

## Shelter Costs

Facility	Conditions	Number sheltered/housed	Unit	Construction Cost or Purchase Price	Square Footage	\$/SF	\$/person or \$/bed
Navigation Center/Adult Shelter	Ongoing new construction	150	People	\$13,000,000	31,657	<b>\$411</b>	\$86,667
Former DMV Benson	Currently available for purchase at \$5.5M and modify for navigation and day shelter at \$1M	175	People (Day Shelter)	\$6,500,000	20,065	\$324	\$37,143
Sockeye Inn	Recently purchased existing structure with minimal modifications	90	Beds (60 rooms assuming half are double occupancy)	\$4,800,000	20,344	\$236	\$53,333
Golden Lion	Municipally owned existing structure with minimal modifications	125	Beds (83 rooms assuming half are double occupancy)	\$9,000,000	65,079	\$138	\$72,000
Guest House	Recently purchased existing structure with no modifications	200	People (130 rooms; some have opted for roommates)	\$7,800,000	57,544	\$136	\$39,000
Barratt Inn	Currently available or purchase pending existing structure with no modifications	169	Beds	\$5,500,000	46,123	\$119	\$32,544
<b>Other New Construction</b>							
Cook Inlet Native Head Start (2020)	New construction – permit construction cost amount	N/A	School/Day Care	\$ 3,682,443	19,922	\$185	N/A
Aloft Hotel (2022)	New construction - permit construction cost amount (approx \$30M including FFE)	219	Bed Hotel (assuming half of 146 rooms are double occupancy)	\$ 16,028,305	82,384	\$195	\$73,189
Great Land Foods (2021)	New construction - permit construction cost amount	N/A	Warehouse	\$ 3,906,023	24,125	\$162	N/A

# Shelter Costs

## Building Permit Activity Detail

Issued: 08/01/2022 - 08/31/2022

C22-1820	BidgNew	ROGER HICKEL CONTRACTING INC~	4531 ELMORE	00809116000	0 TUDOR MUNICIPAL CAMPUS TR 2 G.1836	7,600,520.45
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**6. Can the administration provide proof that the construction will truly only cost \$9M?**

The design based on the occupancy (220 + 130) drives the costs. Permitting durations, programming, treatment, FF&E (Furniture, Features & Equipment) will be captured once that is known. We are at 35% design as on 4/20/2022. A more accurate estimate is being generated by Roger Hickel and our 3<sup>rd</sup> party Estimator. **Rough order of magnitude (ROM) refers to an initial estimate of the cost of a project or parts of a project. It has an expected accuracy of -25% to +75% according to the PMBOK (other sources suggest -50% to +50%). In other words, the actual costs of a project are typically expected to be between 75% and 175% (or 50% to 150%) of the ROM estimate. While the ~~estimate~~ is straightforward, the main challenge is rather how to determine the estimate during the initiation phase of a project.**

Procure and Ship Sprung Structure-	\$2,500,000 (This is a reasonable guess based on current design, shipping costs, and options)
Erect Structure-	\$750,000 (Await final design- based on parametric at 8 man crew over 2 months and equipment)
Site Development Costs-	
Water and Sewer Services-	\$600,000 (Assumes a total of 1,500 LF of services at \$400/LF)
Gravel Import-	\$750,000 (Assumes 22,000 ton of import at \$33/ton) Subject to Change upon geotechnical investigation.
Foundation Complete-	\$1,260,000 (Assumes 1,050 CY at \$1,200 CY-in-place)
Interior Buildout-	\$3,150,000 (gross 12,600 sf of finished space at \$250/SF)
Direct OH (General Conditions)-	\$1,351,500 (15% based on historical data)
Total Project Cost-	\$10,361,500 (sum of above)
Contingency-	\$1,036,150 (10%)
Profit-	\$518,075 (5%)
<b>Total construction Budget-</b>	<b>\$11,915,725</b>

**Using Rough Order of Magnitude \$11,915,725 would create an estimated cost of \$8,936,794 to \$20,852,519.**

**This was the calculation when the occupancy was expected to be 220 with 130 surge capacity. The occupancy is lower yet the costs are higher.**