JANE ADDAMS MIDDLE SCHOOL
LANDSCAPE MASTERPLAN 2018

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ACKNOWLEDGEMENTS

Friends of Jane Addams Middle School (FJAMS) are volunteer parents, students, staff, neighbors and community members working in cooperation with Seattle Public Schools Self Help to develop a cohesive, functional landscape master plan for the Jane Addams Middle School site. Our vision is to create a welcoming, safe, functional and environmentally sensitive landscape that celebrates the vibrancy and diversity of our community while also addressing the educational and athletic needs of our students. FJAMS obtained a Community Partnership Grant from the City of Seattle Department of Neighborhoods and hired Johnson+Southerland to facilitate a public process and develop a Landscape Master Plan for the 20-acre site that is home to Jane Addams Middle School and the athletic venue for community outdoor recreation programs.

Friends of Jane Addams Middle School Committee
Colleen Weinstein, Project Coordinator
Pam Bowe
Walt Bubelis
Jeff Callahan
Paula Montgomery
Jason Froula
Debbie Howard
Annalise Korch
Annie Meadows
Kim McCormick
Emily Schaefer

JOHNSON SOUTHERLAND

FEBRUARY 12, 2018
FRIENDS OF JANE ADDAMS
MIDDLE SCHOOL

Special thanks to:
Fiscal Sponsor-Jane Addams Middle School PTSA
SPS Self Help Project Coordinators - Gretchen DeDecker, Sean McManus
Department of Neighborhoods Project Coordinator: Ed Pottharst
The JAMS community, our neighbors and Nathan Hale Urban Farm
Consultant Team: Johnson+Southerland

EXECUTIVE SUMMARY

The main impetus of the Jane Addams Middle School (JAMS) Landscape Master Plan (LMP) is to make the outside campus a better match for what goes on inside this vibrant school.

Friends of Jane Addams Middle School organized and got a planning grant to hire Johnson+Southerland, landscape architects and planners, to help put together this plan. The spirit of the LMP is expressed in the FJAM's slogan and in their reasons WHY to do a master plan:

JAMS Dream Big!

- We have fun here and the outside doesn't reflect that!
- Build School Pride
- Let's plan a fun, inspiring, functional and safe school campus and athletic complex for students, neighbors and the community at large.

The JAMS building originally opened in 1949 as a junior high school in the Shoreline School District and was annexed into Seattle Public Schools in 1954. The building closed as a middle school in 1983 and was leased to various tenants. In 1985, the Summit K–12 alternative school moved to the building. From 2009-2014 the building was occupied by the Jane Addams K-8 program (now named Hazel Wolf K–8). Jane Addams reopened as a comprehensive neighborhood middle school in fall of 2014, so it is still a very new school getting accustomed to its building and site. While the interior of the school underwent a small modernization from 2014-2017 the exterior landscape has remained untouched over the past 70 years with the exception of artificial turf fields installed in 2000. JAMS serves about 900 students and shares its 20 acre campus with many other users - the Nathan Hale greenhouse program and outside sports leagues are the main users of the northern third of the site. Generally, the school site is a series of terraces separated by steep slopes.

To understand site issues and community aspirations, the design team worked closely with the FJAMS committee and Seattle School District personnel, conducted a series of public meetings, interviews, observations and questionnaires and conducted a site analysis.

The main problems on campus are as follows:

- It is hard for visitors to find the front door of the school (the entry is obscured by trees and the big identifying sign is on a different side of the school).
- The campus, which still has a playground that is age-inappropriate and off-limits to students left over from earlier site uses, offers little to engage or accommodate middle-schoolers.
- There are safety issues in drop-off/pick-up areas.
- There is not enough pedestrian paving on site and it is not well-located to accommodate the numbers of student pedestrians and their circulation patterns.
- Paving throughout the campus is in poor condition.
- There are widespread drainage problems on paved and unpaved surfaces so that it is hard to get into the school on a wet day without wading through a puddle.
- There are access issues for students getting to the portables.
- There is a need to accommodate vehicle and pedestrian access to the greenhouse and upper sports fields by outside groups but to keep it from becoming a backdoor entry to JAMS.
- The slopes separating the main terraces of the upper site are steep, difficult to maintain and have been colonized by invasive species.

– The campus is a bit of a tree desert, generally looks a little bleak and has some eye-sore trouble spots.

Among the opportunities offered by the site is an abundance of space. There is room on the south side of the school for student-oriented improvements. The slope south of the building offers a natural amphitheater overlooking the central space and sports fields. People point out the greenhouse and garden as resources that could be enriched and better used.

After considering site issues and community input, the design team restated the LMP goals as follows:

1. Safe, functional walking routes for students, staff and visitors.
   - Safe, durable surfaces located where actually needed for walking and biking routes.
   - Adequate separation between vehicles and pedestrians.
   - Walking surfaces that are properly drained.
   - Lighting where needed.
   - Green stormwater infrastructure as required to compensate for new and replaced paving. Explore removal of excess paving for trees, rain gardens, etc.

2. Improved wayfinding, aesthetics and environment.
   - A welcoming front entry that is well identified, easy to find and expresses character of JAMS.
   - A back entry that is clearly secondary but uncluttered and well-maintained.
   - Additional trees and plants where appropriate.

3. An engaging campus with a variety of opportunities (fun, educational, restorative, social) for students (at lunchtime, during PE, before and after school and for class excursions)
   - Development of the current playground area near the lower fields for hanging out and playing.
   - A functional outdoor basketball practice court.
   - Improvements to make the garden more accessible, educational and accommodating for students and classes.
   - A campus running loop.
   - Outdoor gathering spaces.

4. Integration/separation of the greenhouse and upper fields to encourage positive uses and functionality while discouraging improper uses
   - Separate vehicle access to greenhouse from access to JAMS.
   - Improved student access to the greenhouse with the north gate the main student pedestrian entry.
   - Clean up, reorganization and screening of clutter.
   - On slopes, replacement of invasive plants and rip rap with appropriate, sustainable planting and landscape development.
   - Encouragement of greenhouse program improvements and expansions that are mutually positive with JAMS.

5. Miscellaneous tweaks and improvements throughout the campus for
   - ADA accessibility.
   - Bicycle access and parking.
   - Drainage.

- Lighting. Evaluate feasibility and consider adding or improve lighting. Priority areas:
  1. Front entry and sidewalk
  2. Parking lot
  3. Southwest field
- Fence, gate and paving adjustments for improved circulation.

The intent of the LMP is to address all of these goals and to represent the community's vision of how it would like to see the campus develop. Highlights of the LMP include a new entry plaza and "front yard" to the building and redevelopment of the existing playground into a basketball practice court, adjacent "hang-out" areas and an amphitheater. Many smaller improvements are included, such as an outdoor classroom in the garden area and expanded bike parking. Mundane issues that aren't as glamorous but are important for safety and functionality, such as lighting and paving and drainage improvements, are also addressed.

The LMP makes some suggestions for phasing based on community input and technical feasibility and it provides preliminary budgeting estimates. However, it is not an implementation plan. It is a guide for various interested groups for instance the school district, the JAMS PTSA, the NHHS greenhouse program, outside sports groups who are motivated to come up with funding to complete design, permitting and implementation for specific projects within the plan.

PROCESS

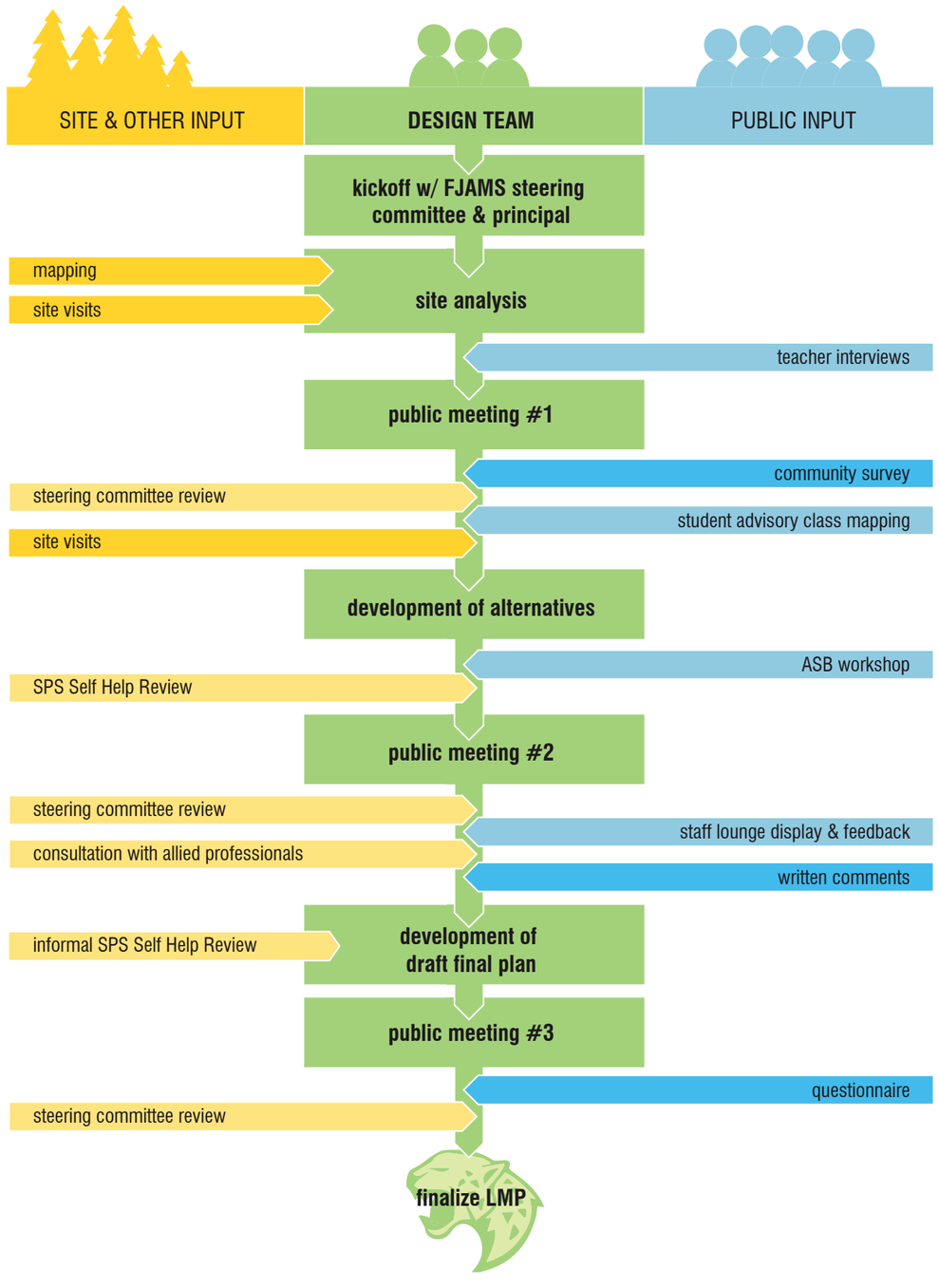
The development of the JAMS Landscape Master Plan was a process of combining the design team's growing understanding of the JAMS physical site, its issues and opportunities, with the concerns and aspirations of site users and interested parties to develop, first, a series of alternative designs and then, based on community input, a final plan. The process diagram shows how we worked closely with the FJAMS LMP steering committee and got input throughout the process from a variety of sources: teachers, students, school district staff, JAMS families and interested community members. Community input is summarized in the appendix.

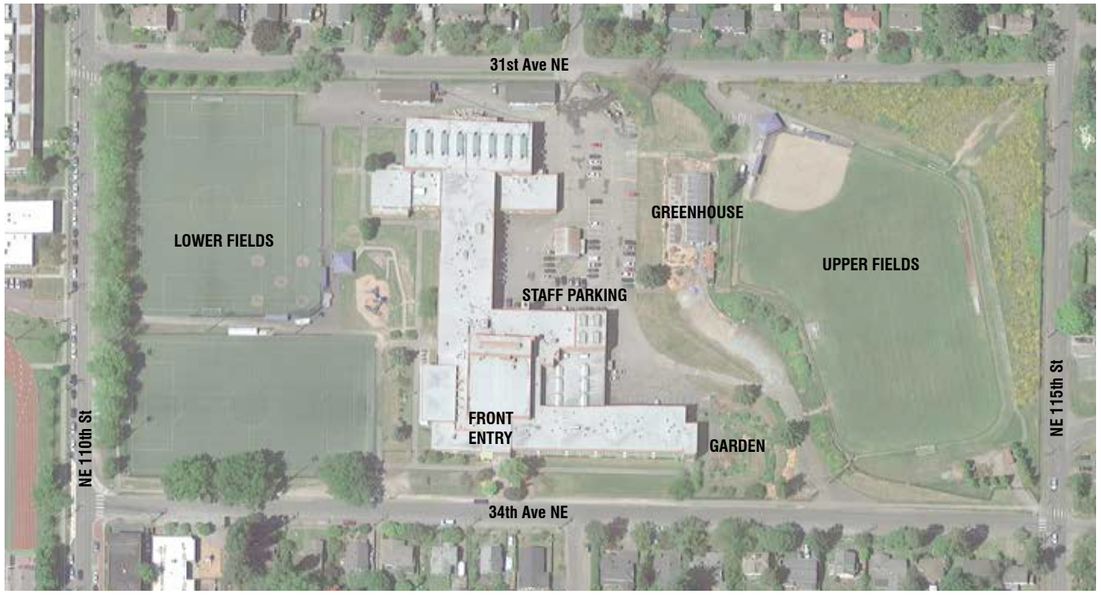
Throughout the project we checked in on parameters that might affect development of the plan, consulting allied professionals (civil and lighting engineers), land use and building code and Seattle School District's Self-Help Committee.

In general, community preferences have been non-controversial. In a few cases where community direction was unclear, we sought clarification from the steering committee, principal or school district staff.

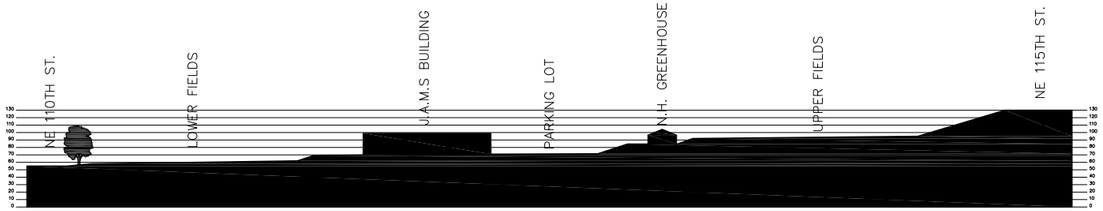
STUDENT ADVISORY CLASS MAPPING

COMMUNITY FEEDBACK





EXISTING CONDITIONS MAP



EXISTING CONDITIONS SECTION

GENERAL

JAMS is a large campus (20 acres) and is part of an even larger complex including NHHS across NE 110th Street. Some facilities are shared between schools. For instance, JAMS students go to the NHHS to use the track while NHHS maintains the greenhouse and greenhouse program on the JAMS site. The lower, synthetic turf fields are used by JAMS during the school days and by school sports and community after school and on the weekends. The upper grass field is managed by SPS and is used extensively by SPS sports and outside sports leagues in addition to JAMS lacrosse and ultimate frisbee.

The JAMS campus is a series of broad terraces. The lower fields occupy the lowest terrace, adjacent to NE 110th St. The school building and staff parking lot are on the second terrace. The greenhouse is on the third terrace and the upper field is on the upper terrace. Between each terrace is a steep slope (exceeding 40%) ranging from a 7-foot rise between the lower fields and building terrace, to a 40-foot plus rise between the upper field and NE 115th St. The slopes throughout the site tend to be interesting issue/opportunity areas that complicate access between terraces and are hard to maintain but represent space available for landscape development and opportunities for improving environmental health and sustainability.

JAMS is low in the Thornton Creek Basin with poorly draining soils. Paving throughout the site is deteriorated and, along with non-paved areas, has settled, creating poorly drained areas throughout the site with some catch basins at the high point of their catchments.

ENTRY AND 34th AVE NE

Most students arrive at school via car or bus along 34th Ave NE near the main and southeast entries which are the two approved student entries. Many JAMS students bike. Bicycle parking is located by the southeast entry (where it can be seen by office staff). Students hang out in front of the school before the doors open in the morning.

Issues:

- Sidewalk width. The 6' sidewalk along 34th Ave is not wide enough to accommodate all of the arriving students, especially at the bus drop off.
- Circulation patterns. The paths don't accommodate the natural diagonal circulation pattern toward the front door.
- Slippery slope. The "slippery slope" lies in the natural path between bus drop off and the school, but is a steep, muddy hazard (we probably heard more about this problem than any other on site).
- Separation. The existing sidewalk lacks a curb and does not provide adequate separation between vehicles and pedestrians.
- Welcoming entry. The front entry does not say "entry!" It lacks visual cues and is obscured by trees – visitors can't find it. The entry area lacks seating.
- Lighting. Lighting between the front door and the sidewalk is inadequate.
- Drainage. The "front yard" is poorly drained. Differential settlement has left catch basins at high points and resulting large puddles.
- Bike access and parking. More bike racks are needed to meet current student use and to meet land use code. There is no covered bike parking. Bike access routes must be considered along with any pedestrian paving developments.

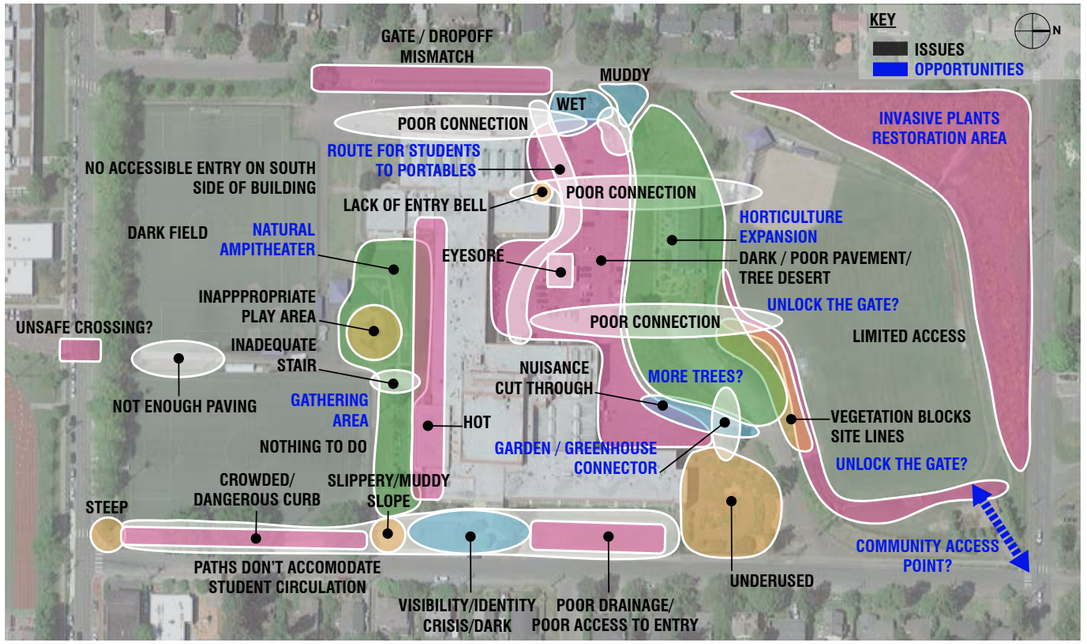
SITE ANALYSIS

SOUTH AND WEST DROP-OFF ZONES

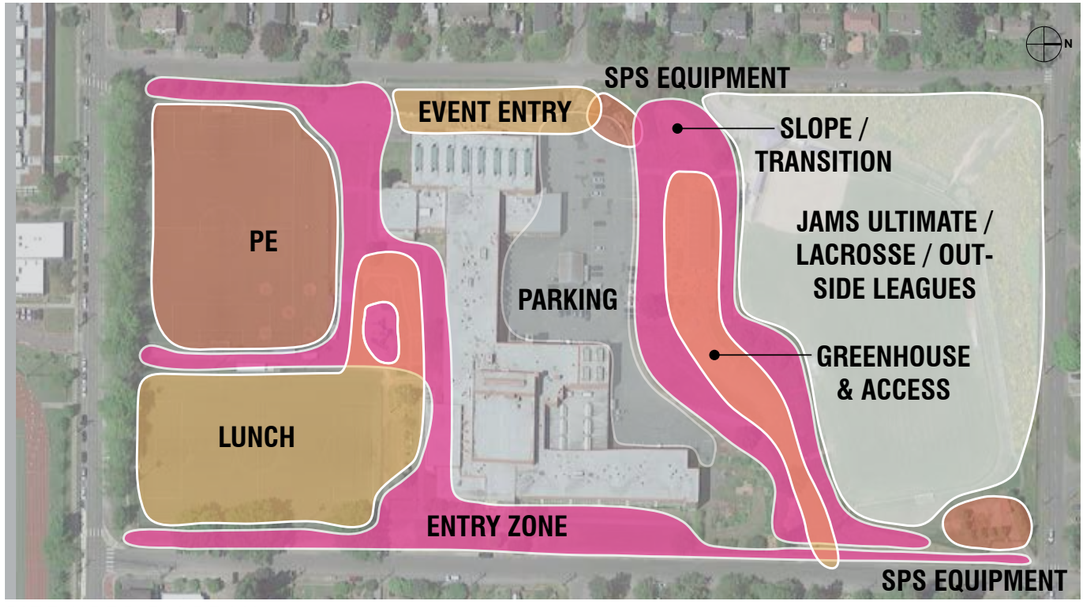
Walkers and bikers filter in from the west, east and south sides of the school. The south and west drop-offs are not heavily used. There is probably a perception that they are farther from the student entries, but in fact are not further than the north end of the drop-off zone along 34th.

Issues:

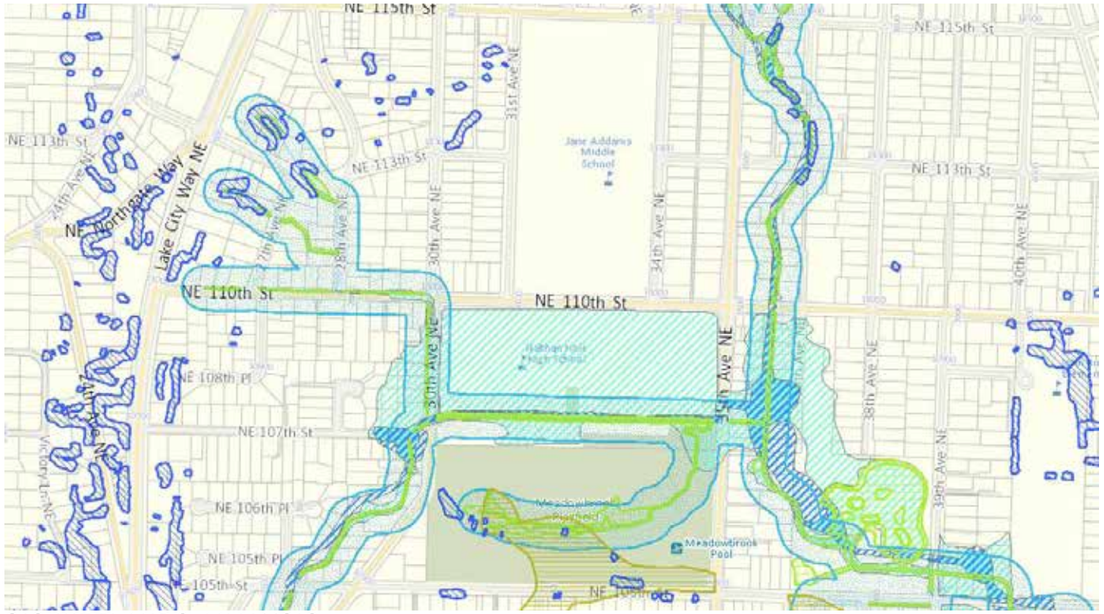
- The south drop-off feels a little unsafe without separation between cars and pedestrians and without pedestrian walking surfaces.
- On the west side, no one uses the official drop-off where there is a curb and sidewalk, because there is no gate there. Parents tend to drop their students next to the gate, which is south of the official drop-off next to a fire hydrant.



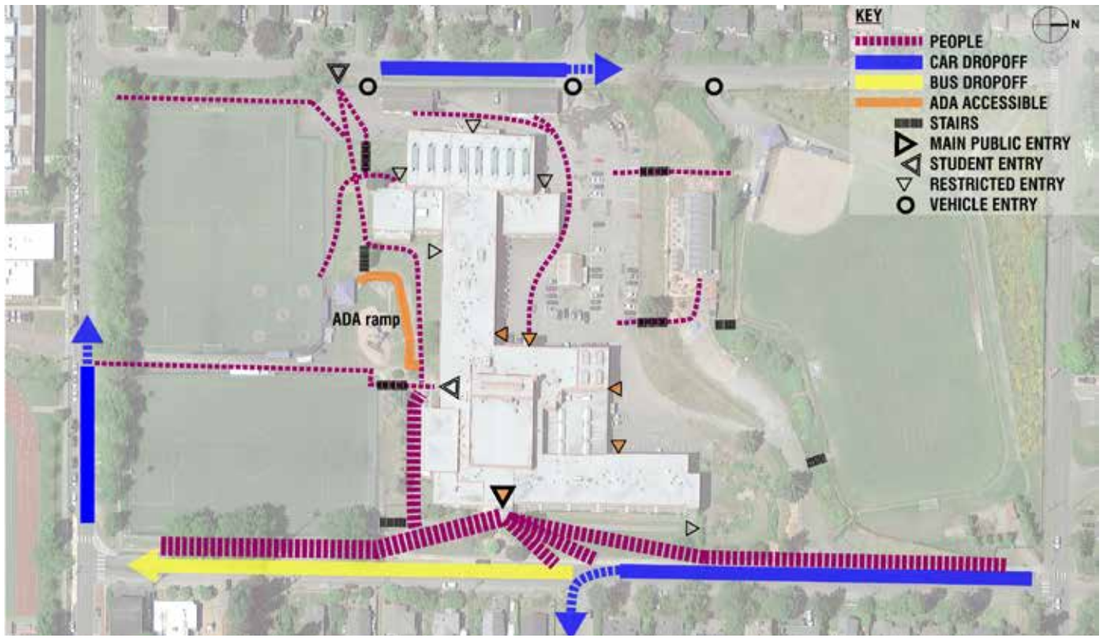
SITE ISSUES & OPPORTUNITIES DIAGRAM



SITE USES DIAGRAM



GIS WETLANDS ANALYSIS



STUDENT CIRCULATION

SOUTH SIDE OF SCHOOL

During the day, student use of the site is concentrated on the south side of the school. PE classes use the southwest field. Due to limited supervision capacity, any students wanting to go outside during lunch are supposed to stay on the southeast field. There are picnic tables on the upper terrace by the school, but they don't appear to be used. A playground from when an elementary school occupied the building still occupies space adjacent to the fields and restroom.

Issues:

- Lack of trees/hot building. While there are rows of mature trees along the south and east side of the fields, there is little shade or visual relieve between them and the building. Trees along the building were cut down for better security camera sightlines. Without shade, occupants of the office and classrooms along the south side of the school feel that the rooms are overheated.
- Playground. The existing playground occupies prime space but is not age-appropriate and is off-limits to JAMS students.
- Basketball. Existing hoops at the northwest end of the fields are broken and unused. They are located in an area that is unsuperviseable during lunch.
- Nothing to do. There are no alternate activity or social spaces that are engaging for middle school students when they are not playing sports on the turf.
- Misaligned route. The entry path from 110th Ave does not line up with the stairs up to the building. Therefore, students take the straight route up the slope between the handicap ramp and the stairs, leaving a muddy slope. This is also a convenient route for bikers, although they could use the handicap ramp.
- Paving and drainage. The path between fields is not wide enough to accommodate use. There are large puddles along the main pedestrian routes.
- Southwest field lighting. The southeast field is lit, but the southwest field is not.

SITE ANALYSIS

PARKING LOT

The parking lot is intended for staff use and deliveries on school days. It is also used for special events in the gym and on weekends for sport field use. SPS stores tractors and other equipment near the parking lot entry. NHHS students walk through the parking lot on the way to the greenhouse. JAMS students are generally not supposed to be in the parking lot except to cross over from the northwest door of the school to the portables. There is a large storage shed with open chain link sides in the middle of the parking lot (in the fire turnaround).

Issues:

- Paving and drainage. The asphalt paving is in very poor condition and has differentially settled causing both a rough surface and poor drainage.
- Surface water. Near the parking lot entry, water seeping from the hillside above runs over the pavement to the nearest catch basin, across the driveway by the portables. This occurs at all times of year. In winter, it makes an icy patch which is a hazard to both vehicles and pedestrians.
- Wayfinding. For visitors, signage is lacking indicating that they need to go to the front entry on the other side of the school and other appropriate messaging.
- Aesthetics. A number of factors add up to the parking lot being an unattractive area, including the general run-down appearance of the paving, the extent of the paving (it has no openings for planters where there are no drive lanes or parking spaces), lack of trees and the clutter of the SPS maintenance equipment and storage shed.
- Access to portables. The northwest door does not have a bell/intercom/lock system. Students returning from the portables often find themselves locked out so traverse the parking lot to the door closest to the office that has an intercom.
- Student pedestrian routes. There are no pedestrian routes delineated for students going to the portables or NHHS students going to the greenhouse.
- Shed. The metal-roofed storage shed has chain link sides which allows views of the clutter within and creates a cavernous effect. It is aligned with the entry drive, so is the focal point for anyone entering the parking lot.
- "Little Driveway"/Vehicle access to greenhouse. When the driveway to the greenhouse from 34th Ave was open, it became an undesirable back door entry and cut-through to the JAMS parking lot. Therefore, the gate at 34th street is now often locked and vehicles needing access to the greenhouse, which happens very frequently, drive through the JAMS parking lot and up the little driveway, where they have to make a very tight turn to get to the greenhouse.
- Lighting. There are lights on the building, but does not illuminate the parking lot enough to make it feel safe at night.

GREENHOUSE

The greenhouse is used and managed by a horticulture program at NHHS. The greenhouse has a yard enclosed by a chain link fence. There are a couple of storage buildings south of the greenhouse. The driveway south of the greenhouse is used as a materials yard and turn-around. Students walk from NHHS along 31st Ave and the portables, then through the JAMS parking lot and up the little drive to get to the greenhouse south gate. Although the greenhouse has its own driveway to 34th Ave, staff and maintenance deliveries access the greenhouse via the JAMS parking lot and little drive, as discussed above. The greenhouse driveway gate is opened on weekends for sports events in the upper field and the driveway is used for parking. The flat area north of the greenhouse and the slopes above and below the greenhouse represent potential opportunities for expansion of the greenhouse program and potential linkages to the garden.

Issues:

- "Little Driveway"/vehicle access to greenhouse. As discussed above, vehicle access via the JAMS parking lot is not ideal. However, if access were to be made available via the driveway to 34th, management would be needed of potential conflicts with drop-off/pick-up traffic and to prevent backdoor entry to JAMS via the little driveway.
- Other driveway issues. The driveway is informally laid out and has some choke points as well as excessive unusable paving. The curb cut at 34th is excessive at 60' wide. Informal parking along the driveway is inefficient.
- ADA access. The path from the ADA parking space to the greenhouse is unusable due to settlement and blockage with debris.
- Student access. The current south gate access forces NHHS students to traverse the JAMS parking lot. The north gate could provide a more direct route for students
- North gate. The north gate to the greenhouse yard could provide more direct access for NHHS students so they don't need to traverse the JAMS parking lot. However, a paved walkway at the north gate (which would also support access to the upper fields) is missing.
- Slope management. The slope above the greenhouse has sections of rip rap that harbor pests and make landscape management difficult. This slope is dominated by blackberries and other invasive species that harbor pests and are detrimental to the greenhouse program. The grass slope below the greenhouse is maintained by mowing.
- Aesthetics. The greenhouse yard and driveway tend to look messy with piles of materials and disorganized equipment storage.
- Identity. The entries to the greenhouse lack signage or other cues about what is down the driveway and that it is a separate facility from JAMS.

UPPER FIELDS

The upper fields are unlit, grassy sports fields with a very small parking lot and restroom that serves community sports leagues as well as JAMS ultimate frisbee, lacrosse and other school sports. The steep slope from the fields up to NE 115th street range up to over 40' in height. Teams do running drills up and down the slope. The upper fields are enclosed by fences and gates, most of which are locked during the school day. The school district maintains a small maintenance materials yard at the northeast corner.

Issues:

- The walking/running path around the field is overgrown.
- The field is lumpy.
- The field is not lit.
- The slope above the fields is somewhat open and bare and the vegetation that there is dominated by invasive species, mostly scotch broom, suggesting that the slope is a dry, challenging environment for plants. The relatively open slopes probably generate a lot of runoff and erosion.
- Locked gates mean that the area is not available for daytime PE activities (such as a running loop).

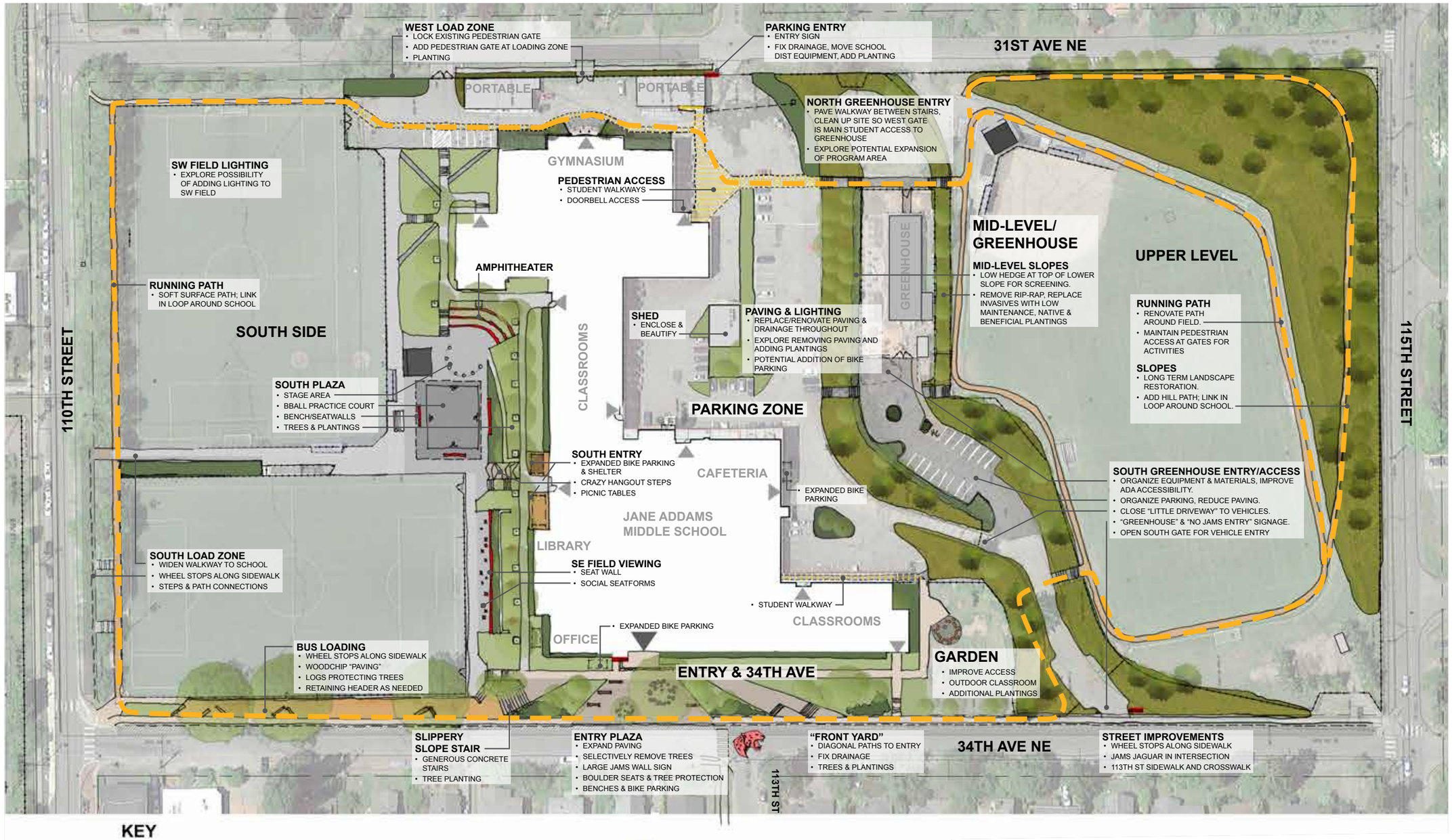
GARDEN

The garden includes a small paved area, planting beds and lawns. It is currently maintained by volunteers and used primarily by JAMS special education teachers and students. The garden is fenced with two gate entries. There is no access from the building. There is some coordination between the garden and the greenhouse, with students and volunteers running wheelbarrows up the little drive to get materials from the greenhouse. The garden often comes up in comments as an under utilized opportunity.

Issues:

- Access and opportunity. Most JAMS students have never been to the garden. There is no time during the day when individual students are allowed to go to the garden and there aren't facilities or enough draw for teachers to bring their whole classes. The gates to the garden are locked before and after school.

LANDSCAPE MASTER PLAN **OVERALL PLAN**



KEY

- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVING
- PROPOSED WOOD CHIP PATH
- CRUSHED ROCK PAVING
- EXISTING ASPHALT TO REMAIN
- PROPOSED ASPHALT PAVING
- LAWN AREA
- NATIVE PLANTING AREA
- HEDGE OR ORNAMENTAL PLANTING AREA
- ENTRY POINT
- RUNNING LOOP

This is a conceptual plan for the potential redevelopment of this site. It is subject to revisions if needs change in the future. As the details of each separate element is further developed for actual construction, School District Self Help application, review and approval is required before construction may begin. Conceptual plan reviewed by Self Help Review Team: _____ Date _____

The JAMS Landscape Master Plan is the statement of a community-driven vision for a more functional, engaging and inspiring school campus. It is also a menu of projects that may be phased in to achieve that vision. Some of the projects will be "spotlight" projects that are highly visible and will create new social, play and educational opportunities. Many others such as paving and drainage improvements will be less obvious but will take some of the daily stress out of navigating (and maintaining) the campus, making it a better place to study and work.

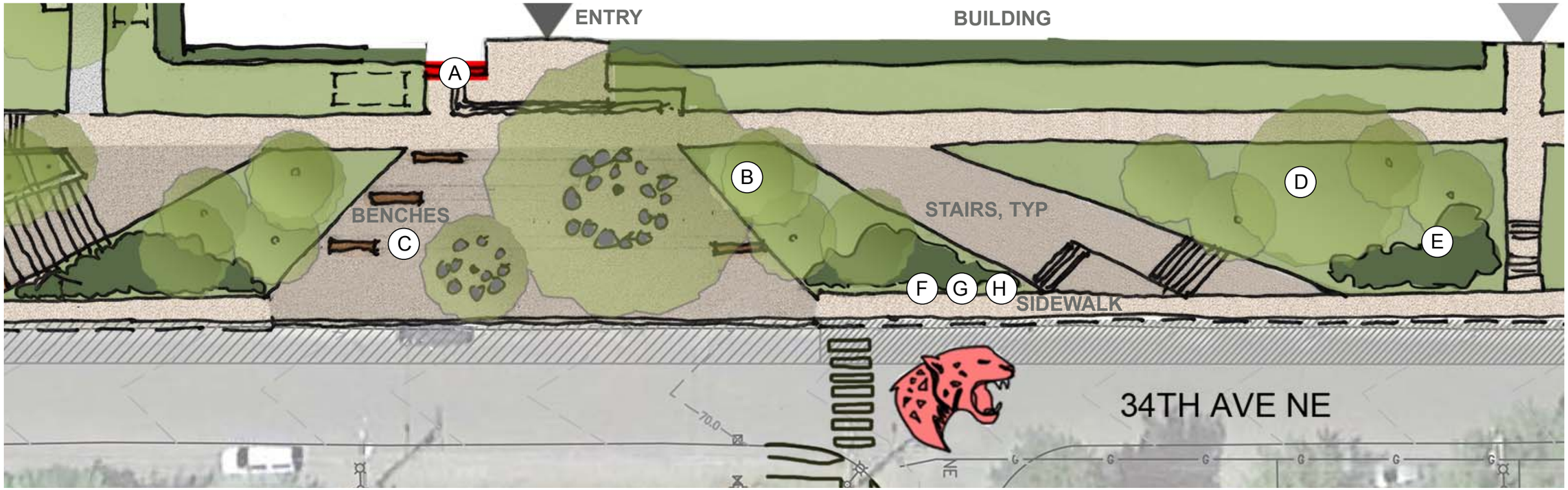
It is likely that a variety of parties--Seattle Public Schools, the JAMS PTSA or community sports leagues, for instance--will instigate progress on different projects. Projects will proceed depending on each group's priorities and available resources. All projects done on the JAMS campus must be approved by SPS. Most of the projects outlined here will require additional design work and many also require permitting by the City of Seattle.

Following are enlarged plans, descriptions and rough budget estimates for projects or groups of projects. They may be broken apart differently than we have shown here. While the LMP provides the basic concept for each project, any specific project will be developed with more detail and may end up looking significantly different than shown here.

A note on paving and drainage. One of the campus-wide problems is that there is not enough paving to handle pedestrian traffic and that the existing paving is in poor condition needing replacement. Seattle (and the entire State) has strict policies about managing rainwater running off of impervious surfaces such as paving. JAMS is in a "constricted capacity basin", meaning that runoff from JAMS goes into a City drain system that is already at capacity and furthermore, it flows into Thornton Creek. Therefore, the requirements for mitigating the impacts of any new or replaced paving in this neighborhood are particularly strict. At JAMS, any project that adds or replaces more than 2000 square feet of paving will need engineering and City permitting and will probably require adding storm water detention facilities. Storm water requirements should not be considered an unsurmountable impediment to doing projects, but it does add significant cost.

The budget estimates included are preliminary, based on concept level design. The budget cost model in the appendix focuses on construction costs only and do not include "soft costs" such as design or permitting which can cost an additional 25% - 35% of the construction cost. In the project breakdowns, we have added a 30% allowance for soft costs for budgeting purposes. As the projects are designed and developed, their costs may vary significantly from these budget estimates depending on more detailed investigation of site conditions, design choices or the general contracting climate. These budget estimates were developed in 2017-2018 dollars and should be escalated to account for inflation in the future.

FOCUS AREAS MAIN ENTRY & 34TH AVE NE



To improve wayfinding, create a sense of welcoming entry and identity, improve access to the front door and improve general safety and functionality, the following concepts are proposed:

A Install a large “Jane Addams Middle School” sign, of a similar scale and style to the one on the south side of the school around the corner, on the large yellow wall panel south of the entry doors.

B Open up views to the building entry and proposed sign by selectively removing trees.

C Build a more generous plaza and paths that respond to the diagonal circulation patterns of students from the drop-off areas. Include seating and natural elements to engage students.

D Regrade the “front yard” and make adjustments to fix drainage and eliminate puddles.

E Restore the lawn and consider tree and groundcover plantings that will keep view lines open and be appropriate for site uses and maintenance while making a more attractive campus entry.

F Work with SDOT for replacement of the curb and sidewalk at the plaza entry. Design for the plaza and curb should clearly discourage vehicle access over the plaza to the front door.

G Work with SDOT for limited sidewalk repairs and for installation of wheel stops for separating pedestrians and vehicles along the sidewalk throughout the bus and car drop-off zones along 34th Ave.

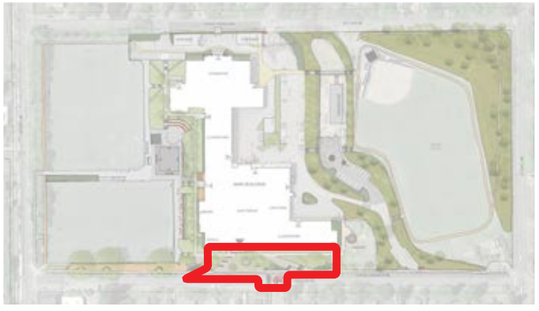
H Work with SDOT on completion of the proposed N. 113th Street sidewalk and crosswalk and the JAMS Jaguar intersection painting.

Other items:

- Fine tune small-scale signage at door clarifying how visitors get into the building.
- Assess lighting and provide new lighting as needed to provide safe pedestrian passage from front door of school to sidewalk.
- Provide stormwater improvements as required.

Note: SDOT has already indicated that they are willing to collaborate on sidewalk improvements along N. 34th Ave, and the 113th St. sidewalk and crosswalk are in the works.

key plan



MAIN ENTRY


EXAMPLE: BOULDERS

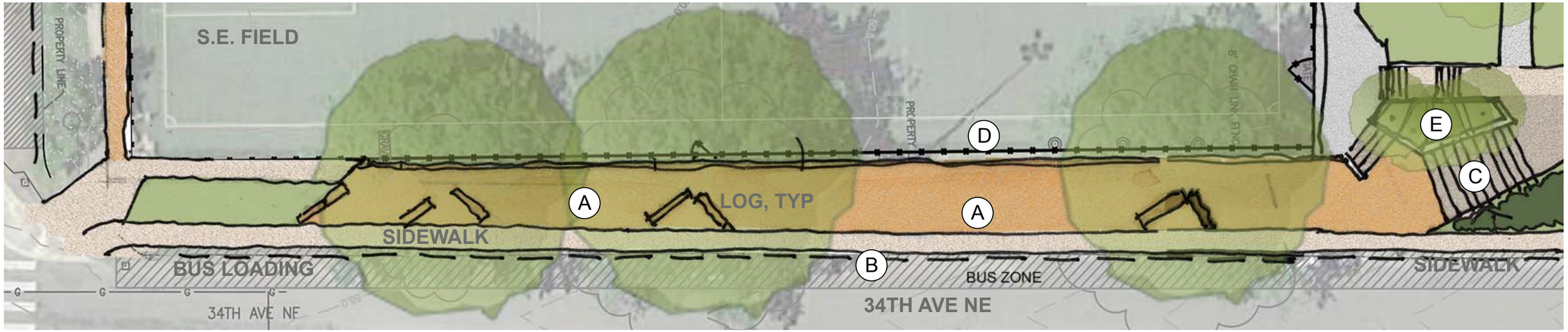

EXAMPLE: SEAT WALLS

Preliminary Construction Budget Estimate: **$410,000**

Budget Estimate with 30% allowance for soft costs: **$533,000**

(see appendix for more detail)

FOCUS AREAS BUS LOADING & SLIPPERY SLOPE STAIR



To provide adequate walking surfaces, improve student safety and stop erosion, the following concepts are proposed:

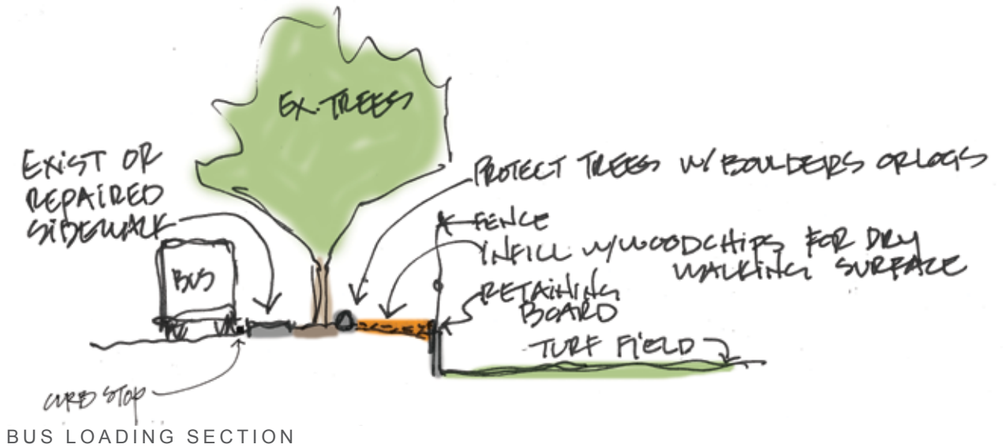
(A) Provide a continuous woodchip walking surface between the bus loading and the southeast field. Provide a retaining header as needed along the field retaining wall to prevent chips from migrating onto the field. Provide boulders and logs to direct foot traffic around existing trees.

(B) Work with SDOT to provide wheel stops along the sidewalk to separate pedestrian and vehicle traffic.

(C) At the slippery slope, provide a broad stairway that accommodates the pedestrian traffic flow between the bus loading and the building entry. Provide a wheel channel for walking bikes up the stair or otherwise accommodate bike traffic up to the southeast door.

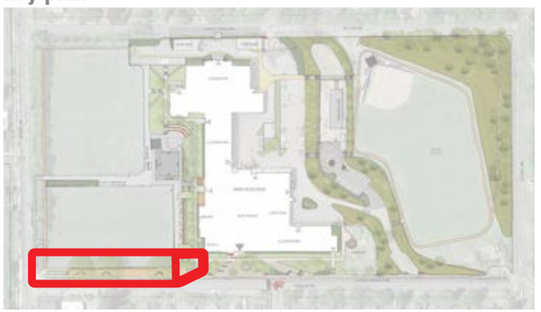
(D) At the bottom landing of the slippery slope stair, provide a secondary stair that descends to the southeast field.

(E) Consider incorporation of planters, trees and artwork into the stairway construction.



BUS LOADING SECTION

key plan



BUS LOADING & SLIPPERY SLOPE STAIR FOCUS AREAS

VIEW FROM 34TH AVE NE

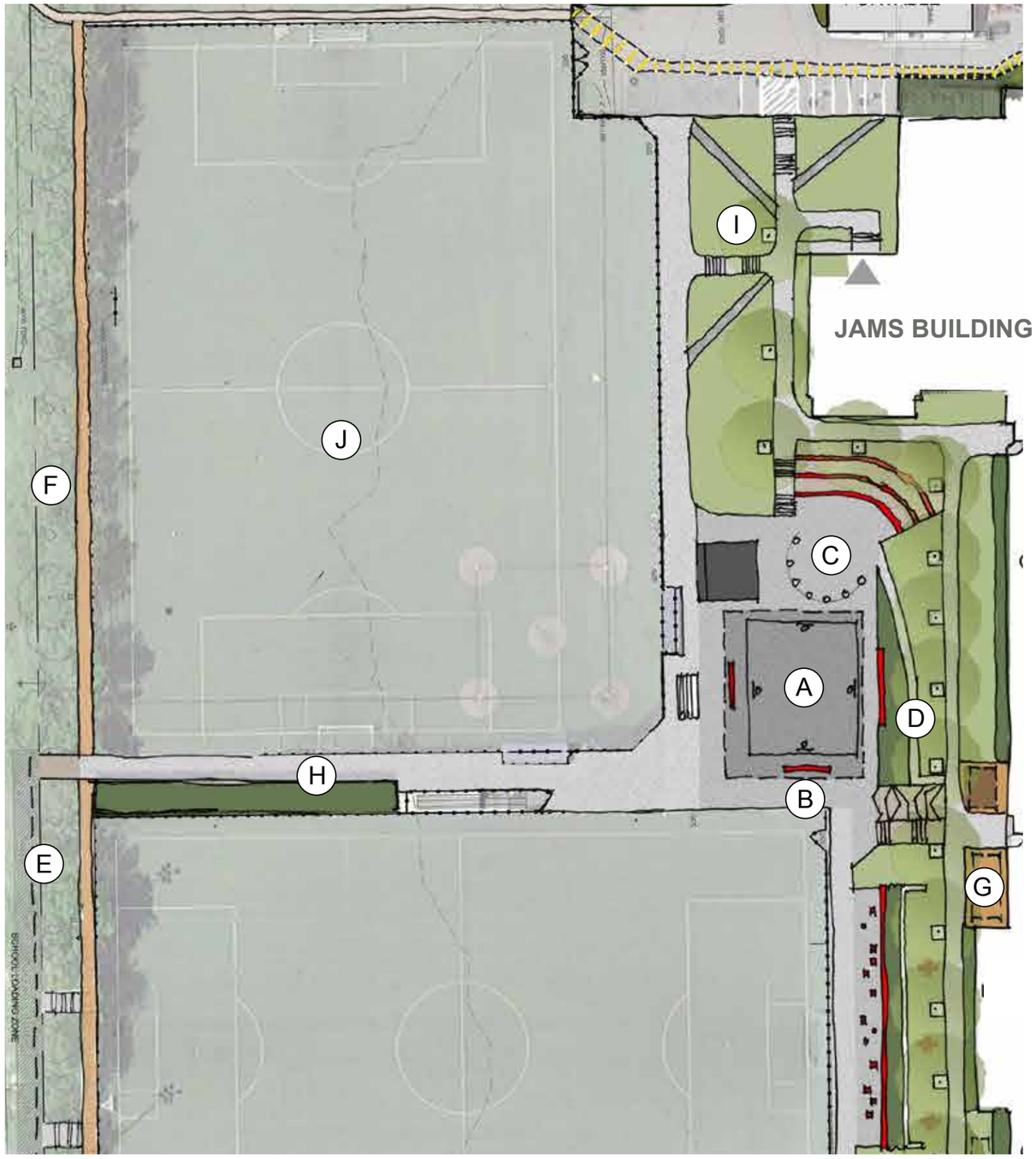
VIEW FROM SE FIELD

Preliminary Construction Budget Estimate: **$139,000**

Budget Estimate with 30% allowance for soft costs: **$181,000**

(see appendix for more detail)

FOCUS AREAS SOUTH PLAZA BASICS & SOUTHWEST FIELD LIGHTING



The south plaza is an opportunity to replace the existing playground with more appropriate activities for engaging middle-schoolers. To create a more appropriate and engaging environment for JAMS students, the following concepts are proposed (a number of miscellaneous improvements such as the South Loading Zone and additional trees along the path near the building, and additional bike racks have been folded into this section):

- (A) Add paving, striping and hoop assemblies for a 40' x 50' practice basketball court.
- (B) Add seat walls.
- (C) Modify or add a stage area, oriented toward the proposed amphitheater.
- (D) Add trees and groundcover where appropriate.
- (E) Work with SDOT to improve the south load zone by adding wheel stops to separate vehicles and pedestrians and adding crushed rock steps and walkways between the load zone and the central path through the lower fields.
- (F) Provide or restore a crushed rock path along the south side of the field fences as part of a 1 mile campus circular running route.
- (G) Add bike racks to the existing bike parking area. Add a canopy for some covered bike parking.
- (H) Widen the main path between the lower fields.
- (I) Add diagonal walkways to accommodate pedestrian and bicycle circulation patterns.

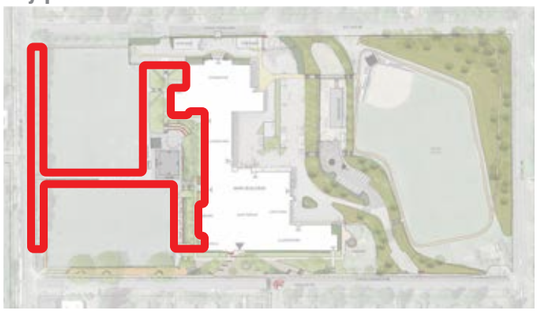
Other items:
- Removal of the existing playground.
- Drainage improvements as needed and stormwater improvements as required.

SOUTHWEST FIELD LIGHTING:

To provide evening use of the southwest field, the following concept is proposed:

- (J) Consider and explore the feasibility of adding field lighting to the southwest field. This estimate assumes that 2 existing light poles would be shared with the southeast field and that 6 additional poles would be needed.

key plan



SOUTH PLAZA BASICS & SOUTHWEST FIELD LIGHTING FOCUS AREAS

EXAMPLE: BIKE SHELTER

RUNNING PATH BETWEEN 110TH AVE NE AND LOWER FIELDS

SOUTH SIDE BASICS

Preliminary Construction Budget Estimate: **$356,000**

Budget Estimate with 30% allowance for soft costs: **$462,800**

(see appendix for more detail)

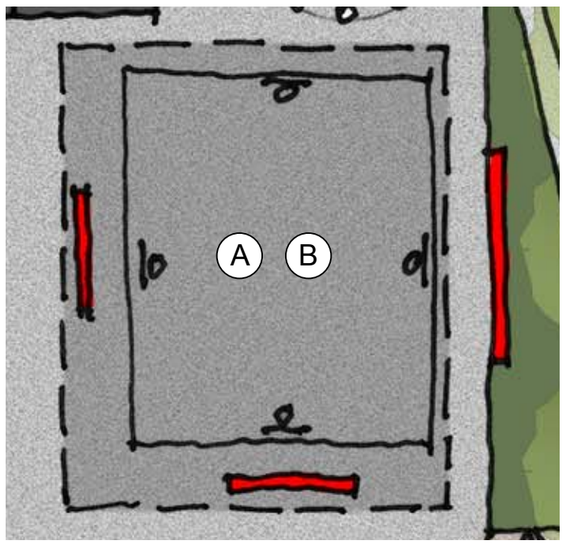
SOUTH WEST FIELD LIGHTING

Preliminary Construction Budget Estimate: **$611,000**

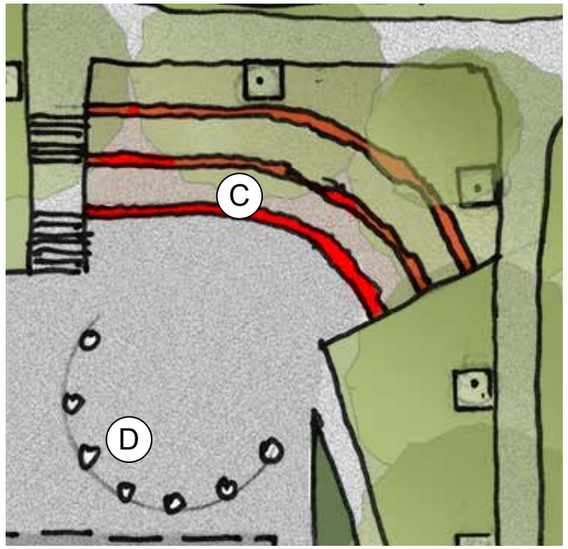
Budget Estimate with 30% allowance for soft costs: **$794,300**

(see appendix for more detail)

FOCUS AREAS SOUTH SIDE SHELTER & AMPHITHEATER



SOUTH SIDE SHELTER PLAN



AMPHITHEATER PLAN

SOUTH SIDE SHELTER:

To provide outdoor rainy-day activity options, the following concept is proposed:

A Add a 4,800 square foot play shelter to the South Plaza area, covering the basketball court and some additional area.

B Consider options for including a green roof or solar panels, along with electrical meter and hookup to building power.

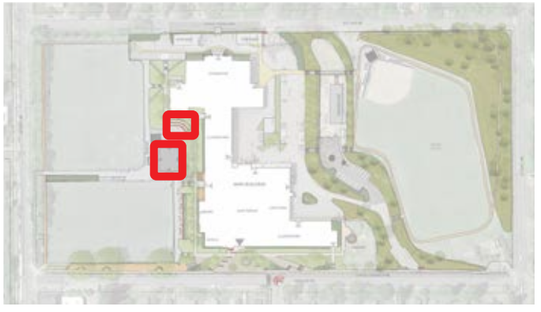
AMPHITHEATER:

To provide a large gathering area and performance venue that also functions for informal seating, the following concept is proposed:

C Build an amphitheater into the existing slope. Consider building materials such as modular block wall and permeable paving between seat terraces.

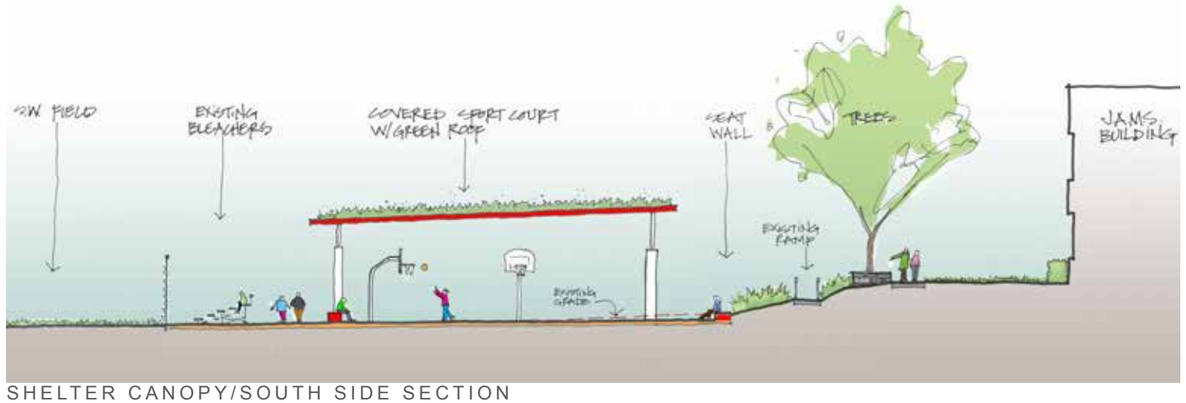
D Modify stage area on the South Plaza to include vertical elements for hanging backdrops or forms that define the stage area and double as seating.

key plan



SOUTH SIDE SHELTER & AMPHITHEATER FOCUS AREAS

PRECEDENT IMAGE FOR SHELTER/CANOPY



SHELTER CANOPY/SOUTH SIDE SECTION

PRECEDENT IMAGES FOR AMPHITHEATER

SOUTH SIDE SHELTER

Preliminary Construction Budget Estimate : $376,000

Budget Estimate with 30% allowance for soft costs: $488,800

(see appendix for more detail)

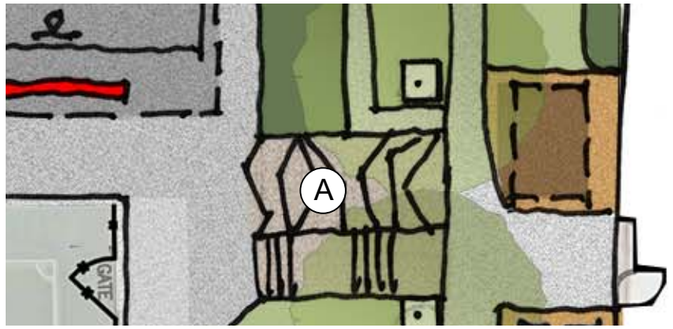
SOUTH SIDE AMPHITHEATER

Preliminary Construction Budget Estimate: $80,000

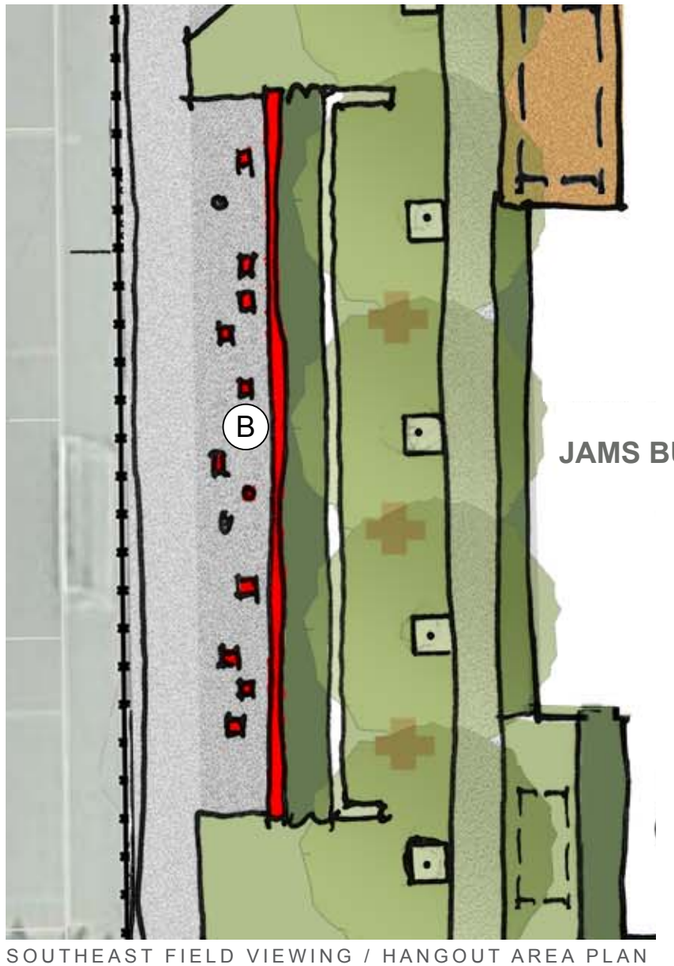
Budget Estimate with 30% allowance for soft costs: $104,000

(see appendix for more detail)

FOCUS AREAS CRAZY HANGOUT STEPS & S.E. FIELD VIEWING



CRAZY HANGOUT STEPS PLAN



SOUTHEAST FIELD VIEWING / HANGOUT AREA PLAN

CRAZY HANG-OUT STEPS:

To accommodate student circulation (misalignment between central path and central stair), fix the slope erosion problem and create a fun and close in hang-out area for students, the following concept is proposed:

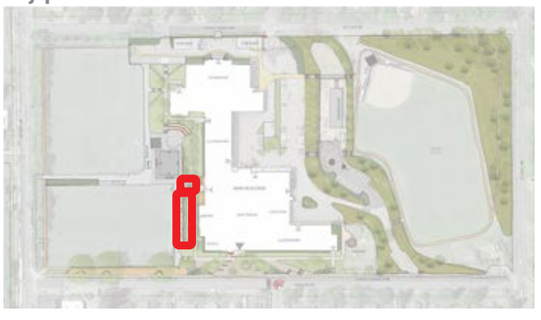
(A) Build durable non-standard steps and terraces between the central stair and the handicap ramp. Consider a range of design ideas from concrete angular terraces to a boulder scramble.

SOUTHEAST FIELD VIEWING / HANG – OUT AREA:

To provide alternate activities for students within view lunch supervisors in the southeast field and to provide seating for viewing the southeast field, the following concept is proposed:

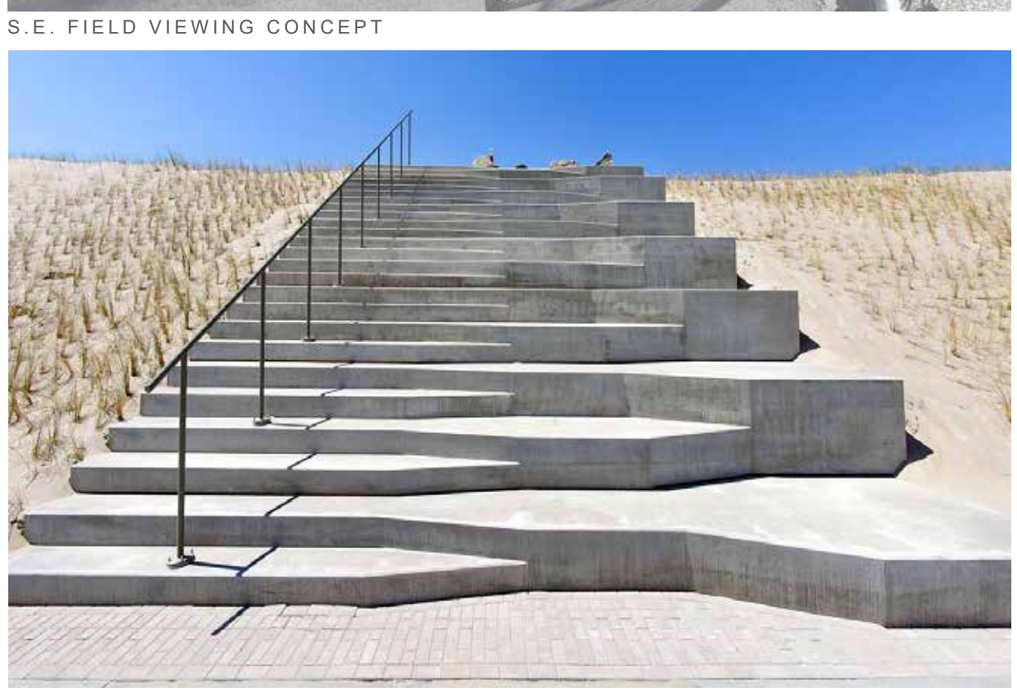
(B) Create a long narrow plaza along the north edge of the southeast field. Build a seat wall into the hillside and provide seat forms for social seating in front of the seat wall. Consider options for implementing this concept using natural materials such as logs and boulders.

key plan



CRAZY HANGOUT STEPS & S.E. FIELD VIEWING FOCUS AREAS

S.E. FIELD VIEWING CONCEPT



ALTERNATE EXAMPLE: CRAZY HANG OUT STAIR

ALTERNATE EXAMPLE: CRAZY HANG OUT STAIRS

EXAMPLE: SEAT FORMS

CRAZY HANG-OUT STEPS:

Preliminary Construction Budget Estimate: **$35,000**

Budget Estimate with 30% allowance for soft costs: **$45,500**

(see appendix for more detail)

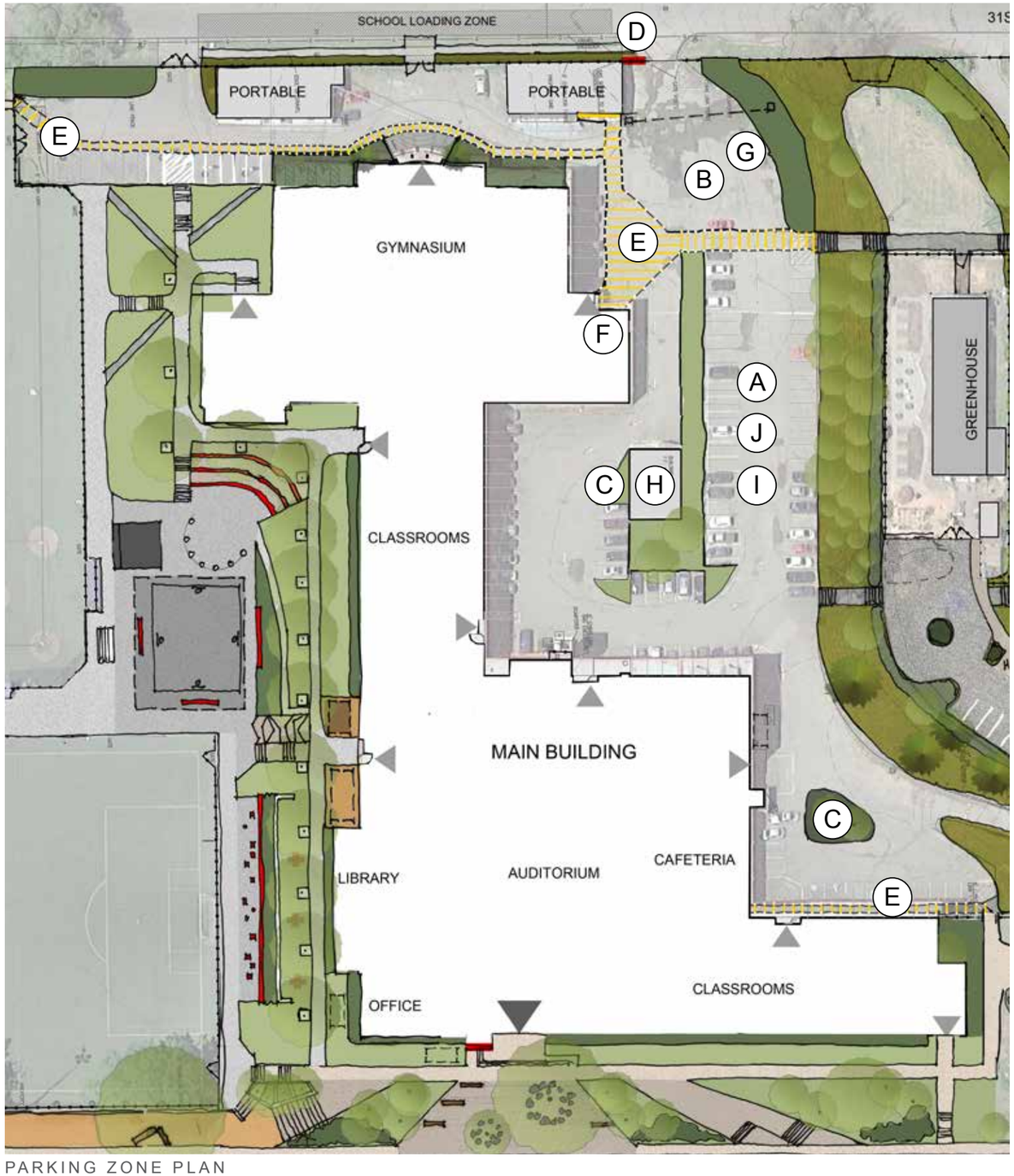
SOUTHEAST FIELD VIEWING / HANG-OUT AREA:

Preliminary Construction Budget Estimate: **$85,300**

Budget Estimate with 30% allowance for soft costs: **$110,890**

(see appendix for more detail)

FOCUS AREAS PARKING ZONE/PARKING LIGHTING



PARKING ZONE PLAN

PARKING ZONE:

To improve student safety, user comfort, aesthetics, drainage and wayfinding, the following concepts are proposed:

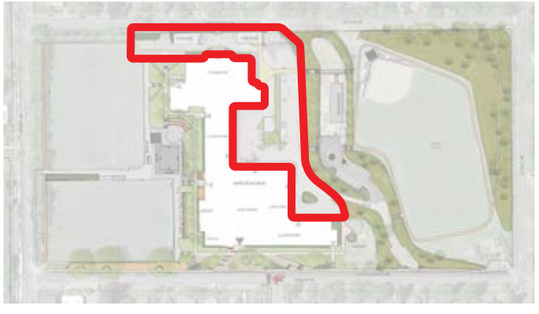
- (A) Evaluate existing asphalt, demo and replace or overlay as needed for improved performance and drainage. Restripe.
- (B) Adjust and add catch basins and other drainage improvements as needed, addressing general drainage problems and the seepage problem near the entry.
- (C) Evaluate extent of existing asphalt and consider replacing asphalt with planting beds in areas that are not needed for drive lanes or parking spaces.
- (D) Add signage at parking entry indicating that this is a secondary entry for staff, deliveries and weekend use and indicating directions to the main entry.
- (E) Delineate walkways for student access, primarily accommodating JAMS students going be tween the main building and portables and alongside the west side of the building leading to the stairs to the greenhouse and upper fields.
- (F) Install a bell/intercom at the northwest door so students coming back from the portables can get back in the building.
- (G) Remove SPS vehicle and equipment storage from site or move it into the shed.
- (H) Improve the shed to hide the contents and so it doesn't feel like such a "black hole" on site, consider creative use of fence slats. Options may be limited due to the shed's construction quality.
- (I) Stormwater management improvements as required.

PARKING ZONE LIGHTING:

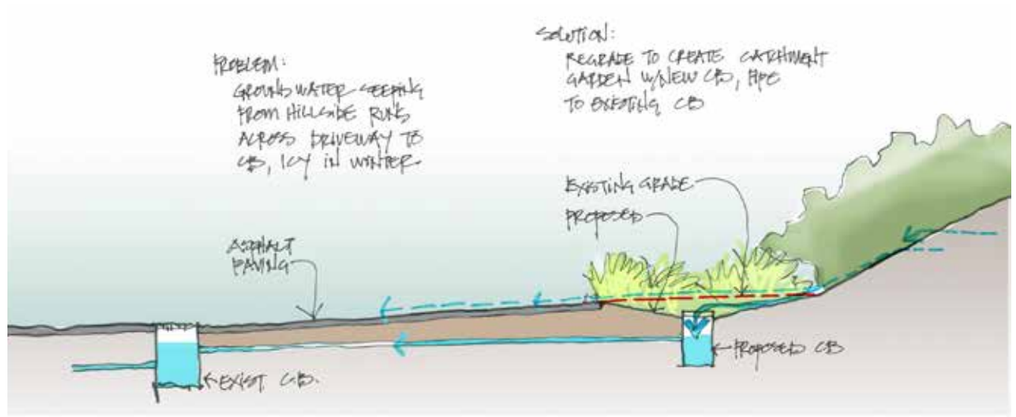
To improve safety and comfort in the parking lot, the following concept is proposed:

- (J) Evaluate existing and provide new lighting by modifying existing fixtures and lamps on the building and by providing new free-standing pedestrian pole lights.

key plan



PARKING ZONE/ PARKING LIGHTING FOCUS AREAS



WATER CATCHMENT SYSTEM SECTION

PARKING AND SHED IMPROVEMENT CONCEPT

PAINTED/REFLECTED WALKWAY

WALKWAY EXAMPLE

PARKING ZONE :

Preliminary Construction Budget Estimate : $1,734,000

Budget Estimate with 30% allowance for soft costs: $2,254,200

(see appendix for more detail)

PARKING ZONE LIGHTING :

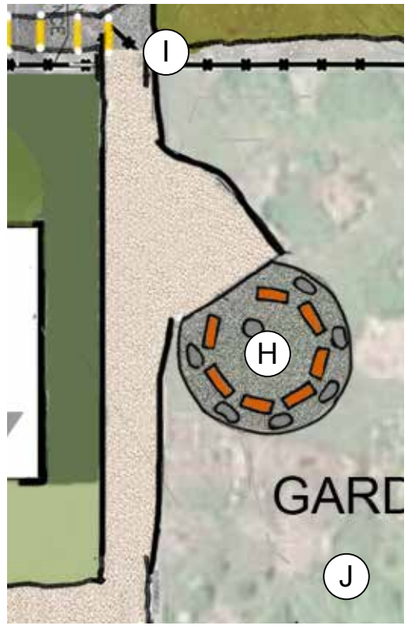
Preliminary Construction Budget Estimate : $126,000

Budget Estimate with 30% allowance for soft costs: $163,800

(see appendix for more detail)

FOCUS AREAS MID-LEVEL GREENHOUSE/GARDEN

MID-LEVEL GREENHOUSE PLAN



GARDEN ENLARGED PLAN

MID-LEVEL / GREENHOUSE:

To improve pedestrian and vehicle access, separate JAMS and greenhouse traffic, better accommodate parking on the driveway, reduce impervious surfaces, improve aesthetics, wayfinding and greenhouse identity, and to improve the greenhouse program and to address problem slope areas, the following concepts are recommended:

- (A) Provide sidewalk paving on the north side of the greenhouse between the two stairs. Manage greenhouse so north pedestrian gate can be open to students.
- (B) Consider and explore possibilities of expanding program use area into the flat area north of the greenhouse.
- (C) Provide a gate on the little driveway that remains locked, while adjusting gate management so that vehicle access to the greenhouse is exclusively via the main driveway on 34th Ave NE. The little driveway gate should be designed to allow pedestrian traffic through.
- (D) Minimize conflicts with pedestrian during drop-off and pick up by managing gate-open times, providing signage, and reducing the driveway opening to a standard width.
- (E) Consider and explore possibilities of organizing and redefining the parking area and edges of driveway to accommodate parking more efficiently and to provide and partially screen a defined area for materials.
- (F) Clean up and fix access from handicap parking space to greenhouse.
- (G) Plan and consider long-term, phased restoration process for slopes, including removal of rip-rap and invasives and replacement with low-maintenance, beneficial plants.

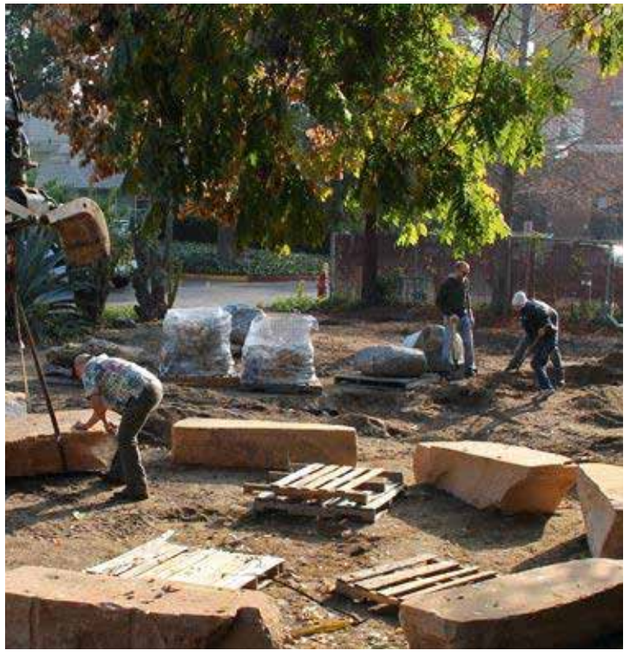
GARDEN:

To improve access, provide accommodation for visiting classes and enrich planting, the following concepts are recommended:

- (H) Provide a log-bench and boulder style outdoor classroom, accommodating about 30 students and wheelchair access.
- (I) Delineate and improve a pedestrian pathway along the building to the garden gate.
- (J) Encourage additional volunteer planting improvements.

key plan

MID-LEVEL GREENHOUSE/GARDEN FOCUS AREAS



GARDEN CLASSROOM PRECEDENT IMAGES

MID-LEVEL IMPROVEMENTS CONCEPT

MID-LEVEL GREENHOUSE:

Preliminary Construction Budget Estimate: **$51,000**

Budget Estimate with 30% allowance for soft costs: **$66,300**

(see appendix for more detail)

GARDEN:

Preliminary Construction Budget Estimate: **$18,000**

Budget Estimate with 30% allowance for soft costs: **$23,400**

(see appendix for more detail)

FOCUS AREAS **UPPER LEVEL**

UPPER SITE PLAN

UPPER LEVEL:

To accommodate the idea of a campus running loop, to enhance student and community access to the upper fields, and to address the upper slope, the following concepts are recommended:

- (A) Manage gates to accommodate student and community pedestrian access.
- (B) Grub and refresh the existing walkway around the fields.
- (C) Add a soft-surface running path that traverses the slope and is part of the cam pus running loop.
- (D) Plan and consider long-term, phased restoration process for slope, including removal of invasive species and replacement with low-maintenance, beneficial plants. Included in the estimate is a waterline extension for irrigation.

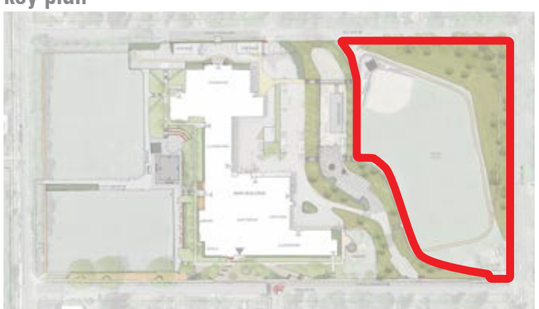
UPPER SITE:

Preliminary Construction Budget Estimate: $281,746

Budget Estimate with 30% allowance for soft costs: $366,270

(see appendix for more detail)

key plan



APPENDIX A : PUBLIC INPUT

APPENDIX A - PUBLIC INPUT

JAMS Landscape Conceptual Design
Student Input as of 10/27/2017
Johnson+Southerland

Comment	Qty
CONCERNS/COMMENTS	
Dead grass throughout site	1
Slippery Slope, safety	1
ASPIRATIONS	
Improve basketball at portables	4
Improve lower field restrooms	3
Basketball court at Playground	3
Trees on south side of main building	3
Covered path for people coming to/from portables to main building	2
Garden at playground	2
Stairs on Slippery Slope	2
Improve Garden area	2
Trees/shrubs/flowers on east, side of main building	2
Fix potholes in Staff Parking	2
Garden benches	2
Playground for big kids: swings, monkey bars	2
Spice up path between Lower Fields	2
Picnic tables at Playground	1
Being able to play at Playground	1
Make west edge of Garden prettier	1
JAMS logo on the Main Entry doors	1
Better sidewalks	1
Lights for upper fields	1
Use Garden for meeting place	1
Gravel path from garden to middle upper field staircase	1
Meet and chill at area between slippery slope and top of ADA ramp	1
Safe space for queer kids	1
Rainbow flag on flagpole	1
Remake (improve?) Greenhouse (greenhouse area?)	1
Path from Garden to front of building	1
Path across from lawn	1
Trees at portables	1
Trees at slope between Greenhouse and Staff Parking	1
Pond at Playground	1
Mega-flag (multiple flags) on Hill	1
Let us use the Upper Fields	1
Let us use the Greenhouse	1
Cats west of Greenhouse	1
Fix Main Entry lawn	1
Remove oak trees along 34th	1
Paint a mural on the roof	1
Wider street (34th)	1

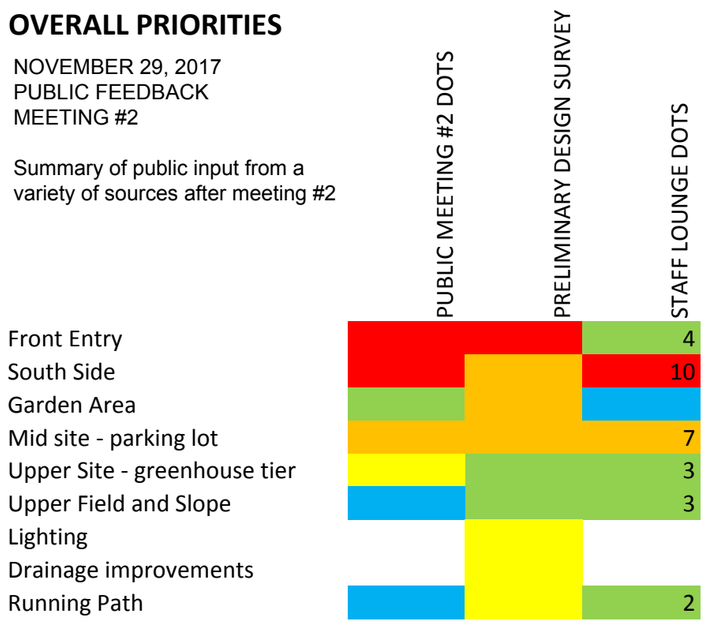
JAMS Landscape Conceptual Design
Public Meeting #1, 10/26/2017 **Dot Exercise Summary**
Johnson+Southerland

Comment	Qty
CONCERNS/COMMENTS	
Poor access to portables, need buzzer to get back in to main bldg	4
Staff Parking area ugly, potholes, disrepair, narrow entrance	2
Upper field inaccessible	1
Costs + Phasing	1
Spring/water seep ices over	0
Walking route to portables too long	0
ASPIRATIONS	
Improve front entrance (dark, identity)	11
Create greenbelt between greenhouse/garden, path, work w/ JAMS, NH, Community	11
Redirect/contain the water seep	9
Playground - sports court	7
Safe traffic & functional access/entries	6
Slippery slope - make less steep, rock seating	5
Garden & Greenhouse - partner JAMS/NH, advisory projects, get involved	5
Rain garden at front entrance problem area, include boardwalk	5
Slippery slope - stone staircase	5
Playground - seating, covered area	5
Poor sidewalks and curbs	4
Gathering areas	4
Bicycle safety + covered racks	3
Separate parking for greenhouse. Disconnect upper/lower lots	2
Use desire-lines for identifiying new paths at Front	2
School Commons at south side	2
Improve traffic flow on 31st and 34th	2
Improve sitelines on blackberry hill (food forest potential)	2
Parkour or Gaga	1
Outdoor learning spaces throughout	1
Ampitheater	1
Better access to/from portables	1
Close-off/regrade cut-through road for safety, usability	1
Improve usage of staff parking	0
Inefficient use of back	0
Wide angle stairs at slippery slope	0
Permeable Paths	0
Slippery slope - place boulders, artistic hardscape	0
Roadway/sidewalk seperation	0
Convert upper fields to artificial turf, include lighting	0
Sports equipment storage for lower fields (hide in hillside?)	0
Functional recreational areas	0
Safety, site overall	0
Project partners: SDOT, Levy, Deborah Juarez	0

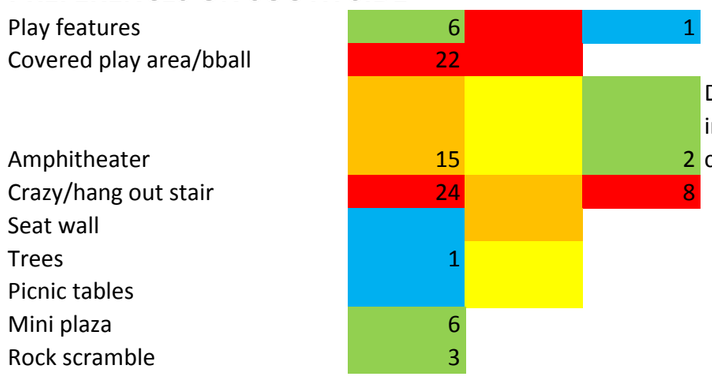
OVERALL PRIORITIES

NOVEMBER 29, 2017
PUBLIC FEEDBACK
MEETING #2

Summary of public input from a variety of sources after meeting #2



PREFERENCES ON SOUTH SIDE



Dots for amphitheater and Hangout stair may have indicated general support for Scheme A with the covered play area

PRIORITIES FOR LIGHTING

KEY:
- Clear frontrunner
- 2nd tier
- 3rd tier
- lower tier
- not much interest

Which projects are the most pressing?

FAMILY MEMBERS TOP 5

1. Slippery Slope Stair 57
2. Entry Plaza & Paths 50
3. Parking Area Re-paving/Drainage/Planting 36
4. 34th Ave Sidewalk, Path & Crossing Improvements 28
5. Drainage Improvements throughout Campus 28

STUDENTS TOP 5

1. Entry Plaza & Paths 19
2. Slippery Slope Stair 16
3. 34th Ave Sidewalk, Path & Crossing Improvements 13
4. Southeast Field Seatwall/Hangout Area 10
5. Crazy Hangout Steps 6

STAFF TOP 5

1. Drainage Improvements throughout Campus 5
2. Parking Area Re-paving/Drainage/Planting 4
3. Slippery Slope Stair 3
4. Entry Plaza & Paths 2
5. Basketball Practice Court (playground replacement) 1

OTHER TOP 5

1. Entry Plaza & Paths 10
2. Slippery Slope Stair 10
3. Drainage Improvements throughout Campus 10
4. 34th Ave Sidewalk, Path & Crossing Improvements 6
5. Greenhouse Parking + Access Improvements 4

OTHER SCHOOL DISTRICT TOP 5

1. Entry Plaza & Paths 8
2. Greenhouse Parking + Access Improvements 7
3. Greenhouse Slopes Renovation + Re-planting 5
4. 34th Ave Sidewalk, Path & Crossing Improvements 4
5. Slippery Slope Stair 4

NEIGHBOR TOP 5

1. Entry Plaza & Paths 28
2. Slippery Slope Stair 22
3. 34th Ave Sidewalk, Path & Crossing Improvements 16
4. Parking Area Re-paving/Drainage/Planting 12
5. Drainage Improvements throughout Campus 8

OVERALL TOP 5

1. Entry Plaza & Paths 117
2. Slippery Slope Stair 112
3. 34th Ave Sidewalk, Path & Crossing Improvements 67
4. Parking Area Re-paving/Drainage/Planting 58
5. Drainage Improvements throughout Campus 56

MOST PRESSING?

JANUARY 25, 2018
PUBLIC FEEDBACK
MEETING #3

Summary of public input from a questionairre.

BIGGEST LONG TERM BENEFITS?

JANUARY 25, 2018
PUBLIC FEEDBACK
MEETING #3

Summary of public input from a questionairre.

Which project would be your top priority in terms of delivering the biggest long-term benefits to the school community?

FAMILY MEMBERS TOP 5

1. Entry Plaza & Paths 53
2. Basketball Practice Court (playground replacement) 34
3. Parking Area Re-paving/Drainage/Planting 33
4. Slippery Slope Stair 32
5. Play shelter (over B-ball court) 25

STUDENTS TOP 5

1. Entry Plaza & Paths 22
2. Slippery Slope Stair 20
3. Southeast Field Seatwall/Hangout Area 12
4. Crazy Hangout Steps 11
5. Campus Running Path 11

STAFF TOP 5

1. Entry Plaza & Paths 5
2. Drainage Improvements throughout Campus 4
3. Parking Area Re-paving/Drainage/Planting 3
4. Basketball Practice Court (playground replacement) 2
5. 34th Ave Sidewalk, Path + Crossing Improvements 1

OTHER TOP 5

1. Slippery Slope Stair 10
2. Entry Plaza & Paths 9
3. Drainage Improvements throughout Campus 7
4. Play shelter (over B-ball court) 4
5. Parking Area Re-paving/Drainage/Planting 4

OTHER SCHOOL DISTRICT TOP 5

1. Greenhouse Parking + Access Improvements 6
2. Entry Plaza & Paths 5
3. Crazy Hangout Steps 5
4. Campus Running Path 5
5. Southeast Field Seatwall/Hangout Area & Parking Area Re-paving/Drainage/Planting 3

NEIGHBOR TOP 5

1. Entry Plaza & Paths 30
2. Slippery Slope Stair 18
3. Drainage Improvements throughout Campus 11
4. 34th Ave Sidewalk, Path + Crossing Improvements 10
5. Basketball Practice Court (playground replacement) 10

OVERALL TOP 5

1. Entry Plaza & Paths 124
2. Slippery Slope Stair 80
3. 34th Ave Sidewalk, Path & Crossing Improvements 53
4. Parking Area Re-paving/Drainage/Planting 46
5. Drainage Improvements throughout Campus 42

APPENDIX B : COST ESTIMATE

COST MODEL

JAMS Landscape Master Plan
Johnson+Southerland

*Jan 26, 2018

JAMS Landscape Master Plan
MASTER PLAN LEVEL BUDGET ESTIMATE
Seattle, Washington

PROJECT INFORMATION

Assumptions:

1) This opinion of probable construction cost does not include 'soft costs' such as project administration, design consulting and permitting
2) This opinion of probable construction cost is based on master plan concept level design and should not be used for construction.
3) All costs are assumed to be contractor-installed, except as noted.

BASE BID SOU390,596

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
1.0	**MAIN ENTRY & 34TH AVE NE**	**(from slippery slope to garden)**			
1.01	Tree removal	EA	5	$1,000.00	$5,000
1.02	Clearing & grubbing	SF	13,320	$0.50	$6,660
1.03	Demo existing paving	SF	5,000	$4.00	$20,000
1.04	Drainage - adjust 2 CBs & pipe, add 1, connect to SW	LS	3	$2,500.00	$7,500
1.05	Grading (2 guys, 2 days, 1 machine)	LS	1	$6,000.00	$6,000
1.06	sidewalk & curb improvements, wheel stops	by SDOT	1	$0.00	$0
1.07	Plaza & pathway paving	SF	8,670	$8.00	$69,360
1.08	Path steps	SF	225	$150.00	$33,750
1.09	Benches	EA	4	$2,500.00	$10,000
1.10	Lighting	LS	1	$5,000.00	$5,000
1.11	Restore lawn	SF	10,000	$1.00	$10,000
1.12	Groundcover areas	SF	1,500	$10.00	$15,000
1.13	Trees	EA	10	$300.00	$3,000
1.14	Irrigation	LS	1	$10,000.00	$10,000
1.15	Signage on building	LS	1	$3,000.00	$3,000
1.16	Stormwater control (det pipe)	SF	8,670	$5.00	$43,350
	SUBTOTAL ENTRY & 34TH AVE				**$247,620**
	Gen Cond, OH&P	%	25.0%	$247,620.00	$61,905
	Contingency	%	25.0%	$247,620.00	$61,905
	SUBTOTAL w/GC, OH&P ENTRY & 34TH AVE				**$371,430**
	Sales Tax	%	10.1%	$371,430.00	$37,514
TOTAL	**ENTRY & 34TH AVE**				**$408,944**
2.0	**BUS LOADING & SLIPPERY SLOPE STAIR**				
2.01	Clearing & grubbing	SF	4,200	$0.50	$2,100
2.02	Grading (2 guys, 1 days, 1 machine)	LS	1	$3,000.00	$3,000
2.03	sidewalk & curb improvements, wheel stops	by SDOT	1	$0.00	$0
2.04	Timber retaining board along wall	LF	260	$2.50	$650
2.05	Arborist woodchip (donation + volunteer inst)	LS	1	$0.00	$0
2.06	Stair treads 600sf	LF	175	$200.00	$35,000
2.07	Stair and planter walls	LF	75	$150.00	$11,250
2.08	Drainage	LS	1	$1,500.00	$1,500
2.09	Handrails	LF	25	$150.00	$3,750
2.10	Lighting	LS	1	$3,000.00	$3,000
2.11	Artwork on stair	LS	1	$2,000.00	$2,000
2.12	Soil & plants in planters	LS	1	$5,000.00	$5,000
2.13	Groundcover areas	SF	1,500	$10.00	$15,000
2.14	Trees	EA	1	$300.00	$300
2.15	Irrigation	LS	1	$1,500.00	$1,500
	SUBTOTAL BUS LOADING & SLIPPERY SLOPE STAIR				**$84,050**
	Gen Cond, OH&P	%	25.0%	$84,050.00	$21,013
	Contingency	%	25.0%	$84,050.00	$21,013
	SUBTOTAL w/GC, OH&P BUS LOADING & SLIPPERY SLOPE STAIR				**$126,075**
	Sales Tax	%	10.1%	$126,075.00	$12,734
TOTAL	**BUS LOADING & SLIPPERY SLOPE STAIR**				**$138,809**
3.0	**SOUTH SIDE BASICS**				
3.01	Demo play equip & chips (vol & school dist)	LS	1	$1,000.00	$1,000
3.02	Demo play wall, paving, clear/grub	SF	10,400	$3.00	$31,200
3.03	Grading (2 guys, 2 days, 1 machine)	LS	1	$6,000.00	$6,000
3.04	Asphalt Paving (shelter/bball area and path widening) (3" asphalt over 6" base)	SF	11,840	$5.00	$59,200
3.05	Crushed rock paving (along south fence & at drop off)	SF	3,000	$2.00	$6,000
3.06	Stone riser steps at drop off	EA	6	$500.00	$3,000
3.07	Wheel stops by SDOT	LS	0	$0.00	$0
3.08	Drainage	LS	1	$5,000.00	$5,000
3.09	Stormwater flow control	SF	12,000	$5.00	$60,000
3.10	Cast in place conc seatwall & ftg, 40'x1.5' ht	FF	60	$70.00	$4,200
3.11	Seat walls under shelter, 40'x1.5' ht	FF	60	$70.00	$4,200
3.12	Basketball pole/hoop	SF	4	$3,000.00	$12,000

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
3.13	Court painting	LS	1	$750.00	$750
3.14	Groundcover areas	SF	400	$9.00	$3,600
3.15	Trees	EA	14	$300.00	$4,200
3.16	Irrigation	LS	1	$5,000.00	$5,000
3.17	Bicycle Racks (on conc. footings)	EA	3	$1,000.00	$3,160
3.18	Bicycle Rack Canopies (on conc. footings)	EA	4	$7,000.00	$28,000
	SUBTOTAL SOUTH SIDE BASICS				**$236,510**
	Gen Cond, OH&P	%	25.0%	$236,510.00	$59,128
	Contingency	%	25.0%	$236,510.00	$59,128
	SUBTOTAL w/GC, OH&P SOUTH SIDE BASICS				**$354,765**
	Sales Tax	%	10.1%	$354,765.00	$35,831
TOTAL	**SOUTH SIDE BASICS**				**$390,596**
4.0	**SOUTH SIDE SHELTER**				
4.01	Shelter (incl GC, OH&P)	SF	4,800	$62.00	$297,600
4.02	Optional green roof OR solar panels	SF	3,400	$35.00	$119,000
	SUBTOTAL SOUTH SIDE SHELTER				**$297,600**
	Contingency	%	15.0%	$297,600.00	$44,640
	SUBTOTAL w/GC, OH&P SOUTH SIDE SHELTER				**$342,240**
	Sales Tax	%	10.1%	$342,240.00	$34,566
TOTAL	**SOUTH SIDE SHELTER**				**$376,806**
5.0	**AMPHITHEATER**				
5.01	Clearing & grubbing	SF	2,000	$0.50	$1,000
5.02	Grading (2 guys, 2 days, 1 machine)	LS	1	$6,000.00	$6,000
5.03	Modular block seatwalls 225 LF	FF	500	$20.00	$10,000
5.04	Permable paving terraces	SF	1,725	$12.00	$20,700
5.05	Seatform & poles (paving in basics, above)	EA	7	$1,000.00	$7,000
5.06	Lawn restoration	SF	300	$0.50	$150
5.07	Stormwater Control	SF	1,725	$5.00	$8,625
	SUBTOTAL AMPHITHEATER				**$53,475**
	Gen Cond, OH&P	%	25.0%	$53,475.00	$13,369
	Contingency	%	25.0%	$53,475.00	$13,369
	SUBTOTAL w/GC, OH&P AMPHITHEATER				**$80,213**
	Sales Tax	%	10.1%	$80,212.50	$8,101
TOTAL	**AMPHITHEATER**				**$88,314**
6.0	**CRAZY HANG-OUT STEPS**				
6.01	Clearing & grubbing	SF	570	$0.50	$285
6.02	Grading (2 guys, 1 days, 1 machine)	LS	1	$3,500.00	$3,500
6.03	Angular stadium risers	LF	112	$250.00	$28,000
6.04	Paving top & bottom	SF	300	$10.00	$3,000
	SUBTOTAL CRAZY HANG-OUT STEPS			$10.00	**$34,785**
	Gen Cond, OH&P	%	25.0%	$34,785.00	$8,696
	Contingency	%	25.0%	$34,785.00	$8,696
	SUBTOTAL w/GC, OH&P CRAZY HANG-OUT STEPS				**$52,178**
	Sales Tax	%	10.1%	$52,177.50	$5,270
TOTAL	**CRAZY HANG-OUT STEPS**				**$57,447**
7.0	**SOUTHEAST FIELD VIEWING / HANG-OUT AREA**				
7.01	Clearing & grubbing	SF	2,400	$0.50	$1,200
7.02	Grading (2 guys, 1 days, 1 machine)	LS	1	$3,500.00	$3,500
7.03	Cast in place conc seatwall & ftg, 1.5' ht	LF	225	$70.00	$15,750
7.04	Permable paving	SF	1,200	$12.00	$14,400
7.05	Seatforms	EA	12	$400.00	$4,800
7.06	Planting	SF	1,200	$10.00	$12,000
	SUBTOTAL SOUTHEAST FIELD VIEWING / HANG-OUT AREA				**$51,650**
	Gen Cond, OH&P	%	25.0%	$51,650.00	$12,913
	Contingency	%	25.0%	$51,650.00	$12,913
	SUBTOTAL w/GC, OH&P SOUTHEAST FIELD VIEWING / HANG-OUT AREA				**$77,475**
	Sales Tax	%	10.1%	$77,475.00	$7,825
TOTAL	**SOUTHEAST FIELD VIEWING / HANG-OUT AREA**				**$85,300**
8.0	**SOUTHWEST FIELD LIGHTING**				
8.01	6 poles and fixtures	EA	6	$60,000.00	$360,000
8.02	Fixtures for 2 existing poles	EA	2	$5,000.00	$10,000
	SUBTOTAL SOUTHWEST FIELD LIGHTING			$10.00	**$370,000**
	Gen Cond, OH&P	%	25.0%	$370,000.00	$92,500
	Contingency	%	25.0%	$370,000.00	$92,500

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
	SUBTOTAL w/GC, OH&P SOUTHWEST FIELD LIGHTING				**$555,000**
	Sales Tax	%	10.1%	$555,000.00	$56,055
TOTAL	**SOUTHWEST FIELD LIGHTING**				**$611,055**
9.0	**PARKING ZONE LIGHTING**				
9.01	Lighting on building - replace exist fixtures	LS	1	$6,000.00	$6,000
9.02	5 free-standing pole lights, appx 22' ht, incl trenching from building, nic repair asphalt	LS	1	$70,000.00	$70,000
	SUBTOTAL PARKING ZONE LIGHTING			$10.00	**$76,000**
	Gen Cond, OH&P	%	25.0%	$76,000.00	$19,000
	Contingency	%	25.0%	$76,000.00	$19,000
	SUBTOTAL w/GC, OH&P PARKING ZONE LIGHTING				**$114,000**
	Sales Tax	%	10.1%	$114,000.00	$11,514
TOTAL	**PARKING ZONE LIGHTING**				**$125,514**
10.0	**PARKING ZONE (PAVING, DRAINAGE & MISC)**				
10.01	Asphalt demo & replace	SF	70,200	$9.50	$666,900
10.02	Allow for adjustments at doors etc	LS	1	$10,000.00	$10,000
10.03	Allow for add 1 CB, raise CB lids	LS	1	$10,000.00	$10,000
10.04	Striping	LS	1	$5,000.00	$5,000
10.05	Stormwater Control	SF	70,200	$5.00	$351,000
10.06	Shed - clean up, add slats	LS	1	$2,000.00	$2,000
10.07	New ped gate at west drop-off	LS	1	$2,000.00	$2,000
10.08	Signage	LS	1	$3,000.00	$3,000
10.09	Sawcut & remove asphalt	SF	11,640	$7.00	$81,480
10.10	Soil improvement & planting	SF	11,640	$10.00	$116,400
10.11	Edge treatment	LF	1,000	$10.00	$10,000
	SUBTOTAL PARKING ZONE (PAVING, DRAINAGE & MISC)				**$1,049,900**
	Gen Cond, OH&P	%	25.0%	$1,049,900.00	$262,475
	Contingency	%	25.0%	$1,049,900.00	$262,475
	SUBTOTAL w/GC, OH&P PARKING ZONE (PAVING, DRAINAGE & MISC)				**$1,574,850**
	Sales Tax	%	10.1%	$1,574,850.00	$159,060
TOTAL	**PARKING ZONE (PAVING, DRAINAGE & MISC)**				**$1,733,910**
11.0	**GARDEN**				
11.01	Outdoor classroom clear & grub	SF	400	$0.50	$200
11.02	Crushed rock	SF	400	$2.00	$800
11.03	5' split log benches, finished, on footings	EA	7	$1,000.00	$7,000
11.04	Seat boulders	EA	6	$350.00	$2,100
11.05	Prop boulder	EA	1	$450.00	$450
11.06	Budget for additional planting	TBD	0	$0.00	$0
11.07	Stripe path from west door (volunteer)	LS	1	$400.00	$400
	SUBTOTAL GARDEN				**$10,950**
	Gen Cond, OH&P	%	25.0%	$10,950.00	$2,738
	Contingency	%	25.0%	$10,950.00	$2,738
	SUBTOTAL w/GC, OH&P GARDEN				**$16,425**
	Sales Tax	%	10.1%	$16,425.00	$1,659
TOTAL	**GARDEN**				**$18,084**
12.0	**MID-LEVEL / GREENHOUSE**				
12.01	Conc pathway at west end	SF	650	$8.00	$5,200
12.02	Chicane gate on "little drive"	LS	1	$5,000.00	$5,000
12.03	Organize & define drive, add cr., web stripes,planting areas	LS	1	$20,000.00	$20,000
12.04	Hedge / planting	SF	1,750	$4.00	$7,000
12.05	Demo/remove asphalt	SF	2,500	$5.00	$12,500
12.06	Signage	LS	1	$1,200.00	$1,200
12.07	Restoration of slopes	TBD			$0
	SUBTOTAL MID-LEVEL / GREENHOUSE				**$50,900**
	Gen Cond, OH&P	%	25.0%	$50,900.00	$12,725
	Contingency	%	25.0%	$50,900.00	$12,725
	SUBTOTAL w/GC, OH&P MID-LEVEL / GREENHOUSE				**$76,350**
	Sales Tax	%	10.1%	$76,350.00	$7,711
TOTAL	**MID-LEVEL / GREENHOUSE**				**$84,061**
13.0	**UPPER-LEVEL**				
13.01	Grub and refresh existing pathway	LF	1,400	$1.00	$1,400
13.02	Establish 4'w c.r. path on hillside	LF	800	$10.00	$8,000
13.03	Waterline extension	LF	500	$30.00	$15,000

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
13.04	Quick couplers	EA	5	$1,000.00	$5,000
13.04	Reforest slopes (implement in segments)	SF	35,300	$4.00	$141,200
	SUBTOTAL UPPER-LEVEL				**$170,600**
	Gen Cond, OH&P	%	25.0%	$170,600.00	$42,650
	Contingency	%	25.0%	$170,600.00	$42,650
	SUBTOTAL w/GC, OH&P UPPER-LEVEL				**$255,900**
	Sales Tax	%	10.1%	$255,900.00	$25,846
TOTAL	**UPPER-LEVEL**				**$281,746**
GRAND TOTAL					**$4,400,587**

MASTER PLAN LEVEL CONSTRUCTION BUDGET SUMMARY

The construction budget cost estimates include construction costs, including sales tax, contractor overhead and profit and a construction contingency allowance, only. They do not include "soft" costs such as surveying, geotechnical or design fees, permit fees, administration and other owner costs.

1.0 ENTRY & 34TH AVE	$408,944
2.0 BUS LOADING & SLIPPERY SLOPE STAIR	$138,809
3.0 SOUTH SIDE BASICS	$390,596
4.0 SOUTH SIDE SHELTER	$376,806
5.0 AMPHITHEATER	$88,314
6.0 CRAZY HANG-OUT STEPS	$57,447
7.0 SOUTHEAST FIELD VIEWING / HANG-OUT AREA	$85,300
8.0 SOUTHWEST FIELD LIGHTING	$611,055
9.0 PARKING ZONE LIGHTING	$125,514
10.0 PARKING ZONE (PAVING, DRAINAGE & MISC.)	$1,733,910
11.0 GARDEN	$18,084
12.0 MID-LEVEL / GREENHOUSE	$84,061
13.0 UPPER-LEVEL	$281,746
GRAND TOTAL	$4,400,587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