

SVCA Revitalization Concept Plan Estimated Costs

Costs in 2017 dollars 3%/year Construction Cost Escalation

Marina Improvements		2020	
Estimated Construction Year			
Improvement Costs	\$	2,011,175	
Contingency	\$	304,010	
- Deduct Plaza (Costs+Contingency)	\$	52,371	
Total Construction Costs w/Contingency	\$	2,262,814	\$ 2,472,638
Sales tax	8.50% \$	192,339	\$ 210,174
Permits/Fees	1.50% \$	33,942*	*
Design/Permitting	15% \$	339,422*	*
Construction Management	10% \$	226,281	\$ 247,264
Total Estimated Costs	\$	3,054,799	\$ 3,303,440

Area Z Improvements		2020	
Estimated Construction Year			
Improvement Costs	\$	1,603,972	
Contingency	\$	240,595	
- Deduct Storage Lockers	\$	650,602	
- Deduct RV Storage Improvements	\$	86,804	
Total Construction Costs w/Contingency	\$	1,107,161	\$ 1,209,825
Sales tax	8.50% \$	94,109	\$ 102,835
Permits/Fees	1.50% \$	16,607*	*
Design/Permitting	15% \$	166,074*	*
Construction Management	10% \$	110,716	\$ 120,982
Total Estimated Costs	\$	1,494,667	\$ 1,616,324

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	Costs in 2017 dollars		3%/year Construction Cost Escalation	
				2018
Rec Corridor Improvements				
Estimated Construction Year				2018
Improvements Costs	\$	5,478,688		
Contingency	\$	595,087		
Deduct (Costs+Contingency)				
- New Comm Center	\$	4,553,588		
- Pool Locker upgrades	\$	151,800		
- Security cameras	\$	92,092		
- Skate park	\$	108,900		
- Pool Cover	\$	84,700		
+ ADD Smaller Community Center Building (18,000 SF)	\$	3,227,000		
Total Construction Costs w/Contingency	\$	4,309,695	\$	4,438,986
Sales tax	8.50%	\$ 366,324	\$	377,314
Permits/Fees	1.50%	\$ 64,645*		*
Design/Permitting	15%	\$ 646,454*		*
Construction Management	10%	\$ 430,970	\$	443,899
Total Estimated Costs	\$	5,818,088	\$	5,971,298

Revitalization Plan Total	\$	10,367,555	\$	10,891,062
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	Costs in 2017 dollars		3%/year Construction Cost Escalation	
				2018
Road Rehabilitation				
Estimated Construction Year				2018
Main Roads (100%)	\$	665,500	\$	685,465
Secondary and Residential Roads (75%)	\$	922,900	\$	950,587
Rotunda Parking	\$	15,400	\$	15,862
Total Estimated Costs	\$	1,603,800	\$	1,651,914
(includes tax, fees, A/E)				
Road Rehab - Loan Funded			\$	1,051,000

Revitalization Plan + Roads Total	\$	11,942,062
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* Noted 2017 costs are included, but not escalated, in the 2018 totals.