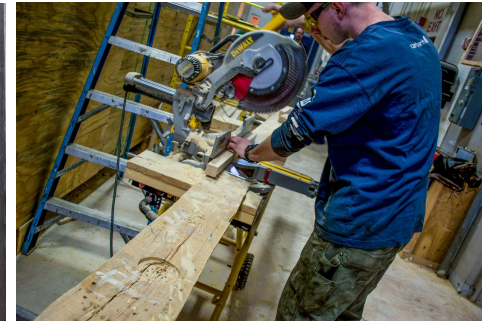
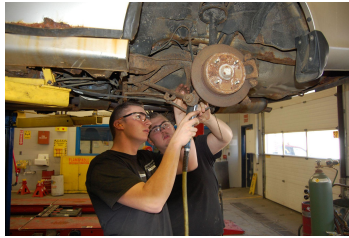
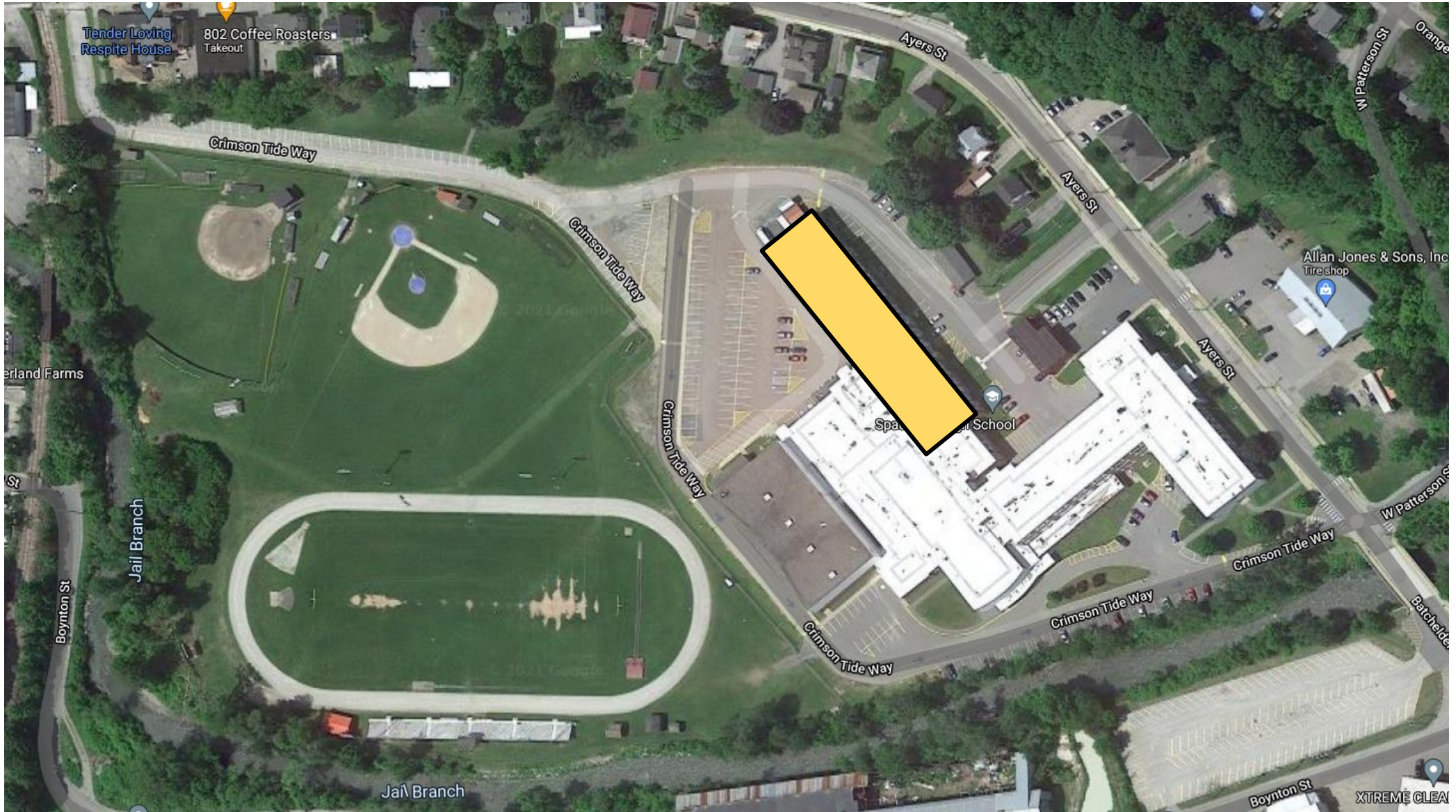
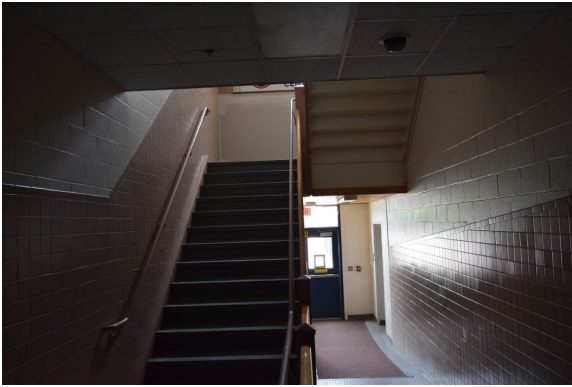


CENTRAL VERMONT CAREER CENTER RE-ENVISIONING

PROJECT UPDATE
MAY 2021







- Cramped and dark
- Insufficient room to grow programming or add more students
- Outdated lab spaces and classrooms
- Currently located at back door of school, which lacks dignity
- Industries have changed since this facility was built, students need exposure to “real world” environments
- The spaces currently in use are in need of renovation, but no place to expand on site



Prototype Lab Spaces

Type	SF	Notes
1 Electrical Technology	4,035	LB report ¹
2 Automotive	8,100	LB report ¹
3 Plumbing and Heating	4,900	LB report ¹
4 Building Trades	6,400	LB report ¹
5 Culinary and Baking	9,000	LB report ¹
6 Cosmetology	6,560	LB report ¹ , Note 8
7 Natural Resources	4,740	LB report ¹
8 Emergency Services	2,976	LB report ¹
9 Medical Professions	3,500	LB report ¹
10 Digital Media Arts	6,600	LB report ¹ , Note 7
11 Exploratory Tech #1	4,200	LB report ¹
12 Exploratory Tech #2	4,200	Sim. Expo Tech #1
13 Exploratory Tech #3	4,200	Sim. Expo Tech #1
14 Exploratory Tech #4	4,200	Sim. Expo Tech #1
15 Flex Lab #1	3,000	50x50 lab + 500sf storage
16 Flex Lab #2	3,000	50x50 lab + 500sf storage
17 Flex Lab #3	3,000	50x50 lab + 500sf storage
18 Subtotal Lab Net SF	82,611	
19 Net to Gross Multiplier	1.25	See Note 4
20 Total Lab Gross SF	103,264	

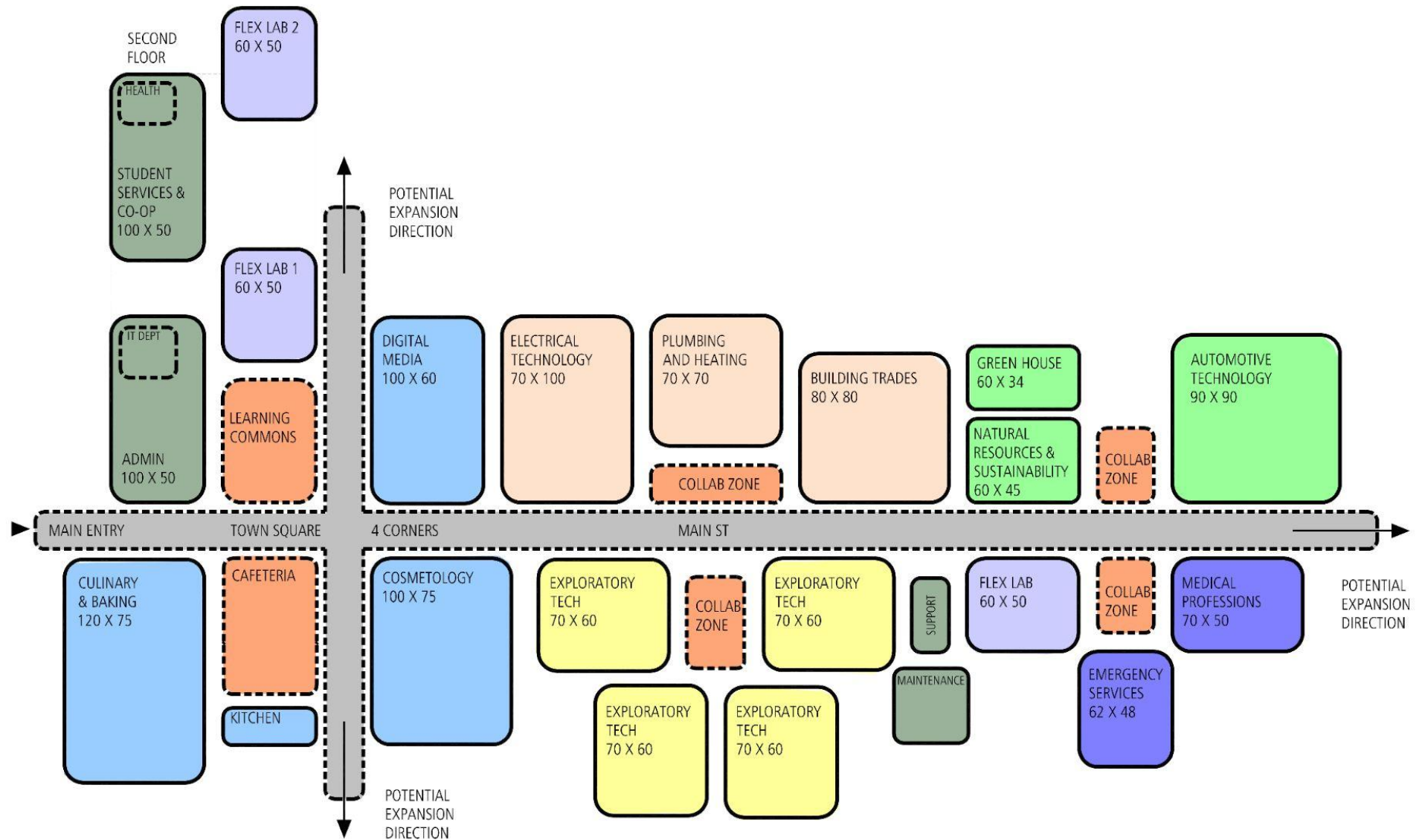
Support Spaces

Type	SF	Notes
23 Entry	600	TXC estimate
25 Administration	5,000	LB report ¹
26 Student Services	5,000	LB report ¹
27 Pathway Collaboration Zones (4 x 800)	3,200	LB report ¹
28 Learning Commons	3,320	See Note 5
29 Cafeteria	3,660	183 people X 20sf (326 students +40 staff,
30 Kitchen	1,000	minimum size allowance
31 Support	800	LB report ¹
32 Maintenance	1,600	Note 6
33 Health office	650	See Note 2
34 IT Department	800	See Note 3
35 Subtotal Support Net SF	25,630	
36 Net to Gross Multiplier	1.25	See Note 4
37 Total Support Gross SF	32,038	
38		
39 Totals		
Item	SF	Notes
41 Subtotal Lab Gross SF	108,241	
42 Subtotal Support Gross SF	32,038	
43 Total Gross SF	140,279	
44 No of Students	326	
45 Lab Gross SF per student	332	
46 Total Gross SF per student	422	

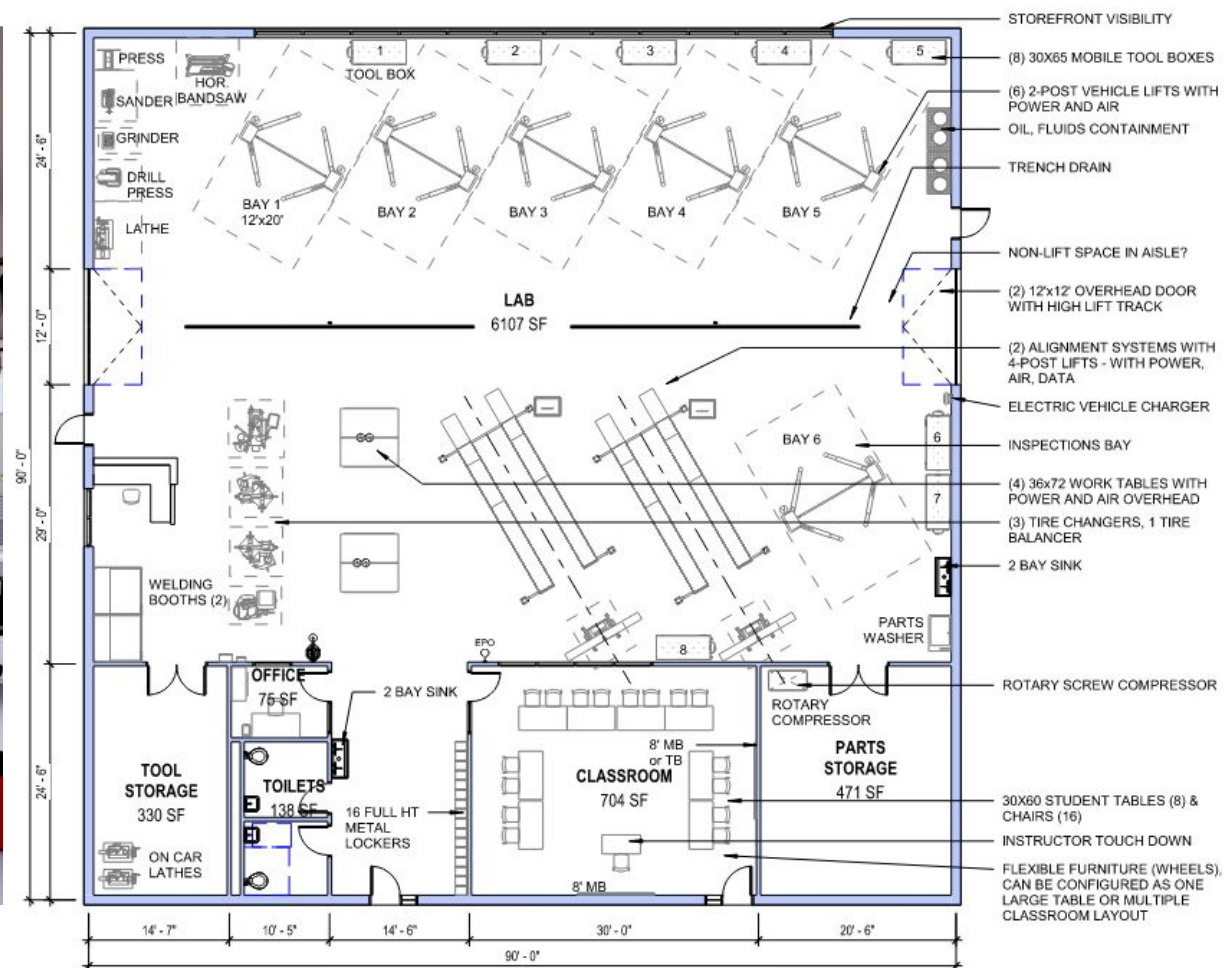


PROPOSED NEW BUILDING PROGRAM





PRELIMINARY ORGANIZATIONAL DIAGRAM

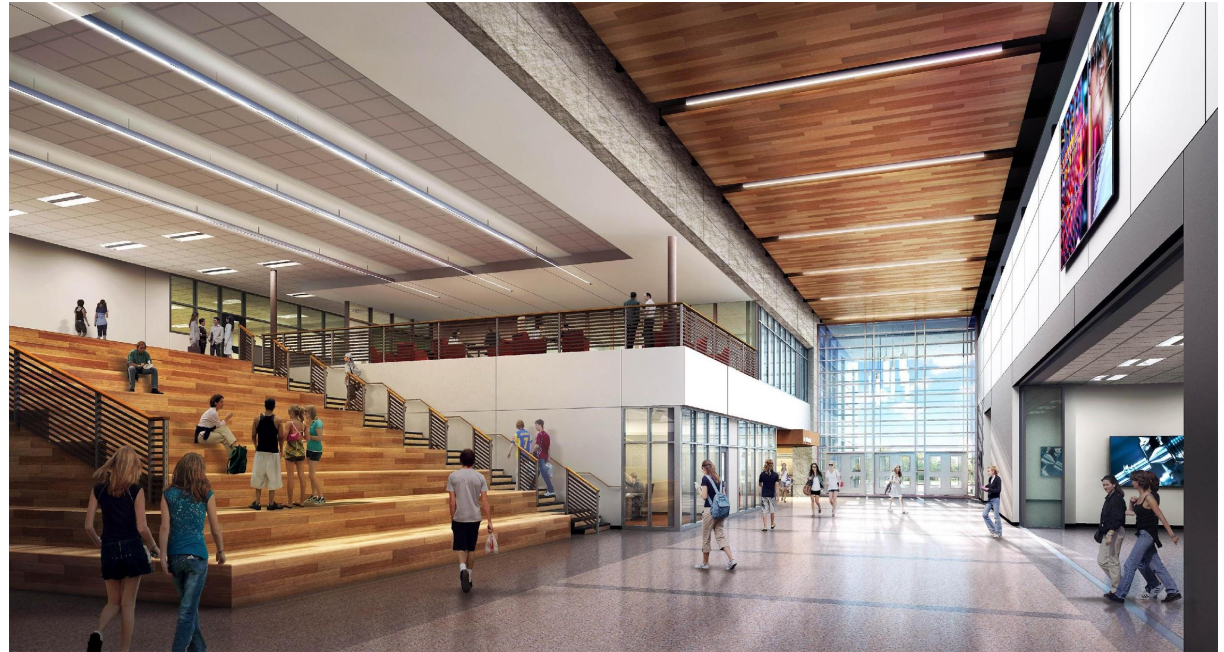


Project Budget		TrueCullins	
CVCC Reenvisioning Project		5/10/2021	
VERSION 1			
0 Key			
O	Owner	Central Vermont Career Center	
CM	Contractor	TBD	
A/E	Architect	TrueCullins (TXC)	
N/A	Not Applicable - no monies carried for sa		
	Category	Category Cost	Budget
1 Legal/Administrative			
O	A Attorney	\$2,375,000	
O	B Accounting		\$20,000
O	C Owner's Project Manager		\$280,000 1 FTE, 22 months, 40 hrs/wk, \$90/hr
O	D Property Insurance		
O	E Builder's Risk (Max. 2,500 Deduct)		\$75,000
O	F Owner's Protective Liability		
O	G Land Acquisition and Off-Site Infrastructure	\$2,000,000	
2 Architectural and Engineering (A/E) Fees			
A/E		\$5,344,300	
A/E	A Master Planning		completed
N/A	B Models/Renderings		physical model not included
A/E	C Architecture & Engineering - Basic Services	\$4,999,330	7.00%
A/E	D Conformed Sets	\$20,000	
A/E	E Interior Design (Loose furniture)	\$100,000	Coordination with Owner's Vendor
A/E	F Civil Engineering	\$0	Included in Basic Services
A/E	G Landscape Design	\$0	Included in Basic Services
A/E	H Record Drawings- Arch		
A/E	I Record Drawings - Struct		
A/E	J Record Drawings - MEP		
A/E	K A/E Additional Services	\$124,983	2.5%
A/E	N Printing and Travel - estimate	\$99,987	2.0%
3 Special Consultants			
O	A Permit Work		
A/E	A1 Act 250		\$20,000
A/E	A2 ANR Stormwater		\$25,000
A/E	A3 ANR Water Construction		\$13,200
A/E	A4 ANR Wetland CUD		\$3,300
A/E	A5 Army Corps Wetland		\$3,300
O	B Wetland delineation		\$3,500
O	C Survey		\$6,800
A/E	D Traffic Study		\$11,000
O	E Geotechnical Engineer		\$20,000
O	F Environmental		\$15,000
A/E	G Energy Modeling		\$27,500
A/E	H Acoustical		\$20,000
N/A	I Equipment Planning		
A/E	J Food Service		\$20,000
N/A	K Interior Design		
O	L Signage		
A/E	M Lighting		\$15,000
N/A	N Voice/Data		
N/A	O Telecommunications		
N/A	P Security		

N/A	Q	Pool			
A/E	R	Theater Consultant			
N/A	S	Industrial Hygiene/Safety			
N/A	T	Manufacturing Processes			
O	U	Expediting and Code Review			
O	V	Audio/Visual			
4 Testing					
O	A	Soil Boring/Test Pits	\$0	See Geotechnical 3E & 4G	
CM	B	Concrete	\$0	See 4G	
CM	C	Steel	\$0	See 4G	
N/A	D	Fireproofing			
N/A	E	MEP Commissioning - Construction	\$75,000		
N/A	F	MEP Commissioning - Design			
N/A	G	Building Envelope Commissioning	\$55,000		
O	H	Special Inspections	\$170,000		
N/A	I	Infrared Inspection			
5 Environmental Remediation					
N/A	A	Contaminated Soils/Tanks			
N/A	B	Radon			
O	C	Asbestos Abatement			
O	D	Lead Abatement			
O	E	PCBs/Other			
N/A	F	Purchase			
6 Preconstruction Services					
A/E	A	Architectural Pre-Bond Services	\$80,000		
CM	B	Site Visits			
CM	C	CM - Estimating Services	\$40,000		
CM	D	Miscellaneous Expenses			
7 Construction Costs					
CM	A	Site Development			
CM	B	Construction	\$71,419,003	Vermeulen Estimate 4/28/21 rev2	
CM	C	Renovations			
CM	D	HVAC/Electrical/Fire Protection			
CM	E	Alternates			
CM	F	Allowance - Stormwater			
CM	G	Cost Escalation Contingency		2 years included in 7B	
CM	H	Design Contingency		15% included in 7B	
8 Typical Owner Furnished Equipment					
O	A	Fixed Equipment	\$750,000		
O	B	Loose Equipment	\$750,000		
A/E	C	Kitchen Equipment			
N/A	D	Installation			
9 Typical Items Furnished By Owner					
O	A	Furniture	\$500,000		
N/A	B	Drapes/Blinds	\$100,000	included in construction?	
O	C	Signage			
O	D	Art Work			
O	E	Art Work - Framing			
O	F	Office System Furniture			
O	G	Installation			
10 Telecommunications/AV Equipment					
N/A	A	Telephone Raceway			
N/A	B	Telephone Wire			

N/A	B	Telephone Wire			
O	C	Telephone Equipment			
N/A	D	Cable TV - wiring only			
O	E	Data/Networking			
N/A	F	Clock System			
N/A	G	Sound System			
O	H	Owner Security			
O	I	Audio/Visual	\$75,000	Monitors, projectors, etc	
11 Permits					
O	A	State Building Permit	\$185,000	\$5 per \$1000, \$185,000 max	
?	B	Act 250 (VT)	\$10,000		
O	C	Local Zoning	\$500		
N/A	D	Buried Tanks			
O	E	Special Emission			
A/E	F	Driveway			
A/E	G	Highway/Street			
A/E	H	Wetlands/Natural Resources		see 11C	
A/E	I	Local Building Permit		N/A	
A/E	J	Stormwater		see 11C	
A/E	K	Water/Wastewater		see 11C	
12 Utility Company Charges					
CM	A	Electrical			
CM	B	Gas			
CM	C	Water			
CM	D	Sewer			
CM	E	Storm			
13 Moving Costs					
O	A	Movers	\$40,000		
O	B	Temporary Storage			
N/A	C	Permanent			
N/A	D	Storage			
N/A	E	Rigging			
N/A	F	Temporary Lot			
N/A	G	Shuttle Service			
14 Subtotal					
			\$82,172,403	\$82,172,403	
15 Contingency Costs					
CM	A	Not Used			
A/E	B	Owner Project Contingency	\$4,108,620	5.0%	
16 Total Project Costs					
			\$86,281,023		
17 Cost Analysis					
	A	Total Project Cost	\$86,281,023	Line 16	
	B	Hard Costs (Construction Related)	\$71,419,003	Line 7	
	C	Soft Costs (Non-construction Related)	\$14,862,020	Line A - B	
	D	Contingency Costs	\$4,108,620	Line 15	
	E	Soft Cost Percentage	20.8%	C/B	

17 Cost Analysis					
	A	Total Project Cost		\$86,281,023	Line 16
	B	Hard Costs (Construction Related)		\$71,419,003	Line 7
	C	Soft Costs (Non-construction Related)		\$14,862,020	Line A - B
	D	Contingency Costs		\$4,108,620	Line 15
	E	Soft Cost Percentage		20.8%	C/B





truexcullins 
ARCHITECTURE + INTERIOR DESIGN

