



Appendix C: Capital Cost Estimate Detail

Edina Grandview Community Center

Program May 9, 2016



	AREA DESCRIPTION	REQUIRED SPACE				ASF TOTAL	PARKING	\$ PER SQUARE FOOT	TOTAL \$	NOTES
		NO. OF SPACES	NO. OF USERS (MIN)	ASF/ USER	ASF/ ROOM					
Art Center										
<u>Art Center Core</u>										
<input checked="" type="checkbox"/>	Administration	0			0	0	\$0.00	\$0	Provided in Administration program category	
<input checked="" type="checkbox"/>	Gallery - Small	1			500	500	\$333.64	\$166,822		
<input checked="" type="checkbox"/>	Gallery - Large	1			1,700	1,700	\$327.58	\$556,882		
<input checked="" type="checkbox"/>	Studio - Small	2			400	800	\$339.71	\$271,768	Existing area references "Loft" and Lower West Paint	
<input checked="" type="checkbox"/>	Studio Medium	2			600	1,200	\$345.78	\$414,932	Existing area references "Nichols Studio"	
<input checked="" type="checkbox"/>	Studio Large	1			1,000	1,000	\$351.84	\$351,843	Existing area references "Studio 14"	
<input checked="" type="checkbox"/>	Studio Multipurpose	0			0	0	\$0.00	\$0	Existing area references "Peggy Kelly Media Studios"	
<input checked="" type="checkbox"/>	Gift Shop	1			400	400	\$376.11	\$150,443	Existing area references "Gift Shop"	
<input checked="" type="checkbox"/>	Pottery/Ceramics	0			0	0	\$0.00	0	Existing area references "Main Wheel Room", "Plug Room", "Glaze Room", and Lower West Pottery"	
<input checked="" type="checkbox"/>	Hand Building Studio	1			600	600	\$327.58	\$196,547		
<input checked="" type="checkbox"/>	Wheel Studio	2			600	1,200	\$327.58	\$393,093		
<input checked="" type="checkbox"/>	Laundry	1			40	40	\$333.64	\$13,346		
<input checked="" type="checkbox"/>	Storage	1			200	200	\$315.45	\$63,089		
<input checked="" type="checkbox"/>	Kiln	1			1,100	1,100	\$339.71	\$373,681		
<input checked="" type="checkbox"/>	Guest Artist Studio	1			200	200	\$333.64	\$66,729		
<input checked="" type="checkbox"/>	Clay Closet	1			100	100	\$315.45	\$31,545		
<input checked="" type="checkbox"/>	Spray Booth	1			50	50	\$363.98	\$18,199		
<input checked="" type="checkbox"/>	Locked Cage	1			100	100	\$333.64	\$33,364		
<input checked="" type="checkbox"/>	Tool Storage	1			100	100	\$333.64	\$33,364		
<input checked="" type="checkbox"/>	Clay Mixing	1			120	120	\$321.51	\$38,581		
<input checked="" type="checkbox"/>	Glaze Mixing	1			120	120	\$321.51	\$38,581		
<input checked="" type="checkbox"/>	Glaze Bay	3			300	900	\$321.51	\$289,360		
<input checked="" type="checkbox"/>	Metal Arts	1			1,000	1,000	\$333.64	\$333,644		
<input checked="" type="checkbox"/>	Glass/Jewelry	1			1,000	1,000	\$333.64	\$333,644	Existing area references "Red Door Room"	
<input checked="" type="checkbox"/>	Storage	1			1,000	1,000	\$315.45	\$315,445		
<input checked="" type="checkbox"/>	Lockers	1			65	65	\$370.04	\$24,053	(115) Lockers	
<input checked="" type="checkbox"/>	ASF SUBTOTAL					13,495	\$334.12	\$4,508,953		
	PROJECT SOFT COSTS							\$1,127,238		
	ART CENTER TOTAL							\$5,636,191		

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	NO. OF SPACES	NO. OF USERS (MIN)	ASF/ USER	ASF/ ROOM					
Active Adult									
<u>Active Adult Core</u>									
<input checked="" type="checkbox"/> Administration	0			0	0		\$0.00	\$0	Provided in Administration program category
<input checked="" type="checkbox"/> Lobby	0			0	0		\$0.00	\$0	Provided in Community Gathering program category
<input checked="" type="checkbox"/> Commons	1			2,400	15		\$339.71	\$815,304	Accommodates (60) banquet, (100) lecture
<input checked="" type="checkbox"/> Multipurpose Classroom	3			900	17		\$339.71	\$917,217	Existing area: (4) Classrooms avg. 880 SF/EA
<input checked="" type="checkbox"/> Seminar Room	1			540	3		\$333.64	\$180,168	
<input checked="" type="checkbox"/> Game Area	1			950	6		\$333.64	\$316,962	
<input checked="" type="checkbox"/> Multipurpose Room	0			0	0		\$0.00	\$0	Provided in Fitness & Wellness program category
<input checked="" type="checkbox"/> Storage	1			300	2		\$315.45	\$94,634	
	ASF SUBTOTAL				6,890	42	\$337.34	\$2,324,284	
	PROJECT SOFT COSTS							\$581,071	
	ACTIVE ADULT TOTAL							\$2,905,355	
Community Gathering									
<u>Commons</u>									
<input checked="" type="checkbox"/> Lobby - Core Program	1			800	5		\$394.31	\$315,445	
<input checked="" type="checkbox"/> Reception Desk	1			240	1		\$394.31	\$94,634	
<input checked="" type="checkbox"/> Coat Room	1			240	1		\$321.51	\$77,163	
<input checked="" type="checkbox"/> Vending	1			120	1		\$321.51	\$38,581	
<u>Flexible Meeting Space</u>									
<input checked="" type="checkbox"/> Multipurpose Classroom	1			900	6		\$339.71	\$305,739	
<input checked="" type="checkbox"/> Seminar Room	1			540	3		\$333.64	\$180,168	
<input checked="" type="checkbox"/> Seminar Storage	1			60	0		\$315.45	\$18,927	
<u>Food Service</u>									
<input checked="" type="checkbox"/> Café Restaurant	1			2,600	16		\$394.31	\$1,025,196	
<input checked="" type="checkbox"/> Catering Support	1			300	2		\$351.84	\$105,553	
<input checked="" type="checkbox"/> Culinary Arts Instruction	1			300	2		\$351.84	\$105,553	
<u>Event Venue</u>									
<input checked="" type="checkbox"/> Event Venue	1			4,500	28		\$454.97	\$2,047,359	Banquet (250 person), lecture, theater, music
<input checked="" type="checkbox"/> Lighting and AV Control	1			200	1		\$394.31	\$78,861	
<input checked="" type="checkbox"/> Lighting and AV Storage	1			200	1		\$315.45	\$63,089	
<input checked="" type="checkbox"/> Table and Chair Storage	1			600	4		\$315.45	\$189,267	
<input checked="" type="checkbox"/> Collapsible Riser Storage	1			600	4		\$321.51	\$192,907	
<input checked="" type="checkbox"/> Green Room	1			300	2		\$333.64	\$100,093	
<input checked="" type="checkbox"/> Dressing Suite - Women's	1			360	2		\$339.71	\$122,296	
<input checked="" type="checkbox"/> Dressing Suite - Men's	1			360	2		\$339.71	\$122,296	
<input checked="" type="checkbox"/>	ASF SUBTOTAL				13,220	81	\$392.07	\$5,183,125	
	PROJECT SOFT COSTS							\$1,295,781	
	COMMUNITY GATHERING TOTAL							\$6,478,907	

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AREA DESCRIPTION	REQUIRED SPACE				ASF TOTAL	PARKING	\$ PER SQUARE FOOT	TOTAL \$	NOTES
	NO. OF SPACES	NO. OF USERS (MIN)	ASF/ USER	ASF/ ROOM					
Fitness & Wellness									
<u>Studios</u>									
<input checked="" type="checkbox"/>	Fines & Wellness Studio - Medium	2		1,500	3,000	18	\$333.64	\$1,000,931	
<input checked="" type="checkbox"/>	Fitness & Wellness Studio - Large	1		2,000	2,000	12	\$327.58	\$655,155	
<input checked="" type="checkbox"/>	Fitness & Wellness Studio Storage	3		150	450	3	\$315.45	\$141,950	
<input checked="" type="checkbox"/>	ASF SUBTOTAL				5,450	34	\$329.91	\$1,798,037	
	PROJECT SOFT COSTS							\$449,509	
	FITNESS & WELLNESS TOTAL							\$2,247,546	
Administration									
<input checked="" type="checkbox"/>	Director Office	3		150	450	3	\$327.58	\$147,410	(1) art, (1) senior, (1) facility
<input checked="" type="checkbox"/>	Staff Office - Core	6		120	720	4	\$321.51	\$231,488	(2) art, (2) senior, (1) facility
<input checked="" type="checkbox"/>	Office Work Stations - Core Program	8		64	512	3	\$303.37	\$155,296	8'x8' workstations; (6) facility
<input checked="" type="checkbox"/>	Conference Room	1		300	300	2	\$339.77	\$101,913	(10-12) person, serves facility
<input checked="" type="checkbox"/>	Work Room	1		200	200	1	\$327.58	\$65,516	
<input checked="" type="checkbox"/>	Administration Storage	1		80	80	0	\$315.45	\$25,236	
	ASF SUBTOTAL				2,262	14	\$321.33	\$726,858	
	PROJECT SOFT COSTS							\$181,715	
	ADMINISTRATION TOTAL							\$908,573	

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	NO. OF SPACES	NO. OF USERS (MIN)	ASF/ USER	ASF/ ROOM					
Building Support									
<input checked="" type="checkbox"/> Restrooms - Core Program	4		250	1,000	4		\$491.37	\$491,366	
<input checked="" type="checkbox"/> Restrooms - Family	1		150	150	1		\$491.37	\$73,705	
<input checked="" type="checkbox"/> Restrooms - Unisex	2		80	160	1		\$491.37	\$78,619	
<input checked="" type="checkbox"/> Receiving / Service Dock	1		400	400	2		\$321.51	\$128,605	
<input checked="" type="checkbox"/> Trash / Recycle	1		200	200	1		\$315.45	\$63,089	
<input checked="" type="checkbox"/> Building Storage	1		400	400	2		\$315.45	\$126,178	
<input checked="" type="checkbox"/> Laundry	1		240	240	1		\$339.71	\$81,530	
<input checked="" type="checkbox"/> Vending	1		120	120	1		\$327.58	\$39,309	
<input checked="" type="checkbox"/> Building Maintenance Office / Shop	1		400	400	2		\$321.51	\$128,605	
<input checked="" type="checkbox"/> Janitor Closet	4		60	240	1		\$315.45	\$75,707	
<input checked="" type="checkbox"/> Elevator Equipment	1		60	60	0		\$315.45	\$18,927	
<input checked="" type="checkbox"/> Electrical Room	2		150	300	1		\$315.45	\$94,634	
<input checked="" type="checkbox"/> Telecom Room	2		120	240	1		\$321.51	\$77,163	
<input checked="" type="checkbox"/> Mechanical Room: Boiler / Water Service	1		1,200	1,200	5		\$315.45	\$378,534	
<input checked="" type="checkbox"/>	ASF SUBTOTAL				5,110	23	\$363.20	\$1,855,969	
	PROJECT SOFT COSTS							\$463,992	
	BUILDING SUPPORT TOTAL							\$2,319,961	
ASF TOTAL					46,427	277	\$441.48	\$20,496,532	
Non assignable									
walls, corridors, vertical circulation, shafts, etc.	(allowance based on 67% efficiency)				22,867		\$363.98	\$8,323,027	
	PROJECT SOFT COSTS							\$2,080,757	
	NON ASSIGNABLE TOTAL							\$10,403,784	
Site									
<input checked="" type="checkbox"/> Entry Court	1		1,200	1,200			\$250.00	\$300,000	
<input checked="" type="checkbox"/> Outdoor Seating / Program Areas	0		0	0			\$0.00	\$0	
<input checked="" type="checkbox"/> Outdoor Kiln Area	1		6,500	6,500			\$25.00	\$162,500	
<input checked="" type="checkbox"/> Garden	0		0	0			\$0.00	\$0	
	ASF SUBTOTAL				7,700	0	\$60.06	\$462,500	
	PROJECT SOFT COSTS							\$115,625	
	SITE TOTAL							\$578,125	
GSF TOTAL					69,294		\$454.27	\$31,478,441	
67 % Efficiency									

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		NO. OF SPACES	NO. OF USERS (MIN)	ASF/ USER	ASF/ ROOM					
Parking										
<input checked="" type="checkbox"/>	Core Program	270				270		\$30,000.00	\$8,100,000	
<input checked="" type="checkbox"/>	Art Enhanced Program	0				0		\$30,000.00	\$0	
<input checked="" type="checkbox"/>	Drop-in Childcare	0				0		\$30,000.00	\$0	
<input checked="" type="checkbox"/>	Children's Play Structure	0				0		\$30,000.00	\$0	
<input checked="" type="checkbox"/>	Event Venue	80				80		\$30,000.00	\$2,400,000	
<input checked="" type="checkbox"/>	Fitness Center	0				0		\$30,000.00	\$0	
<input checked="" type="checkbox"/>	Gymnasium	0				0		\$30,000.00	\$0	
<input checked="" type="checkbox"/>	Healthcare Partner	0				0		\$30,000.00	\$0	
	ASF SUBTOTAL					350	0	\$ 30,000.00	\$10,500,000	
	PROJECT SOFT COSTS								\$1,050,000	
	SITE AMENITIES TOTAL								\$11,550,000	