Carroll, Iowa CRC Program and Probable Cost Estimate
RDG No. 3003.272.00
9-Aug-19

Building Construction — 90% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM — Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,181,460
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
102	Women's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
103	Family Change Rooms	4	4	27	108	432	$ 230	$ 99,360
104	Universal Lockers	2	20	4	80	160	$ 200	$ 32,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 150	$ 219,000
106	Wet Classroom	1			530	530	$ 180	$ 95,400
107	Lifeguard Office	1			190	190	$ 180	$ 34,200
108	Corridor	1			0	0	$ 100	$ -
2	**POOL**					21,701		$ 4,984,000
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 2,300,000	$ 2,300,000
202	New Pool Building Enclosure	1	-	-	7,100	7,100	$ 200	$ 1,420,000
203	New Pool Equipment Room	1	-	-	800	800	$ 200	$ 160,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ 80	$ 1,104,000
3	**GYM & OFFICES**					17,170		$ 3,096,500
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 180	$ 1,368,000
302	Gymnasium Storage	1	-	-	570	570	$ 150	$ 85,500
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 130	$ 728,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 200	$ 330,000
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 100	$ 160,000
309	AC for existing gym							$ 65,000
	Subtotal (Net Square Feet)					44,693		$9,261,960
	Aggregate area required for walls, mechanical, janitor closets, IT systems, etc.					4,966	$ 240	$ 1,191,813
						49,659		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 211	$ 10,453,773

8	**OWNER COSTS**	
	Site Costs	
	Parking (not included)	$ -
	Site Excavation, Storm Water, Erosion Control	$ 90,000
	Site Utilities (does not include elec and gas)	$ 70,000
	Walks	$ 35,000
	Site Lighting	$ 35,000
	Site Signage (not included)	$ -
	Final Grading, Sod, Seed, and Landscape	$ 50,000
	Soft Costs	
	Survey, Geotechnical, Construction Testing	$ 50,000
	Permitting	$ 20,000
	Furniture and Movable Equipment	
	Movable Equipment	$ 100,000
	Design Fees and Expenses (7%)	$ 751,364
	Misc.	$ -
	Contingency (10%)	$ 1,090,377
	Total Owner / Soft Costs	$ 2,291,741
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*	$ 12,745,515

NOTES:

No work in existing building theatre, corridors, restrooms, cardio, racquetball, or multi-purpose rooms.
Includes HVAC upgrades for existing pool, gym, locker rooms, and remodeled area for offices and activity room.
Does not include new roofing, windows, nor replacement of exterior metal panels.
Does not include any outdoor patio adjacent to indoor pool.