

OPINION OF PROBABLE COST - CARY GROVE OPTION REVISED

01.16.2019

CARY PARK DISTRICT
RECREATION AND AQUATICS FEASIBILITY STUDY
JOB NUMBER: 2018-015

SITE: Cary Grove
First Floor 46709
Second Floor 0
0

CONSTRUCTOR: GENERAL CONTRACTOR
BID DATE: Fall 2018 BID DATA
CONST. DATE: TBD
CONTINGENCIES: AS NOTED

TOTAL BUILDING SF: 46,709
TOTAL SITE AREA (IN ACRES):
DEVELOPED AREA (IN ACRES): 0.0

GENERAL NOTES:
Cost Opinion Based on 2 Court Gymnasium- Cary Grove Site- Building Only.

MASTER PLAN PHASE DATA					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
SITE DEVELOPMENT					
REFER TO OTHER COST OPINION					
TOTAL SITE DEVELOPMENT COST				\$ -	
BUILDING -					
EXCAVATION AND BUILDING PAD	46,709	\$ 9.52	3.3%	\$ 444,670	
SUBSTRUCTURE	46,709	\$ 21.66	7.5%	\$ 1,011,717	
SUPERSTRUCTURE	46,709	\$ 30.00	10.4%	\$ 1,401,300	
BUILDING ENVELOPE	46,709	\$ 64.00	22.1%	\$ 2,989,400	
INTERIOR CONSTRUCTION & FINISHES	46,709	\$ 62.00	21.4%	\$ 2,895,958	
SPECIAL ARCHITECTURAL SYSTEM	46,709	\$ 10.00	3.5%	\$ 467,100	
CONVEYING SYSTEMS	46,709	\$ 2.00	0.7%	\$ 93,418	
HVAC	46,709	\$ 31.00	10.7%	\$ 1,447,979	
CONTROLS	46,709	\$ 1.50	0.5%	\$ 70,064	
PLUMBING	46,709	\$ 16.00	5.5%	\$ 747,344	
ELECTRICAL	46,709	\$ 32.00	11.0%	\$ 1,494,688	
LOW VOLTAGE	46,709	\$ 6.00	2.1%	\$ 280,254	
FIRE PROTECTION	46,709	\$ 4.00	1.4%	\$ 186,836	
				\$ -	
				\$ -	
TOTAL BUILDING COST	46,709	\$ 289.68	73%	\$ 13,530,728	
TOTAL BUILDING SUBTRADE COST	46,709	\$ 289.68	73%	\$ 13,530,728	
TOTAL SITE & BUILDING SUBTRADE COST	46,709	\$ 289.68	73%	\$ 13,530,728	
GENERAL CONDITIONS					
% OF TOTAL SUBTRADE COST					
G.C. GENERAL CONDITIONS OH & P	46,709	\$ 23.18	8.0%	\$ 1,082,500	General Contractor Fees.
SITE SURVEY / CONSTRUCTION TESTING	46,709	\$ 2.90	1.0%	\$ 135,300	TESTING, SURVEYING, ETC.
DESIGN CONTINGENCY	46,709	\$ 31.58	10.0%	\$ 1,474,900	CONTINGENCY BUDGET DURING DESIGN
CONSTRUCTION CONTINGENCY	46,709	\$ 31.58	10.0%	\$ 1,474,900	CONTINGENCY BUDGET FOR CONSTRUCTOR
ESCALATION	46,709	\$ 18.94	6.0%	\$ 884,900	NO ESCALATION - ASSUMES 2018 BID CLIMATE
TOTAL HARD COST	46,709	\$ 397.85		\$ 18,583,228	

FOOTNOTES:
1. Cost Opinion excludes soil remediation for foundations
2. Cost Opinion assumes 2018 late fall bidding climate with no escalation
3. Cost Opinion excludes underground stormwater detention.

SOFT COSTS					
	SF	COST PER SF	% OF TOTAL HARD COST		COMMENTS
PROFESSIONAL SERVICE FEES	46,709	\$ 31.83	8%	\$ 1,486,700	PROJECT CONSULTING FEES (Negotiation Assuming All Consultants except Civil. Excludes Survey.
OWNER'S DIRECT COST CONTINGENCY	46,709	\$ 3.98	1%	\$ 185,800	PERMITS, UTILITY CONNECTION FEES, COMPUTERS, COMMUNICATIONS, MISC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)	46,709	\$ 19.89	5%	\$ 929,200	FF&E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOTE: BASED ON PERCENTAGE OF BUILDING SUBTRADE COST
TOTAL OWNERS COSTS	46,709	\$ 55.70	14%	\$ 2,601,700	
TOTAL PROJECT COST	46,709	\$ 453.55	100%	\$ 21,184,928	

OPINION OF PROBABLE COST - CARY GROVE OPTION REVISED 01.16.2019

CARY PARK DISTRICT RECREATION AND AQUATICS FEASIBILITY STUDY JOB NUMBER: 2018-015	SITE: First Floor Second Floor	Cary Grove 55781 0 0
CONSTRUCTOR: GENERAL CONTRACTOR BID DATE: Fall 2018 BID DATA CONST. DATE: TBD CONTINGENCIES: AS NOTED	TOTAL BUILDING SF: 55,781 TOTAL SITE AREA (IN ACRES): DEVELOPED AREA (IN ACRES): 0.0	

GENERAL NOTES:
Cost Opinion Based on INDOOR TURF - Cary Grove Site- Building Only.

MASTER PLAN PHASE DATA					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
SITE DEVELOPMENT					
REFER TO OTHER COST OPINION					
TOTAL SITE DEVELOPMENT COST				\$	-
BUILDING -					
EXCAVATION AND BUILDING PAD	55,781	\$ 9.52	3.3%	\$	531,035
SUBSTRUCTURE	55,781	\$ 21.66	7.5%	\$	1,208,216
SUPERSTRUCTURE	55,781	\$ 30.00	10.4%	\$	1,673,400
BUILDING ENVELOPE	55,781	\$ 64.00	22.1%	\$	3,570,000
INTERIOR CONSTRUCTION & FINISHES	55,781	\$ 62.00	21.4%	\$	3,458,422
SPECIAL ARCHITECTURAL SYSTEM	55,781	\$ 10.00	3.5%	\$	557,800
CONVEYING SYSTEMS	55,781	\$ 2.00	0.7%	\$	111,582
HVAC	55,781	\$ 31.00	10.7%	\$	1,729,211
CONTROLS	55,781	\$ 1.50	0.5%	\$	83,672
PLUMBING	55,781	\$ 16.00	5.5%	\$	892,496
ELECTRICAL	55,781	\$ 32.00	11.0%	\$	1,784,992
LOW VOLTAGE	55,781	\$ 6.00	2.1%	\$	334,686
FIRE PROTECTION	55,781	\$ 4.00	1.4%	\$	223,124
				\$	-
				\$	-
TOTAL BUILDING COST	55,781	\$ 289.68	73%	\$	16,158,616
TOTAL BUILDING SUBTRADE COST	55,781	\$ 289.68	73%	\$	16,158,616
TOTAL SITE & BUILDING SUBTRADE COST	55,781	\$ 289.68	73%	\$	16,158,616
GENERAL CONDITIONS					
			% OF TOTAL		
			SUBTRADE COST		
G.C. GENERAL CONDITIONS OH & P	55,781	\$ 23.17	8.0%	\$	1,292,700
SITE SURVEY / CONSTRUCTION TESTING	55,781	\$ 2.90	1.0%	\$	161,600
DESIGN CONTINGENCY	55,781	\$ 31.58	10.0%	\$	1,761,300
CONSTRUCTION CONTINGENCY	55,781	\$ 31.58	10.0%	\$	1,761,300
ESCALATION	55,781	\$ 18.95	6.0%	\$	1,056,800
TOTAL HARD COST	55,781	\$ 397.85		\$	22,192,316

FOOTNOTES:
1. Cost Opinion excludes soil remediation for foundations
2. Cost Opinion assumes 2018 late fall bidding climate with NO escalation
3. Cost Opinion excludes underground stormwater detention.

SOFT COSTS					
			% OF TOTAL HARD COST		
PROFESSIONAL SERVICE FEES	55,781	\$ 31.83	8%	\$	1,775,400
OWNER'S DIRECT COST CONTINGENCY	55,781	\$ 3.98	1%	\$	221,900
OWNER'S CAPITAL EQUIPMENT (FACILITY)	55,781	\$ 19.89	5%	\$	1,109,600
TOTAL OWNERS COSTS	55,781	\$ 55.70	14%	\$	3,106,900
TOTAL PROJECT COST	55,781	\$ 453.55	100%	\$	25,299,216

OPINION OF PROBABLE COST - AQUATIC CENTER CONCEPTUAL COST ESTIMATE NEW SITE

01.01.2019

SITE:

CARY PARK DISTRICT
RECREATION & AQUATIC FEASIBILITY STUDY
JOB NUMBER: 2018-046

CONSTRUCTOR: GENERAL CONTRACTOR
BID DATE: BASED ON SPRING 2019
CONST. DATE: TBD
CONTINGENCIES: AS NOTED

TOTAL SITE AREA (IN ACRES): 0.0
DEVELOPED AREA (IN ACRES): 0.0

GENERAL NOTES:

MASTER PLAN PHASE DATA					
	SF	COST PER UNIT		SUBTRADE COST	COMMENTS
SITework					
DEMOLITION					
SITework - EARTHWORK		ALLOWANCE	\$	200,000	EARTHWORK AND LAND BALANCE FOR POOL ZONE ONLY
SUB-TOTAL SITework				\$ 200,000	
POOLS					
8 LANE LAP POOL					
- DEEP WATER	4,500	\$ 230.00	\$	1,035,000	
- SLIDE TOWER / DROPSLIDE		ALLOWANCE	\$	150,000	
- DIVING BOARDS (2)		\$ 12,000.00	\$	24,000	
ACTIVITY POOL WITH CURRENT CHANNEL	5,500	\$ 210.00	\$	1,155,000	
- PLAY FEATURES		ALLOWANCE	\$	50,000	
- SLIDE		ALLOWANCE	\$	250,000	
SUB-TOTAL POOLS				\$ 2,664,000	
POOL SITE					
DECKS					
- LAP POOL	7,000	\$ 13.00	\$	91,000	
- ACTIVITY POOL	12,000	\$ 13.00	\$	156,000	
- SLIDE	1,500	\$ 13.00	\$	19,500	
- CONCESSIONS	3,500	\$ 13.00	\$	45,500	
DECK DRAINAGE/DEEP SUMP		ALLOWANCE	\$	90,000	
YARD HYDRANTS		ALLOWANCE	\$	25,000	
POOL AREA LIGHTING AND POWER		ALLOWANCE	\$	80,000	
FENCING					
- 8 FT PERIMETER (LF)	800	\$ 90.00	\$	72,000	
- 4 FT INTERIOR (LF)	100	\$ 70.00	\$	7,000	
LANDSCAPING		ALLOWANCE	\$	70,000	
SHADE STRUCTURES (10)		\$ 8,000.00	\$	80,000	
RAISED DECK		ALLOWANCE	\$	30,000	
SUB-TOTAL POOL SITE				\$ 766,000	
BUILDING -					
BATHHOUSE	3,300	\$ 340.00	\$	1,122,000	
CONCESSIONS	700	\$ 340.00	\$	238,000	
FILTRATION	1,200	\$ 360.00	\$	432,000	
SUB-TOTAL BUILDING				\$ 1,792,000	
SUB-TOTAL SITework, POOLS, POOL SITE, BUILDING CONSTRUCTION COST				\$ 5,422,000	
ESCALATION (Not Included)					
TOTAL SITework, POOLS, POOL SITE, BUILDING COST				\$ 5,422,000	
GENERAL CONDITIONS					
% OF TOTAL SUBTRADE COST					
G.C. GENERAL CONDITIONS OH & P			12.0%	\$ 650,800	GENERAL CONTRACTOR FEES
SITE SURVEY / CONSTRUCTION TESTING			1.0%	\$ 54,200	TESTING, SURVEYING, ETC.
DESIGN CONTINGENCY			10.0%	\$ 612,700	CONTINGENCY BUDGET DURING DESIGN
CONSTRUCTION CONTINGENCY			10.0%	\$ 612,700	CONTINGENCY BUDGET FOR CONSTRUCTOR
TOTAL HARD COST				\$ 7,352,200	
SOFT COSTS					
% OF TOTAL HARD COST					
PROFESSIONAL SERVICE FEES			9%	\$ 661,700	PROJECT CONSULTING FEES (Negotiation Assuming All Consultants except Civil. Excludes Survey.
OWNER'S DIRECT COST CONTINGENCY			1%	\$ 73,500	PERMITS, UTILITY CONNECTION FEES, COMMUNICATIONS, MSC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)			3%	\$ 220,600	FF&E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOTE: BASED ON PERCENTAGE OF BUILDING SUBTRADE COST
TOTAL OWNERS COSTS				13%	\$ 955,800
TOTAL PROJECT COST				100%	\$ 8,308,000

FOOTNOTES:

- Sitework is currently included as an allowance at this time. Sitework costs is for the pool area only. Site costs for utility connections parking lot and other costs outside the pool zone are not included.
- The estimate assumes normal soil conditions and a "balanced" site (no import or export of soils).
- Costs based on frost depth foundations (no deep foundations).
- No costs are included for environmental remediation (hazardous materials).
- We currently have not included costs for winter conditions.
- Escalation - Assume 4% per year.