



CITY OF WHITE SALMON COMMUNITY CENTER FEASIBILITY STUDY

Prepared by ARC Architects in accordance with the
Agreement for Professional Services with the City of White Salmon

OCTOBER 2023

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A



EXECUTIVE SUMMARY

PROJECT OVERVIEW

The City of White Salmon identified the need for a community center for civic events, gathering, and celebrations. In 2022, ARC Architects was selected to guide the City through a feasibility process, looking at several sites and budget considerations. The design team worked with City to explore potential programming and space options, including multipurpose room, youth center, and childcare. The City decided to consider existing properties for some of these programs in order to be conservative on the size and cost of a new building. Team reviewed 3 properties, the existing buildings that were considered were the Grange Hall and the Parks Building and the undeveloped site was the 400 block of Main Street across from Whitson Elementary School. The design team developed separate site and space assessments for each location as well as concept plan development and third-party capital cost estimating.

PROGRAM DISTRIBUTION

The Grange Hall. Identified for its ability to host large gatherings on both the main and lower levels as well as the potential for a small kitchen. The Grange Hall is a good candidate for a shared-use space which would continue to act in its current capacity hosting Grange events as well as allowing for City-hosted gatherings. In exchange, the City would partner in needed maintenance and code-necessitated improvements.

The Parks Building. Due to its proximity to Whitson Elementary as well as its location within Rheingarten Park, the Parks Building was identified for its ability to support both Youth Center and Early Childcare programs. The existing spaces are in adequate condition and the expected level of effort to renovate them to these uses is relatively minimal and certainly less expensive than new construction.

400 Block of Main Street. The remaining desired program elements that would be accommodated in a new building were varied in nature. Therefore, it became a design priority to create flexible, multi-use spaces that could house a variety of needs: community gatherings, classroom space, group exercise, an art room, and a teaching kitchen are among those uses that have been included.

SITE ASSESSMENT OUTCOMES

The zoning designations of the respective sites permit the proposed uses as either 'allowed use' or, in the case of the Grange Hall, 'conditionally allowed use'. Utilities appear to be available to each site and the proximity to each other as well as other City amenities make these site locations viable considerations for a decentralized 'Community Center' approach such as this.

SPACE NEEDS OUTCOMES

The strategies developed in this study meet a number of current community needs including: gathering space, early childhood and youth care, fitness, classroom space, outdoor education, art, teaching kitchen, and community display. The Grange Hall would provide meeting space for up to approximately 175 occupants between its two floors, the Early Childcare space would provide care for up to 8 infants, 14 toddlers, and 20 preschool aged children. The Youth Center would accommodate up to approximately 30 kids for before- or after-school programs. The new Community Center has space for gatherings of 90 occupants on the ground level with two 40-occupant classrooms upstairs.

COST ANALYSIS OUTCOMES

As anticipated, the cost analysis provided by our third-party estimator bears out the idea that remodeling existing space as a tenant improvement is less expensive than new construction. As a result, each square-foot of use diverted from the new building results in a less expensive undertaking overall. Note these are estimate project costs based on potential construction in Q3 2024. Escalation beyond 2024 should be considered for future planning. The distribution of construction (hard) costs and project soft costs (36%-40% of hard costs) between the three envisioned facilities is as follows:

- The Grange Hall:** \$750,000 in 2024 dollars (hard) + project soft cost = \$1,050,000 Total Project Costs
- The Parks Building (Early Childcare):** \$950,000 in 2024 dollars (hard) + project soft cost = \$1,330,000 Total Project Costs
- The Parks Building (Youth Center):** \$340,000 in 2024 dollars (hard) + project soft costs = \$476,000 Total Project Costs
- New Community Center at 400 Block of Main St:** \$8,033,000 in 2024 dollars (hard)+project soft costs = \$11,246,000 Total Project Costs

RECOMMENDATIONS

This report identifies a number of community needs and analyzes strategies for how to implement them in a phased and cost-effective way. One main benefit to the decentralized projects are that they can be implemented to meet evolving City priorities. Each of the projects described within this report are feasible and address a real community need. The phasing of implementation is up to the City's funding and most pressing concerns. Absent a formal facility 'Needs Assessment', it appears that the existing Youth Center is approaching the end of its useful life and should be considered for the first phase.



SITES

In assessing the condition of the sites, ARC’s team reviewed existing conditions and proposed approaches for civil site design of the three community center sites on a conceptual design level.

1 Grange Hall

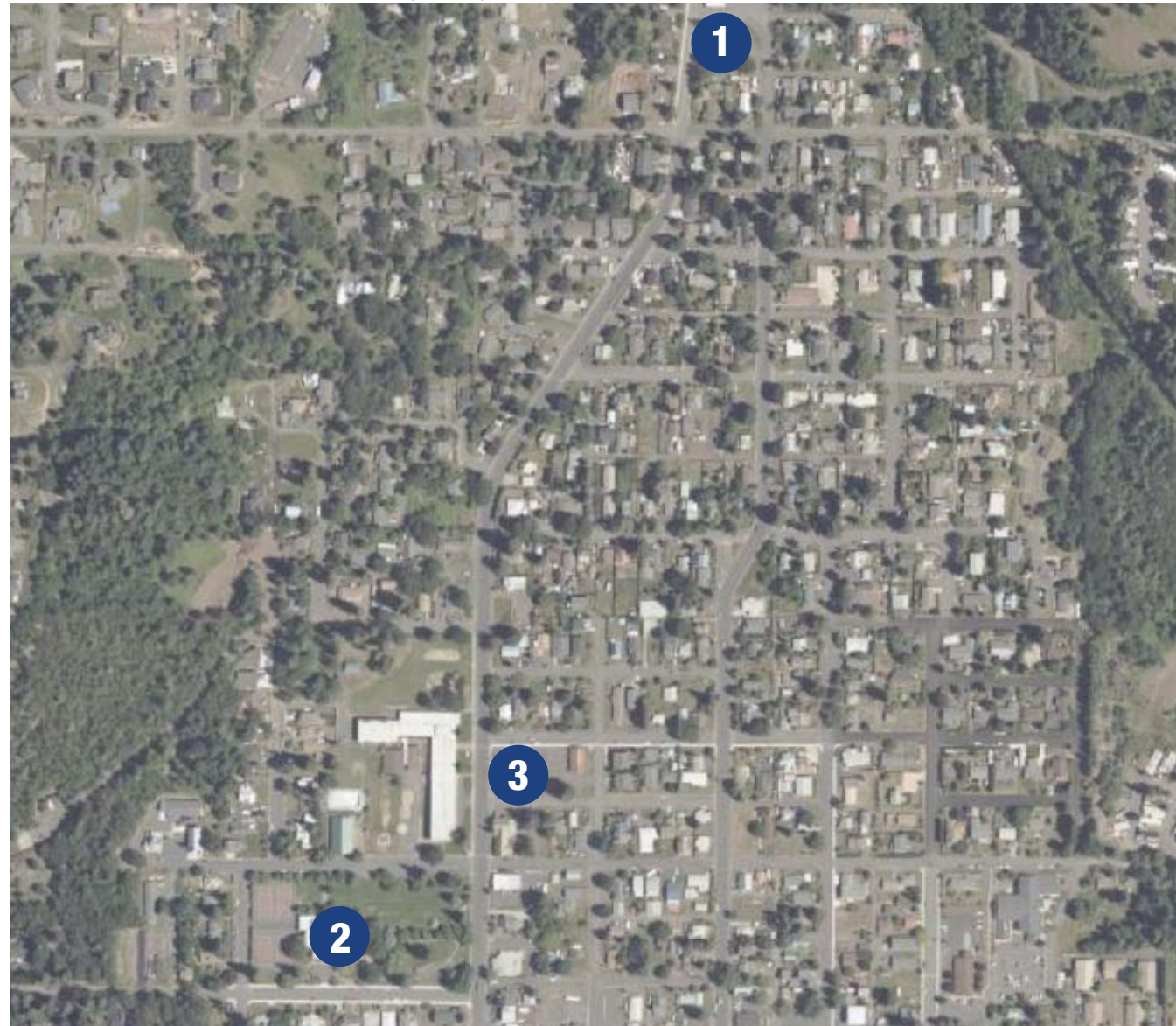
Grange Hall is located just north of the boundary of White Salmon off of N Main Avenue. Building is owned The Grange Board and would be used by the City in partnership with the The Grange Board, pending a more formalized agreement.

2 Parks Building

The Parks Building is located within Rheingarten Park just off of the downtown core in White Salmon. Currently the building is used by different tenants, with ownership listed as the White Salmon Valley School District. Development of the two proposed uses therein would be dependent upon a formal agreement between the two agencies.

3 Community Center Site

Located at 400 Block N. Main Street across from the Whitson Elementary School, currently used as a parking lot with a shed located on the Northeast side of the site. This parcel is owned by the City.



1 GRANGE HALL

Located on N Main Ave 1 mile north of Jewett. The Grange Hall is 5,000 SF on 2 floors SF with an existing gather hall, stage, and kitchen.

Address: 1085 N Main Ave, White Salmon, WA 98672

Parcel Number: 03111971012200

Lot Size: 0.99 Acres

Utilities:

- Water for both domestic and fire protection is understood to be available from the City water system in adjacent right-of-way streets.
- Sanitary sewer for all three sites is assumed to be available with existing City sanitary sewer system in adjacent right-of-way.
- Grange Hall’s existing kitchen facilities and any proposed improvements may require a grease interceptor.
- Power for the currently developed sites is assumed to be currently provided from the City’s existing system in the right-of-way;

Right of Way:

Grange Hall has three (3) unimproved right-of-way frontages.

1. The west frontage is N Main Ave, which is a striped arterial street. The east side adjacent the Grange hall parcel has a gutter channel, but otherwise does not have curb/gutter/sidewalk. The west side of N Main Ave abuts residential parcels and includes curb/gutter and sidewalk.
2. The north and east frontages are NE Dewalt Dr and NE Estes Ave respectively. They are typical county road sections with a crowned asphalt roadway and roadside drainage ditches. Neither sides of the streets have sidewalks.



Top: West Elevation, upper level entry
Above: East Elevation, lower level entry,



2 PARKS BUILDING

Previous theater building with multiple tenants. Centrally located at the Rheingarten Park one block south of Whitson Elementary School.

Address: 171 NW Washington St, White Salmon, WA 98672

Parcel Number: 03102480020100, 03102480020200, 03102480010100

Lot Size: 4.0 Acres

Utilities:

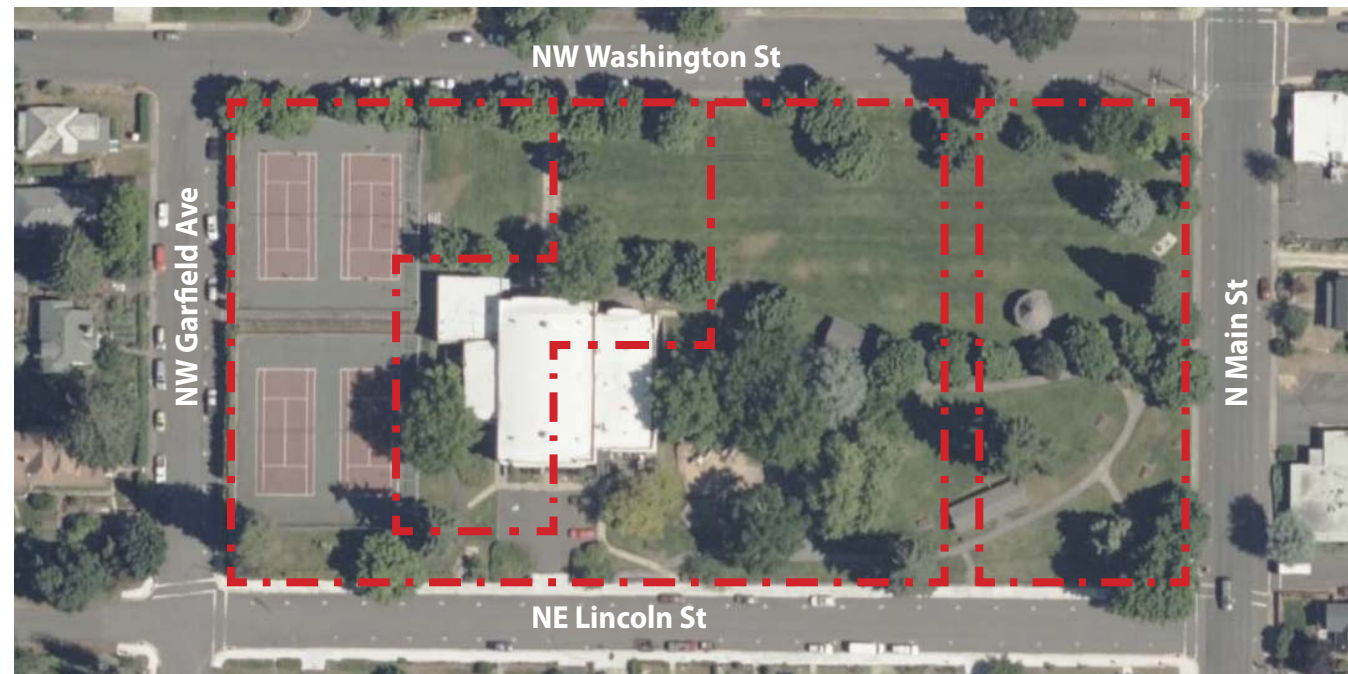
- Water for both domestic and fire protection is understood to be available from the City water system in adjacent right-of-way streets.
- Sanitary sewer for all three sites is assumed to be available with existing City sanitary sewer system in adjacent right-of-way.
- The Park Center building has existing site improvements, at this time it is assumed that storm water system retrofits or additional infrastructure will not be required for the Park Center site.
- Power for the currently developed sites is assumed to be currently provided from the City's existing system in the right-of-way;

Right of Way:

The Park Center site is a fully developed site within the City of White Salmon with fully developed right-of-way with curb/gutter and sidewalk, as well as access from the right-of-way to the site. It is assumed the existing parking lot will not be expanded. If the on-site parking lot were to be expanded, then stormwater runoff water quality treatment and flow control would need to be assessed. It is assumed the building is Accessible from the right-of-way along current pathways.



Top: North Elevation, upper level entry
Above: South Elevation, lower level entry,



3 COMMUNITY CENTER

Existing parking lot across from Whitson Elementary School. Site is flat with good access and ideal for new development.

Address: 400 Block North Main St, White Salmon, WA 98672

Parcel Number: 03111962070300

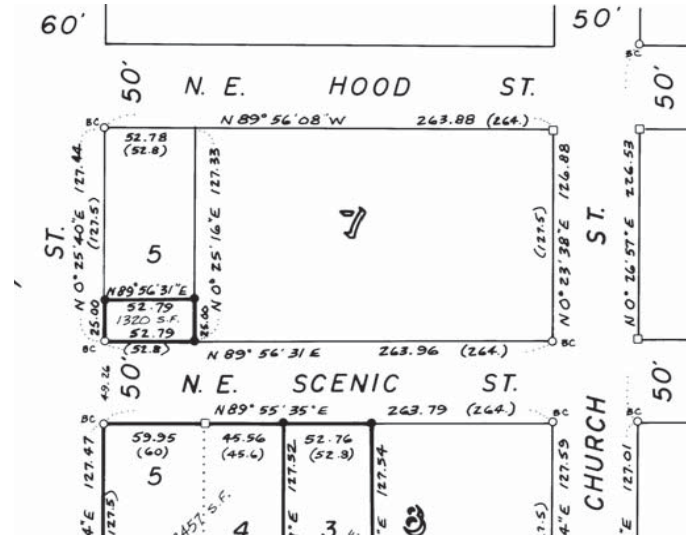
Lot Size: 0.74 Acres

Utilities:

- Water for both domestic and fire protection is understood to be available from the City water system in adjacent right-of-way streets.
- Sanitary sewer for all three sites is assumed to be available with existing City sanitary sewer system in adjacent right-of-way.
- Site improvements on are assumed to require storm water management facilities including but not limited to water quality treatment (for stormwater runoff from pollution generating hard surfaces) and full infiltration (flow control for stormwater runoff).
- A new power service will be required for New Building, and is assumed to be secondary (not high voltage) power to be coordinated with the design team, specifically Electrical.

Right of Way:

The New Building site has two (2) improved right-of-way frontages on the west and north sides of the block (N Main Ave and NE Hood St) consisting of sidewalks and asphalt paved streets. The site also has two (2) unimproved right-of-way frontages on the east and south sides of the parcel (NE Church Ave and NE Scenic St), with a shallow roadside ditch profile and drainage catch basin in the southeast corner of the site. Typical development requirements include half street improvements on the east and south sides.



Top: Plat Map, Klickitat County
Above: View East from N Main Street,



ZONING ANALYSIS

1 GRANGE HALL - (Tenant Improvement)

Zoning Classification: Klickitat County Residential

Existing Use: Community Center (Conditional use allowed per KCMC 19.24.030 - Conditionals Uses)

Proposed Use: Community Center (No Change)

Parking: KCMC 19.56.020 Off-Street Parking - At the time a new structure is erected or enlarged, or the use of the existing structure is changed, off-street parking spaces shall be provided as set forth in this section, Parking facilities provided in connection with an existing use prior to the adoption date of the ordinance codified in this title shall not be reduced below the following requirements:

Place of assembly, one space per four seats or eight feet of bench length in the main auditorium. If no permanent seats are provided, one space per thirty-five square feet of floor area used for meeting rooms.

2 PARKS BUILDING - (Tenant Improvement)

Zoning Classification: White Salmon PU Public Use Overlay

Purpose: WSMC 17.49.010 Purpose - The purpose of the PU overlay district is to provide areas for public and quasi-public uses, publicly owned or controlled parks and recreation facilities, and governmental buildings and facilities. This district may be applied as an overlay to any underlying district where approved as a permitted use subject to site plan review or as a conditional use permit for public uses under public ownership.

Permitted Uses: WSMC 17.49.020 Permitted Uses - The following uses are the only uses permitted in PU districts:

1. All governmental uses and structures;
2. Hospitals and sanitariums;
3. Educational institutions;
4. Parks, playgrounds and recreational areas;
5. Public Utilities; and
6. Accessory uses and structures related to a permitted use in accord with WSMC 17.08.020

Existing Use: Office

Proposed Use: Educational Institution (allowed use).

Parking: WSMC 17.72.060 Parking Spaces, Expanded or Enlarged Uses - Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for expansion or enlargement, in

accordance with the requirements of the schedule set out in Section 17.72.090;

3 COMMUNITY CENTER - (New Construction)

Zoning Classification: White Salmon PU Public Use Overlay

See Parks building for zoning purpose and allowed uses.
Abutting Zone: Residential R-2

Proposed Use: Governmental Use (allowed use).

Development Standards: WSMC 17.49.040 Development Standards

1. Minimum setbacks shall meet the underlying zone standards. Where no setbacks standards exists, the following setbacks apply within the PU overlay district:

- Front—none, or ten feet if abutting a residential district;
- side and rear—none, unless abutting a residential district, then twenty feet;

2. Maximum building height shall meet the underlying district standards. Where no building height limit exists, the PU overlay use shall meet the height limit of the abutting district, or the height limit determined appropriate under a conditional use determination by the planning commission.

Abutting Zone R-2 Maximum building height shall not exceed twenty-eight feet in residential zones.

3. Off-street parking in accord with WSMC Chapter 17.72;

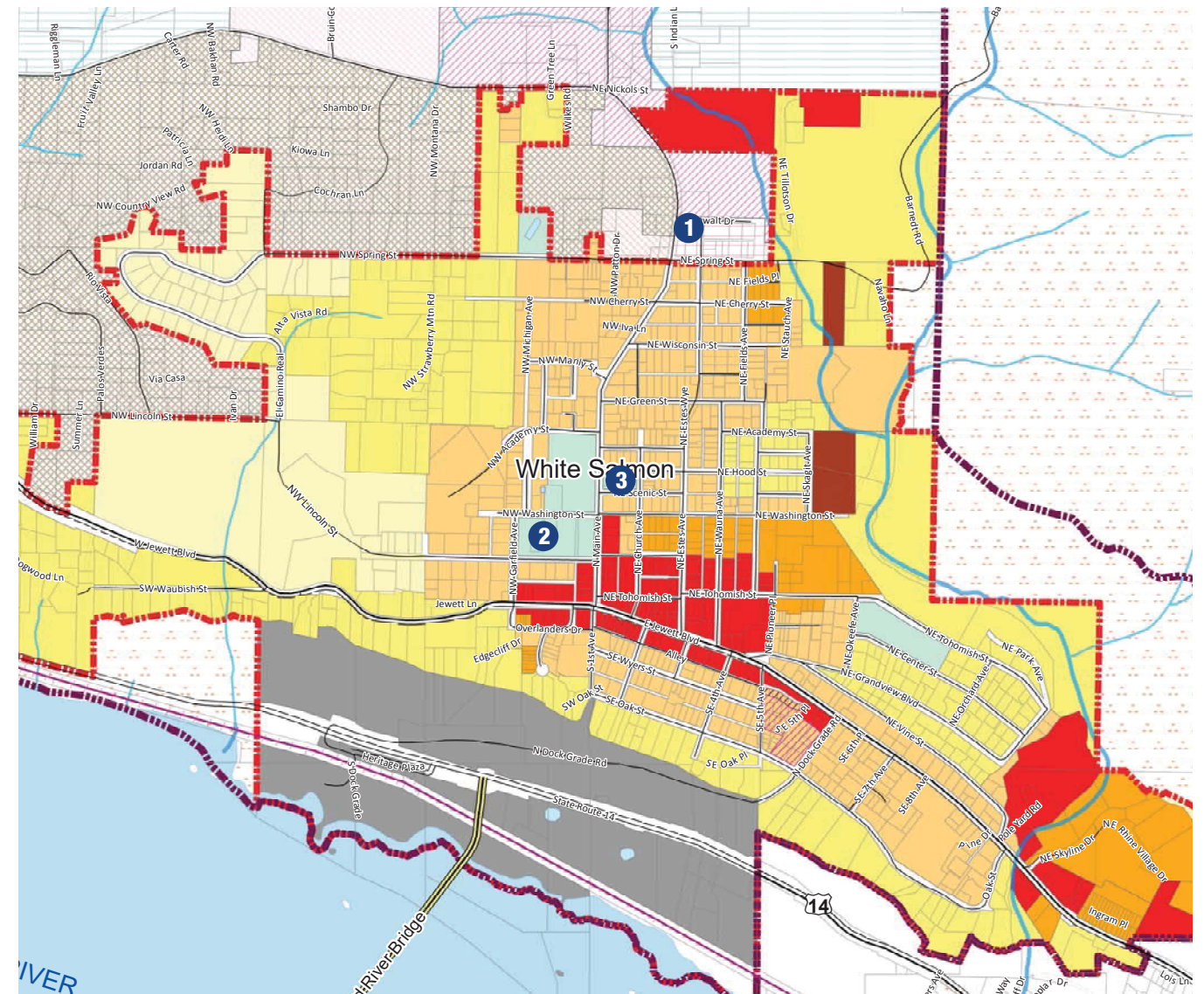
4. Site Review: Site review, in accord with WSMC Chapter 17.81, is required for each new use and expansion of an existing use.

Parking: WSMC 17.72.090 Number of Spaces for Designated Uses

Uses not specified - Determined by planning commission

(We understand the City is in process of modifying their zoning code. City plans to discuss development of this site and impacts of modifications to parking requirements.)

WSMC 17.72.040 Parking spaces - Size and access. Each off-street parking space shall have a net area of not less than one hundred sixty square feet, exclusive of access drives or aisles, and shall be of usable space and condition. If determined on a gross-area basis, three hundred square feet shall be allowed per vehicle.



White Salmon Zoning

- MPUD Multi Family Planned Unit Development Overlay
- PUD Planned Unit Development Overlay
- RL Single Family Large Lot Residential
- R-1 Single Family Residential
- R-2 Two-Family Residential
- R-3 Multi-Family Residential
- MHR Mobile Home Residential
- C Commercial
- RD Riverfront District
- PU Public

Digitized from City of White Salmon Zoning Map

Klickitat County Zoning

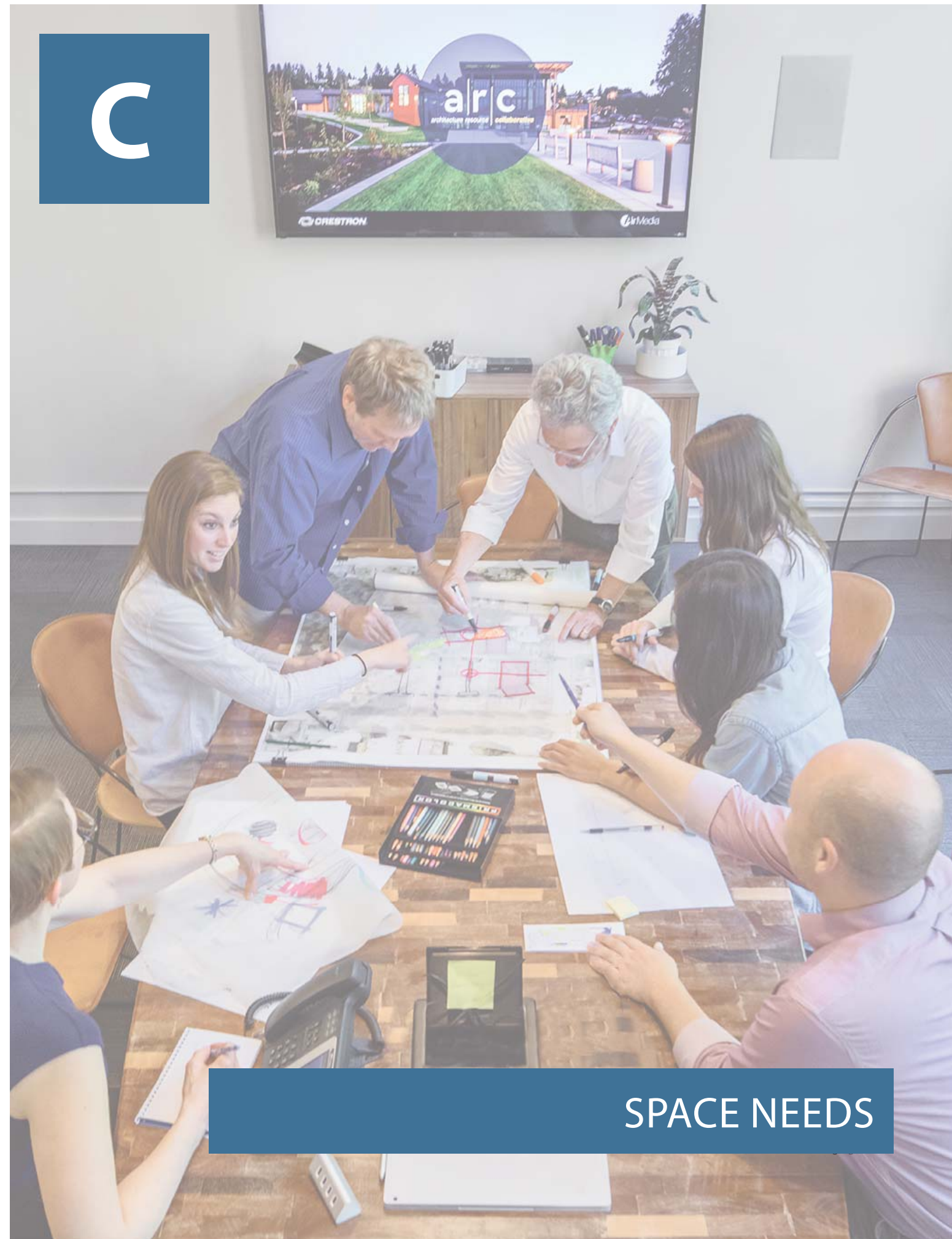
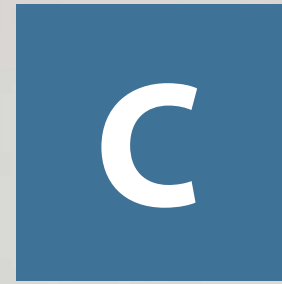
- Extensive Agriculture
- Forest Resource
- General Commercial
- General Rural
- Industrial Park
- Open Space
- Public
- Residential
- Resource Lands
- Rural Residential 1
- Rural Residential 2
- Suburban Residential

Map Symbols

- White Salmon City Limits
- White Salmon Urban Area
- Parcel Lines
- Water Bodies
- Roads**
- Bridge
- City; County; Other Govt
- Private
- State
- railroad



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White Salmon Community Center

Community Center Program - March 2023

Program	Square Feet
COMMUNITY / RECREATION	
Gathering / Art	650
Youth Activity	400
Meeting	1,400
Fitness Classroom	600
Kitchen	350
Sub-Total	3,400
ADMIN	
Vestibule	60
Lobby / Reception	400
Admin Offices (2)	250
Sub-Total	710
BUILDING SUPPORT	
Storage	400
Restroom	550
Janitor	50
Fire Riser	100
Electrical Room	150
It/Data	100
Elevator	60
Stair	250
Sub-Total	1,660
Total Program Area	5,770
Net to Gross (20%)	1,154
Total Building Area	6,924



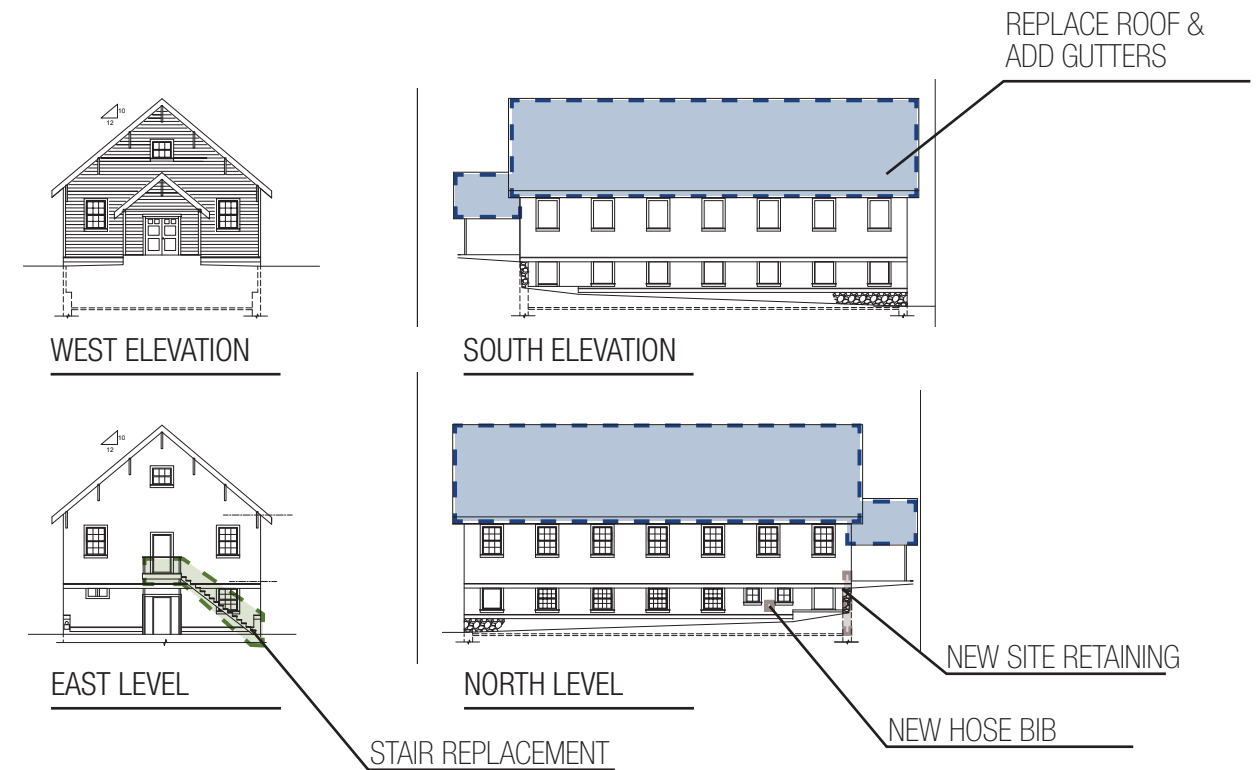
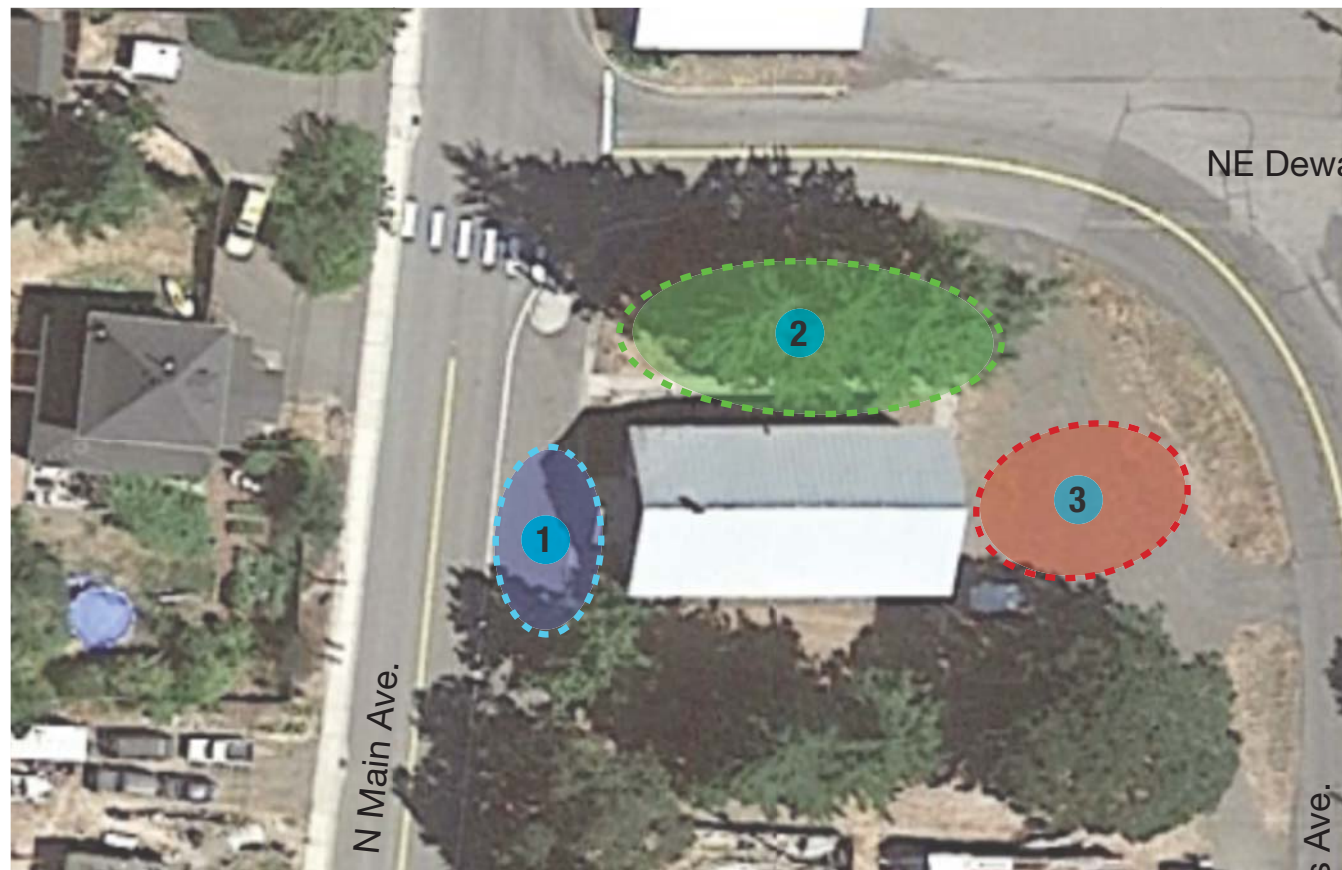
CONCEPT PLANNING OPTIONS

1 THE GRANGE HALL

The project proposes the renovation of the existing Mountain View Grange Hall (1085 N Main Ave) to accommodate small performances and also function as an event space with a food serving kitchen. Improvements will be made in partnership with the The Grange Board. Updates include new agricultural kitchen to replace existing kitchen, exterior maintenance, and a number of revisions to meet building code egress and accessibility requirements.

SITE UPDATES

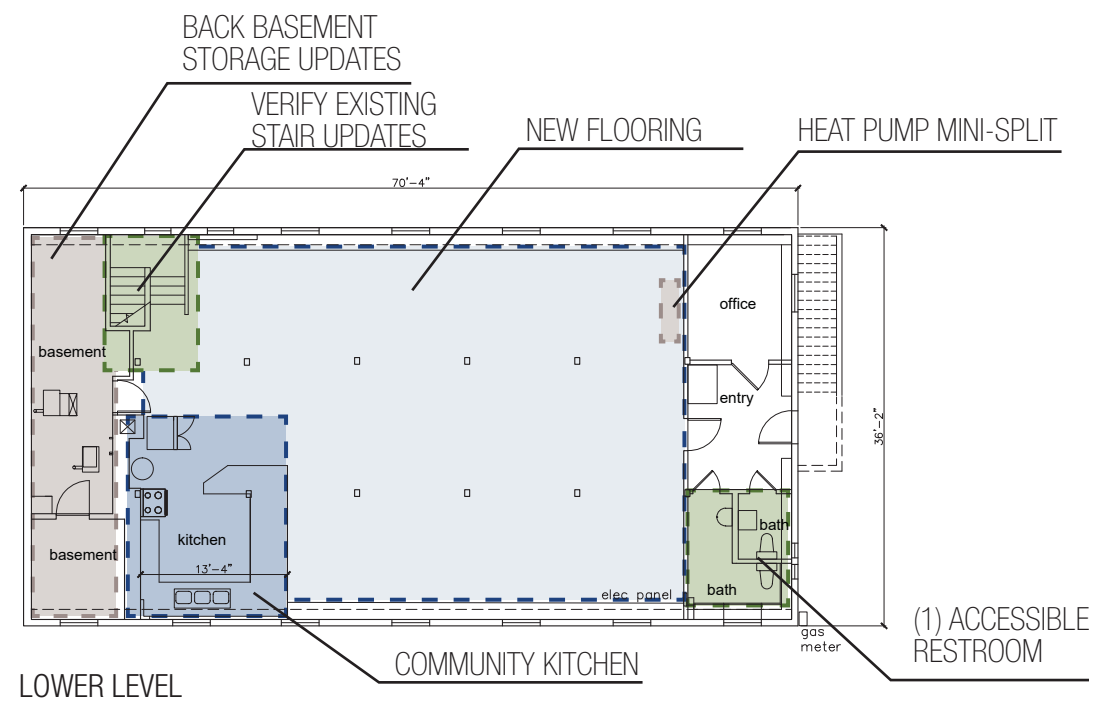
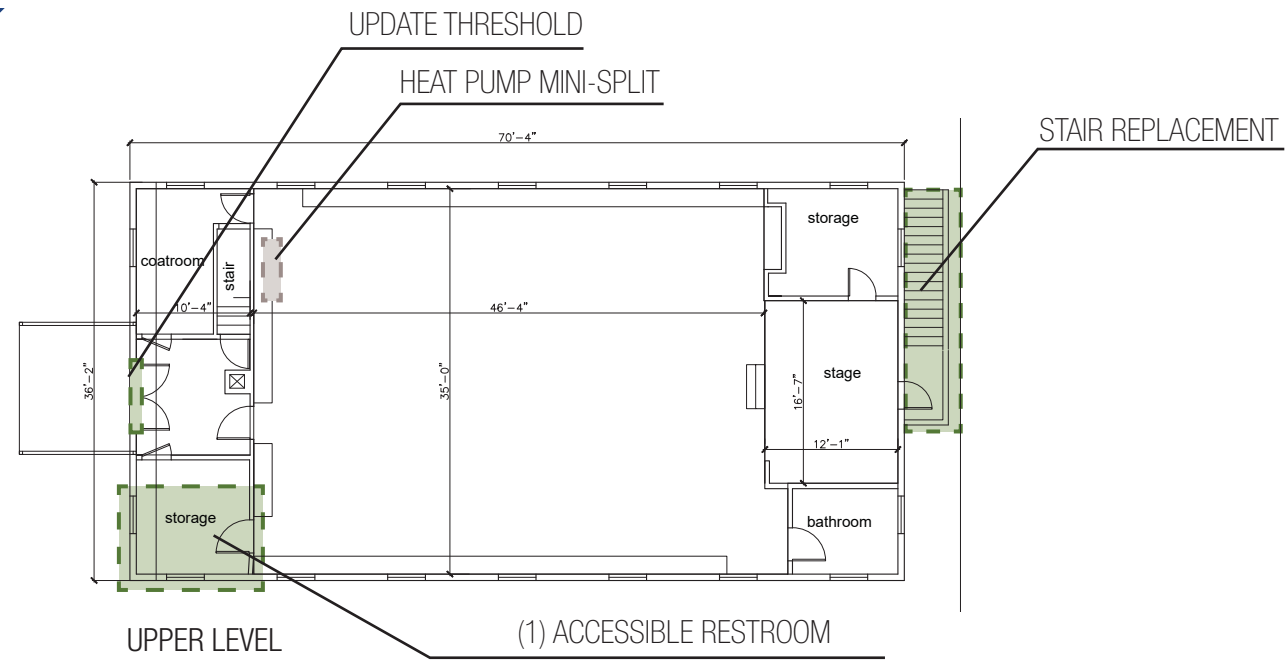
- 1** Potential Accessible Parking: Striping and ADA Parking signage on existing pavement. Assumes existing grades compliant for Accessible stalls)
- 2** Potential Accessible Path: Concrete sidewalk to provide Accessible Route, assume 6' width and 150 linear feet and signs for Accessible route
- 3** Maintain Existing Parking: assumes Accessible stalls on N Main Ave.



RECOMMENDED BUILDING RENOVATIONS

1. Exterior Stair Replacement: Existing east elevation stair to be demolished and replaced with new egress stair that meets the building code requirements for exterior stairs.
2. Roofing: Replace metal roof and add continuous insulation, gutters, and downspouts.
3. Site: New retaining wall along the west side of the building with fall protection. Add hose bib along the north elevation.
4. Kitchen: Updated kitchen to become an agricultural kitchen.
5. Stairs: Updated interior stairs to meet building code requirements.
6. Accessible Restrooms: Building square footage and occupancy require (3) restrooms. Each level requires at least (1) accessible restroom. Existing restrooms on lower level to be modified into a single fully accessible restroom. There is an existing accessible restroom on the upper level. The storage space on the upper level to be modified into a (3) restroom.
7. Entry Door Threshold: Updated entry door threshold to meet ADA requirements
8. Heat Pump Mini-Split: Add heat pump mini-split to the lower and upper level.
9. Flooring: Provide lower level with new vinyl flooring.
10. Lower Level Storage: Provide finished flooring, walls, ceiling at lower level west storage.

D CONCEPT PLANNING OPTIONS



PHOTOS OF EXISTING FACILITY



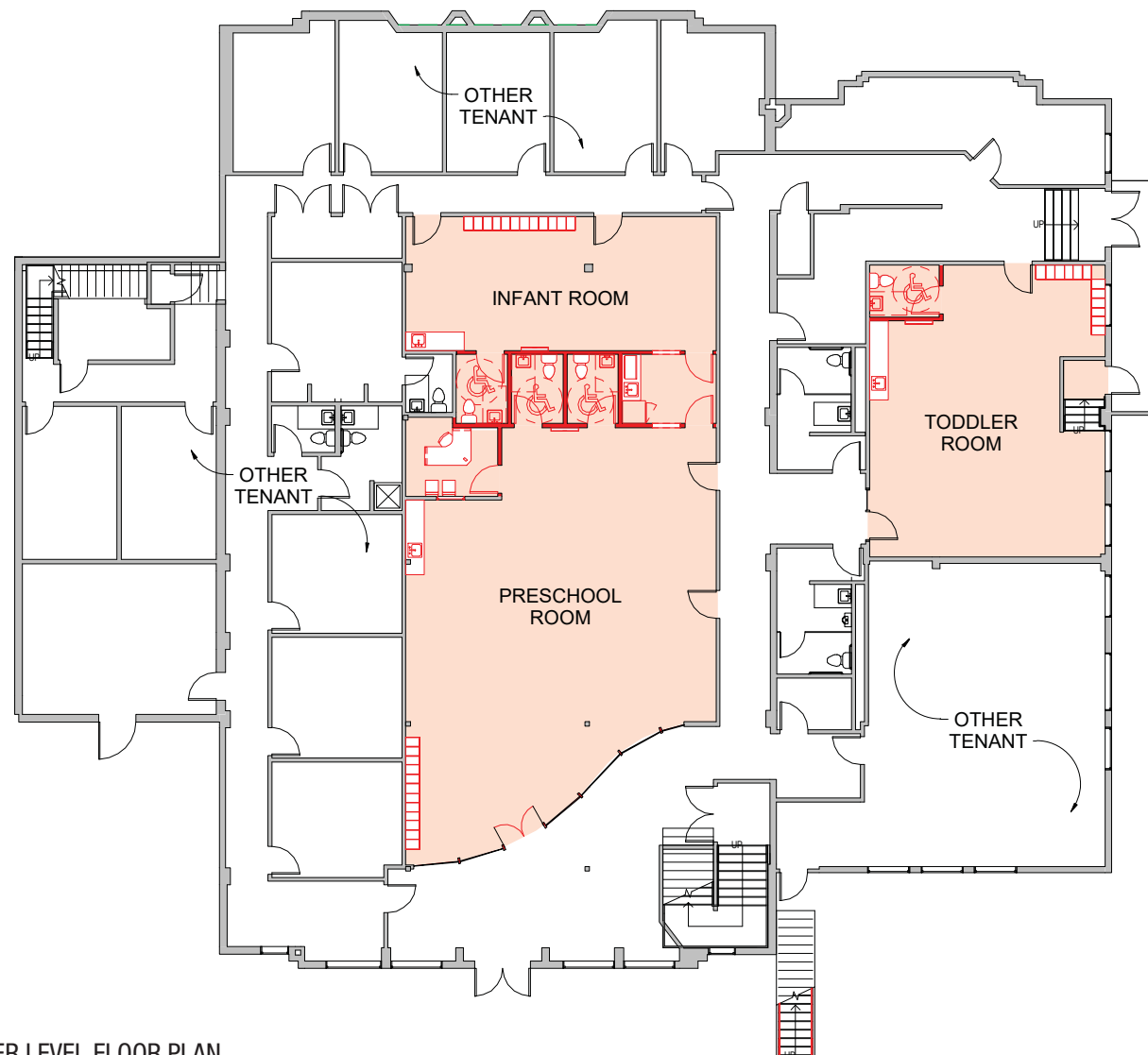
Top Left, clockwise: West Entry, Upper Level Hall, Lower Level Kitchen (existing), North west corner, Lower Level Restroom (existing).

2 PARKS BUILDING - YOUTH CENTER & EARLY CHILDHOOD LEARNING

Renovations to the school district's Park Center building for two tenant improvements, the Youth Center and Early Childhood Learning. The new early childhood learning space is proposed on the lower level and the Youth Center proposed on east side of the upper level. The Youth Center program proposed to be relocated from their existing space on E. Jewett Blvd. Both programs would include improvements to the outdoor play environments to be coordinated with the existing Rheingarten Parks Plan improvements.

Early Childhood Learning program includes infant room, toddler room (12-29 months), and preschool room (30 months - 5 years). Maximum number of children, square footage requirements, and program support including children restrooms, area for food preparation, storage, and administrative office space based on requirements from the Department of Children, Youth and Families (DCYF). See appendix for full cost estimating drawing set which includes demolition plans and floor plans

- EARLY CHILDHOOD LEARNING**
- Infant Room (8 max)
 - Toddler Room (14 max)
 - Preschool Room (20 max)



LOWER LEVEL FLOOR PLAN

PHOTOS OF EXISTING FACILITY



Top Left, clockwise: Lower Level South Lobby, Lower Level East Offices, South Lower Level East Office, Exterior Egress Stair (existing).

2 YOUTH CENTER

Youth Center is proposed on east side of the upper level, and includes main after school room, teen room, kitchen and administrative office space.

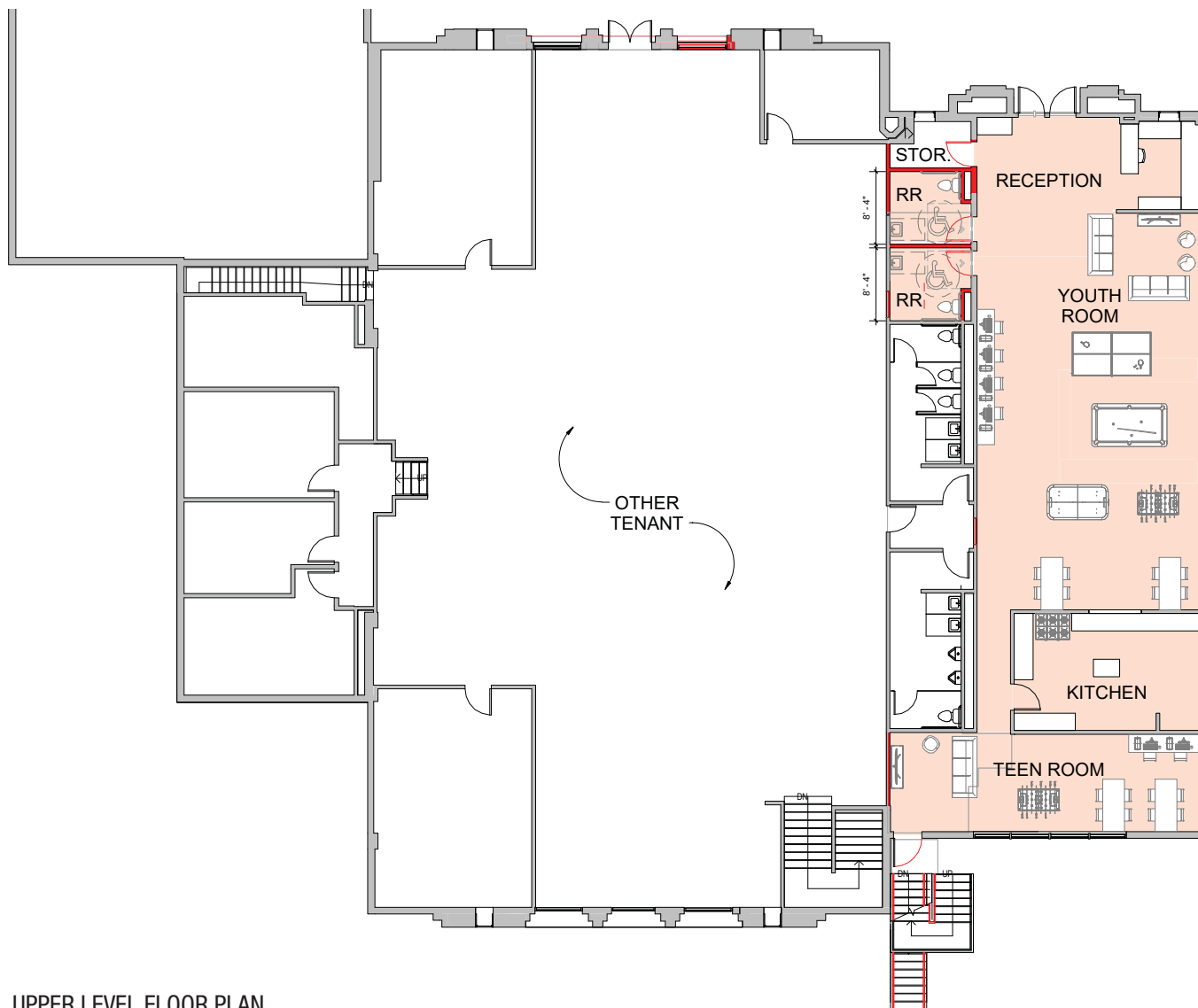
Both the youth center and early childcare learning need to be designed with a high level of security in mind. There should be clear separation and no access from upper level tenant to youth center and early childcare facility. Existing south egress stair currently exits through the lower level lobby, modifications required to provide direct exit to exterior.

YOUTH CENTER

- After school Youth Center
- Teen Room
- Kitchen

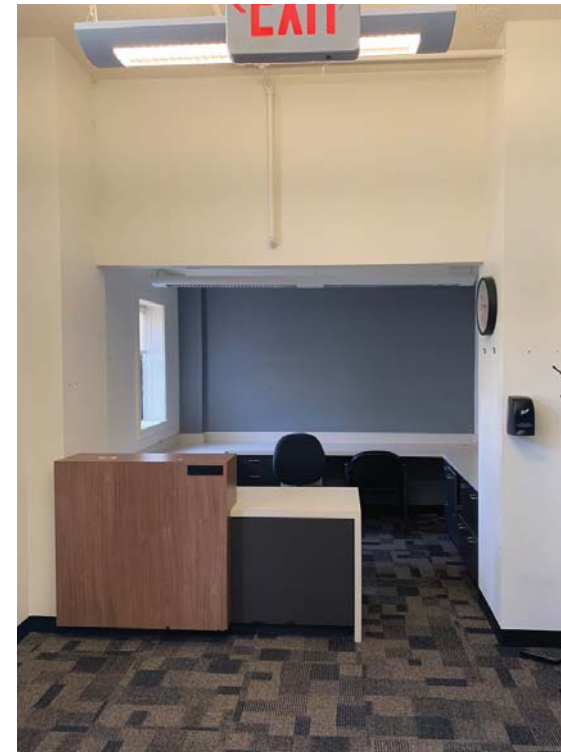


YOUTH CENTER INTERIOR VIEW



UPPER LEVEL FLOOR PLAN

PHOTOS OF EXISTING FACILITY



Top Left, clockwise: Entry Office, Upper Level North Entry Doors, Existing East Office (looking north), Existing Office (looking south), Kitchen (existing).

2 PARKS BUILDING SITE RECOMMENDATIONS

Early childhood learning required to provide outdoor play areas of least 75 square feet per child base on Department of Children, Youth and Families (DCYF). Scheduling outdoor play in shifts, it may be possible to provide an outdoor play space sized for a portion of the children in the center. (Design of outdoor play area to incorporate existing play equipment separate ongoing improvement plans for Rheingarten Park.)

Park Building Toddler & Preschool Play Environments

Toddler (ages 1-2) and preschool (ages 2-5) play areas can incorporate a variety of experiences and settings through natural elements. This would provide learning and socializing opportunities within the context of the natural world that is essential for children’s development.

Proposed inclusive play features with integrated natural elements include:

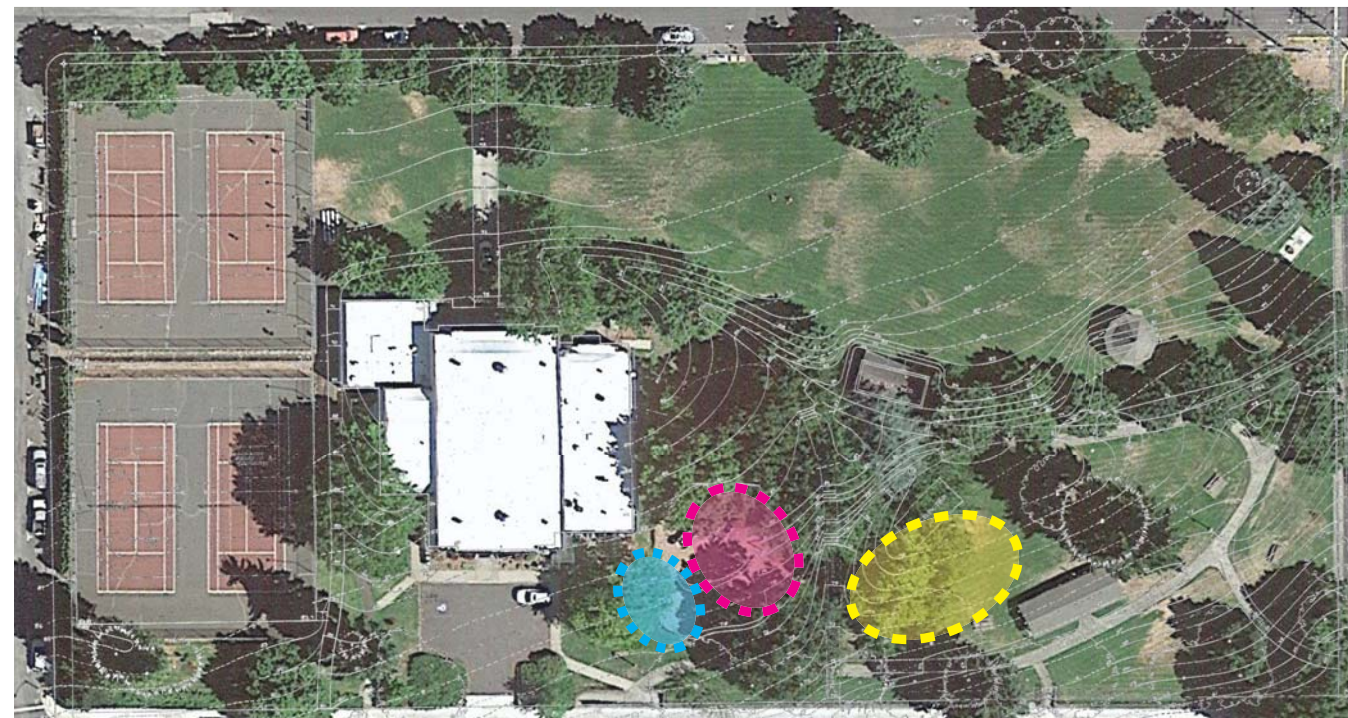
- Slide(s) • Swings • Climbing Structures
- Loose Building Material • Sand Play • Music Play

Park Building Toddler & Preschool Play Environments

The youth play area (ages 5-12) can offer equipment that provides complex, social play and an increased level of physical challenges that refine motor, coordination, balance, strength, and socialization skills. Play opportunities can range from more blended natural materials (wood, rope, boulders) to more contemporary structures (netscapes, and other climbing, balancing and testing opportunities).

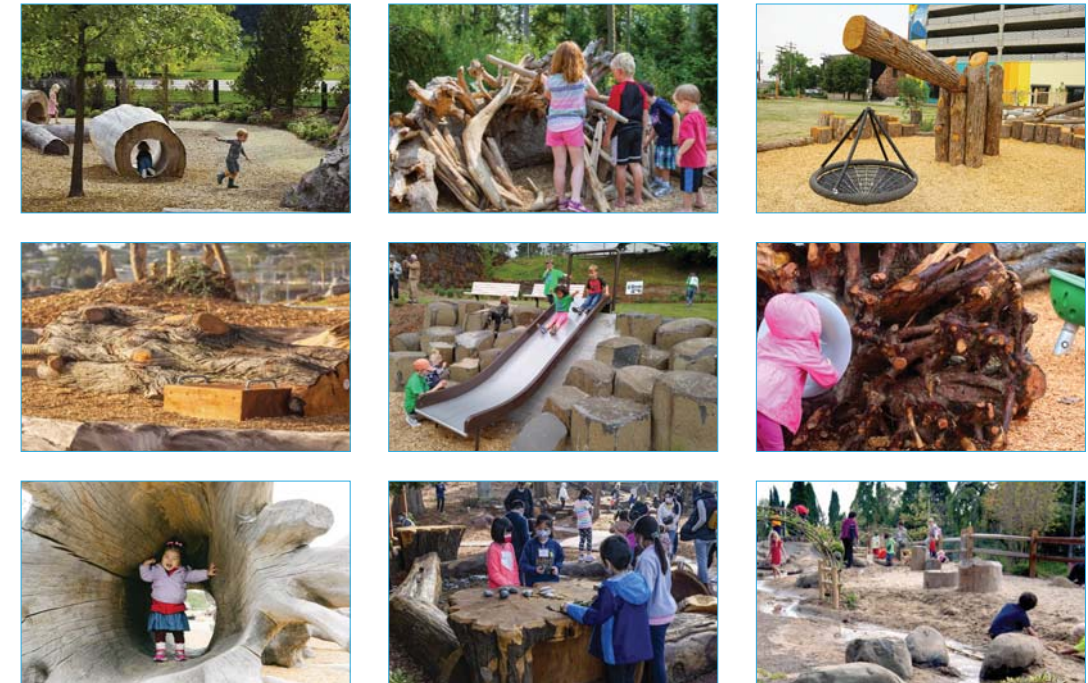
Proposed inclusive play features include:

- Slide(s) • Swings • Rope Climbing Structures
- Wall Climbing • Climbing Scramble • Music Play



PHOTOS OF EXISTING FACILITY

NATURE PLAY STYLE FEATURES

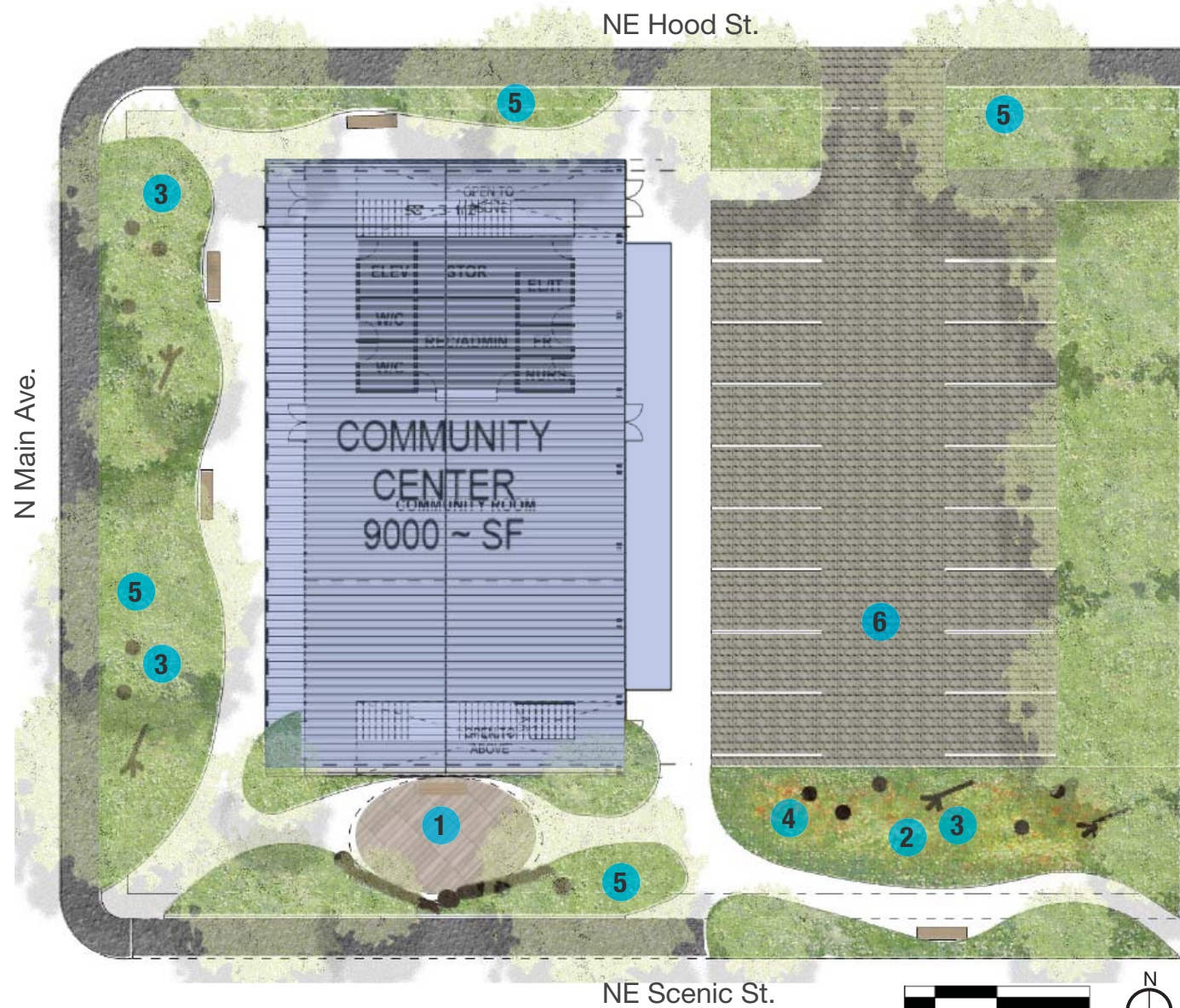


BLENDED PLAY STYLE FEATURES



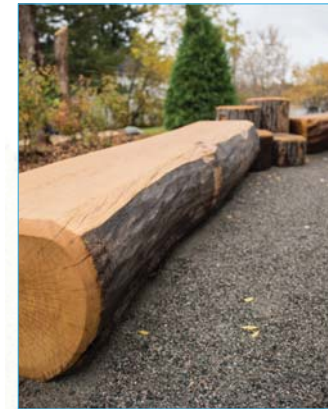
3 COMMUNITY CENTER SITE

The existing parking lot is a great location for community center and future potential housing. After reserving the eastern half of the site for future housing development (not shown in the image below) the remaining buildable area after setbacks, parking, and stormwater considerations is approximately 4,500 sf, which allows a 2-story Center of approximately 9,000 sf. In order to encourage pedestrian access from N. Main Avenue, locate parking behind the building, and to allow for vehicular access to the site from the less-trafficked NE Hood Street, the building is shown oriented along a north-south access fronting onto N. Main Avenue. As a civic building, the new facility is surrounded by outdoor public seating and gathering opportunities including an outdoor classroom along the sunny south side of the building. The area would be partially or fully protected from the elements by the building while benefiting from it's adjacency to an experiential rain garden located directly south of the parking area. The east and west sides of the building feature the main entrances from the parking lot and sidewalk respectively, and building entry canopies protect those faces from rain and sun.



SITE PLAN

POTENTIAL SITE ELEMENTS



1 Outdoor Classroom



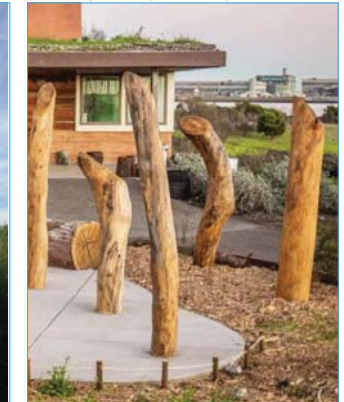
2 Raingarden / Roof Scupper



3 Native Plantings with Rootwads



4 Snags



5 Right of Way Canopy Plantings



6 Parking / Event Space

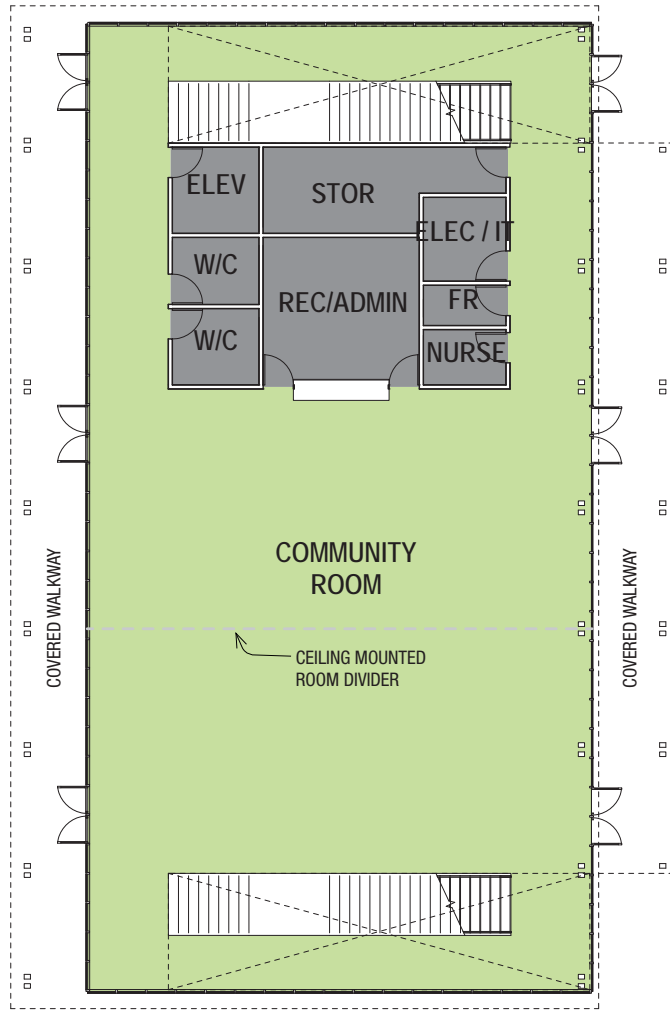


3 COMMUNITY CENTER

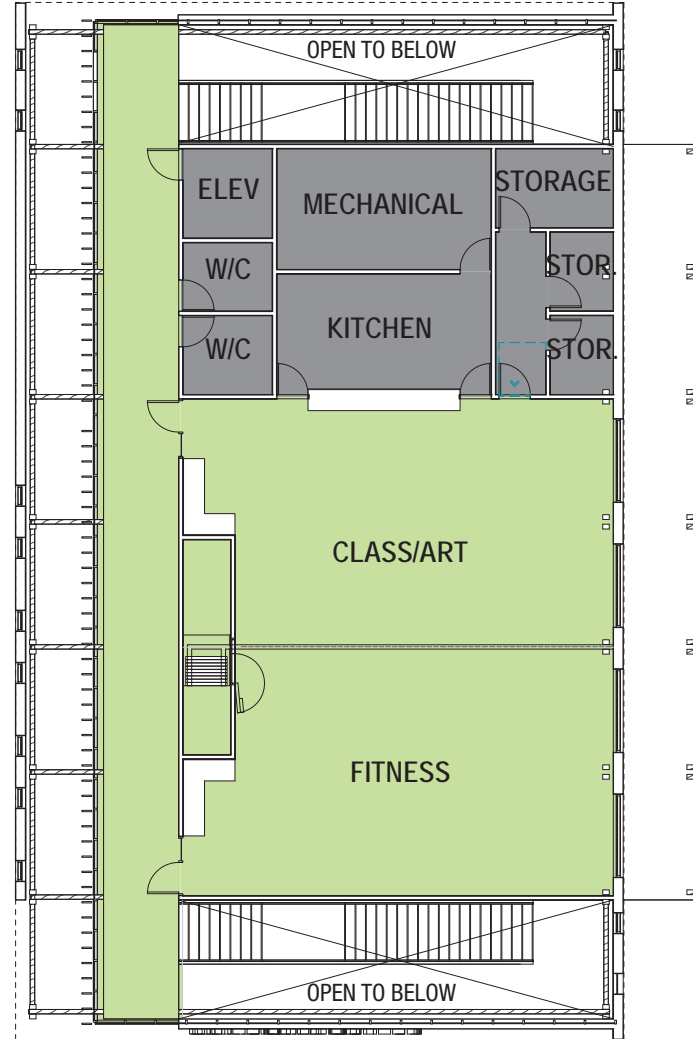
The key considerations for this concept was to arrange the program elements in an open and flexible way for the greatest diversity of use opportunities and the way the building interacts with the surrounding community. Because there are multiple 'front doors' to the Center, the concept is to open up in all directions to allow easy ingress and egress from all sides and to provide covered and welcoming entries at both sides. The building form is a direct expression of the openness of the ground floor and the idea that a person passing by will see the activity and energy of a gathering and be drawn into engaging with the event and the community. This highly public and transparent approach is in contrast with the simple gable form and relatively enclosed rooms of the second level and fits nicely with the residential context of the neighborhood. Windows on the second floor are fewer and targeted to key views, the functional needs of the second floor classroom spaces, and solar orientation.

Community Center Space to include:

- Community and event gathering space
- Rentable meeting rooms
- Fitness Space
- Classroom
- Commercial Kitchen
- Administrative offices
- Area for Art Exhibits
- Outdoor Classroom



LEVEL 1 FLOOR PLAN



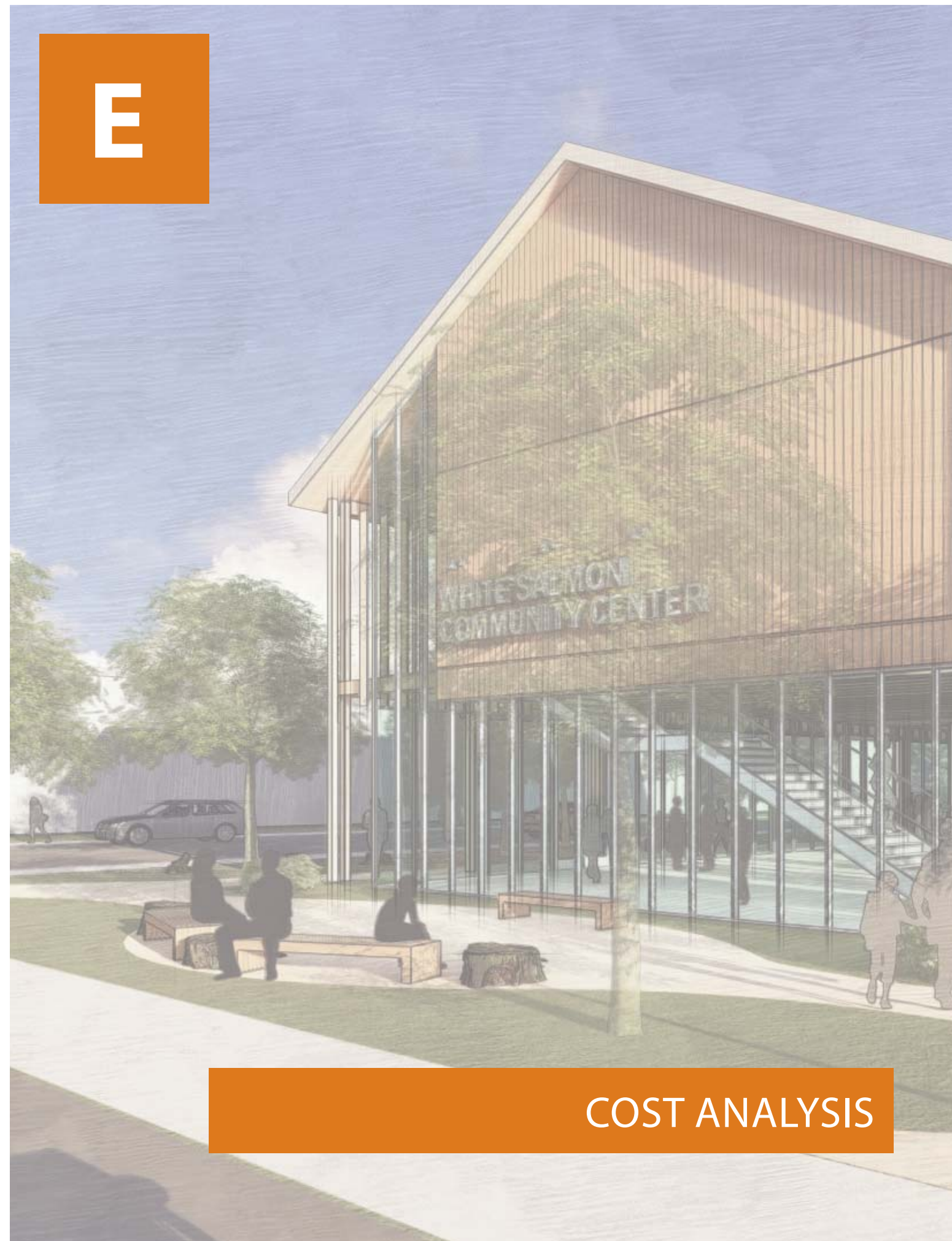
LEVEL 2 FLOOR PLAN

CONCEPT RENDERINGS





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COST ANALYSIS

OVERVIEW

CONSTRUCTION COSTS OPTIONS

Below is the summary of construction (hard) costs for the 3 sites, not including soft costs. Construction costs include a 15% design contingency and 5% escalation based on construction start date of Quarter 3 of 2024. A full breakdown of the estimated costs are included in the appendix of this study. The estimate in this report excludes soft costs.

Overall Summary			
	SF	\$/SF	TOTAL
Community Center	8,630	809.75	6,988,178
Sitework	21,335	48.98	1,045,043
SUBTOTAL	29,965	268.09	8,033,221
Grange Hall	5,088	140.60	715,384
Sitework	1,000	38.28	38,277
SUBTOTAL	6,088	123.79	753,661
Parks Building - Early Child Care	4,820	132.19	637,161
Sitework	3,100	101.08	313,358
SUBTOTAL	7,920	120.02	950,519
Parks Building - Youth Center	2,405	140.97	339,037
SUBTOTAL	2,405	140.97	339,037
TOTAL RECOMMENDED BUDGET			10,076,438

TOTAL PROJECT COSTS

Note these are estimate project costs based on potential construction in Q3 2024. Escalation beyond 2024 should be considered for future planning. The distribution of construction (hard) costs and project soft costs (36%-40% of hard costs) between the three envisioned facilities is as follows:

- The Grange Hall:** \$750,000 in 2024 dollars (hard) + project soft cost = \$1,050,000 Total Project Costs
- The Parks Building (Early Childcare):** \$950,000 in 2024 dollars (hard) + project soft cost = \$1,330,000 Total Project Costs
- The Parks Building (Youth Center):** \$340,000 in 2024 dollars (hard) + project soft costs = \$476,000 Total Project Costs
- New Community Center at 400 Block of Main St:** \$8,033,000 in 2024 dollars (hard)+project soft costs = \$11,246,000 Total Project Costs

EXPLANATION OF SOFT, HARD, AND PROJECT COSTS

Costs are Construction Costs in Today's Dollars. Soft costs (design, permits, fees, FF&E, sales tax, construction contingency) are excluded from this report and will need to be calculated separately. Construction is based upon one continuous operation under one general contract. The estimate is based upon prices as of July 2023, with four to five responsible and responsive bids under a competitive bid environment for a fixed price. Annual escalation costs are included in the full Cost Analysis (see Appendix).

Soft costs can be incurred anywhere along the life cycle of a project: concept, pre-construction, construction, and post construction. They include everything from architectural and engineering fees to legal fees, pre- and post-construction expenses, permits and taxes, SCL costs, mechanical equipment costs for electrification, generator costs and upgrades, security vendors, utility hookups, insurance, etc. In short, soft costs are all project costs that are not the pre-sales tax construction costs (hard costs) negotiated with your general contractor to build the project.

Soft costs can typically account for roughly 35 to 45 percent of a total construction budget. Varying project specifications and changing economic factors can make estimating soft costs more difficult. Common soft costs are often broken out into different categories of costs. Below is a quick look at some of the major costs in these different categories:

Professional Architectural and Engineering Service Fees (between 7-15% of the hard cost total)

These fees include feasibility studies such traffic studies, geotechnical studies, testing consultants, professional architectural and engineering services, and special inspection and commissioning services. Construction value, project difficulty and quantity, and involvement of additional (specialty) consultants impact overall Service Fees.

Sales Tax (7.6% of the soft cost total)

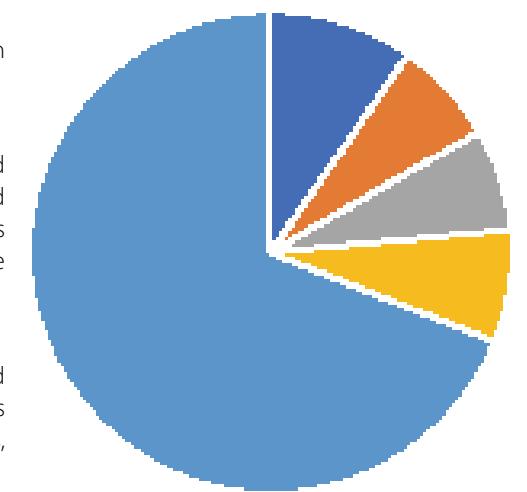
Construction (hard) costs are bid excluding sales tax, and sales tax for construction costs are considered a soft cost.

Owner Construction Contingency (8-10% of the soft cost total)

A construction contingency is an amount of money set aside to cover any unexpected costs that can arise throughout a construction project. This money is on reserve and is not allocated to any specific area of work. Essentially, the contingency acts as insurance against other, unforeseen costs. ARC advocates for a minimum 10% of the construction (hard) costs for risk management.

Other Soft Costs

- Land and real estate costs associated with the legal process, appraisal fees, land acquisition, assessments, land survey fees, and costs for inspections and permit fees paid to local governments related to applications, cost to file, occupancy permits, etc.
- Fixed Furniture, Fittings and Equipment
- Loans, Accounting, Finance and Insurance fees
- Project Management, Taxes - These fees include compensation for the staff required to handle construction related documentation and drawings, security and safety staff, temporary staffing, runners, and of course, all taxes on the project assessed by local and state agencies.
- Moving costs and during construction.



Construction Costs (CC) Hard Costs	
A&E Service Fees	7-15% of CC
Sales Tax	7.6% of CC
Owner Contingency	8-10% of CC
Other Soft Costs	10+% of CC
Total Project Cost	All costs

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- GRANGE HALL AS-BUILTS
- PARKS BUILDING EXISTING FLOOR PLAN
- FARMERS MARKET PRESENTATION BOARDS
- GRANGE HALL COST SET
- PARKS BUILDING COST SET
- COMMUNITY CENTER COST SET
- COST ANALYSIS

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APPENDIX