

**JOHN DAY AQUATIC AND RECREATION CENTER**  
**CONCEPTUAL PROGRAM COST MODEL**  
**OPTION 1 \$10.1M**  
**OUTDOOR COMPETITION POOL**  
**INDOOR REC - MULTI-PURPOSE ROOMS**

	Area	Cost / SF Range	Cost Range	
<b>OPERATIONS - BUILDING SUPPORT</b>				
A.01 Entry Lobby / Reception	1,000	\$350 - \$400	\$350,000 -	\$400,000
A.02 Facility Manager Office	150	\$350 - \$400	\$52,500 -	\$60,000
A.03 Workroom / Storage / Supplies	100	\$350 - \$400	\$35,000 -	\$40,000
A.04 Locker Rooms - Men's	800	\$450 - \$500	\$360,000 -	\$400,000
A.05 Locker Rooms - Women's	800	\$450 - \$500	\$360,000 -	\$400,000
A.06 Public Restroom - Unisex (60sf ea)	60	\$450 - \$500	\$27,000 -	\$30,000
A.07 Family / Special Needs Shower Rooms (2 @ 90sf each)	180	\$450 - \$500	\$81,000 -	\$90,000
A.08 General Building Storage	200	\$250 - \$300	\$50,000 -	\$60,000
	<b>3,290</b>		<b>\$1,315,500</b>	<b>\$1,480,000</b>

<b>ACTIVITY SPACES</b>				
D.01 1-Court Gymnasium w/ Perimeter Walking	0	\$350 - \$400	\$0 -	\$0
D.02 Gymnasium Storage	0	\$250 - \$300	\$0 -	\$0
D.03 Fitness / Cardio Studio	1,800	\$350 - \$400	\$630,000 -	\$720,000
D.04 Multi-Purpose Group Exercise - Large	1,800	\$350 - \$400	\$630,000 -	\$720,000
D.05 Multi-Purpose Group Exercise - Small	1,000	\$350 - \$400	\$350,000 -	\$400,000
D.06 Multi-Purpose Storage	500	\$250 - \$300	\$125,000 -	\$150,000
	<b>5,100</b>		<b>\$1,735,000</b>	<b>\$1,990,000</b>

<b>AQUATIC SUPPORT SPACES</b>				
C.01 Aquatic's Office (2 staff)	150	\$300 - \$350	\$45,000 -	\$52,500
C.02 First Aid Room	85	\$300 - \$350	\$25,500 -	\$29,750
C.03 Pool Storage	650	\$250 - \$300	\$162,500 -	\$195,000
C.04 Pool Mechanical & Heater Rooms	750	\$250 - \$300	\$187,500 -	\$225,000
C.05 Party Rooms (2)	800	\$300 - \$350	\$240,000 -	\$280,000
	<b>2,435</b>		<b>\$660,500</b>	<b>\$782,250</b>
Net Building Area	<b>10,825</b>			
Building Circulation, Mech, Walls, Etc. (25%)	<b>2,706</b>	\$300 - \$350	<b>\$811,875 -</b>	<b>\$947,188</b>

<b>GROSS BUILDING AREA / COST RANGE</b>	<b>13,531</b>	<b>4,522,875</b>	<b>5,199,438</b>
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**\$4,861,156**  
**AVERAGE BLDG CONST COST**  
 \$359

<b>OUTDOOR AQUATICS</b>				
D.01 New 6-Lane 25 Yard Pool and deck (water 3,670 sf)	11,000		\$1,000,000 -	\$1,200,000
D.02 Outdoor Deck, Fencing, Lighting, Shade Structures			\$400,000 -	\$450,000
D.03 Spectator Seating			\$35,000 -	\$40,000
D.04 Climbing Wall			\$30,000 -	\$35,000
	<b>11,000</b>		<b>\$1,465,000</b>	<b>\$1,725,000</b>

**\$1,595,000**  
**AVERAGE POOL CONST COST**  
 \$145

<b>SITE DEVELOPMENT COST RANGE</b>		<b>\$1,000,000</b>	<b>\$1,500,000</b>
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<b>TOTAL CONSTRUCTION COST RANGE</b>	<b>24,531</b>	<b>\$6,987,875</b>	<b>\$8,424,438</b>
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**\$7,706,156**  
**AVERAGE CONST COST**

**ESCALATION (6%)** **\$462,369**

**PROJECT SOFT COSTS (25%)** **\$1,926,539**  
 Permit Fees, Design Fees, Owner Const. Contingency, Furnishings and Equipment

<b>TOTAL PROJECT COSTS</b>		<b>\$10,095,065</b>	
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**JOHN DAY AQUATIC AND RECREATION CENTER**  
**CONCEPTUAL PROGRAM COST MODEL**  
**OPTION 2 \$11M**  
**OUTDOOR COMPETITION POOL**  
**INDOOR REC - 1 COURT GYM**

	Area	Cost / SF Range	Cost Range	
<b>OPERATIONS - BUILDING SUPPORT</b>				
A.01 Entry Lobby / Reception	1,000	\$350 - \$400	\$350,000 -	\$400,000
A.02 Facility Manager Office	150	\$350 - \$400	\$52,500 -	\$60,000
A.03 Workroom / Storage / Supplies	100	\$350 - \$400	\$35,000 -	\$40,000
A.04 Locker Rooms - Men's	800	\$450 - \$500	\$360,000 -	\$400,000
A.05 Locker Rooms - Women's	800	\$450 - \$500	\$360,000 -	\$400,000
A.06 Public Restroom - Unisex (60sf ea)	60	\$450 - \$500	\$27,000 -	\$30,000
A.07 Family / Special Needs Shower Rooms (2 @ 90sf each)	180	\$450 - \$500	\$81,000 -	\$90,000
A.08 General Building Storage	200	\$250 - \$300	\$50,000 -	\$60,000
	<b>3,290</b>		<b>\$1,315,500</b>	<b>\$1,480,000</b>

<b>ACTIVITY SPACES</b>				
D.01 1-Court Gymnasium w/ Perimeter Walking	6,000	\$350 - \$400	\$2,100,000 -	\$2,400,000
D.02 Gymnasium Storage	500	\$250 - \$300	\$125,000 -	\$150,000
D.03 Multi-Purpose Group Exercise - Large	0	\$350 - \$400	\$0 -	\$0
D.04 Multi-Purpose Group Exercise - Large	0	\$350 - \$400	\$0 -	\$0
D.05 Multi-Purpose Group Exercise - Small	0	\$350 - \$400	\$0 -	\$0
D.06 Multi-Purpose StorageStorage	0	\$250 - \$300	\$0 -	\$0
	<b>6,500</b>		<b>\$2,225,000</b>	<b>\$2,550,000</b>

<b>AQUATIC SUPPORT SPACES</b>				
C.01 Aquatic's Office (2 staff)	150	\$300 - \$350	\$45,000 -	\$52,500
C.02 First Aid Room	85	\$300 - \$350	\$25,500 -	\$29,750
C.03 Pool Storage	650	\$250 - \$300	\$162,500 -	\$195,000
C.04 Pool Mechanical & Heater Rooms	750	\$250 - \$300	\$187,500 -	\$225,000
C.05 Party Rooms (2)	800	\$300 - \$350	\$240,000 -	\$280,000
	<b>2,435</b>		<b>\$660,500</b>	<b>\$782,250</b>
Net Building Area	<b>12,225</b>			
Building Circulation, Mech, Walls, Etc. (25%)	<b>3,056</b>	\$300 - \$350	<b>\$916,875 -</b>	<b>\$1,069,688</b>

<b>GROSS BUILDING AREA / COST RANGE</b>	<b>15,281</b>		<b>5,117,875</b>	<b>5,881,938</b>
			<b>\$5,499,906</b>	
			<b>AVERAGE BLDG CONST COST</b>	
			\$360	

<b>OUTDOOR AQUATICS</b>				
D.01 New 6-Lane 25 Yard Pool and deck (water 3,670 sf)	11,000		\$1,000,000 -	\$1,200,000
D.02 Outdoor Deck, Fencing, Lighting, Shade Structures			\$400,000 -	\$450,000
D.03 Spectator Seating			\$35,000 -	\$40,000
D.04 Climbing Wall			\$30,000 -	\$35,000
	<b>11,000</b>		<b>\$1,465,000</b>	<b>\$1,725,000</b>
			<b>\$1,595,000</b>	
			<b>AVERAGE POOL CONST COST</b>	
			\$145	

**SITE DEVELOPMENT COST RANGE** **\$1,000,000** **\$1,500,000**

<b>TOTAL CONSTRUCTION COST RANGE</b>	<b>26,281</b>		<b>\$7,582,875</b>	<b>\$9,106,938</b>
			<b>\$8,344,906</b>	
			<b>AVERAGE CONST COST</b>	

**ESCALATION (6%)** **\$500,694**

**PROJECT SOFT COSTS (25%)** **\$2,086,227**

Permit Fees, Design Fees, Owner Const. Contingency, Furnishings and Equipment

<b>TOTAL PROJECT COSTS</b>			<b>\$10,931,827</b>	
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