



Brooklyn Center Community Center

Preferred Planning Strategy with Phased Implementation
January 18, 2022

Existing Site and Building Conditions

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Cost Opinion General Notes & Assumptions

Notes and Assumptions:

1. Cost opinions are based on a Renovation/Expansion Strategy with Phase 1, 2 and 3 dated January 18, 2022.
2. Cost opinions assume a Phase 1 June 2023 construction start and 24 month construction duration. Phase 2 June 2025, and Phase 3 June 2027.
3. Cost opinions assume an average annual rate of escalation at 6%.
4. Cost opinions include contractor General Conditions, Overhead, and Profit.
5. Cost opinions exclude abatement of contaminated soils and hazardous materials.
6. Cost opinions include selective demolition of existing building.
7. Owner soft costs include the following as a percentage of the construction budget:

Design and Engineering Fees @ 8.5%

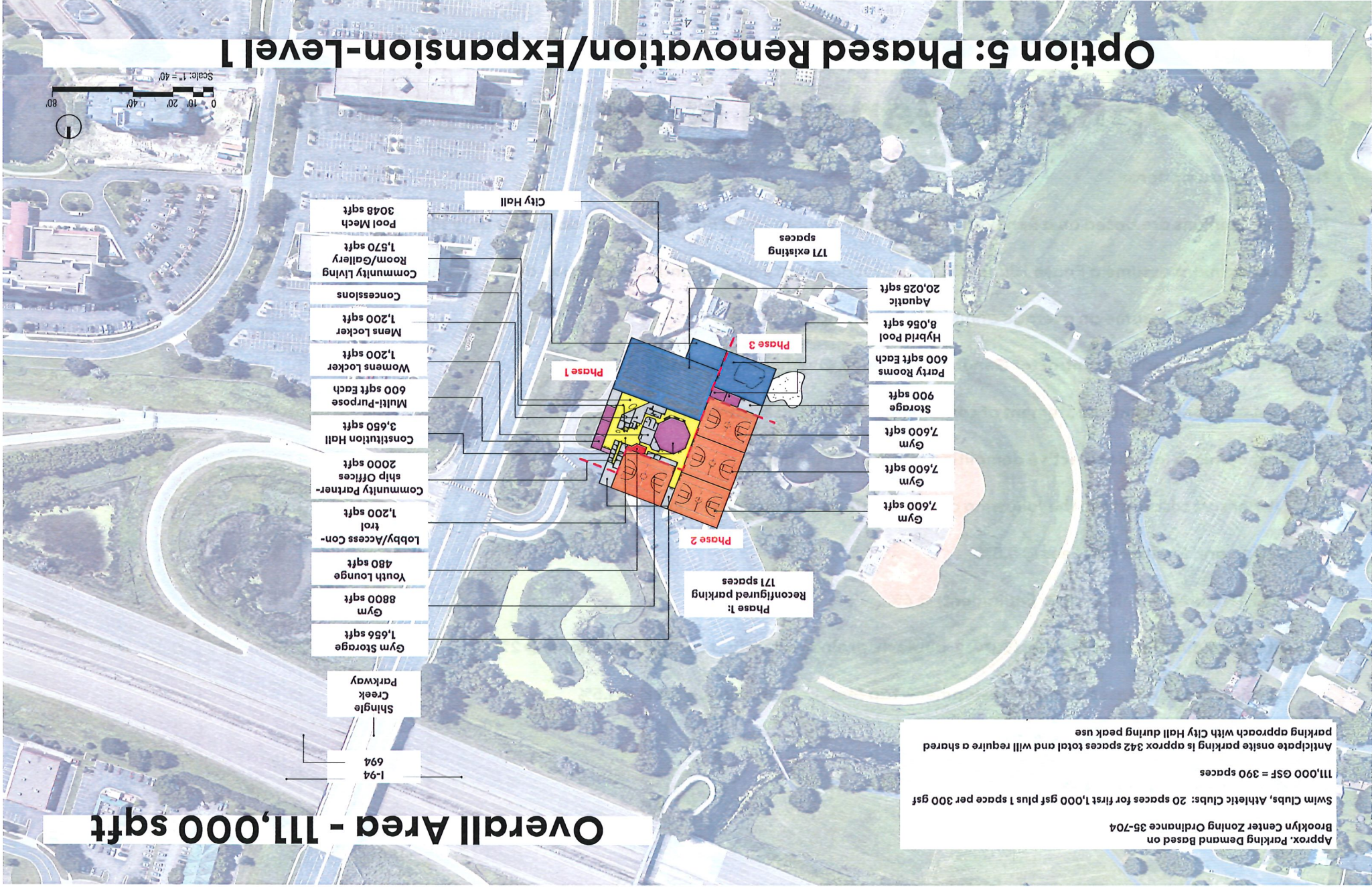
FF&E (Fixtures, Furnishings, & Equipment) @ 6%

Site & Building Testing/Reports (Survey, geotech, drainage, traffic, testing, inspections) @ 2%

Development Expenses (utility development, tap fees, permit & review fees) @ 1.5%

Construction Contingency @ 3.5%

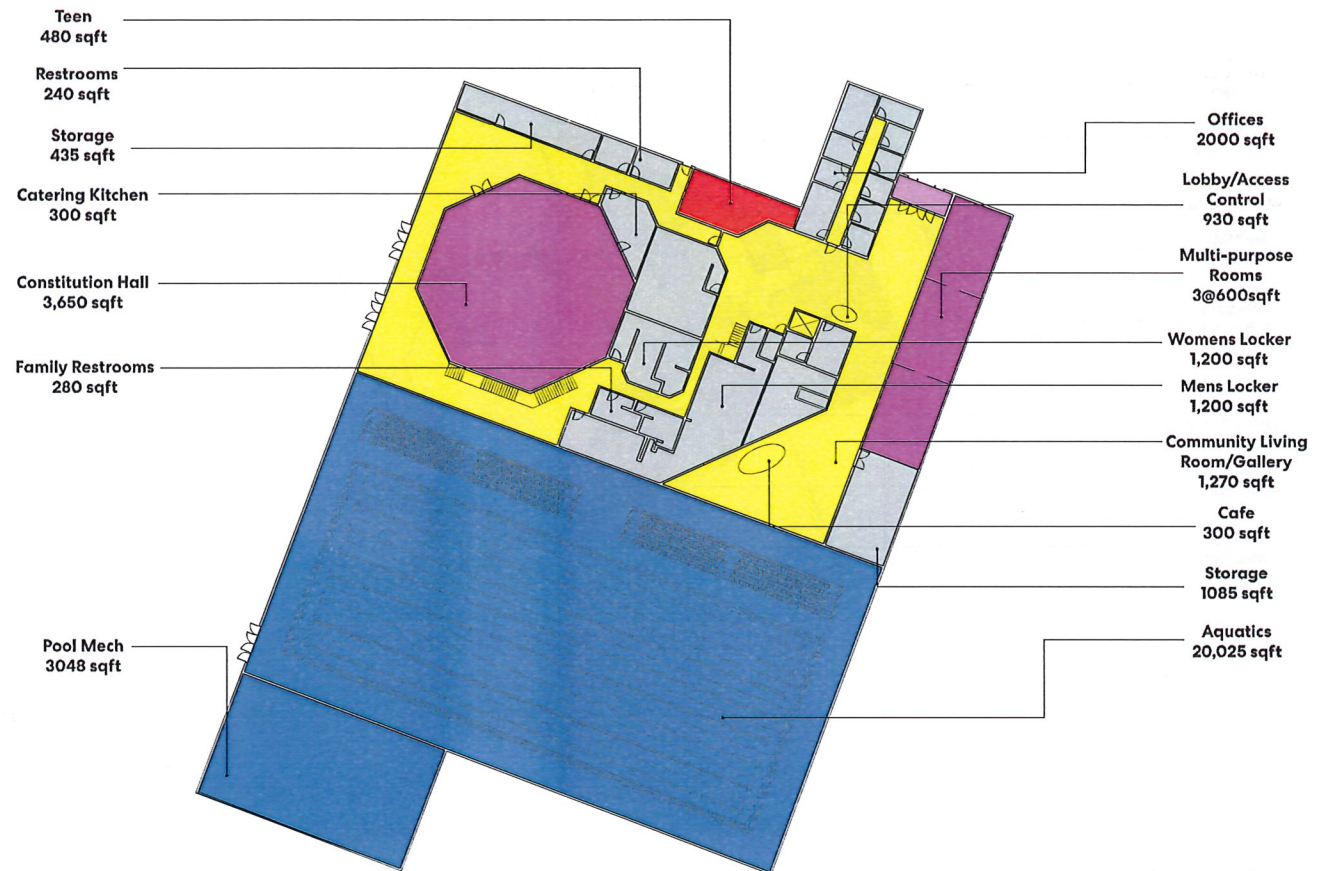
Owner Contingency @ 3.5%



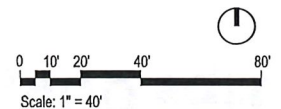
Phase 1

- Target for 2023 Construction
- Renovation of Existing Building
- Addition of Meeting rooms
- New 50m 8 Lane Pool
- Addition of Partner Offices
- Addition of Gallery/Cafe

Renovated Area - 15,000 sqft
Expanded Area - 29,500 sqft



Option 5: Phase 1 - Level 1

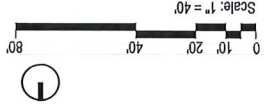
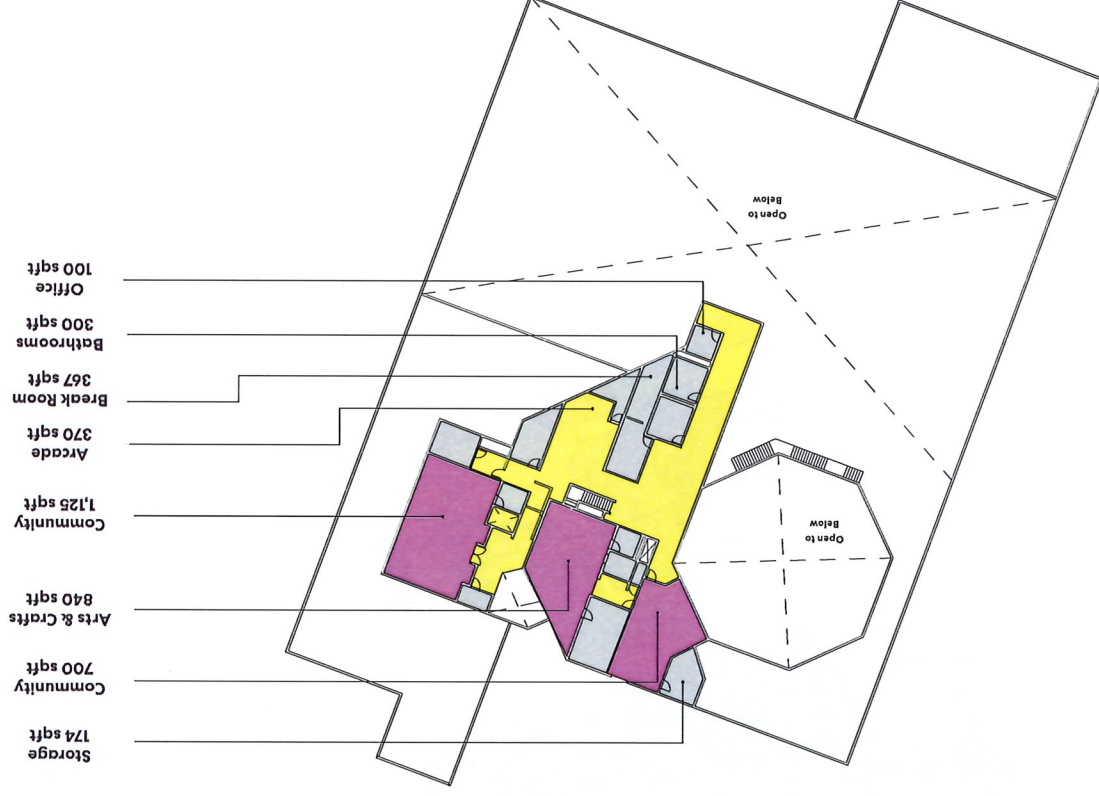


- Target for 2023 Construction
- Renovation of Existing Building
- Demolition of Existing Fitness Area

Renovation Area - 8,400 sqft

Option 5: Phase 1 - Level 2

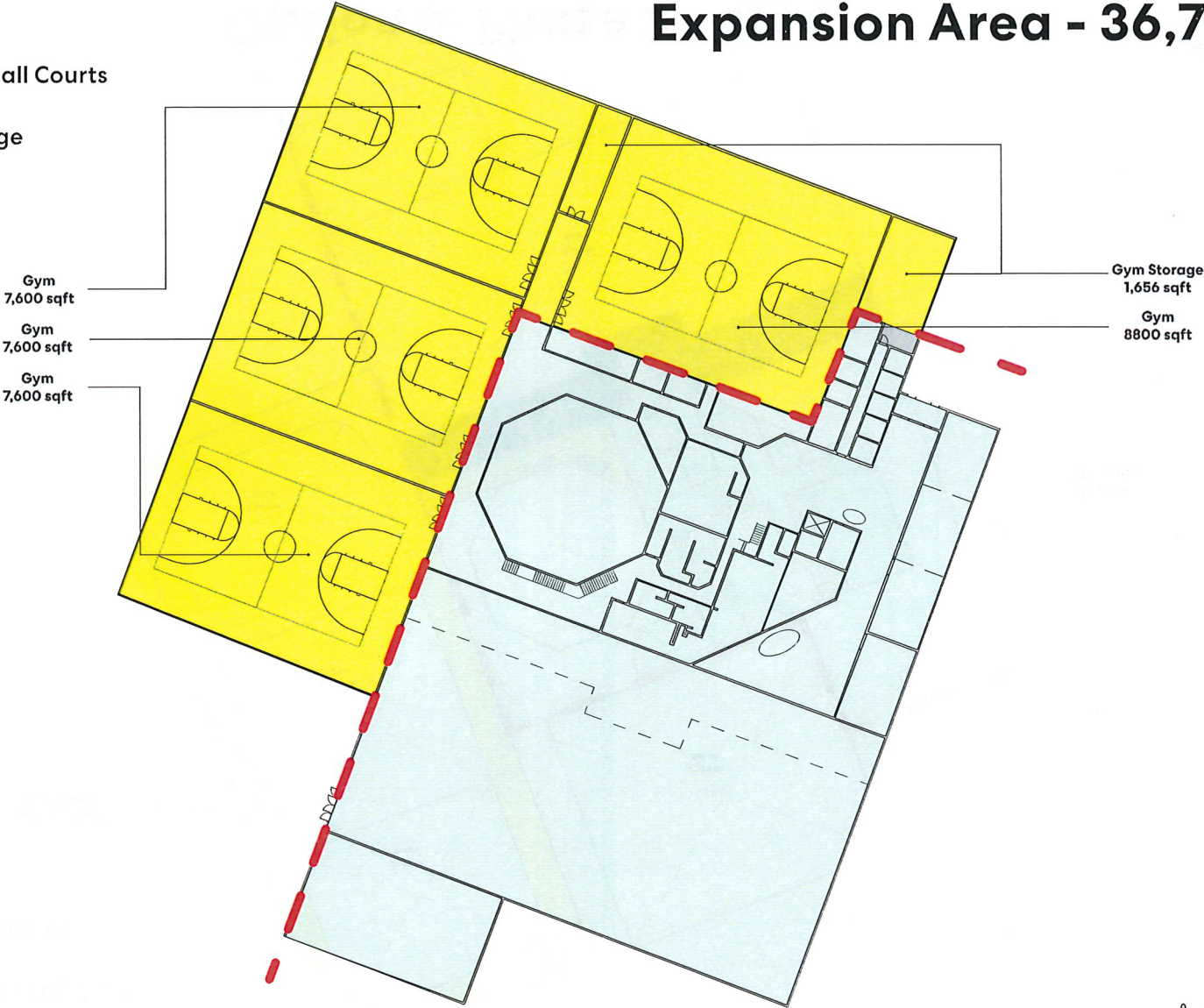
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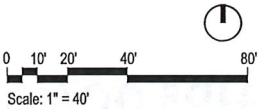
Phase 2: June 2025

- Addition of (4) Basketball Courts
- Addition of Gym Storage

Expansion Area - 36,700 sqft

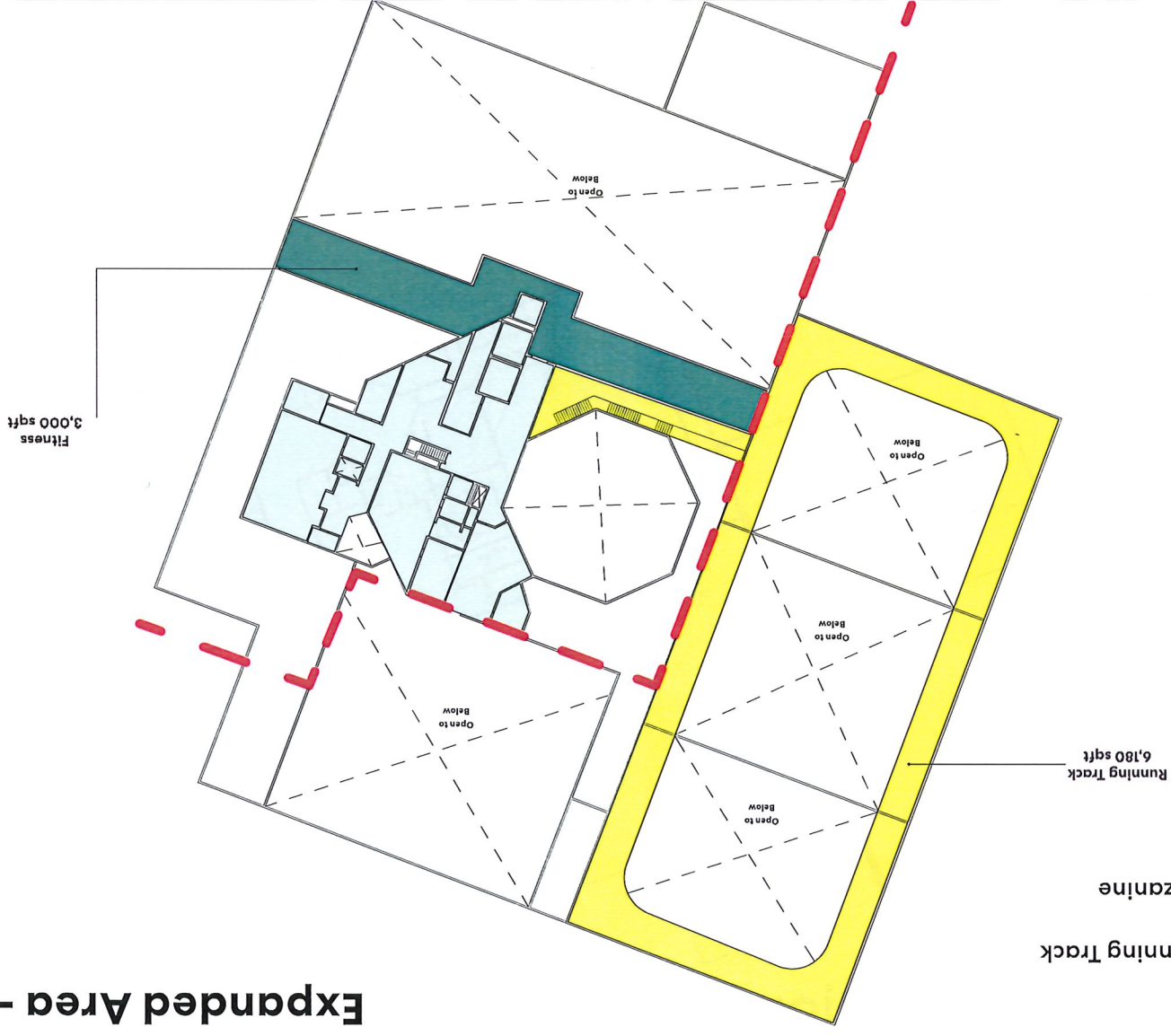


Option 5: Phase 2 - Level 1

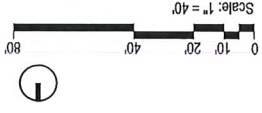


- Addition of Elevated Running Track
- Addition of Fitness Mezzanine

Expanded Area - 10,900 sqft



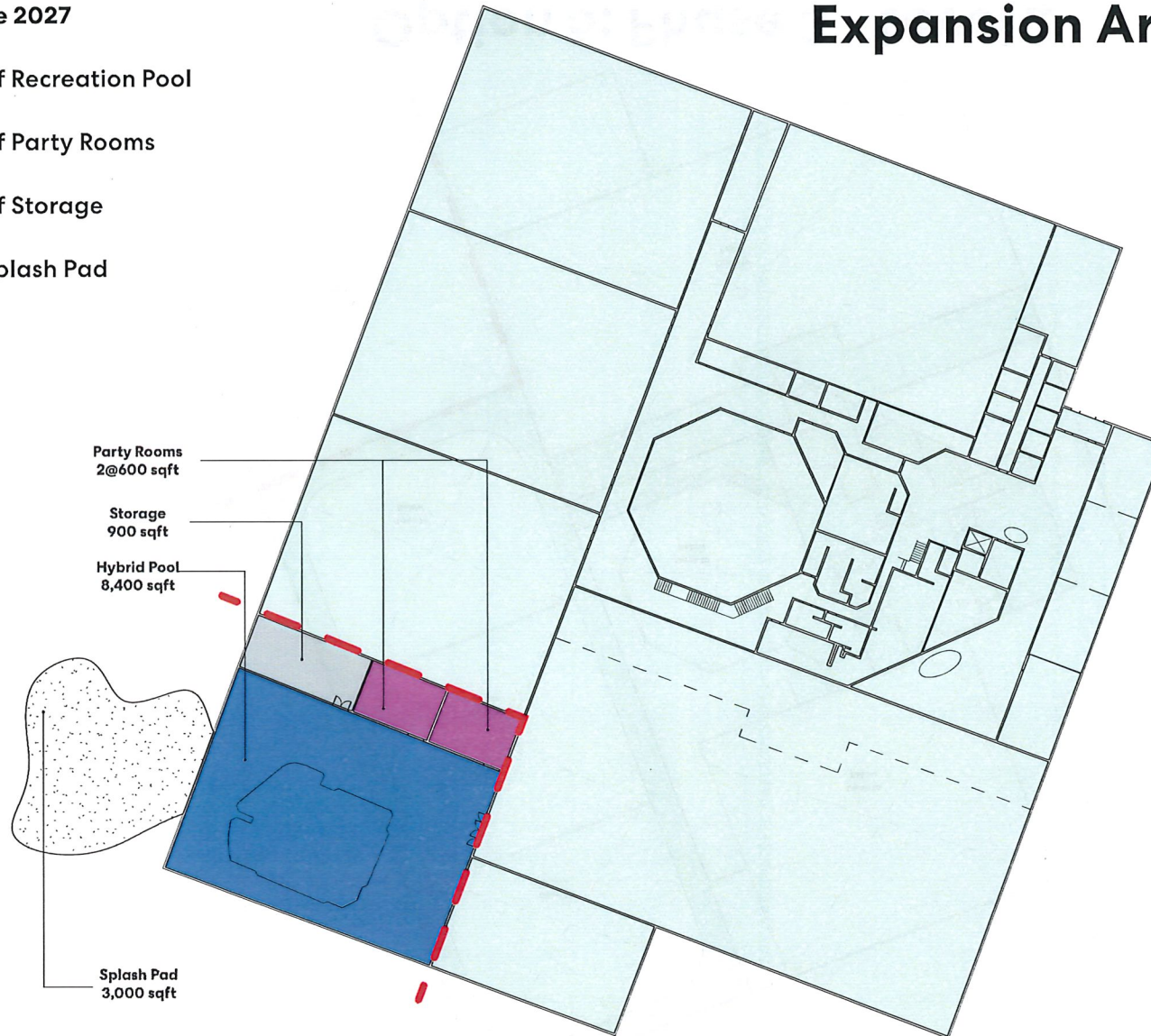
Option 5: Phase 2 - Level 2



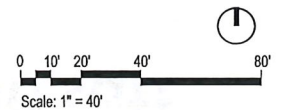
Phase 3: June 2027

- Addition of Recreation Pool
- Addition of Party Rooms
- Addition of Storage
- Outdoor Splash Pad

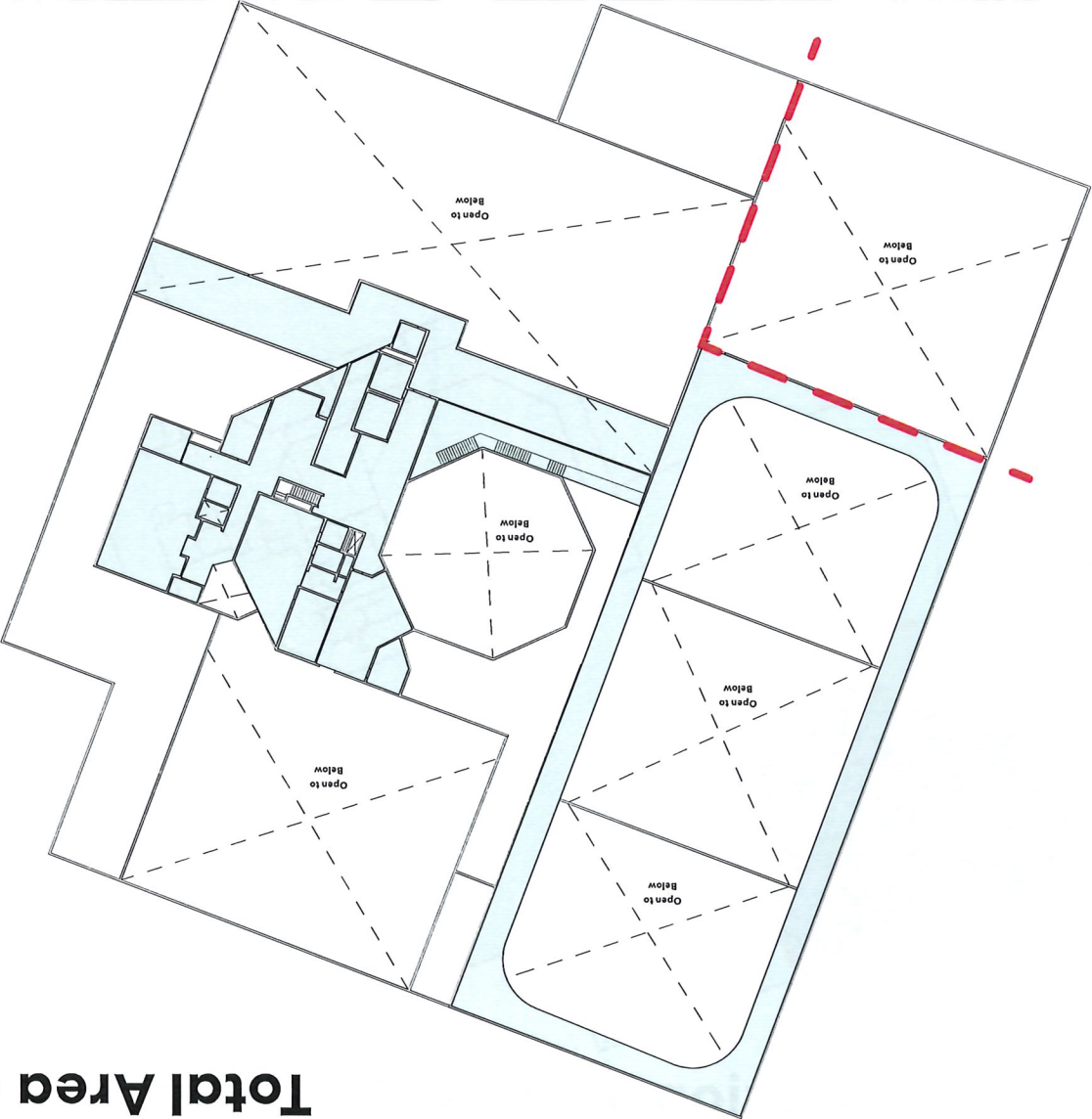
Expansion Area - 10,500 sqft



Option 5: Phase 3 - Level 1



Total Area - 10,500 sqft



Option 5: Phase 3 - Level 2

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Scale: 1" = 40'



Preferred Planning Strategy

Expansion/Renovation of Existing Building over 3 Phases

Total Project	111,000 sqft	\$48-49 million
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Phase 1	52,900 sqft	\$27-28 million
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Target Construction Date 2023:

Phase 1: Renovate existing building, expand to provide new (8) Lane 50M pool with seating, Community Meeting/Multi-purpose rooms, Partnership Offices, Community Gathering/Gallery/and Cafe

Phase 2	47,600 sqft	\$17-18 million
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Target 2025

Phase 2: Addition of (4) Basketball Courts, Gym Storage, Elevated Running Track, and Fitness Mezzanine.

Phase 3	10,500 sqft	\$5-6 million
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Target 2027

Phase 3: Addition of Recreation Pool, Party Rooms, Storage, and exterior splash pad

