

**CITY COMMISSION AGENDA MEMO**  
**July 12, 2016**

**FROM:** Eddie Eastes, CPRP, Director of Parks and Recreation

**MEETING:** July 19, 2016

**SUBJECT:** Contract Amendment – Facility Feasibility Study

**PRESENTERS:** Eddie Eastes, CPRP, Director of Parks and Recreation  
Karen Davis, AICP, Director of Community Development

**BACKGROUND**

At the December 15, 2015, City Commission meeting, the Commission approved the recommendation of the Parks and Recreation Advisory Board and authorized City Administration to negotiate a scope of services and contract with Bruce McMillan AIA Architects, P.A. (Consultant), of Manhattan, Kansas, for architectural design and park planning services.

A scope of work was developed by City Administration that builds upon the four (4) priorities indentified in the Strategic Facility Improvement Plan (SFIP) which are:

- Creation of indoor space geographically located to meet unmet needs of the community
- Improvement to safety and playability of existing field playing surfaces
- Improve availability and condition of community parks, trails, and neighborhood parks
- Development of new indoor aquatic facilities

Steering Committee meetings were held February 24, 2016; March 30, 2016; and July 6, 2016, to reaffirm community priorities as identified in the Strategic Facility Improvement Plan (SFIP).

**PRIORITY 1: Neighborhood Recreation Center Feasibility Study**

The consultant developed preliminary building programs, prepared conceptual facility and site layouts, established preliminary capital cost requirements, and set preliminary facility operational cost recovery for each identified neighborhood facility. A detailed

analysis of revenues, expenditures, fees, attendance projections and cost recovery scenarios for each facility will be included in Phase II.

**PRIORITY 2: Improvements to safety and playability of existing field playing surfaces.**

For Priority 2, based on SFIP findings, the Steering Committee recommended eight tennis courts for CiCo Park and a Master Plan for CiCo Park to help further determine tennis court locations and playing surface improvements for the existing ball fields. Detailed schematics of tennis court and ball field improvements with detailed cost projections will be included in Phase II.

**PRIORITY 3: Improve availability and condition of community parks, trails, and neighborhood parks.**

Connectivity to existing facilities and bicycle and pedestrian connectivity to various facilities was the primary focus for the community, neighborhood and parks aspect of the Facility Feasibility Study. The Parks and Recreation Facility Feasibility Study focus was the potential connectivity of these systems to the various sites specifically evaluated within this Study. Recommendations are included within the Parks and Recreation Facility Feasibility Study Phase I document.

Priority 3-type facilities in many cases can be accomplished with a variety of funding sources and the Parks and Recreation Department has incrementally completed improvements to neighborhood parks, community parks, and trails.

The Parks and Recreation Department will continue to make incremental improvements to neighborhood parks and trails with operational budgets and promoting Capital Improvement Program projects to address community needs.

**PRIORITY 4: Indoor Aquatics Feasibility Study**

For Priority 4, the Steering Committee recommended that City Park Pool not be considered as a viable solution to indoor aquatics covered. As an alternative, they recommended a separate indoor aquatic facility be considered for CiCo Park.

The consultant has evaluated the feasibility of covering City Park Pool as well as a new facility located in CiCo Park and developed conceptual facility and site layouts, capital cost requirements and preliminary facility operational costs which are included in Phase I of the Parks and Recreation Facility Feasibility Study.

## **DISCUSSION**

This Parks and Recreation Facility Feasibility Study is about getting detailed schematics to the City Commission for approval to move this effort in providing indoor space and outdoor facility improvements to the community for a vote on a funding method to implement new facility construction and facility improvements as outlined in the Parks and Recreation Facility Feasibility Study.

City Administration recommends that Bruce McMillan AIA Architects, P.A., be retained to develop detailed schematics for indoor spaces at Anthony Middle School and Eisenhower Middle School as well as detailed schematics of CiCo Park improvements to include ball field improvements and tennis court improvements.

City Administration has met with Kansas State University Department of Kinesiology, Kansas State University Recreational Services, and University for Mankind Community Learning Center (UFM), which all utilize Kansas State University Natatorium, to discuss partnership opportunities to satisfy the community demand for indoor aquatics. The Natatorium is heavily used by each of these entities and little time is available for additional community use. Discussion also occurred with the Department of Human Ecology and Kansas State University Campus Planning and Facility Management regarding any potential future expansion of indoor aquatics at KSU and the possibility of community use occurring in any future natatorium.

The Natatorium was built around 1975 for the purposes of K-State’s collegiate swimming program which was eliminated in the late 1970s. Currently, the Natatorium receives its funding from K-State student fees. The Natatorium was not built for recreational use. It was built for athletic use, which makes it difficult to serve as a community-wide indoor aquatics facility.

Hours of operation for the Natatorium are 6:00 am to 11:00 pm each day of the week. However, the Natatorium runs on a block schedule only allowing certain users’ access to the Natatorium during certain times of the day. Generally, weekday access typically follows the schedule below:

Time	User Access	Notes
<b>6:00 am – 7:30 am</b>	Rec Services	Open to KSU Students, Faculty & Staff
<b>7:30 am – 11:30 am</b>	Kinesiology	L.I.F.E. Program
<b>11:30 am – 2:30 pm</b>	Rec Services	Open to KSU Students, Faculty & Staff
<b>2:30 pm – 3:30 pm</b>	Kinesiology	L.I.F.E. Program
<b>3:30 pm – 7:30 pm</b>	Global/UFM	Marlins & High School occupy from 3:30 pm – 6:00 pm
<b>7:30 pm – 11:00 pm</b>	Rec Services	Open to KSU Students, Faculty & Staff

Saturday’s and Sunday’s from 7:30 am – 1:00 pm and 5:00 pm – 7:00 pm Global Campus and UFM have access to the Natatorium. The Manhattan Marlins and the High School typically utilize a majority of that time on Saturdays during the morning, along with swimming lessons from UFM during the evening time slot.

Saturday’s and Sunday’s from 1:00 pm – 5:00 pm and 7:00 pm – 11:00 pm Recreational Services has access to the Natatorium.

KSU Recreational Services and UFM indicated there is a need for additional program space for KSU Recreational Services and UFM activities. Therefore, if time slots opened up within the current schedule, UFM and KSU Recreational Services would have other programs and activities to fill those voids.

The future of the Natatorium, including improvements, maintenance, operations and usage will be addressed as a part of a KSU Campus Wellness Master Plan that will begin next fall and is hoped to be finalized by the end of the 2017 Spring Semester.

Manhattan – Ogden USD 383 is currently seeking professional planning services to assist with a USD 383 long-term facility master plan that is anticipated to be completed in July 2017.

Kansas State University and USD 383 need to clarify their current and future needs for indoor aquatics which will be critical information for future planning efforts regarding community indoor aquatics.

Phase I of the Facility Feasibility Study provided: pros and cons of covering City Park Pool and preliminary construction and operational cost; pros and cons of covering CiCo Park Pool and preliminary construction and operational cost; pros and cons of a new aquatic facility at CiCo Park and preliminary construction and operational cost.

City Administration recommends City Staff continue to work with community partners, KSU, and USD 383 for opportunities to provide indoor aquatics to the community rather than task Bruce McMillan Architects, to develop detailed schematics and detailed construction and operational cost for indoor aquatics.

At the July 11, 2016, Parks and Recreation Advisory Board Meeting, the Board voted 5-0 in support of the contract amendment for Bruce McMillan Architects AIA, P.A., of Manhattan, Kansas, to complete Phase II of the Parks and Recreation Facility Feasibility Study.

At the April 26, 2016, City Commission/Parks and Recreation Advisory Board joint Work Session, discussion occurred in support of a two court option be considered for the Douglass Center facility as well as an elevated walking track.

Bruce McMillan completed the Douglass Center Southeast Neighborhood Recreation Center aspect of the Parks and Recreation Facility Feasibility Study. Total estimated base project probable cost and alternate probable cost, for a one court with two comparable sized cross courts with an elevated track alternate, is \$4,912,076.00 which is \$1.6 million over the Community Development Block Grant Fund (CDBG) anticipated budget.

If options or alternates are desired above the \$3.3 million CDBG Fund budget allowance, an alternative funding source to supplement CDBG Funds would need to be identified. If potential future sales tax revenues are desired to supplement CDBG Funds or fully fund this project, this project will need to be put on hold until sales tax funds are realized. The

current CDBG Fund time line for this project, if fully funded with CDBG Funds, anticipates a Section 108 application submitted to the Housing and Urban Development (HUD) Region VII Office in October 2016. Following approval of the Section 108 Application, project design could begin the fourth quarter of 2017.

City Administration will work with HUD staff to develop an application for assistance which would be considered by the City Commission in September 2016. A public hearing and City Commission authorization of the Section 108 Application is required as part of the application process and the project cost and funding source will need to be determined in order for a public hearing to occur. A preferred option will need to be determined to move the process forward.

Three design options with projected cost are provided:

- **Option one** - Base concept: one level with walking track at ground level - \$4,028,376.00 estimate of probable cost. 19,850 sq. ft. {Architectural and engineering fees (A/E)- \$281,050.00 - as well as Contingency fees - \$340,666.00 – could be pulled out of the project to lower the project cost to approximately \$3.4 million but other funds would need to be identified for A/E and Contingency fees}
- **Option two** - Base concept with elevated walking track - \$4,912,076.00 – 21,250 sq. ft.
- **Option three** – in order to stay within the \$3.3 million CDBG Fund balance, the facility would need to be reduced to approximately 17,374 square foot using \$191.00 per square foot pricing and the walking track would be at ground level. The multipurpose space and the mechanical and electric spaces would all be reduced to achieve 17,374 square feet.

## **FINANCING**

City Administration anticipates funding this Parks and Recreation Facility Feasibility Study from the Special Parks and Recreation Fund.

The current \$0.25 Quality of Life Sales Tax expires in 2019, but could be called in late 2017. The tax generates approximately \$2.5 million annually, \$25 million over a 10 year period.

It is anticipated this Facility Feasibility Study will be completed by April 2017 which will allow six months of community education towards sunseting the current Quality of Life Sales Tax and asking the community, at the November 2017 general election, to support a Quality of Life Sales Tax to complete new facility construction and facility improvements as outlined in the Facility Feasibility Study.

The recently completed \$3 million Frank Anneberg Park Sports Field and Lighting Improvement project has an annual weekend tournament economic impact of \$3.7 million in the community. Similar returns could be realized with the improvements outlined in the Facility Feasibility Study.

If an option is considered or pursued with Genesis Health Clubs, a financing strategy will need to be determined.

Bruce McMillan Architects, P.A., of Manhattan, Kansas, proposes to complete Phase II of the City of Manhattan Parks and Recreation Facility Feasibility Study to include detailed schematics and revenue and cost projections for Neighborhood Recreation Centers and CiCo Park Improvements for a time-task not to exceed fee of \$141,765.00 with reimbursable expenses not to exceed \$4,000.00 for a total contract amendment amount of \$145,765.00.

## **ALTERNATIVES**

It appears the Commission has the following alternatives concerning the issue at hand. The Commission may:

1. Authorize City Administration to finalize and the Mayor and City Clerk to execute a contract amendment in an amount not to exceed \$145,765.00 with Bruce McMillan Architects AIA, P.A., of Manhattan, Kansas, for Phase II of the Parks and Recreation Facility Feasibility Study.
2. Recommend Option \_\_\_\_\_ for the Douglass Center Southeast Neighborhood Recreation Center.
3. Do not authorize a contract amendment with Bruce McMillan Architects, AIA, P.A., of Manhattan, Kansas.
4. Modify to meet the needs of the Commission.
5. Table the request.

## **RECOMMENDATION**

City Administration recommends the City Commission authorize and the Mayor and City Clerk to execute a contract amendment in an amount not to exceed \$145,765.00 with Bruce McMillan Architects AIA, P.A., of Manhattan, Kansas, for Phase II of the Parks and Recreation Facility Feasibility Study. City Administration also recommends the City Commission select a design option for the Douglass Center Southeast Neighborhood Recreation Center.

## **POSSIBLE MOTION**

Authorize City Administration to finalize and the Mayor and City Clerk to execute a contract amendment in an amount not to exceed \$145,765.00 with Bruce McMillan Architects AIA, P.A., of Manhattan, Kansas, for Phase II of the Parks and Recreation Facility Feasibility Study and recommend design Option \_\_\_\_\_ for the Douglass Center Southeast Neighborhood Recreation Center.

Enclosures:

1. Bruce McMillan Parks and Recreation Facility Feasibility Study, Phase II, Proposal
2. Douglass Center Southeast Neighborhood Recreation Center Options

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Manhattan, KS 66502  
(P) 785.776.1011  
(F) 785.776.9785



332 West 7<sup>th</sup> Street | Suite A  
Junction City, KS 66441  
(P) 785.238.5678  
(F) 785.238.5767

**BRUCE McMILLAN AIA  
ARCHITECTS, P.A.**

June 22, 2016

Mr. Edward Eastes, Director  
Parks & Recreation Department  
City Hall  
1101 Poyntz Avenue  
Manhattan, KS 66502

Project: City of Manhattan Parks & Recreation Facility Feasibility Study

Project No. 15.18

Dear Mr. Eastes:

Attached please find the proposed time/task and timeline for our design team to address the scope of work identified for Phase 2 of the Parks & Recreation Facility Feasibility Study. This proposal represents services from July, 2016 through April, 2017 for our firm, SJCF Architecture – Wichita, KS., Orazem & Scalora Engineering – Manhattan, KS., Dudley Williams & Associates – Wichita, KS., Schwab Eaton Engineering – Manhattan, KS., and Ballard King Associates – Denver, CO.

Your review of this proposal and submittal to the City Commission for consideration is appreciated. Should questions arise please call our office. I will be in attendance at the City Commission meeting on July 5, 2016 to address comments by the Commission should they occur. Thank you.

For the Design Team

Sincerely,

Bruce McMillan AIA  
BEM/lb



The following spreadsheet is proposed as the scheduled scope of work by team members with assigned hours, rates and estimated reimbursable expenses for mileage, reproductions etc.

Scheduled deliverables and timeframe for your project include the following:

**Deliverables:**

- Final Report
  - Cover
  - Cover Letter
  - Synopsis Report (1-2 Pages)
  - Schematic Plans (Sketch-Up Quality)
    - Site (2 Middle Schools)
    - Building (2 Recreation Centers)
    - Exterior
    - Trail Connectivity Schematic
  - Construction & Capital Cost Estimates
  - Operational & Maintenance Costs
  - Meeting Minutes
- Schematic Display Boards
- Digital Copy of Final Report & Display Boards

**Timeframe:**

- |                                   |  |
|-----------------------------------|--|
| July, 2016                        | • Meetings with City Commission, City Staff, Stake Holders, County Commission, USD 383   |
| August - October, 2016            | • Recreation Building Programming, Site Visits/Evaluation.<br>• Develop Schematic Design for Recreation Facilities.<br>• CiCo Park, Connection Trails and Facility Upgrades/Replacements.<br>• Conduct Preliminary Capital and Operational Costs – All Facilities. |
| October – November, 2016          | • Progress Meeting(s) with City Commission and Stake Holders.  |
| Nov. – Dec., 2016 & January, 2017 | • Prepare proposed final schematic drawings.<br>• Further develop estimated Capital and Operational Costs – Recreation Centers.  |
| February - March, 2017            | • Complete Presentation Documents and Report.  |
| March 23, 2017                    | • Final Submittal Due to City Staff.   |
| April 12, 2017                    | • Final Report to City Commission, Work Session/Discussion-Directive.  |

Project: City of Manhattan Parks & Recreation Facilities Feasibility Study - Phase 2

Project #15.18

TIME-TASK

Date: June 23, 2016



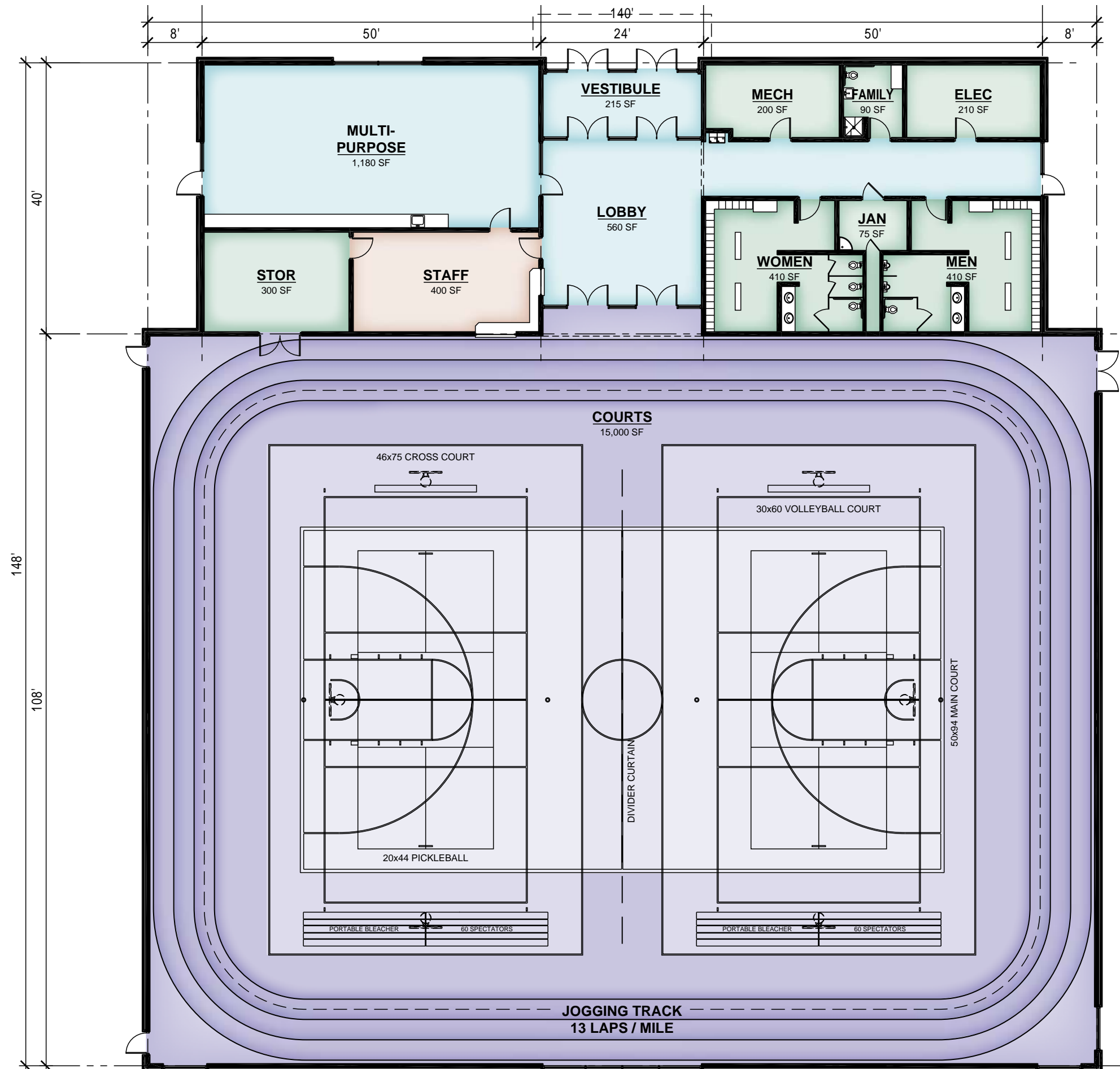
PHASE 2

	BMA						SJCF					OSE			DWA			SEE					BKA			TOTALS		
	Principal	Staff Architect	Intern Architect	Clerical	Hours Subtotal	Fee Subtotal	Principal	Facilitator	Staff Architect	Clerical	Hours Subtotal	Fee Subtotal	Principal	Hours Subtotal	Fee Subtotal	Principal	Hours Subtotal	Fee Subtotal	Principal	Staff Engineer/Landscape Architect	Engineer/Landscape Architect Intern	Hours Subtotal	Fee Subtotal	Principal	Hours Subtotal	Fee Subtotal	Hours Subtotal	Fee Subtotal
	\$155	\$105	\$85	\$60			\$160	\$155	\$105	\$55			\$160			\$130			\$165	\$115	\$70			\$125				
<b>PRIORITY 1: NEIGHBORHOOD RECREATION CENTERS</b>																												
Steering & Stakeholder Meetings with Commission Parks & Rec. and School Bd. Meetings at School (McMillan only)	20	20			40	\$ 5,200					0	\$ -	15	15	\$ 2,400		0	\$ -				0	\$ -		0	\$ -	55	\$ 7,600
Recreation Building Programming	8	16			24	\$ 2,920	24		16		40	\$ 5,520	6	6	\$ 960		0	\$ -				0	\$ -	4	4	\$ 500	74	\$ 9,900
Preliminary Capital & Operation Cost	2				2	\$ 310	4		4		8	\$ 1,060	10	10	\$ 1,600	2	2	\$ 260				0	\$ -	65	65	\$ 8,125	87	\$ 11,355
Further Site Evaluation Criteria (Anthony & Eisenhower Middle Schools)	2	30		5	37	\$ 3,760	16		32		48	\$ 5,920		0	\$ -	4	4	\$ 520	2	2		4	\$ 560		0	\$ -	93	\$ 10,760
CIco Park Components	4	20			24	\$ 2,720					0	\$ -	16	16	\$ 2,560	4	4	\$ 520	2	8	8	18	\$ 1,810		0	\$ -	62	\$ 7,610
Visit Sites	4	8			12	\$ 1,460	8		8		16	\$ 2,120	6	6	\$ 960	7	7	\$ 910		8	8	16	\$ 1,480		0	\$ -	57	\$ 6,930
Evaluate Sites	4	10		2	16	\$ 1,790					0	\$ -	9	9	\$ 1,440	2	2	\$ 260	4	8	24	36	\$ 3,260		0	\$ -	63	\$ 6,750
Schematic Plans (1 each site)	3	10			13	\$ 1,515	8		16		24	\$ 2,960	10	10	\$ 1,600	4	4	\$ 520	8	16	48	72	\$ 6,520		0	\$ -	123	\$ 13,115
Present to Commission - Full Team	2	2		2	6	\$ 640	8		8		16	\$ 2,120	4	4	\$ 640	7	7	\$ 910		4		4	\$ 460	8	8	\$ 1,000	45	\$ 5,770
Capital and Operation Costs Update	2				2	\$ 310	2		2		4	\$ 530	2	2	\$ 320	2	2	\$ 260				0	\$ -	20	20	\$ 2,500	30	\$ 3,920
<b>PRIORITY 2/3: SURFACES, PARKS, &amp; TRAILS</b>																												
Enhancement of Existing Facilities: CIco	4	8			12	\$ 1,460	2		4		6	\$ 740	12	12	\$ 1,920	4	4	\$ 520	24	32	112	168	\$ 15,480		0	\$ -	202	\$ 20,120
Capital & Operation and Maintenance Costs for Enhancements	2				2	\$ 310	1		4		5	\$ 580	6	6	\$ 960		0	\$ -				0	\$ -		0	\$ -	13	\$ 1,850
<b>FINAL SCHEMATICS</b>																												
Final Schematic Plans	5	20			25	\$ 2,875	4		40		44	\$ 4,840	6	6	\$ 960	4	4	\$ 520	4	12	40	56	\$ 4,840		0	\$ -	135	\$ 14,035
Present to PRAB (McMillan only)	2				2	\$ 310					0	\$ -		0	\$ -		0	\$ -				0	\$ -		0	\$ -	2	\$ 310
Preparation of Deliverables: Final Report		40		40	80	\$ 6,600	2		8		10	\$ 1,160		0	\$ -	4	4	\$ 520	4	24	16	44	\$ 4,540		0	\$ -	138	\$ 12,820
Final Operation and Maintenance Costs					0	\$ -					0	\$ -		0	\$ -	3	3	\$ 390				0	\$ -	20	20	\$ 2,500	23	\$ 2,890
Present Final Report to SC, PRAB, CC (Full Team)	2	2			4	\$ 520	8		8	4	20	\$ 2,340	3	3	\$ 480	7	7	\$ 910	8	4		12	\$ 1,780		0	\$ -	46	\$ 6,030
<b>Basic Services Subtotal</b>	<b>66</b>	<b>186</b>	<b>0</b>	<b>49</b>	<b>215</b>	<b>\$ 32,700</b>	<b>87</b>	<b>0</b>	<b>150</b>	<b>4</b>	<b>241</b>	<b>\$ 29,890</b>	<b>105</b>	<b>105</b>	<b>\$ 16,800</b>	<b>54</b>	<b>54</b>	<b>\$ 7,020</b>	<b>56</b>	<b>118</b>	<b>256</b>	<b>430</b>	<b>\$ 40,730</b>	<b>117</b>	<b>117</b>	<b>\$ 14,625</b>	<b>1162</b>	<b>\$ 141,765</b>
Estimated Reimbursable Expenses																												\$ 4,000
<b>TOTAL</b>																										<b>\$ 145,765</b>		



# Option 1

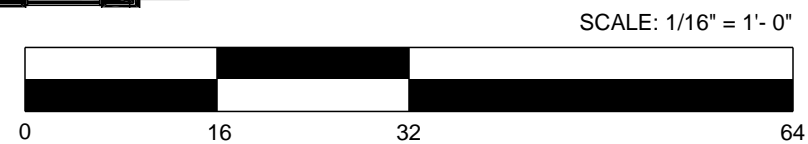
- COURT SPACE
- COMMUNITY SPACE
- SUPPORT SPACES
- OFFICE SPACE



NOTE: WITHOUT THE ELEVATED TRACK, THE COURT SPACE AND ON-GRADE TRACK REQUIRE A LARGER FOOT PRINT

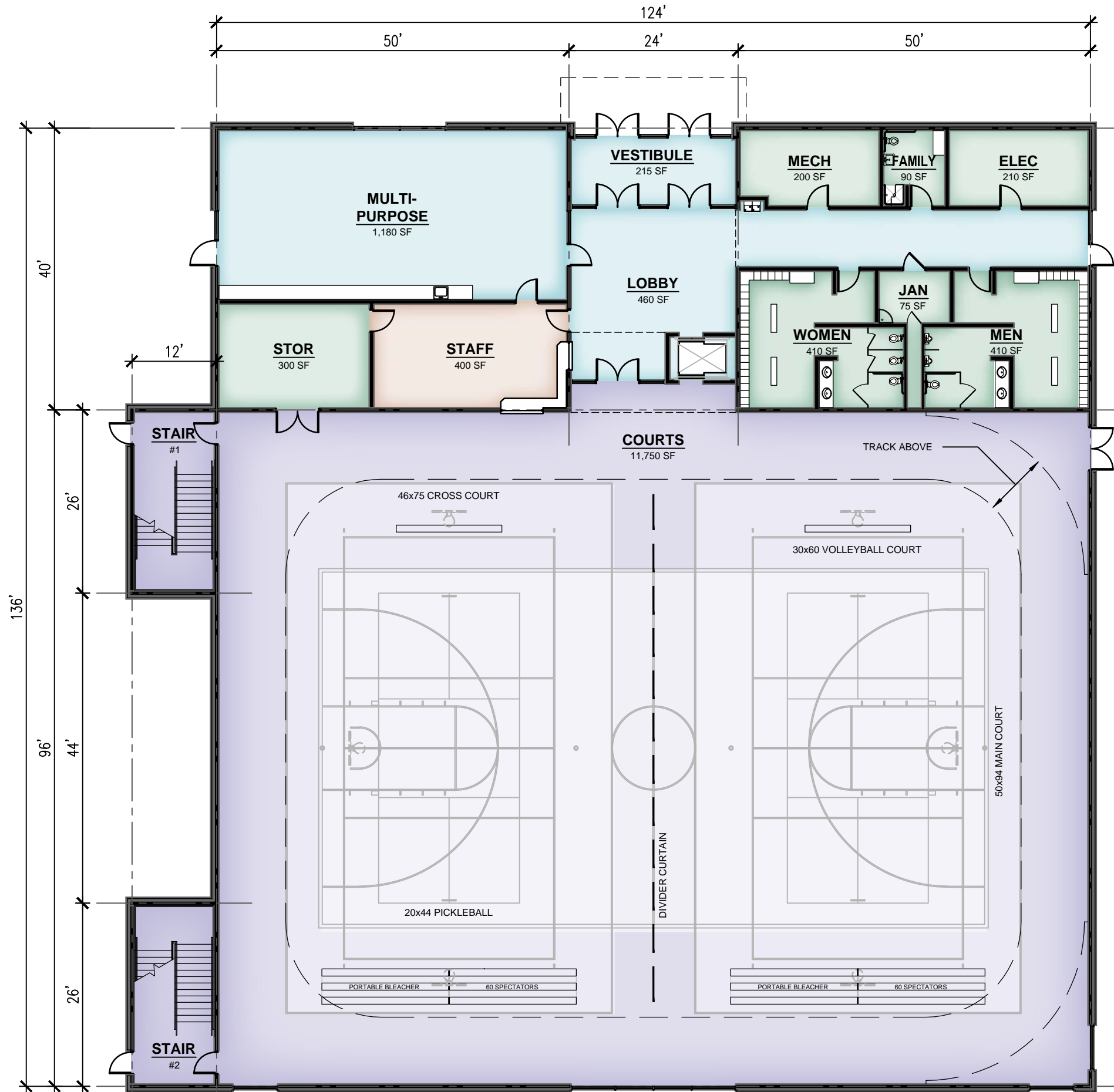
CONCEPTUAL FLOOR PLAN (BASE CONCEPT: ONE LEVEL)  
NEIGHBORHOOD MULTIPURPOSE FACILITY AT DOUGLASS PARK

(19,850 SF TOTAL BUILDING)  
30 JUNE 2016



# Option 2

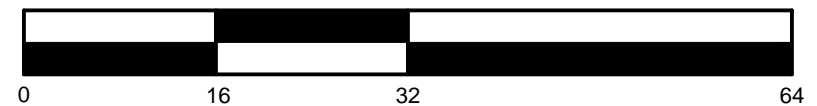
- COURT SPACE
- COMMUNITY SPACE
- SUPPORT SPACES
- OFFICE SPACE



**CONCEPTUAL FLOOR PLAN - (ALT. CONCEPT: GROUND LEVEL)**  
 NEIGHBORHOOD MULTIPURPOSE FACILITY AT DOUGLASS PARK

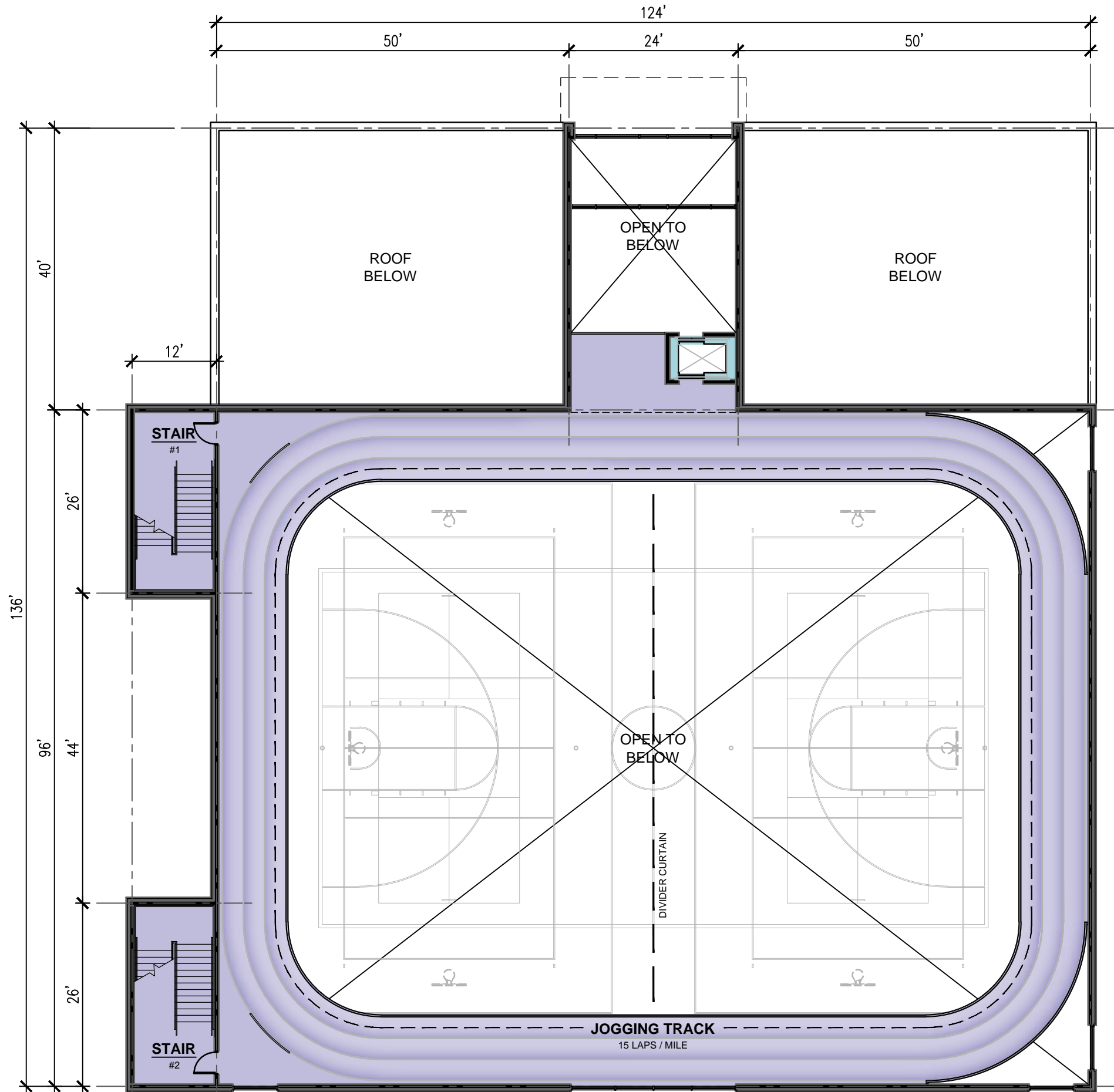
(LOWER LEVEL = 17,250 SF;  
 21,250 SF TOTAL BUILDING)

30 JUNE 2016



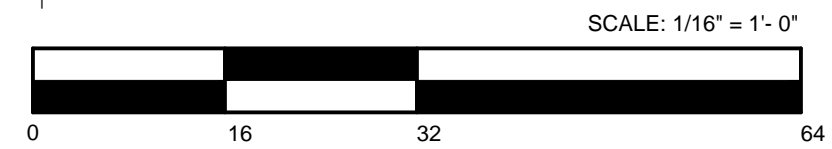
# Option 2

- COURT SPACE
- COMMUNITY SPACE
- SUPPORT SPACES
- OFFICE SPACE



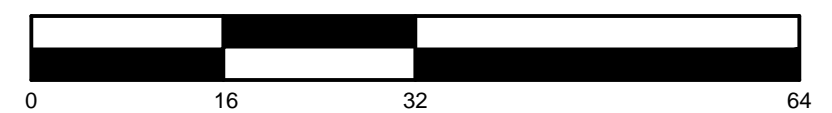
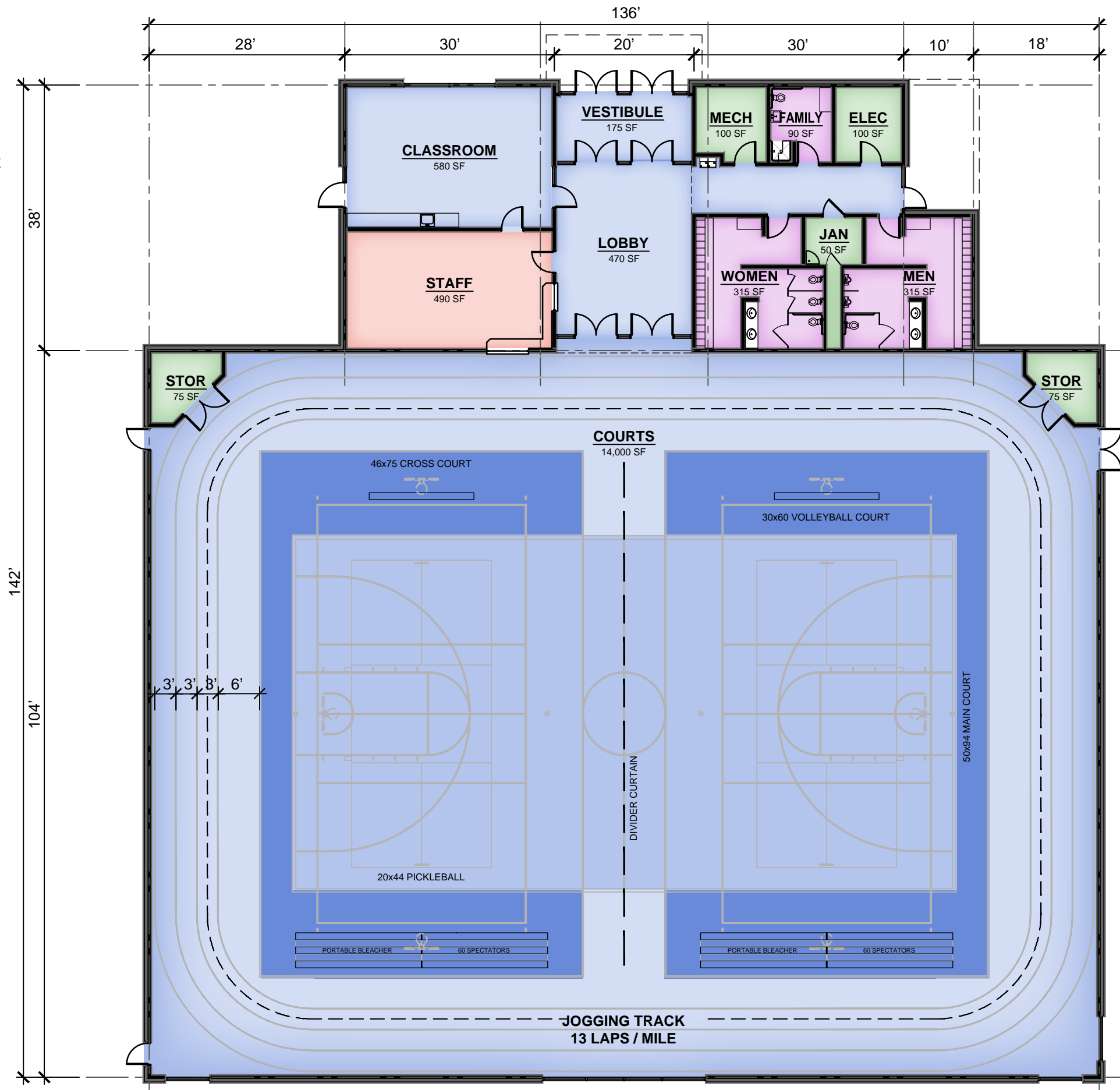
**CONCEPTUAL FLOOR PLAN - (ALT. CONCEPT: UPPER LEVEL)**  
 NEIGHBORHOOD MULTIPURPOSE FACILITY AT DOUGLASS PARK

(UPPER LEVEL = 4,000 SF;  
 21,250 SF TOTAL BUILDING)  
 30 JUNE 2016



# Option 3

- COURT & COMMUNITY SPACE
- RESTROOMS
- SUPPORT SPACES
- OFFICE SPACE







BRUCE McMILLAN AIA  
ARCHITECTS, P.A.

15.18-01 Parks & Recreation Facility Feasibility Study

## Neighborhood Multipurpose Facility at Douglass Park

### Estimate of Probable Construction Cost – Base Project

Alternate Options Are Shown Separately

General Requirements	General Project Expenses to include:	\$ 374,000.00
	Building Permit (No Charge – City Facility)	
	Bonds & Insurance, Mobilization	
	Temporary Construction Fencing & Dumpster Service	
	<b>Subtotal</b>	<b>\$ 374,000.00</b>
Site Work	Site Demolition	\$ 40,000.00
	(40) Parking Stalls at 10th Street (20) & Yuma Street (20)	\$ 124,000.00
	(12) Existing Stalls south of Douglass Annex	\$ 53,000.00
	Existing Site Fence Removal & Relocation	\$ 5,000.00
	Site Utilities	\$ 21,000.00
	Miscellaneous Pavement	\$ 60,000.00
	Landscaping (est. \$30,000.00 – by Owner)	
	<b>Subtotal</b>	<b>\$ 303,000.00</b>
Facility Construction	Footings, Foundations, & Concrete Slab	\$ 275,650.00
	Pre-engineered Building Package	\$ 516,100.00
	Interior Masonry Partitions	\$ 271,350.00
	Miscellaneous Structural Steel	\$ 84,500.00
	Rough & Interior Carpentry, Millwork	\$ 20,840.00
	Insulation & Weatherization	\$ 32,550.00
	Doors & Hardware, Glass & Glazing, & Storefront Systems	\$ 43,400.00
	Acoustical Ceilings, Painting, & Flooring	\$ 298,000.00
	Bleachers & Equipment (Goals, Nets, etc.)	\$ 54,770.00
	Restroom Fixtures & Accessories, Lockers	\$ 25,000.00
	<b>Subtotal</b>	<b>\$ 1,622,160.00</b>
MEP	Fire Suppression System	\$ 81,000.00
	Plumbing	\$ 119,300.00
	HVAC	\$ 495,700.00
	Electrical Components	\$ 411,500.00
	<b>Subtotal (includes General Contractor mark-up)</b>	<b>\$ 1,107,500.00</b>
	Subtotal All Categories: Base Project	\$ 3,406,660.00
	10% Contingency	\$ 340,666.00
	<b>Estimated Base Project Total Construction Cost</b>	<b>\$ 3,747,326.00</b>
	Estimated A/E Fees (7.5%)	\$ 281,050.00
<b>Total Estimated Base Project Probable Cost</b>		<b>\$ 4,028,376.00</b>
		19,850 SF (\$203.00/SF)
<b>Alternate Considerations</b>		
Alt.	Elevated Track, Elevator, & Stair Towers	\$ 440,000.00
	MEP Associated w/ Elevated Track, Elevator, & Stair Towers	\$ 60,000.00
	Site Demolition & Additional Parking	\$ 257,000.00
	<b>Subtotal</b>	<b>\$ 757,000.00</b>
	Subtotal: Base Project & Alternate	\$ 4,163,660.00
	10% Contingency	\$ 416,366.00
	<b>Estimated Project Total Construction Cost</b>	<b>\$ 4,580,026.00</b>
	Estimated A/E Fees (7.25%)	\$ 332,050.00
<b>Total Estimated Base Project &amp; Alternate Probable Cost</b>		<b>\$ 4,912,076.00</b>
		21,250 SF (\$231.00/SF)

Option 1

Option 2





## Neighborhood Multipurpose Facility at Douglass Park

### Estimate of Probable Construction Cost – Base Project

Alternate Options Are Shown Separately

General Requirements	General Project Expenses to include:	\$	240,000.00
	Building Permit (No Charge – City Facility)		
	Bonds & Insurance, Mobilization		
	Temporary Construction Fencing & Dumpster Service		
	<b>Subtotal</b>	<b>\$</b>	<b>240,000.00</b>
Site Work	Site Demolition	\$	40,000.00
	(40) Parking Stalls at 10th Street (20) & Yuma Street (20)	\$	96,000.00
	(12) Existing Stalls south of Douglass Annex	\$	53,000.00
	Existing Site Fence Removal & Relocation	\$	5,000.00
	Site Utilities	\$	21,000.00
	Miscellaneous Pavement	\$	60,000.00
	Landscaping (est. \$30,000.00 – by Owner)		
	<b>Subtotal</b>	<b>\$</b>	<b>275,000.00</b>
Facility Construction	Footings, Foundations, & Concrete Slab	\$	275,650.00
	Pre-engineered Building Package	\$	451,725.00
	Interior Masonry Partitions	\$	240,250.00
	Miscellaneous Structural Steel	\$	20,000.00
	Rough & Interior Carpentry, Millwork	\$	10,000.00
	Insulation & Weatherization	\$	28,500.00
	Doors & Hardware, Glass & Glazing, & Storefront Systems	\$	60,000.00
	Acoustical Ceilings, Painting, & Flooring	\$	260,800.00
	Bleachers & Equipment (Goals, Nets, etc.)	\$	68,000.00
	Restroom Fixtures & Accessories, Lockers	\$	25,000.00
	<b>Subtotal</b>	<b>\$</b>	<b>1,439,925.00</b>
MEP	Fire Suppression System	\$	78,500.00
	Plumbing	\$	113,800.00
	HVAC	\$	398,950.00
	Electrical Components	\$	394,200.00
	<b>Subtotal (includes General Contractor mark-up)</b>	<b>\$</b>	<b>985,450.00</b>
	Subtotal All Categories: Base Project	\$	2,940,375.00
	5% Contingency	\$	147,020.00
	<b>Estimated Base Project Total Construction Cost</b>	<b>\$</b>	<b>3,087,395.00</b>
	Estimated A/E Fees (7.5%)	\$	231,555.00
<b>Total Estimated Base Project Probable Cost</b>		<b>\$</b>	<b>3,318,950.00</b>
	17,374 SF		(\$191.00/SF)

Option 3