

Cottonwood Valley Charter School									
Space Name	Qty	Min. SF	Total Min SF	Light / Views	People to be Accommodated	Equipment/Supplies to be Accommodated	Activities to be Accommodated	Adjacencies / Access	Special Requests / Notes
Administrative									
Administrative Assistant / Reception Office	1	160 sf	160 sf	Maximize daylight, Provide clear view of site entry and assembly	Admin. Assistant	Computer, desk or counter, 2 file cabinets	Greeting, Visitor check-in, General administrative work	Library and Office Space	Lots of counter space is a necessity
Waiting area	1	96	96 sf		4 Visitors	Seating and wallspace for display	Waiting, Display student art	Entry	
Book check-out	1	114	114 sf		Admin Assistant	Locking cabinets and lots of counter space	Check out library books, Repair books, work on yearbook layout	Library	Lots of counter space is a necessity
Office, principal	1	168 sf	168 sf	Maximize daylight; View of Assembly	Principal + 2 visitors	Computer, desk, bookshelf, 2 file cabinets	General office work, meetings	Office Work Area	Open office - no door
Office, business manager	1	144 sf	144 sf	Maximize daylight	Business manager+1 visitor	Computer, desk, bookshelf, 2 file cabinets	General office work, meetings	Office Work Area	Quiet, ability to shut door
Office, Special education	1	144 sf	144 sf	Maximize daylight	1 teacher + 2 visitors	Computer, desk, bookshelf, 2-3 file cabinets	Meetings, Record keeping, Work Space	Office Work Area	2 special ed teachers can share; Could be shared with visiting nurse
Office work area	1	140 sf	140 sf	Overhead natural daylight; Maintain visual access from offices to work space	4 at one time	Printer, Fax, File cabinets, Office supplies, Work table	Picking up supplies and print jobs; could accommodate children in detention or waiting to go home due to illness	Offices, Teacher Work Room	
Office supply and records storage	1	200 sf	200					Office Work Room	
Restroom (staff)	2	48 sf	96 sf		4 staff	2 WC, 2Lavatory	Bathroom use	Office Work Room	
Teacher's work room	1	300 sf	300 sf	Maximize daylight	8 teachers at a time	Counter with sink, fridge, mailboxes, 2 large tables for projects, table(s) for eating, storage for office supplies, networked computer and printer, laminator, photocopier	Teacher projects, Informal teacher meetings, Eating Lunch, Hide from students	Office Work Room	Separated from student population to avoid intrusions; Work tables should be high so that teachers are not bending over at the waist to use them.
Server room	1	50 sf	50 sf		1	Computer server	Maintenance	Computer lab	Individually ventilated
Library	1				20 students, 1 teacher				No full-time library staff; volunteers a possibility
Book room	1	1,500 sf	1500 sf	Maximize daylight	20 students + 2 teachers	Books, Cushions, Tables, Benches, Chairs, Nooks	Library Search, Reading, Instruction on library skills, Trainings	Secretary's office/ book checkout	Comfy window seats
Conference room	1	240 sf	240 sf	Maximize daylight	18	Conference table	Meetings	Library	Subdividable
Computer lab	1	400 sf	400 sf	Minimize glare	20 students	20 computers	Instruction	Library	Computer lab is optional
Levelled books	1	200 sf	200 sf		3		Levelled books repository		Levelled book repository is optional
Library storage / media	1	50 sf	50 sf		1	Only need to store library media, classrooms should have their own media storage	Storage	Conference room	
Restroom	2	48 sf	96 sf	No preference stated	20 students	2 WC, 2Lavatory	Bathroom use	No stated preference	
Janitor's closet	1	25 sf	25 sf	No preference stated	1	Sink, Cleaning Supplies, Bucket and Mop	Storage, Access water	No stated preference	
Miscellaneous needs:									
Study hall, detention	<i>There is no study hall and detention area needs to be supervisable by principal or administrative assistant. This can be accommodated in office work area</i>								
Office, nurse	<i>No full time nurse, if student has a problem, admin staff cares for them. Office nurse could share space with sped instructors; Children requiring attention can be tended to in office work area</i>					Computer, filing cabinets	Hearing and vision test for all students, Track immunization records, Attends to injuries when in		
			4123						
	Grossing Factor:		1.2						
			4,948 sf	74,214	\$	638,240.40	(based on suggested max cost/cf of \$8.60 from PSFA appendix A)		
			4,948 sf	\$	150.00	\$	742,140.00		

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Grades K-3 (80 students)									
Kinder Classroom; includes bathroom	1	1,350 sf	1350 sf	Natural light, Abundant Light, Ability to control views (distractions) with blinds; View to garden	1 teacher + 20 students	Sink, Counter, Cubby holes with 2 hooks for personal storage, Library space, 3 computers, Teacher storage, Bathroom	Naps, reading, art, presentations	Closer to pick-up / drop off area Connections between classrooms, common core, and to the outdoors	Tactile opportunities, lots of storage space, lots of room, expandable, reconfigurable, washable surfaces, direct connection to outside, raised areas for plays and nap areas
1st-3rd Grade Classrooms	3	960 sf	2880 sf	Natural light, Abundant Light, Ability to control views (distractions) with blinds; View to garden	1 teacher + 20 students each	Sink, Counter, Cubby holes with 2 hooks for personal storage, Library space, 3 computers, Teacher storage	Instruction, reading, art, presentations	Connections between classrooms, common core, and to the outdoors	Flexible/modular room, Washable surfaces, Flexible (moveable, reconfigurable) cabinets/shelves, Horizontal shelving for posters and big art, Blank wall or wide screen for projection, Bulletin Boards, No hidden corners, Operable windows, No carpets/Carpets?
1st-3rd bathroom(s)	3	48 sf	144 sf		80 students	3 WCs and 3 lavatories	Bathroom use	1 between K-1 and 2 between 2-3	
Storage Room	1	100 sf	100 sf		1	Paper, texts, teacher's editions, books, overhead projector, TV and VCR, Science equipment, Art supplies	Storage	Common Core - 1 for 4 classrooms	Shelving
Janitor's closet	1	25 sf	25 sf		1	Sink, Cleaning Supplies, Bucket and Mop	Storage, Access water	Common Core	
Core Common	1	360 sf	360 sf	Natural light, Abundant Light; View to Assembly	80 (in transition); 5 (for special ed counseling); 20 (if class uses space)	Bulletin Board, Surfaces for Display, Seating, Table(s), Drinking fountain	Transition to classrooms, Exhibitions, Accomodate special ed counseling	Adjacent to all spaces in cluster	
			4859 sf						
		Grossing Factor:	1.2						
			5,831 sf	87,462 \$	752,173.20 \$	(based on suggested max cost/cf of \$8.60 from PSFA appendix A)			
			5,831 sf	\$ 150.00	\$ 874,620.00				

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Grades 4-5 (40 students)									
4th & 5th Grade Classroom	2	960 sf	1920 sf	Natural light, Abundant Light, Ability to control views (distractions) with blinds; View to garden	1 teacher + 20 students each	Locker-sized cubbies that accommodate lunch, backpack and jacket, 3 Computers (allow room for expansion to 6), Counter space and sink, Library space, Teacher storage	Small and large group projects and discussions, writing conferences, reading and literature circles	Connections between classrooms and to the outdoors	No carpet, subdividable spaces
Science Classroom (1-5); includes storage	1	1,000 sf	1000 sf	Natural light, Abundant Light, Ability to control views (distractions) with blinds	1 teacher + 20 students	Aquarium, Plant Lights, Weather Station, Work Space with Counters & Sink, Incubator, Microscopes, Balances, etc.	Science Labs, Experiments,	Connections between classrooms, common core, and to the outdoors	<i>There is some question as to whether science instruction should occur in each classroom, or if it should be centralized.</i>
Spanish Room /Flex Room	1	960 sf	960 sf	Natural light, Abundant Light, Ability to control views (distractions) with blinds	1 teacher + 20 students; at times accommodate mentoring programs (40 students)	Speech therapy equipment	Spanish classes, inter-class mentoring	Connections between classrooms, common core, and to the outdoors	Could also accommodate speech therapy exercises
4th & 5th Grade Bathroom(s)	4	48 sf	192 sf		40 students	4 WCs and 4 lavatories	Bathroom Use	2 between 4th-5th and 2 between Spanish and Science	
Storage Room	1	100 sf	100 sf		1	Paper, texts, teacher's editions, books, overhead projector, TV and VCR	Storage	Common Core - 1 for 3 classrooms	
Janitor's closet	1	25 sf	25 sf		1	Sink, Cleaning Supplies, Bucket and Mop	Storage, Access water	Common Core	
Core Common	1	360 sf	360 sf	Natural light, Abundant Light; View to Assembly	60 (in transition); 5 (for special ed counseling); 20 (if class uses space)	Bulletin Board, Surfaces for Display, Seating, Table(s), Drinking fountain	Transition to classrooms, Exhibitions, Special ed academic counseling	Adjacent to all spaces in cluster	
			4557 sf						
		Grossing Factor:	1.2						
			5,468 sf	82,026	\$ 705,423.60	(based on suggested max cost/cf of \$8.60 from PSFA appendix A)			
			5,468 sf	\$ 150.00	\$ 820,260.00				

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Grades 6-8 (60 students)									
Classrooms	3	960 sf	2880 sf	Natural light, Abundant Light, Ability to control views (distractions) with blinds; View to garden	1 teacher + 20 students	3 computers, Dais in corner, 5x5' (typ.), Library space, Teacher storage	Classes: Language Arts, History, Math, Central Discussion Area	Connections between classrooms, common core, and to the outdoors	2 doors- one for ingress one for egress; Counter space and sink; Wired V&D
Science Room (6-8)	1	1,000 sf	1000 sf	Natural lighting with ability to have bright lighting	1 teacher + 20 students each	Counters with sinks (min. 1 for teacher, 1 for students), Bunsen burners, Weather station	Science labs, experiments, demonstrations	Connections between classrooms, common core, and to the outdoors	Must be up to current accepted practices for safety, electrical supply, water, etc. At least one exposed weight bearing beam for setting up pendulums, pulleys and other physics demos capable of holding the weight of one or more students. One solid wall space for projecting. Built in projector.
Science Storage Room	1	50 sf	50 sf		1	Science model storage (skeletons, other models), Lab equipment storage (balances, microscopes, etc), Science olympiad equipment (test equipment for building projects, reference books etc), dedicated (up to code) flammable and chemical storage, sample storage (mineral specimens, preserved biological specimens, etc.)	Storage	Adjacent to Science Room	
6th-8th Bathroom	4	48 sf	192 sf		60 students	4 WCs and 4 lavatories	Bathroom Use	2 between Classroom 1-2 and 2 between Classroom 3-Science	
Storage Room	1	100 sf	100 sf		1	Paper, texts, teacher's editions, books, overhead projector, TV and VCR, Science Equipment			
Janitor's closet	1	25 sf	25 sf		1	Sink, Cleaning Supplies, Bucket and Mop	Storage, Access to Water		
Common Core	1	600 sf	600 sf	Natural light, Abundant Light, View to Assembly	60 (in transition); 5 (for special ed counseling); 20 (if class uses space)	Lockers for 60 students, Bulletin boards, Display space, Drinking fountain, Table(s) and chairs, Possibly 7-10 computers	Transition to classrooms, Exhibitions, Computer research. Special ed academic counseling, Comfortable reading, Learning centers		Separate entry and exit traffic flows; private area with telephone
			4847 sf						
		Grossing Factor:	1.2						
			5,816 sf	87,246	\$ 750,315.60	(based on suggested max cost/cf of \$8.60 from PSFA appendix A)			
			5,816 sf	\$ 150.00	\$ 872,460.00				

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Flex Space									
Gym	1	4,860 sf	4860 sf	Lots of natural light, windows, adjustable lighting for yoga classes	1 teacher + 20 students	20 yoga mats	Yoga, Dance, Street Hockey, Stretching, Special Education Physical Therapy		74'x42' - typ. dim for junior high bball; Requires 10' buffer around perimeter
Auditorium Space (within gym)				Ability to block natural light	200 for assemblies; 350 for performances	Janitor's sink	Chorus, Instrument groups, Plays: 2-3 performances / year, 1 or 2 on Nov/Dec and 1 in May; Indoor assemblies		Rhomboid-shaped, raised "stage" at smaller end of the room; Carpeting (or sound-absorbing material) on stairs and auditorium floor.
Dining Commons (within gym)				Natural lighting	170 students	Snack bar, Dining tables	Eating, Lounging (for students)		
Stage (within gym)	1	sf	sf	Ability to block natural light	20 students	Sets of pipes in front for theatrical lighting, Two sets of pipes on side of stage for side lighting.	Plays, Musical performances	Music/Drama Room	3 stairs running across front that serve as risers, Floor should be paintable, Need access to stage area outside of classroom time, Lots of electrical outlets
Kitchen (indoor/outdoor)	1	160 sf	160 sf		20 students	Oven, Stove, Refrigerator, and Preparation Area (for instruction and social events); Food warmers (for hot lunch program)	Health and nutrition education	Outdoors	
PE Storage and Miscellaneous School Storage	1	160 sf	160 sf		1	20 Yoga Mats, 1 Weight Rack, 2 Ball Bays for Kickballs and basketballs, Wall mounting for 20 bikes, Hula hoops, Scooters, Extra chairs, Desks and Fall Festival props	Storage for PE, Special Ed physical therapy, and miscellaneous items		
Art Room (partially in gym - subdividable)	1	250 sf	250 sf	Northern light, as much natural light as possible	20 students + 1 teacher	Copius counter space with large sink, Drying space for paints and pots, Prefers to keep supplies in room integrated into cabinets	Painting, Storytelling, Dancing	Bathroom	Klin; Enough room for empty floor space for children to sit in circle or dance
Art Room storage	1	100 sf	100 sf						
Music and Drama Room (partially in gym - subdividable)	1	250 sf	250 sf	Natural light	20 students + 1 teacher	Musical instruments	Chorus, play and band rehearsal	Stage	
Music/Drama Storage	1	100 sf	100 sf		1	Large walk-in closet size with shelves to hold boxes of costumes and props and enough space in the middle to store 3-4 flats and 2-3 platforms	Storage		
PE, Art, Music/Drama Office/Workroom	1	200 sf	200 sf	Natural light	1	Tables, Filing cabinets, 2 Computer terminals, 2 phones, Chairs Couch, Library space, Library for book of plays and music			
Bathrooms	12	48 sf	576 sf		Varies	12 WCs and 12 Lavatories	Bathroom Use	10 adjacent to main commons area and 2 adjacent to classrooms	
Janitor's storage	1	240 sf	240 sf		1	Master storage area for cleaning and lavatory supplies, Wheelbarrow, Shovel and Grounds maintenance equipment			
			6896 sf						
			Grossing Factor: 1.05						
			7,241 sf	108,612	\$	934,063.20	(based on suggested max cost/cf of \$8.60 from PSFA appendix A)		
			7,241 sf	\$	150.00	\$	1,086,120.00		
TOTAL BUILDING SF:			29,304 sf	439,560	\$	3,780,216.00	(based on suggested max cost/cf of \$8.60 from PSFA appendix A - this is old)		

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			29,304 sf	\$ 150.00	\$ 4,395,600.00				

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Outdoor Space Program Elements (this will be incorporated into master plan drawing)										
Space Name	Min. Dim.	Total Min SF	Light	People to be Accommodated	Equipment/Supplies to be Accommodated	Activities to be Accommodated	Adjacencies / Access	Special Requests		
Staff parking	10x20 per space	3564 sf	N/A	17 FTE	22 spaces					
Visitor parking	10x20 per space	3240 sf	N/A	20 Visitors	20 spaces					
Bicycle parking					20 Bicycles		Close to Admin Area			
Pick-up/drop-off loop (for parents)	400 lf			70-80 students	1 lane or 2 lanes?: Accommodate 20 cars at a time	Pick up and drop off students	Close to Kindergarten.	Adjacent to parking, covered		
Pick-up/drop-off (for buses)		Existing sf is adequate - however, needs shelter		50-60 students	5 buses	Pick up and drop off students				
Playground, traditional (K-3)		6000 sf	Access to shade	80 students	"Cooler" slides, monkey bars, climbing walls, swings			Bigger, unusual, adaptable/rearrangeable, no pea gravel		
Playground, traditional (4-8)		6000 sf	Access to shade	80 students	Climbing Walls, Totally rad slides, swings			Shade, walls for wall ball, area for bike and skateboard tricks, maze, grass		
Alternative play area (integrate into the overall fabric)										
Quiet play recess area	Accommodate in interstitial spaces									
Basketball Court	74x42	3108 sf								
Exercise circuit / obstacle course										
Outdoor Amphitheater/Assembly		2000 sf		Outdoor assembly: 200 people		Outdoor assembly				
Outdoor "cafeteria" K-4		700 sf		K-4: 110 students	8 students/table: 14 tables					
Outdoor "cafeteria" 5-8		700 sf		5-8: 88 students	6 students/table: 15 tables					
Greenhouse/potting shed	(for a pre-fab one)	653 sf		Who would really take care of this?		Grow exotic plants, store materials for outdoor exercises				
Outdoor/Indoor kitchen	Depends			22 students + 1 teacher	Water	Cooking, experiments				
Vegetable garden	Variable - depends on if each pod has one; should be flexible to accommodate teacher's interests									
Habitat garden(s)	Variable - the whole thing could be a habitat garden									
Greywater treatment wetlands	As space allows									
Courtyard or Patio Space for each Building			Provide shade in summer and sun in winter	2 classes + 2 teachers: 46	Minimal built-in seating; Students should have ability to set up their own arrangement	Classes	Access from each classroom	Gardens		
Outdoor exhibit area										
		PRELIMINARY EST. FOR 3.1 ACRE SITE:		\$	700,000.00					
		BUILDING COSTS BASED ON 30,089 SF AT \$160/SF:		\$	4,395,600.00					
		PRELIMINARY OPINION OF PROBABLE COST*:		\$	5,095,600.00	(+ 25% contingency)	\$	1,273,900.00	\$	6,369,500.00
		*Please note that all costs stated herein are based on preliminary programming information and typical costs per square foot for school construction and should not be disseminated in any form without the consent of the consultant								