



City of Berkeley
Citywide Pools Masterplan
Berkeley, California

Conceptual Statement of Probable Cost R2
December 8, 2009
Cumming Project No. 09-00650.00

Prepared for City of Berkeley

INDEX

	Page
1. Project Introduction / Qualifications	
Introduction	3
Scope Assumptions.....	7
2. Construction Cost Summaries	
Construction Cost Summary - By Building / Scope Section.....	8
3. King Pool Option 1	
Control Quantities & Construction Cost Back Up	10
4. King Pool Option 2	
Control Quantities & Construction Cost Back Up	15
5. King Pool Option 3	
Control Quantities & Construction Cost Back Up	20
6. Willard Pool Option 1	
Control Quantities & Construction Cost Back Up	26
7. Willard Pool Option 2	
Control Quantities & Construction Cost Back Up	31
8. West Campus Pool Option 1	
Control Quantities & Construction Cost Back Up	37
9. West Campus Pool Option 2	
Control Quantities & Construction Cost Back Up	42
10. West Campus Pool Option 3	
Control Quantities & Construction Cost Back Up	47
11. West Campus Pool Option 4	
Control Quantities & Construction Cost Back Up	51
12. West Campus Pool Option 5	
Control Quantities & Construction Cost Back Up	55

INTRODUCTION

Purpose of Estimate

This estimate has been prepared, pursuant to an agreement between ELS Architecture and Urban Design and Cumming, for the purpose of establishing a probable cost of construction at the Conceptual design stage.

Project Description

This estimate encompasses those costs related to the construction / modification / refurbishment of Pools at 3 separate sites; King, Willard and West Campus at Berkeley, California. The project includes the major renovation of existing locker rooms, repair or replacement of existing pools and associated sitework, pool decks and equipment.

Basis of Estimate

This statement has been prepared from the following documentation received 11-17-09 from ELS Architecture and Urban Design. The received information includes...

- A General Drawings:** Conceptual drawings K1, K2, K3, W1, W2, WC1, WC2, WC3 and WC4.
- B Other Information:** E-mail clarification on Locker Room renovation scope dated 11-20-09.

The information listed above is considered to be at the Conceptual design level for estimating purposes.

Estimate Format

A component cost classification format has been used for the preparation of this estimate. It classifies costs by building system, or element, rather than trade. Because building systems remain relatively consistent from building to building, regardless of functional use or type of construction, this component format provides the necessary means for cost planning.

Construction Schedule

Costs as included herein have been based upon a construction period of approximately 12 months. Any costs for excessive overtime to meet stringent milestone dates are not included in this estimate. Bid procurement will be based on a pre-qualification for bid.

Basis for Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in Berkeley, California. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the Summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database updated to reflect current conditions in the Berkeley, California area. In some cases, quotes were solicited from outside sources to substantiate in-house pricing data.

INTRODUCTION

Costs associated with the renovation of the pool and construction of new pools are per pricing form Arch-Pac Aquatics, received 11-28-09.

Subcontractor's Mark-ups

As stated earlier, subcontractor's mark-ups have been included in each line item unit cost. Depending on the trade, these mark-ups can range from 3% to 15% of the raw cost for that particular item of work.

Design Allowances

An allowance of 10% for undeveloped design details has been included in the Summary of this estimate. As the design of each system is further developed, details which historically increase cost became apparent and must be incorporated into the estimate. This allowance is intended to cover the cost of such details.

General Contractor's Overhead and Profit

Jobsite general conditions, home office overhead, profit, and bond are shown on the Summary of this estimate.

Escalation Allowance

Prices included herein are reflective of bid day costs with a mid point of construction of Dec 2011.

- Start of construction	June-11
- End of construction	June-12
- Duration	12 Months
- Midpoint of construction (MOC)	December-11

Rates

- 2010	1.5%
- 2011	2.0%
- 2012	2.5%

Procurement Method

It is assumed procurement will be through a General Contractor who engages a Pool Contractor for significant portions of the work.

Construction Contingency

It is prudent for all program budgets to include an allowance for change orders which occur during construction. These change orders normally increase the cost of the project. It is recommended that the City of Berkeley, in their program budget, carry a percentage of 2% to 5% of the construction cost for this construction contingency.

Items Included in the Estimate

Items which are detailed in the backup to this estimate include the following:

- Foundations, superstructure, exterior closure, roofing, interior construction, stairs, interior finishes, conveying, plumbing, HVAC, fire protection, electrical, equipment, site preparation, site improvements, site mechanical utilities, and site electrical utilities as detailed on plans and outline specifications referred to herein.
- Subcontractor's and general contractor's mark-ups.
- Design and escalation allowances.

INTRODUCTION

Items Excluded from the Estimate

- Land acquisition and real estate fees.
- Professional design and consulting fees.
- Owner's field inspection costs.
- Construction manager's fees.
- General building permit.
- Testing fees.
- Furnishings and special construction unless noted in body of estimate.
- Renovation work at adjacent spaces unless noted in the body of the estimate.
- Telephone and low voltage equipment and cabling.
- Trash containers (dumpsters).
- Off-site work to existing roads and utilities outside the property line.
- Owner-furnished items.
- Construction contingency.
- Move-in costs or maintenance costs after move-in.
- Relocation of existing furniture.
- Equipment and Appliances unless noted in the body of the estimate.
- Low voltage devices and cable.
- Wireless internet access.
- HazMat abatement.
- Structural strengthening to roof.
- Water costs.

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of equipment, material, or product that cannot be obtained from at least three different sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming has no control over the quality, completeness, intricacy, constructability, or coordination of design documents. Cumming also has no control over the amount of funds available for the project. We, therefore, cannot be responsible for any design revision costs incurred in the event that this estimate is in excess of the budget.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

INTRODUCTION

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

It is also recommended that a detailed construction schedule be developed to confirm that fact that 12 months is a reasonable allowance for construction activities at the 3 facilities.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of five (5) competitive bids from qualified general contractors, with bids from a minimum of four (4) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid.

Scope Assumptions

Category	Description
1. King Pool - Option 1	Renovate existing outdoor pools including pool deck and associated sitework. Renovate existing locker room, complete incl fixtures, finishes and MEP systems. Renovate existing pool equipment room.
2. King Pool - Option 2	New outdoor 25 yard x 25 meter pool, including pool deck and associated sitework. Renovate existing locker room, complete incl fixtures, finishes and MEP systems. New pool equipment room.
3. King Pool - Option 3	New outdoor 25 yard x 25 meter pool with waterslide, incl pool deck and associated sitework. Renovate existing locker room, complete incl fixtures, finishes and MEP systems. New pool equipment room.
4. Willard Pool - Option 1	Renovate existing outdoor pools including pool deck and associated sitework. Renovate existing locker room, complete incl fixtures, finishes and MEP systems. Renovate existing pool equipment room.
5. Willard Pool - Option 2	Renovate existing outdoor pools with new waterslide incl pool deck and associated sitework. Renovate existing locker room, complete incl fixtures, finishes and MEP systems. Renovate existing pool equipment room.
6. West Campus Pool Option 1	Renovate existing outdoor pools including pool deck and associated sitework. Renovate existing locker room, complete incl fixtures, finishes and MEP systems. Renovate existing pool equipment room.
7. West Campus Pool Option 2	New indoor play / instructional / lap pool, complete. New indoor warm water pool, complete. New locker room and entry, complete. New pool equipment room.
8. West Campus Pool Option 3	New indoor warm water pool, complete. New outdoor recreational pool, complete. New locker room and entry, complete. New pool equipment room.
9. West Campus Pool Option 4	New indoor warm water pool, complete. Renovate existing outdoor pool including pool deck and associated sitework. New locker room and entry, complete. New pool equipment room.
10. West Campus Pool Option 5	New indoor warm water pool, complete. Patch existing outdoor pool including pool deck where necessary. New locker room and entry, complete. New pool equipment room. Existing pool shell - no work Existing locker room - no work

CONSTRUCTION COST SUMMARY

Element	Area	Construction Costs		Project Costs*	
		Construction Cost / SF	Escalated \$ Dec-11	Project Cost / SF	Escalated \$ Dec-11
A. King Pool					
King Pool - Option 1	23,660 SF	\$75.36	\$1,783,000	\$128.40	\$3,038,000
King Pool - Option 2	23,660 SF	\$128.57	\$3,042,000	\$219.06	\$5,183,000
King Pool - Option 3	23,660 SF	\$151.61	\$3,587,000	\$258.28	\$6,111,000
B. Willard Pool					
Willard Pool - Option 1	20,885 SF	\$130.14	\$2,718,000	\$221.74	\$4,631,000
Willard Pool - Option 2	20,885 SF	\$147.71	\$3,085,000	\$251.66	\$5,256,000
C. West Campus Pool					
West Campus Pool - Option 1	18,995 SF	\$122.56	\$2,328,000	\$208.79	\$3,966,000
West Campus Pool - Option 2	18,730 SF	\$542.82	\$10,167,000	\$924.83	\$17,322,000
West Campus Pool - Option 3	21,855 SF	\$380.42	\$8,314,000	\$648.14	\$14,165,000
West Campus Pool - Option 4	25,040 SF	\$246.85	\$6,181,000	\$420.57	\$10,531,000
West Campus Pool - Option 5	25,040 SF	\$186.67	\$4,674,257	\$318.05	\$7,964,000

Notes:

* 1. Project Costs include City Softcosts at 45% and Contingency at 17.5% per City of Berkeley.

King Pool

Citywide Pools Masterplan
King Pool - Option 1
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

King Pool - Option 1

1. Enclosed areas (x 100%)

Equipment (E)	875
Lockers (E)	2,035
	2,035

Subtotal - enclosed areas

2,910

2. Unenclosed areas (x 100%)

Pool (E)	4,175
Dive Pool (E)	1,200
Deck (E)	15,375
	15,375

Subtotal - unenclosed / covered areas

20,750

Unenclosed / covered areas @ 100%

20,750

3. Total Gross Floor Area

23,660

King Pool - Option 1 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$87,175		\$3.68
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures	\$20,350		\$0.86	
4 Exterior Cladding	\$26,125		\$1.10	
5 Roofing and Waterproofing	\$40,700		\$1.72	
B) Interiors (6-7)		\$142,450		\$6.02
6 Interior Partitions, Doors and Glazing	\$61,050		\$2.58	
7 Floor, Wall and Ceiling Finishes	\$81,400		\$3.44	
C) Equipment and Vertical Transportation (8-9)		\$315,379		\$13.33
8 Function Equipment and Specialties	\$312,835		\$13.22	
9 Stairs and Vertical Transportation	\$2,544		\$0.11	
D) Mechanical and Electrical (10-13)		\$213,675		\$9.03
10 Plumbing Systems	\$61,050		\$2.58	
11 HVAC	\$71,225		\$3.01	
12 Electrical Lighting, Power and Communications	\$71,225		\$3.01	
13 Fire Protection Systems	\$10,175		\$0.43	
E) Site Construction (14-16)		\$568,294		\$24.02
14 Site Preparation and Demolition	\$193,029		\$8.16	
15 Site Paving, Structures & Landscaping	\$325,265		\$13.75	
16 Utilities on Site	\$50,000		\$2.11	
Subtotal		\$1,326,973		\$56.09
General Conditions	6.00%	\$79,618		\$3.37
Subtotal		\$1,406,591		\$59.45
Bonds & Insurance	2.00%	\$28,132		\$1.19
Subtotal		\$1,434,723		\$60.64
General Contractor's Fee	4.00%	\$57,389		\$2.43
Subtotal		\$1,492,112		\$63.06
Design Contingency	10.00%	\$149,211		\$6.31
Subtotal		\$1,641,323		\$69.37
LEED Silver Premium	5.00%	\$82,066		\$3.47
Subtotal		\$1,723,389		\$72.84
Escalation	3.44%	\$59,254		\$2.50
TOTAL CONSTRUCTION COST		<u>\$1,782,643</u>		\$75.34

Total Area: 23,660 SF

King Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, to existing locker room	2,035	sf		<u>Not Required</u>
Total - 1 Foundations				
2 Vertical Structure				
Concrete walls, structural steel, misc metals, to existing locker room	2,035	sf		<u>Not Required</u>
Total - 2 Vertical Structure				
3 Floor & Roof Structures				
Patch and repair existing slab at locker room, allow	2,035	sf	\$5.00	\$10,175
Minor structural roof repairs, allow	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 3 Floor & Roof Structures				
				<u>\$20,350</u>
4 Exterior Cladding				
Patch and repair to existing locker room façade, allow	2,090	sf	\$10.00	\$20,900
Repaint exterior, allow	2,090	sf	\$2.50	<u>\$5,225</u>
Total - 4 Exterior Cladding				
				<u>\$26,125</u>
5 Roofing and Waterproofing				
New roofing system at lockers, complete	2,035	sf	\$15.00	\$30,525
Miscellaneous waterproofing and patching to existing lockers	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 5 Roofing and Waterproofing				
				<u>\$40,700</u>
6 Interior Partitions, Doors and Glazing				
New Interior partitions, glazing, doors to renovated locker room	2,035	sf	\$30.00	<u>\$61,050</u>
Total - 6 Interior Partitions, Doors and Glazing				
				<u>\$61,050</u>
7 Floor, Wall and Ceiling Finishes				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	2,035	sf	\$40.00	<u>\$81,400</u>
Total - 7 Floor, Wall and Ceiling Finishes				
				<u>\$81,400</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Pool mods complete, incl all finishes	1	ls	\$250,000	\$250,000
Equipment room mods complete, incl all equipment, pipes, pumps etc				Included Above
Equipment at Locker Room				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	2,035	sf	\$5.00	\$10,175

King Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Signage, allow	23,660	sf	\$1.00	<u>\$23,660</u>
Total - 8 Function Equipment and Specialties				<u>\$312,835</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	2,035	sf	\$1.25	<u>\$2,544</u>
Total - 9 Stairs and Vertical Transportation				<u>\$2,544</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	2,035	sf	\$30.00	<u>\$61,050</u>
Total - 10 Plumbing Systems				<u>\$61,050</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	2,035	sf	\$35.00	<u>\$71,225</u>
Total - 11 HVAC				<u>\$71,225</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	2,035	sf	\$35.00	<u>\$71,225</u>
Total - 12 Electrical Lighting, Power and Communications				<u>\$71,225</u>
13 Fire Protection Systems				
Fire sprinklers, complete	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 13 Fire Protection Systems				<u>\$10,175</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	6,570	sf	\$6.50	\$42,705
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck	15,375	sf	\$5.00	\$76,875
Interior				
Demo interior of existing locker rooms	2,035	sf	\$10.00	\$20,350
Demo existing roof finish, complete	2,035	sf	\$5.00	\$10,175
Miscellaneous demolition, allow	17,410	sf	\$0.50	\$8,705
Grading				
Rough grading	15,375	sf	\$0.50	\$7,688
Fine grading	15,375	sf	\$0.75	<u>\$11,531</u>
Total - 14 Site Preparation and Demolition				<u>\$193,029</u>

King Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
15 Site Paving, Structures & Landscaping				
Pool Deck				
New pool deck, complete	15,375	sf	\$15.00	\$230,625
Miscellaneous				
Hardscape, landscape, miscellaneous furnishings, lighting etc	23,660	sf	\$4.00	<u>\$94,640</u>
Total - 15 Site Paving, Structures & Landscaping				<u>\$325,265</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	<u>\$50,000</u>
Total - 16 Utilities on Site				<u>\$50,000</u>

Citywide Pools Masterplan
King Pool - Option 2
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

King Pool - Option 2

1. Enclosed areas (x 100%)

Equipment (E)	875
Lockers (E)	2,035
	2,035

Subtotal - enclosed areas **2,910**

2. Unenclosed areas (x 100%)

Pool (N)	6,350
Deck (N)	14,400
	14,400

Subtotal - unenclosed / covered areas **20,750**

Unenclosed / covered areas @ 100% **20,750**

3. Total Gross Floor Area **23,660**

King Pool - Option 2 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$87,175		\$3.68
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures	\$20,350		\$0.86	
4 Exterior Cladding	\$26,125		\$1.10	
5 Roofing and Waterproofing	\$40,700		\$1.72	
B) Interiors (6-7)		\$142,450		\$6.02
6 Interior Partitions, Doors and Glazing	\$61,050		\$2.58	
7 Floor, Wall and Ceiling Finishes	\$81,400		\$3.44	
C) Equipment and Vertical Transportation (8-9)		\$1,365,379		\$57.71
8 Function Equipment and Specialties	\$1,362,835		\$57.60	
9 Stairs and Vertical Transportation	\$2,544		\$0.11	
D) Mechanical and Electrical (10-13)		\$213,675		\$9.03
10 Plumbing Systems	\$61,050		\$2.58	
11 HVAC	\$71,225		\$3.01	
12 Electrical Lighting, Power and Communications	\$71,225		\$3.01	
13 Fire Protection Systems	\$10,175		\$0.43	
E) Site Construction (14-16)		\$455,995		\$19.27
14 Site Preparation and Demolition	\$311,355		\$13.16	
15 Site Paving, Structures & Landscaping	\$94,640		\$4.00	
16 Utilities on Site	\$50,000		\$2.11	
Subtotal		\$2,264,674		\$95.72
General Conditions	6.00%	\$135,880		\$5.74
Subtotal		\$2,400,554		\$101.46
Bonds & Insurance	2.00%	\$48,011		\$2.03
Subtotal		\$2,448,565		\$103.49
General Contractor's Fee	4.00%	\$97,943		\$4.14
Subtotal		\$2,546,508		\$107.63
Design Contingency	10.00%	\$254,651		\$10.76
Subtotal		\$2,801,159		\$118.39
LEED Silver Premium	5.00%	\$140,058		\$5.92
Subtotal		\$2,941,217		\$124.31
Escalation	3.44%	\$101,126		\$4.27
TOTAL CONSTRUCTION COST		<u>\$3,042,342</u>		\$128.59

Total Area: 23,660 SF

King Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, to existing locker room	2,035	sf		<u>Not Required</u>
Total - 1 Foundations				
2 Vertical Structure				
Concrete walls, structural steel, misc metals, to existing locker room	2,035	sf		<u>Not Required</u>
Total - 2 Vertical Structure				
3 Floor & Roof Structures				
Patch and repair existing slab at locker room, allow	2,035	sf	\$5.00	\$10,175
Minor structural roof repairs, allow	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 3 Floor & Roof Structures				
				<u>\$20,350</u>
4 Exterior Cladding				
Patch and repair to existing locker room façade, allow	2,090	sf	\$10.00	\$20,900
Repaint exterior, allow	2,090	sf	\$2.50	<u>\$5,225</u>
Total - 4 Exterior Cladding				
				<u>\$26,125</u>
5 Roofing and Waterproofing				
New roofing system at lockers, complete	2,035	sf	\$15.00	\$30,525
Miscellaneous waterproofing and patching to existing lockers	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 5 Roofing and Waterproofing				
				<u>\$40,700</u>
6 Interior Partitions, Doors and Glazing				
New Interior partitions, glazing, doors to renovated locker room	2,035	sf	\$30.00	<u>\$61,050</u>
Total - 6 Interior Partitions, Doors and Glazing				
				<u>\$61,050</u>
7 Floor, Wall and Ceiling Finishes				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	2,035	sf	\$40.00	<u>\$81,400</u>
Total - 7 Floor, Wall and Ceiling Finishes				
				<u>\$81,400</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Pool mods complete, incl all finishes	1	ls	\$1,300,000	\$1,300,000
Equipment room mods complete, incl all equipment, pipes, pumps etc				Included Above
Equipment at Locker Room				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000

King Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous equipment, casework, specialties, allow	2,035	sf	\$5.00	\$10,175
Signage, allow	23,660	sf	\$1.00	\$23,660
Total - 8 Function Equipment and Specialties				<u>\$1,362,835</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	2,035	sf	\$1.25	\$2,544
Total - 9 Stairs and Vertical Transportation				<u>\$2,544</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	2,035	sf	\$30.00	\$61,050
Total - 10 Plumbing Systems				<u>\$61,050</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	2,035	sf	\$35.00	\$71,225
Total - 11 HVAC				<u>\$71,225</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	2,035	sf	\$35.00	\$71,225
Total - 12 Electrical Lighting, Power and Communications				<u>\$71,225</u>
13 Fire Protection Systems				
Fire sprinklers, complete	2,035	sf	\$5.00	\$10,175
Total - 13 Fire Protection Systems				<u>\$10,175</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	6,570	sf	\$6.50	\$42,705
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck	15,375	sf	\$5.00	\$76,875
Drain, remove and partial fill existing pool, complete	4,175	sf	\$20.00	\$83,500
Drain, remove and fill existing dive pool, complete	1,200	sf	\$20.00	\$24,000
Interior				
Demo interior of existing locker rooms	2,035	sf	\$10.00	\$20,350
Demo existing roof finish, complete	2,035	sf	\$5.00	\$10,175
Miscellaneous demolition, allow	20,750	sf	\$1.00	\$20,750

King Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Grading				
Rough grading	14,400	sf	\$0.50	\$7,200
Fine grading	14,400	sf	\$0.75	\$10,800
Total - 14 Site Preparation and Demolition				<u>\$311,355</u>
15 Site Paving, Structures & Landscaping				
Pool Deck				
New pool deck, complete	14,400	sf	\$15.00	Included Above
Miscellaneous				
Hardscape, landscape, miscellaneous furnishings, lighting etc	23,660	sf	\$4.00	\$94,640
Total - 15 Site Paving, Structures & Landscaping				<u>\$94,640</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	\$50,000
Total - 16 Utilities on Site				<u>\$50,000</u>

Citywide Pools Masterplan
King Pool - Option 3
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

King Pool - Option 3

1. Enclosed areas (x 100%)

Equipment (E)	875
Lockers (E)	2,035
	2,035

Subtotal - enclosed areas

2,910

2. Unenclosed areas (x 100%)

Pool (N)	6,350
Slide Pool (N)	630
Deck (N)	13,770
	13,770

Subtotal - unenclosed / covered areas

20,750

Unenclosed / covered areas @ 100%

20,750

3. Total Gross Floor Area

23,660

King Pool - Option 3 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$87,175		\$3.68
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures	\$20,350		\$0.86	
4 Exterior Cladding	\$26,125		\$1.10	
5 Roofing and Waterproofing	\$40,700		\$1.72	
B) Interiors (6-7)		\$142,450		\$6.02
6 Interior Partitions, Doors and Glazing	\$61,050		\$2.58	
7 Floor, Wall and Ceiling Finishes	\$81,400		\$3.44	
C) Equipment and Vertical Transportation (8-9)		\$1,565,379		\$66.16
8 Function Equipment and Specialties	\$1,562,835		\$66.05	
9 Stairs and Vertical Transportation	\$2,544		\$0.11	
D) Mechanical and Electrical (10-13)		\$213,675		\$9.03
10 Plumbing Systems	\$61,050		\$2.58	
11 HVAC	\$71,225		\$3.01	
12 Electrical Lighting, Power and Communications	\$71,225		\$3.01	
13 Fire Protection Systems	\$10,175		\$0.43	
E) Site Construction (14-16)		\$661,758		\$27.97
14 Site Preparation and Demolition	\$310,568		\$13.13	
15 Site Paving, Structures & Landscaping	\$301,190		\$12.73	
16 Utilities on Site	\$50,000		\$2.11	
Subtotal		\$2,670,436		\$112.87
General Conditions	6.00%	\$160,226		\$6.77
Subtotal		\$2,830,662		\$119.64
Bonds & Insurance	2.00%	\$56,613		\$2.39
Subtotal		\$2,887,276		\$122.03
General Contractor's Fee	4.00%	\$115,491		\$4.88
Subtotal		\$3,002,767		\$126.91
Design Contingency	10.00%	\$300,277		\$12.69
Subtotal		\$3,303,043		\$139.60
LEED Silver Premium	5.00%	\$165,152		\$6.98
Subtotal		\$3,468,196		\$146.58
Escalation	3.44%	\$119,245		\$5.04
TOTAL CONSTRUCTION COST		<u>\$3,587,440</u>		\$151.62

Total Area: 23,660 SF

King Pool - Option 3 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, to existing locker room	2,035	sf		<u>Not Required</u>
Total - 1 Foundations				
2 Vertical Structure				
Concrete walls, structural steel, misc metals, to existing locker room	2,035	sf		<u>Not Required</u>
Total - 2 Vertical Structure				
3 Floor & Roof Structures				
Patch and repair existing slab at locker room, allow	2,035	sf	\$5.00	\$10,175
Minor structural roof repairs, allow	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 3 Floor & Roof Structures				
<u>\$20,350</u>				
4 Exterior Cladding				
Patch and repair to existing locker room façade, allow	2,090	sf	\$10.00	\$20,900
Repaint exterior, allow	2,090	sf	\$2.50	<u>\$5,225</u>
Total - 4 Exterior Cladding				
<u>\$26,125</u>				
5 Roofing and Waterproofing				
New roofing system at lockers, complete	2,035	sf	\$15.00	\$30,525
Miscellaneous waterproofing and patching to existing lockers	2,035	sf	\$5.00	<u>\$10,175</u>
Total - 5 Roofing and Waterproofing				
<u>\$40,700</u>				
6 Interior Partitions, Doors and Glazing				
New Interior partitions, glazing, doors to renovated locker room	2,035	sf	\$30.00	<u>\$61,050</u>
Total - 6 Interior Partitions, Doors and Glazing				
<u>\$61,050</u>				
7 Floor, Wall and Ceiling Finishes				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	2,035	sf	\$40.00	<u>\$81,400</u>
Total - 7 Floor, Wall and Ceiling Finishes				
<u>\$81,400</u>				
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Pool mods complete, incl all finishes	1	ls	\$1,500,000	\$1,500,000
Equipment room mods complete, incl all equipment, pipes, pumps etc				Included Above
Equipment at Locker Room				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000

King Pool - Option 3 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous equipment, casework, specialties, allow	2,035	sf	\$5.00	\$10,175
Signage, allow	23,660	sf	\$1.00	\$23,660
Total - 8 Function Equipment and Specialties				<u>\$1,562,835</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	2,035	sf	\$1.25	\$2,544
Total - 9 Stairs and Vertical Transportation				<u>\$2,544</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	2,035	sf	\$30.00	\$61,050
Total - 10 Plumbing Systems				<u>\$61,050</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	2,035	sf	\$35.00	\$71,225
Total - 11 HVAC				<u>\$71,225</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	2,035	sf	\$35.00	\$71,225
Total - 12 Electrical Lighting, Power and Communications				<u>\$71,225</u>
13 Fire Protection Systems				
Fire sprinklers, complete	2,035	sf	\$5.00	\$10,175
Total - 13 Fire Protection Systems				<u>\$10,175</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	6,570	sf	\$6.50	\$42,705
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck	15,375	sf	\$5.00	\$76,875
Drain, remove and partial fill existing pool, complete	4,175	sf	\$20.00	\$83,500
Drain, remove and fill existing dive pool, complete	1,200	sf	\$20.00	\$24,000
Interior				
Demo interior of existing locker rooms	2,035	sf	\$10.00	\$20,350
Demo existing roof finish, complete	2,035	sf	\$5.00	\$10,175
Miscellaneous demolition, allow	20,750	sf	\$1.00	\$20,750

King Pool - Option 3 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Grading				
Rough grading	13,770	sf	\$0.50	\$6,885
Fine grading	13,770	sf	\$0.75	\$10,328
Total - 14 Site Preparation and Demolition				<u>\$310,568</u>
15 Site Paving, Structures & Landscaping				
Pool Deck				
New pool deck, complete	13,770	sf	\$15.00	\$206,550
Miscellaneous				
Hardscape, landscape, miscellaneous furnishings, lighting etc	23,660	sf	\$4.00	\$94,640
Total - 15 Site Paving, Structures & Landscaping				<u>\$301,190</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	\$50,000
Total - 16 Utilities on Site				<u>\$50,000</u>

Willard Pool

Citywide Pools Masterplan
Willard Pool - Option 1
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

Willard Pool - Option 1

1. Enclosed areas (x 100%)

Equipment (E)	865
Lockers (E)	2,865
	2,865

Subtotal - enclosed areas **3,730**

2. Unenclosed areas (x 100%)

Pool (E)	3,610
Dive Pool (E)	1,260
Deck (E)	12,285
	12,285

Subtotal - unenclosed / covered areas **17,155**

Unenclosed / covered areas @ 100% **17,155**

3. Total Gross Floor Area **20,885**

Willard Pool - Option 1 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$123,450		\$5.91
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures	\$28,650		\$1.37	
4 Exterior Cladding	\$37,500		\$1.80	
5 Roofing and Waterproofing	\$57,300		\$2.74	
B) Interiors (6-7)		\$200,550		\$9.60
6 Interior Partitions, Doors and Glazing	\$85,950		\$4.12	
7 Floor, Wall and Ceiling Finishes	\$114,600		\$5.49	
C) Equipment and Vertical Transportation (8-9)		\$920,566		\$44.08
8 Function Equipment and Specialties	\$916,985		\$43.91	
9 Stairs and Vertical Transportation	\$3,581		\$0.17	
D) Mechanical and Electrical (10-13)		\$300,825		\$14.40
10 Plumbing Systems	\$85,950		\$4.12	
11 HVAC	\$100,275		\$4.80	
12 Electrical Lighting, Power and Communications	\$100,275		\$4.80	
13 Fire Protection Systems	\$14,325		\$0.69	
E) Site Construction (14-16)		\$477,495		\$22.86
14 Site Preparation and Demolition	\$184,680		\$8.84	
15 Site Paving, Structures & Landscaping	\$267,815		\$12.82	
16 Utilities on Site	\$25,000		\$1.20	
Subtotal		\$2,022,886		\$96.86
General Conditions	6.00%	\$121,373		\$5.81
Subtotal		\$2,144,259		\$102.67
Bonds & Insurance	2.00%	\$42,885		\$2.05
Subtotal		\$2,187,145		\$104.72
General Contractor's Fee	4.00%	\$87,486		\$4.19
Subtotal		\$2,274,630		\$108.91
Design Contingency	10.00%	\$227,463		\$10.89
Subtotal		\$2,502,093		\$119.80
LEED Silver Premium	5.00%	\$125,105		\$5.99
Subtotal		\$2,627,198		\$125.79
Escalation	3.44%	\$90,329		\$4.33
TOTAL CONSTRUCTION COST		<u>\$2,717,527</u>		\$130.12

Total Area: 20,885 SF

Willard Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, to existing locker room	2,865	sf		<u>Not Required</u>
Total - 1 Foundations				
2 Vertical Structure				
Concrete walls, structural steel, misc metals, to existing locker room	2,865	sf		<u>Not Required</u>
Total - 2 Vertical Structure				
3 Floor & Roof Structures				
Patch and repair existing slab at locker room, allow	2,865	sf	\$5.00	\$14,325
Minor structural roof repairs, allow	2,865	sf	\$5.00	<u>\$14,325</u>
Total - 3 Floor & Roof Structures				
				<u>\$28,650</u>
4 Exterior Cladding				
Patch and repair to existing locker room façade, allow	3,000	sf	\$10.00	\$30,000
Repaint exterior, allow	3,000	sf	\$2.50	<u>\$7,500</u>
Total - 4 Exterior Cladding				
				<u>\$37,500</u>
5 Roofing and Waterproofing				
New roofing system at lockers, complete	2,865	sf	\$15.00	\$42,975
Miscellaneous waterproofing and patching to existing lockers	2,865	sf	\$5.00	<u>\$14,325</u>
Total - 5 Roofing and Waterproofing				
				<u>\$57,300</u>
6 Interior Partitions, Doors and Glazing				
New Interior partitions, glazing, doors to renovated locker room	2,865	sf	\$30.00	<u>\$85,950</u>
Total - 6 Interior Partitions, Doors and Glazing				
				<u>\$85,950</u>
7 Floor, Wall and Ceiling Finishes				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	2,865	sf	\$40.00	<u>\$114,600</u>
Total - 7 Floor, Wall and Ceiling Finishes				
				<u>\$114,600</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Pool mods complete, incl all finishes, equipment, etc	1	ls	\$850,000	\$850,000
Equipment room mods complete, incl all equipment, pipes, pumps etc				Included Above
Equipment at Locker Room				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	2,865	sf	\$5.00	\$14,325
Signage, allow	23,660	sf	\$1.00	<u>\$23,660</u>

Willard Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 8 Function Equipment and Specialties				<u>\$916,985</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	2,865	sf	\$1.25	<u>\$3,581</u>
Total - 9 Stairs and Vertical Transportation				<u>\$3,581</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	2,865	sf	\$30.00	<u>\$85,950</u>
Total - 10 Plumbing Systems				<u>\$85,950</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	2,865	sf	\$35.00	<u>\$100,275</u>
Total - 11 HVAC				<u>\$100,275</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	2,865	sf	\$35.00	<u>\$100,275</u>
Total - 12 Electrical Lighting, Power and Communications				<u>\$100,275</u>
13 Fire Protection Systems				
Fire sprinklers, complete	2,865	sf	\$5.00	<u>\$14,325</u>
Total - 13 Fire Protection Systems				<u>\$14,325</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	6,830	sf	\$6.50	\$44,395
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck	12,285	sf	\$5.00	\$61,425
Interior				
Demo interior of existing locker rooms	2,865	sf	\$10.00	\$28,650
Demo existing roof finish, complete	2,865	sf	\$5.00	\$14,325
Miscellaneous demolition, allow	20,885	sf	\$1.00	<u>\$20,885</u>
Total - 14 Site Preparation and Demolition				<u>\$184,680</u>
15 Site Paving, Structures & Landscaping				
Pool Deck				
New pool deck, complete	12,285	sf	\$15.00	\$184,275
Miscellaneous				
Hardscape, landscape, miscellaneous furnishings, lighting etc	20,885	sf	\$4.00	\$83,540

Willard Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 15 Site Paving, Structures & Landscaping				<u>\$267,815</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$25,000.00	<u>\$25,000</u>
Total - 16 Utilities on Site				<u>\$25,000</u>

Citywide Pools Masterplan
Willard Pool - Option 2
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

Willard Pool - Option 2

1. Enclosed areas (x 100%)

Equipment (E)	865
Lockers (E)	2,865
	2,865

Subtotal - enclosed areas

3,730

2. Unenclosed areas (x 100%)

Pool (E)	3,610
Dive Pool (E)	1,260
Deck (E)	12,285
	12,285

Subtotal - unenclosed / covered areas

17,155

Unenclosed / covered areas @ 100%

17,155

3. Total Gross Floor Area

20,885

Willard Pool - Option 2 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$123,450		\$5.91
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures	\$28,650		\$1.37	
4 Exterior Cladding	\$37,500		\$1.80	
5 Roofing and Waterproofing	\$57,300		\$2.74	
B) Interiors (6-7)		\$200,550		\$9.60
6 Interior Partitions, Doors and Glazing	\$85,950		\$4.12	
7 Floor, Wall and Ceiling Finishes	\$114,600		\$5.49	
C) Equipment and Vertical Transportation (8-9)		\$1,170,566		\$56.05
8 Function Equipment and Specialties	\$1,166,985		\$55.88	
9 Stairs and Vertical Transportation	\$3,581		\$0.17	
D) Mechanical and Electrical (10-13)		\$300,825		\$14.40
10 Plumbing Systems	\$85,950		\$4.12	
11 HVAC	\$100,275		\$4.80	
12 Electrical Lighting, Power and Communications	\$100,275		\$4.80	
13 Fire Protection Systems	\$14,325		\$0.69	
E) Site Construction (14-16)		\$501,400		\$24.01
14 Site Preparation and Demolition	\$208,585		\$9.99	
15 Site Paving, Structures & Landscaping	\$267,815		\$12.82	
16 Utilities on Site	\$25,000		\$1.20	
Subtotal		\$2,296,791		\$109.97
General Conditions	6.00%	\$137,807		\$6.60
Subtotal		\$2,434,599		\$116.57
Bonds & Insurance	2.00%	\$48,692		\$2.33
Subtotal		\$2,483,291		\$118.90
General Contractor's Fee	4.00%	\$99,332		\$4.76
Subtotal		\$2,582,622		\$123.66
Design Contingency	10.00%	\$258,262		\$12.37
Subtotal		\$2,840,885		\$136.03
LEED Silver Premium	5.00%	\$142,044		\$6.80
Subtotal		\$2,982,929		\$142.83
Escalation	3.44%	\$102,560		\$4.91
TOTAL CONSTRUCTION COST		\$3,085,489		\$147.74

Total Area: 20,885 SF

Willard Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, to existing locker room	2,865	sf		<u>Not Required</u>
Total - 1 Foundations				
2 Vertical Structure				
Concrete walls, structural steel, misc metals, to existing locker room	2,865	sf		<u>Not Required</u>
Total - 2 Vertical Structure				
3 Floor & Roof Structures				
Patch and repair existing slab at locker room, allow	2,865	sf	\$5.00	\$14,325
Minor structural roof repairs, allow	2,865	sf	\$5.00	<u>\$14,325</u>
Total - 3 Floor & Roof Structures				<u>\$28,650</u>
4 Exterior Cladding				
Patch and repair to existing locker room façade, allow	3,000	sf	\$10.00	\$30,000
Repaint exterior, allow	3,000	sf	\$2.50	<u>\$7,500</u>
Total - 4 Exterior Cladding				<u>\$37,500</u>
5 Roofing and Waterproofing				
New roofing system at lockers, complete	2,865	sf	\$15.00	\$42,975
Miscellaneous waterproofing and patching to existing lockers	2,865	sf	\$5.00	<u>\$14,325</u>
Total - 5 Roofing and Waterproofing				<u>\$57,300</u>
6 Interior Partitions, Doors and Glazing				
New Interior partitions, glazing, doors to renovated locker room	2,865	sf	\$30.00	<u>\$85,950</u>
Total - 6 Interior Partitions, Doors and Glazing				<u>\$85,950</u>
7 Floor, Wall and Ceiling Finishes				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	2,865	sf	\$40.00	<u>\$114,600</u>
Total - 7 Floor, Wall and Ceiling Finishes				<u>\$114,600</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Pool mods complete, incl all finishes, equipment, etc	1	ls	\$1,100,000	\$1,100,000
Equipment room mods complete, incl all equipment, pipes, pumps etc				Included Above
Equipment at Locker Room				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	2,865	sf	\$5.00	\$14,325
Signage, allow	23,660	sf	\$1.00	<u>\$23,660</u>

Willard Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 8 Function Equipment and Specialties				<u>\$1,166,985</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	2,865	sf	\$1.25	<u>\$3,581</u>
Total - 9 Stairs and Vertical Transportation				<u>\$3,581</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	2,865	sf	\$30.00	<u>\$85,950</u>
Total - 10 Plumbing Systems				<u>\$85,950</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	2,865	sf	\$35.00	<u>\$100,275</u>
Total - 11 HVAC				<u>\$100,275</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	2,865	sf	\$35.00	<u>\$100,275</u>
Total - 12 Electrical Lighting, Power and Communications				<u>\$100,275</u>
13 Fire Protection Systems				
Fire sprinklers, complete	2,865	sf	\$5.00	<u>\$14,325</u>
Total - 13 Fire Protection Systems				<u>\$14,325</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	6,830	sf	\$10.00	\$68,300
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck	12,285	sf	\$5.00	\$61,425
Interior				
Demo interior of existing locker rooms	2,865	sf	\$10.00	\$28,650
Demo existing roof finish, complete	2,865	sf	\$5.00	\$14,325
Miscellaneous demolition, allow	20,885	sf	\$1.00	<u>\$20,885</u>
Total - 14 Site Preparation and Demolition				<u>\$208,585</u>
15 Site Paving, Structures & Landscaping				
Pool Deck				
New pool deck, complete	12,285	sf	\$15.00	\$184,275
Miscellaneous				
Hardscape, landscape, miscellaneous furnishings, lighting etc	20,885	sf	\$4.00	\$83,540

Willard Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 15 Site Paving, Structures & Landscaping				<u>\$267,815</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$25,000.00	<u>\$25,000</u>
Total - 16 Utilities on Site				<u>\$25,000</u>

West Campus Pool

Citywide Pools Masterplan
West Campus Pool - Option 1
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

West Campus Pool - Option 1

1. Enclosed areas (x 100%)

Equipment (E)	1,075
Lockers (E)	3,525
	3,525

Subtotal - enclosed areas **4,600**

2. Unenclosed areas (x 100%)

Pool (E)	3,785
Dive Pool (E)	1,315
Deck (E)	9,295
	9,295

Subtotal - unenclosed / covered areas **14,395**

Unenclosed / covered areas @ 100% **14,395**

3. Total Gross Floor Area **18,995**

West Campus Pool - Option 1 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$137,625		\$7.25
1 Foundations				
2 Vertical Structure				
3 Floor & Roof Structures	\$35,250		\$1.86	
4 Exterior Cladding	\$31,875		\$1.68	
5 Roofing and Waterproofing	\$70,500		\$3.71	
B) Interiors (6-7)		\$246,750		\$12.99
6 Interior Partitions, Doors and Glazing	\$105,750		\$5.57	
7 Floor, Wall and Ceiling Finishes	\$141,000		\$7.42	
C) Equipment and Vertical Transportation (8-9)		\$330,026		\$17.37
8 Function Equipment and Specialties	\$325,620		\$17.14	
9 Stairs and Vertical Transportation	\$4,406		\$0.23	
D) Mechanical and Electrical (10-13)		\$370,125		\$19.49
10 Plumbing Systems	\$105,750		\$5.57	
11 HVAC	\$123,375		\$6.50	
12 Electrical Lighting, Power and Communications	\$123,375		\$6.50	
13 Fire Protection Systems	\$17,625		\$0.93	
E) Site Construction (14-16)		\$648,470		\$34.14
14 Site Preparation and Demolition	\$201,145		\$10.59	
15 Site Paving, Structures & Landscaping	\$422,325		\$22.23	
16 Utilities on Site	\$25,000		\$1.32	
Subtotal		\$1,732,996		\$91.23
General Conditions	6.00%	\$103,980		\$5.47
Subtotal		\$1,836,976		\$96.71
Bonds & Insurance	2.00%	\$36,740		\$1.93
Subtotal		\$1,873,716		\$98.64
General Contractor's Fee	4.00%	\$74,949		\$3.95
Subtotal		\$1,948,664		\$102.59
Design Contingency	10.00%	\$194,866		\$10.26
Subtotal		\$2,143,531		\$112.85
LEED Silver Premium	5.00%	\$107,177		\$5.64
Subtotal		\$2,250,707		\$118.49
Escalation	3.44%	\$77,385		\$4.07
TOTAL CONSTRUCTION COST		<u>\$2,328,092</u>		\$122.56

Total Area: 18,995 SF

West Campus Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, to existing locker room	3,525	sf		<u>Not Required</u>
Total - 1 Foundations				
2 Vertical Structure				
Concrete walls, structural steel, misc metals, to existing locker room	3,525	sf		<u>Not Required</u>
Total - 2 Vertical Structure				
3 Floor & Roof Structures				
Patch and repair existing slab at locker room, allow	3,525	sf	\$5.00	\$17,625
Minor structural roof repairs, allow	3,525	sf	\$5.00	<u>\$17,625</u>
Total - 3 Floor & Roof Structures				
<u>\$35,250</u>				
4 Exterior Cladding				
Patch and repair to existing locker room façade, allow	2,550	sf	\$10.00	\$25,500
Repaint exterior, allow	2,550	sf	\$2.50	<u>\$6,375</u>
Total - 4 Exterior Cladding				
<u>\$31,875</u>				
5 Roofing and Waterproofing				
New roofing system at lockers, complete	3,525	sf	\$15.00	\$52,875
Miscellaneous waterproofing and patching to existing lockers	3,525	sf	\$5.00	<u>\$17,625</u>
Total - 5 Roofing and Waterproofing				
<u>\$70,500</u>				
6 Interior Partitions, Doors and Glazing				
New Interior partitions, glazing, doors to renovated locker room	3,525	sf	\$30.00	<u>\$105,750</u>
Total - 6 Interior Partitions, Doors and Glazing				
<u>\$105,750</u>				
7 Floor, Wall and Ceiling Finishes				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	3,525	sf	\$40.00	<u>\$141,000</u>
Total - 7 Floor, Wall and Ceiling Finishes				
<u>\$141,000</u>				
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Pool mods complete, incl all finishes, equipment, etc	1	ls	\$260,000	\$260,000
Equipment room mods complete, incl all equipment, pipes, pumps etc				Included Above
Equipment at Locker Room				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	3,525	sf	\$5.00	\$17,625
Signage, allow	18,995	sf	\$1.00	<u>\$18,995</u>

West Campus Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 8 Function Equipment and Specialties				<u>\$325,620</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	3,525	sf	\$1.25	<u>\$4,406</u>
Total - 9 Stairs and Vertical Transportation				<u>\$4,406</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	3,525	sf	\$30.00	<u>\$105,750</u>
Total - 10 Plumbing Systems				<u>\$105,750</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	3,525	sf	\$35.00	<u>\$123,375</u>
Total - 11 HVAC				<u>\$123,375</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	3,525	sf	\$35.00	<u>\$123,375</u>
Total - 12 Electrical Lighting, Power and Communications				<u>\$123,375</u>
13 Fire Protection Systems				
Fire sprinklers, complete	3,525	sf	\$5.00	<u>\$17,625</u>
Total - 13 Fire Protection Systems				<u>\$17,625</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	6,780	sf	\$10.00	\$67,800
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck	9,295	sf	\$5.00	\$46,475
Interior				
Demo interior of existing locker rooms	3,525	sf	\$10.00	\$35,250
Demo existing roof finish, complete	3,525	sf	\$5.00	\$17,625
Miscellaneous demolition, allow	18,995	sf	\$1.00	<u>\$18,995</u>
Total - 14 Site Preparation and Demolition				<u>\$201,145</u>
15 Site Paving, Structures & Landscaping				
Pool Deck				
New pool deck, complete	9,295	sf	\$25.00	\$232,375
Miscellaneous				
Hardscape, landscape, miscellaneous furnishings, lighting etc	18,995	sf	\$10.00	\$189,950

West Campus Pool - Option 1 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 15 Site Paving, Structures & Landscaping				<u>\$422,325</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$25,000.00	<u>\$25,000</u>
Total - 16 Utilities on Site				<u>\$25,000</u>

Citywide Pools Masterplan
West Campus Pool - Option 2
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

West Campus Pool - Option 2

1. Enclosed areas (x 100%)

Equipment (N)	1,180
Lockers / Entry (N)	3,230
Pool, enclosed (N)	6,300
Pool deck, enclosed (N)	<u>8,020</u>

Subtotal - enclosed areas

18,730

2. Unenclosed areas (x 100%)

Subtotal - unenclosed / covered areas

Unenclosed / covered areas @ 100%

3. Total Gross Floor Area

18,730

West Campus Pool - Option 2 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$3,090,450		\$165.00
1 Foundations	\$280,950		\$15.00	
2 Vertical Structure	\$655,550		\$35.00	
3 Floor & Roof Structures	\$561,900		\$30.00	
4 Exterior Cladding	\$842,850		\$45.00	
5 Roofing and Waterproofing	\$749,200		\$40.00	
B) Interiors (6-7)		\$1,311,100		\$70.00
6 Interior Partitions, Doors and Glazing	\$561,900		\$30.00	
7 Floor, Wall and Ceiling Finishes	\$749,200		\$40.00	
C) Equipment and Vertical Transportation (8-9)		\$1,107,393		\$59.12
8 Function Equipment and Specialties	\$1,083,980		\$57.87	
9 Stairs and Vertical Transportation	\$23,413		\$1.25	
D) Mechanical and Electrical (10-13)		\$1,873,000		\$100.00
10 Plumbing Systems	\$468,250		\$25.00	
11 HVAC	\$655,550		\$35.00	
12 Electrical Lighting, Power and Communications	\$655,550		\$35.00	
13 Fire Protection Systems	\$93,650		\$5.00	
E) Site Construction (14-16)		\$408,873		\$21.83
14 Site Preparation and Demolition	\$255,858		\$13.66	
15 Site Paving, Structures & Landscaping	\$103,015		\$5.50	
16 Utilities on Site	\$50,000		\$2.67	
Subtotal		\$7,790,815		\$415.95
General Conditions	6.00%	\$467,449		\$24.96
Subtotal		\$8,258,264		\$440.91
Bonds & Insurance	2.00%	\$165,165		\$8.82
Subtotal		\$8,423,429		\$449.73
General Contractor's Fee	4.00%	\$336,937		\$17.99
Subtotal		\$8,760,366		\$467.72
Design Contingency	10.00%	\$876,037		\$46.77
Subtotal		\$9,636,403		\$514.49
LEED Silver Premium	2.00%	\$192,728		\$10.29
Subtotal		\$9,829,131		\$524.78
Escalation	3.44%	\$337,948		\$18.04
TOTAL CONSTRUCTION COST		<u>\$10,167,079</u>		\$542.82

Total Area: 18,730 SF

West Campus Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, etc	18,730	sf	\$15.00	<u>\$280,950</u>
Total - 1 Foundations				<u>\$280,950</u>
2 Vertical Structure				
Concrete walls, structural steel, miscellaneous metals, etc	18,730	sf	\$35.00	<u>\$655,550</u>
Total - 2 Vertical Structure				<u>\$655,550</u>
3 Floor & Roof Structures				
Slab on grade, structural steel, decking, miscellaneous metals, etc	18,730	sf	\$30.00	<u>\$561,900</u>
Total - 3 Floor & Roof Structures				<u>\$561,900</u>
4 Exterior Cladding				
Exterior cladding, caulking, exterior doors, etc	18,730	sf	\$45.00	<u>\$842,850</u>
Total - 4 Exterior Cladding				<u>\$842,850</u>
5 Roofing and Waterproofing				
Waterproofing, roofing, insulation, skylights, soffits, etc	18,730	sf	\$40.00	<u>\$749,200</u>
Total - 5 Roofing and Waterproofing				<u>\$749,200</u>
6 Interior Partitions, Doors and Glazing				
Interior partitions, glazing, doors, etc	18,730	sf	\$30.00	<u>\$561,900</u>
Total - 6 Interior Partitions, Doors and Glazing				<u>\$561,900</u>
7 Floor, Wall and Ceiling Finishes				
Floor, wall and ceiling finishes, including pool deck	18,730	sf	\$40.00	<u>\$749,200</u>
Total - 7 Floor, Wall and Ceiling Finishes				<u>\$749,200</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Indoor warm water pool complete, incl all finishes, equipment, etc	1	ls	\$300,000	\$300,000
Indoor play / lap pool complete, incl all finishes, equipment, etc	1	ls	\$680,000	\$680,000
Equipment at Locker Room and Pool Building				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	11,250	sf	\$5.00	\$56,250
Signage, allow	18,730	sf	\$1.00	<u>\$18,730</u>
Total - 8 Function Equipment and Specialties				<u>\$1,083,980</u>

West Campus Pool - Option 2 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	18,730	sf	\$1.25	<u>\$23,413</u>
Total - 9 Stairs and Vertical Transportation				<u>\$23,413</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	18,730	sf	\$25.00	<u>\$468,250</u>
Total - 10 Plumbing Systems				<u>\$468,250</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	18,730	sf	\$35.00	<u>\$655,550</u>
Total - 11 HVAC				<u>\$655,550</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	18,730	sf	\$35.00	<u>\$655,550</u>
Total - 12 Electrical Lighting, Power and Communications				<u>\$655,550</u>
13 Fire Protection Systems				
Fire sprinklers, complete	18,730	sf	\$5.00	<u>\$93,650</u>
Total - 13 Fire Protection Systems				<u>\$93,650</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	7,940	sf	\$10.00	\$79,400
Demolition				
Remove exist hardscape, landscape, pool deck, pool and lockers	18,995	sf	\$7.50	\$142,463
Miscellaneous demolition, allow	18,995	sf	\$1.00	<u>\$18,995</u>
Total - 14 Site Preparation and Demolition				<u>\$255,858</u>
15 Site Paving, Structures & Landscaping				
Hardscape, landscape, miscellaneous furnishings, lighting etc	18,730	sf	\$5.50	<u>\$103,015</u>
Total - 15 Site Paving, Structures & Landscaping				<u>\$103,015</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	<u>\$50,000</u>
Total - 16 Utilities on Site				<u>\$50,000</u>

Citywide Pools Masterplan
West Campus Pool - Option 3
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas		SF	SF
West Campus Pool - Option 3			
1. Enclosed areas (x 100%)			
Equipment (N)		1,100	
Lockers / Entry (N)		5,560	
Pool, enclosed (N)		2,250	
Pool deck, enclosed (N)		<u>3,225</u>	
Subtotal - enclosed areas			12,135
2. Unenclosed areas (x 100%)			
Pool (N)		4,050	
Deck (N)		<u>5,670</u>	
Subtotal - unenclosed / covered areas		9,720	
Unenclosed / covered areas @ 100%			<u>9,720</u>
3. Total Gross Floor Area			<u>21,855</u>

West Campus Pool - Option 3 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$2,002,275		\$91.62
1 Foundations	\$182,025		\$8.33	
2 Vertical Structure	\$424,725		\$19.43	
3 Floor & Roof Structures	\$364,050		\$16.66	
4 Exterior Cladding	\$546,075		\$24.99	
5 Roofing and Waterproofing	\$485,400		\$22.21	
B) Interiors (6-7)		\$849,450		\$38.87
6 Interior Partitions, Doors and Glazing	\$364,050		\$16.66	
7 Floor, Wall and Ceiling Finishes	\$485,400		\$22.21	
C) Equipment and Vertical Transportation (8-9)		\$1,728,579		\$79.09
8 Function Equipment and Specialties	\$1,713,410		\$78.40	
9 Stairs and Vertical Transportation	\$15,169		\$0.69	
D) Mechanical and Electrical (10-13)		\$1,213,500		\$55.53
10 Plumbing Systems	\$303,375		\$13.88	
11 HVAC	\$424,725		\$19.43	
12 Electrical Lighting, Power and Communications	\$424,725		\$19.43	
13 Fire Protection Systems	\$60,675		\$2.78	
E) Site Construction (14-16)		\$394,883		\$18.07
14 Site Preparation and Demolition	\$255,858		\$11.71	
15 Site Paving, Structures & Landscaping	\$89,025		\$4.07	
16 Utilities on Site	\$50,000		\$2.29	
Subtotal		\$6,188,686		\$283.17
General Conditions	6.00%	\$371,321		\$16.99
Subtotal		\$6,560,007		\$300.16
Bonds & Insurance	2.00%	\$131,200		\$6.00
Subtotal		\$6,691,208		\$306.16
General Contractor's Fee	4.00%	\$267,648		\$12.25
Subtotal		\$6,958,856		\$318.41
Design Contingency	10.00%	\$695,886		\$31.84
Subtotal		\$7,654,741		\$350.25
LEED Silver Premium	5.00%	\$382,737		\$17.51
Subtotal		\$8,037,479		\$367.76
Escalation	3.44%	\$276,347		\$12.64
TOTAL CONSTRUCTION COST		<u>\$8,313,826</u>		\$380.41

Total Area: 21,855 SF

West Campus Pool - Option 3 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Pad preparation, footings, curbs, drainage, etc	12,135	sf	\$15.00	<u>\$182,025</u>
Total - 1 Foundations				<u>\$182,025</u>
2 Vertical Structure				
Concrete walls, structural steel, miscellaneous metals, etc	12,135	sf	\$35.00	<u>\$424,725</u>
Total - 2 Vertical Structure				<u>\$424,725</u>
3 Floor & Roof Structures				
Slab on grade, structural steel, decking, miscellaneous metals, etc	12,135	sf	\$30.00	<u>\$364,050</u>
Total - 3 Floor & Roof Structures				<u>\$364,050</u>
4 Exterior Cladding				
Exterior cladding, caulking, exterior doors, etc	12,135	sf	\$45.00	<u>\$546,075</u>
Total - 4 Exterior Cladding				<u>\$546,075</u>
5 Roofing and Waterproofing				
Waterproofing, roofing, insulation, skylights, soffits, etc	12,135	sf	\$40.00	<u>\$485,400</u>
Total - 5 Roofing and Waterproofing				<u>\$485,400</u>
6 Interior Partitions, Doors and Glazing				
Interior partitions, glazing, doors, etc	12,135	sf	\$30.00	<u>\$364,050</u>
Total - 6 Interior Partitions, Doors and Glazing				<u>\$364,050</u>
7 Floor, Wall and Ceiling Finishes				
Floor, wall and ceiling finishes	12,135	sf	\$40.00	<u>\$485,400</u>
Total - 7 Floor, Wall and Ceiling Finishes				<u>\$485,400</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Indoor pool complete, incl all finishes, equipment, etc	1	ls	\$300,000	\$300,000
Outdoor pool complete, incl all finishes, equipment, etc	1	ls	\$1,300,000	\$1,300,000
Equipment at Locker Room and Indoor Pool				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	14,455	sf	\$5.00	\$72,275
Signage, allow	12,135	sf	\$1.00	<u>\$12,135</u>
Total - 8 Function Equipment and Specialties				<u>\$1,713,410</u>

West Campus Pool - Option 3 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	12,135	sf	\$1.25	<u>\$15,169</u>
Total - 9 Stairs and Vertical Transportation				<u>\$15,169</u>
10 Plumbing Systems				
Plumbing equipments, fixtures, piping, drainage, etc	12,135	sf	\$25.00	<u>\$303,375</u>
Total - 10 Plumbing Systems				<u>\$303,375</u>
11 HVAC				
HVAC equipment, distribution, controls, etc	12,135	sf	\$35.00	<u>\$424,725</u>
Total - 11 HVAC				<u>\$424,725</u>
12 Electrical Lighting, Power and Communications				
Power, lighting, connections, low voltage, etc	12,135	sf	\$35.00	<u>\$424,725</u>
Total - 12 Electrical Lighting, Power and Communications				<u>\$424,725</u>
13 Fire Protection Systems				
Fire sprinklers, complete	12,135	sf	\$5.00	<u>\$60,675</u>
Total - 13 Fire Protection Systems				<u>\$60,675</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	7,940	sf	\$10.00	\$79,400
Demolition				
Remove exist hardscape, landscape, pool deck, pool and lockers	18,995	sf	\$7.50	\$142,463
Miscellaneous demolition, allow	18,995	sf	\$1.00	<u>\$18,995</u>
Total - 14 Site Preparation and Demolition				<u>\$255,858</u>
15 Site Paving, Structures & Landscaping				
Hardscape, landscape, miscellaneous furnishings, etc	17,805	sf	\$5.00	<u>\$89,025</u>
Total - 15 Site Paving, Structures & Landscaping				<u>\$89,025</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	<u>\$50,000</u>
Total - 16 Utilities on Site				<u>\$50,000</u>

Citywide Pools Masterplan
West Campus Pool - Option 4
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

West Campus Pool - Option 4

1. Enclosed areas (x 100%)

Equipment (N)	1,100
Lockers / Entry (N)	1,860
Lockers (E)	3,525
Pool, enclosed (N)	2,250
Pool Deck, enclosed (N)	<u>3,225</u>

Subtotal - enclosed areas

11,960

2. Unenclosed areas (x 100%)

Pool (E)	3,785
Dive Pool (E)	1,315
Deck (E)	<u>9,295</u>

Subtotal - unenclosed / covered areas

14,395

Unenclosed / covered areas @ 100%

14,395

3. Total Gross Floor Area

26,355

West Campus Pool - Option 4 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$1,529,400		\$61.08
1 Foundations	\$126,525		\$5.05	
2 Vertical Structure	\$295,225		\$11.79	
3 Floor & Roof Structures	\$288,300		\$11.51	
4 Exterior Cladding	\$411,450		\$16.43	
5 Roofing and Waterproofing	\$407,900		\$16.29	
B) Interiors (6-7)		\$837,200		\$33.43
6 Interior Partitions, Doors and Glazing	\$358,800		\$14.33	
7 Floor, Wall and Ceiling Finishes	\$478,400		\$19.11	
C) Equipment and Vertical Transportation (8-9)		\$651,029		\$26.00
8 Function Equipment and Specialties	\$640,485		\$25.58	
9 Stairs and Vertical Transportation	\$10,544		\$0.42	
D) Mechanical and Electrical (10-13)		\$1,213,625		\$48.47
10 Plumbing Systems	\$316,625		\$12.64	
11 HVAC	\$418,600		\$16.72	
12 Electrical Lighting, Power and Communications	\$418,600		\$16.72	
13 Fire Protection Systems	\$59,800		\$2.39	
E) Site Construction (14-16)		\$369,995		\$14.78
14 Site Preparation and Demolition	\$254,595		\$10.17	
15 Site Paving, Structures & Landscaping	\$65,400		\$2.61	
16 Utilities on Site	\$50,000		\$2.00	
Subtotal		\$4,601,249		\$183.76
General Conditions	6.00%	\$276,075		\$11.03
Subtotal		\$4,877,324		\$194.78
Bonds & Insurance	2.00%	\$97,546		\$3.90
Subtotal		\$4,974,870		\$198.68
General Contractor's Fee	4.00%	\$198,995		\$7.95
Subtotal		\$5,173,865		\$206.62
Design Contingency	10.00%	\$517,386		\$20.66
Subtotal		\$5,691,251		\$227.29
LEED Silver Premium	5.00%	\$284,563		\$11.36
Subtotal		\$5,975,814		\$238.65
Escalation	3.44%	\$205,462		\$8.21
TOTAL CONSTRUCTION COST		<u>\$6,181,276</u>		\$246.86

Total Area: 25,040 SF

West Campus Pool - Option 4 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Indoor Pool Building, New Lockers and Equipment Room Pad preparation, footings, curbs, drainage, etc	8,435	sf	\$15.00	\$126,525
Total - 1 Foundations				<u>\$126,525</u>
2 Vertical Structure				
Indoor Pool Building, New Lockers and Equipment Room Concrete walls, structural steel, miscellaneous metals, etc	8,435	sf	\$35.00	\$295,225
Total - 2 Vertical Structure				<u>\$295,225</u>
3 Floor & Roof Structures				
Indoor Pool Building, New Lockers and Equipment Room Slab on grade, structural steel, decking, miscellaneous metals, etc	8,435	sf	\$30.00	\$253,050
Existing Locker Room Patch and repair existing slab at locker room, allow	3,525	sf	\$5.00	\$17,625
Minor structural roof repairs, allow	3,525	sf	\$5.00	\$17,625
Total - 3 Floor & Roof Structures				<u>\$288,300</u>
4 Exterior Cladding				
Indoor Pool Building, New Lockers and Equipment Room Exterior cladding, caulking, exterior doors, etc	8,435	sf	\$45.00	\$379,575
Existing Locker Room Patch and repair to existing locker room façade, allow	2,550	sf	\$10.00	\$25,500
Repaint exterior, allow	2,550	sf	\$2.50	\$6,375
Total - 4 Exterior Cladding				<u>\$411,450</u>
5 Roofing and Waterproofing				
Indoor Pool Building, New Lockers and Equipment Room Waterproofing, roofing, insulation, skylights, soffits, etc	8,435	sf	\$40.00	\$337,400
Existing Locker Room New roofing system at lockers, complete	3,525	sf	\$15.00	\$52,875
Miscellaneous waterproofing and patching to existing lockers	3,525	sf	\$5.00	\$17,625
Total - 5 Roofing and Waterproofing				<u>\$407,900</u>
6 Interior Partitions, Doors and Glazing				
Indoor Pool Building, New Lockers and Equipment Room Interior partitions, glazing, doors, etc	8,435	sf	\$30.00	\$253,050
Existing Locker Room New Interior partitions, glazing, doors to renovated locker room	3,525	sf	\$30.00	\$105,750
Total - 6 Interior Partitions, Doors and Glazing				<u>\$358,800</u>

West Campus Pool - Option 4 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
7 Floor, Wall and Ceiling Finishes				
Indoor Pool Building, New Lockers and Equipment Room				
Floor, wall and ceiling finishes	8,435	sf	\$40.00	\$337,400
Existing Locker Room				
New 'aquatic' floor, wall and ceiling finishes to renovated locker room	3,525	sf	\$40.00	<u>\$141,000</u>
Total - 7 Floor, Wall and Ceiling Finishes				<u>\$478,400</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Indoor pool complete, incl all finishes, equipment, etc	1	ls	\$300,000	\$300,000
Outdoor pool mods complete, incl all finishes, equipment, etc	1	ls	\$260,000	\$260,000
Equipment at Locker Room and Indoor Pool				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	8,610	sf	\$5.00	\$43,050
Signage, allow	8,435	sf	\$1.00	<u>\$8,435</u>
Total - 8 Function Equipment and Specialties				<u>\$640,485</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	8,435	sf	\$1.25	<u>\$10,544</u>
Total - 9 Stairs and Vertical Transportation				<u>\$10,544</u>
10 Plumbing Systems				
Indoor Pool Building, New Lockers and Equipment Room				
Plumbing equipments, fixtures, piping, drainage, etc	8,435	sf	\$25.00	\$210,875
Existing Locker Room				
Plumbing equipments, fixtures, piping, drainage, etc	3,525	sf	\$30.00	<u>\$105,750</u>
Total - 10 Plumbing Systems				<u>\$316,625</u>
11 HVAC				
Indoor Pool Building, New Lockers and Equipment Room				
HVAC equipment, distribution, controls, etc	8,435	sf	\$35.00	\$295,225
Existing Locker Room				
HVAC equipment, distribution, controls, etc	3,525	sf	\$35.00	<u>\$123,375</u>
Total - 11 HVAC				<u>\$418,600</u>
12 Electrical Lighting, Power and Communications				
Indoor Pool Building, New Lockers and Equipment Room				
Power, lighting, connections, low voltage, etc	8,435	sf	\$35.00	\$295,225
Existing Locker Room				
Power, lighting, connections, low voltage, etc	3,525	sf	\$35.00	<u>\$123,375</u>

West Campus Pool - Option 4 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 12 Electrical Lighting, Power and Communications				<u>\$418,600</u>
13 Fire Protection Systems				
Indoor Pool Building, New Lockers and Equipment Room				
Fire sprinklers, complete	8,435	sf	\$5.00	\$42,175
Existing Locker Room				
Fire sprinklers, complete	3,525	sf	\$5.00	<u>\$17,625</u>
Total - 13 Fire Protection Systems				<u>\$59,800</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	7,940	sf	\$10.00	\$79,400
Demolition				
Exterior				
Remove exist hardscape, landscape, pool deck, dive pool	7,070	sf	\$10.00	\$70,700
Interior				
Demo interior of existing locker rooms	3,525	sf	\$15.00	\$52,875
Demo existing roof finish, complete	3,525	sf	\$5.00	\$17,625
Miscellaneous demolition, allow	18,995	sf	\$1.00	<u>\$18,995</u>
Total - 14 Site Preparation and Demolition				<u>\$254,595</u>
15 Site Paving, Structures & Landscaping				
Hardscape, landscape, miscellaneous furnishings, etc	13,080	sf	\$5.00	<u>\$65,400</u>
Total - 15 Site Paving, Structures & Landscaping				<u>\$65,400</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	<u>\$50,000</u>
Total - 16 Utilities on Site				<u>\$50,000</u>

Citywide Pools Masterplan
West Campus Pool - Option 5
Schedule of Areas & Control Quantities
Conceptual Statement of Probable Cost R2

12/08/09

Schedule of Areas	SF	SF
-------------------	----	----

West Campus Pool - Option 5

1. Enclosed areas (x 100%)

Equipment (N)	1,100
Lockers / Entry (N)	1,860
Lockers (E)	3,525
Pool, enclosed (N)	2,250
Pool Deck, enclosed (N)	<u>3,225</u>

Subtotal - enclosed areas

11,960

2. Unenclosed areas (x 100%)

Pool (E)	3,785
Dive Pool (E)	1,315
Deck (E)	<u>9,295</u>

Subtotal - unenclosed / covered areas

14,395

Unenclosed / covered areas @ 100%

14,395

3. Total Gross Floor Area

26,355

West Campus Pool - Option 5 Construction Cost Summary

Element	Subtotal	Total	System Cost/SF	Overall Cost/SF
A) Shell (1-5)		\$1,391,775		\$55.58
1 Foundations	\$126,525		\$5.05	
2 Vertical Structure	\$295,225		\$11.79	
3 Floor & Roof Structures	\$253,050		\$10.11	
4 Exterior Cladding	\$379,575		\$15.16	
5 Roofing and Waterproofing	\$337,400		\$13.47	
B) Interiors (6-7)		\$590,450		\$23.58
6 Interior Partitions, Doors and Glazing	\$253,050		\$10.11	
7 Floor, Wall and Ceiling Finishes	\$337,400		\$13.47	
C) Equipment and Vertical Transportation (8-9)		\$390,154		\$15.58
8 Function Equipment and Specialties	\$379,610		\$15.16	
9 Stairs and Vertical Transportation	\$10,544		\$0.42	
D) Mechanical and Electrical (10-13)		\$843,500		\$33.69
10 Plumbing Systems	\$210,875		\$8.42	
11 HVAC	\$295,225		\$11.79	
12 Electrical Lighting, Power and Communications	\$295,225		\$11.79	
13 Fire Protection Systems	\$42,175		\$1.68	
E) Site Construction (14-16)		\$263,568		\$10.53
14 Site Preparation and Demolition	\$164,518		\$6.57	
15 Site Paving, Structures & Landscaping	\$49,050		\$1.96	
16 Utilities on Site	\$50,000		\$2.00	
Subtotal		\$3,479,446		\$138.96
General Conditions	6.00%	\$208,767		\$8.34
Subtotal		\$3,688,213		\$147.29
Bonds & Insurance	2.00%	\$73,764		\$2.95
Subtotal		\$3,761,977		\$150.24
General Contractor's Fee	4.00%	\$150,479		\$6.01
Subtotal		\$3,912,456		\$156.25
Design Contingency	10.00%	\$391,246		\$15.62
Subtotal		\$4,303,702		\$171.87
LEED Silver Premium	5.00%	\$215,185		\$8.59
Subtotal		\$4,518,887		\$180.47
Escalation	3.44%	\$155,370		\$6.20
TOTAL CONSTRUCTION COST		\$4,674,257		\$186.67

Total Area: 25,040 SF

West Campus Pool - Option 5 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Indoor Pool Building, New Lockers and Equipment Room Pad preparation, footings, curbs, drainage, etc	8,435	sf	\$15.00	<u>\$126,525</u>
Total - 1 Foundations				<u>\$126,525</u>
2 Vertical Structure				
Indoor Pool Building, New Lockers and Equipment Room Concrete walls, structural steel, miscellaneous metals, etc	8,435	sf	\$35.00	<u>\$295,225</u>
Total - 2 Vertical Structure				<u>\$295,225</u>
3 Floor & Roof Structures				
Indoor Pool Building, New Lockers and Equipment Room Slab on grade, structural steel, decking, miscellaneous metals, etc	8,435	sf	\$30.00	<u>\$253,050</u>
Total - 3 Floor & Roof Structures				<u>\$253,050</u>
4 Exterior Cladding				
Indoor Pool Building, New Lockers and Equipment Room Exterior cladding, caulking, exterior doors, etc	8,435	sf	\$45.00	<u>\$379,575</u>
Total - 4 Exterior Cladding				<u>\$379,575</u>
5 Roofing and Waterproofing				
Indoor Pool Building, New Lockers and Equipment Room Waterproofing, roofing, insulation, skylights, soffits, etc	8,435	sf	\$40.00	<u>\$337,400</u>
Total - 5 Roofing and Waterproofing				<u>\$337,400</u>
6 Interior Partitions, Doors and Glazing				
Indoor Pool Building, New Lockers and Equipment Room Interior partitions, glazing, doors, etc	8,435	sf	\$30.00	<u>\$253,050</u>
Total - 6 Interior Partitions, Doors and Glazing				<u>\$253,050</u>
7 Floor, Wall and Ceiling Finishes				
Indoor Pool Building, New Lockers and Equipment Room Floor, wall and ceiling finishes	8,435	sf	\$40.00	<u>\$337,400</u>
Total - 7 Floor, Wall and Ceiling Finishes				<u>\$337,400</u>
8 Function Equipment and Specialties				
Pool Modifications per Arch-Pac 11-30-09				
Indoor pool complete, incl all finishes, equipment, etc	1	ls	\$300,000	\$300,000
Outdoor pool mods complete, incl all finishes, equipment, etc	1	ls	\$260,000	Excluded

West Campus Pool - Option 5 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Equipment at Locker Room and Indoor Pool				
Stationary benches, allow	1	ls	\$15,000	\$15,000
Small lockers, allow	40	ea	\$350.00	\$14,000
Miscellaneous equipment, casework, specialties, allow	8,435	sf	\$5.00	\$42,175
Signage, allow	8,435	sf	\$1.00	\$8,435
Total - 8 Function Equipment and Specialties				<u>\$379,610</u>
9 Stairs and Vertical Transportation				
Minor allowances for interior ramps / steps	8,435	sf	\$1.25	\$10,544
Total - 9 Stairs and Vertical Transportation				<u>\$10,544</u>
10 Plumbing Systems				
Indoor Pool Building, New Lockers and Equipment Room				
Plumbing equipments, fixtures, piping, drainage, etc	8,435	sf	\$25.00	\$210,875
Total - 10 Plumbing Systems				<u>\$210,875</u>
11 HVAC				
Indoor Pool Building, New Lockers and Equipment Room				
HVAC equipment, distribution, controls, etc	8,435	sf	\$35.00	\$295,225
Total - 11 HVAC				<u>\$295,225</u>
12 Electrical Lighting, Power and Communications				
Indoor Pool Building, New Lockers and Equipment Room				
Power, lighting, connections, low voltage, etc	8,435	sf	\$35.00	\$295,225
Total - 12 Electrical Lighting, Power and Communications				<u>\$295,225</u>
13 Fire Protection Systems				
Indoor Pool Building, New Lockers and Equipment Room				
Fire sprinklers, complete	8,435	sf	\$5.00	\$42,175
Total - 13 Fire Protection Systems				<u>\$42,175</u>
14 Site Preparation and Demolition				
Preparation and Access				
Allowance for protection of (E) surfaces	1	ls	\$10,000.00	\$10,000
Allowance for haul off demolished material / debris	1	ls	\$5,000.00	\$5,000
Temp const barriers complete, incl take down, allow	7,940	sf	\$10.00	\$79,400
Demolition				
Exterior				
Patch and repair existing deck and hardscape where necessary	9,295	sf	\$5.50	\$51,123

West Campus Pool - Option 5 Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous demolition, allow	18,995	sf	\$1.00	<u>\$18,995</u>
Total - 14 Site Preparation and Demolition				<u>\$164,518</u>
15 Site Paving, Structures & Landscaping				
Hardscape, landscape, miscellaneous furnishings, etc	13,080	sf	\$3.75	<u>\$49,050</u>
Total - 15 Site Paving, Structures & Landscaping				<u>\$49,050</u>
16 Utilities on Site				
Miscellaneous utility adjustments, tie ins, etc	1	ls	\$50,000.00	<u>\$50,000</u>
Total - 16 Utilities on Site				<u>\$50,000</u>