

Carter Park Preschool

City Council Meeting

July 28, 2021

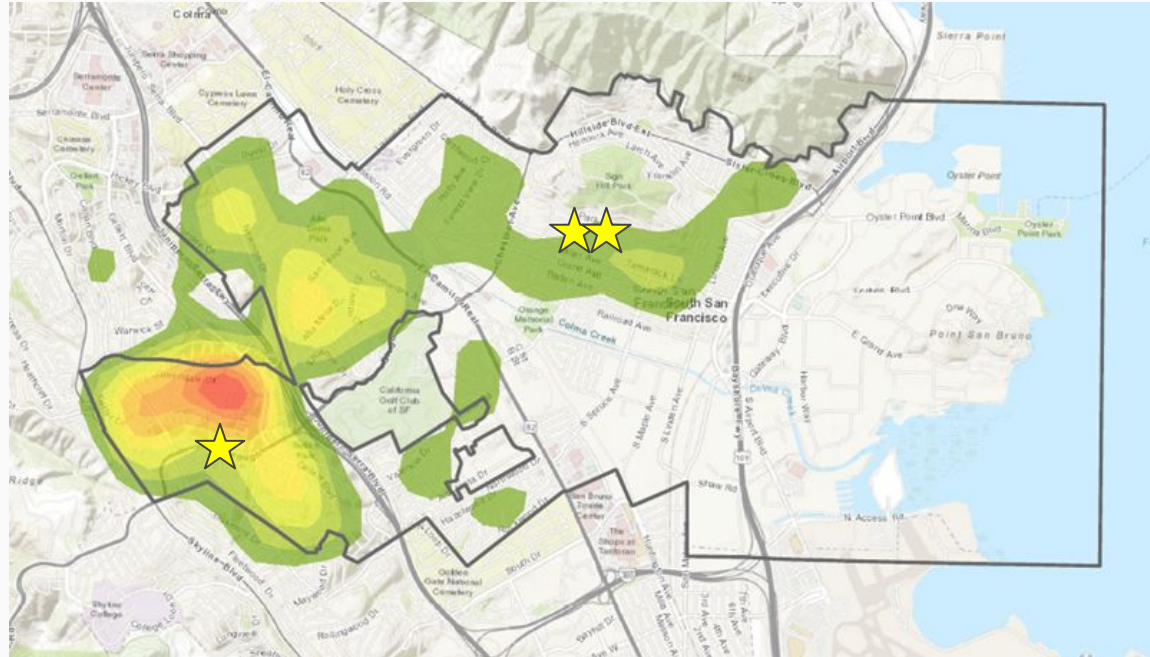


Goal

Introduce City Council to the Carter Preschool Preschool Project and gather feedback to provide staff direction necessary to proceed with the project.

Existing Preschool Programs & Demand

- City operates licensed preschool at 3 sites: Siebecker, Westborough and Little Steps (CLC)
- Total children in preschool programs (pre-COVID): 134
- Currently 700 children on waiting list



Heat map showing waiting list registrants

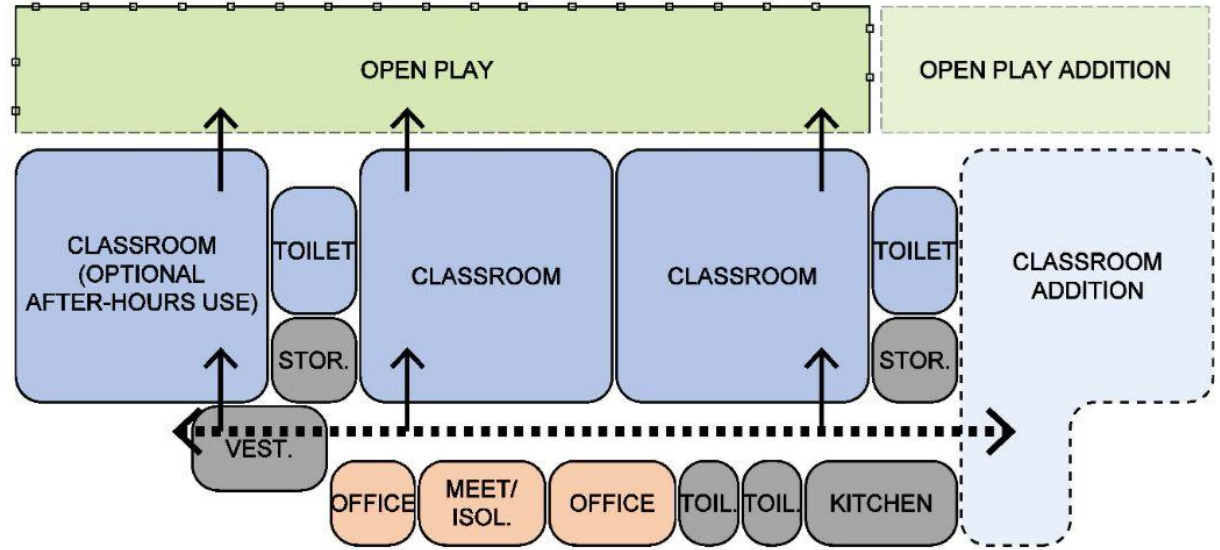
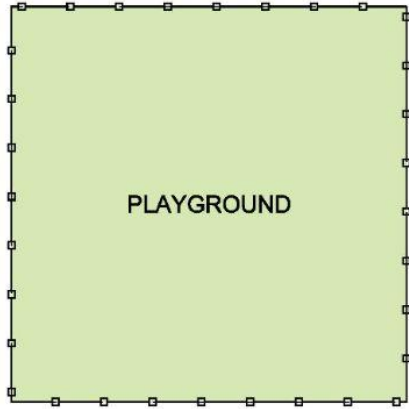
Childcare Master Plan

- Consultant on-boarded May 2021
- Public outreach / City stakeholder interviews: Summer 2021
- Draft completion: December 2021 / January 2022

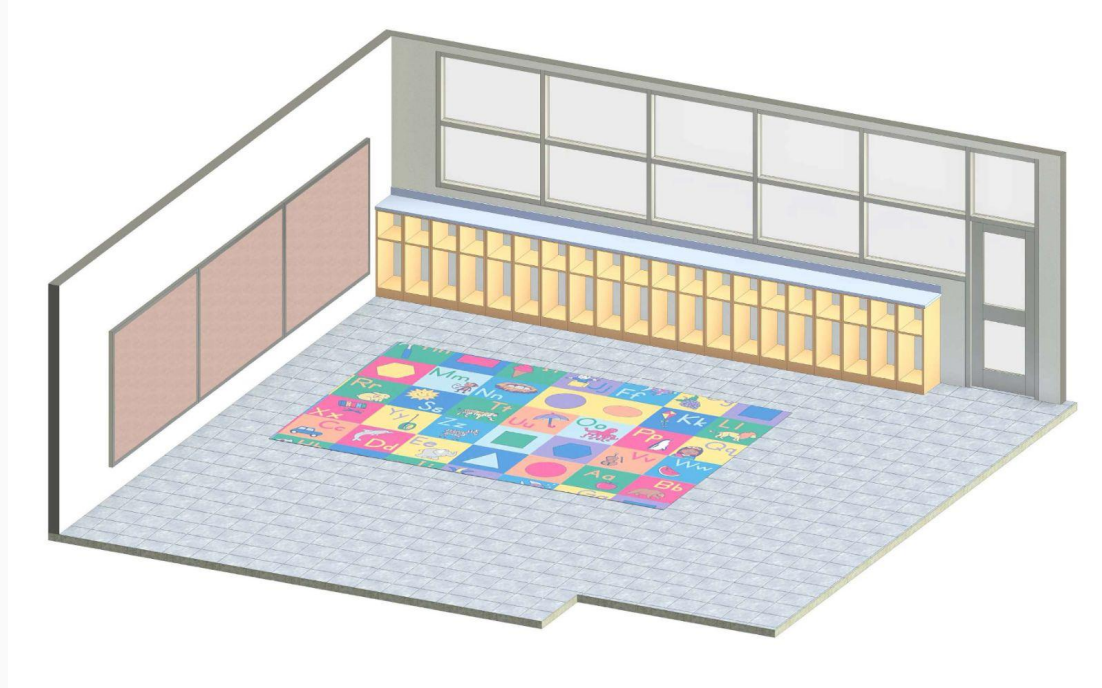
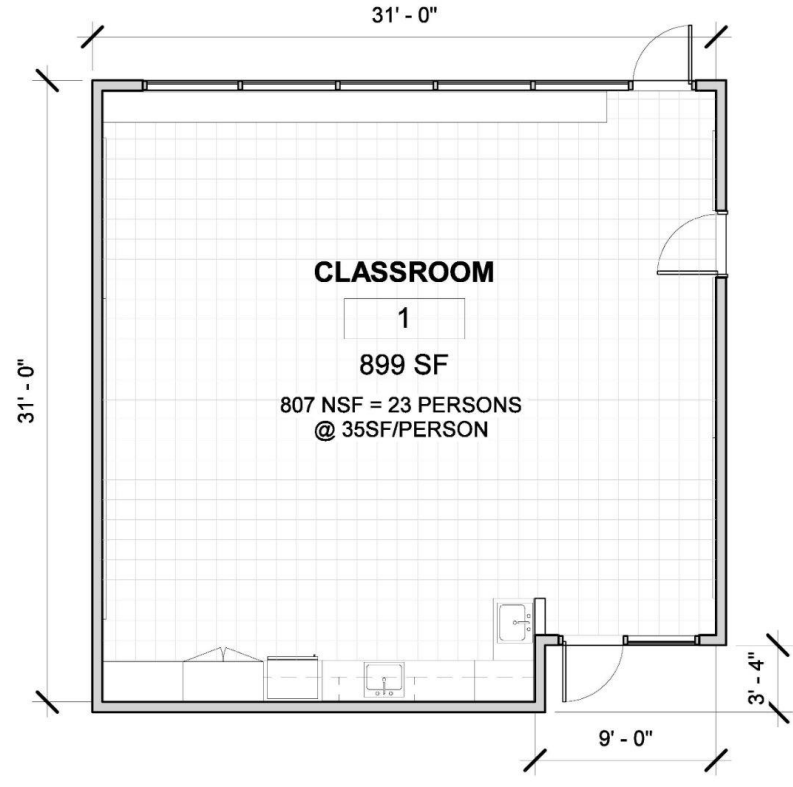
Carter Park Preschool

- Building (5,300 sf)
 - Three Classrooms
 - Three Restrooms
 - Office/Admin Spaces
 - Kitchen/Staff Support Area
- Landscape
 - Partially Sheltered Patio Area
 - Shared Public/Preschool Playground
- Serve up to 60 children

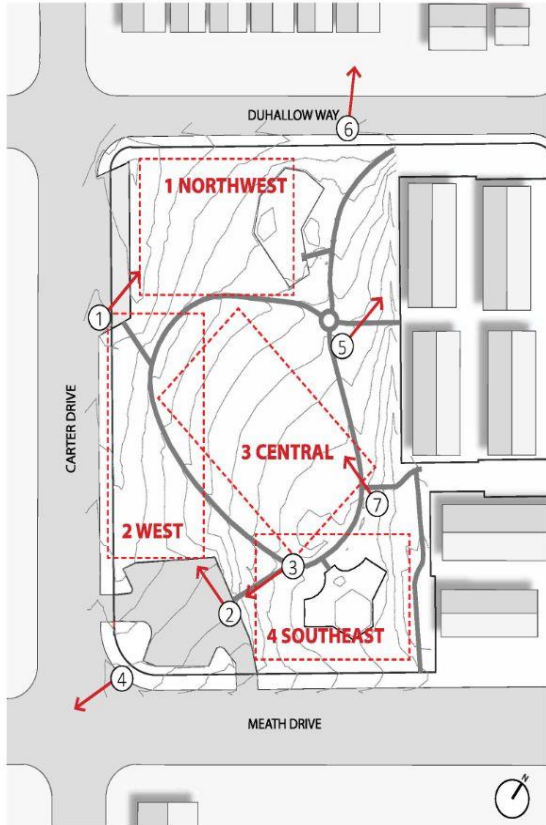
Conceptual Layout



Classroom Layout



Existing Conditions and Site Layout Options



1. ON-STREET PARKING



2. ON-SITE PARKING



3. CONCRETE PATH FROM ON-SITE PARKING LOT



4. SOUTHWEST RESIDENCES



5. EAST RESIDENCES

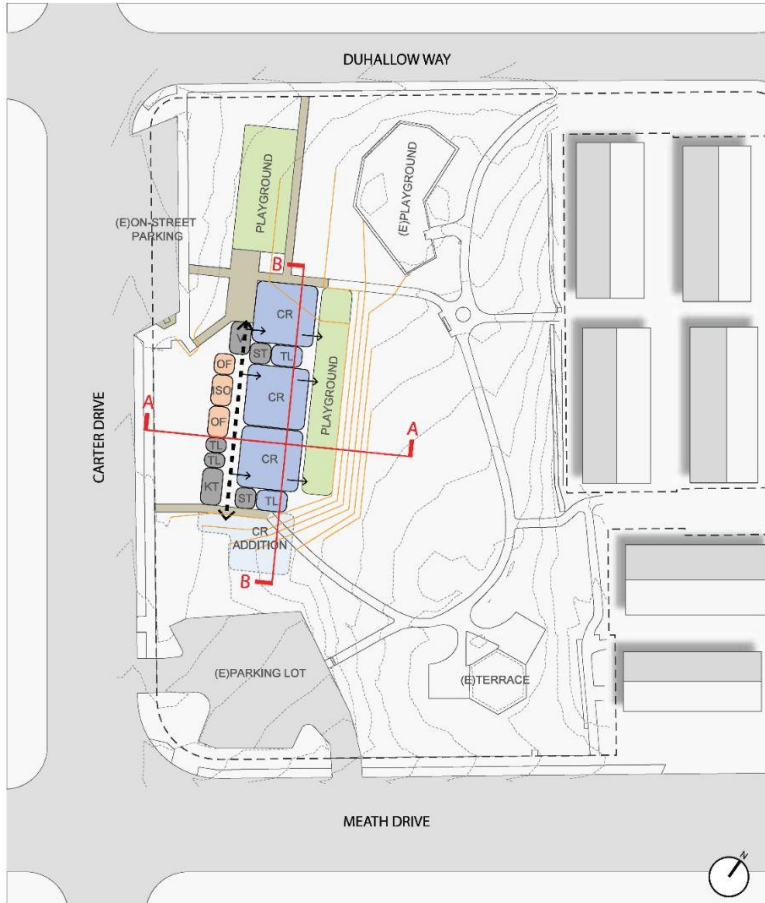


6. NORTH RESIDENCES



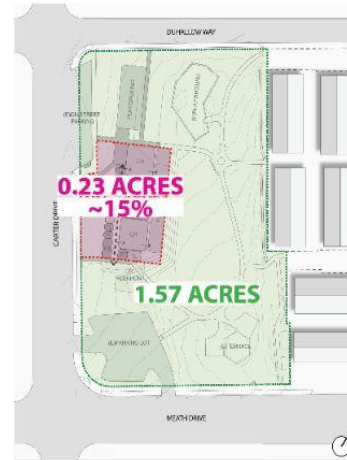
7. OPEN PARK

Preferred Site Layout



Site Considerations

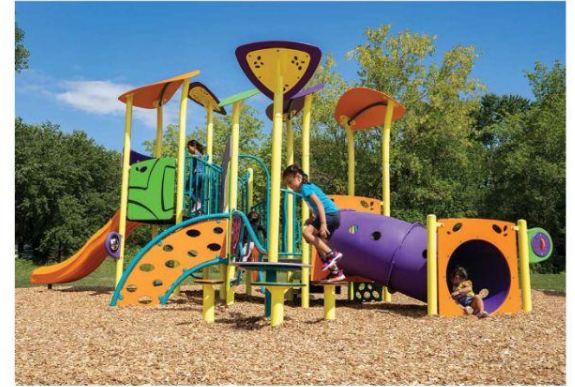
- Convenient Access to Both Parking Lots
- High Visibility and Community Influence
- Minimal Impact to Existing Park Amenities
- Opportunity for Future Expansion
- Opportunity for Playground Expansion
- Wind Protection of Patio Open Space



Playground and Open Space Considerations

Playground:

- Ideology
 - Interaction vs. Movement
 - Sensory options
- Inclusivity Goals
 - Standard vs. Custom
- Maintenance capabilities
- Existing land form usage
- Material options
- Perimeter security
- Budget



Open Space:

- Pavement / Turf
- Shading
- Perimeter security
- Separation from playground



Traditional Construction

Pros

- Site Specific Design
- Design Flexibility
- Local Construction Contracts

Cons

- Higher Construction Costs
- Longer Construction Period

Modular Construction

Pros

- Accelerated Construction Schedule
- Cost Savings
- Minimal Construction Waste

Cons

- Possible Finish Limitations
- Limited Size and Shape Options
- Less Flexibility for Design Changes

Construction Type Comparison

Traditional Construction

Timeline

Design	10 months
Bid	4 months
Construction	10 months
Total	24 months

** Open Spring/Summer 2023*

Cost

Soft Cost	\$1.95M
Hard Costs	\$5.95M
Total	\$7.9M

** FY 2020/2021 Allocated Budget \$5.5M*

Modular Construction

Timeline

Design	9-10 months
Bid	2-4 months
Construction	7 months
Total	18-21 months

** Open Winter/Spring 2023*

Cost

Soft Cost	\$1.6M - \$1.8M
Hard Costs	\$4.8M - \$5.3M
Total	\$6.4M - \$7.1M

	Revenue	Running Total
Current Balance	\$6,700,000	\$6,700,000
2021/22	\$666,714	\$7,366,714
2022/23	\$6,940,028	\$14,306,742
2023/24	\$1,486,800	\$15,793,542

1. Further explore modular construction with a focus on cost and schedule savings
2. Confirm product availability and modular procurement process

Staff will request Mid-Year or Stand Alone Budget Amendment for revised project budget amount

Thank You