

ATTACHMENT A

Community Services Facility Options Cost Estimates

Option 1: Demolish the existing Community Services Facility and construct a new 10,000 SF facility to support Senior Center, Awaken Church and potentially other non-profit activities:

Demolish existing Community Services Facility	\$ 150,000.00
Design/Engineering/Preconstruction Services	\$ 900,000.00
Permitting	\$ 85,000.00
Construction = \$532/SF	\$ 5,320,000.00
Additional (10) parking spaces & stormwater	\$ 175,000.00
Fixtures, Furnishings & Equipment	\$ 250,000.00
	\$ 6,880,000.00

Option 2: Demolish the existing Community Services Facility and lease or purchase temporary facilities, of similar size as occupied within the existing facility, for Senior Center and Awaken Church to support services.

Demolish existing Community Services Facility	\$ 150,000.00
Senior Center: (4,700 SF classroom-style modular - Lease)	\$ 624,000.00
(Delivery/set up/connections Yr 1; \$145,000/yr thereafter)	
Awaken (432 SF Single office w/ 1 restroom modular - Lease)	\$30,225.00
(Delivery/set up/connections Yr 1; \$20,653/yr thereafter)	
Awaken (1,615 SF Covered, unconditioned warehouse storage - Lease)	\$ 73,376.00
(Delivery/set up/connections Yr 1; \$53,712/yr thereafter)	
Awaken (Connections to Occupant-Provided Cold Storage, approx 200 SF)	\$ 15,000.00
Yr 1 including connections	\$ 892,601.00
Yr 2 - 5 lease-only	\$ 219,365.00
Demolish existing Community Services Facility	\$ 150,000.00
Senior Center: (4,700 SF classroom-style modular - Purchase)	\$ 912,500.00
(Delivery/set up/connections and purchase)	

Awaken (432 SF Single office w/ 1 restroom modular - Purchase)	\$210,000.00
(Delivery/set up/connections and purchase)	
Awaken (1,615 SF Covered, unconditioned warehouse storage - Purchase)	\$ 150,000.00
(Delivery/set up/connections and purchase)	
Awaken (Connections to Occupant-Provided Cold Storage, approx 200 SF)	\$ 15,000.00
	\$ 1,437,500.00
Cost of removal at the end of 5-years - Leased	\$ 62,000.00
Cost of removal (demo) at the end of 5 years - Purchase	\$ 124,000.00
Cost of removal (relocation) at the end of 5 years - Purchase	\$ 500,000.00

Option 3: Demolish the existing Community Services Facility and purchase or lease a temporary facility and construct a new 10,000 SF facility to support Senior Center, Awaken Church and potentially other non-profit activities:

Demolish existing Community Services Facility	\$ 150,000.00
Senior Center: (4,700 SF classroom-style modular - Lease)	\$ 624,000.00
Years 2 & 3 of lease cost - \$145,000/yr	\$ 290,000.00
Awaken (432 SF Single office w/ 1 restroom modular - Lease)	\$30,225.00
Years 2 & 3 of lease cost - \$20,653/yr	\$ 41,306.00
Awaken (1,615 SF Covered, unconditioned warehouse storage - Lease)	\$ 73,376.00
Years 2 & 3 of lease cost - \$53,712/yr	\$ 107,424.00
Awaken (Connections to Occupant-Provided Cold Storage, approx 200 SF)	\$ 15,000.00
Design/Engineering/Preconstruction Services	\$ 900,000.00
Permitting	\$ 85,000.00
Construction 10,000 SF * \$532/SF	\$ 5,320,000.00
Additional (10) parking spaces & stormwater	\$ 175,000.00
Fixtures, Furnishings & Equipment	\$ 250,000.00
Cost of removal of temp facilities at the end of 3 1/2 yrs - Lease	\$ 62,000.00
	\$ 8,123,331.00

Demolish existing Community Services Facility	\$	150,000.00
Senior Center: (4,700 SF classroom-style modular - Purchase)	\$	912,500.00
(Delivery/set up/connections and purchase)		
Awaken (432 SF Single office w/ 1 restroom modular - Purchase)		\$210,000.00
(Delivery/set up/connections and purchase)		
Awaken (1,615 SF Covered, unconditioned warehouse storage - Purchase)	\$	150,000.00
(Delivery/set up/connections and purchase)		
Awaken (Connections to Occupant-Provided Cold Storage, approx 200 SF)	\$	15,000.00
Design/Engineering/Preconstruction Services	\$	900,000.00
Permitting	\$	85,000.00
Construction 10,000 SF * \$532/SF	\$	5,320,000.00
Additional (10) parking spaces & stormwater	\$	175,000.00
Fixtures, Furnishings & Equipment	\$	250,000.00
Cost of removal (demo) of temp facilities at the end of 3 1/2 yrs - Purchase	\$	124,000.00
	\$	8,291,500.00

Option 4: Demolish the existing Community Services Facility and relocate Senior Center and Awakan Church to Mullen Center; purchase or lease a modestly-sized modular for Senior Center administration.

Demolish existing Community Services Facility	\$	150,000.00
Senior Center: (700 SF modular) - Lease	\$	172,500.00
(Delivery/set up/connections Yr 1)		
Years 2, 3, 4, 5 of lease cost - \$72,500/yr - Lease	\$	290,000.00
Cost of removal of temp facilities at the end of 5 yrs - Lease	\$	15,000.00
	\$	627,500.00

Demolish existing Community Services Facility	\$	150,000.00
Senior Center: (700 SF, Single-Wide modular) - Purchase	\$	462,500.00
(Delivery/set up/connections and purchase)		
Cost of removal of temp facilities at the end of 5 yrs - Purchase	\$	30,000.00
	\$	642,500.00

Option 5: Rehabilitate the current Community Education Center to address known deficiencies and make necessary repairs to current building deficiencies.

Community Education Center

Deferred Maintenance as identified in Alpha building assessment

2025-2026 Immediate needs

Water distribution and sanitary waste lines - end of life	\$	297,752
Ductwork system - end of life	\$	63,891
Branch wiring (observed rust), exit signs and emergency lighting - end of life	\$	173,313
<i>Metal roof replacement (does not include structural improvements)</i>	\$	40,000

2027-2029 - Upcoming Needs

Vinyl tile, carpet & ceiling tiles - end of life	\$	131,304
Replace sealant at window seals - end of life	\$	59,815
Interior Doors - fair condition at time of assessment	\$	10,974

Alterations Required to meet current FL Building Code - cost range

	Cost Range	
	Low	High
Structural reinforcement (wind-load - roof & walls)	\$ 216,740	\$ 348,159
Impact rated doors & windows	\$ 300,940	\$ 445,959
ADA compliance (thresholds, corridors, restrooms, door openings)	\$ 350,940	\$ 510,459
Fire Code (Sprinkler, Alarm & Fireproofing)	\$ 381,810	\$ 581,424
Energy Code (Lights, Insulation)	\$ 247,990	\$ 430,059
Design/Engineering/Preconstruction Services	\$ 600,000.00	\$ 700,000
Permitting	\$ 20,000.00	\$ 25,000
	\$ 2,895,469.00	\$ 3,818,109

* Does not include escalation

Option 6: Provide space and facility for Kiwanis operations - provide storage building and use of Scout House or purchase or lease modular to be placed at Dallas White Park.

Kiwanis: (20 X 30 storage building w/ slab & installation) Purchase	\$	15,000.00
Site prep - level and compact development area	\$	15,000.00
Minimal electrical, fed from Scout House electrical panel	\$	15,000.00
Use of Scout House - cost to City	\$	-
	\$	45,000.00

Kiwanis: (864 SF, Double-Wide modular) - Lease	\$	130,225.00
(Delivery/set up/connections Yr 1)		
Years 2, 3, 4, 5 of lease cost - \$20,653/yr - Lease	\$	82,612.00
ADA compliant parking, sidewalk, signage, and lighting	\$	45,000.00
Cost of removal of temp facilities at the end of 5 yrs - Lease	\$	15,000.00
	\$	272,837.00

Kiwanis: (864 SF, Double-Wide modular) - Purchase	\$	315,350.00
(Delivery/set up/connections and purchase)		
ADA compliant parking, sidewalk, signage, and lighting	\$	45,000.00
Cost of removal of temp facilities at end of 5 yrs - Purchase	\$	30,000.00
	\$	390,350.00

Option 7: Collaborate with North Port Art Center as part of the MOU review to explore a shared-use facility to house multiple non-profits.

N/A