

Community Center Construction Estimates

HGA Needs Assessment Study

April 20, 2015

Size: 94,715 square feet

Direct Construction Costs	%	Cost/Square Foot	Total Cost
Site work (allowance)	4%	\$11	\$1,000,000
Demolition	0%	\$0	\$0
Foundations	6%	\$15	\$1,420,725
Structure	11%	\$28	\$2,696,841
Enclosure	4%	\$10	\$949,944
Roofing	5%	\$12	\$1,151,580
Interiors	26%	\$66	\$6,282,130
Building equipment/furnishings	2%	\$4	\$379,715
Elevators	0%	\$0	\$0
Mechanical	24%	\$60	\$5,730,257
Electrical	18%	\$46	\$4,328,058
TOTAL DIRECT COSTS	100%	\$252	\$23,889,251
General req./general conditions	6%	\$15	\$1,433,355
Contractor fee, bond and insurances	8%	\$21	\$2,025,808
Design/construction contingency	11%	\$29	\$2,734,841
TOTAL CONSTRUCTION COST		\$318	
Construction escalation to midpoint (Mar. 1, 2016)	6%		\$1,804,995
TOTAL CONSTRUCTION COST WITH ESCALATION		\$337	\$31,888,251
Owner soft costs @ 30% (allowance)*			\$9,566,475
TOTAL PROJECT COST**		\$438	\$41,454,726

*Architectural/engineering fees; furniture, fixtures and equipment; site survey, geotechnical; testing, builders risk insurance; security; telephone; IT/data head-end equipment; way-finding signage; artwork and special accessories.

**Does not include hazardous material removal, off-hour or overtime work, phasing or site acquisition.

Potential Future Options

Interior	Square Feet	Total Cost
Aquatics	31,538	\$11,150,000
Public Health	21,351	\$4,800,000
Motor Vehicle	3,262	\$880,000
Exterior		
Spash pads	2,500	\$50,000
Bocce ball courts	3,420	\$10,000
Community garden plots	20,000	\$50,000
Picnic space	900	\$25,000
Domed field house	80,000	\$2,360,000

Community Center Major Components

Common Spaces	# of Spaces	Square Feet	Cost/Square Foot	Total Cost
Common gathering space	1	1,000	\$45	\$45,000
Front desk	1	250	\$75	\$18,750
Coffee shop	1	700	\$15	\$1,420,725
Child watch area	1	1,640	\$40	\$65,600
Indoor playground	1	2,000	\$75	\$150,000
Multipurpose room	1	3,835	\$98	\$375,830
Multipurpose room stage	1	1,000	\$150	\$150,000
Multipurpose room storage	1	800	\$30	\$24,000
Full service kitchen	1	1,200	\$250	\$300,000
Catering kitchen	1	400	\$50	\$20,000
Personal needs room	1	120	\$45	\$5,400
Subtotal		12,945		\$2,575,305
Recreation				
Multiuse rooms	6	5,850	\$45	\$263,250
Meeting rooms/rental	2	1,000	\$50	\$50,000
Meeting room storage	1	300	\$50	\$15,000
Subtotal		7,150		\$328,250
Fitness				
Cardio equipment room	1	3,000	\$35	\$105,000
Free weights room	1	1,000	\$35	\$35,000
Circuit weights room	1	1,600	\$35	\$56,000
Running/walking track	1	6,000	\$30	\$180,000
Yoga/stretching studio	1	1,500	\$35	\$52,500
Dance/aerobic studio	1	2,000	\$40	\$80,000
Fitness area storage	1	300	\$35	\$10,500
Locker rooms	3	2,700	\$150	\$405,000
Laundry	1	300	\$55	\$16,500
Subtotal		18,400		\$940,500
Gymnasium				
Gymnasium	3	18,000	\$80	\$1,440,000
Gymnasium storage	1	800	\$35	\$28,000
Subtotal		18,800		\$1,468,000
Offices				
Office suite	1	1,500	\$45	\$67,500
Conference room	1	500	\$50	\$25,000
Workroom/kitchenette	1	350	\$45	\$15,750
File room	1	400	\$35	\$14,000
Subtotal		2,750		\$122,250
Building Support				
Loading dock	1	800	\$30	\$24,000
Vending area	1	120	\$35	\$4,200
Large item general storage	1	600	\$35	\$21,000
Subtotal		1,520		\$49,200
General Circulation				
Mechanical and circulation space		33,150	\$65	\$2,154,750
Subtotal		33,150		\$2,154,750
TOTAL		94,715	\$66.38	\$6,287,530