

Statement of Probable Cost
7584-A : Jackson County Aquatics

Phase	Area	Unit	Competition Pool	
Existing	23,760.00	sf		4,084.00
New	30,403.00	sf	Leisure Pool	4,050.00
Demo	(390.00)	sf		
TOTAL	53,773.00	sf		\$ 8,134.00

Schematic Design
 Clark Nexsen Architecture & Engineering

Item	Quantity	Unit	Cost per Unit	Cost
Div 1 General Requirements	General Trades	1	ea @ \$ 250,000.00	\$ 250,000
	Also see end of spreadsheet			
				Subtotal: \$ 250,000
Div 2 Existing Conditions	Selective Demolition, Interior, Flooring	390	sf @ \$ 12.00	\$ 4,680
	Selective Demolition, Interior, Ceilings	390	sf @ \$ 7.00	\$ 2,730
	Selective Demolition, Exterior Storefront and Curtainwall	820	sf @ \$ 7.00	\$ 5,740
	Shoring and Bracing	1	ea @ \$ 10,000.00	\$ 10,000
				Subtotal: \$ 23,150
Div 3 Concrete	4" Concrete Slab on Grade (regular slab)	12,914	sf @ \$ 6.25	\$ 80,713
	5" Concrete Slab on Grade (pool slab)	9,355	sf @ \$ 7.25	\$ 67,824
	8" Concrete Slab on Grade (pump pit slab)	288	sf @ \$ 12.50	\$ 3,600
	Footings - @ Columns, Piers, and Strip Footings	213	cy @ \$ 425.00	\$ 90,525
	Rigid Inclusions (TBD)	30,403	sf @ \$ 5.00	\$ 152,015
	Interior MEP Housekeeping Pads	1	ls @ \$ 5,000.00	\$ 5,000
	10" Concrete walls @ Backwash pit	727	ea @ \$ 20.00	\$ 14,540
	Rock Anchors for pool	1	ls @ \$ 130,000.00	\$ 130,000
				Subtotal: \$ 544,216
Div 4 Masonry	8" CMU, Interior - 2HR Rated	3,889	sf @ \$ 20.00	\$ 77,780
	8" CMU, Exterior wall assembly	5,372	sf @ \$ 20.00	\$ 107,440
	8" CMU, Foundation walls	850	sf @ \$ 20.00	\$ 17,000
	12" CMU - Firewall	960	sf @ \$ 22.00	\$ 21,120
	Face Brick Veneer - 1: Split-face CMU	2,129	sf @ \$ 30.00	\$ 63,870
	Face Brick Veneer - 2: Brick Veneer	698	sf @ \$ 30.00	\$ 20,940
	8" CMU, site walls w/ adhered stone veneer, w/ precast concrete cap - 2ft tall	770	sf @ \$ 40.00	\$ 30,800
	8" CMU, site walls w/ adhered stone veneer w/ precast concrete cap - 4ft tall	364	sf @ \$ 40.00	\$ 14,560
	8" CMU, site wall foundation walls	952	sf @ \$ 20.00	\$ 19,040
				Subtotal: \$ 372,550
Div 5 Metals	<u>Steel Framing</u>			
	Steel Framing - Structural Steel - pool (w/ high performance coating - see finishes)	77	t @ \$ 6,000.00	\$ 462,000
	Steel Framing - Structural Steel - remaining building	55	t @ \$ 5,250.00	\$ 288,750
	Steel Deck @ mechanical roof (w/ high-performance coating - see finishes)	3,100	sf @ \$ 11.00	\$ 34,100
	Steel Deck @ low roofs	11,400	sf @ \$ 10.00	\$ 114,000
	<u>Fabrications</u>			
	Pipe and Tube Railings, Exterior, Steel, painted	300	lf @ \$ 250.00	\$ 75,000
	Roof Access Ladder and roof hatch	1	ls @ \$ 5,000.00	\$ 5,000
	Backwash pit railing	36	lf @ \$ 150.00	\$ 5,400
				Subtotal: \$ 984,250
Div 6 Carpentry	<u>Structural Wood</u>			
	Glulam Beams @ Pools & Lobby	1	ls @ \$ 720,000.00	\$ 720,000
	2" T&G decking + plywood	17,497	sf @ \$ 12.00	\$ 209,964
	<u>Rough carpentry</u>			
	Rough carpentry	30,403	sf @ \$ 0.75	\$ 22,802
	<u>Finish Carpentry</u>			
	Arch casework, vanities (solid surface + laminate shield)	35	lf @ \$ 250.00	\$ 8,750
	Arch casework, countertops, solid surface	16	lf @ \$ 200.00	\$ 3,200
	Arch casework, base cabinets	16	lf @ \$ 250.00	\$ 4,000
	Arch Casework, reception desk	1	ls @ \$ 25,000.00	\$ 25,000
	Window Sills, Solid Wd	54	lf @ \$ 50.00	\$ 2,700
	Interior wood bench tops	55	lf @ \$ 100.00	\$ 5,500
	Exterior wood bench tops @ planters	150	lf @ \$ 100.00	\$ 15,000
				Subtotal: \$ 1,016,916
Div 7 Moisture Protection	<u>Walls</u>			
	Exterior Wall Insulation: 4" Mineral wool - Masonry cavity wall assembly	2,827	sf @ \$ 5.00	\$ 14,135
	Exterior Wall Insulation: 4" Mineral wool - MtI Wall Panel wall assembly	8,426	sf @ \$ 5.00	\$ 42,130
	Fluid-applied Air and Water Barrier - over Sheathing	5,881	sf @ \$ 5.00	\$ 29,405
	Fluid-applied Air and Water Barrier - over Masonry	5,372	sf @ \$ 5.00	\$ 26,860
	Exterior sheathing	5,881	sf @ \$ 1.50	\$ 8,822
	Joint Sealers	30,403	sf @ \$ 0.75	\$ 22,802
	Foundation - Dampproofing, insulation, gravel, drains, filter fabric	781	lf @ \$ 5.00	\$ 3,905
	Metal Wall Panel 1: Corrugated MtI Panel	7,046	sf @ \$ 20.00	\$ 140,920
	Metal Wall Panel-2: Flush Panel	979	sf @ \$ 20.00	\$ 19,580
	Composite Girts	8,570	sf @ \$ 2.00	\$ 17,140
	Phenolic Cladding - wood	401	sf @ \$ 100.00	\$ 40,100
	Mechanical Roof screen	900	sf @ \$ 50.00	\$ 45,000

Also see end of spreadsheet

Subtotal: \$ 250,000

Roofing

Metal Flashing and Trim	1	ls @	\$ 50,000.00	\$ 50,000
Roof Accessories	1	ls @	\$ 10,000.00	\$ 10,000
Standing Seam Metal Roof System (6" Polyiso insulation, underlayment, ice & water shield) on 2"	17,497	sf @	\$ 20.00	\$ 349,940
Standing Seam Metal Roof System (6" Polyiso insulation, underlayment, ice & water shield) - 1.5"	2,460	sf @	\$ 20.00	\$ 49,200
TPO Roof System (membrane, 6" Polyiso min. insulation, sheathing, vapor retarder) - mechanical	12,963	sf @	\$ 20.00	\$ 259,260
Gutter and Downspouts	538	lf @	\$ 50.00	\$ 26,900
Snow Guards	1	ls @	\$ 5,000.00	\$ 5,000

Subtotal: \$ 1,161,099

Div 8

Doors, Windows and Glass

Doors + Hardware

Hollow Metal Door and Frame, Non-rated, Exterior	10	ea @	\$ 1,100.00	\$ 11,000
Hollow Metal Door and Frame, Non-rated, Interior	8	ea @	\$ 900.00	\$ 7,200
Solid core Flush Wood Door and Hollow Metal Frame, Non-rated	16	ea @	\$ 900.00	\$ 14,400
Alum (Exterior Curtainwall), Non-rated	8	ea @	\$ 4,000.00	\$ 32,000
Alum (Interior Storefront), Non-rated	20	ea @	\$ 2,500.00	\$ 50,000
Overhead doors (concessions, motorized)	1	ea @	\$ 7,000.00	\$ 7,000
Overhead doors (alum. Garage door, aquatic storage, manual)	1	ea @	\$ 13,000.00	\$ 13,000
Door Hardware Interior	44	ea @	\$ 650.00	\$ 28,600
Door Hardware Exterior Egress	18	ea @	\$ 1,500.00	\$ 27,000
Handicap Operator	2	ea @	\$ 5,000.00	\$ 10,000
Access control	25	ea @	\$ 6,500.00	\$ 162,500

Glazing

Exterior Alum Storefront Windows, 6" Mullion, 1" Glazing (Solarban 72 Acuity)	2,631	sf @	\$ 65.00	\$ 171,015
Interior Alum Storefront, 4" Mullion, 1/4" Glazing, Clear	1,979	sf @	\$ 55.00	\$ 108,845
Aluminum Curtainwall, 10 1/2" mullion, 1" Glazing, (Solarban 72 Acuity)	3,564	sf @	\$ 95.00	\$ 338,580
Translucent Wall System (B.O.D. Kingspan 4" Uniquad system)	3,438	sf @	\$ 85.00	\$ 292,230

Subtotal: \$ 1,273,370

Div 9

Finishes

Interior Walls

Vapor Barrier -@ pool interior walls	4,704	sf @	\$ 3.00	\$ 14,112
Stucco - Int. Partitions	4,704	sf @	\$ 10.00	\$ 47,040
Cement Board, Int. Partitions	-	sf @	\$ 1.25	\$ -
Gypsum Panel, Int. Partitions	34,981	sf @	\$ 1.25	\$ 43,726
Gypsum Panel, Interior of Exterior walls	8,304	sf @	\$ 1.25	\$ 10,380
3 5/8" Metal Stud - Int. Partitions	6,429	sf @	\$ 8.00	\$ 51,432
6" Metal Stud - Int. Partitions	15,572	sf @	\$ 10.00	\$ 155,720
8" Cold Formed Metal Stud Backup	5,881	sf @	\$ 14.00	\$ 82,334
1 1/2" Mtl Stud/ Furring	2,423	sf @	\$ 4.00	\$ 9,692
7/8" Mtl Stud/ Furring - Exterior	401	sf @	\$ 4.00	\$ 1,604

Wall Tile

Wall Tile	11,617	sf @	\$ 14.00	\$ 162,638
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Accent finishes

Wood slat - acoustic wall panels	740	sf @	\$ 40.00	\$ 29,600
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Painting

Painting, Interior Gypsum Walls	43,285	sf @	\$ 1.00	\$ 43,285
Painting, Interior CMU Walls	10,221	sf @	\$ 1.25	\$ 12,776
Painting Gypsum Panel Ceilings	2,676	sf @	\$ 1.25	\$ 3,345
Painting - Wood Transparent Finish	17,497	sf @	\$ 2.00	\$ 34,994
Painting, Door Frames	34	ea @	\$ 125.00	\$ 4,250
Painting, Doors	18	ea @	\$ 100.00	\$ 1,800
Painting Open Structure - Interior	1	ls @	\$ 20,000.00	\$ 20,000
Painting - Pool Steel - High Performance Coating + prep	77	t @	\$ 400.00	\$ 30,800

Ceilings

Gypsum Panel (One) on 3 5/8" Metal Studs	2,676	sf @	\$ 7.00	\$ 18,732
Stucco w/ vapor barrier (One) on 3 5/8" Metal Studs	5,110	sf @	\$ 10.00	\$ 51,100
Acoustical lay-in ceilings , 2x2	552	sf @	\$ 4.00	\$ 2,208
Acoustical lay-in ceilings , 2x4	2,556	sf @	\$ 6.00	\$ 15,336
Wood ceiling - acoustical (One) on 3 5/8" Metal Studs	459	sf @	\$ 40.00	\$ 18,360

Flooring

Sealed Concrete	1,700	sf @	\$ 1.50	\$ 2,550
Floor Tile - Type 1 (pool decks) - see Alternates	-	sf @	\$ 20.00	\$ -
Floor Tile - Type 2 (public spaces)	4,826	sf @	\$ 20.00	\$ 96,520
Floor Tile - Type 3 (pool accent)	700	sf @	\$ 20.00	\$ 14,000
Floor Tile - Type 4 (changing rooms - 01)	388	sf @	\$ 15.00	\$ 5,820
Floor Tile - Type 5 (party room + aquatics offices)	1,228	sf @	\$ 15.00	\$ 18,420
Floor Tile - Type 6 (changing rooms - 02)	992	sf @	\$ 15.00	\$ 14,880
Walk-off Mat	166	sf @	\$ 10.00	\$ 1,660
Tile cove base (includes thin set, grout)	4,096	lf @	\$ 10.00	\$ 40,960
4 inch rubber base:	1,306	lf @	\$ 2.00	\$ 2,612

Subtotal: \$ 1,062,687

Div 10

Specialties

Room Signs, Interior	30	ea @	\$ 110.00	\$ 3,300
Room Signs, Exterior	7	ea @	\$ 150.00	\$ 1,050
Fire Extinguisher Cabinets	6	ea @	\$ 150.00	\$ 900
Exterior Signage - allowance	1	ea @	\$ 20,000.00	\$ 20,000
Access doors and frames	25	ea @	\$ 375.00	\$ 9,375

Also see end of spreadsheet

Toilet Rooms

Phenolic Toilet Partitions - Standard	11	ea @	\$ 1,500.00	\$ 16,500
Phenolic Toilet Partitions - Accessible	4	ea @	\$ 1,800.00	\$ 7,200
Phenolic Urinal Screens	1	ea @	\$ 850.00	\$ 850
Phenolic Shower Partitions - 4x4	6	ea @	\$ 1,500.00	\$ 9,000
Phenolic Changing room Partition	1	ea @	\$ 1,500.00	\$ 1,500
Phenolic Lockers + benches	110	ea @	\$ 1,500.00	\$ 165,000
Toilet Accessories trash receptacle (recessed)	8	ea @	\$ 500.00	\$ 4,000
Toilet Accessories soap dispenser (surface mounted)	18	ea @	\$ 50.00	\$ 900
Toilet Accessories Electric Hand Dryer	8	ea @	\$ 900.00	\$ 7,200
Toilet Accessories Shelf w/ Mop and Broom Holder	1	ea @	\$ 100.00	\$ 100
Toilet Accessories baby changing station	6	ea @	\$ 900.00	\$ 5,400
Toilet Accessories toilet paper holder (partition mounted)	17	ea @	\$ 100.00	\$ 1,700
Toilet Accessories Sanitary Napkin Disposal	13	ea @	\$ 170.00	\$ 2,210
Toilet Accessories robe hook (surface Mounted)	12	ea @	\$ 30.00	\$ 360
Toilet Accessories grab bars	8	ea @	\$ 150.00	\$ 1,200
Toilet Accessories mirrors (shatterproof)	14	sf @	\$ 100.00	\$ 1,400
Mechanical Rooftop Screen	457	sf @	\$ 60.00	\$ 27,420

Subtotal: \$ 250,000

Subtotal: \$ 286,565

Div 11
Equipment

Scoreboard (included in Div 13 + see Alternates)	1	ea @	\$ -	\$ -
In-deck Timing System (included in Div 13 + see Alternates)	-	ea @	\$ -	\$ -
Movable Partition Party Room	1	ea @	\$ 20,000.00	\$ 20,000.00
Sauna Kit - Traditional Sauna	2	ea @	\$ 30,000.00	\$ 60,000.00

Subtotal: \$ 80,000

Div 12
Furnishings

Subtotal: \$ -

Div 13
Special Construction

Pool Package from Consultant Sheet	1	ls @	\$ 2,600,000.00	\$ 2,600,000
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Subtotal: \$ 2,600,000

Div 14
Conveying Systems

Total of Divisions 1-14 \$ 9,654,803

Div 21
Fire Protection

from Consultant Sheet Fire Protection - Sprinkler & Fire Alarm	1	ls @	\$ 246,528.00	\$ 246,528
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Subtotal: \$ 246,528

Div 22
Plumbing / Gas / Air

from Consultant Sheet Plumbing	1	ls @	\$ 620,213.00	\$ 620,213
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Subtotal: \$ 620,213

Div 23
Mechanical

from Consultant Sheet HVAC	1	ls @	\$ 1,826,477.00	\$ 1,826,477
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Subtotal: \$ 1,826,477

Div 26
Electrical

from Consultant Sheet Electrical	1	ls @	\$ 1,270,456.00	\$ 1,270,456
PV array (See Alternates)	-	sf @	\$ -	\$ -

Subtotal: \$ 1,270,456

Div 31-33
Site Work

from Consultant Sheet (Civil number) Site (see Alternate for Parking lot @ S)	1	ls @	\$ 1,413,655.00	\$ 1,413,655
Landscape & Public Space Landscape & Public Space (plantings and enhanced public space)	1	ls @	\$ 50,000.00	\$ 50,000
Utilities	1	ls @	\$ 150,000.00	\$ 150,000

Subtotal: \$ 1,613,655

Total Costs Base Bid

Total of Divisions 1-14				\$ 9,654,803
Total of Divisions 15-31				\$ 5,577,329
<u>Subtotal</u>				\$ 15,232,132
<u>Total Construction Cost, Today's Dollars</u>				\$ 15,232,132
General Conditions	1	ea @	4.0%	\$ 609,285
Bonds and Insurance	1	ea @	2.0%	\$ 304,643
<u>Grand Total Construction Cost, Today's Dollars</u>				\$ 16,146,060
Subtotal				\$ 16,146,060

Also see end of spreadsheet

				Subtotal:	\$ 250,000
Overhead & Profit			4.00%	\$	645,842
Grand Total Construction Cost, Bid Day					\$ 16,791,902
Escalation and Design Completion Contingency	1	ea @	10.0%	\$	1,679,190
Owners construction contingency:	1	ea @	3.0%	\$	503,757
Architect's Fee	1	ls @	\$ 1,460,000.00	\$	1,460,000
Geotech, Permitting, Special Inspections, Material Testing etc.	1	ls @	\$ 300,000.00	\$	300,000
FFE	1	ls @	\$ 246,400.00	\$	246,400
Technology/ Equipment	1	ls @	\$ 223,200.00	\$	223,200
Grand Total Construction Cost					\$ 21,204,449
Existing Budget from Template					\$ 19,700,480
Variance from Budget					\$ (1,503,970)

ALTERNATES

PV array	4,700	sf @	\$ 50.00	\$	235,000
Parking Lot - South (there is also an option for gravel parking lot @ 109,593 - should that be base	1	ls @	\$ 162,513.00	\$	162,513
Scoreboard - Video board upgrade	1	ea @	\$ 35,000.00	\$	35,000.00
Floor Tile - (pool decks)	8,134	sf @	\$ 20.00	\$	162,680
Total Alternates (DD estimate)					\$ 595,193
GRAND TOTAL CONSTRUCTION COST BASE BID + ALTERNATES					\$ 21,799,642
VARIANCE FROM BUDGET					\$ (2,099,163)