

The Affordable Permanent Building Program



December 2010





NORTH COWCREEK SCHOOL

Building Program Background

The Affordable Permanent Building Program (APBP) was an idea that came from spending twenty five years as a public school contractor and tens years as a board member at North Cow Creek School.

The Board at North Cow Creek School was faced with class size reduction and need to add classrooms. At the time we were faced with the choice of bringing portable classrooms, or wait a year for a site built building to be designed and receive DSA approval. We already had two portable buildings that were consuming our deferred maintenance budget and were less than ten years old at the time, so bringing on more of the same was not very attractive to us. We made due for the year it took to design and build our new classroom building.

At Cerami & Browning Construction we have dealt with both permanent site built classroom buildings and with portable or modular classroom construction. Over the years we have been surprised at how close the final cost of these two very different building styles are once the portable or modular buildings are upgraded to attempt to have them blend in with the site built classrooms on the campus. Once the exterior finishes are upgraded, the modular building installed on a permanent concrete foundation and a sloped roof added to these buildings, the APBP buildings are actually less expensive than the three different modular and portable classrooms we have bid against. Combining mass production techniques, implementing off site material preparation to help hold down labor costs along with receiving DSA approval on our wood truss design, we have been able to drive the overall cost down on a site built building while maintaining the quality of our construction. Our design allows us to offer all the options found on a traditional site built building. tightest timeline possible. We have reduced the design and DSA approval period on site built buildings from one year or more to as little as six weeks.

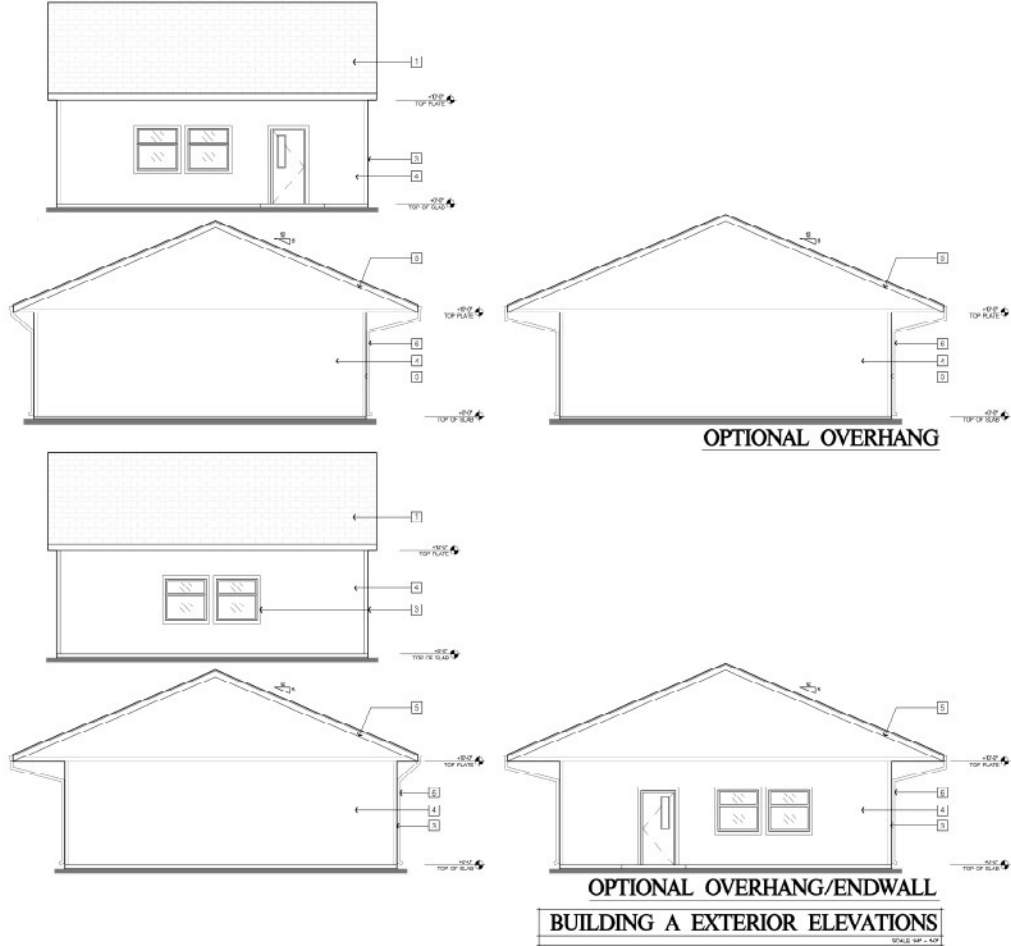
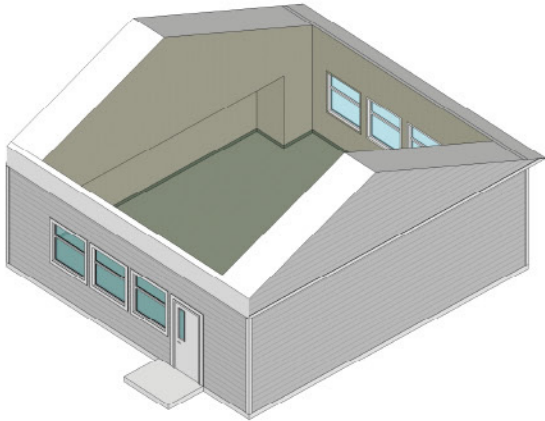


NORTH COWCREEK CAMPUS: AERIAL PHOTO



Standard Classroom Building 30' x 32'

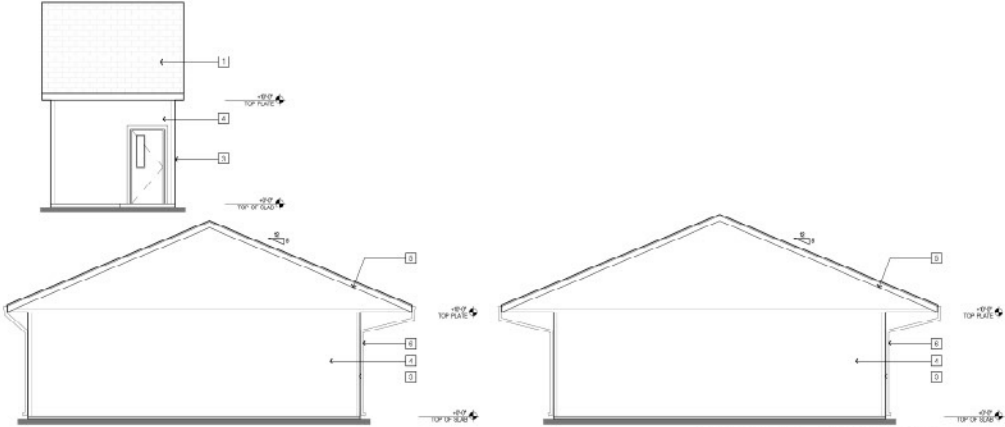
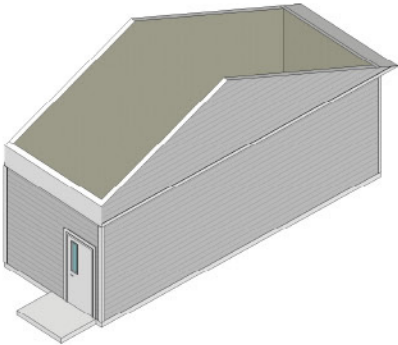
The Affordable Permanent Building Program



KEYNOTES	
1	ARCHITECTURAL COMPOSITION OVERLAYS OF 1/8" FELT TYP
2	5/8" PLYWOOD SHEING FINISH PLANK SHEING ON STUCCO OR VARIOUS BARBERS OF SHEATING SEE STRUCTURAL DRAWINGS TYP
3	2 X 4 WOOD 12MB 1 TYP
4	BOARD
5	FASCIA BOARD TYP @ GABLE
6	1" PVA RAINWATER 1 FASTER (SEE AXON)
7	HVAC COMPRESSOR ON CONC PAD
8	MECHANICAL GRIFF W/ 1 X 4 PERIMETER TRIM
LEGEND	
APPROVALS	
<div>DESIGNED BY: [Signature] DATE: [Date]</div> <div>DRAWN BY: [Signature] DATE: [Date]</div> <div>CHECKED BY: [Signature] DATE: [Date]</div> <div>SCALE: 1/8" = 1'-0"</div>	

Restroom Building 12' x 32'

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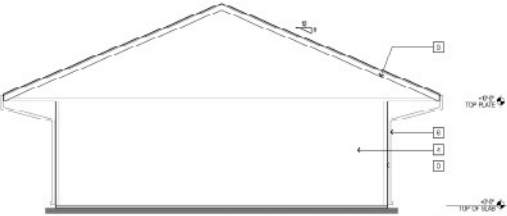
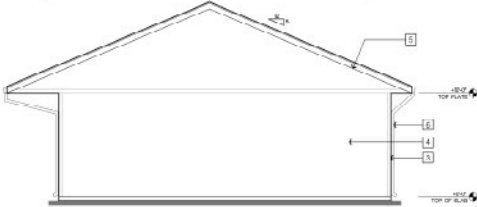
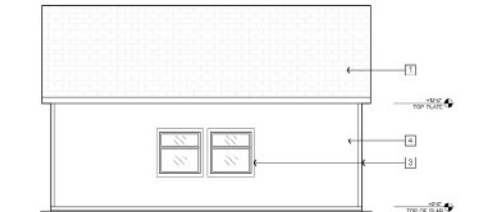
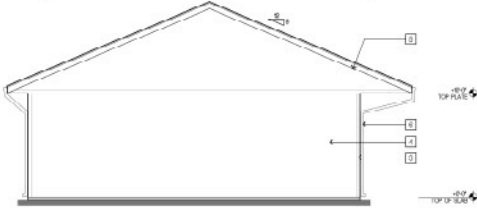
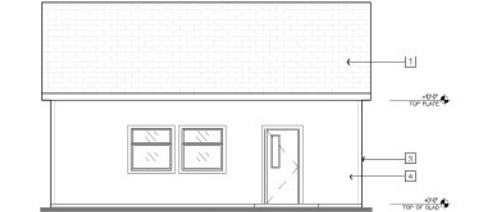
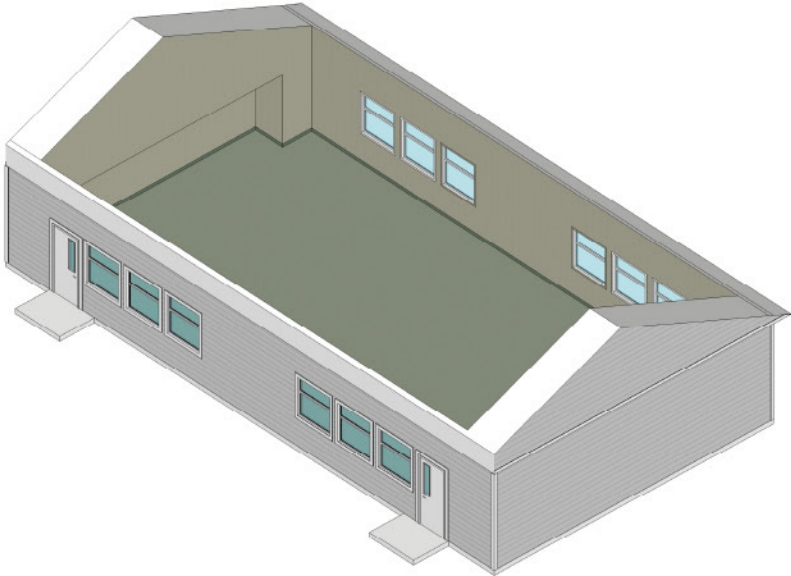


- KEYNOTES**
- 1. ARCHITECTURAL COMPOSITION OVERLAYS OF 1/8" FELT TYP.
 - 2. 5/8" PLYWOOD SINGL PLYM PLANK SINGL ON STUCCO OR VARIOUS BARBERS OF SHEATHING SEE STRUCTURAL DRAWINGS TYP.
 - 3. 2 X 4 WOOD 1200 1 1/2".
 - 4. SIDING
 - 5. FASCIA BOARD TYP @ GABLE
 - 6. 1" DIA. RAINWATER 1 FASTER (SEE PLAN)
 - 7. HVAC COMPRESSOR ON CONC. PAD
 - 8. MECHANICAL GRILL 1' W 1' x 4' PERMUTTER TYP.

LEGEND
APPROVALS
<div>DATE: 01/11/2024 BY: J. B. BROWN SCALE: 1/8" = 1'-0"</div>

Multi-Use Building 60' x 32'

The Affordable Permanent Building Program



OPTIONAL OVERHANG



OPTIONAL OVERHANG/ENDWALL

BUILDING A EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

- KEYNOTES**
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 - 3. 2 X 4 WOOD 1200 1100.
 - 4. SIDING
 - 5. FASCIA BOARD TYP @ GABLE
 - 6. 1" DIA. RAINWATER 1 FASTER (SEE PLAN)
 - 7. HVAC COMPRESSOR ON CONC. PAD
 - 8. MECHANICAL GRIFF W/ 1 X 4 PERIMETER TRIM

LEGEND

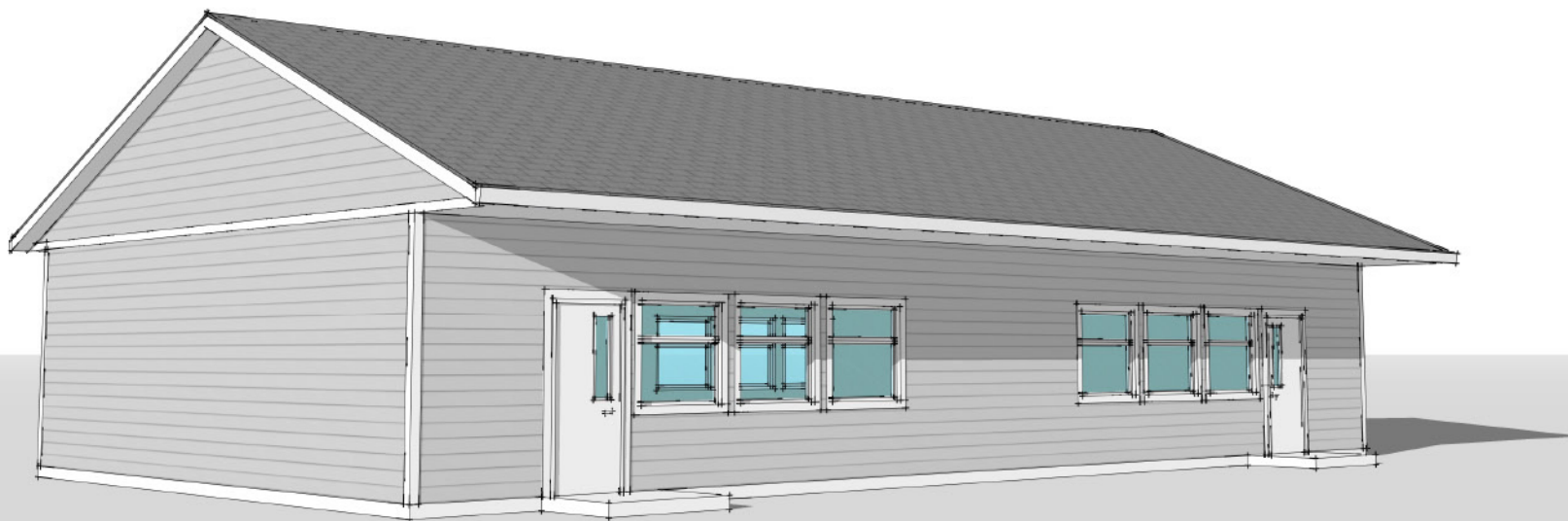
APPROVALS





Building Components

The Affordable Permanent Building Program



Building Includes

- Curb & slab on grade foundation to eliminate dry rot due to ground contact with wood
- Site built w wood frame walls
- Clear span wood truss roof system

Walls

- Tackboard over gypsum board, in standard colors
- Fibre-reinforced plastic (FRP)

Flooring

- Shaw Philadelphia Camden Harbor II carpeting
- Armstrong Corlon vinyl flooring
- Armstrong VCT
- Stained Concrete

Ceilings

- Armstrong # 769 2' x 4' flat ceiling tile
- Vaulted ceilings for maximum clearance

Roofing

- 35 Year architectural composition shingles
- 5/12 pitch roof
- Optional metal roofing

Exterior Siding

- Hardi-Plank or Hardi-Panel siding
- Cedar fascia and trim
- Succo Walls & Soffits are available

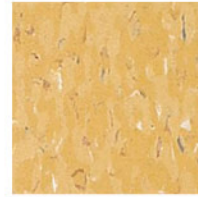
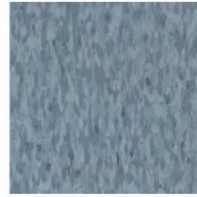
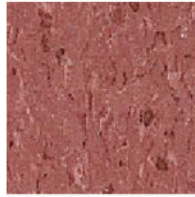
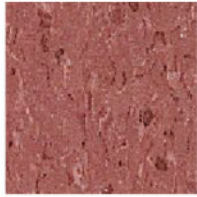
Heating, Venting + Air Conditioning

- We will furnish split systems for the HVAC
- Fully ducted for quiet and even heating and cooling in each classroom

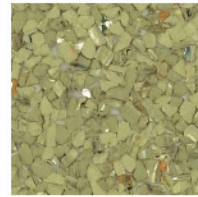
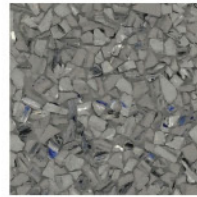
CARPET



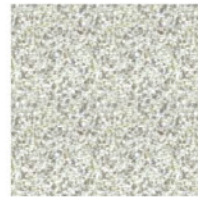
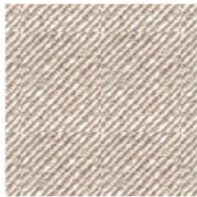
VCT FLOORING



VINYL WALL
COVERING



TACK BOARD





Quality Construction

The only drawback to resolve was that of design and approval time. We consulted with the architect and engineers we normally worked with on our site built projects and worked as a team to produce a design that was straight forward, efficient to build and very durable. We submitted the final design to DSA and received a pre-approval. This has resulted in our ability to receive DSA approval for a project in the absolute tightest timeline possible. We have reduced the design and DSA approval period on site built buildings from one year or more to as little as six weeks.

With all the quality of site built permanent building construction, costs that match or beat modular and portable buildings, and the fastest turnaround time possible, we feel the Affordable Permanent Building Program is a clear choice for any district that is looking to expand their campus or upgrade ageing portable classrooms.