



# Ashland Wellness + Aquatic Center

## Phase 1 Pre-Design - Feasibility Study + Program Document

05 May 2025



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# Project Directory (Project Team)

<u>Ashland Area Economic Development Committee</u>	
Caleb Fjone	Executive Director
Jake Cernkovitch	Executive Director
Keith Ziegenbein	Executive Committee
Alex Wolf	Executive Committee
Dustin Deterding	Executive Committee
Barry Kitrell	Executive Committee
Tanya McVay	Executive Committee
Helen Raikes	Executive Committee
Jessica Qaudy	Executive Committee
<u>Rainwood Development Partners</u>	
Chad Beeson	President / Project Manager
Bart Thomsen	Senior Project Manager
<u>EMJ Consulting</u>	
Jeff Weak	Facility Consultant
<u>Cadre Architect + Design</u>	
Daniel Siedhoff, AIA	Architect
John Badami, AIA	Architect
<u>MCL Construction</u>	
Tony Funcinaro	President
Mike Heser	Project Executive
Matthew Blum	Preconstruction Manager







 **Site Plan**  
Scale: N/A



Ashland Wellness & Aquatic Center

Spacital Program - Reduced Program of Space

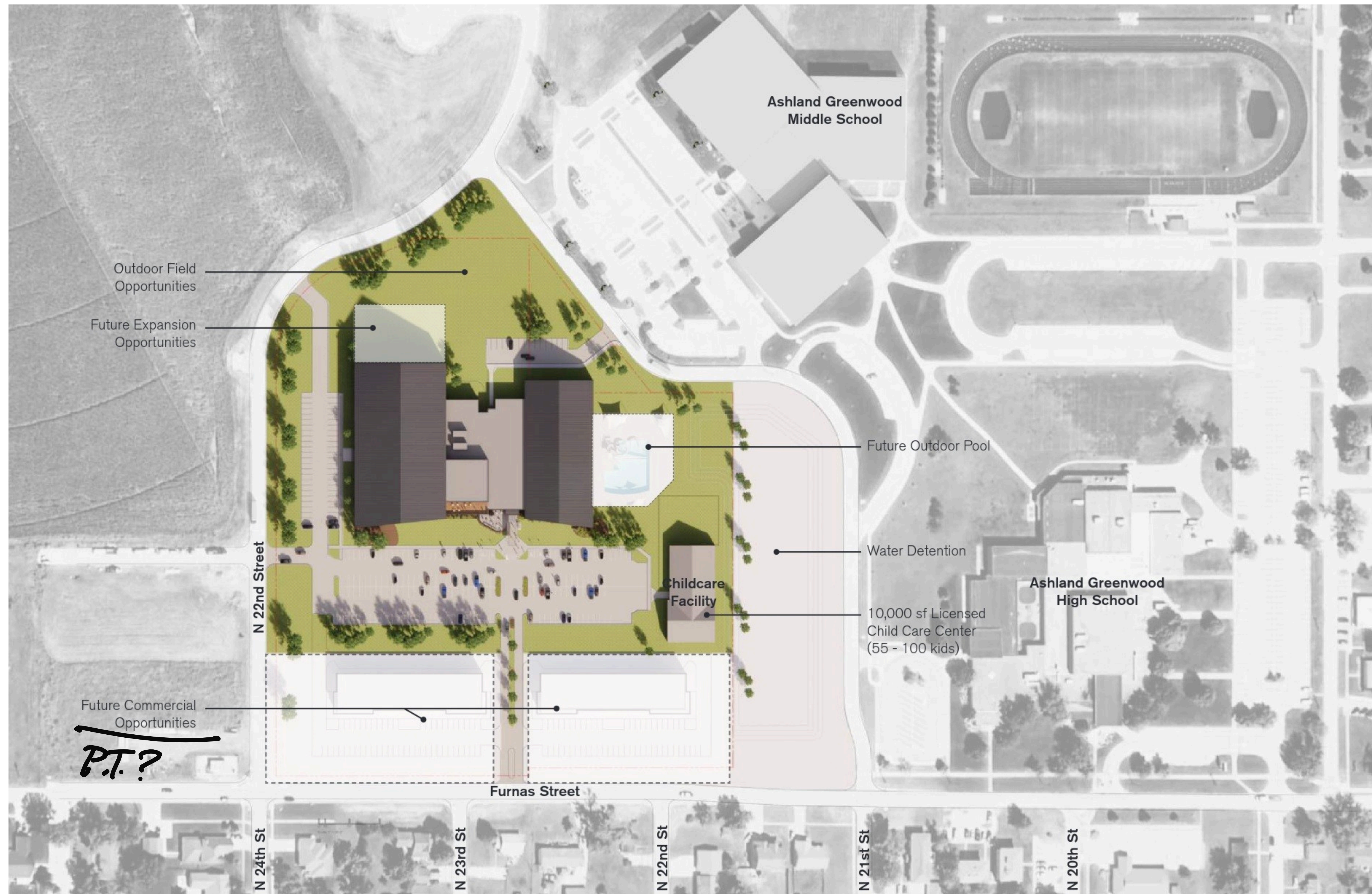
Date 03/31/2025

Program Areas	Qty	Assigned SF	Net SF	Multiplier	Gross SF	Notes
Indoor Pool	1	22000	22000	1.1	24200.00	2 bodies of water: <b>Rec Pool</b> - zero entry, warm temp, slide(s), attacted therapy track/lazy river, splash pad. <b>Lane Pool w/ Diving</b> - 25 meter min 6 lanes, 4 spring boards (2-1m boards, 2-3m boards), spectator seating for swim meet. <b>Hot Tub</b> (10x10). <b>Other - outdoor</b> sun deck (garage door), future space for outdoor pool,
Aquatic Office	0	150	0	1.1	0.00	
Aquatic Storage	1	175	175	1.1	192.50	
Pool Equipment Mechanical	1	1300	1300	1.25	1625.00	
					26017.50	
Recreation Gym	1	315000	31500	1.1	34650.00	4 High School size Bball courts, Multi Sport Conversion, seating for 200
Gym Storage	1	750	750	1.1	825.00	need storage for operators equip, (2) Youth 8 soccer fields,
Turf Field	1	4000	4000	1.1	4400.00	Training Space, baseball netting, small soccer training
Indoor Walking Track	1	8000	8000	1	8000.00	2nd Level, 3-4 lane, areobic equip in corners
Fitness Studio	1	1600	1600	1	1600.00	Group classes
					49475.00	
Weights / Fitness Equip	1	5500	5500	1	5500.00	Tenant space, 24/7 access, 1-2 toilet for after hrs.
Children's Museum	1	2000	2000	1.1	2200.00	Level 01, near Child Watch, near Concourse
Children's Fun Storage	1	100	100	1	100.00	Adjacent Children Museum
Teen Space	1	300	300	1.25	375.00	
Child Watch	1	700	700	1.2	840.00	2 hr, 3 months up to 8yr, Access to outdoor space, maybe part of Musuem, including restroom and sinks
					3515.00	
Large Meeting Room	1	1600	1600	1.25	2000.00	30 people - casework for food, catering
Private Changing/Family Rooms	8	50	400	1.25	500.00	Storage off Lg Mtg space 10 people  single large, machine roomless Manager, Program Director Staff size and needs? Break room & storage included  Multiple mech areas  Multiple Elec/Data rooms
Men's Lockroom Room	1	500	500	1.25	625.00	
Womens Lockroom Room	1	500	500	1.25	625.00	
Concessions	1	220	220	1.1	242.00	
Party Rooms	2	800	1600	1.25	2000.00	
Meeting Storage	1	50	50	1.25	62.50	
Small Meeting Room	1	275	275	1.25	343.75	
Lobby/Concourse	1	3000	3000	1.15	3450.00	
Vestibule	1	250	250	1.1	275.00	
Reception	1	150	150	1.25	187.50	
Elevator	1	100	100	1	100.00	
Staff Office	2	150	300	1.1	330.00	
Staff Work Room	1	800	800	1.2	960.00	
Women's Restroom	1	550	550	1.25	687.50	
Men's Restroom	1	550	550	1.25	687.50	
Mechanical Room	1	1000	1000	1.25	1250.00	
Fire Command Room	1	200	200	1.25	250.00	
Electrical/Data/Room	1	500	500	1.25	625.00	
Custodial/Maintenance	1	500	500	1.25	625.00	
Laundry	1	150	150	1	150.00	
					13975.75	
Ashland Wellness & Aquatic Center - Program Space Total					100483.25	

Child Care Program *(licensed)*

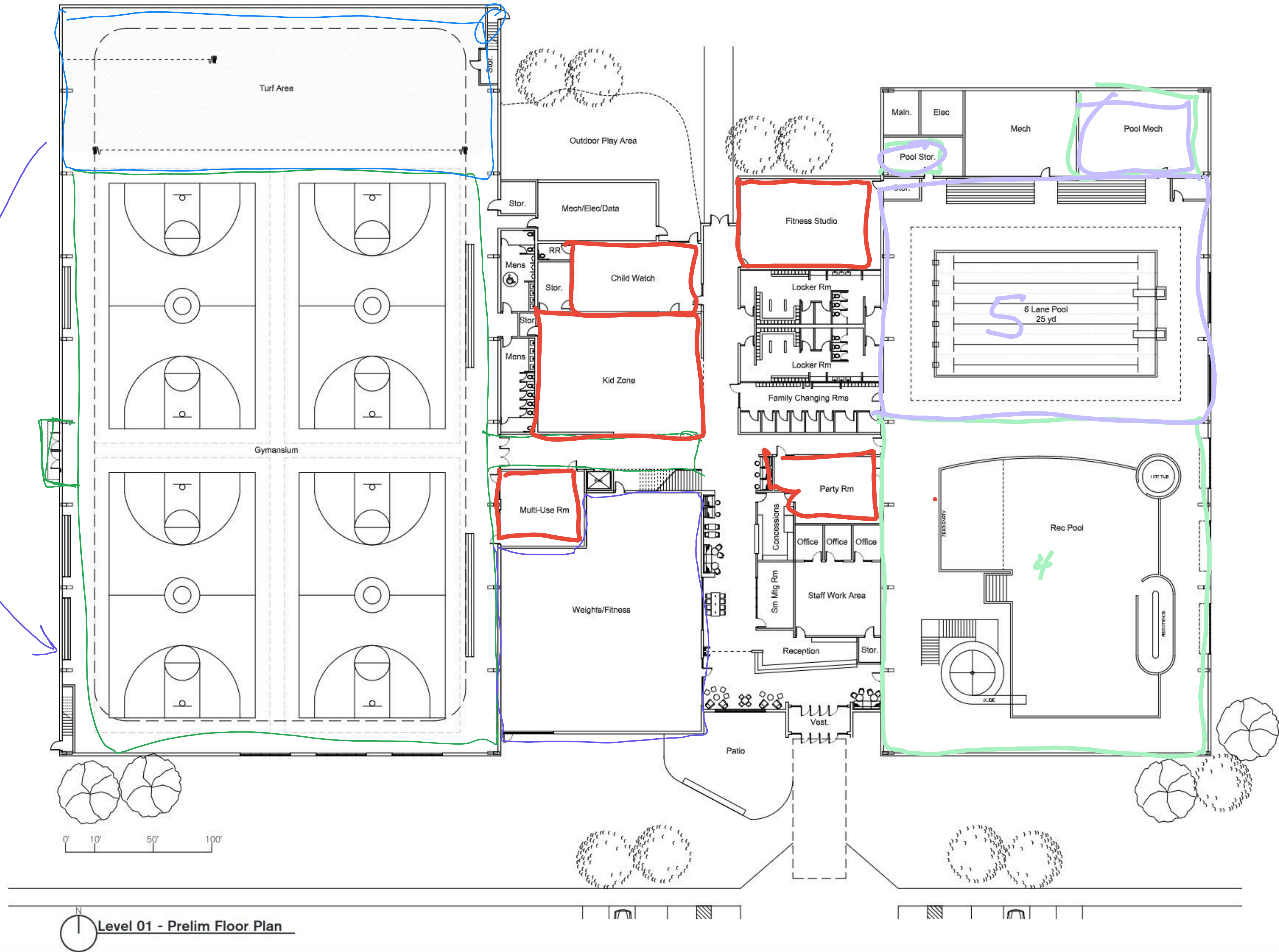
Program Areas	Qty	Assigned SF	Net SF	Multiplier	Gross SF	Notes
Classroom	5	850	4250	1.25	5312.50	Child restroom included
Indoor Play / Multi-Purpose	1	1000	1000	1.35	1350.00	
Reception / Check-In	1	150	150	1.25	187.50	
Office	2	125	250	1.25	312.50	Staff Needs?
Restroom- Staff	1	125	125	1.25	156.25	
Restrooms	2	300	600	1.25	750.00	
Food Prep	1	800	800	1.25	1000.00	
Staff Breakroom	1	200	200	1.25	250.00	
Mechanical	1	100	100	1.25	125.00	
Elec/Data	1	50	50	1.25	62.50	
Storage / Laundry/ Janitorial	1	200	200	1.25	250.00	
IT/Data	1	30	30	1	30.00	
Child Care Subtotal					9786.25	



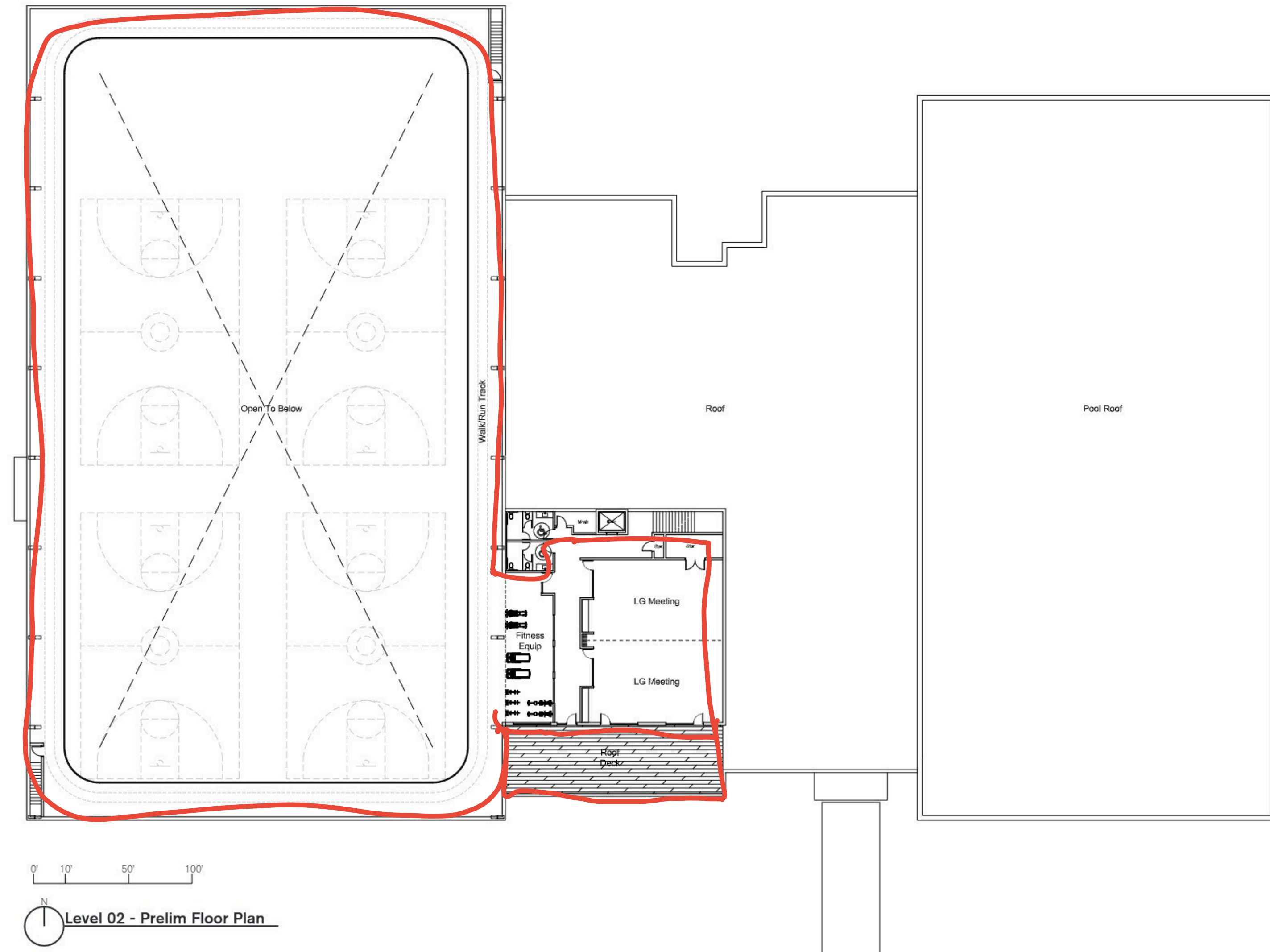



**Site Plan**  
 Scale: N/A



















Ashland Wellness and Aquatics Center									
Ashland, Nebraska									
Project Summary									
Project Size							Total Visits - 100%		
Acres:	2.5-3					Visits:	After Construction	325,827	
Sports, Aquatics, Activities, and Drop off Care Inventory						Visit Projections per Year:			
						Construction Year 0 @	0%		
Indoor Full Size BB court	4					Year 1 @	63%	211,697	
Indoor 1/2 size BB Short Court	8					Year 2 @	66%	220,217	
Indoor Full Size VB Court	4					Year 3 Stabilized Operations @	69%	228,736	
Pickleball Court	6					Year 4 @	72%	237,256	
Indoor Multi-Purpose Field Synth	1					Year 5 Stabilized Growth @	75%	245,776	
Indoor 1/2 Multi-Purpose Field Synth	2					Year 6 @	78%	254,296	
Walking Track	1								
Performance Training Room	1								
25M 6 lane Swimming Pool	1								
Dive Well	1								
Therapeutic Pool	1								
Recreation Pool Features	1								
Children's Museum/Activity Center	1								
Concession Stand/Kitchen	1								
Large Multi-purpose Room	1								
Small Multi-purpose Room	2								
Party Rooms	2								
Child Watch/Drop off Care	1								
Licensed Daycare Inventory									
Daycare space	4								
Economics - Year 1 After Construction							Year 3 After "Stablization Operations"		
Total Revenue:						Total Revenue			
Occupancy Rate						Occupancy Rate			
Revenue Sources						Revenue Sources			
Peak Local Use Revenue (Courts)		\$231,600				Peak Local Use Revenue (Courts)		\$240,957	
Non-Peak Local Use Revenue (Courts)		\$54,000				Non-Peak Local Use Revenue (Courts)		\$56,182	
Peak Local Use Revenue (Aquatics)		\$156,480				Peak Local Use Revenue (Aquatics)		\$162,802	
Non-Peak Local Use Revenue (Aquatics)		\$65,120				Non-Peak Local Use Revenue (Aquatics)		\$67,751	
Summer Activity Space Revenue	100%	\$31,500				Summer Activity Space Revenue	100%	\$32,773	
AWAC Event Revenue		\$167,000				AWAC Event Revenue		\$173,747	
Non-AWAC Event Revenue	100%	\$20,160				Non-AWAC Event Revenue	100%	\$20,974	
Ashland Public Membership Use Revenue						Ashland Public Membership Use Revenue			
Public Membership Use	Variable	\$882,720				Public Membership Use	Variable	\$918,382	
Ashland Public Use Subsidy Revenue						Ashland Public Use Subsidy Revenue			
Public Use Subsidy		\$50,000				Public Use Subsidy		\$52,020	
Admission Revenue						Admission Revenue			
AWAC Events		\$108,000				AWAC Events		\$112,363	
Donor/Corporate Sponsorship Revenue						Donor/Corporate Sponsorship Revenue			
Donor/Corporate Sponsorships Total per year	100%	\$141,900				Donor/Corporate Sponsorships Total per year	100%	\$141,900	
Licensed Daycare Revenue						Licensed Daycare Revenue			
Tenant Lease Revenue Licensed Daycare	100%	\$0				Tenant Lease Revenue Licensed Daycare	100%	\$0	
Food Service Revenue						Food Service Revenue			
Tenant Lease Revenue Food Service	100%	\$37,088				Tenant Lease Revenue Food Service	100%	\$38,531	
Tenant Lease Revenue						Tenant Lease Revenue			
Tenant Lease Revenue Performance Training	100%	\$61,832				Tenant Lease Revenue Performance Training	100%	\$64,688	
		\$2,007,400						\$2,083,068	
Occupancy Rate	62.50%	\$1,695,325				Occupancy Rate	68.50%	\$1,810,335	
Variable Cost of Revenue:						Variable Cost of Revenue:			
AWAC Event Expenses		\$107,820				AWAC Event Expenses		\$111,079	
Non-AWAC Event Expenses		\$3,360				Non-AWAC Event Expenses		\$6,822	
Part time Labor Maintenance (Variable cost of Labor)		\$90,000				Part time Labor Maintenance (Variable cost of Labor)		\$92,558	
		\$201,180						\$210,458	
Occupancy Rate	62.50%	\$125,738				Occupancy Rate	68.50%	\$144,164	
Total Operating Expenses:						Total Operating Expenses:			
Grounds & Maintenance Contract		\$100,000				Grounds & Maintenance Contract		\$108,174	
Salaries & Wages		\$177,000				Salaries & Wages		\$182,350	
Payroll Taxes & Benefits		\$102,778				Payroll Taxes & Benefits		\$105,884	
Equipment		\$11,500				Equipment		\$11,848	
Insurance		\$94,000				Insurance		\$96,841	
Advertising and Promotion;I		\$10,000				Advertising and Promotion;I		\$10,302	
Maintenance and Maintenance Services		\$40,000				Maintenance and Maintenance Services		\$41,209	
Water/Waste Water and Electric Utilities		\$220,000				Water/Waste Water and Electric Utilities		\$220,000	
Website Expense, Domain, Dues, and Subscriptions		\$15,000				Website Expense, Domain, Dues, and Subscriptions		\$15,453	
Professional Fees		\$20,000				Professional Fees		\$20,605	
Taxes		\$0				Taxes		\$0	
		\$790,278						\$812,665	
Debt, Equity and Reserve						Debt, Equity and Reserve			
Cost of Construction with Land		\$56,856,850				Cost of Construction		\$0	
Private and Public Funding Sources		\$29,273,768				Private and Public Funding Sources		\$0	
Debt		\$27,583,082				Remaining Debt		\$25,468,782	
Annual Debt Service:		\$2,566,216				Annual Debt Service:		\$2,566,216	
Pre-Reserve Cashflow		\$1,786,906				Pre-Reserve Cashflow		\$1,712,711	
Yearly Reserve		\$0				Yearly Reserve		\$0	
Cash Flows:		\$1,786,906				Cash Flows:		\$1,712,711	



## EMJ Variables Worksheet

### Site: Ashland Wellness and Aquatics Center (AWAC)

This short report includes comments related to the cost and occupancy variables for the site mentioned above. Feasibility will be based on the positives and negatives in this worksheet.

- KEY:**
- (+) Positive impact on the feasibility of the project.
  - (-) Negative impact on the feasibility of the project.
  - (+/-) Unknown/To Be Determined impact on the feasibility of the project.

### REAL ESTATE DEVELOPMENT

AWAC has engaged (RDP, EMJ, Cadre Architects, MCL) partner(s) on the development of the activities complex component.

- (\$V) Discuss the land purchase or donation.
  - (+) Ashland site will be donated to the project and includes the parking field,
- (\$V) Bond proceeds from associated development.
  - (+) AWAC should make an application to the Sports Arena Facility Financing Assistance Act (SAFFAA).

### CAPITAL STACK FUNDING

AWAC with team to develop funding strategy using the following sources:

- (\$V) **Public Incentives**
  - (+) Public Incentives include the use of SAFFAA. 5 years of city-wide state sales tax (70%) of the total to pay for the qualifying sports complex. Early estimates are just under \$16.208M less the debt service coverage at 125% or \$12.97M
  - (-) CCCFF is another option but the grant available (\$500K) is less than the SAFFAA.
  - (+) (\$10M) city of Ashland investment
  - (+) the city of Ashland has offered a yearly (\$50K) range of subsidy/support for use by public users and fill any delta needed to create a sustainable project.
- (\$V) **Private Donations**
  - (+) Keith Ziegenbein (KZ) (\$6M) for land donation.
  - (+) The proforma also includes (\$7M) in donor support for the building to be included in the capital stack. The donations being secured will fund the licensed daycare facility and the Children's Museum/Activity Space. AWAC is confident of local and state support.
- (\$V) **Corporate Sponsorships**
  - (+/-) The proforma also includes (\$1.26M) in corporate sponsorship support. 10% of that total will be included in the capital stack or \$126K and rest will come as a yearly corporate sponsorship revenue source of \$142K from roughly 13+ sources. The sponsorships included have not been secured.
- (\$V) **Private debt**
  - (-) The proforma includes the private debt required in the project that isn't funded with the above-mentioned sources. Current debt (based on the MCL budget) would be \$27.58M, 20 yr term, at 7+% interest, debt service per year would be \$2.57M
  - (+/-) After a discussion with AWAC team, the goal would be to limit or eliminate any private debt. This would be a positive impact, but currently there is no strategy for accomplishing this goal.

### PRE-DEVELOPMENT DESIGN AND BUDGETING

AWAC/RDP has engaged (Cadre) architect/engineer and (MCL) GC to facilitate the layouts and cost budgets for the project.

- (\$V) Rendering/layout to:
  - Develop a site plan (+) In process
    - Inventory of AWAC.
    - Indoor Full Size BB court
    - Indoor 1/2 size BB Short Court
    - Indoor Full-Size VB Court
    - Pickleball Court
    - Indoor Multi-Purpose Field Synth
    - Indoor 1/2 Multi-Purpose Field Synth
    - Walking Track
    - Performance Training Room
    - 25M 6 lane Swimming Pool
    - Therapeutic Pool
    - Recreation Pool Features
    - Children's Museum/Activity Center
    - Child Watch/Drop off Care
    - Concession Stand/Kitchen
    - Large Multi-purpose Room
    - Small Multi-purpose Room
    - Party Rooms
  - Inventory of Daycare Services
    - Licensed Daycare
  - (+/-) Development plan(s) have been considered and priced by the team. Two buildings, one for the AWAC and one for Daycare Services
- (\$V) Construction budget on the project:
  - (-) Current conceptual budget: \$56,8574M



## EMJ Feasibility Report

### Stakeholder Survey and Research

- **(OV)** Research and meet with organizations and users to determine inventory, but not **(OV)** occupancy and **(\$V)** ability to pay.
  - **(+/-)** Ongoing discussions around who would use the facility.
    - Memberships based on residents of Ashland
      - Singles
      - Couples
      - Family Plans
    - Tenants
      - Food Service (TBD)
      - Performance Training (The Brick House Fitness Center)
      - Licensed Daycare Services
    - Users
      - Feeder Programs
      - Tournament Providers
      - Special Events
  - **(+/-)** Ongoing discussions around Revenue and the ability to pay is key to the Ashland site being sustainable
  - **(+/-)** Buy in from the residents of Ashland securing memberships is key to the Ashland site being sustainable.
  - **(+/-)** Buy in and the establishment of regional girls and boys feeder programs as users of the aquatic space and the courts space on a regular basis is key to the Ashland site being sustainable.
  - **(+/-)** Partnerships with event providers and special event coordinators are key to the Ashland site being sustainable.
  - **(+)** In addition, the event admission fee structure should be revised to lessen the cost of a family to come and watch a young athlete compete. The market rate is \$10 per person per day and the admission fee in the proforma is \$5 per person per day.

### The Feasibility Report Includes

Project Goals and Objectives, Survey Results, Locations, Site and facility Layouts, Construction Budgets, Project Summary, Variables Worksheet and Development Conclusions.

- **(+)** Revenue will come from several sources:
  - Local Use Revenue
    - Courts
    - Aquatics
  - Summer Activity Space Revenue
  - AWAC Event Revenue
  - Non-AWAC Revenue
  - Public Membership Use Revenue
  - Ashland Public Use Subsidy
  - Event Admission Revenue
  - Donor/Corporate Sponsorship Revenue
  - Tenant Lease Revenue
    - Licensed Daycare
    - Food Service
    - Performance Training
- **(+/-)** My recommendation is to continue to do due diligence on the number of members first and then the potential users and tenants. There are several unknowns that could turn into (+). This site was preferred based on the location near the schools, the land donation and on the stakeholders survey, but the development cost, the challenges and timing issues as it relates to the building(s) could price the teams and member families/residents you are trying to serve would be priced out of its use.
- **(+/-)** Finally, the MATH PROBLEM must make sense. When you add the cost to develop, the lack of known financing sources and the reasonable rates required, the project could be cash flow negative yearly. The city of Ashland has offered donations and a subsidy, but the yearly cost may be more than the taxpayers would want to invest.

### Proforma Summary

- Facility Use Matrix Results **(+/-)** I have not completed the Facility Use Matrix that calculates occupancy. Membership is a number we must count on for monthly revenue, but if we are counting on all or a good percentage of the residents of Ashland (3,367) to be members, we will need more than that to be sustainable. In addition, AWAC will have to be a hybrid facility. Hybrid as in members occupying space with users. Occupancy will be calculated on a combination of “member” use and “users” use. (See the stakeholders section in the EMJ Feasibility report section) In the past, I have found that break even regarding occupancy starts in year 1 at 62.5%, growth stabilizes in year 5 at 74+% and occupancy stabilizes in year 8 at 84+%. The facility will only be considered occupied if it is open to the members, tenants and users.
- (\$V)** Proforma Draft version dated 5-2-25
  - Facility Use Matrix **(+/-)** Occupancy is calculated on attendance by members, tenants and users.
  - **(\$V)** Monetize the hard-court space based on (OV) occupancy.
  - **(\$V)** Monetize the programmed activity spaces based on use and support.



## Conclusions

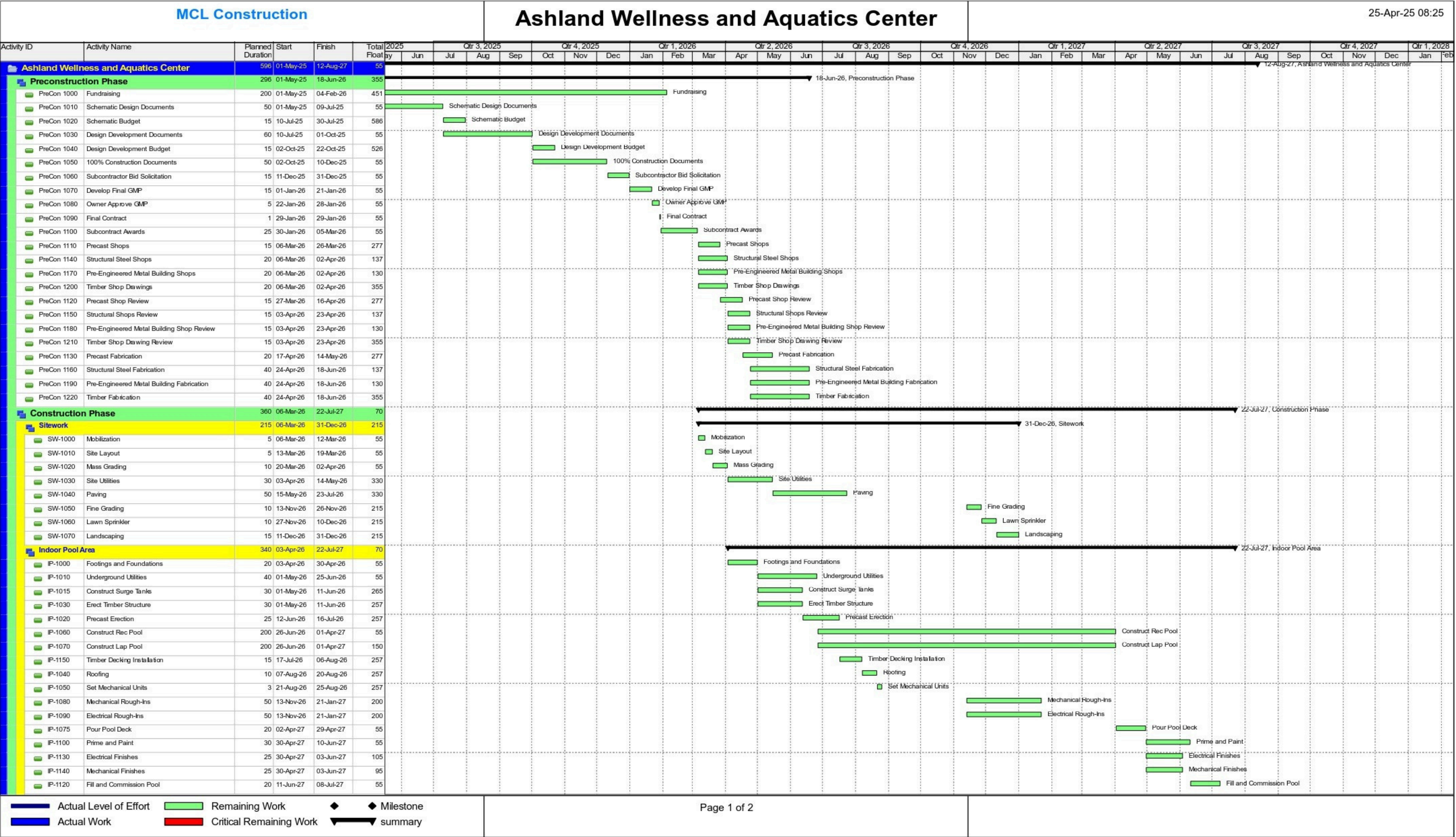
Based on the following generally positive/unknown positive variables included in this analysis, the project has potential to be successful.

- Community team with stakeholders engaged
- Strong architectural and general contractor teams
- Land Donation
- Capital Stack as a positive
  - Private donations/sponsors
    - Donor community
    - Corporate sponsors
  - Public incentives
    - SAFFAA
    - Grants
  - Public investment
    - General Obligation Bond
    - Yearly subsidy from the city of Ashland

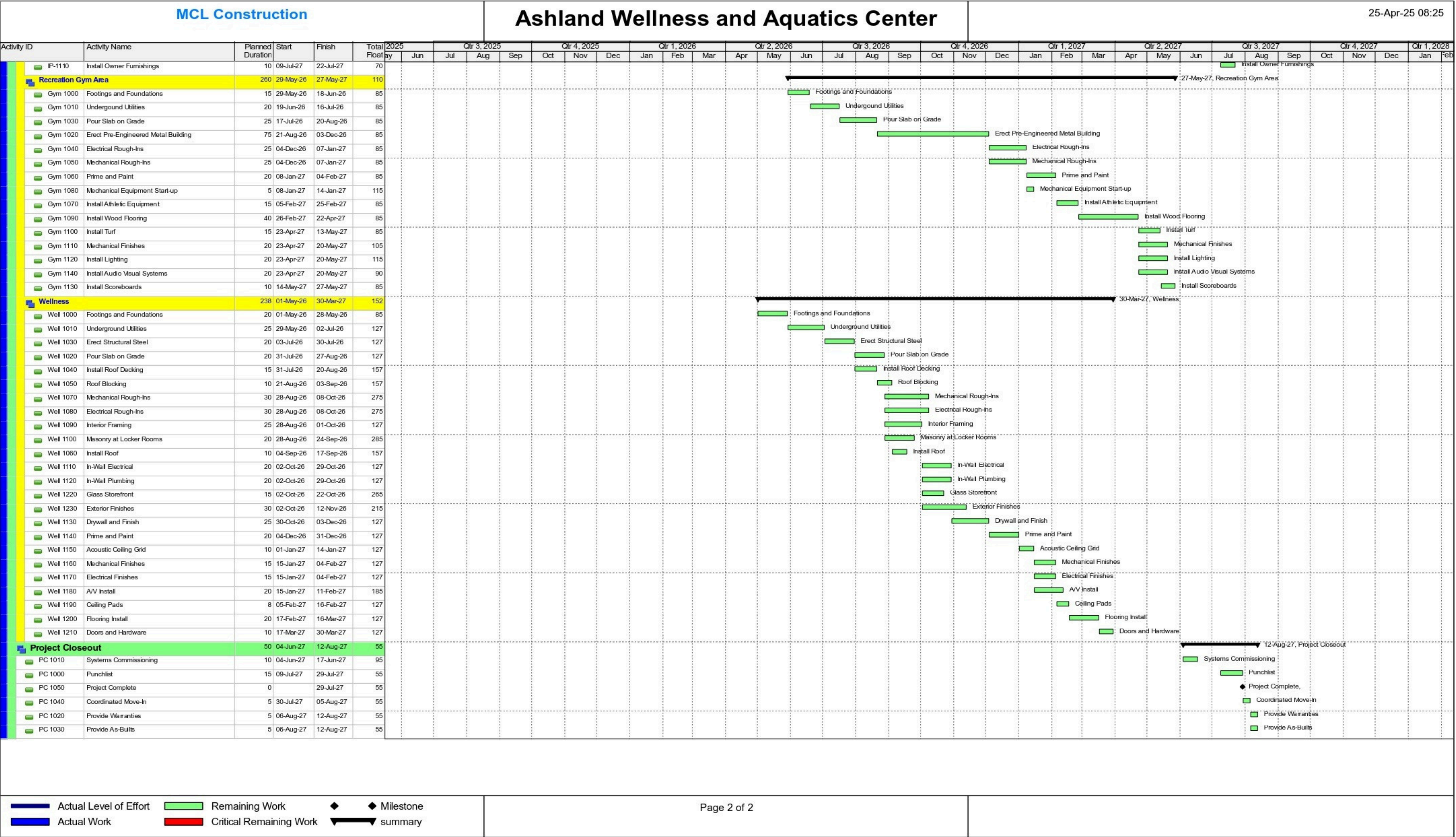
The project should, however, **NOT be considered feasible** for the following generally negative/Unknown negative variables:

- Project Cost
- Capital Stack as a negative
  - Private debt required and the cost to acquire
- Inventory of AWAC of sports and activity venues that are expensive to operate and costly to build.
  - Aquatics
- A project this size needs a significant number of members and feeder teams and users to fill the gaps. Currently the population of Ashland is (3,367) and the communities around could also use the facility, but there is or will be competition from Gretna to the North and Waverly to the South. Ashland Greenwood basketball and volleyball feeder teams would have to be developed.
- It is the recommendation of the project team to move forward into the next phase of investigation to address four (4) previous bullets with the ACDC Committee. For example, as designed, the Project could be constructed in phases to minimize the initial cost impact and capital requirements while allowing the ACDC to engage the City of Ashland and surrounding communities and market the new Facility. The marketing effort would solidify the revenue needed to stabilize the Variables noted within.











Project:

Ashland Wellness and Aquatics Center Conceptual Budget

Owner:

City of Ashland & Rainwood Development

Architect:

Cadre Architecture

Date:

5/2/2025

Estimator:

Matt Blum

Building GSF:

100,485

Direct Costs Summary				
Division	Description	Cost	Building Cost per SF	% of Project
01	GENERAL REQUIREMENTS	\$2,187,472	\$21.77	4.68%
1.1	Supervision & Project Management	\$1,590,222	-	-
1.2	Equipment & Vehicle Rental	\$18,545	-	-
1.3	ICRA & Safety Requirements	\$21,396		
1.4	Office Expense & Temporary Utilities	\$346,467		
1.5	Temporary Construction/Partitions	\$116,954	-	-
1.6	Cleaning & Waste Management	\$93,888	-	-
03	CONCRETE	\$3,610,842	\$35.93	7.73%
3.1	Reinforcing Materials	\$230,683	-	-
3.2	Foundations	\$904,572	-	-
3.3	Flatwork	\$660,265	-	-
3.4	Precast Material and Erection	\$1,773,870	-	-
3.5	Grouting	\$41,452	-	-
04	MASONRY	\$211,848	\$2.11	0.45%
4.1	CMU	\$211,848	-	-
05	METALS	\$1,355,926	\$13.49	2.90%
5.1	Steel Fabrication and Supply	\$1,048,281	-	-
5.2	Steel Erection	\$307,645	-	-
06	WOOD, PLASTICS, AND COMPOSITES	\$3,423,137	\$34.07	7.33%
6.1	Blocking & Backing	\$90,091	-	-
6.2	Casework	\$143,077	-	-
6.3	Solid Surface	\$47,320	-	-
6.4	Glu-Laminated Structure	\$3,142,649	-	-
07	THERMAL AND MOISTURE PROTECTION	\$1,634,523	\$16.27	3.50%
7.1	Waterproofing & Joint Sealants	\$84,624	-	-
7.2	Metal Wall Panels	\$343,699	-	-
7.3	EPDM Roofing & Roof Patio Pavers	\$497,200	-	-
7.4	Standing Seam Roof & Insulated Nail Base	\$662,200		
7.5	Expansion Joint Covers	\$46,800	-	-
08	OPENINGS	\$1,094,733	\$10.89	2.34%
8.1	Doors, Frames, & Hardware	\$293,435	-	-
8.2	Overhead Doors	\$55,500		
8.3	Aluminum Curtainwall & Glazing	\$745,798	-	-
09	FINISHES	\$2,157,815	\$21.47	4.62%
9.1	Metal Studs & Drywall	\$524,763	-	-
9.2	Acoustical Ceilings	\$114,639	-	-
9.3	Acoustical Wall & Ceiling Panels	\$116,779	-	-
9.4	Tile	\$102,638	-	-
9.5	Sealed & Polished Concrete	\$71,019	-	-
9.6	Carpet & Resilient	\$312,235	-	-
9.7	Wood Athletic Flooring	\$609,182		
9.8	Painting	\$306,560	-	-
10	SPECIALTIES	\$354,889	\$3.53	0.76%
10.1	Signage	\$56,625	-	-
10.2	Toilet Partitions	\$46,786	-	-
10.3	Operable Partitions	\$139,746	-	-
10.4	Toilet Accessories	\$34,864		
10.5	Fire Extinguishers & Cabinets	\$23,468	-	-
10.6	Lockers	\$36,400		
10.7	Flag Poles	\$17,000	-	-
11	EQUIPMENT	\$333,135	\$3.32	0.71%
11.1	Gym Equipment	\$283,135	-	-
11.2	Playground Equipment	\$50,000		
13	SPECIAL CONSTRUCTION	\$7,186,168	\$71.51	15.39%
13.1	Pre-Engineered Metal Building	\$2,840,017	-	-
13.2	Bleachers	\$82,000		
13.3	Swimming Pools	\$4,264,151		
14	CONVEYING	\$130,000	\$1.29	0.28%
14.1	Elevators	\$130,000	-	-
21	FIRE SUPPRESSION	\$461,981	\$4.60	0.99%
24	PLUMBING & HVAC	\$7,163,020	\$71.28	15.34%
26	ELECTRICAL	\$5,520,896	\$54.94	11.82%
Total Building Costs		\$36,826,385	\$366.49	78.85%
Division	Description	Cost	Site Cost per SF	% of Project
31	EARTHWORK	\$447,964	\$4.46	0.96%
31.1	Excavation, Site Cut/Fill	\$395,964	-	-
31.2	Surveying	\$35,000	-	-
31.3	Erosion Control & SWPPP Maintenance	\$17,000	-	-
32	EXTERIOR IMPROVEMENTS	\$1,371,601	\$13.65	2.94%
32.1	Concrete Paving	\$847,873	-	-
32.2	Pavement Markings & Sealants	\$85,285	-	-
32.3	Construction Fence	\$43,528	-	-
32.4	Permanent Fence	\$3,120		
32.5	Athletic Surfacing	\$105,300		
32.6	Site Furnishings	\$24,530		
32.7	Irrigation	\$71,156	-	-
32.8	Landscaping, Seeding/Sod	\$190,809	-	-
33	UTILITIES	\$750,250	\$7.47	1.61%
33.1	Water Service	\$122,000	-	-
33.2	Sanitary Sewer	\$67,250	-	-
33.3	Storm Drainage	\$561,000	-	-
Total Site Costs		\$2,569,815	\$25.57	5.50%
SUBTOTAL		\$39,396,200	\$392.06	per GBSF

See Appendix A for additional info on Conceptual Construction Budget







ASHLAND WELLNESS AND AQUATIC CENTER  
TOTAL PROJECT BUDGET - PRELIMINARY (pending Client approval )

Updated: May 5, 2025 (v3)



	Category	Budget	Comments	Risk	Path to Budget	Budget-REVISED
1.	Pre-Design - Phase I	\$ -	*Allowance - Estimating		\$ -	\$ -
2.	Pre-Development - Geo-technical Testing / Consultants	\$ 100,000	*Allowance - includes soils testing, environmental remediation reporting, replatting and misc. Consult.		\$ -	\$ 100,000
3.	Construction	\$ 45,650,000	Conceptual Estimate; includes GCs/Fees	Footnote 1.	\$ -	\$ 33,550,000
3a.	- Cost of Work	\$ 41,500,000	*Scope to be validated/reviewed		\$ (11,000,000)	\$ 30,500,000
3b.	- Construction Contingency - 10%	\$ 4,150,000	*Includes estimating/construction contingency		\$ (1,100,000)	\$ 3,050,000
4.	Design Fee - (Original-per Contract)	\$ 3,423,750	Base Fee to be negotiated (projected 7.5%)	Footnote 1.	\$ (907,500)	\$ 2,516,250
-	- Additional Services: [TBD]	\$ -	-		\$ -	\$ -
-	- Additional Services: [TBD]	\$ -	-		\$ -	\$ -
6.	Consultants:	\$ 200,000				\$ 200,000
6a.	- Branding - [TBD]	\$ 50,000	*Allowance		\$ -	\$ 50,000
6b.	- IT / Low Voltage / Audio Visual - [TBD]	\$ 50,000	*Allowance		\$ -	\$ 50,000
6c.	- FF&E / Space Planning - [TBD]	\$ 50,000	*Allowance		\$ -	\$ 50,000
6d.	- Public Relations - [TBD]	\$ 50,000	*Allowance		\$ -	\$ 50,000
-	- [TBD]	\$ -	*Allowance		\$ -	\$ -
7.	Special Inspections / Testing	\$ 300,000	*Allowance		\$ -	\$ 250,000
7a.	- Construction Testing	\$ 150,000	-		\$ (25,000)	\$ 125,000
7b.	- SWPPP Inspections	\$ 50,000	-		\$ -	\$ 50,000
7c.	- Commissioning	\$ 100,000	-		\$ (25,000)	\$ 75,000
8.	Furnishings/Fixtures and Equipment	\$ 700,000	*Allowance		\$ (150,000)	\$ 550,000
9.	- Signage / Donor Wall	\$ 100,000	*Allowance		\$ -	\$ 100,000
10.	- Scoreboards / Ribbon Boards	\$ 200,000	*Allowance		\$ -	\$ 200,000
-	- [TBD]	\$ -	-		\$ -	\$ -
11.	Low Voltage / AV	\$ 600,000	*Allowance - [not in original Proforma]		\$ -	\$ 600,000
11a.	- Allowance - Low Voltage	\$ 200,000	-		\$ (50,000)	\$ 150,000
11b.	- Allowance - Audio / Visual	\$ 400,000	-		\$ (100,000)	\$ 300,000
12.	Branding / Marketing Signage	\$ -	*Allowance		\$ -	\$ -
-	- [TBD]	\$ -	*Allowance		\$ -	\$ -
13.	Legal / Accounting	\$ 50,000	*Allowance		\$ -	\$ 50,000
14.	Development / Project Management Fee	\$ 962,500	- per OR Agreement (RDP - 1.75%)	*Footnote 3.	\$ (211,750)	\$ 750,750
15.	- Pre-Design Fee-Phase 1	\$ 35,600	-		\$ -	\$ 35,600
-	- Pre Design Fee-Phase 2	\$ 35,000	-		\$ -	\$ 35,000
-	- [TBD]	\$ -	-		\$ -	\$ -
16.	Owner Contingency	\$ 3,000,000	*Allowance		\$ (1,000,000)	\$ 2,000,000
17.	Financing	\$ 1,500,000	*Allowance		\$ (300,000)	\$ 1,200,000
18.	Outside Development / Campus Coordination	\$ -	-		\$ -	\$ -
-	- [TBD]	\$ -	*Allowance		\$ -	\$ -
-	- [TBD]	\$ -	*Allowance		\$ -	\$ -
-	- [TBD]	\$ -	*Allowance		\$ -	\$ -
19.	Land Acquisition	\$ -	-		\$ -	\$ -
	Total Project Budget (Sub-Total)	\$ 56,856,850				\$ 42,137,600
						BUDGET-Updated
	TOTAL PROJECT BUDGET	\$ 56,856,850	*Includes all Fees		TOTAL SAVINGS \$ (14,869,250)	

BUDGET GOAL
\$ 40,000,000
\$ (16,856,850)

BUDGET GOAL
\$ 40,000,000
\$ (2,137,600)

Owner Contingency - Adjustments	\$ 3,000,000
1.)	\$ -
2.)	\$ -
3.)	\$ -
4.)	\$ -
5.)	\$ -
6.)	\$ -
7.)	\$ -
8.)	\$ -
9.)	\$ -
10.)	\$ -
Total - Contingency BALANCE	\$ 3,000,000

\*ADJUSTMENTS since last Update.

Footnotes

- 1.) Total Project Budget includes noted assumptions from the Proforma.
- 2.) Preliminary Budget 'items' NOT included in original Proforma.
- 3.) OR / Consultant Fees to be negotiated and ADD.

