



ARCH | NEXUS

Draper Recreation Center

Components and Sizing:

Element	Square Footage Range	Grossing Factor*	Unit Cost Range	Total Cost Range
1. Competition Lap Pool	9,000 SF -10,500 SF	1.3	\$425 to \$450	\$4,972,500 to \$6,142,500
2. Spectator Seating	2,000 SF – 4,000 SF (130 – 300)	1.2	\$300	\$ 720,000 to \$1,440,000
3. Leisure Pool w/ toys	8,000 SF- 10,000 SF	1.3	\$400 to \$475	\$4,160,000 to \$6,175,000
4. Basketball Court (single) (1 volleyball or 1 pickleball)	7,560 SF	1.2	\$250 to \$300	\$2,268,000 to \$2,721,600
5. Basketball Court (Double) (2 volleyball or 2 pickleball)	13,176 SF	1.2	\$250 to \$300	\$3,294,000 to \$4,743,360
6. Fitness (Cardio)	3,000 SF – 9,000 SF	1.2	\$220 to \$260	\$ 792,000 to \$2,808,000
7. Fitness (Strength)	2,000 SF – 6,000 SF	1.2	\$220 to \$260	\$ 528,000 to \$1,872,000
8. 1 st Fitness (Dance/Multi)	1,600 SF – 2,000 SF	1.2	\$220 to \$260	\$ 422,400 to \$ 624,000
9. 2 nd Fitness (Dance/Multi)	1,600 SF – 2,000 SF	1.2	\$220 to \$260	\$ 422,400 to \$ 624,000
10. Party Room	600 SF – 700 SF	1.2	\$200 to \$220	\$ 144,000 to \$ 184,800
11. Spinning Room	600 SF - 900 SF	1.3	\$220 to \$275	\$ 171,600 to \$ 321,750
13. Track* (3 lane)	4,290 SF – 7,000 SF	1.1	\$100 to \$125*	\$ 471,900 to \$ 962,500
14. Tennis (2 courts cover)	9,600 SF	1.2	\$250 to \$300	\$2,880,000 to \$3,456,000
15. Locker Rooms **	4,600 SF-to 5,200 SF	1.0	\$375 to \$400	\$1,725,000 to \$2,080,000

* Grossing Factor accounts for accessory uses required to operate facility such as locker rooms, restrooms, HVAC rooms, halls and lobby

** Locker Rooms are included as a line item for reference only (included in grossing factor) and vary greatly depending on facility spaces.



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SAMPLE PHOTOS OF AMENITIES



Sample of Indoor Competition Lap Pool (See Spectator Seating at left) with Leisure pools beyond

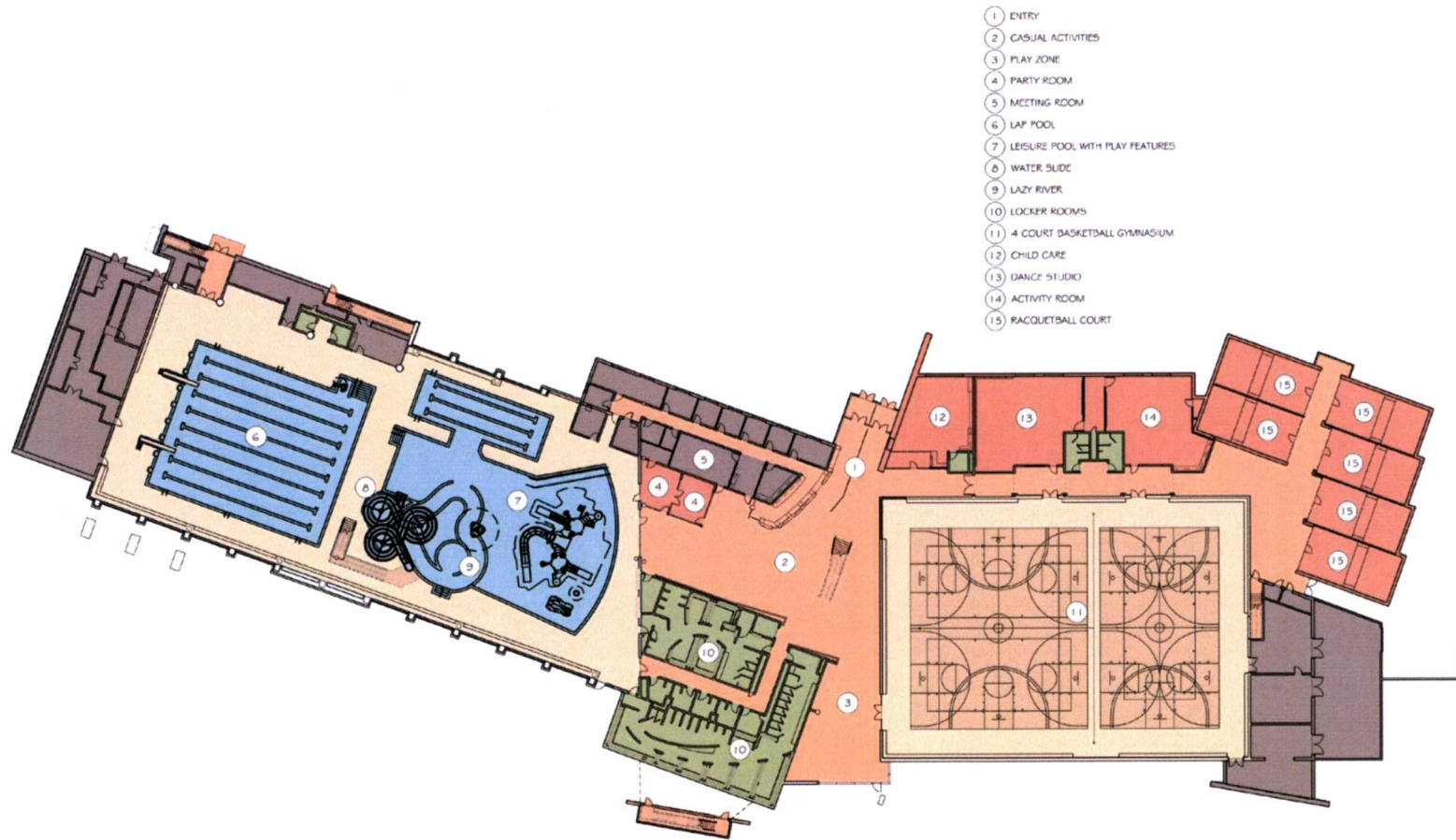
1. Competition Lap Pool	9,000 SF -10,500 SF	1.3	\$425 to \$450	\$4,972,500 to \$6,142,500
2. Spectator Seating	2,000 SF – 4,000 SF (130 – 300)	1.2	\$300	\$ 720,000 to \$1,440,000



Indoor Leisure Pool (J. L. Sorenson Recreation Center)

3. Leisure Pool w/ toys	8,000 SF- 10,000 SF	1.3	\$400 to \$475	\$4,160,000 to \$6,175,000
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J.L. Sorenson Recreation Center Plan shown for comparison of relative sizes. Entire Facility is 107,000 Square Feet.



J L SORENSON RECREATION CENTER
HERRIMAN, UTAH
SALT LAKE COUNTY FACILITY



Example of Leisure Pool w/ toys

8,000 SF- 10,000 SF

1.3

\$400 to \$475

\$4,160,000 to \$6,175,000



Basket Ball Court

4. Basketball Court (single)	7,560 SF	1.2	\$250 to \$300	\$2,268,000 to \$2,721,600
(1 volleyball or 1 pickleball)				
5. Basketball Court (Double)	13,176 SF	1.2	\$250 to \$300	\$3,294,000 to \$4,743,360
(2 volleyball or 2 pickleball)				



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SAMPLE PHOTOS OF CARDIO, STRENGTH AND FITNESS ROOMS



Fitness Room (Cardio)

6. Fitness (Cardio)

3,000 SF – 9,000 SF

1.2

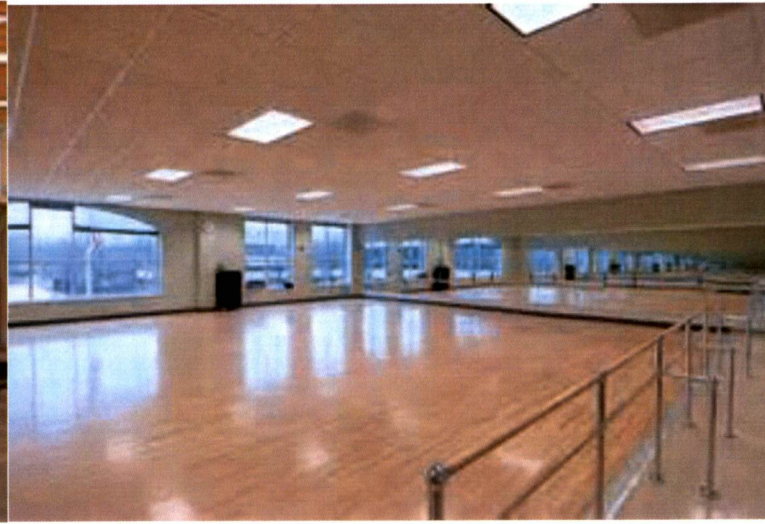
\$220 to \$260

\$ 792,000 to \$2,808,000



Sample of Fitness Room (Strength)

7. Fitness (Strength)	2,000 SF – 6,000 SF	1.2	\$220 to \$260	\$ 528,000 to \$1,872,000
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Dance / Aerobic Studios

8. 1st Fitness (Dance/Multi) 1,600 SF – 2,000 SF 1.2 \$220 to \$260 \$ 422,400 to \$ 624,000



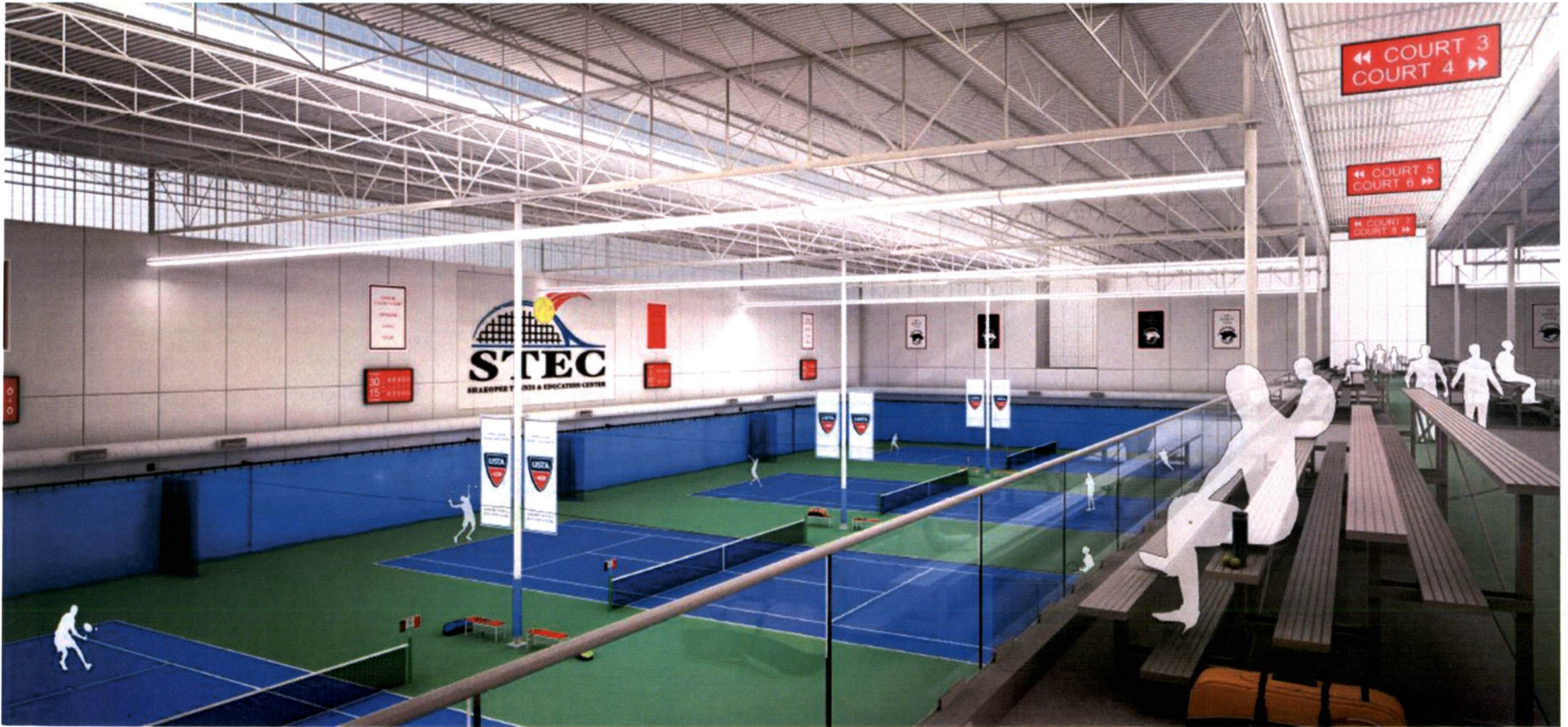
Cycling (Spin) Studio

11. Spinning Room 600 SF - 900 SF 1.3 \$220 to \$275 \$ 171,600 to \$ 321,750



INDOOR TRACK WITH FITNESS EQUIPMENT

13. Track*	(3 lane)	4,290 SF – 7,000 SF	1.1	\$100 to \$125*	\$ 471,900 to \$ 962,500
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INDOOR TENNIS

14. Tennis (2 courts cover) 9,600 SF

1.2

\$250 to \$300

\$2,880,000 to \$3,456,000

(4 Courts shown would double cost)



Basin Recreation Field House

14. Field House / Tennis (2 courts cover)	9,600 SF to 21,500 S	1.2	\$250 to \$300	\$2,880,000 to \$7,740,000
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DRAPER CITY RECREATION CENTER

9-23-2015

PRIORITY RANKING

NAME:

<u>Building Element:</u>	<u>Cost Range (H/L)</u>	<u>Priority</u>
1. Competition Lap Pool	\$4,972,500 to \$6,142,500	_____
2. Lap Pool Spectator Seating	\$ 720,000 to 1, 440,000	_____
3. Leisure Pool w/ toys	\$4,160,000 to \$6,175,000	_____
4. Basketball Court (single) (1 volleyball or 1 pickleball)	\$2,268,000 to \$2,721,600	_____
5. Basketball Court (Double) (2 volleyball or 2 pickleball)	\$3,294,000 to \$4,743,360	_____
6. Fitness (Cardio)	\$ 792,000 to \$2,808,000	_____
7. Fitness (Strength)	\$ 528,000 to \$1,872,000	_____
8. 1 st Fitness (Dance/Multi)	\$ 422,400 to \$ 624,000	_____
9. 2 nd Fitness (Dance/Multi)	\$ 422,400 to \$ 624,000	_____
10. Party/Meeting Room	\$ 144,000 to \$ 184,800	_____
11. Spinning Room	\$ 171,600 to \$ 321,750	_____
13. Track* (3 lane)	\$ 471,900 to \$ 962,500	_____
14. Tennis (2 courts cover)	\$2,880,000 to \$3,456,000	_____



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	Bill R	Bill C	Jeff S	Marsha V	Alan S	Mayor		Cost (high, in Millions)	High Total	Cost (low, in Millions)	Low Total	Average L/H	Total of Average
6 Fitness (Cardio)	2	3	2	6	3	6	22	\$2.80	\$2.80	\$0.79	\$0.79	\$1.80	\$1.80
3 Leisure	1	1	10	1	2	13	28	\$6.10	\$8.90	\$4.20	\$4.99	\$5.15	\$6.95
8 Fitness (Multi)	3	5	1	3	8	9	29	\$0.62	\$9.52	\$0.42	\$5.41	\$0.52	\$7.47
13 Track	7	10	4	4	6	2	33	\$0.96	\$10.49	\$0.47	\$5.89	\$0.72	\$8.19
4 Basketball Court (s)	5	9	6	5	5	4	34	\$2.70	\$13.19	\$2.26	\$8.15	\$2.48	\$10.67
1 Lap Pool	12	2	7	2	1	11	35	\$0.00	\$13.19	\$0.00	\$8.15	\$0.00	\$10.67
7 Fitness (strength)	6	4	3	8	12	7	40	\$1.80	\$14.99	\$0.53	\$8.67	\$1.16	\$11.83
9 2nd Fitness (Multi)	4	6	5	9	9	8	41	\$0.62	\$15.61	\$0.42	\$9.10	\$0.52	\$12.35
11 spinning	12	8	9	7	11	5	52	\$0.32	\$15.93	\$0.17	\$9.27	\$0.25	\$12.60
14 tennis	8	12	12	12	7	1	52	\$3.40	\$19.33	\$2.89	\$12.16	\$3.15	\$15.74
10 Party Room	9	7	8	10	10	10	54	\$0.18	\$19.52	\$0.14	\$12.30	\$0.16	\$15.91
5 bask dbl	10	10	11	11	12	3	57	\$4.70	\$24.22	\$3.30	\$15.60	\$4.00	\$19.91
2 lap pool seating	11	11	13	13	4	12	64	\$1.40	\$25.62	\$0.72	\$16.32	\$1.06	\$20.97