

Recycle Row Cost Estimate		6400 Arapahoe Ave.						Brickyard Site	
30-Jul-09		Enclose existing warehouse		Relocate Two Warehouses from ReSource		Build New Warehouse			
Purchase Cost	\$ 5,450,000		\$ 5,450,000		\$ 5,450,000		\$ 2,020,000	\$11.00 per SF	
CSI Division	FAM Estimate	Remarks	FAM Estimate	Remarks	FAM Estimate	Remarks	FAM Estimate	Remarks	
32 Exterior Improvements	\$ 125,000	Loading Dock, Landscaping, Whse Door, Drive Lane and Window inc. portion of shed demo.	\$ 175,000	Loading Dock, Open Space , Landscaping, Whse Door, Drive Lane and Window inc. portion of shed demo.	\$ 300,000	Loading Dock, Open Space, Landscaping, Drive Lane and Window inc. portion of shed demo.			
33 Utilities	\$ -		\$ -		\$ 96,000	Water Line Relocation - 600 FT. @ \$160 per FT.			
Total Warehouse Construction	\$ 70,000	Enclose 2,500 SF of roofed areas @ \$20 per SF, replace east side supports and metal siding	\$ 60,000	Whse Relocation Costs + Foundations	\$ 980,250	\$65.35 per SF Construction Costs of new building			
Building & Site Repair, possible Environmental Remediation	\$ 500,000		\$ 500,000		\$ 500,000		\$ -		
CHaRM Warehouse Bldg.	\$ 365,000	Office Area = approx. 7,300 SF @ \$50/SF	\$ 365,000	Office Area = approx. 7,300 SF @ \$50/SF	\$ 365,000	Office Area = approx. 7,300 SF @ \$50/SF	\$ 996,840	\$76.68 / SF per Construction Permit SF Valuation Rates ¹	
Eco-Cycle Office	\$ 780,000	Warehouse / showroom Area = approx. 19,500 SF @ \$40/SF	\$ 944,000	Warehouse / showroom Area = approx. 23,600 SF @ \$40/SF	\$ 1,660,160	Warehouse / showroom Area = approx. 32,000 SF @ \$51.88/SF	\$ 659,850	\$131.97 / SF per Construction Permit SF Valuation Rates ²	
ReSource Warehouse Bldg.	\$ 255,000	Roofed Storage Areas = approx. 10,200 SF @ \$25/SF	\$ 317,500	Roofed Storage Areas = approx. 12,700 SF @ \$25/SF	\$ 317,500	Roofed Storage Areas = approx. 12,700 SF @ \$25/SF	\$ 1,273,870	\$97.99 / SF per Construction Permit SF Valuation Rates ³	
Hard Costs for LEED Silver Certification							\$ 29,306	1% Hard Construction Costs	
Subtotal Hard Costs¹¹	\$ 695,000		\$ 735,000		\$ 1,876,250		\$ 2,959,866		
Architecture (10% Hard Costs)	\$ -		\$ -	Inc. in WHSE Relocation Costs	\$ -	Inc. in WHSE Construction Costs	\$ 295,987	10% Hard Costs	
General Contracting (15% Hard Costs)	\$ -		\$ -	Inc. in WHSE Relocation Costs	\$ -	Inc. in WHSE Construction Costs	\$ 443,980	15% Hard Costs	
Construction Contingency (10% Hard Costs)	\$ -		\$ 6,000	10% WHSE Relocation Costs	\$ 98,025	10% WHSE Construction Costs	\$ 295,987	10% Hard Costs	
Dev. Review Costs, Permit Fees, PIFs, and Taxes	\$ 437,748	PIF and DET - Assume permit fees & taxes = 10% of construction costs.	\$ 441,748	PIF and DET - Assume permit fees & taxes = 10% of construction costs.	\$ 555,873	PIF and DET - Assume permit fees & taxes = 10% of construction costs.	\$ 465,300	See Notes ^{7,8,9,10}	
Soft Costs for LEED Silver Certification		No LEED certification		No LEED certification		No LEED certification	\$ 29,306	1% Construction Costs for registration, commissioning and other soft costs.	
Project Management (FAM)	\$ 13,900	2% total project costs (less contractor O&P, Permit fees, PIFs & taxes)	\$ 14,820	2% total project costs (less contractor O&P, Permit fees, PIFs & taxes, and LEED soft costs)	\$ 39,486	2% total project costs (less contractor O&P, Permit fees, PIFs & taxes)	\$ 71,037	2% total project costs (less contractor O&P, Permit fees, PIFs & taxes)	
Subtotal Soft Costs¹¹	\$ 451,648		\$ 462,568		\$ 693,384		\$ 1,601,595		
Capital Project Totals	\$ 1,146,648		\$ 1,197,568		\$ 2,569,634		\$ 4,561,461	See Notes ^{4,5,6,11}	
Operation & Maintenance of Existing Buildings (nonprofits' responsibilities)									
O&M CHaRM Warehouse	\$ 7,300	O&M Office Areas at 2% annually	\$ 7,300	O&M Office Areas at 2% annually	\$ 7,300	O&M Office Areas at 2% annually	\$ 9,968	1% Hard Costs Annually ¹	
O&M Eco-Cycle Offices	\$ 7,800	O&M Warehouse Areas at 1% annually	\$ 9,440	O&M Warehouse Areas at 1% annually	\$ 16,602	O&M Warehouse Areas at 1% annually	\$ 13,197	2% Hard Costs Annually ²	
O&M ReSource Warehouse	\$ 1,275	O&M Roofed Storage Areas at 0.5% annually	\$ 1,588	O&M Roofed Storage Areas at 0.5% annually	\$ 1,588	O&M Roofed Storage Areas at 0.5% annually	\$ 12,739	1% Hard Costs Annually ³	
Major Maintenance (all buildings)	\$ 14,000	1% Total Bldg. Values	\$ 16,265	1% total Hard Costs	\$ 23,427	1% total Hard Costs	\$ 29,599	1% total Hard Costs	
Facility Renovation & Replacement (all buildings)	\$ 14,000	1% Total Bldg. Values	\$ 16,265	1% total Hard Costs	\$ 23,427	1% total Hard Costs	\$ 29,599	1% total Hard Costs	
Utilities	\$ 14,600	\$2.00 / SF Office area	\$ 14,600	\$2.00 / SF Office area	\$ 14,600	\$2.00 / SF Office area	\$ 11,400	\$2.00 / SF Office Only	
Custodial	\$ 10,950	\$1.50 / SF Office Only	\$ 10,950	\$1.50 / SF Office Only	\$ 10,950	\$1.50 / SF Office Only	\$ 8,550	\$1.50 / SF Office Only	
Property Management Fee	\$ 3,496	5% Annual Costs	\$ 3,820	5% Annual Costs	\$ 4,895	5% Annual Costs	\$ 5,753	5% Annual Costs	
Annual Operating Costs¹²	\$ 73,421		\$ 80,228		\$ 102,787		\$ 120,804		
Annexation Costs	\$ 50,930		\$ 50,930		\$ 50,930		\$ -		
Other Costs	\$ 16,000	Assume \$4,000 per week to extend contract	\$ 16,000	Assume \$4,000 per week to extend contract	\$ 16,000	Assume \$4,000 per week to extend contract	\$ 16,000	Assume \$4,000 per week to extend contract	
Loan Interest to County	\$ 40,000		\$ 40,000		\$ 40,000		\$ 60,000	Fee to Resource move after June 1, 2010	
Subtotal Purchase & Repair Costs	\$ 1,253,578		\$ 1,304,498		\$ 2,676,564		\$ 4,637,461		
Total All Capital & Repair Costs	\$ 6,703,578		\$ 6,754,498		\$ 8,126,564		\$ 6,657,461		
Notes / Assumptions:									
1. CHaRM Warehouse Bldg. is approx. 13,000 SF.		14. Main Building / Showroom is 7,300 SF office plus 5,000 Warehouse							
2. Eco-Cycle Office is approx. 5,000 SF. Assume Building		15. Warehouse building is 12,000 SF per inspector's report							
3. ReSource Warehouse Bldg. is approx. 13,000 SF.		16. Covered outdoor space is 8,000 SF per inspector's report plus an additional 5,000 SF of area at the Warehouse Building							
4. Costs above do not include land costs or costs		17. Assume the property is subdivided by County with City owning the western half of the land area.							
5. Costs assume no environmental remediation or building floodplain (It is per latest mapping).		18. There can be no additional SF added to the proposed city site until it is annexed.							
7. Assume 4" fire sprinkler main to provide service to all		19. There are 2 metal buildings at the Resource site that could be moved to the new site totaling 6,000 SF ¹⁸							
8. Assume 1" Irrigation water main for irrigated area of		20. Warehouse replacement value is a combination of existing & new construction.							
9. Assume 2" Domestic water main to provide service to									
10. Assume storm PIF based on 20,800 SF area @ \$1.17/									
11. Assume construction started in early 2010.									
12. Assume O&M costs for 2010 and are adjusted annually									
13. FAM cost estimate prepared by Bill Boyes 303-441-									