

# Sartell Community Center Preliminary Program and Cost Analysis



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<b>Gymnasium / Multi-purpose / Fieldhouse</b>																																																																																																																																																																																																																																			
HS Size High Court	4	5,952	23,808					50'x84' crt. Area includes 6' boundary around court 62'x96' Allow area for 2 additional future courts (8 total) Assume multipurpose floor surface (not wood) See notes on size if pool is part of project	Verify fieldhouse style building vs. traditional "gym" space BB, VB, Softball, Gymnastics, Lacrosse, Soccer, Baseball, Football, Hockey (dry) Pickleball, ... Verify circulation and common access to courts through or around courts Assumption is less locker use than in traditional use Assumption is less locker use than in traditional use Assumption is more need for family use lockers than in traditional use Consider individual space for identified recreation users Verify cost of at grade with net vs. elevated over partial courts																																																																																																																																																																																																																										
HS High Court (Future)	2	5,952		11,904						Mens Locker Room	1	600	600					Verify needs if gymnastics or other uses are included Verify elevated or at grade (6'x500') around 4 gym layout Walking track cost dep. on need for elev. / stairs	Materials, volume and exterior aesthetics will be cost factors	Womens Locker Room	1	600	600					Family Locker Room	1	600	600					Storage	1	1,200	1,200					Walking / Running Track	1	3,000	3,000					<b>Subtotal</b>			<b>29,808</b>	<b>11,904</b>	<b>\$ 180</b>	<b>\$ 5,365,440</b>	<b>\$ 6,170,256</b>			<b>General Community / Senior / Youth / Library / Media</b>										<b>Subtotal</b>			<b>12,000</b>	<b>-</b>	<b>\$ 175</b>	<b>\$ 2,100,000</b>	<b>\$ 2,415,000</b>		Coordinate uses of all spaces to maximize shared use Note: If Library at 8,000 SF, SF this category increase to about 18,000 SF	<b>Administrative</b>										Reception / Work Area	1	120	120					Assume small support staff for the facility Requirements for Admin space could change depending on inclusion of Community Education into the building	Hope to have Community Education space input soon	Office	2	120	240					Work Room	1	120	120					Storage	1	50	50					<b>Subtotal</b>			<b>530</b>	<b>-</b>	<b>\$ 175</b>	<b>\$ 92,750</b>	<b>\$ 106,663</b>			<b>General Restrooms</b>										Male	1	250	250					To support non-gym use and admin staff	Verify need to split based on off-hours user group needs to specific areas	Female	1	250	250					Unisex / Family	1	64	64					<b>Subtotal</b>			<b>564</b>	<b>-</b>	<b>\$ 200</b>	<b>\$ 112,800</b>	<b>\$ 129,720</b>			<b>Lobby / Entry / Vestibules</b>										Main Lobby / Social Space	1	2,500	2,500					Assume significant main lobby / control space Includes space for information / reception / control desk area May want to include some type of concession / snack area Verify need for elevator / stairs. ? Single or 2 story		Refreshment / Deli Space				150				<b>Subtotal</b>			<b>2,500</b>	<b>150</b>	<b>\$ 200</b>	<b>\$ 500,000</b>	<b>\$ 575,000</b>			<b>Total of Program Areas</b>			<b>45,402</b>	<b>12,054</b>		<b>8,170,990</b>	<b>9,396,639</b>
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	Qt.	Area	Total	Opt/Fut	\$/SF	Cost Median	Cost Upper	Notes:
<b>Building Support</b> % of overall bulding								
Circulation / M / E / S		20%	9,080	2,411				
<b>Subtotal</b>			9,080	2,411	\$ 150	\$ 1,362,060	\$ 1,566,369	
<b>Grand Total Hard Building SF / Costs</b>			54,482	14,465		\$ 9,533,050	\$ 10,963,008	
<b>Total Hard Building Cost / SF</b>						\$ 175	\$ 201	
<b>Site Development</b>								
Site Preparation					\$ 250,000	\$ 300,000		Will vary depending on site selection
Utilities					\$ 75,000	\$ 100,000		
Storm Water Control					\$ 200,000	\$ 250,000		Need to verify ponding requirments. Site dependent.
Parking					\$ 230,000	\$ 250,000		Based on approx. stalls 200 intially (plan on fut. expansion)
Landscape					\$ 55,000	\$ 90,000		Will vary depending on site selection and City requirements
<b>Subtotal</b>					\$ 810,000	\$ 990,000		<b>NOTE: HIGHLY VARIABLE CATEGORY</b>
<b>Grand Total Hard Building &amp; Site Costs</b>					\$ 10,343,050	\$ 11,953,008		
<b>Total Hard Building &amp; Site Cost / SF</b>					\$ 190	\$ 219		<b>NOTE: SITE DEVELOPMENT VARIABLES</b>
<b>Non-Building (Soft Costs)</b>								
Land					\$ 785,000	\$ 1,500,000		City or private?
A/E/CM					\$ 1,350,000	\$ 1,500,000		Rough estimate based on project size / consultant team
Reimbursables					\$ 35,000	\$ 35,000		
Finance					\$ 150,000	\$ 170,000		Bond underwriting costs & counsel
Builders Risk Insurance					\$ 22,000	\$ 25,000		
Survey					\$ 7,500	\$ 7,500		Depends on size and complexity of site
Soils Testing					\$ 5,000	\$ 5,000		Depends on size of site, anticipated soils, access
Furniture/Fixt./Equip. (FFE)					\$ 350,000	\$ 500,000		
General Legal					\$ 5,000	\$ 5,000		
Misc.					\$ 10,000	\$ 10,000		
<b>Subtotal of soft costs</b>					\$ 2,719,500	\$ 3,757,500		<b>NOTE: HIGHLY VARIABLE CATEGORY WITH LAND/FFE</b>
<b>Grand Total Hard, Site and Soft Costs</b>					\$ 13,062,550	\$ 15,710,508		
<b>Total Hard and Soft Cost / SF</b>					\$ 240	\$ 288		

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Qt. Area Total Opt/Fut \$/SF Cost Median Cost Upper Notes:

Additional Notes / Uses:

## Additional Space Considerations Initially or in the Future

Child Watch							No specific input from user groups regarding this category	
Activity Space	1	400	400					
Quiet Area	1	200	200					
Uni-sex Restroom	1	64	64					
Storage	1	100	100					
<b>Subtotal</b>		<b>764</b>	<b>-</b>	<b>\$ 175</b>	<b>\$ 133,700</b>	<b>\$ 153,755</b>		

Community Education							Need input from community on specific space needs / uses	
General Office Space	1	1,200	1,200		\$ -		Could vary depending on shared / combined / limited admin	
Storage	1	150	150		\$ -			
<b>Subtotal</b>		<b>1,350</b>	<b>-</b>	<b>\$ 175</b>	<b>\$ 236,250</b>	<b>\$ 271,688</b>		

Indoor Aquatics								
Leisure Pool	1	2,100	2,100	\$ 185	\$ 388,500		Size dependent on needs and amenities. 4 lanes	
Leisure Pool Deck	1	2,000	2,000	\$ 8	\$ 16,000		Size will vary depending on lap pool / sitting space	
Spa / Whirlpool	1	300	300	\$ 300	\$ 90,000			
Sauna	1	120	120	\$ 200	\$ 24,000			
Steam	1	180	180	\$ 200	\$ 36,000			
Lap Pool	1	2,100	2,100	\$ 185	\$ 388,500		25 yd. 3-4 lane including shared deck with liesure pool	
Lap Pool Deck	1	1,500	1,500	\$ 8	\$ 12,000			
Play Features					\$ 200,000		Allowance based on rough size of pool	
Locker Rooms (M/F)	1	500	500	\$ 200	\$ 100,000		Use Gym lockers but expand due to pool use	
Aquatics Office / Control	1	150	150	\$ 150	\$ 22,500			
Pool Storage	1	150	150	\$ 150	\$ 22,500			
FFE					\$ 50,000		Allowance for deck chairs, tables and other misc.	
Pool Equipment Room	1	400	400	\$ 150	\$ 60,000		Cost included in pool numbers	
<b>Subtotal</b>		<b>9,500</b>		<b>\$ 1,410,000</b>	<b>\$ 1,621,500</b>			

# Sartell Community Center Preliminary Program and Cost Analysis



	Qt.	Area	Total	Opt/Fut	\$/SF	Cost Median	Cost Upper	Notes:	Additional Notes / Uses:
<b>Outdoor Aquatics</b>									
Leisure Pool	1	2,200	2,200		\$ 185	\$ 407,000		Size dependent on needs and amenities	No specific user group input. Plan for future ? This a more modest pool assumption vs. St. Joe / St. Cloud
Leisure Pool Deck	1	1,800	1,800		\$ 7	\$ 12,600			
Splash Pad	1	1,600	1,600		\$ 150	\$ 240,000		Consider as alternate to typical outdoor pool.	
Play Features						\$ 200,000		Allowance based on rough size of pool	
Concessions	1	180	180		\$ 150	\$ 27,000		Does not include major equipment if needed.	
Locker Rooms (M/F)	1	500	500		\$ 200	\$ 100,000		Use gym and/or Indoor aquatics lockers with some add.	
Aquatics Office / Control	0	150	-		\$ 150	\$ -		Assume interior office use	
FFE						\$ 50,000		Allowance for deck chairs, tables and other misc.	
Pool Storage	1	150	150		\$ 150	\$ 22,500		Could be combined with indoor.	
Pool Equipment Room	1	300	300		\$ 150	\$ 45,000		Assume separate equipment room/space for outdoor pool	
Fencing / Softscape						\$ 45,000			
<b>Subtotal</b>			<b>6,730</b>			<b>\$ 1,149,100</b>	<b>\$ 1,321,465</b>		

Notes:  
 Cost based on 2015 construction costs. Assume 3%-5% inflation / year  
 Total size of project will affect the cost. More SF = lower cost, less SF = higher cost on a SF basis  
 Type of construction and quality of materials affect cost. Estimates assume a "Better" value in a Good, Better, Best comparison

<b>Land Needs Study:</b>									
			SF	Acres					
Building footprint			54,482		Initial project based on program above				Need to assume at least 25%-50% future expansion potential
Direct adjacent greenspace			108,965		Greenspace / landscape around building				
Parking			80,000		Would accommodate approx. 250 stalls				
Stormwater rentention			40,345		Based on 30% of hardscape (building/parking)				
Expanded green space / activity			217,929.60		To accommodate outdoor activities: pool, trails, market, etc.				
Future expansion			54,482		Allowance to double size of facility				
<b>Total of possible land need</b>			<b>556,204</b>	<b>13</b>	Access, zoning, soils, vegetation, etc. will impact actual Actual site layouts to be conducted to confirm requirements				Recommend 15 acres if possible for better expansion options / green space