

Lake County Aquatics Facility - Opinion of Probable Construction Cost

Legend of Disciplines

A	Architectural
C	Civil (sitework/drainage)
SP	Swimming Pool
S	Structural
M	Mechanical
P	Plumbing
E	Electrical

The opinion of probable construction cost is based on current construction costs from similar jobs in 2019-2020. The consultants have no control over the cost of labor, materials, or equipment or the contractors methods of determining bid prices, or negotiating conditions. The exact design and specifications would need to be determined in order to provide more detailed cost estimates.

Item No.	Description	Cost estimate
1 year improvements		
1	C - Provide drainage solutions for exterior snow melt area	\$10,000.00
2	A - Monitor roof bi-annually	\$500.00
3	A - Clear roof drains of debris - bi-annually	\$500.00
4	A - Revise toilet and shower stalls to meet ADA or as close as possible	\$10,000.00
5	A - Investigate mold issues	\$3,000.00
6	A - Demolish and upgrade locker rooms to meet ADA and code	\$80,000.00
7	A - Create new color palette	\$2,500.00
8	A - Paint facility interior throughout with new color palette	\$20,000.00
9	A - Replace existing lamps with the same color temperature lamps - throughout and equivalent LED	\$3,000.00
10	A - Replace lights with natatorium, wet and damp rated lights fixtures	\$35,000.00
11	A & P - Provide pipe protectors over exposed pipes (included in ADA improvements abv.)	\$0.00
12	A & P - Replace faucets to meet ADA and to reduce water consumption	\$5,000.00
13	A - Remove and provide new expansion joint material at pool deck/pool edge	\$1,500.00
14	A - Remove and replace sealant at whirlpool with chlorine resistant sealant	\$100.00
15	A & E - Review light photometrics in pool to determine needs for new fixtures	\$1,500.00
16	A - Replace missing tiles at whirlpool railing	\$500.00
17	A - Perform hyothermal analysis and wall insulation investigations to coordinate new HVAC systems work.	\$8,000.00
18	C - Ice melt system improvements	\$4,500.00
19	C - Concrete paving/patch at exterior Mechanical unit (assoc. with ice melt area fix)	\$8,000.00
20	C - Asphalt demolition, patch, and paving (assoc. with ice melt area fix)	\$8,000.00
21	SP - Lap pool repair items - See pool section for additional details	\$3,600.00
22	SP - Spa items	\$4,100.00
23	SP - Pool Deck Items	\$34,400.00
24	SP - Mechanical Room Items	\$23,675.00
25	M - Replace Pool Dehumidification Unit	\$316,000.00
26	M - Review blocked airflow in men's locker room in more detail	\$800.00
27	M - Determine how to get the de-stratification fans operational	\$500.00
28	M - Modify domestic water heater flues to prevent freezing	\$1,600.00
29	P - Gas piping to PDU - 1 removal and replacement with new PDU	\$5,400.00

30	P - Provide drywell for condensate discharge and to reduce ice build up	\$3,000.00
31	P - Provide all new plumbing for full locker room remodel (in addition to arch costs)	\$71,000.00
32	P - Modifications to natural gas system to fire all at one time and function properly	\$31,000.00
33	E - Move sauna loads to one of the pool panels.	\$5,000.00
34	E - Confirm pool system bonding on deck and in pool equipment room - Repair or add if not present	\$20,000.00
35	E - Adjust and add exit signage for better visibility and safety	\$800.00

Subtotal - 1 year improvements **\$722,475.00**

2-5 year improvements

1	C/A- Remove damaged brick wall at south side	\$300,000.00
2	A - Add wall insulation (if required in envelope study)	\$50,000.00
3	A - Provide more inviting signage at front entry	\$5,000.00
4	A- Monitor parking	\$0.00
5	A - Provide new signs for family and senior parking	\$500.00
6	A- Remove ceiling tile/grid and replace with Denshield at dive well area. Paint with epoxy high performance paint. This may move to 1 year category depending on asbestos tile review	\$30,000.00
7	C - Remove existing brick wall at exterior, regrade, and patch for positive slope	\$5,000.00
8	C - Provide mill and overlay to parking lot	\$75,000.00
9	SP - Facility replacement new lap pool	\$1,407,000.00
10	SP - Facility replacement new spa	\$180,000.00
11	M - Provide new air distribution in natatorium	\$80,000.00
	M - Provide HVLS ceiling fans to natatorium	\$22,000.00
12	M - Increase size of deck return air louver	\$5,000.00
13	M - Rebalance air systems in locker rooms	\$2,340.00
14	M - Replace space conditioning and ventilation	\$30,000.00
15	M - Provide a make-up air system in the pool mechanical room	\$20,000.00
16	M - Replace the spa boiler flu	\$7,500.00
17	M - Provide a dedicated fan coil unit with ventilation air to serve the office space	\$15,000.00
18	P - Updated deck drainage with pool deck and/or gutter replacement	\$72,000.00
19	P - Addition of high/low ADA drinking fountain	\$5,000.00
20	P - Gravity drain for pool backwash and add floor drain for emergency discharges	\$9,000.00
22	P - Provide sewage ejector pumps and DDC trouble alarm	\$15,000.00
23	S - Repair of site stairway.	\$15,000.00
24	S - Repair corroded portion of exterior wall.	\$10,000.00
25	S - Exhaust all efforts to find existing building drawings.	\$0.00
26	S - Replacement of pit railing and stairway.	\$5,000.00
27	S - Repair of bench support steel rust.	\$2,000.00
28	S - Remove or repair patio brick wall. (see civil numbers)	\$0.00
29	E - Monitoring/Notification to the Aquatic staff when power outage	\$5,000.00
30	E - Remove all abandoned wire	\$5,000.00
31	E - Repair or replace devices that are heavily corroded in the pool mech. room	\$1,000.00
32	E - More detailed investigation of snowmelt system and repairs	\$10,000.00
33	E - Sauna contactor adjustments	\$3,000.00
34	E - Replace light fixtures - noted above in Arch. comments	\$0.00

Subtotal - 2-5 year improvements **\$2,391,340.00**

6-10 year improvements

1	A - Paint EIFS and exterior metal trim	\$20,000.00
2	A - Remove stair and open up wall to mountain views	\$150,000.00
3	A - Exterior expansion Approx. 3000 s.f. at \$400/s/f	\$1,200,000.00
4	M - Replacement of pool heaters and snowmelt boiler with boiler heat exchanger syst.	\$74,100.00
5	S - Repair coating on underside of metal deck above pool	\$10,000.00
6	S - Fix cracked and poorly draining deck slab panels.	\$10,000.00
7	S - Replace cracked slabs in mechanical room.	\$2,000.00
8	S - Address rust on angle under spa area.	\$15,000.00
9	E - Aquatic Center Electrical Distribution and metering	\$30,000.00
10	E - Change pool loads from this panel (used by school) and onto other panels	\$1,000.00
11	E - Replacement of damaged or dated devices throughout	\$3,000.00
12	E - Lighting controls - part of fixture replacement	\$8,000.00
13	E - Modifications to Voice/Data Cable systems	\$1,000.00
14	E - Add 2-3 security cameras	\$1,000.00
15	E - AV sounds system improvements	\$10,000.00

Subtotal - 6-10 year improvements **\$1,535,100.00**

Total Aquatic and building improvements 1 to 10 years **\$4,648,915.00**

LAKE COUNTY SCHOOL DISTRICT										4/27/2023	
LEADVILLE, CO											
FACILITY ASSESSMENT - LAKE COUNTY AQUATICS											
SUMMARY										ESTIMATED	
										COST- 2020 \$	
										ESTIMATED	
										COST- 2023 \$	
TIER 3											
6-10 YEAR IMPROVEMENTS											
1	A - Paint EIFS and exterior metal trim									\$ 20,000	\$ 30,024
2	A - Remove stair and open up wall to mountain views									\$ 150,000	\$ 225,180
3	A - Exterior expansion Approx 3000 sf at \$400/sf									\$ 1,200,000	\$ 1,801,440
4	M - Replacement of pool heaters and snowmelt boiler w/ boiler heat exchanger syst.									\$ 74,100	\$ 111,239
5	S - Repair coating on underside of metal deck above pool									\$ 10,000	\$ 15,012
6	S - Fix cracked and poorly draining deck slab panels									\$ 10,000	\$ 15,012
7	S - Replace cracked slabs in mechanical room									\$ 2,000	\$ 3,002
8	S - Address rust on angle under spa area									\$ 15,000	\$ 22,518
9	E - Aquatic Center electrical distribution and metering									\$ 30,000	\$ 45,036
10	E - Change pool loads from this panel (used by school) and onto other panels									\$ 1,000	\$ 1,501
11	E - Replacement of damaged or dated devices throughout									\$ 3,000	\$ 4,504
12	E - Lighting controls - part of fixture replacement									\$ 8,000	\$ 12,010
13	E - Modifications to Voice/Data Cable systems									\$ 1,000	\$ 1,501
14	E - Add 2-3 security cameras									\$ 1,000	\$ 1,501
15	E - AV sound systems improvements									\$ 10,000	\$ 15,012
										\$	-
TIER 3 - TOTAL										\$ 1,535,100	\$ 2,304,492
TOTAL AQUATIC AND BUILDING IMPROVEMENTS 1 TO 10 YEARS										\$ 4,648,915	\$ 6,978,951

LAKE COUNTY NEW AQUATICS CENTER
 LEADVILLE, CO
 BUDGET SCOPE OPTIONS
PROPOSED AQUATICS FACILITY

	DESCRIPTION			QTY	U/M	UNIT PRICE		
PROPOSED AQUATICS FACILITY								
DIVISION 020000 - SITEWORK-BUILDING								
	FOUNDATION EXCAV/BF			15,000.00	SF	\$ 5.00		
	IMPORTED FILL TO SLAB ON GRADE			1,111.11	CY	\$ 85.00		
	DRAINAGE BASE TO SLABS ON GRADE			10,000.00	SF	\$ 3.00		
	VAPOR BARRIER TO SLABS ON GRADE			9,500.00	SF	\$ 1.80		
	POOL ECAVATION/DISPOSAL OFFSITE			2,000.00	CY	\$ 40.00		
	BACKFILL POOL WALLS			533.33	CY	\$ 85.00		
	POOL UNDER-DRAIN SYSTEM			1.00	LS	\$ 45,000.00		
	SUBTOTAL- 020000 SITEWORK-BUILDING							
DIVISION 020000 - SPECIAL FOUNDATIONS								
	DEEP FOUNDATIONS			1.00	LS	\$ 400,000.00		
	SUBTOTAL- 020000 SPECIAL FOUNDATIONS							
DIVISION 030000 - CAST-IN-PLACE CONCRETE								
	CONCRETE FDNS & SOG			15,000.00	CY	\$ 25.00		
	SUBTOTAL- 030000 CIP CONCRETE							
DIVISION 030000 - PRECAST CONCRETE								
	STRUCTURAL PRECAST WALL SYSTEM			15,000.00	SF	\$ 115.00		
	SUBTOTAL- 030000 PRECAST CONCRETE							
DIVISION 040000 - MASONRY								
	INTERIOR WALLS- 4" CMU			900.00	SF	\$ 35.00		
	INTERIOR WALLS- 8" CMU			4,200.00	SF	\$ 55.00		
	INTERIOR WALLS- 8" CMU			1,500.00	SF	\$ 55.00		

LAKE COUNTY NEW AQUATICS CENTER
 LEADVILLE, CO
 BUDGET SCOPE OPTIONS
PROPOSED AQUATICS FACILITY

	DESCRIPTION			QTY	U/M	UNIT PRICE		
PROPOSED AQUATICS FACILITY								
DIVISION 140000 - CONVEYING SYSTEMS								
	HYDRAULIC ELEVATOR-2 STOP			-	EA	\$ -		
	HC PLATFORM LIFT			-	EA	\$ -		
	SUBTOTAL- 140000 CONVEYING SYSTEMS							
DIVISION 210000 - FIRE SUPPRESSION SYSTEMS								
	FIRE SPRINKLERS- WET PIPE			15,000.00	SF	\$ 8.00		
	SUBTOTAL- 210000 FIRE SUPPRESSION SYSTEMS							
DIVISION 23/24 PLUMBING & HVAC SYSTEMS								
	PLUMBING			15,000.00	SF	\$ 65.00		
	HVAC SYSTEM			15,000.00	SF	\$ 105.00		
	SUBTOTAL- PLUMBING & HVAC SYSTEMS							
DIVISION 260000 ELECTRICAL SYSTEMS								
	ELECTRICAL WORK			15,000.00	SF	\$ 110.00		
	ELECTRICAL WORK-SITE			1.00	LS	\$ 60,000.00		
	DATA/COMM -WIRING			15,000.00	SF	\$ 2.00		
	SECURITY -WIRING & DEVICES			15,000.00	SF	\$ 2.20		
	ACCESS CONTROL			15,000.00	SF	\$ 1.75		
	AUDIO VISUAL			15,000.00	SF	\$ 2.00		
	SUBTOTAL- ELECTRICAL SYSTEMS							
DIVISION 310000 SITE DEVELOPMENT								
	EARTHWORK/UTILITIES/PAVEMENT/LANDSC			3.00	ACRE	\$ 450,000.00		
	SUBTOTAL SITE DEVELOPMENT							