

11-10-2016 Layton City Aquatic/Recreation Center Components, Sizing and Cost Ranges:

Element	Square Footage Range	Grossing Factor*	Unit Cost Range	Total Cost Range
1. Stretch Comp Lap Pool	21,500 SF	1.25	\$400 to \$425	\$8,600,000 to \$9,137,500
Olympic size w / bulkhead10' side and end decks with 2	5' at diving end			
2. Spectator Seating	3500 SF (400 seats)	1.3	\$180 to \$200	\$ 630,000 to \$ 700,000
3. Basketball Court (Quad)	27,000 SF	1.2	\$225 to \$235	\$ 6,075,000 to \$6,345,000
4 full size courts, volleyball, limited seating				
4. Fitness (Cardio)	4,000 SF	1.2	\$220 to \$240	\$ 880,000 to \$ 960,000
5. Fitness (Strength)	3,000 SF	1.2	\$220 to \$240	\$ 660,000 to \$ 720,000
6. 1st Fitness (Dance/Multi)	2,000 SF	1.2	\$220 to \$240	\$ 440,000 to \$ 480,000
Can combine with #7 for one large room				
7. 2 nd Fitness (Dance/Multi)	2,000 SF	1.2	\$220 to \$240	\$ 440,000 to \$ 480,000
8. Party Rooms (dividable) *	700 SF	1.2	\$190 to \$210	\$ 133,000 to \$ 147,000
9. Spinning Room	1300 SF	1.3	\$220 to \$275	\$ 286,000 to \$ 357,500
10. Track* (3 lane)	9,000 SF to 12,000 SF	1.1	\$100 to \$115*	\$ 900,000 to \$1,380,000
12. Child Care with restroom	1,300 SF	1.2	\$250 to \$300	\$ 325,000 to \$ 390,000
Subtotal Spaces	75,300 SF to 78,300 SF			\$19,369,000 to \$21,097,000
Grossing Factor* (wt avg 1.25)	18,825 SF to 19,575 SF	1.25	\$200	\$ 3,765,000 to \$3,915,000
Building	94,125 SF to 97,875 SF			\$23,134,000 to \$25,012,000
Construction Contingence 15%			15%	\$ 3,470,100 to \$ 3,751,800
TOTAL BUILDING COSTS 2016				\$26,604,100 to \$28,763,800
Forecasted Escalation for 2017			5.5%	\$ 1,463,226 \$ 1,582,009

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



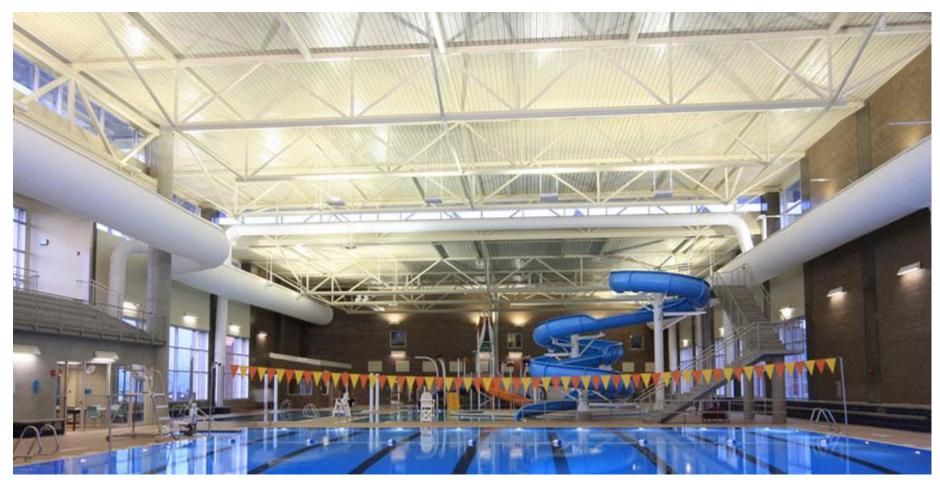
SAMPLE PHOTOS OF AMENITIES



Sample of Indoor Stretch Competition Pool



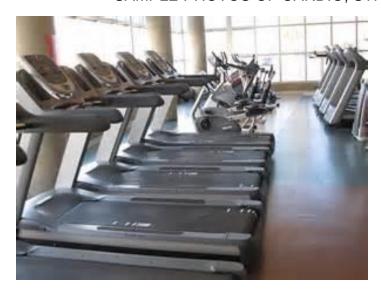
Sample of Indoor Stretch Competition Pool



Sample of 300 Spectator Seating at left

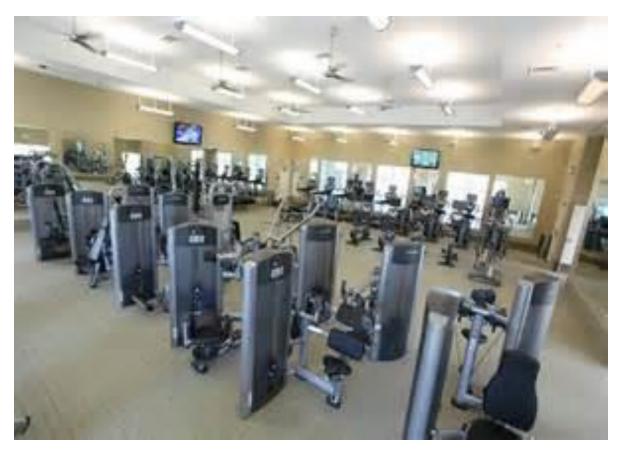


ARCH | NEXUS SAMPLE PHOTOS OF CARDIO, STRENGTH AND FITNESS ROOMS





Fitness Room (Cardio)



Sample of Fitness Room (Strength)



Dance / Aerobic Studios



Cycling (Spin) Studio



INDOOR TRACK WITH FITNESS EQUIPMENT