

**NOF PROBABLE COST - CHANNAHON PARK DISTRICT - Tomahawk Aquatic Center - Progress Const Docs**

**04.07.2021 DRAFT**

SITE:

CHANNAHON GROVE PARK DISTRICT  
TOMAHAWK AQUATIC CENTER  
JOB NUMBER: 2021-003

CONSTRUCTOR: GENERAL CONTRACTOR  
BID DATE: 2021 COSTS  
CONST. DATE: YEAR END  
CONTINGENCIES: AS NOTED

TOTAL SITE AREA (IN ACRES): 2.3 ACRES  
DEVELOPED AREA (IN ACRES): 0.5 ACRES TBD

GENERAL NOTES:

DESIGN PHASE DATA						
	SF	COST PER UNIT		SUBTRADE COST		COMMENTS
<b>SITWORK</b>						
DEMOLITION		ALLOWANCE		\$ 10,000		ALLOWANCE
SITWORK		ALLOWANCE		\$ 10,000		ALLOWANCE
UTILITY HOOKUPS		ALLOWANCE		\$ 30,000		ALLOWANCE
<b>SUB-TOTAL SITWORK</b>				<b>\$ 50,000</b>		
<b>POOLS</b>						
PIPE REPAIRS / POOL AND DECK PATCH	-	ALLOWANCE		\$ 125,000		To confirmed once pool pipes have been cameraed
VGB GRATE REPLACEMENTS		ALLOWANCE		\$ 20,000		Lap Pool and Plunge Pool
PHASE 1 SPRAY PLAY FEATURES AND CIRCU PIPING FOR PHASE 2		ALLOWANCE		\$ 128,290		Phase 1 spray pad features material allowance cost only. Additional Phase 2 equipment \$138,000 not included in this budget.
NEW SPRAY PLAY	3,456	\$ 175.00		\$ 604,800		Includes Phase 2 infrastructure
NEW SLIDE		\$ -		\$ 180,000		ALLOWANCE
EXIST. SLIDES RESURFACE (GELCOAT)		ALLOWANCE		\$ 10,000		ALLOWANCE
TOWER REPAIR / TOUCH UP				\$ 30,000		Rust removal at exposed steel and guard rail handrail modifications
EXISTING SPRAY PAD FEATURE REPLACEMENT AND PATCH CONCRETE IF		ALLOWANCE		\$ 15,000		to be confirmed once features are selected and compatibility with existing connections verified
DEMO & DECOMMISSION EXISTING SPRAY PAD	1,200	\$ 5.00		\$ -		remove from scope with existing spray pad to remain
<b>SUB-TOTAL POOLS</b>				<b>\$ 1,113,090</b>		
<b>POOL SITE</b>						
DECKS - SPRAY PAD	3,434	\$ 15.00		\$ 51,510		
DECK DRAINAGE/DEEP SUMP				\$ -		
DECK FILL IN (@ EXIST WADING POOL)	1,390	\$ 15.00		\$ 20,850		
YARD HYDRANTS		ALLOWANCE		\$ 12,000		
POOL AREA LIGHTING AND POWER		ALLOWANCE		\$ -		
<b>FENCING</b>						
- 8 FT PERIMETER (LF)	-	\$ -		\$ -		not needed at this time
- 4 FT INTERIOR (LF)	540	\$ 70.00		\$ 37,800		Approx 230 lf Spray Pad ,220 lf at Slide Tower, 90 lf at Concessions
REMOVE, REDUCE, & REPLACE INTERNAL ROPE & BOLLARD FENCING THROUGHOUT		ALLOWANCE		\$ 30,000		
LANDSCAPING		ALLOWANCE		\$ 30,000		turf restoration, plantings at valve vault
SEAT WALL & NORTH LAWN GRADING	200 sf	\$ 50.00		\$ -		50' long x 2' high modular block wall ALTERNATE BID NOT INCLUDED BUDGET
SHADE STRUCTURES (2) - CAMP		\$ 20,000.00		\$ -		not included
SHADE STRUCTURES (2) - SPRAY PAD	2	\$ 10,000.00		\$ 33,000		based on Shade Systems (2) triangular shade (3) pole structures
SHADE STRUCTURES (2) - ZERO ENTRY NORTH LAWN		\$ 5,000.00		\$ -		not included
SHADE STRUCTURE (1) AT DEMO'D SPRAY PAD	1	\$ 15,000.00		\$ -		removed from scope when existing spray pad now remains
<b>SUB-TOTAL POOL SITE</b>				<b>\$ 215,160</b>		

<b>BUILDING -</b>						
BATHHOUSE - SEAL FLOORS	0	\$ 10.00		\$ -		not included
POOL HEATER REPLACEMENT				\$ 25,000		ALLOWANCE
(2) FILTER REPLACE SAND MEDIA		ALLOWANCE		\$ -		As per our site visit on 25 February 2021, one filter was opened and found to be in good shape.
SPRAY PAD FEATURES EQUIP ENCLOSURE	80	\$ 400.00		\$ 50,000		Custom enclosure housing the spray pad equipment plus a reservoir and divertor valve
<b>SUB-TOTAL BUILDING</b>				<b>\$ 75,000</b>		
<b>SUB-TOTAL SITEWORK, POOLS, POOL SITE, BUILDING CONSTRUCTION COST</b>				<b>\$ 1,453,250</b>		
ESCALATION (Not Included)						
<b>TOTAL SITEWORK, POOLS, POOL SITE, BUILDING COST</b>				<b>\$ 1,453,250</b>		
<b>GENERAL CONDITIONS</b>						
			<b>% OF TOTAL SUBTRADE COST</b>			
CONSTRUCTOR FEE, GENERAL CONDITIONS AND OH & P			12.0%	\$ 174,400		
SITE SURVEY/CONSTRUCTION TESTING			1.0%	\$ 14,533		
DESIGN CONTINGENCY			6.0%	\$ 87,195		CONTINGENCY BUDGET DURING DESIGN
CONSTRUCTION CONTINGENCY			7.0%	\$ 101,728		CONTINGENCY BUDGET FOR CONSTRUCTOR
<b>TOTAL HARD COST</b>				<b>\$ 1,831,106</b>		
<b>SOFT COSTS</b>						
			<b>% OF TOTAL HARD COST</b>			
PROFESSIONAL SERVICE FEES			13%	\$ 238,044		PROJECT CONSULTING FEES ( Including Structural, Mechanical, Electrical, Plumbing, Aquatic, Civil, and Landscape)
OWNER'S DIRECT COST CONTINGENCY			1%	\$ 18,311		TOPOGRAPHIC SURVEY, GEOTECHNICAL SERVICES, PERMITS, OWNER CONSULTANTS REIMBURSABLE EXPENSES, MISC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)			0%	\$ -		FF& E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOT INCLUDED - BY OWNER. SEPARATE BUDGET
OWNER COSTS - CAMERA EXISTING POOL PIPES				\$ 15,000		ALLOWANCE
OWNER COST: NEW CONCESSION UMBRELLAS & SEATING				\$ -		NOT INCLUDED - BY OWNER. SEPARATE BUDGET
OWNER COST: LOUNGE CHAIRS, GUARD CHAIRS, MISC. FURNISHINGS				\$ -		NOT INCLUDED - BY OWNER. SEPARATE BUDGET
<b>TOTAL OWNERS COSTS</b>			<b>15%</b>	<b>\$ 271,355</b>		
<b>TOTAL PROJECT COST</b>			<b>100%</b>	<b>\$ 2,102,461</b>		
<b>LESS 5%</b>				<b>\$ 1,997,338</b>		

**FOOTNOTES:**

1. The estimate assumes normal soil conditions and a "balanced" site (no import or export of soils).
2. No costs are included for environmental remediation (hazardous materials).
3. We currently have not included costs for winter conditions.
4. Based on Fall 2021 construction start