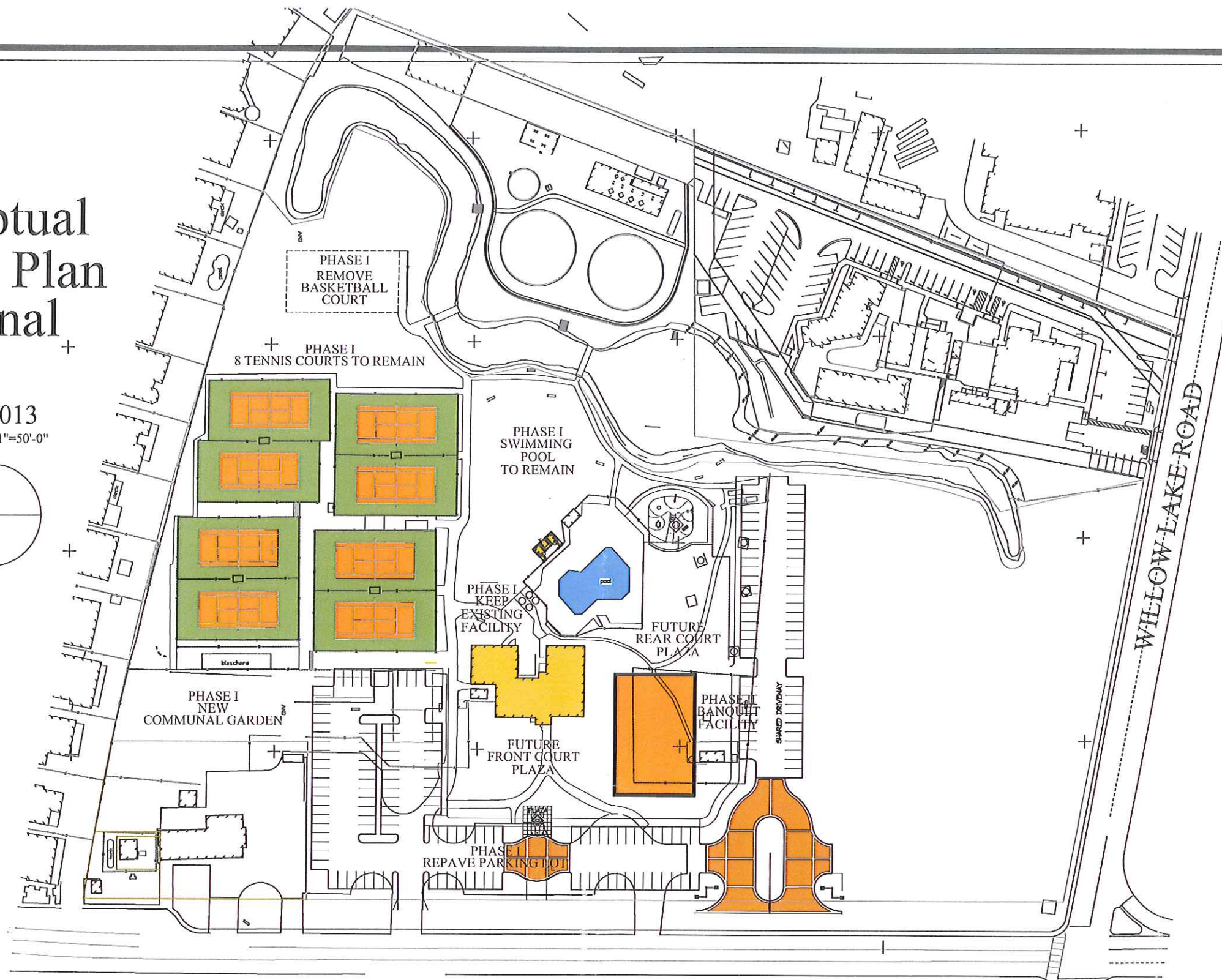
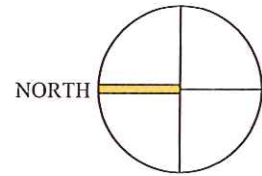


# Conceptual Phasing Plan Optional

July 23, 2013  
APPROX. SCALE: 1"=50'-0"



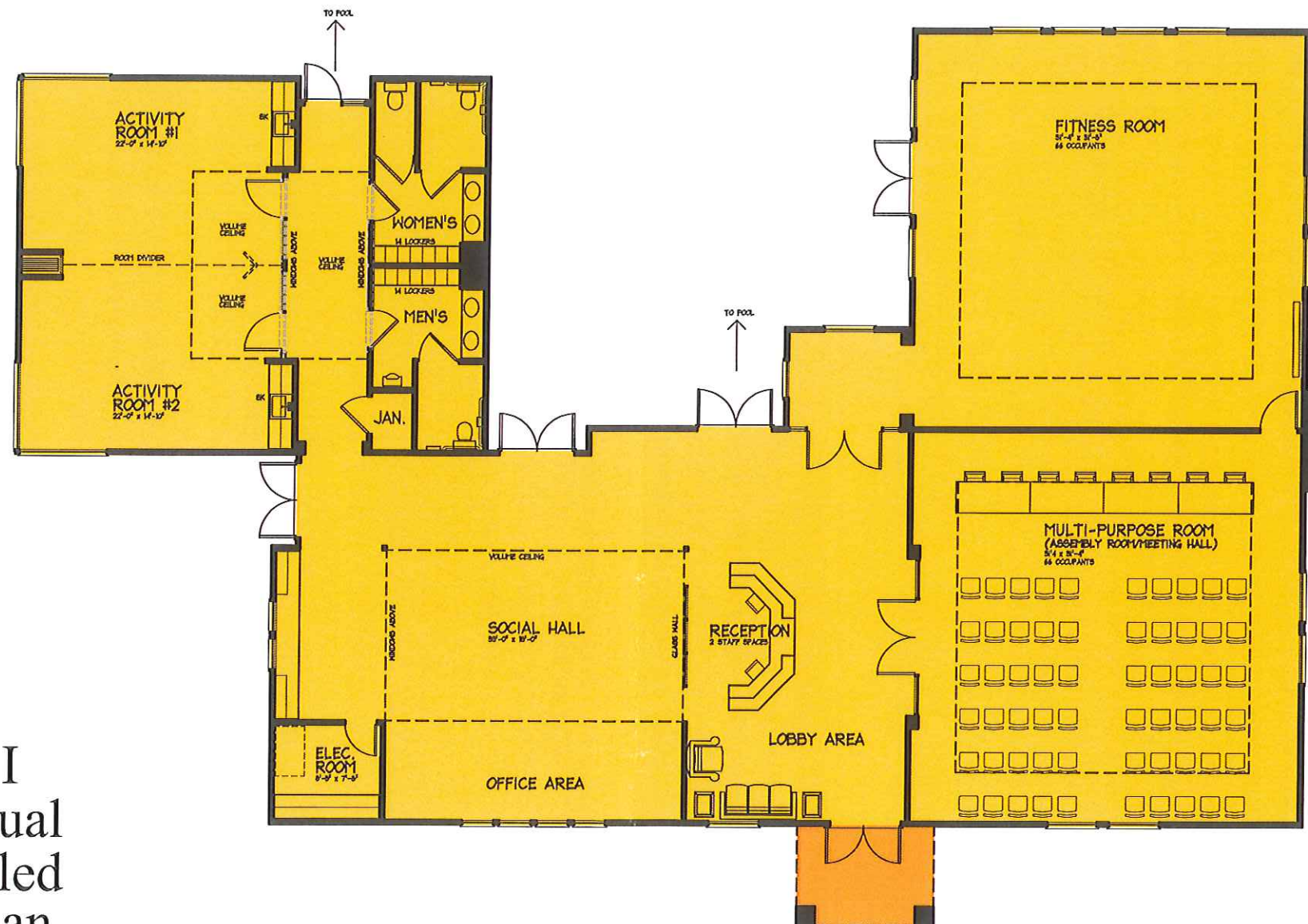
DISCOVERY BAY BOULEVARD

Community Center  
Discovery Bay, California

Town of Discovery Bay



LEE JAGOE ARCHITECTURE  
INCORPORATED



# Phase I Conceptual Remodeled Floor Plan

April 08, 2013  
Scale: 3/16"=1'-0"

## Community Center Discovery Bay, California

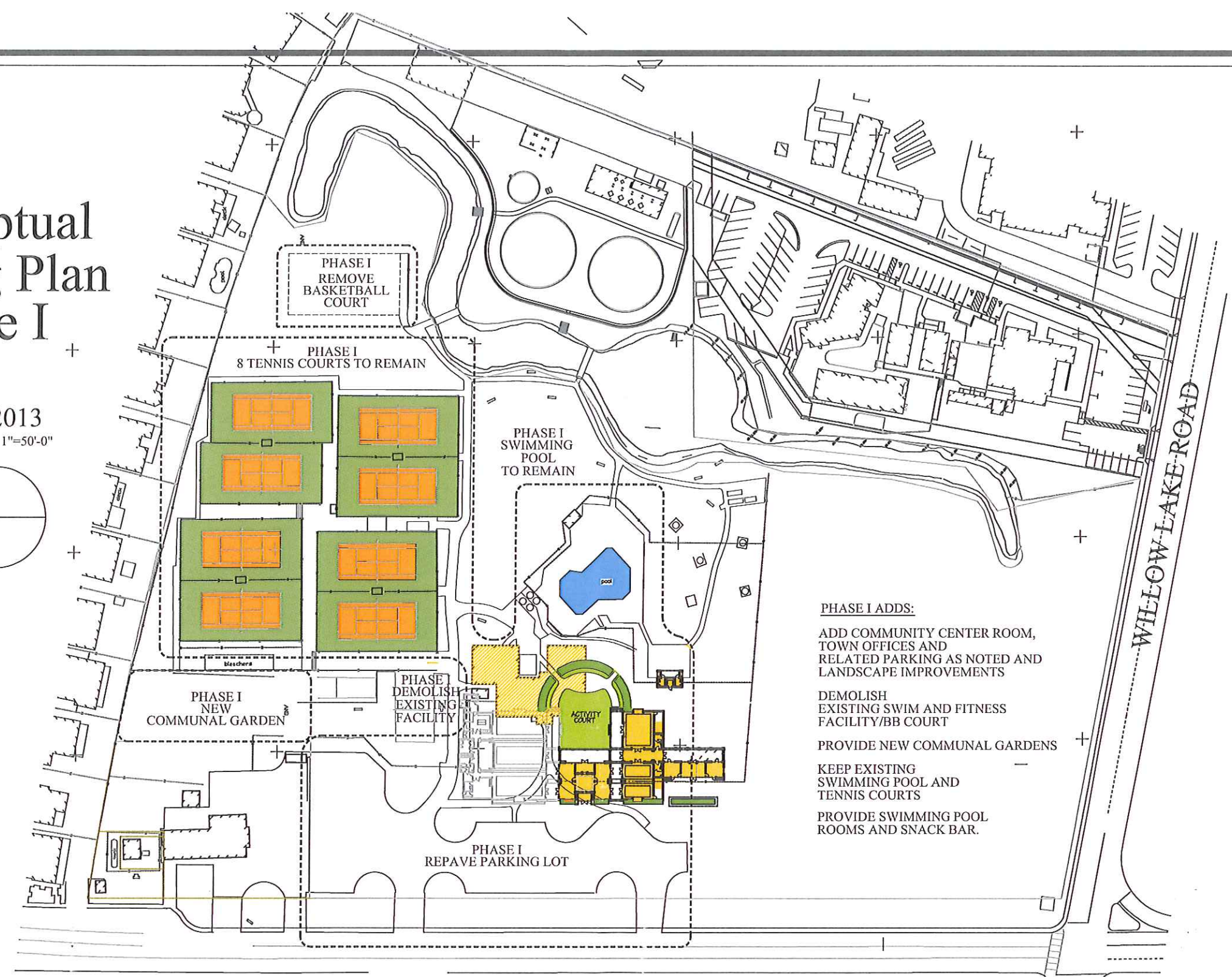
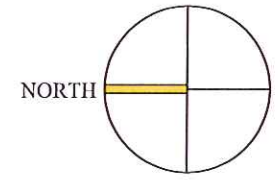
### Town of Discovery Bay



LEE JAGOE ARCHITECTURE  
INCORPORATED

# Conceptual Phasing Plan Phase I

July 23, 2013  
APPROX. SCALE: 1"=50'-0"



- PHASE I ADDS:**
- ADD COMMUNITY CENTER ROOM, TOWN OFFICES AND RELATED PARKING AS NOTED AND LANDSCAPE IMPROVEMENTS
  - DEMOLISH EXISTING SWIM AND FITNESS FACILITY/BB COURT
  - PROVIDE NEW COMMUNAL GARDENS
  - KEEP EXISTING SWIMMING POOL AND TENNIS COURTS
  - PROVIDE SWIMMING POOL ROOMS AND SNACK BAR.

DISCOVERY BAY BOULEVARD

## Community Center Discovery Bay, California

Town of Discovery Bay

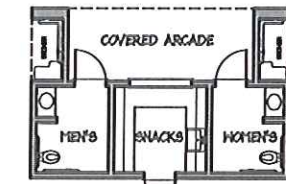


LEE JAGOE ARCHITECTURE  
INCORPORATED

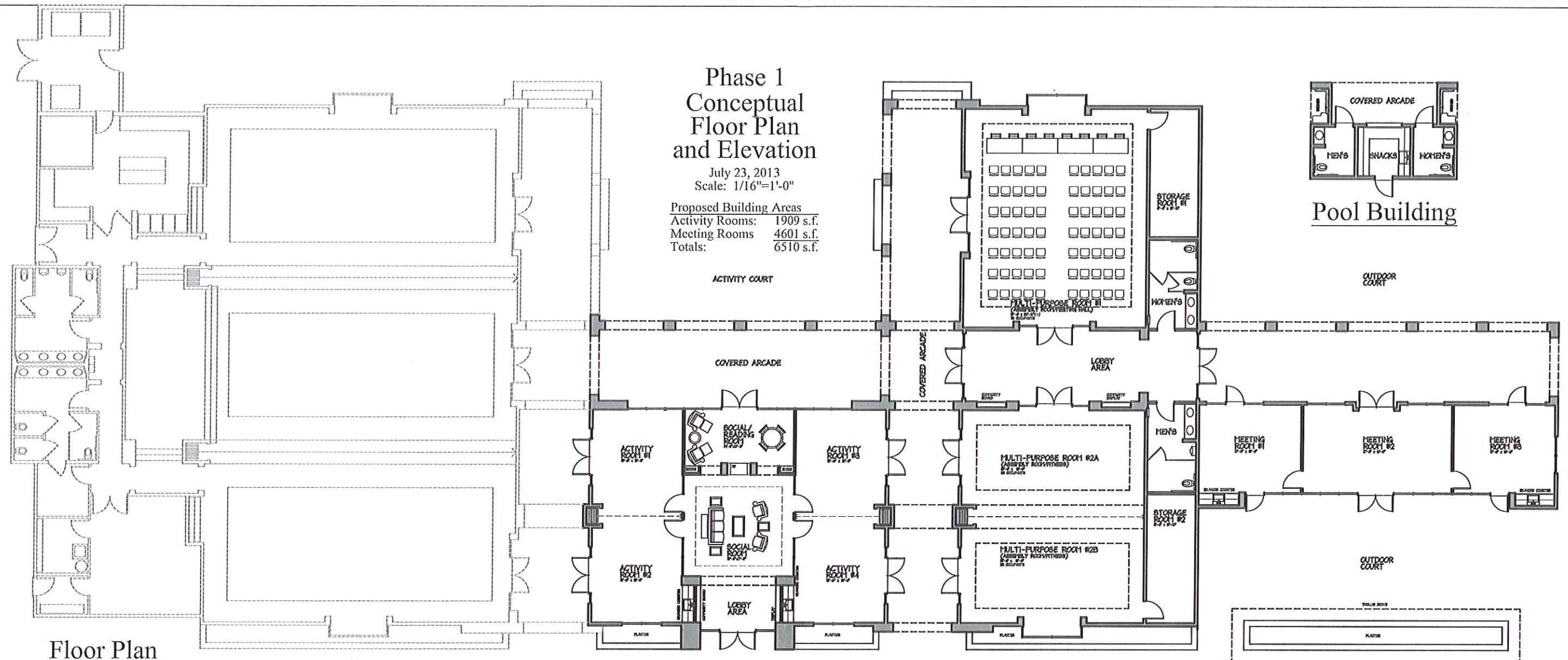
# Phase 1 Conceptual Floor Plan and Elevation

July 23, 2013  
Scale: 1/16"=1'-0"

Proposed Building Areas	
Activity Rooms:	1909 s.f.
Meeting Rooms	4601 s.f.
Totals:	6510 s.f.



Pool Building



Floor Plan



CONCEPTUAL FRONT ELEVATION

## Community Center Discovery Bay, California

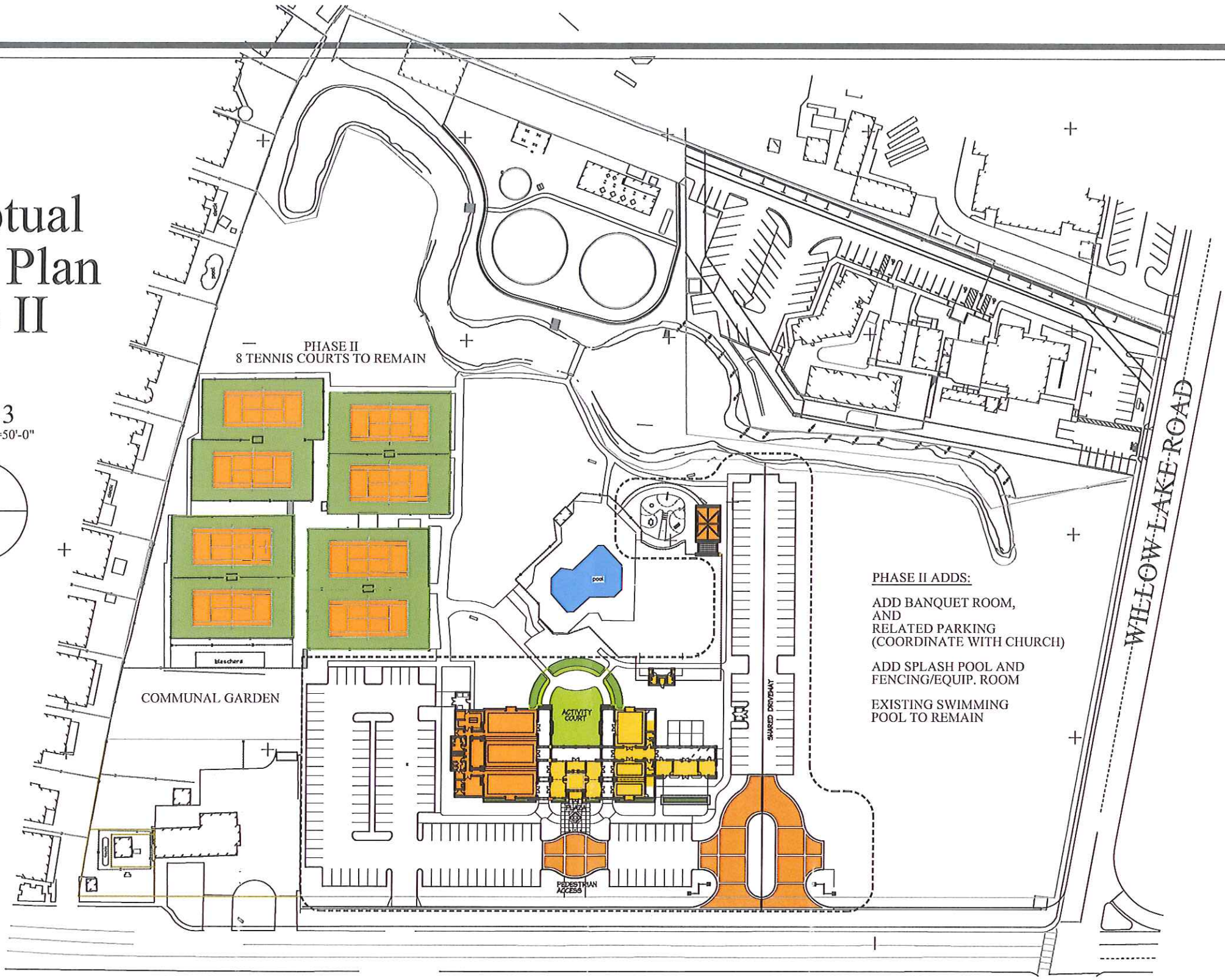
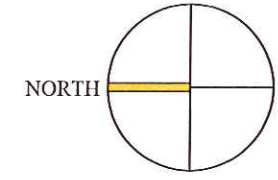
### Town of Discovery Bay



LEE JAGOE ARCHITECTURE  
INCORPORATED

# Conceptual Phasing Plan Phase II

July 23, 2013  
APPROX. SCALE: 1"=50'-0"



**PHASE II ADDS:**  
 ADD BANQUET ROOM,  
 AND  
 RELATED PARKING  
 (COORDINATE WITH CHURCH)  
 ADD SPLASH POOL AND  
 FENCING/EQUIP. ROOM  
 EXISTING SWIMMING  
 POOL TO REMAIN

DISCOVERY BAY BOULEVARD

Community Center  
Discovery Bay, California

Town of Discovery Bay



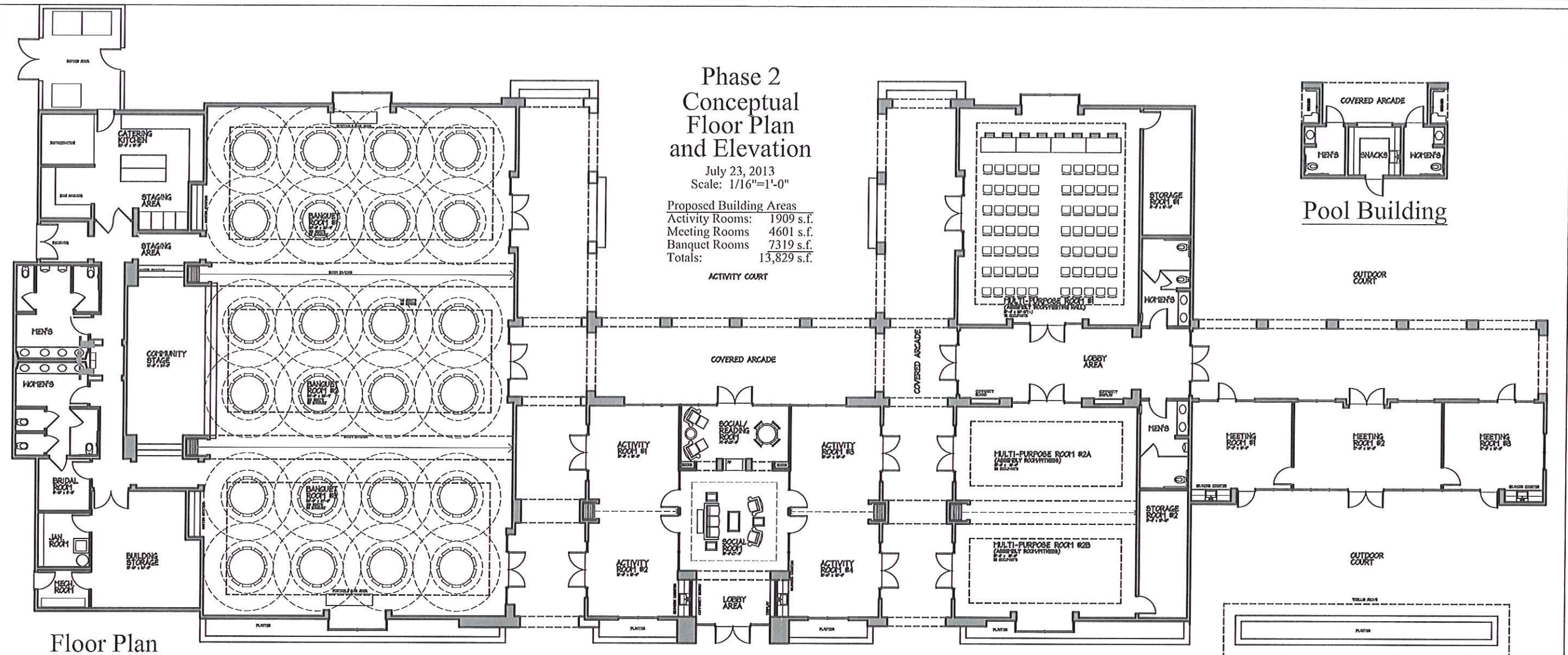
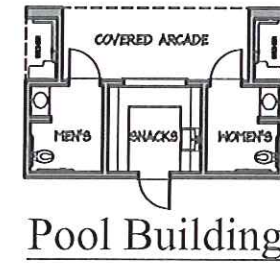
LEE JAGOE ARCHITECTURE  
INCORPORATED

## Phase 2 Conceptual Floor Plan and Elevation

July 23, 2013  
Scale: 1/16"=1'-0"

Proposed Building Areas  
Activity Rooms: 1909 s.f.  
Meeting Rooms 4601 s.f.  
Banquet Rooms 7319 s.f.  
Totals: 13,829 s.f.

ACTIVITY COURT



Floor Plan



CONCEPTUAL FRONT ELEVATION

Community Center  
Discovery Bay, California

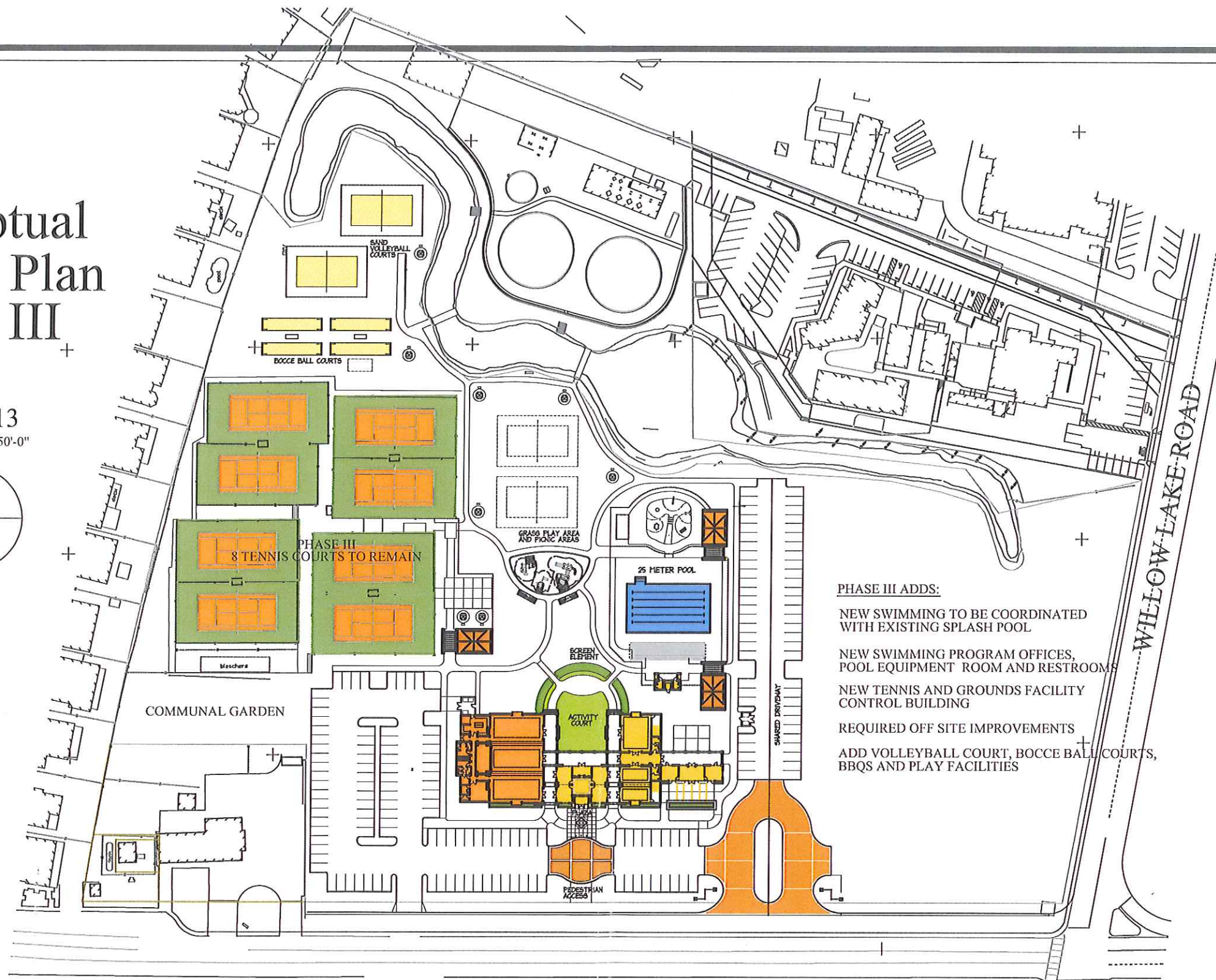
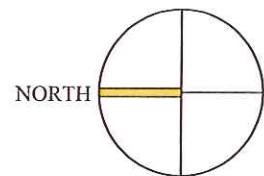
Town of Discovery Bay



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INCORPORATED

# Conceptual Phasing Plan Phase III

July 23, 2013  
APPROX. SCALE: 1"=50'-0"



**PHASE III ADDS:**

- NEW SWIMMING TO BE COORDINATED WITH EXISTING SPLASH POOL
- NEW SWIMMING PROGRAM OFFICES, POOL EQUIPMENT ROOM AND RESTROOMS
- NEW TENNIS AND GROUNDS FACILITY CONTROL BUILDING
- REQUIRED OFF SITE IMPROVEMENTS
- ADD VOLLEYBALL COURT, BOCCIE BALL COURTS, BBQS AND PLAY FACILITIES

DISCOVERY BAY BOULEVARD

Community Center  
Discovery Bay, California

Town of Discovery Bay



LEE JAGOE ARCHITECTURE  
INCORPORATED



BRUCE JETT ASSOCIATES  
LANDSCAPE ARCHITECTS

3 Altarinda Road  
Orinda, CA 94563  
925.258.5422

Project: Town of Discovery Bay Community Center - Option #1: Renovate Existing Building and Landscaping  
Conceptual Plans

7/29/2013

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL
<b>MOBILIZATION AND START UP</b>					
1)	General Conditions, Move-in, Direct Job Supervision, Staking and Surveying	1	EA	Allow	\$ 38,495.00
<b>Subtotal</b>					<b>\$ 38,495.00</b>
<b>Demolition and Removals</b>					
2)	Selective demolition of trees and shrubs	1	EA	Allow	\$ 2,000.00
3)	Clear and grub lawns and planting areas	65,630	SF	\$ 0.50	\$ 32,815.00
<b>Subtotal</b>					<b>\$ 34,815.00</b>
<b>HARDSCAPE</b>					
4)	Standard Paving, walks and paths	10,760	SF	\$ 7.00	\$ 75,320.00
5)	Specialty Paving, street and building entrances, community patio	2,272	SF	\$ 11.00	\$ 24,992.00
6)	ADA Ramp at pool	1	EA	\$ 750.00	\$ 750.00
7)	Concrete pads at picnic tables and shower	300	SF	\$ 7.00	\$ 2,100.00
<b>Subtotal</b>					<b>\$ 103,162.00</b>
<b>SITE FURNITURE AND AMENITIES</b>					
8)	Monument Sign	1	EA	Allow	\$ 2,000.00
9)	Benches	12	EA	\$ 800.00	\$ 9,600.00
10)	Picnic Tables	4	EA	\$ 1,900.00	\$ 7,600.00
11)	BBQ	2	EA	\$ 800.00	\$ 1,600.00
12)	Bike Rack	4	EA	\$ 1,500.00	\$ 6,000.00
13)	Trash/Recycling Receptacle	7	EA	\$ 1,000.00	\$ 7,000.00
14)	Ash Receptacle	1	EA	\$ 1,400.00	\$ 1,400.00
15)	Coal Bin	2	EA	\$ 605.00	\$ 1,210.00
16)	Drinking Fountain	2	EA	\$ 3,000.00	\$ 6,000.00
17)	New Gate at Pool	1	EA	\$ 500.00	\$ 500.00
18)	Signage Up Lights	6	EA	\$ 350.00	\$ 2,100.00
20)	Path Lights	15	EA	\$ 1,200.00	\$ 18,000.00
21)	Pole Lights	25	EA	\$ 2,825.00	\$ 70,625.00
22)	Arbor at Showers	1	EA	Allow	\$ 4,000.00
<b>Subtotal</b>					<b>\$ 137,635.00</b>
<b>Grading and Drainage</b>					
21)	Catch basins and inlets in planting and lawn areas	65,630	SF	\$ 0.75	\$ 49,222.50
22)	Paved patios and decks	2,272	SF	\$ 1.50	\$ 3,408.00
<b>Subtotal</b>					<b>\$ 52,630.50</b>
<b>Irrigation</b>					
23)	New Meter	1	EA	\$ -	\$ -
24)	POC Assembly w/ 2" Back Flow Preventer	1	EA	\$ 1,500.00	\$ 1,500.00
25)	2" Sched. 40 PVC Mainline	1,275	LF	\$ 5.25	\$ 6,693.75
26)	Valves, Lateral Lines and distribution for Turf Spray Irrigation	5,382	SF	\$ 2.50	\$ 13,455.00
27)	Valves, Lateral Lines and distribution for Turf Rotar Irrigation	30,498		\$ 1.75	\$ 53,371.50
28)	Valves, Lateral Lines and distribution for drip shrub irrigation	29,750	SF	\$ 1.42	\$ 42,245.00
29)	Miscellaneous repairs and connections to existing irrigation	1	EA	Allow	\$ 2,000.00
<b>Subtotal</b>					<b>\$ 21,648.75</b>



LANDSCAPE PLANTING

30)	Finished Grading and Soil Prep	65,630	SF	\$	1.50	
31)	Sodded Turf	32,900	SF	\$	0.76	\$ 25,004.00
32)	Tree 48" Box	2	EA	\$	1,500.00	\$ 3,000.00
33)	Tree 36" Box	23	EA	\$	650.00	\$ 14,950.00
34)	Tree 24" Box	35	EA	\$	425.00	\$ 14,875.00
35)	Shrubs and Groundcovers	29,750	SF	\$	3.50	\$ 104,125.00
36)	3" Bark Mulch	29,750	SF	\$	0.75	\$ 22,312.50

Subtotal \$ 184,266.50

CLEAN-UP AND MAINTENANCE

37)	180 Days Maintenance	1	LS	\$		5,000.00
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Subtotal \$ 5,000.00

TOTAL \$ 575,652.75

DESIGN CONTINGENCY (10%) \$ 57,565.28

GRAND TOTAL \$ 633,218.03

Excludes:

- Demolition of existing hardscaping
- General contractor fees and mark up
- Design Fees
- Permits
- Structural Improvements
- Plumbing
- Specialty Features such as fountains or sculptures
- Pool Improvements
- Irrigation
- Safety Barricades and Barriers
- Parking lot paving and ADA curb ramps
- Erosion Control
- Storm Water C-3 requirements
- Electrical Engineering, T-24 and circuitry for lighting

Assumptions:

- Ramp Assumes no handrail required (5% or less slope)
- Contractor start up and mobilization assumed to be 6% of total cost
- Landscape contractor to accept site to within 0.10 Foot of finished grade elevations
- Area Drainage is based upon catch basins in planting and lawn areas at approximately 625 SF each (50 ft. O.C.)
- Impermeable surfacing will not exceed total existing on-site 40 foot max. on-center spacing for pole lights, 15 foot max. on-center spacing for path lights

Key:

- Allow Allowance
- EA Each
- LS Lump Sum
- LF Linear Feet
- SF Square Foot



**BRUCE JETT ASSOCIATES LANDSCAPE ARCHITECTS**

3 Altarinda Road  
Orinda, CA 94563  
925.258.5422

**Project: Town of Discovery Bay Community Center - Option #2: New Phase One Community Center Landscaping**  
Diagrammatic Conceptual Plans  
7/29/2013

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL
<b>MOBILIZATION AND START UP</b>					
1)	General Conditions, Move-in, Direct Job Supervision, Staking and Surveying	1	EA	Allow	\$ 47,444.00
<b>Subtotal</b>					<b>\$ 47,444.00</b>
<b>Demolition and Removals</b>					
2)	Selective demolition of trees and shrubs	1	EA	Allow	\$ 2,000.00
3)	Clear and grub lawns and planting areas	72,840	SF	\$ 0.50	\$ 36,420.00
<b>Subtotal</b>					<b>\$ 38,420.00</b>
<b>HARDSCAPE</b>					
4)	Standard Paving, walks and paths	10,765	SF	\$ 7.00	\$ 75,355.00
5)	Specialty Paving, building entrances, community patio and shower building	2,180	SF	\$ 11.00	\$ 23,980.00
6)	ADA Ramp at pool	1	EA	\$ 750.00	\$ 750.00
7)	Concrete pads at picnic tables	300	SF	\$ 7.50	\$ 2,250.00
<b>Subtotal</b>					<b>\$ 102,335.00</b>
<b>SITE FURNITURE AND AMENITIES</b>					
8)	Monument Sign	1	EA	Allow	\$ 2,000.00
9)	Benches	12	EA	\$ 800.00	\$ 9,600.00
10)	Picnic Tables	4	EA	\$ 1,900.00	\$ 7,600.00
11)	BBQ	2	EA	\$ 800.00	\$ 1,600.00
12)	Bike Rack	4	EA	\$ 1,500.00	\$ 6,000.00
13)	Trash/Recycling Receptacle	7	EA	\$ 1,000.00	\$ 7,000.00
14)	Ash Receptacle	1	EA	\$ 1,400.00	\$ 1,400.00
15)	Coal Bin	2	EA	\$ 605.00	\$ 1,210.00
16)	Drinking Fountain	2	EA	\$ 3,000.00	\$ 6,000.00
17)	New Gate at Pool	1	EA	\$ 500.00	\$ 500.00
18)	Signage Up Lights	6	EA	\$ 350.00	\$ 2,100.00
20)	Path Lights	15	EA	\$ 1,200.00	\$ 18,000.00
21)	Pole Lights	25	EA	\$ 2,825.00	\$ 70,625.00
22)	Arbor at Showers	1	EA	Allow	\$ 4,000.00
<b>Subtotal</b>					<b>\$ 137,635.00</b>
<b>Grading and Drainage</b>					
23)	Catch basins and inlets in planting and lawn areas	72,840	SF	\$ 0.75	\$ 54,630.00
24)	Paved patios and decks	7,180	SF	\$ 1.50	\$ 10,770.00
<b>Subtotal</b>					<b>\$ 65,400.00</b>
<b>Irrigation</b>					
25)	New 1-1/2" Meter	1	EA	\$ -	\$ -
26)	POC Assembly w/ 2" Back Flow Preventer	1	EA	\$ 1,500.00	\$ 1,500.00
27)	2-1/2" Sched. 40 PVC Mainline	1,275	LF	\$ 5.25	\$ 6,693.75
28)		5,906	SF	\$ 2.50	\$ 14,765.00
29)	Valves, Lateral Lines and distribution for Turf Spray Irrigation (15% of Turf Irrigation)	33,469	SF	\$ 1.75	\$ 58,570.75
30)	Valves, Lateral Lines and distribution for Turf Rotor Irrigation	33,165	SF	\$ 1.42	\$ 47,094.30
31)	Valves, Lateral Lines and distribution for Tree and Shrub drip irrigation				
31)	Miscellaneous repairs and connections to existing irrigation	1	EA	Allow	\$ 2,000.00
<b>Subtotal</b>					<b>\$ 130,623.80</b>

LANDSCAPE PLANTING

32)	Finished Grading and Soil Prep	72,840	SF	\$	0.65	\$	47,346.00
33)	Sodded Turf	39,375	SF	\$	0.76	\$	29,925.00
34)	Tree 48" Box	3	EA	\$	1,500.00	\$	4,500.00
35)	Tree 36" Box	20	EA	\$	650.00	\$	13,000.00
36)	Tree 24" Box	49	EA	\$	425.00	\$	20,825.00
37)	Shrubs and Groundcovers	33,165	SF	\$	3.50	\$	116,077.50
38)	3" Bark Mulch	33,165	SF	\$	0.75	\$	24,873.75
39)	Allowance for Storm Water Treatment	1	LS	Allowance		\$	10,000.00

Subtotal \$ 266,547.25

CLEAN-UP AND MAINTENANCE

40)	180 Days Maintenance	1	LS			\$	5,000.00
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Subtotal \$ 5,000.00

TOTAL \$ 793,405.05

DESIGN CONTINGENCY (10%) \$ 79,340.51

GRAND TOTAL \$ 872,745.56

Excludes:

- Demolition of existing hardscaping
- General contractor fees and mark up
- Design Fees
- Permits
- Structural Improvements
- Plumbing
- Specialty Features such as fountains or sculptures
- Pool Improvements
- Irrigation
- Safety Barricades and Barriers
- Parking lot paving and ADA curb ramps
- Erosion Control
- Storm Water C-3 requirements
- Electrical Engineering, T-24 and circuitry for lighting

Assumptions:

- Ramp Assumes no handrail required (5% or less slope)
- Contractor start up and mobilization assumed to be 6% of total cost
- Landscape contractor to accept site to within 0.10 Foot of finished grade elevations
- Area Drainage is based upon catch basins in planting and lawn areas at approximately 625 SF each (50 ft. O.C.)
- Impermeable surfacing will not exceed total existing on-site
- 50 foot max. on-center spacing for pole lights, 20 foot max. on-center spacing for path lights

Key:

- Allow Allowance
- EA Each
- LS Lump Sum
- LF Linear Feet
- SF Square Foot

Discovery Bay Community Center

Preliminary Budgeting

July 29, 2013

<u>Item</u>	<u>Option #1-Remodel</u>	<u>Option #2-New</u>
Building Area:	5,000 s.f.	6,500 s.f.
Permits (5%):	\$20,000	\$34,125
Fees(12%):	\$48,000	\$81,900
Demolition:	\$15,000	\$20,000
Exterior Building:		
Remodel at \$20/sf	\$100,000	
New Construction at \$45/sf		\$292,500
Interior Building:		
Minor improvements \$60/sf.	\$300,000	\$390,000
F.F. and E (10%):	\$40,000	\$68,250
Parking Lot Resealing:	<u>\$5,000</u>	<u>\$5,000</u>
Preliminary Cost:	\$528,000	\$891,775
Landscaping:	<b>\$633,218</b>	<b>\$889,245</b>
Contingency:	<u>\$50,000</u>	<u>\$68,250</u>
<b>Total Cost:</b>	<b>\$1,211,218</b>	<b>\$1,849,270</b>
Pool Building:	\$30,000	\$30,000
Building Upgrade:	Committee Decision	
<b><u>Funding Sources:</u></b>		
Community Center Fund:	\$450,000	
Hofman Funds	\$950,000 Requires Match from TODB	
Twelve Lots	\$360,000 (Estimate of \$30,000/Lot)	
Water /Sewer Funds	\$110,500 (Estimate of percent use of Building)	