ 32,310
FOOTBALL FIELD TURF REPLACEMENT				\$ 772,033
Hard Costs				\$ 694,575
Soft Costs				\$ 77,458

\$ 53,620,746

ESTIMATE UPDATE

Project	Quantity	Unit	Unit Cost	Total
7/7/2022				
EARLY CHILDHOOD	32,618	SF	\$ 578	\$ 18,848,949
Hard Costs	32,618	SF	\$ 508	\$ 16,796,257
Soft Costs	1	LS		\$ 2,052,692
JEFFERSON-MIDDLE SCHOOL	47,319	SF	\$ 389	\$ 18,407,513
Hard Costs	47,319	SF	\$ 344	\$ 16,272,102
Soft Costs	1	LS		\$ 2,135,411
HIGH SCHOOL HVAC	76,051	SF	\$ 148	\$ 4,592,330
Hard Costs	76,051	SF	\$ 52	\$ 3,937,000
Soft Costs	1	LS		\$ 655,330
ATHLETIC STADIUM				\$ 5,403,867
Hard Costs				\$ 4,766,850
Soft Costs				\$ 637,017
TENNIS COMPLEX				\$ 5,091,029
Hard Costs				\$ 4,489,800
Soft Costs				\$ 601,229
HIGH SCHOOL BLEACHER REPLACEMENT				\$ 281,128
Hard Costs				\$ 248,298
Soft Costs				\$ 32,830
FOOTBALL FIELD TURF REPLACEMENT				\$ 672,070
Hard Costs				\$ 603,700
Soft Costs				\$ 68,370

\$ 53,461,055

PROJECT TOTAL
BUDGET DELTA

5%

5%

Alternates	Quantity	Unit	Unit Cost	Total
Jefferson Locker Renovation				\$ 499,072
Jefferson Fire Suppression				\$ 489,126
Jefferson HVAC				\$ 880,224
MS Cafeteria/Kitchen Renovation				\$ 1,368,177
MS Parking Lot				\$ 2,178,306
ECC- Play Field Fence & Sidewalks				\$ 36,111
ECC - Classroom Bulldout 1				\$ 345,048
ECC - Classroom Bulldout 2				\$ 345,048
ECC - Custom Perforated Metal Panel				\$ 40,458
ECC - Play Studio Wood Ceiling Structure				\$ 39,581
ECC - Restroom Wall Tile				\$ 24,684
ECC - Classroom Acoustical Panels				\$ 26,716
ECC - Multi-Purpose Rm. In-floor Heat				\$ 233,707

Alternates	Quantity	Unit	Unit Cost	Total
Jefferson Locker Renovation				\$ 499,072
Jefferson Fire Suppression				\$ 489,126
Jefferson HVAC				\$ 880,224
MS Cafeteria/Kitchen Renovation				\$ 1,368,177
MS Parking Lot				\$ 2,178,306
ECC- Play Field Fence & Sidewalks				\$ 36,111
ECC - Classroom Bulldout 1				\$ 345,048
ECC - Classroom Bulldout 2				\$ 345,048
ECC - Custom Perforated Metal Panel				\$ 40,458
ECC - Play Studio Wood Ceiling Structure				\$ 39,581
ECC - Restroom Wall Tile				\$ 24,684
ECC - Classroom Acoustical Panels				\$ 26,716
ECC - Multi-Purpose Rm. In-floor Heat				\$ 233,707

ALTERNATES

\$6.5MM

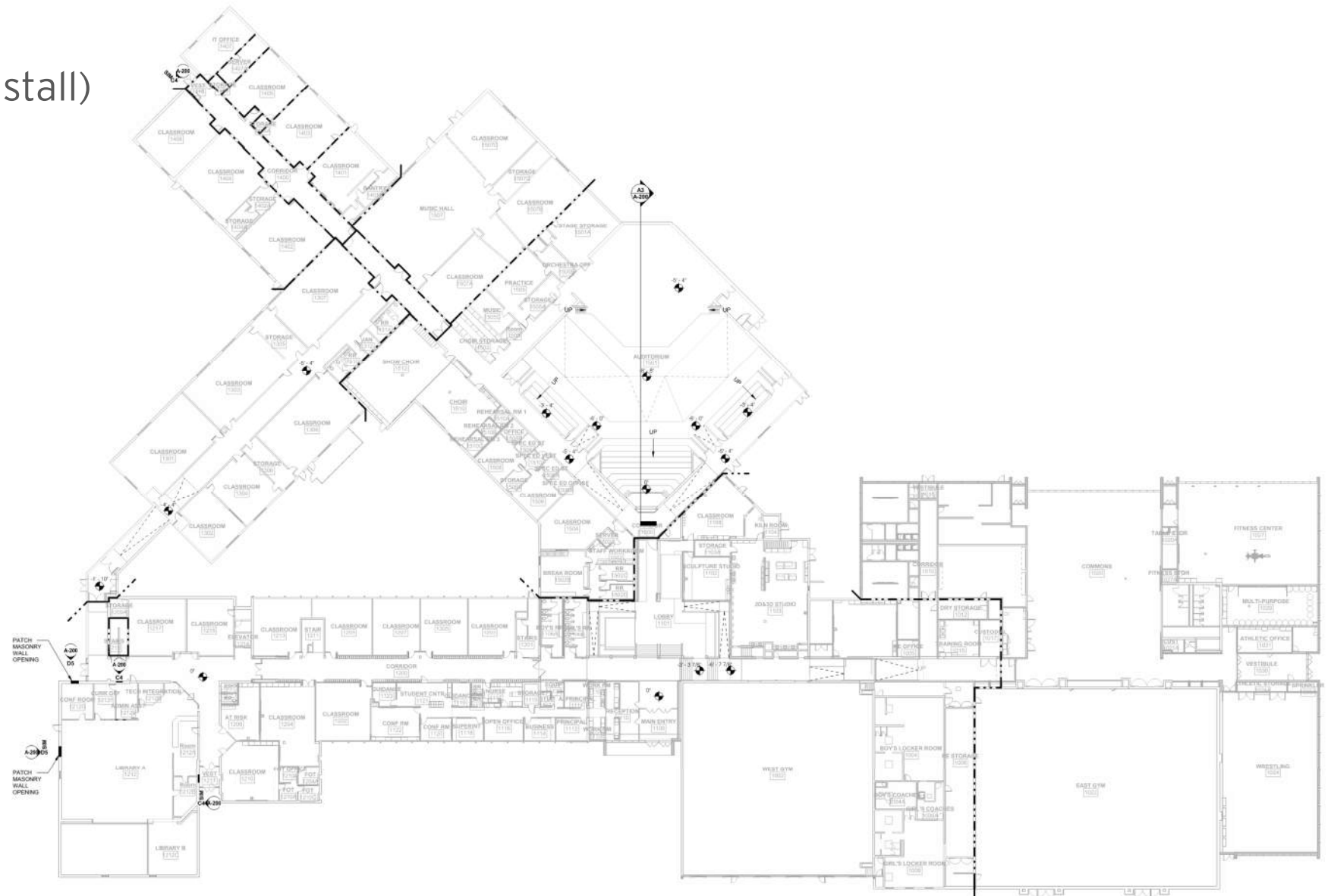
HS HVAC

SCHEDULE

- Substantial Completion - August 19, 2022
 - Current schedule does not affect start of school in August
- Auditorium & Gym completion will be after school starts
 - Gym - ACCU lead time (September install)
 - Auditorium - RTU lead time (October install)

BUDGET

- \$3,575,000 Construction Contract
- \$250,250 Construction Contingency
 - \$138,457 Used



TENNIS COMPLEX

SCHEDULE

- Substantial Completion - November 18, 2022
 - Currently on schedule

BUDGET

- \$4,276,000 Construction Contract
- \$213,800 Construction Contingency
 - -\$9,567 Used
 - Possible Risks - Soil conditions



EARLY CHILDHOOD CENTER



EARLY CHILDHOOD CENTER

ENGAGEMENT – EMPATHY MAPPING

P PELLA COMMUNITY SCHOOLS
Pre-Board 2025 - Concept Planning
EARLY CHILDHOOD FACILITY - EMPATHY MAPPING

What are my educational goals and motivations?
 - Going to "Big School"
 - Learning letters and numbers
 - Movement
 - Art
 - Learning Colors
 - Friends, sharing

I would value the Early Childhood Facility because...
 - I can get messy.
 - There are people to help me.
 - It's my school.
 - I can learn and explore new things.

What are my educational challenges and pain points?
 - Body in the group.
 - Some things are hard, I need help.
 - Potty training.
 - Sharing.

How do I know that the Early Childhood Facility can address my needs?
 - Welcoming place.
 - Defined movement + quiet spaces.
 - The adults are happy to work there.

role STUDENT
 name Sally
 age 4
 description Never been here, nervous but excited

What job am I trying to get done?
 - Write my name
 - Play
 - Managing how to do things myself.

I wouldn't value the Early Childhood Facility because...
 - There are not enough swings
 - My family isn't there.
 - My pet isn't there.
 - There are rules.

NEUMANN MONSON ARCHITECTS
February 25, 2025

P PELLA COMMUNITY SCHOOLS
Pre-Board 2025 - Concept Planning
EARLY CHILDHOOD FACILITY - EMPATHY MAPPING

What are my educational goals and motivations?
 - High quality instruction
 - Ready for PreK & K
 - Safe
 - Positive

I would value the Early Childhood Facility because...
 - Dedicated space
 - Purpose built "
 - Flexibility
 - Input

What are my educational challenges and pain points?
 - Time
 - Resources
 - Storage
 - Wide range of S needs

How do I know that the Early Childhood Facility can address my needs?
 - Input
 - Trust in n/m

role TEACHER
 name Danny
 age 36
 description 10 yrs experience

What job am I trying to get done?
 - Getting ready for next level
 - Set foundation for positive school experience

I wouldn't value the Early Childhood Facility because...
 - Separation from K-3 bldg.
 - Separation bft EC & Child care
 - Sharing resources ie. Duplication

NEUMANN MONSON ARCHITECTS
February 25, 2025

P PELLA COMMUNITY SCHOOLS
Pre-Board 2025 - Concept Planning
EARLY CHILDHOOD FACILITY - EMPATHY MAPPING

What are my educational goals and motivations?
 - Social skills
 - Good foundation for their education

I would value the Early Childhood Facility because...
 - Facility geared for their age/needs
 - Convenience

What are my educational challenges and pain points?
 - Transition to different building
 - Access to "extras" - guidance, speech, etc specials

How do I know that the Early Childhood Facility can address my needs?
 - Input
 - Certified staff

role PARENT
 name Heather
 age 33
 description First child, never been to this facility

What job am I trying to get done?
 - Choosing best education for my preschooler

I wouldn't value the Early Childhood Facility because...
 - Extra transition, pick up/drop off

NEUMANN MONSON ARCHITECTS
February 25, 2025

P PELLA COMMUNITY SCHOOLS
Pre-Board 2025 - Concept Planning
EARLY CHILDHOOD FACILITY - EMPATHY MAPPING

What are my educational goals and motivations?
 - Support my staff in their educational goals in an EC program
 - Staff focus would be more specific to EC

I would value the Early Childhood Facility because...
 - Provide space to specialize the unique needs of early learners
 - EC staff can collaborate more effectively

What are my educational challenges and pain points?
 - Convincing my board of the need for wrap-around care + 3-year old program.
 - Selection (careful) of site.

How do I know that the Early Childhood Facility can address my needs?
 - Develop questionnaire or way to measure
 - ATTENDANCE

role ADMINISTRATOR
 name Gretchen
 age 60
 description 20 yrs experience

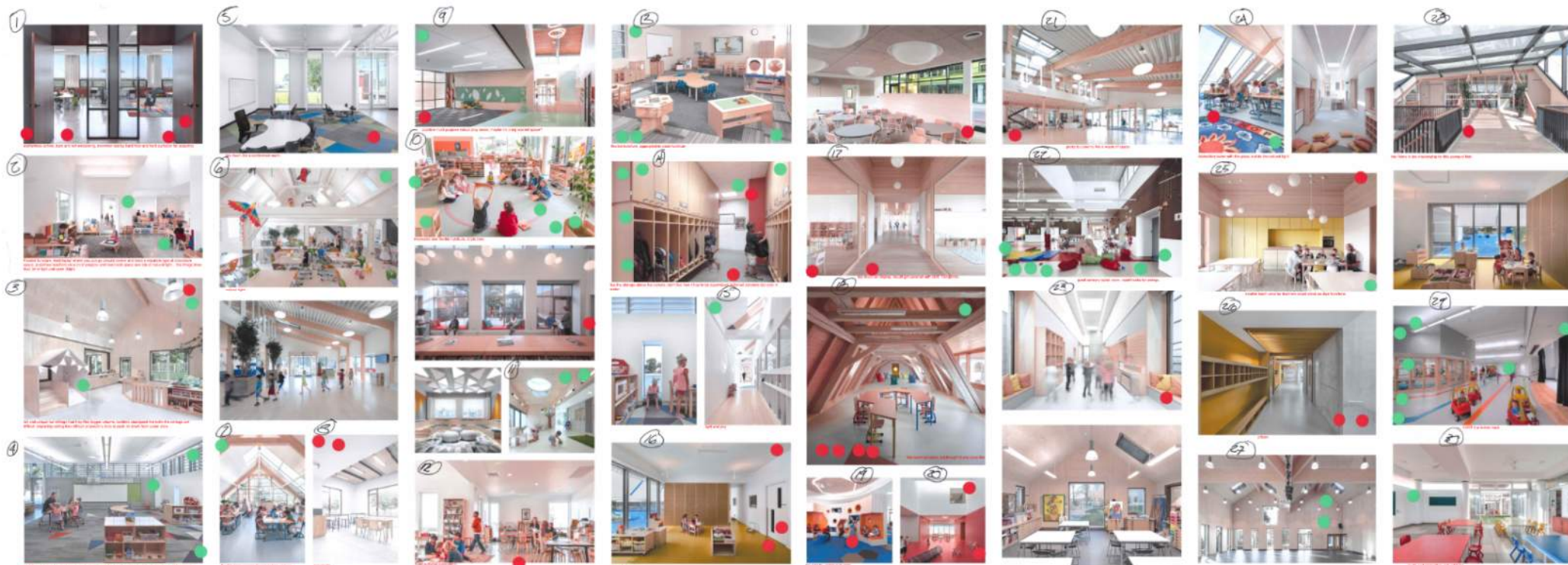
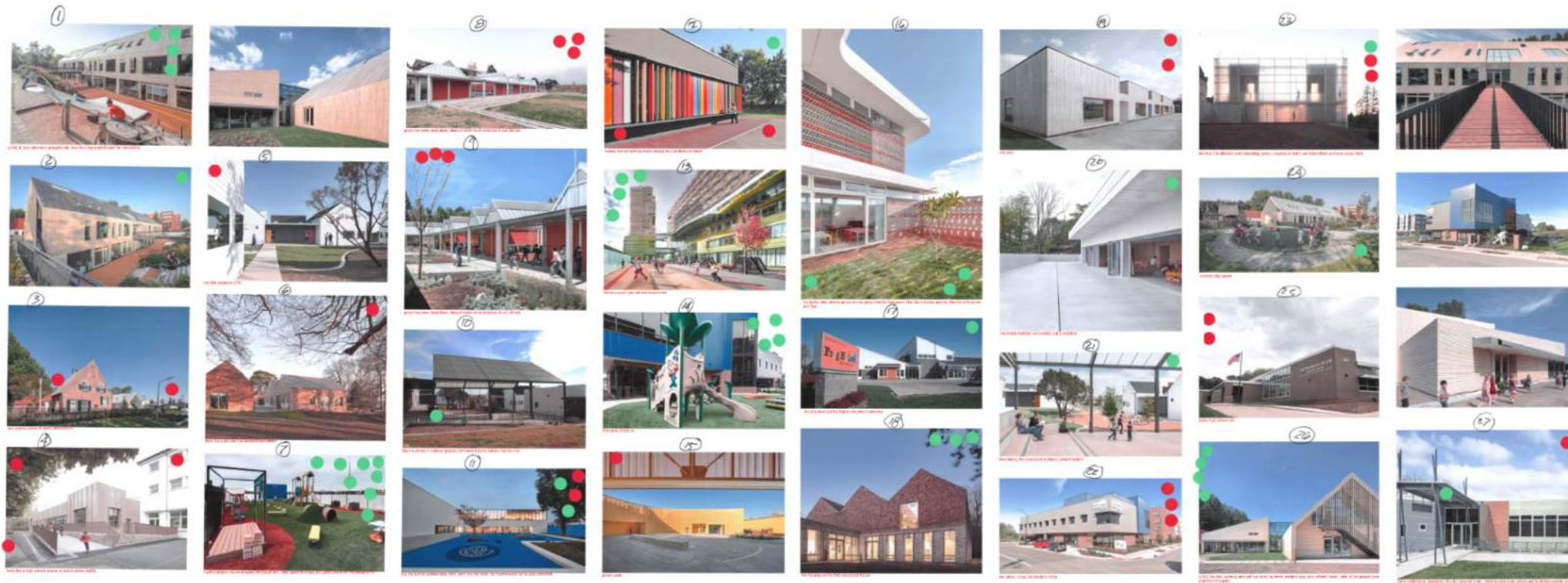
What job am I trying to get done?
 - Create and design an early childhood center to meet the needs of the community - with wrap around care + 3's, so IEP kids are placed with similarly developing peers.

I wouldn't value the Early Childhood Facility because...
 - it's going to be a hassle for me.

NEUMANN MONSON ARCHITECTS
February 25, 2025

EARLY CHILDHOOD CENTER

ENGAGEMENT – VIRTUAL TOURS

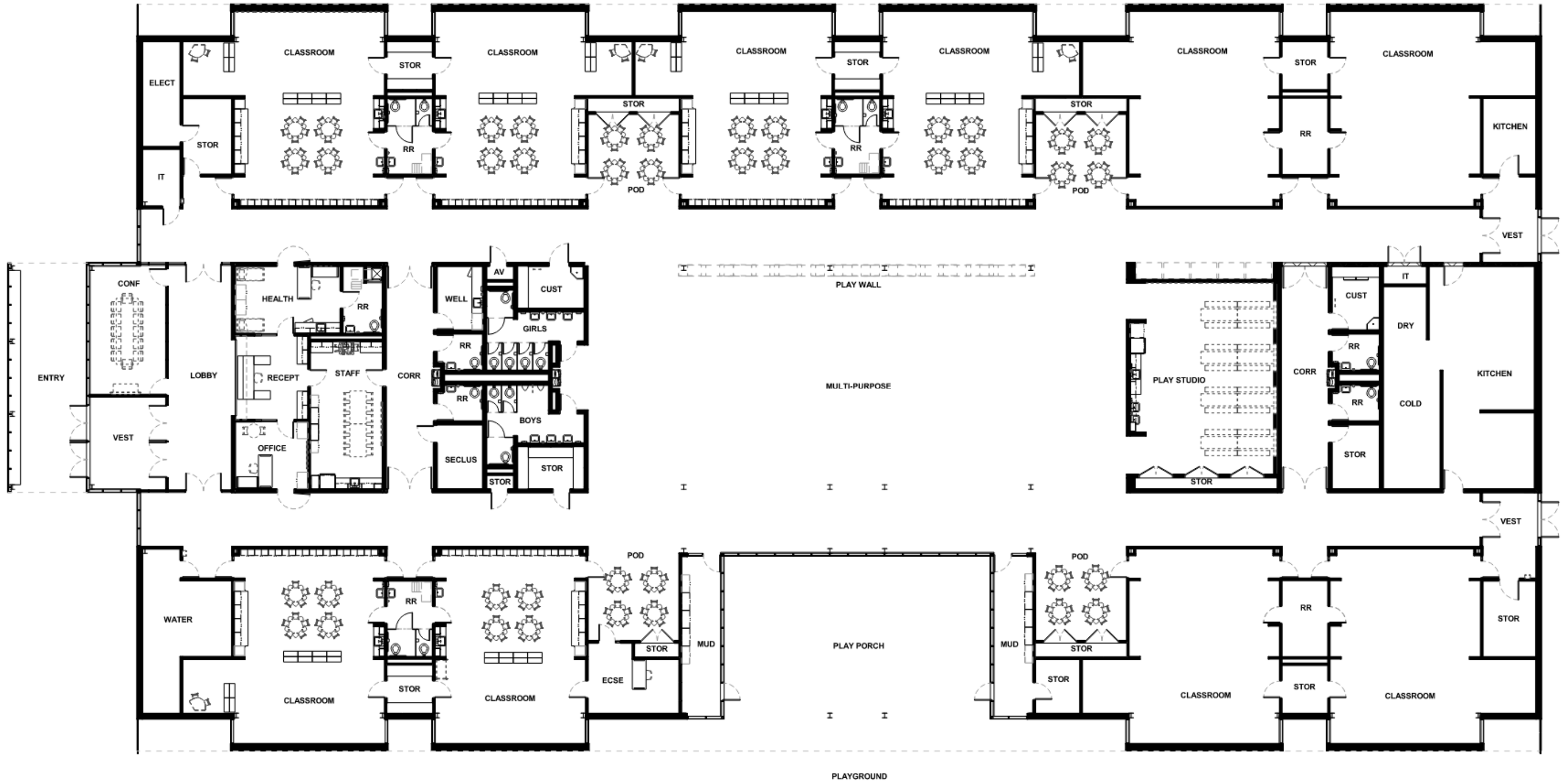


EARLY CHILDHOOD CENTER CONCEPT



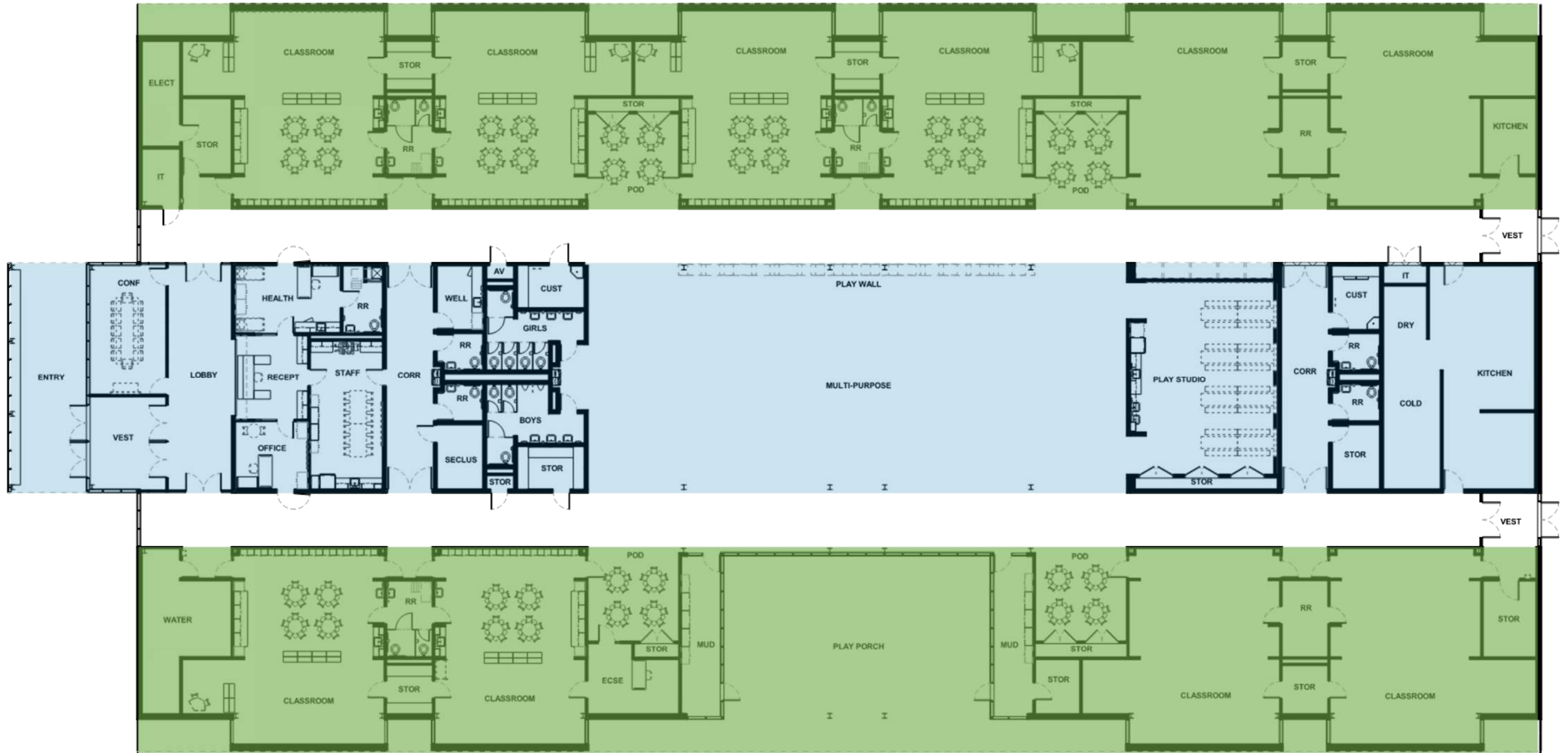
EARLY CHILDHOOD CENTER

FLOOR PLAN



EARLY CHILDHOOD CENTER

FLOOR PLAN - DIAGRAM



PLAYGROUND

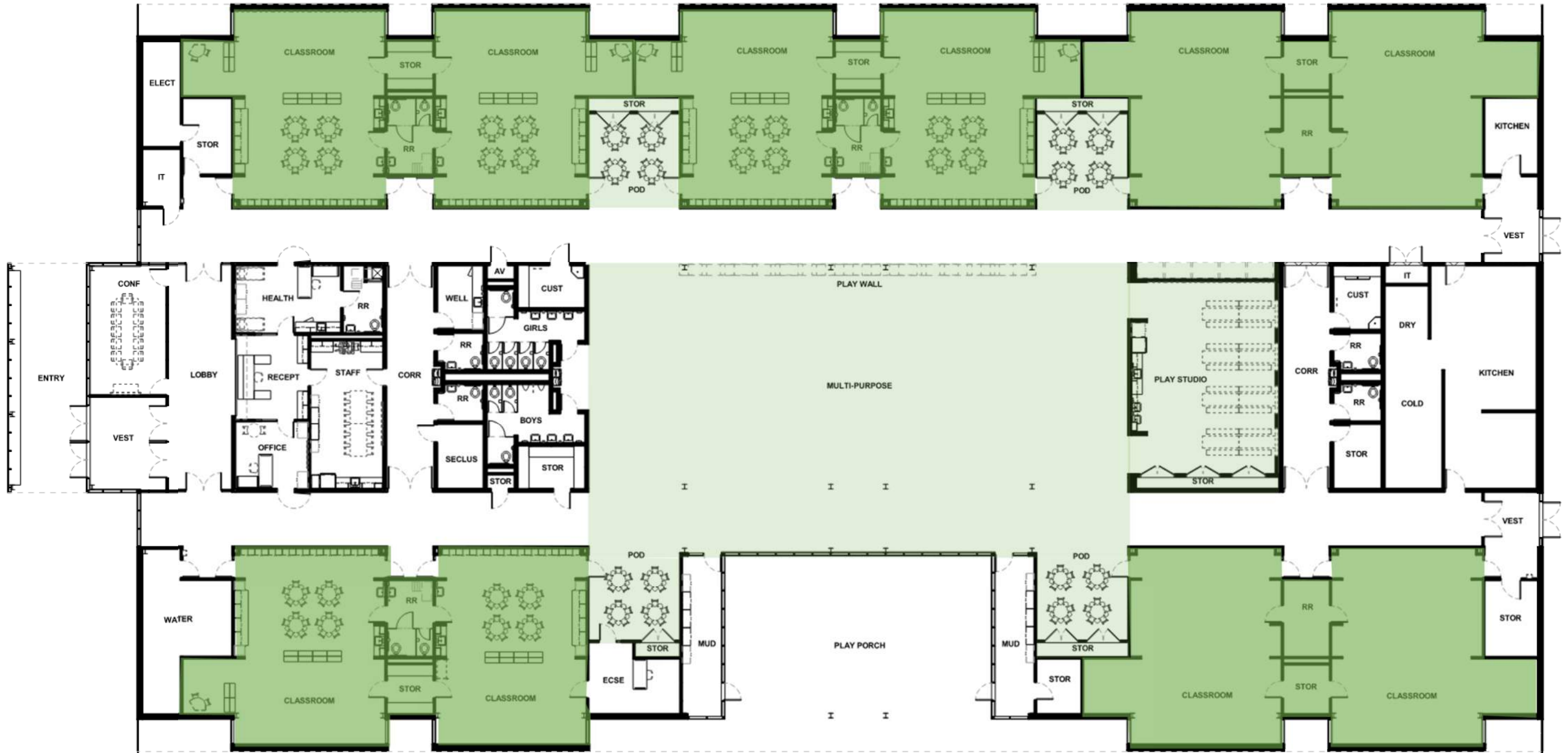
EARLY CHILDHOOD CENTER

FLOOR PLAN – OFFICE & SUPPORT



EARLY CHILDHOOD CENTER

FLOOR PLAN - STUDENTS



PLAYGROUND

EARLY CHILDHOOD CENTER

SITE PLAN

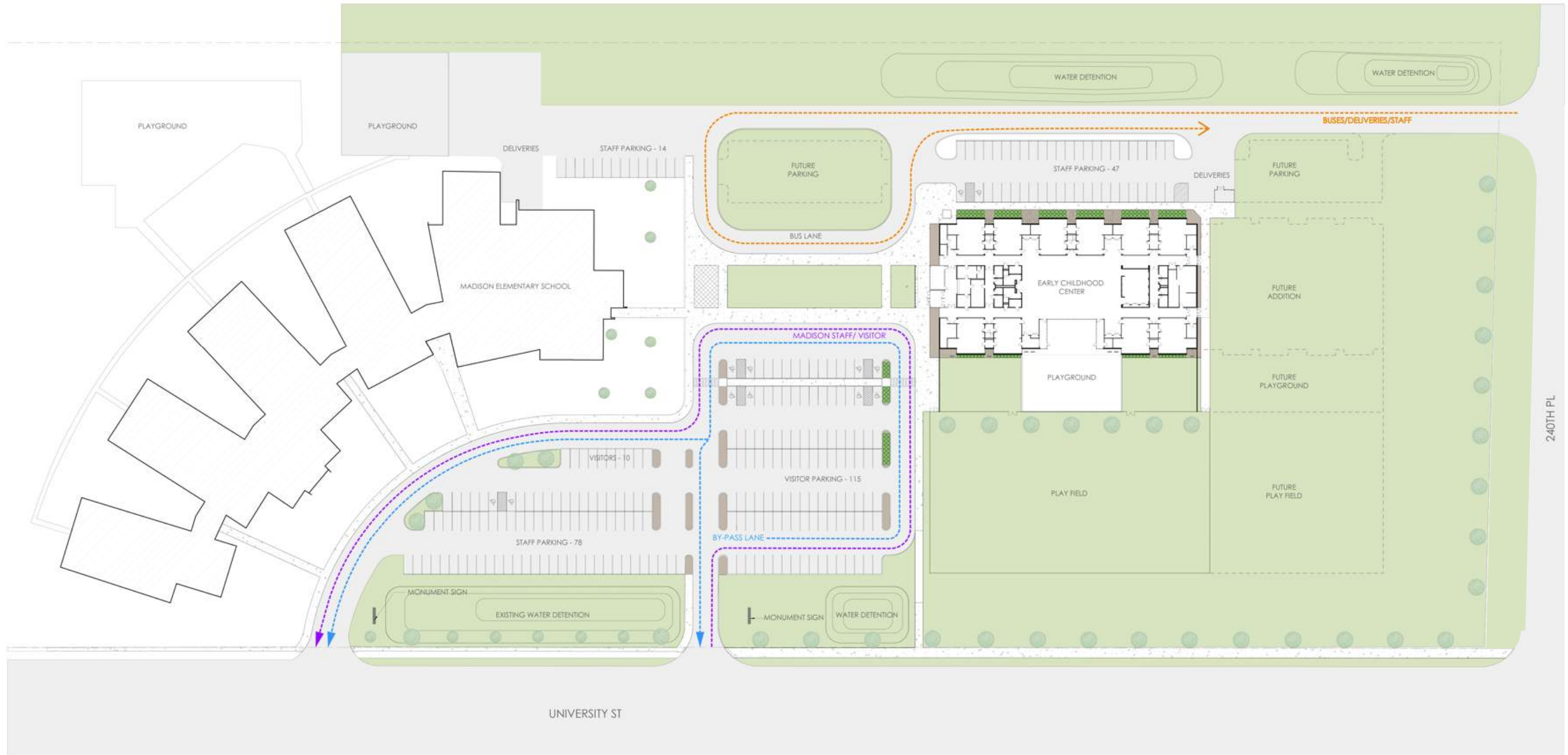


EARLY CHILDHOOD CENTER

SITE PLAN

LEGEND

 GRASS	 ORNAMENTAL PAVING
 LANDSCAPING AREA	 EXISTING
 FLOWERS	 FUTURE EXPANSION
 KARL FORESTERS	
 TREES	



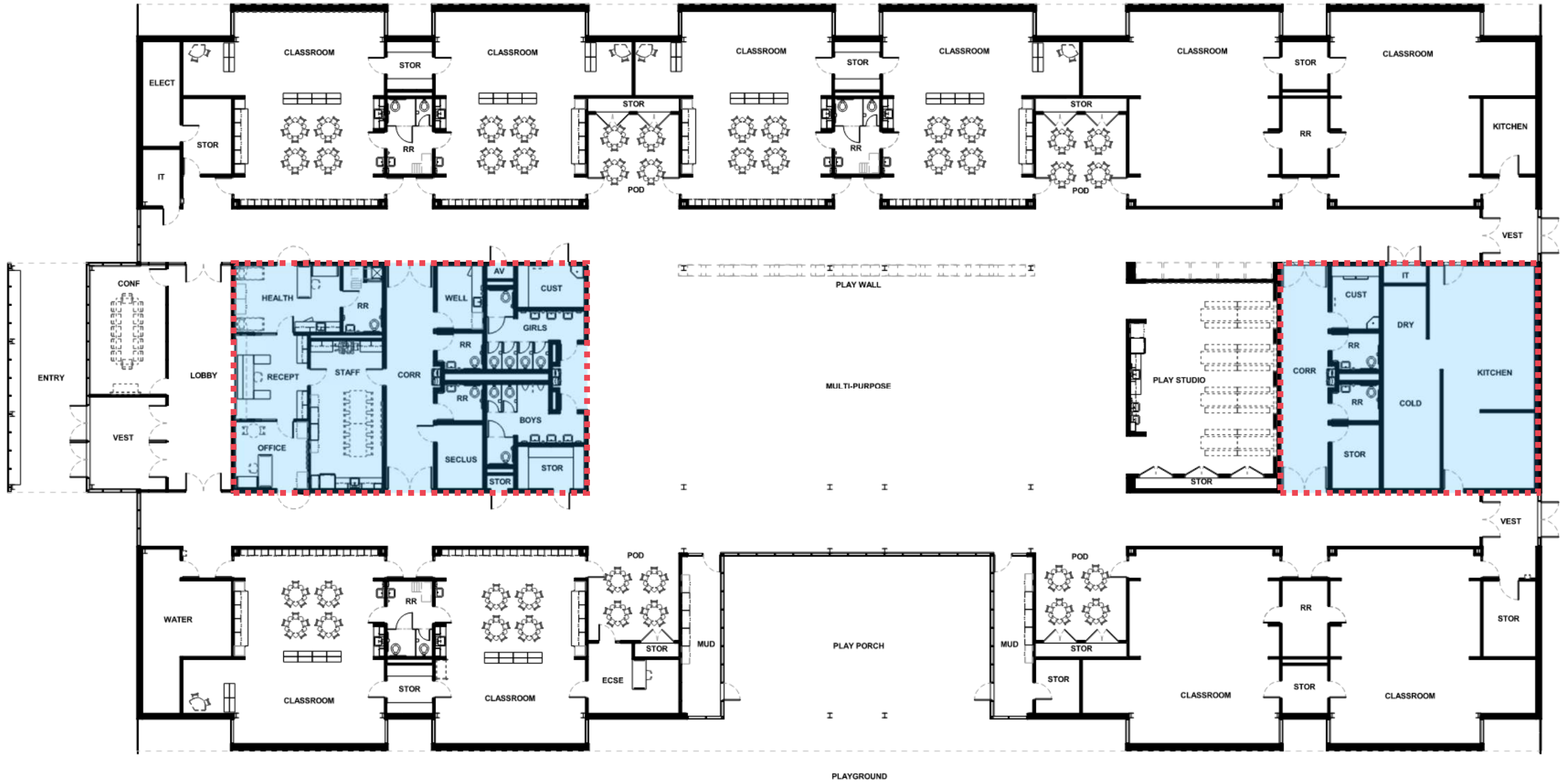
EARLY CHILDHOOD CENTER

SECURE ENTRY



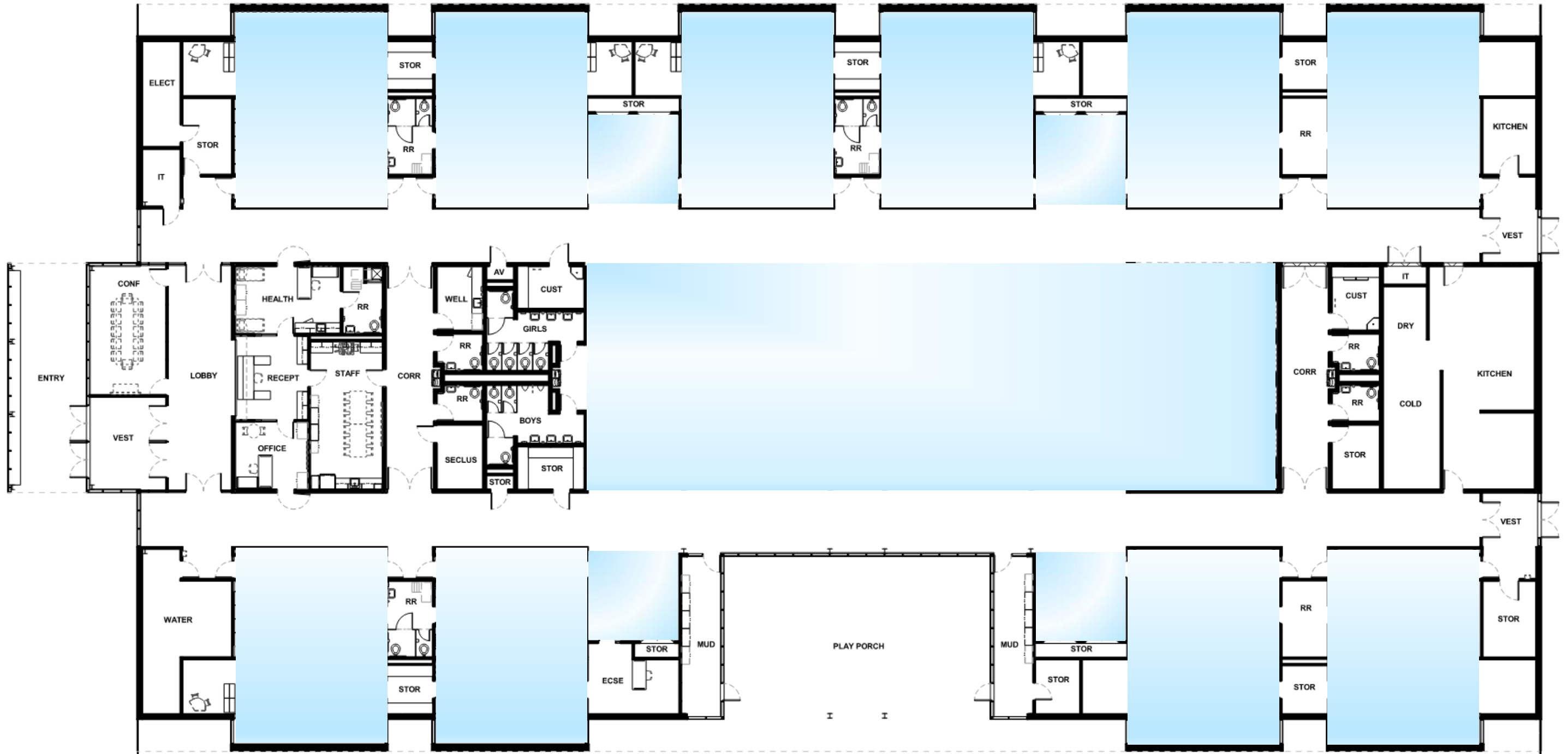
EARLY CHILDHOOD CENTER

HARDENED STRUCTURE



EARLY CHILDHOOD CENTER

DAYLIGHTING



PLAYGROUND

EARLY CHILDHOOD CENTER

SUSTAINABLE DESIGN – PRELIMINARY ANALYSIS



LEED v4.1 BD+C: Schools
Project Checklist

Pella CSD Ea
Date:

Y ? N

1	0	0	Credit	Integrative Process	1
---	---	---	--------	---------------------	---

3	1	3	Location and Transportation		15
0	0	0	Credit	LEED for Neighborhood Development Location	15
1	0	0	Credit	Sensitive Land Protection	1
0	0	1	Credit	High Priority Site and Equitable Development	2
0	0	1	Credit	Surrounding Density and Diverse Uses	5
0	0	1	Credit	Access to Quality Transit	4
1	0	0	Credit	Bicycle Facilities	1
1	0	0	Credit	Reduced Parking Footprint	1
0	1	0	Credit	Electric Vehicles	1

2	3	5	Sustainable Sites		12
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	Environmental Site Assessment	Required
1	0	0	Credit	Site Assessment	1
0	0	1	Credit	Protect or Restore Habitat	2
0	1	0	Credit	Open Space	1
0	0	3	Credit	Rainwater Management	3
0	1	0	Credit	Heat Island Reduction	2
0	1	0	Credit	Light Pollution Reduction	1
0	0	1	Credit	Site Master Plan	1
1	0	0	Credit	Joint Use of Facilities	1

2	3	7	Water Efficiency		12
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2	0	0	Credit	Outdoor Water Use Reduction	2
0	2	5	Credit	Indoor Water Use Reduction	7
0	0	2	Credit	Optimize Process Water Use	2
0	1	0	Credit	Water Metering	1

6	4	16	Energy and Atmosphere		31
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
0	3	3	Credit	Enhanced Commissioning	6
6	0	10	Credit	Optimize Energy Performance	16
0	0	1	Credit	Advanced Energy Metering	1
0	0	1	Credit	Grid Harmonization	2
0	0	1	Credit	Renewable Energy	5
0	1	0	Credit	Enhanced Refrigerant Management	1

1	9	1	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
2	2	1	Credit	Building Life-Cycle Impact Reduction	5
0	2	0	Credit	Environmental Product Declarations	2
1	1	0	Credit	Sourcing of Raw Materials	2
0	2	0	Credit	Material Ingredients	2
0	2	0	Credit	Construction and Demolition Waste Management	2

5	9	1	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
Y			Prereq	Minimum Acoustic Performance	Required
1	1	0	Credit	Enhanced Indoor Air Quality Strategies	2
1	2	0	Credit	Low-Emitting Materials	3
0	1	0	Credit	Construction Indoor Air Quality Management Plan	1
0	1	1	Credit	Indoor Air Quality Assessment	2
1	0	0	Credit	Thermal Comfort	1
0	1	0	Credit	Interior Lighting	2
1	2	0	Credit	Daylight	3
1	0	0	Credit	Quality Views	1
0	1	0	Credit	Acoustic Performance	1

1	0	0	Innovation		6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

21	29	33	TOTALS	Possible Points: 110
----	----	----	---------------	-----------------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

EARLY CHILDHOOD CENTER

SUSTAINABLE DESIGN

COTE® Top Ten Awards

The Committee on the Environment presents the COTE Top Ten Awards, the industry's best-known award program for sustainable design excellence. Each year, 10 innovative projects are recognized for their integration of design excellence with environmental performance.

AIA Framework for Design Excellence



Measure 1
DESIGN FOR INTEGRATION



Measure 6
DESIGN FOR ENERGY



Measure 2
DESIGN FOR COMMUNITY



Measure 7
DESIGN FOR WELLNESS



Measure 3
DESIGN FOR ECOLOGY



Measure 8
DESIGN FOR RESOURCES



Measure 4
DESIGN FOR WATER



Measure 9
DESIGN FOR CHANGE



Measure 5
DESIGN FOR ECONOMY



Measure 10
DESIGN FOR DISCOVERY

2021 COTE® Top Ten

Market One



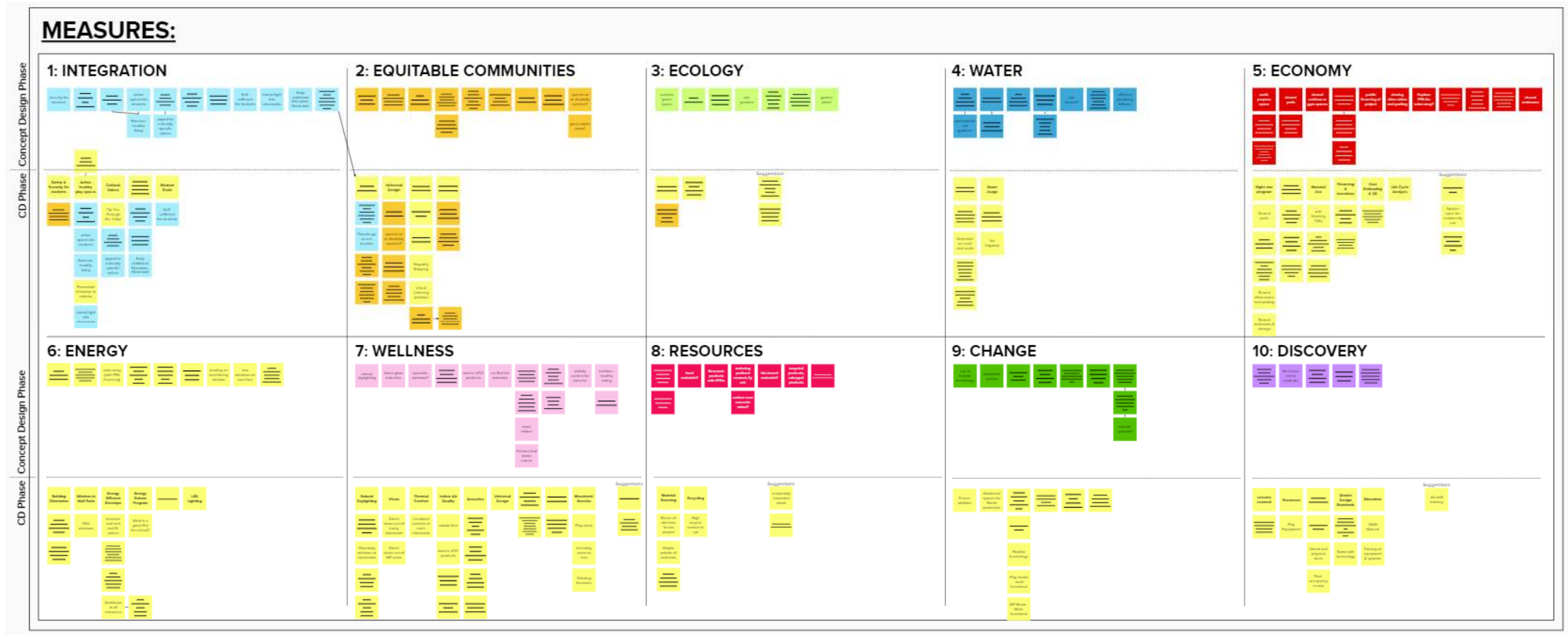
2022 COTE® Top Ten

Iowa City Public Works



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SUSTAINABLE DESIGN – PRELIMINARY IDEATION



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SUSTAINABLE DESIGN – PRELIMINARY IDEATION

Integration

The big idea behind the project and approach towards a sustainable design concept.

What makes this building one that people will fight to preserve?

Social, economic, and environmental value.

Equitable Communities

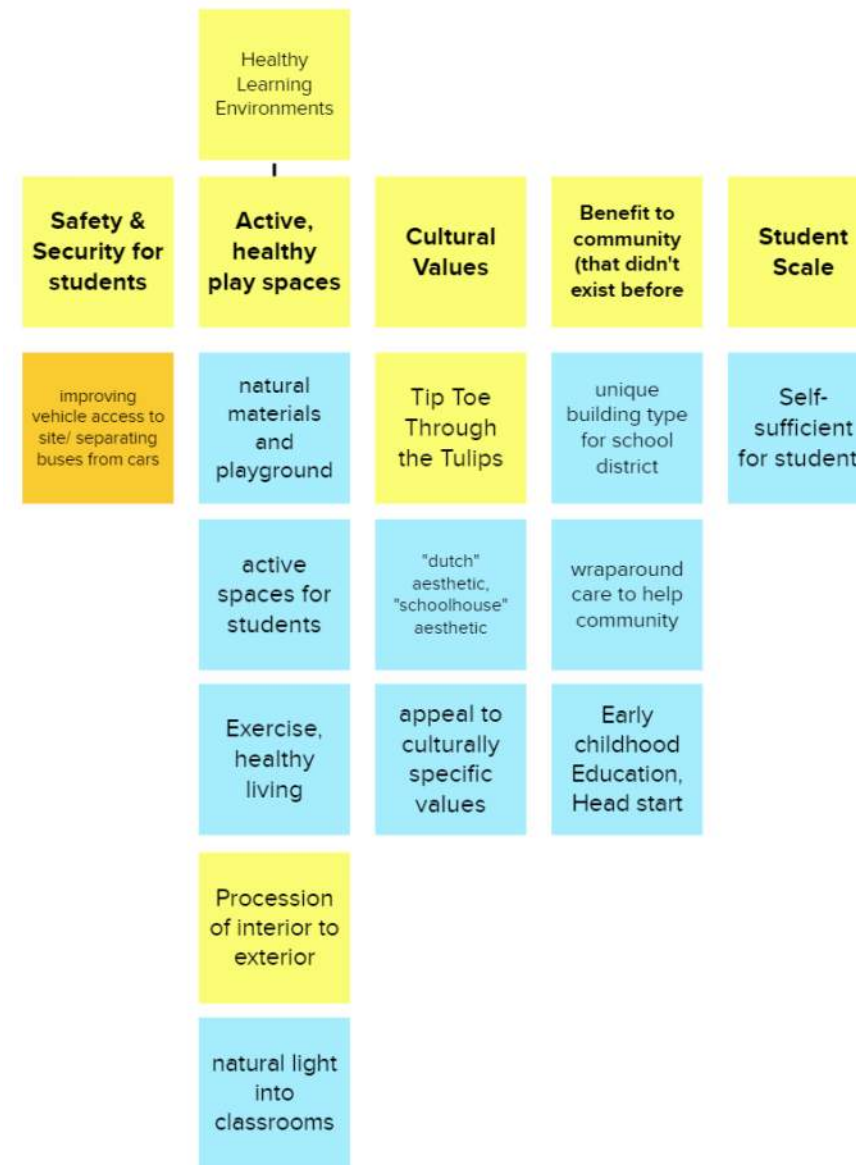
Sustainability is inextricably tied to the wellness of communities.

How does this project create a walkable, human-scaled community?

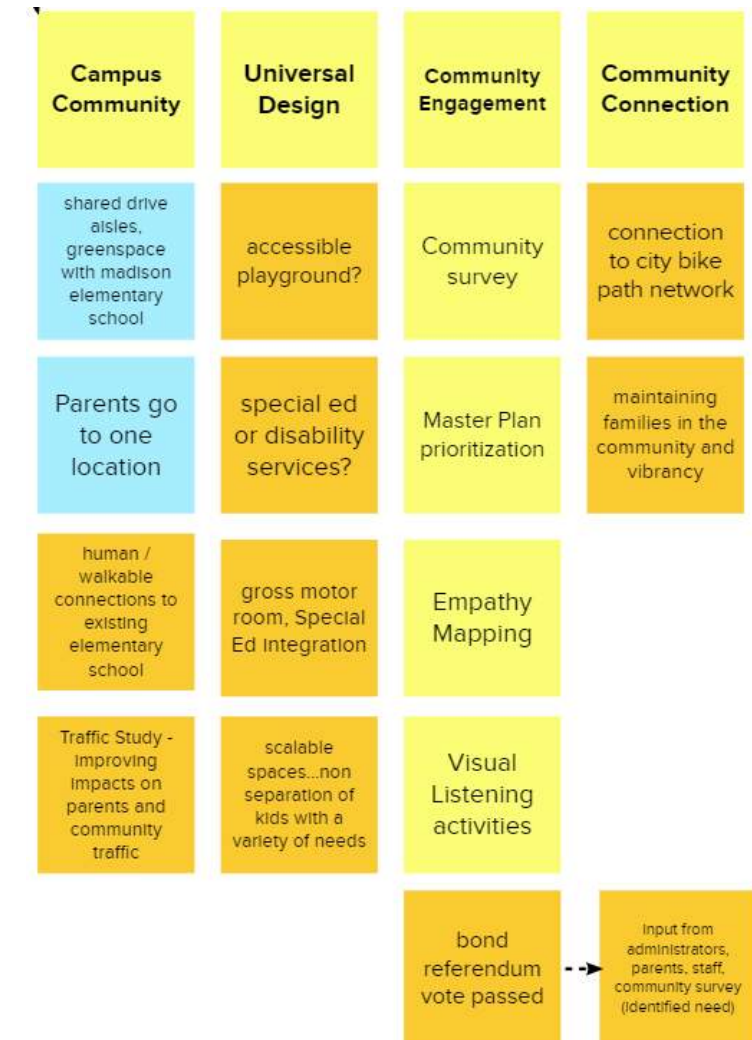
How were community members engaged?

How does this project promote social equity?

Integration



Equitable Communities



EARLY CHILDHOOD CENTER

SUSTAINABLE DESIGN – PRELIMINARY IDEATION

Ecology

Sustainable design protects and benefits natural ecosystems and habitat in the presence of human development.

In what ways does the design respond to the ecology of this place?

How does this design help users become more aware or connected with their regional ecosystem?

How does the project contribute to preservation and restoration of habitats?

Water

Sustainable design conserves and improves the quality of water as a precious resource.

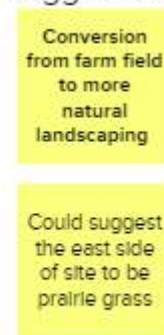
Illustrate major water conservation and stormwater management strategies.

Does the project recapture or re-use water?

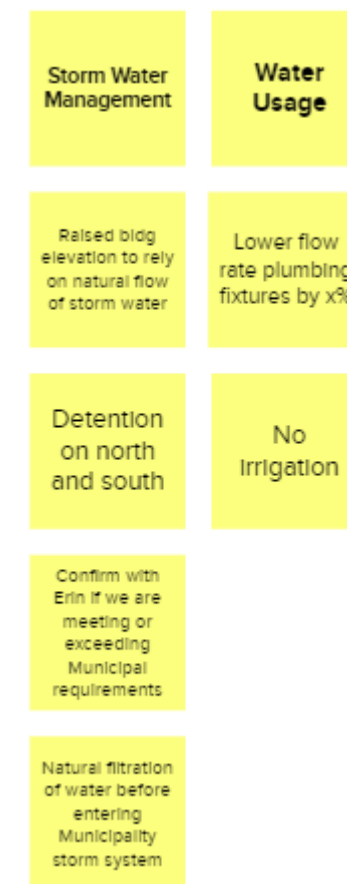
Ecology



Suggestions



Water



EARLY CHILDHOOD CENTER

SUSTAINABLE DESIGN – PRELIMINARY IDEATION

Economy

Providing abundance while living within our means is a fundamental challenge of sustainability.

How does the project provide “more with less”?

Possibilities include “right sizing” the program, cost-effective design decisions, economic equity strategies, etc.

Provide examples of how first cost and lifecycle cost information influenced design choices.

Energy

The burning of fossil fuels to provide energy for buildings in a major component of global greenhouse gas emissions, driving climate change.

How did the local climate inform the design challenges and opportunities?

Describe energy efficient design intent, including passive and active systems and technologies.

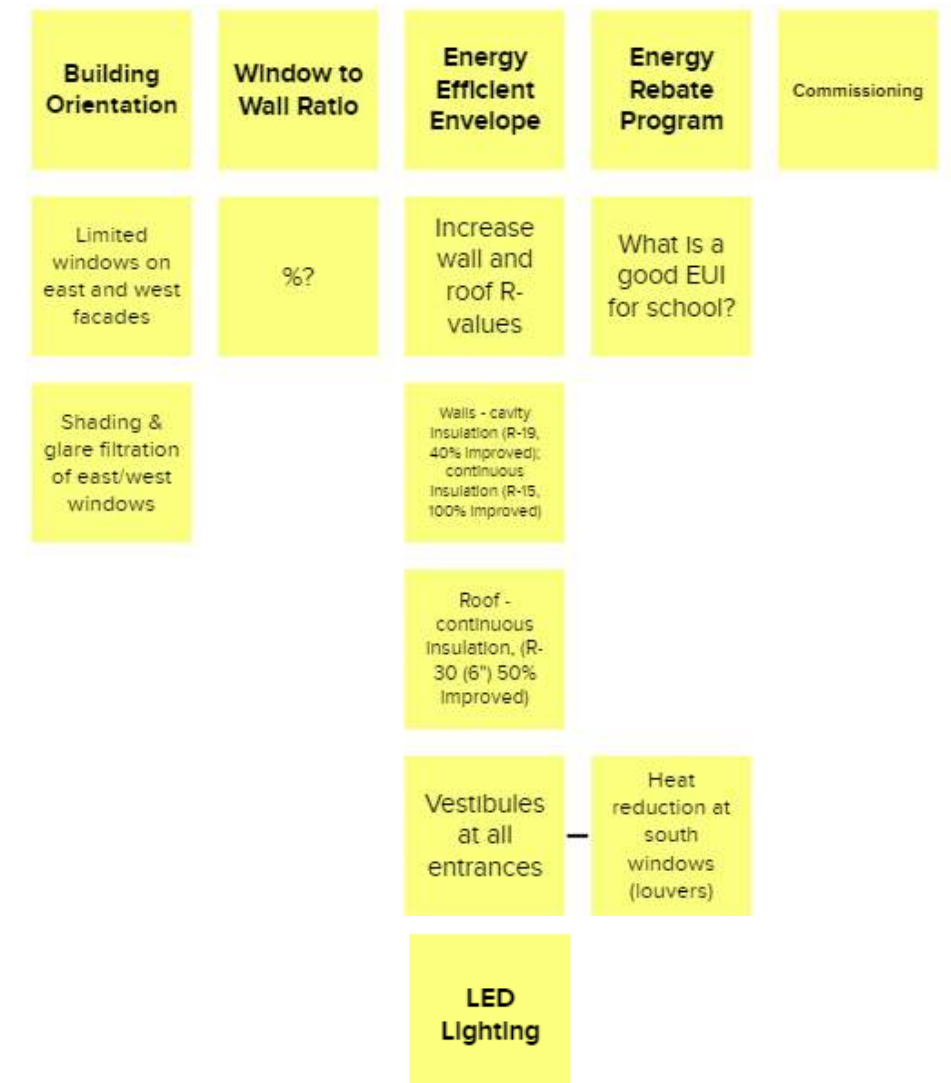
Economy



Suggestions

- Community Link
- Spaces open for community use
- Playground open for community use

Energy



EARLY CHILDHOOD CENTER

SUSTAINABLE DESIGN – PRELIMINARY IDEATION

Wellness

Sustainable design supports comfort, health, and wellness for the people who inhabit or visit buildings.

Describe strategies for optimizing daylight, indoor air quality, connections to outdoors, and thermal, visual, and acoustical comfort.

How does the design promote the health of the occupants?

Resources

Sustainable design includes the informed selection of materials and products to reduce product-cycle environmental impacts while enhancing building performance.

Describe efforts to optimize the materials used on the project.

Wellness

Natural Daylighting	Views	Thermal Comfort	Indoor Air Quality	Acoustics
Clerestory windows at MP and Play Studio	Direct views out of every classroom	Localized controls at each classroom	smoke free	full height, insulated walls between all rooms
Clerestory windows at classrooms	Direct views out of MP room		low/no VOC products	acoustic deck in classrooms & MP room
Glare reduction at east/west windows			Walk-off cpt - keeps dust filtered out	Sound isolation from HVAC equipment
Glare reduction at south windows (louvers)			Cover ducts during construction	Separation of classrooms from MP room

Suggestions

Universal Design	Building Scale, Spatial Priority, Wayfinding	Connection to Outdoors	Movement/ Exercise	Nurishment
	equitable access the building so that people feel comfortable entering and navigating the building	Central, direct connection to outdoor play spaces	Play areas	Nutrition, healthy eating, appropriate food portions
			Including areas to rest	
			Drinking fountains	

Resources

Material Sourcing	Recycling
Reuse of dirt from Tennis project	High recycle content in cpt
Simple palette of materials	
Durable material for long-term life expectancy	

Suggestions

sustainably harvested wood
Reduce/Manage construction waste

EARLY CHILDHOOD CENTER

SUSTAINABLE DESIGN – PRELIMINARY IDEATION

Change

Reuse, adaptability, and resilience are essential to sustainable design, which seeks to maintain and enhance usability, functionality, and value over time.

Describe how the project is designed to facilitate adaptation for other uses.

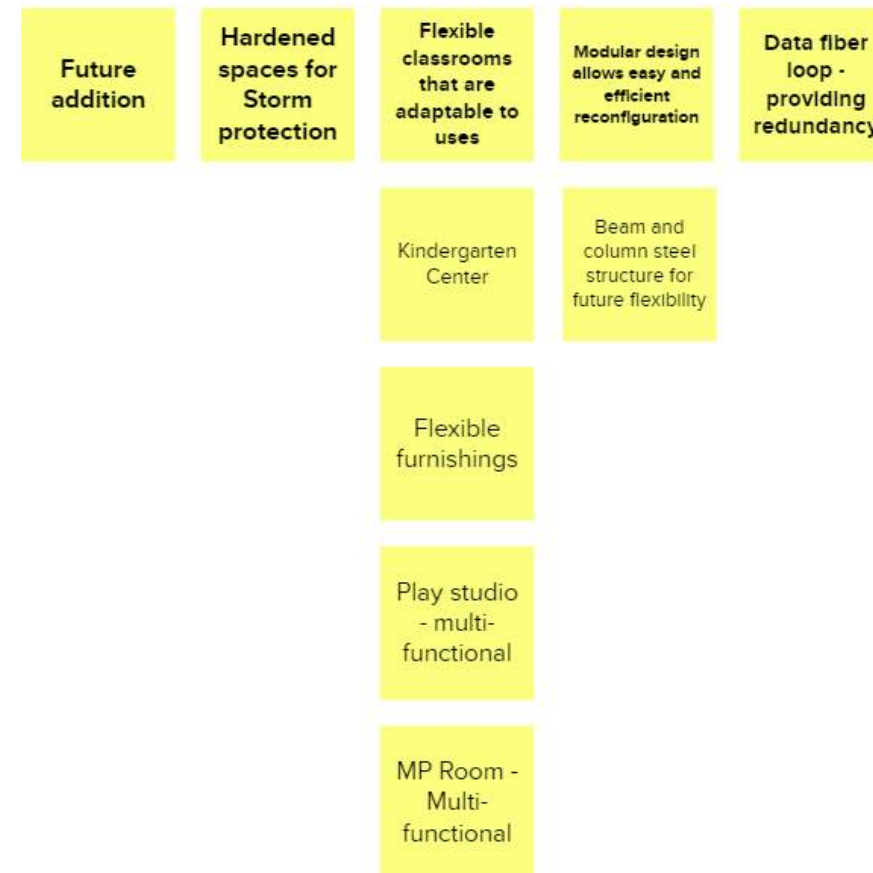
Describe the project's resilience measures.

Discovery

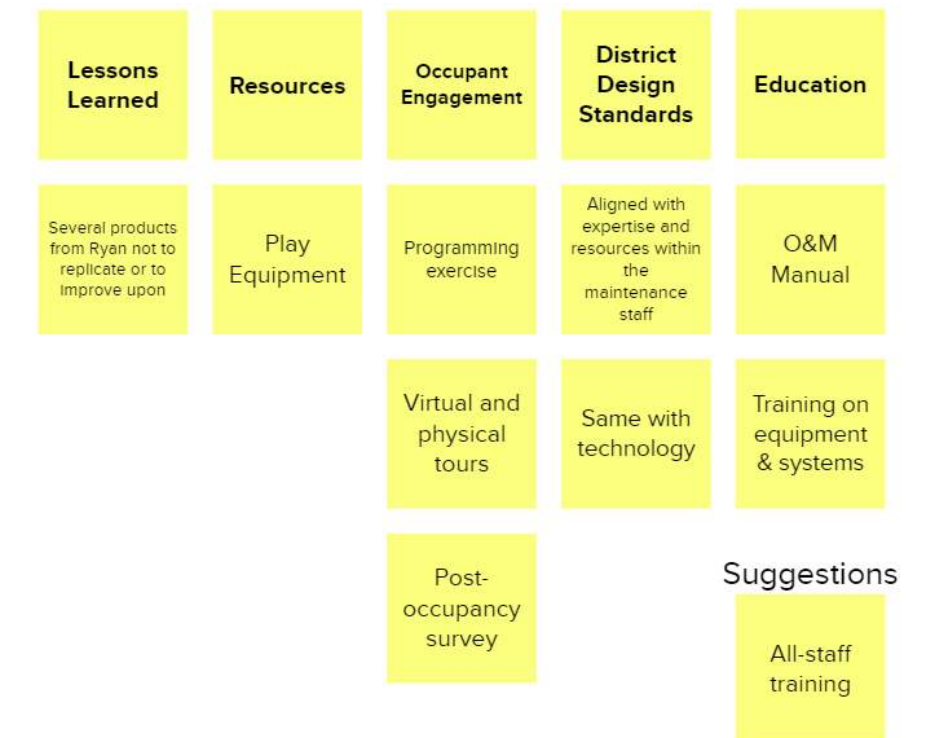
Sustainable design strategies evolve over time. What lessons for better design have been learned through the process, and how have these been incorporated?

Describe ways the lessons have been shared with a larger audience.

Change



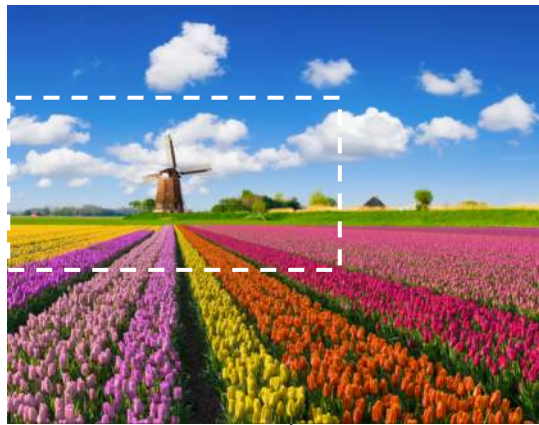
Discovery



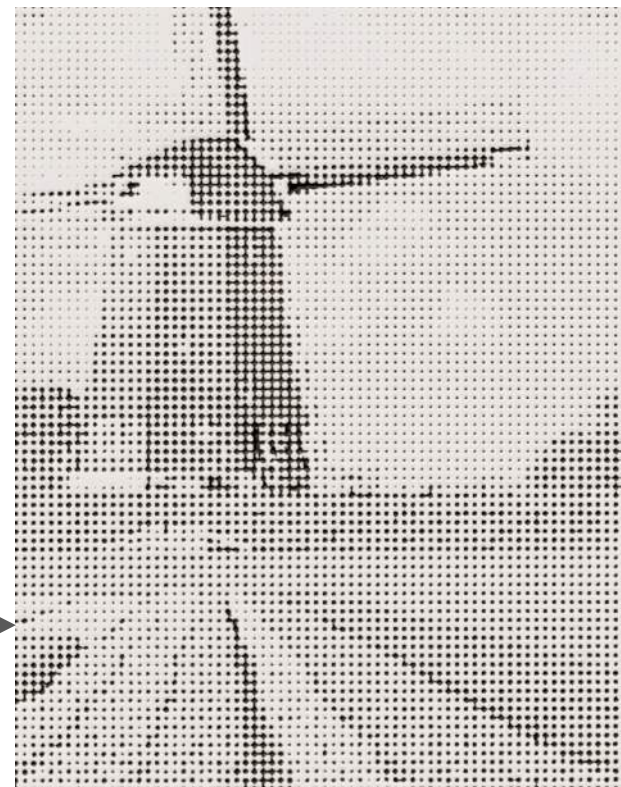
EARLY CHILDHOOD CENTER

EXTERIOR

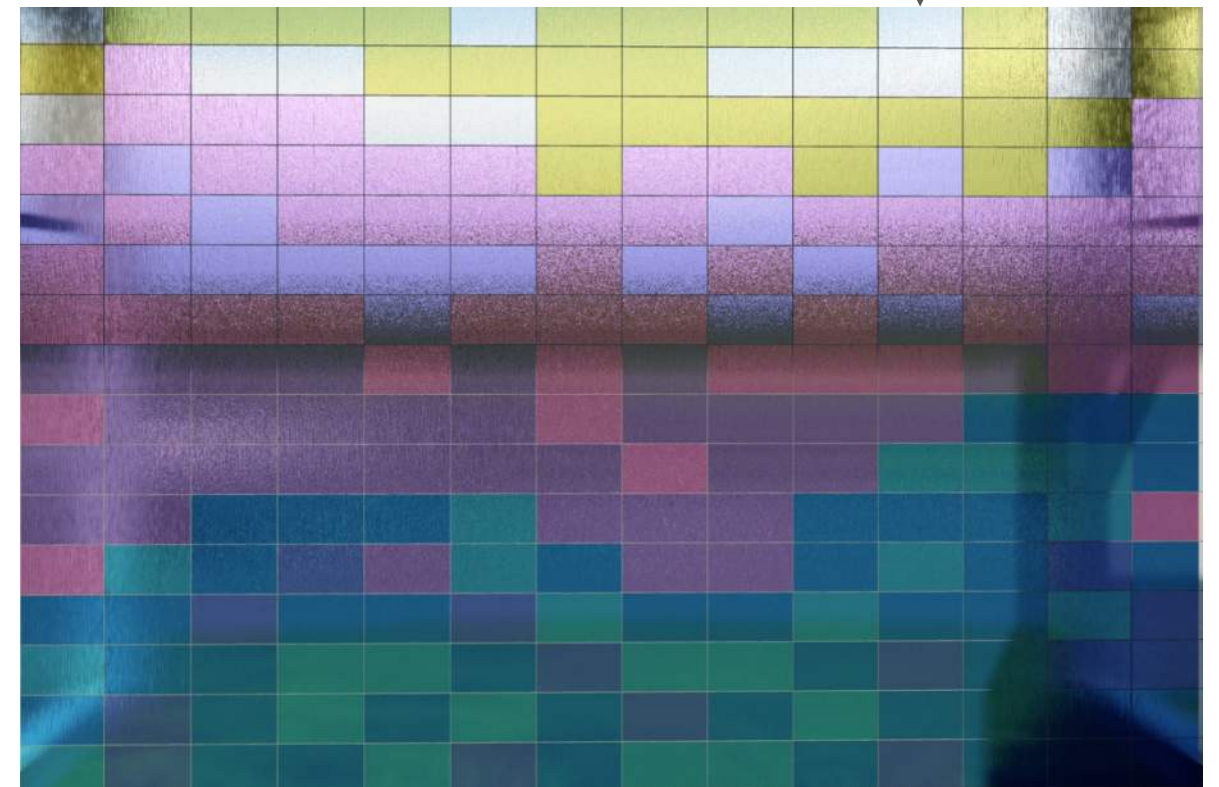
TIP TOE THROUGH THE TULIPS



CUSTOM PERFORATED METAL PANEL



ABSTRACT METAL TILE MOSAIC



EARLY CHILDHOOD CENTER

EXTERIOR – WEST ELEVATION



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EXTERIOR – SW AERIAL



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EXTERIOR – VISITOR ENTRY



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EXTERIOR – SOUTH ELEVATION



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EXTERIOR – NORTH ELEVATION



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INTERIOR

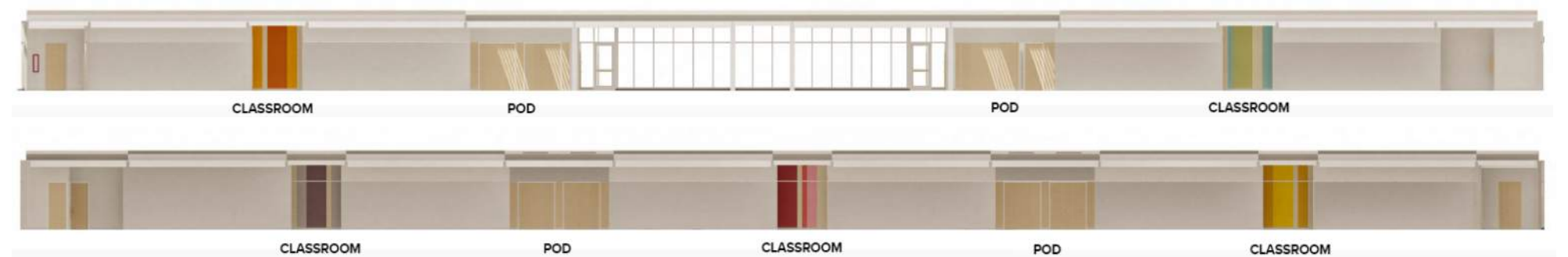
TIP TOE THROUGH THE TULIPS



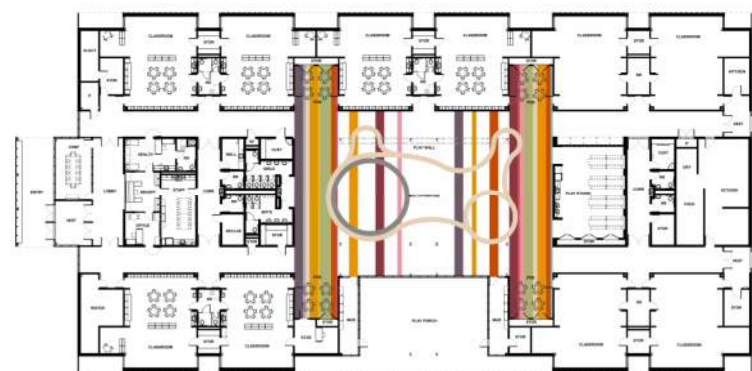
COLOR PALETTE



WAYFINDING



FLOORING



PLAY WALL



EARLY CHILDHOOD CENTER

INTERIOR - LOBBY



EARLY CHILDHOOD CENTER

INTERIOR – CLASSROOM HALLWAY



EARLY CHILDHOOD CENTER

INTERIOR - CLASSROOM



EARLY CHILDHOOD CENTER

INTERIOR - CLASSROOM



EARLY CHILDHOOD CENTER

INTERIOR - CLASSROOM



EARLY CHILDHOOD CENTER

INTERIOR – MULTI-PURPOSE



EARLY CHILDHOOD CENTER

INTERIOR – MULTI-PURPOSE



EARLY CHILDHOOD CENTER

INTERIOR – MULTI-PURPOSE



EARLY CHILDHOOD CENTER

INTERIOR – MULTI-PURPOSE



EARLY CHILDHOOD CENTER

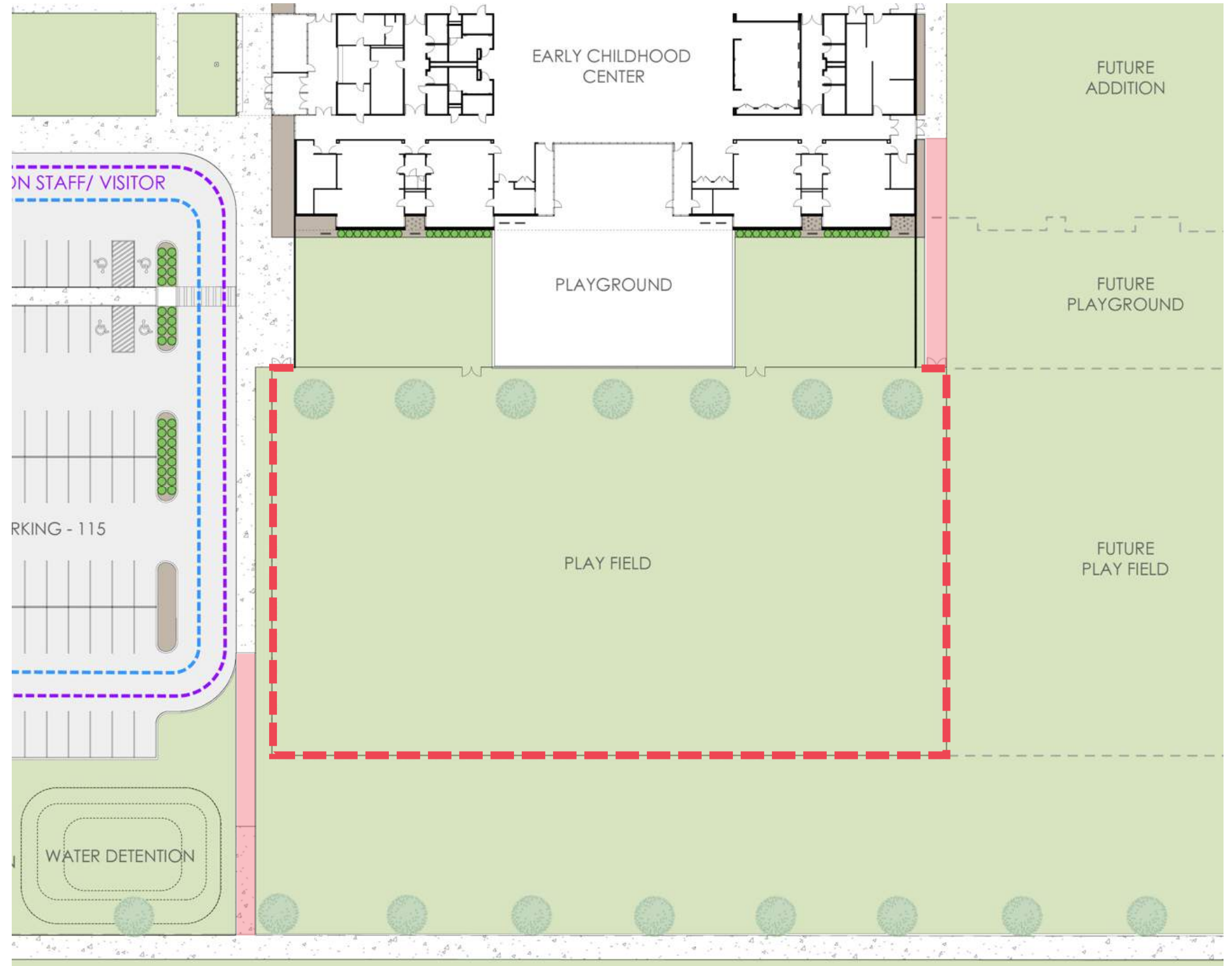
INTERIOR – PLAY STUDIO



EARLY CHILDHOOD CENTER

ALTERNATES

1. Play Field Fence & Sidewalks \$36,000



EARLY CHILDHOOD CENTER

ALTERNATES

1. Play Field Fence & Sidewalks
\$36,000

2. Classroom Build-out
\$345,000
\$345,000



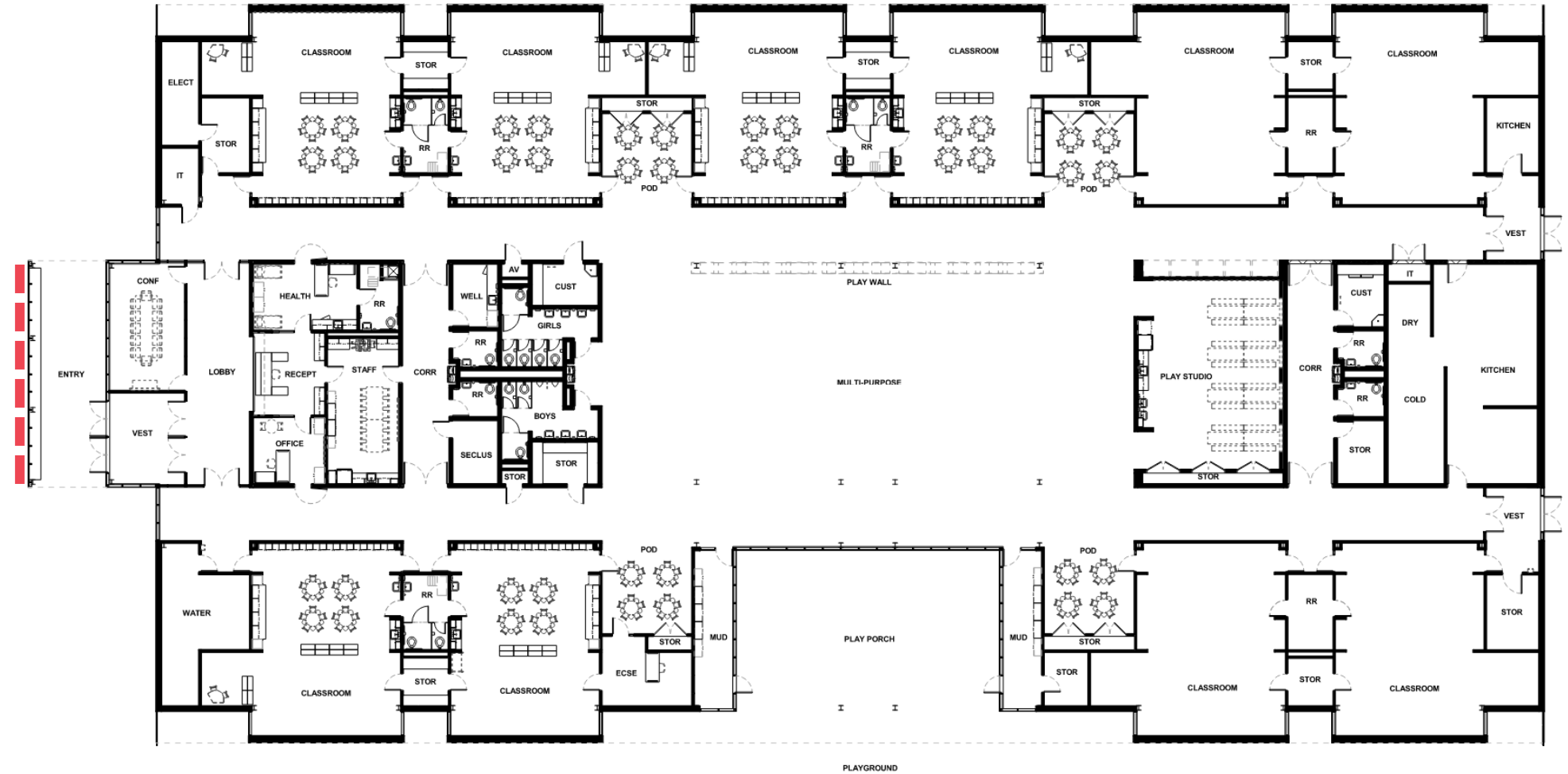
EARLY CHILDHOOD CENTER

ALTERNATES

1. Play Field Fence & Sidewalks
\$36,000

2. Classroom Build-out
\$345,000
\$345,000

3. Custom Perforated Metal Panel
\$40,000



EARLY CHILDHOOD CENTER

ALTERNATES

1. Play Field Fence & Sidewalks
\$36,000
2. Classroom Build-out
\$345,000
\$345,000
3. Custom Perforated Metal Panel
\$40,000
4. **Play Studio Wood Ceiling**
\$40,000



EARLY CHILDHOOD CENTER

ALTERNATES

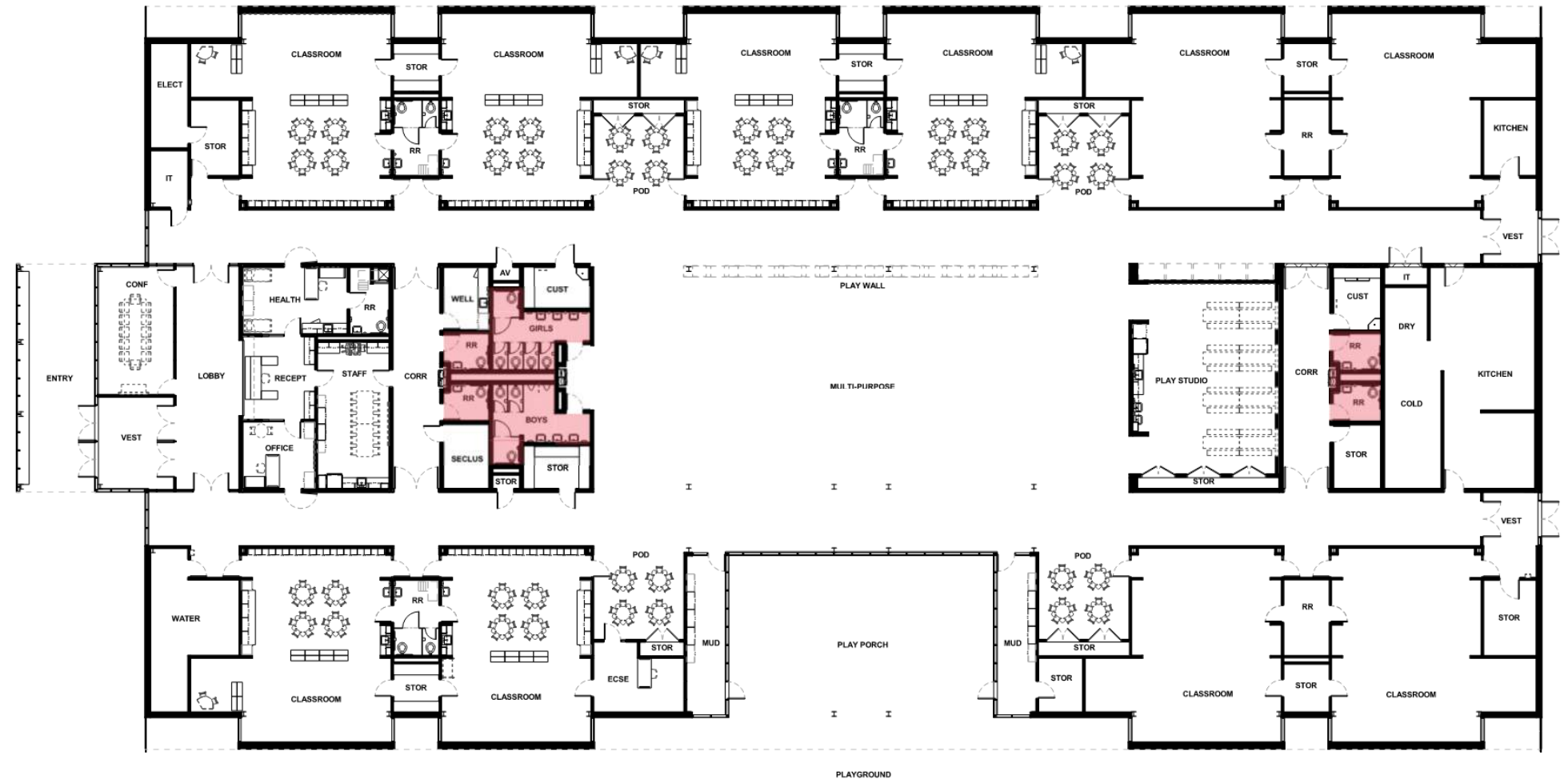
1. Play Field Fence & Sidewalks
\$36,000

2. Classroom Build-out
\$345,000
\$345,000

3. Custom Perforated Metal Panel
\$40,000

4. Play Studio Wood Ceiling
\$40,000

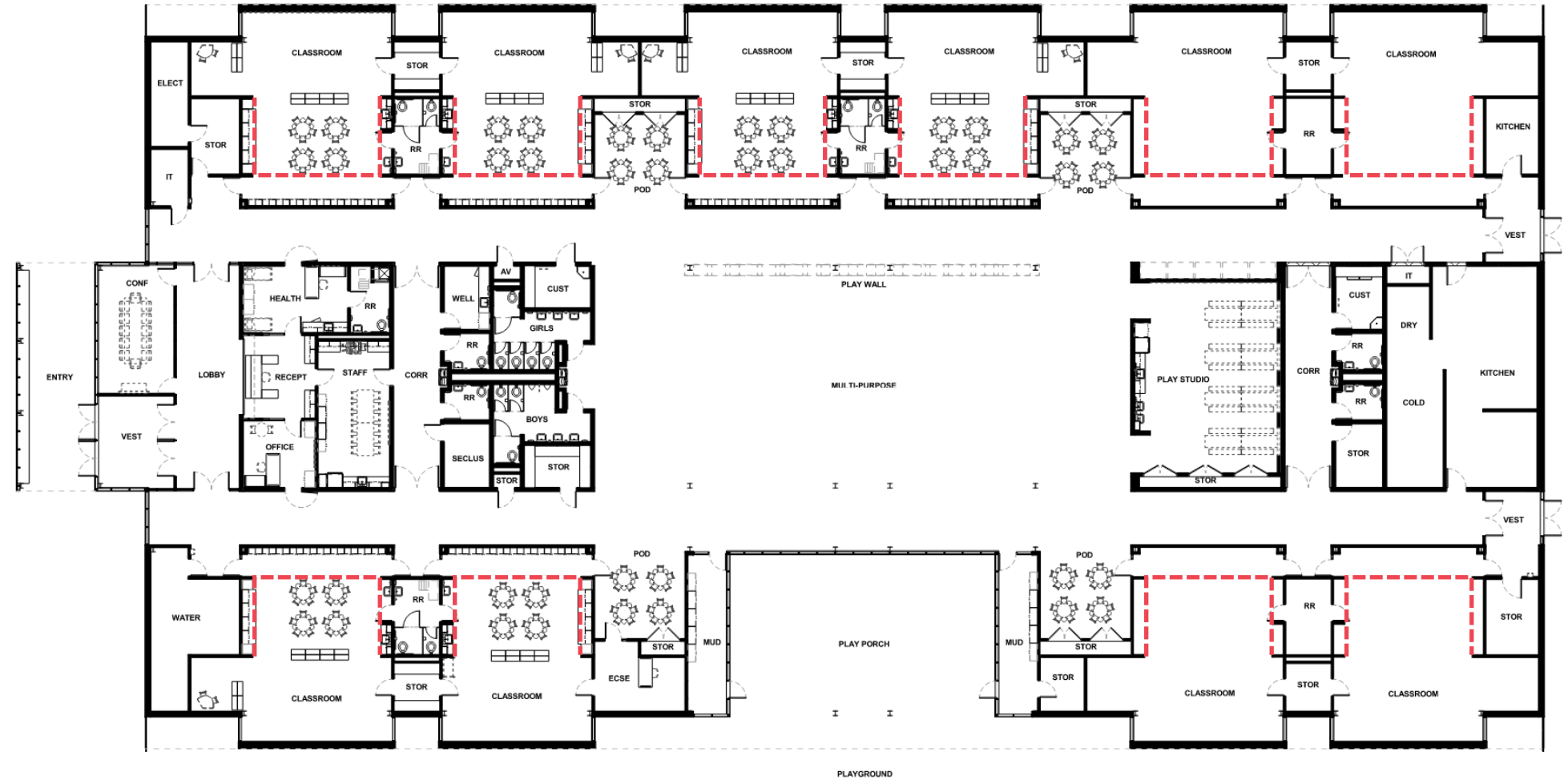
5. Restroom Wall Tile
\$25,000



EARLY CHILDHOOD CENTER

ALTERNATES

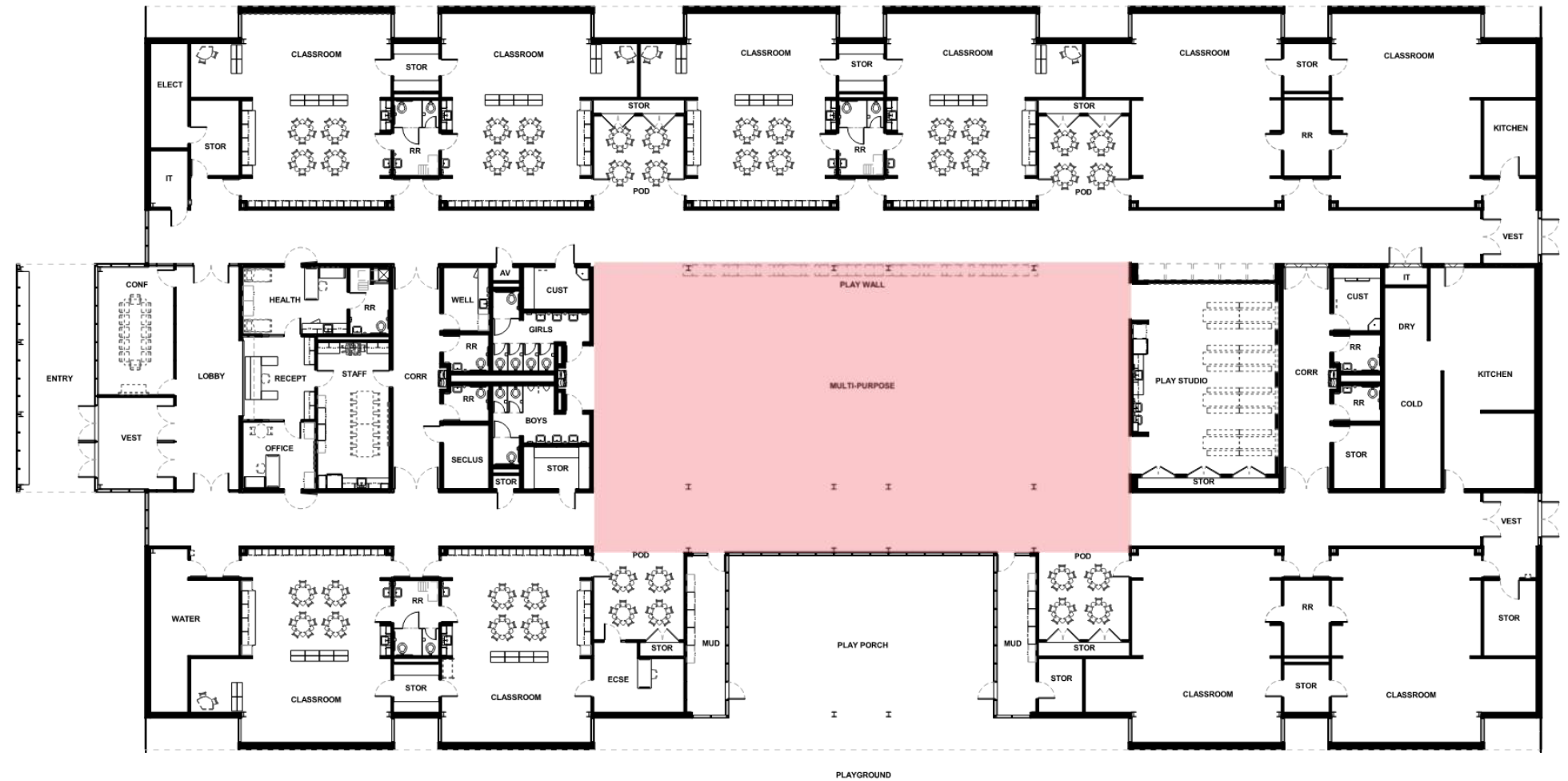
1. Play Field Fence & Sidewalks
\$36,000
2. Classroom Build-out
\$345,000
\$345,000
3. Custom Perforated Metal Panel
\$40,000
4. Play Studio Wood Ceiling
\$40,000
5. Restroom Wall Tile
\$25,000
6. **Classroom Acoustic Panels**
\$25,000



EARLY CHILDHOOD CENTER

ALTERNATES

1. Play Field Fence & Sidewalks
\$36,000
2. Classroom Build-out
\$345,000
3. Custom Perforated Metal Panel
\$40,000
4. Play Studio Wood Ceiling
\$40,000
5. Restroom Wall Tile
\$25,000
6. Classroom Acoustic Panels
\$25,000
7. **Multi-Purpose In-floor Heat**
\$230,000



EARLY CHILDHOOD CENTER

Budget

PROJECT BUDGET	POST-BOND BUDGET GOAL 11/12/2021	SCHEMATIC DESIGN 3/25/2022	DESIGN DEVELOPMENT 6/07/2022 - w/VE	BID 6/16/2022 - Phase 1	CONSTRUCTION DOCUMENTS 7/07/2022 - Phase 2	BID Phase 2
HARD COSTS						
DIRECT CONSTRUCTION COSTS						
New Building	33,344 SF \$ 300 \$ 10,000,000	34,694 SF \$ 350 \$ 12,144,498	32,507 SF \$ 397 \$ 12,915,578	32,618 SF \$ 33 \$ 1,081,040	32,618 SF \$ 385 \$ 12,554,539	
Site Development	1 LS \$ 1,350,000 \$ 1,350,000	Included Above	Included Above	Included Above	Included Above	
Playground	1 LS \$ 350,000 \$ 350,000	1 LS \$ 350,000 \$ 350,000	Included Below	N/A	Included Below	
SUBTOTAL	\$ 11,700,000	\$ 12,932,895	\$ 12,841,407	\$ 1,081,040	\$ 12,554,539	
	\$ 351 /SF	\$ 373 /SF	\$ 395 /SF	\$ 33 /SF	\$ 385 /SF	
INDIRECT CONSTRUCTION COSTS						
Design Contingency	15% \$ 1,700,000 \$ 1,755,000	10% \$ 12,932,895 \$ 1,293,290	5% \$ 12,841,407 \$ 642,070	0% \$ 1,081,040 \$ -	3% \$ 12,554,539 \$ 376,636	
Construction Contingency	4% \$ 13,455,000 \$ 538,200	4% \$ 14,226,185 \$ 569,047	4% \$ 13,483,477 \$ 539,339	4% \$ 1,081,040 \$ 43,242	4% \$ 12,931,715 \$ 517,247	
Escalation	10% \$ 13,993,200 \$ 1,399,320	1 LS \$ 961,766 \$ 961,766	3.5% \$ 14,022,816 \$ 490,799	0.0% \$ 1,124,282 \$ -	2% \$ 13,448,422 \$ 268,968	
CMA Gen. Cond. Reimbursables, etc.	4.75% \$ 15,392,520 \$ 731,145	2% \$ 15,756,998 \$ 315,140	1 LS \$ 551,000 \$ 551,000	1 LS \$ - \$ -	1 LS \$ 551,000 \$ 551,000	
CMA Staff		1 LS \$ 938,300 \$ 938,300	1 LS \$ 954,050 \$ 954,050	1 LS \$ - \$ -	1 LS \$ 954,050 \$ 954,050	
CMA Fee	2.75% \$ 16,123,665 \$ 443,401	2.75% \$ 17,010,438 \$ 467,787	2.75% \$ 16,098,665 \$ 440,513	2.75% \$ 1,124,282 \$ 30,918	2.75% \$ 15,222,441 \$ 488,617	
CMA Insurance	0.5% \$ 16,567,065 \$ 82,835	0.0% \$ 17,478,225 \$ -	0.0% \$ 16,459,178 \$ -	0.0% \$ 1,155,199 \$ -	0.0% \$ 15,641,058 \$ -	
SUBTOTAL	\$ 4,949,901	\$ 4,545,330	\$ 3,617,771	\$ 74,189	\$ 3,086,519	
	\$ 156,499,901	\$ 17,478,225	\$ 16,459,178	\$ 1,155,199	\$ 15,641,058	
HARD COST TOTAL	\$ 499 /SF	\$ 504 /SF	\$ 506 /SF	\$ 35 /SF	\$ 480 /SF	
SOFT COSTS						
BASIC SERVICES						
Professional Design Fees	6.5% \$ 16,649,901 \$ 1,082,244	6.5% \$ 17,478,225 \$ 1,136,085	6.5% \$ 16,459,178 \$ 1,069,847	6.5% \$ 1,155,199 \$ 75,088	6.5% \$ 15,641,058 \$ 1,016,669	
Neumann Merson Donation	40.0% \$ (100,000) \$ (140,000)	40.0% \$ (100,000) \$ (140,000)	40.0% \$ (100,000) \$ (140,000)	0.0% \$ - \$ -	40.0% \$ (100,000) \$ (140,000)	
SUPPLEMENTAL SERVICES						
Civil Design Fees	T&M \$ 63,250 \$ 63,250	T&M \$ 63,250 \$ 63,250	T&M \$ 63,250 \$ 63,250		T&M \$ 63,250 \$ 63,250	
Food Service Design Fees	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000		1 LS \$ 15,000 \$ 15,000	
Playground Design Fees						
Energy Modeling	1 LS \$ 30,000 \$ 30,000	1 LS \$ 30,000 \$ 30,000	1 LS \$ - \$ -		1 LS \$ - \$ -	
Life Cycle Cost Analysis	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000	1 LS \$ 5,000 \$ 5,000		1 LS \$ 5,000 \$ 5,000	
REIMBURSABLES						
Reimbursables (e.g. mileage, prints)	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000		1 LS \$ 15,000 \$ 15,000	
AHJ Plan Review Fees	1 LS \$ 5,000 \$ 5,000	1 LS \$ 5,000 \$ 5,000	1 LS \$ 5,000 \$ 5,000		1 LS \$ 5,000 \$ 5,000	
Printing (Bid Sets)	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000	1 LS \$ 15,000 \$ 15,000		1 LS \$ 15,000 \$ 15,000	
OWNER PROVIDED						
Site Survey	1 LS \$ 20,000 \$ 20,000	1 LS \$ 8,500 \$ 8,500	1 LS \$ 8,500 \$ 8,500		1 LS \$ 8,500 \$ 8,500	
Geotechnical Investigation	1 LS \$ 10,000 \$ 10,000	1 LS \$ 6,865 \$ 6,865	1 LS \$ 6,865 \$ 6,865		1 LS \$ 6,865 \$ 6,865	
Special Material Testing	1 LS \$ 25,000 \$ 25,000	1 LS \$ 25,000 \$ 25,000	1 LS \$ 25,000 \$ 25,000	\$11,845 for Phase 1	1 LS \$ 25,000 \$ 25,000	\$11,845 for Phase 1
Hazardous Material Testing	1 LS \$ - \$ -	1 LS \$ - \$ -	1 LS \$ - \$ -		1 LS \$ - \$ -	
Hazardous Material Removal	1 LS \$ - \$ -	1 LS \$ - \$ -	1 LS \$ - \$ -		1 LS \$ - \$ -	
Commissioning/Testing & Balancing	1 LS \$ 40,000 \$ 40,000	1 LS \$ 40,000 \$ 40,000	1 LS \$ 25,550 \$ 25,550		1 LS \$ 25,550 \$ 25,550	
Playground	Included Above	Included Above	1 LS \$ 450,000 \$ 450,000		1 LS \$ 400,000 \$ 400,000	
Fixtures, Furniture & Equipment	1 LS \$ 275,770 \$ 275,770	1 LS \$ 275,770 \$ 275,770	1 LS \$ 215,770 \$ 215,770		1 LS \$ 215,770 \$ 215,770	
Technology	2% \$ 11,700,000 \$ 175,500	2% \$ 12,932,895 \$ 193,993	1 LS \$ 150,000 \$ 150,000		1 LS \$ 150,000 \$ 150,000	
Soft Cost Contingency	1 LS \$ 50,000 \$ 50,000	1 LS \$ 50,000 \$ 50,000	1 LS \$ 25,000 \$ 25,000		1 LS \$ 25,000 \$ 25,000	
SOFT COST TOTAL	\$ 1,796,764	\$ 1,854,463	\$ 2,084,032	\$ 75,088	\$ 1,977,604	

PROJECT TOTAL

\$ 18,446,664	\$ 19,332,688	\$ 18,543,210	Phase 1 Total: \$ 1,230,287	Phase 2 Total: \$ 17,618,661
\$ 553 /SF	\$ 557 /SF	\$ 570 /SF	\$ 38 /SF	\$ 540 /SF
Baseline	5%	1%	Phase 1 & 2 Combined Total: \$ 18,848,949	
			\$ 578 /SF	
			2%	
			+ \$1.1MM Alternates	

EARLY CHILDHOOD CENTER

