

12 May 2007

Development cost estimate - final concept including land costs

item	unit	quantity	unit cost	qnty cost	donation + multiplier
1 value of new property				\$299,898	
SUBTOTAL PROPERTY				\$299,898	
Site Improvements					
1 site preparation - clear/earthwork	sq feet	44,800	\$0.35	\$15,680	
2 sewer service line, 12 inch - relocate	lr feet	420	\$75.00	\$31,500	
3 lower lot for drop-off/angled parking - reconfigured	sq feet	14,300	\$3.50	\$50,050	
4 parking lot west to shared parking lot - extend	sq feet	9,300	\$6.00	\$55,800	
5 existing shared parking lot - infill stalls	sq feet	2,400	\$6.00	\$14,400	
6 new parking area next to Senior Center - const	sq feet	8,400	\$6.00	\$50,400	
7 new shared permanent parking with church - const	sq feet	1,600	\$6.00	\$9,600	
8 new shared overflow parking with church - const	sq feet	8,800	\$3.00	\$26,400	
9 front entry plaza, concrete - extend to lower lot	sq feet	1,500	\$3.50	\$5,250	
10 sidewalk, concrete - front of extended parking lot	sq feet	930	\$3.50	\$3,255	
11 daycare outdoor play area - concrete security wall	lr feet	40	\$15.00	\$600	
12 daycare outdoor play area - rubber mat surface	sq feet	192	\$7.50	\$1,440	
13 daycare outdoor play area - equipment	each	1	\$8,000.00	\$8,000	\$17,630
14 pool outdoor patio - brushed concrete	sq feet	1,064	\$3.50	\$3,724	
15 pool patio - tables, benches, misc amenities	each	12	\$750.00	\$9,000	\$22,343
16 street/parking trees - 2.5 inch caliper	each	14	\$250.00	\$3,500	
17 site landscaping	sq feet	6,600	\$3.00	\$19,800	
Subtotal				\$308,399	
Building - lower floor					
18 existing pool mechanical systems - upgrade	each	5,100	\$70.00	\$357,000	
19 access stairwell - construct new	sq feet	192	\$100.00	\$19,200	
20 elevator - install handicap	each	1	\$100,000.00	\$100,000	
21 entry/reception/retail sales counter - new	sq feet	928	\$150.00	\$139,200	
22 daycare changing room/toilet - from stairwell	sq feet	70	\$215.00	\$15,050	
23 family changing rooms - insert lockers/showers	sq feet	416	\$150.00	\$62,400	\$109,571
24 men's lockers - construct addn with mid/full size	sq feet	192	\$150.00	\$28,800	
25 men's lockers - upgrade with mid/full size units	sq feet	520	\$100.00	\$52,000	
26 men's toilets - relocate with new plumbing	sq feet	128	\$250.00	\$32,000	
27 men's sinks - relocate with new plumbing	sq feet	84	\$250.00	\$21,000	
28 men's showers - upgrade with group/single stalls	sq feet	456	\$215.00	\$98,040	
29 women's lockers - const addn with mid/full size	sq feet	416	\$150.00	\$62,400	
30 women's lockers - upgrade with mid/full size units	sq feet	504	\$100.00	\$50,400	
31 women's toilets - upgrade with new plumbing	sq feet	128	\$215.00	\$27,520	
32 women's sinks - upgrade with new plumbing	sq feet	84	\$215.00	\$18,060	
33 women's showers - upgrade with group/single stalls	sq feet	456	\$215.00	\$98,040	
34 staff restroom/lockers - relocate with new plumbing	sq feet	224	\$300.00	\$67,200	
35 staff offices - relocate with furnishings	sq feet	768	\$100.00	\$76,800	
36 massage room - install rental space	sq feet	128	\$75.00	\$9,600	
37 sauna - install	sq feet	192	\$200.00	\$38,400	\$67,428
38 pool house - upgrade surface materials	sq feet	9,068	\$25.00	\$226,700	
39 lap pool - upgrade with new liner	sq feet	3,520	\$30.00	\$105,600	
40 dive pool - upgrade with new liner	sq feet	1,584	\$30.00	\$47,520	
41 deck surface - upgrade with new surface	sq feet	3,804	\$25.00	\$95,100	
42 building addition - open shell	sq feet	5,568	\$140.00	\$779,520	
43 additional pool mechanical - install	each	1	\$150,000.00	\$150,000	
44 warm therapy pool - install	sq feet	504	\$250.00	\$126,000	\$221,249
45 therapy walking lanes - install	sq feet	672	\$225.00	\$151,200	\$265,499
46 lazy river - install	sq feet	432	\$275.00	\$118,800	\$208,606
47 zero-entry, teaching, fountain - install	sq feet	1,120	\$200.00	\$224,000	\$393,332
48 restrooms - install next to café	sq feet	128	\$250.00	\$32,000	
49 café/coffee stand - install	sq feet	416	\$75.00	\$31,200	
50 jacuzzi - install	sq feet	352	\$275.00	\$96,800	\$169,975
51 therapy changing/restroom - const	sq feet	80	\$250.00	\$20,000	\$35,119
Subtotal				\$3,577,550	

Building - upper floor

52	hallway - reconfigured from upper floor areas	sq feet	432	\$25.00	\$10,800	
53	hallway - new over lower lobby to offices	sq feet	348	\$75.00	\$26,100	
54	staff offices - new over lower reception area	sq feet	492	\$100.00	\$49,200	
55	physical trainer rental - new over locker area	sq feet	288	\$100.00	\$28,800	
56	exercise - reconfigure and upgrade finish	sq feet	1,864	\$50.00	\$93,200	\$163,654
57	multipurpose - reconfigure and upgrade finish	sq feet	1,232	\$50.00	\$61,600	\$108,166
58	party room - construct overlook in addition	sq feet	896	\$125.00	\$112,000	\$196,666
59	emergency exit - construct off addition	sq feet	96	\$50.00	\$4,800	
Subtotal					\$386,500	
Subtotal construction (excluding land)					\$4,272,449	
60	construction contingency	10.0%			\$427,245	
61	mobilization/bonds/insurance	8.0%			\$341,796	
SUBTOTAL DIRECT DEVELOPMENT COSTS (EXCLUDING LAND)					\$5,041,490	
62	acquire furnishings for open office areas	position	6	\$2,000.00	\$12,000	
63	install furnishings in reception/sales store	sq feet	312	\$10.00	\$3,120	
64	install equipment in exercise room	sq feet	1,864	\$15.00	\$27,960	
65	install furnishings in daycare	sq feet	352	\$20.00	\$7,040	
66	install furnishings in coffee/café area	sq feet	416	\$15.00	\$6,240	
67	install furnishings in party room	sq feet	896	\$20.00	\$17,920	
66	architectural/engineering fees (direct development)	12.0%			\$604,979	
67	Washington State sales tax (direct + furnishings)	8.4%			\$427,695	
68	permits, fees and miscellaneous	2.0%			\$114,415	
SUBTOTAL INDIRECT DEVELOPMENT COSTS					\$1,221,369	
69	project contingency (direct and indirect)	15.0%			\$939,429	
TOTAL DEVELOPMENT COST INCLUDING VALUE OF LAND					\$7,502,186	
Cost per square foot of building alteration/construction			31,190		\$240.53	