

# MOUNDS VIEW COMMUNITY CENTER

## Concept Planning

5394 Edgewood Dr, Mounds View, MN 55112



**Submitted** February 03, 2023 | **Contact** Daniel Kodet AIA, NOMA, CID



Contents

1. Executive Summary	2
2. Program Summary	3-4
3. Program	5-6
4. Program Detail	7-9
5. Plan Description	10-13
6. Perspectives	14
7. Cost Estimate Summary	15
8. Kraus - Anderson Cost Estimates	16-17



## ► Executive Summary

As part of the City of Mounds View's dedication to improve the programs and spaces offered to their residents as well as potentially attract further development to the downtown, Kodet Architectural Group was asked to study the current community center. This study included an assessment of the condition of the existing building as well as a proposed expansion to increase activities within the facility.

As part of the study, Kodet and Kraus-Anderson (assessment and estimating partner), met with staff, users, and City personnel to determine needs and wants for an expansion. From this, a preliminary program was developed which led into plan options. These options were reviewed and refined with City personnel and the City council to create the current proposed plan.

In all, 3 additional basketball courts, an indoor walking track, enlarged senior center, and additional flexible studio spaces were all requested. In total, a roughly 71,000 sf addition is being proposed along with updates to the current lobby, offices, gym, and other minor areas of the existing facility. To accommodate the increased number of users, the parking lot is also proposed to expand and a larger drop-off area created for events, tournaments, and daily use.



## ► Program Summary

The attached program was created after a number of meetings with City staff, facility staff, and building users to address current needs and future goals for additional activities within the Community Center. The biggest request was for more sport courts to handle tournaments and community sports. The new gyms would have 4 regulation basketball courts, which equates to 8 volleyball courts and at least 12 pickleball courts. Seating areas are planned on the side of the courts and off the lobby, adjacent a new concessions area.

In conjunction with the courts, expanded locker rooms were also requested. The current locker rooms do not have restrooms attached, just a shower area. This meant users had to go to the opposite side of the building for locker rooms. There are two proposed locker areas on the plan, a daily use locker room and an additional locker area for tournaments. The type of locker room is still being considered, but is currently shown with gender neutral locker rooms for all. This means that there are private restroom stalls, private changing areas and private showers for the use of individuals or families. Discussion will continue if the daily use locker room will revise to men/women/universal locker/restroom areas.



**Existing Men's Locker Room**



**Existing Gymnasium**

Additional amenities also would utilize the locker rooms and gym areas. An upper level walking track would offer both viewing areas for tournaments as well as a safe environment for exercise during all seasons. Stretching and seating areas are located adjacent along with an enlarged and updated weight room. Support spaces for tournaments, such as a referee's office and tournament/coaches' office are also provided and could be used as small meeting rooms when tournaments are not underway.



## ► Program Summary

Numerous groups requested additional studio spaces, including two that could be joined into one large studio. These spaces could be used for everything from birthday parties, to yoga, karate, or group meetings. At nearly 2,000 square feet, the upper level joined studios would allow a great deal of flexibility for youth programs, tournaments, or community rentals.

Another request from the community was an indoor play area for younger children. At 3,000 sf, this space would allow for some equipment as well as area to run around during the cold of winter or heat of summer.

By relocating the Senior Center into larger spaces, the existing rooms can be used for more educational programming during the summer as well as a rental space. Near the entrance, the relocated space would have the ability to expand into an adjacent studio for flexibility for larger events, such as potlucks.

Office space was another significant need for the facility. Currently, there are only 3 staff offices, while there are 4 fulltime staff and a number of parttime staff who need 'hotel' stations. The expanded offices adds these functions as well as a breakroom/conference room for staff use and a small workroom.



**Existing Senior Center**



**Existing Reception + Offices**

For the event center, the only requested additional interior spaces were two 'bride's rooms,' which could be used for wedding party preparation or others who need space to prepare for an event. Restrooms are proposed to be attached. One conference room adjacent was removed to maintain the current amount of storage provided for the event center. The event center also requested an outdoor patio where functions could flow during the peak summer season. This would include a temporary bar and other amenities. Updated the existing lobby to better flow between the event center and patio was also requested. Staff wants this space to act as mingling area before and after large weddings and other sit-down events in the event center.

Other minor requests and changes included additional storage throughout the building for tenants, programs such as the voting that occurs on site, and general building storage. A single user public restroom with an adult changing station was also requested by Rise and others to serve all of the community who have special needs.

The existing Community Center is just over 42,000 sf. With the proposed spaces, the enlarged facility would be roughly 112,000 sf of space for programs, circulation, building systems, storage, and support.

<b>Facility Totals</b>						
Space	Existing Quantity	Existing SF	Existing Total	Proposed Quantity	Sq. Ft.	Total
Athletic Complex	8		12,540	36		65,651
Community Center	20		9,271	29		14,386
Event Center	8		7,217	11		7,717
Daycare	19		7,183	19		7,183
<b>Sub Total</b>			<b>36,211</b>	<b>95</b>		<b>94,937</b>
<b>Mech/Elect/Walls/Circulation</b>		<b>16%</b>	<b>5,794</b>		<b>19%</b>	<b>18,038</b>
<b>Total Square Feet</b>			<b>42,005</b>			<b>112,975</b>

<b>Athletic Complex</b>						
Space	Existing Quantity	Existing SF	Existing Total	Proposed Quantity	Sq. Ft.	Total
Existing BB/VB Court w/ Bleachers	1	9,109	9,109	1	9,109	9,109
Multistation Gym w/ Bleachers for 100	0	-	-	3	10,865	32,595
Walking Track 2 lanes	0	-	-	1	6,365	6,365
Gym Storage	1	550	550	2	970	1,939
Team / Viewing Area	1	178	178	3	2,061	6,182
Weight Room	1	1,473	1,473	1	1,700	1,700
Weight Room Storage	1	189	189	1	70	70
Office off Weight Room	1	291	291	0	-	-
Studio	0	-	-	4	918	3,671
Closet	0	-	-	5	72	360
Public Locker Room / Restroom	2	375	750	1	920	920
Restrooms	0	-	-	8	50	400
Tournament Locker / Restrooms	-	-	-	1	650	650
Officials/Coaches Office w/ RR	0	-	-	1	300	300
Referees Office, RR, Locker Room	0	-	-	1	160	160
Lobby	0	-	-	1	925	925
Concessions / Ticketing	0	-	-	1	155	155
Concessions Storage	0	-	-	1	150	150
<b>Sub Total</b>	<b>8</b>		<b>12,540</b>	<b>36</b>		<b>65,651</b>

Community Center						
Space	Existing Quantity	Existing SF	Existing Total	Quantity	SF	Total
Reception	1	126	126	1	125	125
Lobby	1	3932	3932	1	3,932	3,932
Staff Offices	3	126	378	4	125	500
Open Office Area	1	56	56	1	400	400
Workroom	0	0	0	1	100	100
Staff Breakroom / Informal Conf.	0	-	-	1	250	250
Conference Room	5	246	1231	6	243	1,456
Large Conference Room	0	0	0	1	507	507
Studio	1	951	951	1	951	951
Closets	3	32	96	3	32	96
Senior Center	1	507	507	1	825	825
Restroom	0	-	-	1	50	50
Storage	0	-	-	1	100	100
Quincy House/Youth Room	1	961	961	1	961	961
Restroom	1	71	71	1	71	71
Rise Classroom	1	882	882	1	882	882
Restroom	1	80	80	1	80	80
Play Area	0	0	0	1	3,000	3,000
Pursuit Comm. Church Storage	0	0	0	1	100	100
<b>Sub Total</b>	<b>20</b>		<b>9,271</b>	<b>29</b>		<b>14,386</b>

Event Center						
Space	Existing Quantity	Existing SF	Existing Total	Quantity	SF	Total
Event Center Ballroom	1	5,265	5,265	1	5,265	5,265
Event Center Storage Closets	2	142	284	2	142	284
Event Center Storage Room	1	455	455	1	550	550
Bride's Room with Restroom	0	-	-	2	165	330
Serving Kitchen	1	465	465	1	465	465
Catering Kitchen	1	331	331	1	331	331
Restrooms	2	209	417	2	209	417
Family Restroom	0	-	-	1	75	75
<b>Sub Total</b>	<b>8</b>		<b>7,217</b>	<b>11</b>		<b>7,717</b>

Daycare						
Space	Existing Quantity		Existing Total	Quantity		Total
Classrooms	5		3,872	5		3,872
Offices	2		504	2		504
Storage	11		1,024	11		1,024
Miscellaneous / Circulation	1		1,783	1		1,783
<b>Sub Total</b>	<b>19</b>		<b>7,183</b>	<b>19</b>		<b>7,183</b>



## ► Program Detail

SPACE	QTY.	FINISHES	TECHNOLOGY / UTILITIES	FFE	EXIST. SQ. FT.	REV. SQ. FT.
<b>AHTLETIC COMPLEX</b>						
Existing Gymnasium	1	Exist. wood floor - refinish	Replace sound system, update DFs to bottle filler	Replace bleachers, hoops, curtain	9,109	9,109
3-Court Gymnasium	1	Wood floor, CMU/precast walls, acoustic treatments	Sound system, translucent glazing, equipment remote controlled, Wifi	Drop-down hoops, curtains, and nets, scoreboards	-	32,595
Track	1	Cushioned walking surface, 2 lanes, CMU/precast walls	Speaker system, Wifi, Drinking fountains w/ bottle filler	Warm up area adjacent	-	6,365
Gym Storage	2	Conc. Floor, CMU/precast partitions, exposed structure	Elect. for charging equipment	Fence to separate voting storage	970	1,940
1st Floor Viewing/ Seating Area	2	Durable flooring, acoustic treatment to ceiling, inviting	Wifi, outlets, well lit, dfs w/ bottle fillers, elect. message boards, sound system	Variety of comfortable chairs and tables	478	1,239, 2,575
2nd Floor View/ Warm Up Area	1	Durable flooring, acoustic treatments, inviting, wdws to existing gym	Wifi, outlets, well lit, fs w/ bottle fillers, elect. message boards, speaker system	Stretching space, chairs/tables for viewing	-	2,368
Weight Room	1	Cushioned floor, durable walls, mirrors	Wifi, power for 8-10 pieces of equipment	Room for 8-10 pieces of equipment, free weights, open space	1,460	1,700
Weight Rm. Storage	1	Durable floors, GBD partitions	-	-	315	70
Studio	4	Cushioned floors, acoustic treatments, durable finishes	Wifi, speakers, sink and counters, restrooms nearby, flexible divider at one set	Tables, chairs that can be stored, mirrors, barre at one room		912
Studio Closet	4	Conc. floor, open ceiling,	-	Adjacent Studios, secure		72
Public Locker Room	1	Durable finishes; tile showers, epoxy resin floor or similar, CMU partitions	3 showers min., 5 min. toilet stalls, trough sink	15 metal 2- tier lockers, plastic privacy toilet stalls	660	920
Public Restrooms	2	Tile, GBD ceiling, durable	Sinks w/ integral hand and soap, autoflush toilets	Adult and babychanging stations	470	1,000

## ► Program Detail

Tournament Locker Room	1	Durable finishes, epoxy resin floor or sim., CMU partitions	5 min toilet stalls, trough sink	15 metal 2-tier lockers, plastic privacy toilet & dressing partitions	-	650
Tournament/Coach Office	1	Windows into gym, LVT or similar flooring, GBD partitions, APC ceiling	Restroom attached, Wifi, data drops, sound system from gym	First aid kit, defibulator, mirror	-	300
Referee's Office	1	LVT or similar flooring, GBD or CMU partitions, APC ceiling	Restroom attached, Wifi, data drops, sound system from gym	Mirror	-	160
Lobby		Durable, attractive finishes such as terrazzo, wood slat ceiling, GBD	Speaker system, lighting to highlight functions, electronic message board	Benches near entrance for waiting		925
Concessions/Ticketing	1	Highly visible, counter space for 2 staff+, easily cleaned surfaces, NSF	Sink, outlets at counter height for hotdogs, etc., refrigerator/freezer circuits	Stainless steel counter, rolling shutter to close, refrigerators, freezer,	-	150
Concessions Storage	1	Accessed from Concessions, near entry, easily cleaned finishes	Power for refrigerators / freezers	Wire storage shelving		150

### COMMUNITY CENTER

Reception Desk	1	Visibility to both entrances, gyms, welcoming, durable	Data, power for 2 staff, electronic message board	Rolling shutter to close, dual height counter	126	125
Lobby	1	Update existing finishes, welcoming while durable, message board	Power/data/wifi	Seating in court viewing, benches for waiting	3,932	3,932
Staff Offices	4	4 offices, exterior windows, carpet or LVT, blinds, GBD, APC	Data, power	Space for systems furniture, desk, credenza, etc.	85 to 166	125
Open Office Area	1	For seasonal staff, maint., etc. Counter for hoteling, carpet or LVT, GBD, APC	Data, power	Counter for 6 people +/- to work, Reception desk to entrance	56	400
Work Room	1	LVT, GBD, APC	Power for large copier, misc. equipment,	Cabinetry for paper storage, collating, etc.	-	100
Break Room / Conference	1	LVT, GBD, tile backsplash, APC	Power for refrigerator, microwave(s), data/power, sink	kitchenette cabinetry, table(s)/chairs, whiteboard, tackboards	-	250
Conference Rooms	5	Carpet, GBD, APC ceiling	Dimmable lighting, data/power	Whiteboard	218 to 265	218 to 265

## ► Program Detail

Large Conference Rm.	1	Existing carpet, GBD, APC	Existing power and water	Existing Senior Center	-	507
Studio	1	Existing finishes	Existing, divisible	Existing	951	951
Studio Closets	3	Existing finishes	Existing	Existing	32	32
Senior Center	1	LVT, GBD, & APC, expandable to adjacent room, secure storage	Water, data/power	Cabinetry for potlucks,	507	900
Quincy House (Youth)	1	Existing finishes	Existing	Existing	961	961
Rise Classroom	1	Existing finishes	Existing	Existing	896	896
Play Area	1	High ceilings, acoustic treatments, durable finishes, cushioned floor	Wifi, speaker system, drinking fountain with bottle filler nearby	Play equipment like bouldering wall, slide, raised fort, swings, etc.	-	3,000
Church Storage	1	Basic finishes,	None	None	-	200

### Event Center

Event Center Ballroom	1	Divisible space, mix of carpet and wood floor, GBD	Data/power, large projection	Existing finishes	5,265	5,265
Event Center Storage	3	Basic finishes, double doors for furniture access	-	-	140 to 455	140 to 553
Bride's Room	2	Carpet, GBD, APC - For wedding prep	Restroom attached power/data	Counter for makeup, mirrors	-	165
Kitchens	2	Existing catering and prep	Existing	Existing	331, 444	331, 444
Event Center Restrooms	1	Existing finishes - Update finishes if possible	Existing	Existing	643	643
Family Restroom	1	Tile walls and floor, GBD ceiling	Toilet, sink	Adult changing station, storage for supplies		85
Exterior Patio	1	Stained or stamped concrete, solid wall to neighbors, fence to west, trellis over part	Water to bar area, spigot for cleaning, speakers, lighting for events	Flexible furnishings	-	3,000



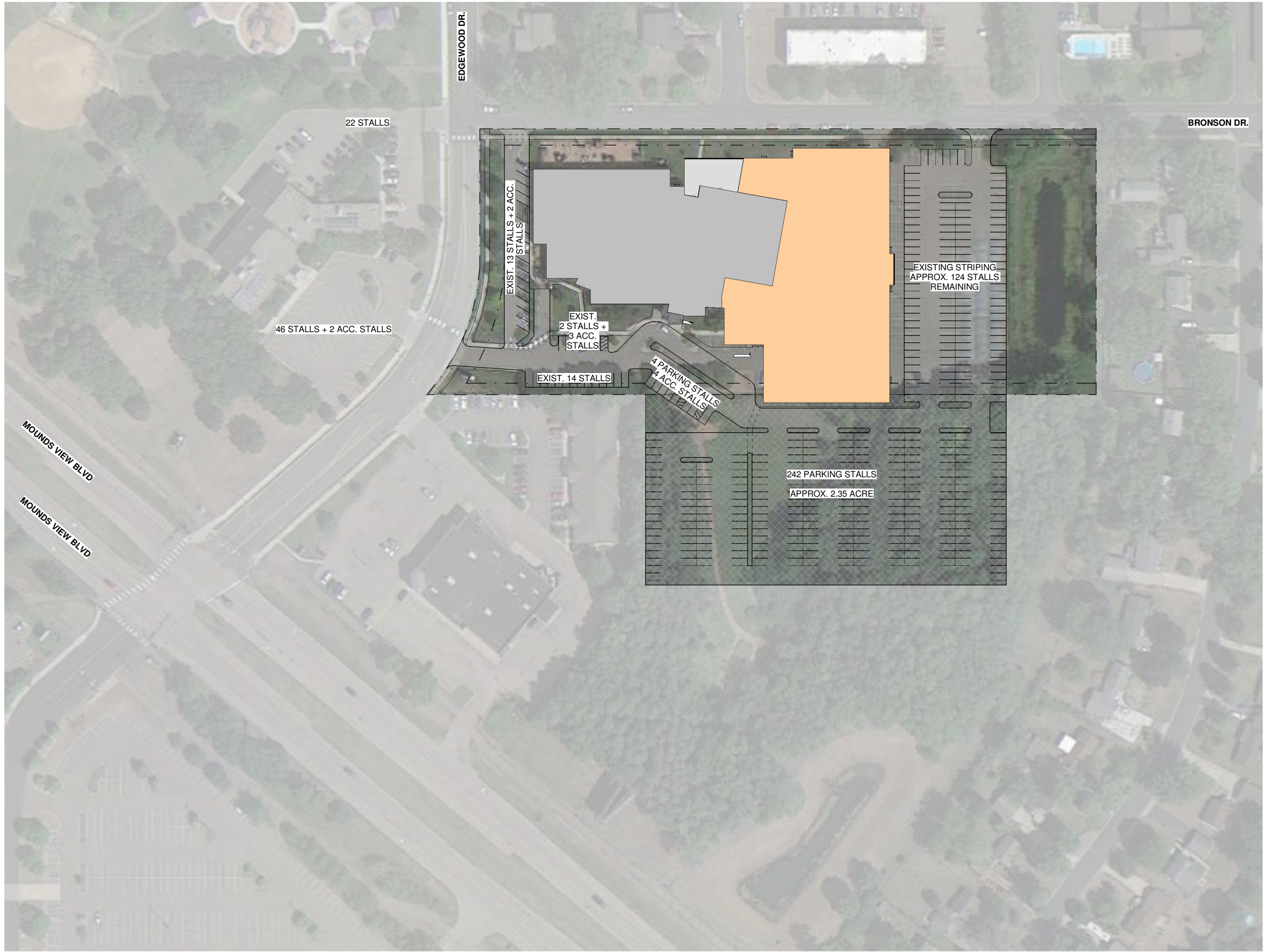
## ► Plan Description

The attached plans represent the summary of comments to date on the Mounds View Community Center Expansion. As shown, the site plan depicts the parking lot expanding to the south to create 400+ on-site parking stalls along with a new drop-off area that serves both the existing entrance and the new athletic entrance.

The facility is planned so that an event and a tournament could potentially happen at the same time. Or, gates could close off the unused portion of a building if one or the other is occurring.

At the existing building, the lobbies and former weight room area will be updated for a consistent updated appearance, as will the entrances.

Main functions for the athletic areas are centered around a new lobby and the adjacent seating area. Gyms, locker rooms, studios, the track, and the play area all come off of this lobby. Offices are also adjacent to help provide monitoring.

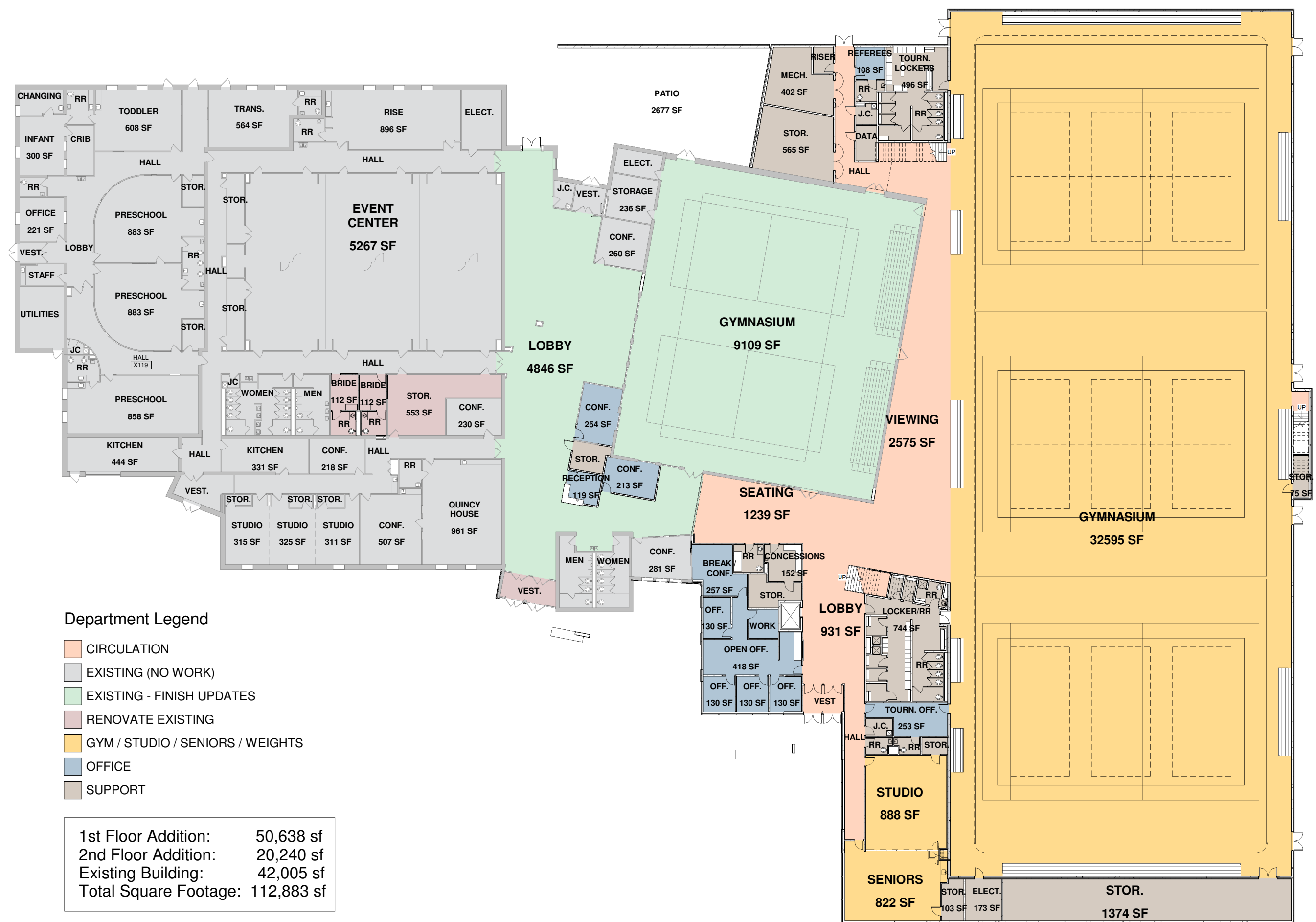


# Mounds View Community Center

## Proposed Site Plan

P0.0  
January 25, 2023  
Preliminary - Not for Construction





# Mounds View Community Center

## First Floor Proposed Floor Plan

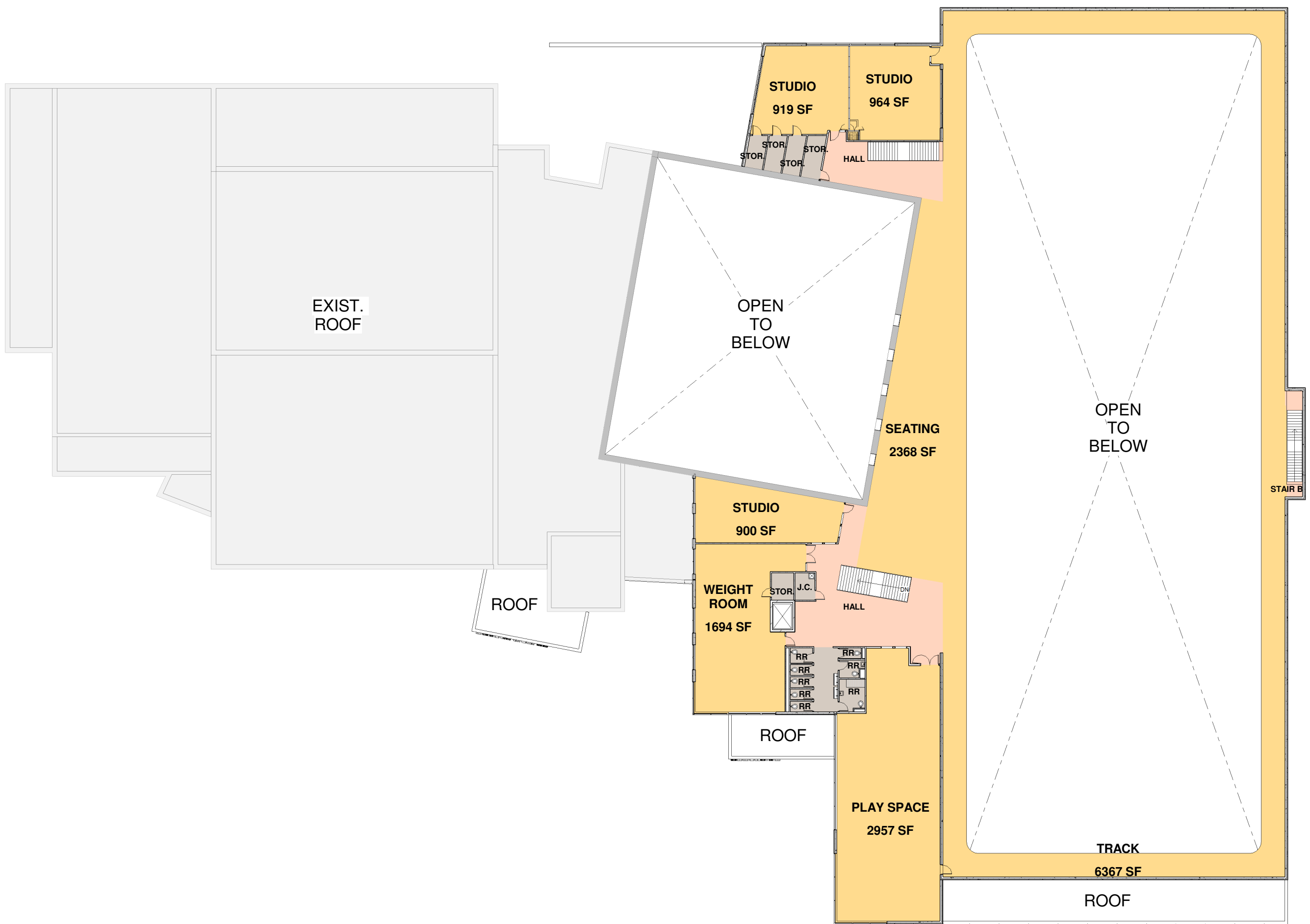
P0.1

January 25, 2023

Preliminary - Not for Construction







Second Floor Proposed Floor Plan

P0.2

January 25, 2023

Preliminary - Not for Construction





**Exterior Perspective at Addition**



**Interior Perspective at Addition**

## ► Kraus-Anderson | Cost Estimate Summary

Kraus-Anderson was engaged on the project to provide detailed cost estimates for the proposed scheme. The estimates are preliminary, but size, materials discussed and prices prorated for a 2024/25 construction schedule have been utilized.

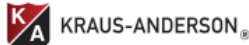
On the first document, you will see that the estimate is broken out between site work, expansion, heavy remodeling (moving walls or adding planning), and medium renovations (replacing finishes). Then, percentages by division are given based on more detailed backup and KA's experience on similar type projects. This document shows an actual construction cost of \$21.3 million. This is escalated for the later construction date to \$25.4 million, which includes \$1.7 million for contingency.

There are more costs beyond just the actual construction. The second KA document provides an outline of what some of these costs would be, including design/engineering fees, testing costs, and FFE (fixtures, furnishings and equipment) costs. Currently, a total of approximately 20% is proposed until more detail is generated when the project proceeds.

Together, this brings the project cost up to \$30.5 million. A range, between \$27.4 on the low side up to \$33.5 is proposed for budgeting purposes as future decisions on materials, a reduction in program or square footage, and date of construction start, can all impact the budget. If fewer funds are available, then means of reducing costs through deferring remodels, cutting square footage, or simplifying finishes are all common means to bring the project within the final budget range.



# ► Kraus-Anderson | Cost Estimate | Community Center



Owner: City of Mounds View  
Project: Community Center Expansion & Renovations  
Location: Mounds View, MN  
Architect: Kodet Architectural Group

## Mounds View Community Center Expansion & Renovations

Concept System Budget Level of Detail  
System Cost Summary

Date: 12/15/2022  
Project Start: TBD  
Completion: TBD  
Cost Model File: None  
Cost Index File: None

Drawings: 12/7/2022

	Item Description	Acres			Floors			GSF/Floor			Project Total	% Of Total
		4.13			2			32,950				
		Site			Building Expansion			Renovations				
		179,700 SF of Site			65,900 GSF			9,600 GSF				
		Unit Cost/ Bldg. Area	Percent Dir. Cost	Total Cost	Unit Cost/ Bldg. Area	Percent Dir. Cost	Total Cost	Unit Cost/ Bldg. Area	Percent Dir. Cost	Total Cost		
Div 2	SUMMARY:											
Div 2	BUILDING SITE IMPROVEMENTS/DEMOLITION	\$33.15	94.28%	\$2,502,831	\$2.00	0.79%	\$131,800	\$12.00	8.63%	\$115,200	\$2,749,831	13.26%
Div 2	EXCAVATION & BACKFILL	\$0.00	0.00%	\$0	\$2.00	0.79%	\$131,800	\$0.00	0.00%	\$0	\$131,800	0.64%
Div 3	FOUNDATION/SLAB-ON-GRADE	\$0.00	0.00%	\$0	\$25.00	9.84%	\$1,647,500	\$2.00	1.44%	\$19,200	\$1,666,700	8.04%
Div 3, 4, 5	STRUCTURE	\$0.00	0.00%	\$0	\$40.00	15.74%	\$2,636,000	\$0.00	0.00%	\$0	\$2,636,000	12.71%
Div 7, 8	EXTERIOR ENCLOSURE	\$0.00	0.00%	\$0	\$36.00	14.17%	\$2,372,400	\$18.00	12.95%	\$172,800	\$2,545,200	12.27%
Div 7	ROOFING SYSTEM	\$0.00	0.00%	\$0	\$20.00	7.87%	\$1,318,000	\$0.00	0.00%	\$0	\$1,318,000	6.36%
Div 8, 9, 10	INTERIOR CONSTRUCTION	\$0.00	0.00%	\$0	\$43.00	16.92%	\$2,833,700	\$65.00	46.76%	\$624,000	\$3,457,700	16.67%
Div 11, 12	EQUIPMENT	\$0.00	0.00%	\$0	\$8.00	3.15%	\$527,200	\$4.00	2.88%	\$38,400	\$565,600	2.73%
Div 14	CONVEYING SYSTEMS	\$0.00	0.00%	\$0	\$2.12	0.84%	\$140,000	\$0.00	0.00%	\$0	\$140,000	0.68%
Div 15	PLUMBING	\$0.00	0.00%	\$0	\$8.00	3.15%	\$527,200	\$4.00	2.88%	\$38,400	\$565,600	2.73%
Div 15	MECHANICAL	\$0.00	0.00%	\$0	\$40.00	15.74%	\$2,636,000	\$10.00	7.19%	\$96,000	\$2,732,000	13.18%
Div 15	FIRE PROTECTION	\$0.00	0.00%	\$0	\$3.00	1.18%	\$197,700	\$4.00	2.88%	\$38,400	\$236,100	1.14%
Div 16	ELECTRICAL	\$1.01	2.87%	\$76,319	\$25.00	9.84%	\$1,647,500	\$20.00	14.39%	\$192,000	\$1,915,819	9.24%
	CONTINGENCY-Contractor & Design Progression	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0	0.00%
	GENERAL CONDITIONS	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0	0.00%
	PERMIT/BOND/BR/GL-SG/TESTING/INSPECTION	\$1.00	2.84%	\$75,500	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$75,500	0.36%
	ESCALATION	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0	0.00%
	SUBTOTAL	\$35.16	100.00%	\$2,654,650	\$254.12	100.00%	\$16,746,800	\$139.00	100.00%	\$1,334,400	\$20,735,850	100.00%
	DESIGN FEE	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0	0.00%
	CONTRACTOR FEE	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0.00	0.00%	\$0	\$0	0.00%
	ESTIMATED COST BY AREA	\$35.16	100%	\$2,654,650	\$254.12	100%	\$16,746,800	\$139.00	100%	\$1,334,400	\$20,735,850	100.00%

Total Project Cost Estimate
\$20,735,850
\$275 per GSF
75,500 GSF

\$/Acre	\$643,498
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Projected Total Cost Range		Projected Site Range		Projected Range		Projected Range	
Low	High	Low	High	Low	High	Low	High
\$ 19,699,057	\$ 21,772,642	\$ 2,521,817.10	\$ 2,787,382.00	\$ 13,909,460	\$ 17,584,140	\$ 1,287,880	\$ 1,401,120
\$ 260.91	\$ 288.38	\$ 33.40	\$ 36.92	\$ 241.42	\$ 266.83	\$ 132.05	\$ 145.95

# ► Kraus-Anderson | Cost Estimate | Overall Budget

## Community Center Expansion & Renovations City of Mounds View



12/15/2022

	Community Center Expansion & Renovations	Community Center Expansion & Renovations	
Description	Concept	Current Overall Budget	KRAUS-ANDERSON®
Update Date	12/15/22	11/29/41	Thursday, December 15, 2022
<b>PROJECT REVENUE / FUNDING</b>	<b>X</b>	<b>DO NOT MODIFY</b>	
Referendum		\$0.00	
Operating Capital		\$0.00	
<b>TOTAL PROJECT REVENUE</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<i>Project Revenue Proportions</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>Estimate Update / Current Overall Budget</i>
<b>PROJECT AREA BREAKDOWN</b>			
New Construction GSF	65,900	65,900	Edit Description as necessary
Renovation GSF	9,600	9,600	Edit Description as necessary
Total GSF	75,500	75,500	
Site Area (Acres)	4	4	
<b>CONSTRUCTION COSTS</b>			
Site	\$2,654,650	\$2,654,650	Concept Estimate. See OST for Scope.
New Construction	\$16,746,800	\$16,746,800	Concept Estimate. See OST for Scope.
Renovations	\$1,334,400	\$1,334,400	Concept Estimate. See OST for Scope.
Value Management		\$0	N/A
Design Contingency	\$1,036,792	\$1,036,792	5%
Escalation		\$0	8%
Total Bid Day	\$21,772,642	\$21,772,642	Formula
Contingency			
Remaining Contingency	\$1,632,948	\$1,632,948	7.5%
Pending Changer Orders		\$0	PCO Log Totals
Executed Change Orders		\$0	Executed Change Orders
General Conditions	\$240,000	\$240,000	Assumes 12 Month Project
<b>CONSTRUCTION COSTS SUB TOTAL</b>	<b>\$23,645,590.21</b>	<b>\$23,645,590.21</b>	
Construction Cost / GSF	\$313.19	#DIV/0!	Construction Costs Sub Total / Total GSF
Percent Construction Cost	83%	#DIV/0!	Construction Costs Sub Total / Total Project Cost
<b>SOFT COSTS</b>	<b>\$4,729,118</b>	<b>\$4,729,118</b>	<b>20%</b>
Design Fees and Reimbursable			
Construction Management			
Permits, Plan Reviews & Fees			
Utilities - Connections			
Pre-Construction Surveys & Studies			
Testing & Inspections			
Bidding, Legal, Finance & Misc.			
County Purchase Orders			
FF&E Expenses			
<b>SOFT COSTS SUB-TOTAL</b>	<b>\$4,729,118.04</b>	<b>\$4,729,118.04</b>	
Soft Costs / SF	\$62.64	#DIV/0!	
Percent Soft Costs	17%	#DIV/0!	
<b>TOTAL PROJECT COSTS</b>	<b>\$28,374,708.25</b>	<b>\$28,374,708.25</b>	<b>Constr. Cost + Soft Costs</b>
Project Cost / GSF	\$375.82	#DIV/0!	Total Project Cost / Total GSF
<b>VARIANCE (OVER) / UNDER</b>	<b>(\$28,374,708.25)</b>	<b>(\$28,374,708.25)</b>	Total Project Revenue / Total Project Costs