Central Grant County Aquatic Center
Walker Macy / Opsis
Monday, May 4, 2020

CENTRAL GRANT COUNTY AQUATIC AND RECREATION CENTER

CONCEPTUAL PROGRAM COST MODEL

AQUATIC CENTER $6M 7,700SF ONE STORY
OUTDOOR POOL WITH BATH HOUSE AND REC OFFICE

	Area	Cost / SF Range	Cost Range	
OPERATIONS BUILDING SUPPORT				
A.01 Entry Lobby / Reception	1,500	$250 - $300	$375,000 -	$450,000
A.02 Facility Manager Office	150	$250 - $300	$37,500 -	$45,000
A.03 Offices (2 @ 125sf)	250	$250 - $300	$62,500 -	$75,000
A.04 Reception	420	$250 - $300	$105,000 -	$126,000
A.05 Party / Conf Rooms (1 @ 600)	600	$250 - $300	$150,000 -	$180,000
A.06 Locker Rooms - Men's	900	$300 - $350	$270,000 -	$315,000
A.07 Locker Rooms - Women's	900	$300 - $350	$270,000 -	$315,000
A.07 Family / Special Needs Shower Rooms (2 @ 80sf each)	160	$300 - $350	$48,000 -	$56,000
A.08 Building MEP & Storage	700	$200 - $250	$140,000 -	$175,000
	5,580		**$1,458,000**	**$1,737,000**
AQUATIC SUPPORT SPACES - PHASE ONE				
C.01 Aquatic's Office / First Aid	120	$200 - $250	$24,000 -	$30,000
C.03 Pool Storage	400	$200 - $250	$80,000 -	$100,000
C.04 Pool Mechanical & Heater Rooms	700	$200 - $250	$140,000 -	$175,000
	1,220		**$244,000**	**$305,000**
Net Building Area	**6,800**			
Building Circulation, Mech, Walls, Etc.	**900**	$250 - $300	**$225,000** -	**$270,000**
GROSS BUILDING AREA / COST RANGE	**7,700**		**1,927,000**	**2,312,000**
			$2,119,500	
			AVERAGE BLDG CONST COST	
			$275	
OUTDOOR AQUATICS				
D.01 New 6-Lane 25 Yard Pool and deck (water 3,670 sf)	13,225		$1,450,000 -	$1,700,000
D.02 Fencing, Lighting, Shade Structures			$250,000	$350,000
D.03 Spectator Seating			$35,000 -	$40,000
D.04 Climbing Wall			$0 -	$0
	13,225		**$1,735,000**	**$2,090,000**
			$1,912,500	
			AVERAGE POOL CONST COST	
			$145	
SITE DEVELOPMENT COST RANGE			**$500,000**	**$700,000**
TOTAL CONSTRUCTION COST RANGE	**20,925**		**$4,162,000**	**$5,102,000**
			$4,632,000	
			AVERAGE CONST COST	
ESCALATION 3% (2 yrs at 3% / yr)			**$138,960**	
PROJECT SOFT COSTS			**$1,180,000**	
Permit Fees, Design Fees, Owner Const. Contingency, Furnishings and Equipment				
TOTAL PROJECT COST			**$5,950,960**	

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AQUATIC CENTER CONCEPTUAL SOFT COSTS

Planning & Permitting Fee		**$50,000**
System Development Charges (SDC's)		**$185,000**
Design Fees	**12%**	**$564,000**
Owner Construction Contingency	**5%**	**$235,000**
Building Furnishings		**$25,000**
Pool Outfitting		
Climbing Wall		$50,000
Shade Structures (2)		$50,000
Slide		$20,000
		$120,000
TOTAL SOFTCOSTS		**$1,179,000**