



Budget Framework

- ❑ The following costs are for conceptual purposes only and are not based on a specific design solution.

- ❑ This information will be helpful in providing context and a basis for comparison to support decisions by Council.

- ❑ This Budget Framework does not include:
 - Furniture, Fixtures and Equipment
 - Cost of Financing
 - Moving Expenses
 - Temporary Operational Expenses
 - Regulatory Fees
 - City Staff Time



Budget Framework – Base Cost by Component (Phase 1 possibilities only)

Component	Building Size	2009	2014
Community Center	55,600 SF	\$ 18.35 M	\$ 20.85 M
Swim Center	39,860 SF	\$ 3.79 M	\$ 4.24 M
Soccer	1 field	\$ 0.75 M	\$ 0.83 M
Parking	369 stalls	\$ 1.29 M	\$ 1.94 M
<i>Underground Premiums (Additional Cost)</i>			
<i>Below Community Center</i>	79 stalls	-	\$ 3.61 M
<i>Below Parking</i>	50 stalls	-	\$ 1.58 M
<i>Below Soccer</i>	171 stalls	-	\$ 7.67 M



Conceptual Cost Model - Option A

Component	Size	Cost
Demolition - Community Center		\$ 0.34 M
Site Work	201,400 sf	\$ 2.19 M
Community Center	55,600 sf	\$ 20.8 M
Swim not included		
Soccer to remain		
Parking (total)	369 stalls	\$ 1.94 M
<i>Underground Premium</i>	<i>(79 stalls)</i>	\$ 3.61 M
Subtotal		\$ 28.93 M
Mark-up* 21.5%		\$ 6.22 M
Hard Costs Total		\$ 35.15M

Component		Cost
Hard Costs Total		\$ 35.15 M
Soft Costs	35 %	\$ 12.30 M
Subtotal		\$ 47.46 M
Project Contingency	10 %	\$ 4.75 M
w/ Escalation		
Today	-	\$ 52.20 M
3.5 years	14.7%	\$ 59.88 M
5 years	21.7%	\$ 63.51 M

* Mark-up includes: C.O. Contingency 5%, General Conditions 8%, Profit 6%, Bonds/Insurance 2.5%



Conceptual Cost Model - Option B

Component	Size	Cost
Demolition - Community Center		\$ 0.34 M
Site Work	331,300 sf	\$ 3.52 M
Community Center	55,600 sf	\$ 20.8 M
Swim	39,860 sf	\$ 4.24 M
Soccer	75,000 sf	\$ 0.83 M
Parking (total)	369 stalls	\$ 1.94 M
<i>Underground Premium</i>	<i>(250 stalls)</i>	<i>\$ 11.28 M</i>
Subtotal		\$ 43.60 M
Mark-up*	21.5%	\$ 9.37 M
Hard Costs Total		\$ 52.98 M

Component		Cost
Hard Costs Total		\$ 52.98 M
Soft Costs	35 %	\$ 18.54 M
Subtotal		\$ 71.52 M
Project Contingency	10 %	\$ 7.15 M
w/ Escalation		
Today	-	\$ 78.67 M
3.5 years	14.7%	\$ 90.25 M
5 years	21.7%	\$ 95.72 M

* Mark-up includes: C.O. Contingency 5%, General Conditions 8%, Profit 6%, Bonds/Insurance 2.5%