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Architects and Planners

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Mr. George Bertram
Selectman
Town of Southbury
501 Main Street South
Southbury, CT 06488

RE: Overview of Probable Estimated Costs for Ballantine Park Pool and Pool House

Dear George:

Per your request of me, we have reviewed the categories of work which created the Probable Estimated Construction Cost of \$3,729,000.00 for two new construction projects which will be for a new 5,000 SF Pool and 3,000 SF Pool House.

The cost for the Pool would be \$2,529,000.00 and the cost for the Pool House would be \$1,200,000.00 for a combined Probable Estimated Construction Cost of \$3,729,000.00.

The Pool cost includes the 6,500 SF of concrete decking surrounding the pool with associated drainage; the pool is a 5,125 SF reinforced concrete gunite commercial pool assembly with a continuous over flow gutter in stainless steel with a quartz interior pool finish that consists of a marcite base with silica and quartz aggregate mixed in for the interior pool surface; and a continuous stone perimeter coping cap directly adjacent to the concrete decking. The cost includes an accessible 625 SF Splash Pool with overhead water features for children. Also included will be the required accessories for lifeguard stands, water safety pool cover, steps, rails and ladders, an ADA Pool Lift, along with chemical controls and filter system. There will be exterior LED pole lighting for the illumination of the pool and decking area for use during the evening hours. A landscaping budget for trees and shrubbery for the associated Pool and Decking area, refuse enclosure, pool and chemical storage containment areas. The cost includes the demolition of the existing pool and pool house.

The Pool House construction cost of \$1,200,000.00 is divided into two parts; The cost of the Pool House and the cost of the associated Sitework related to the Pool House. The cost of the Pool House is \$825,000.00 and the cost of the Sitework is \$375,000.00. The Pool House will be 3,000 SF and similar in construction to the current Pool House.

The size of the Pool House was determined by developing a scope of work that would support the various functions of this building. First and foremost, ADA accessibility and code compliance for the entire structure creating the accessible routes to and from the Pool House must be provided including access to the Pool, Pool deck, Men's & Women's toilet rooms, dressing rooms, showers, lockers, entry reception

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area, office and employee staff room. In addition, the required storage areas for pool accessories as well as mechanical and electrical rooms are included in the overall Pool House building SF area.

The construction of the Pool House is assumed to be like the existing Pool House construction. This includes pressure treated wood framed construction, waterproof interior surfaces for health department compliance, exterior cementitious clapboard trim and siding installed over Huber – Zip system exterior plywood sheathing, Andersen 400 Series windows and doors, 30-year fiberglass asphalt shingle roof assembly on Huber – Zip system wood sheathing with a perimeter ice and water barrier with aluminum gutters and downspouts connected to an underground detention system, ADA plumbing fixtures and fittings by Kohler or American Standard products for toilets and lavatories, Kohler or American Standard products for the fiberglass stall showers and ADA shower assemblies, domestic water supply and hot water heaters designed for the pool occupancy, LED interior and exterior building lighting for the Pool House, an internal plumbing drainage system for winter maintenance and weatherization, fire and security alarm systems.

The Sitework cost of \$375,000.00 for the Pool House will include a drilled well for water consumption, a new septic system designed for the pool occupancy and health department, exterior parking area for a total of 64 cars, which will include 3 ADA parking spaces and one van accessible parking space, storm water catch basin drainage and detention, LED parking area lighting, parking space striping and signage, site grading and landscaping related to the Pool House building.

Our approach to preparing construction costs for a municipal project is to assume that the project will have a team of design professionals which will be a surveyor, civil engineer, architect, structural, mechanical, electrical and plumbing engineers. All these design professionals will work with the chosen pool contractor during the project from concept to completion.

All these design professionals will prepare Contract Documents and Specifications which will outline the means and methods for the design and construction of these two projects. Due to the nature of the project, the design professionals will prepare a List of Special Inspections to be implemented during construction by the contractor or construction manager by various inspection and testing agencies. The typical criteria for testing per the code will be for soil borings, compaction testing for the pool, building and parking lot, seismic design for the pool, percolation testing and deep hole testing for a septic system, concrete sampling and testing for all concrete being poured or sprayed for the pool and building, reinforcing steel rebar placement and inspection and finally structural connections for building design per the Code. The project will require to have a special testing agency that will coordinate all the required inspections during construction per the project specifications prepared by the design professionals as well as an inspector for the town which could be the Architect of Record.

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The Cost for the 5,125 SF Pool would be \$2,529,000.00 – Probable Breakdown of Associated Costs

- Design Professional Fees @ 10% would be \$252,900.00 for surveyor, civil engineer, architect, structural engineer, mechanical/electrical/plumbing engineers, pool designer and code consultant.
- Construction Special Inspections and Inspector for Project @ 1.5% would be \$37,935.00
- Contractor/Construction Manager Fees @ 7.5% would be \$189,675.00
Overhead and Profit
- General Conditions for Construction @ 12.5% would be \$316,125.00
See Definition
- Labor & Material Payment Bond @ 1% would be \$25,290.00
- Bonding @ 2.5% would be \$63,225.00
- Project Contingency @ 5% would be \$126,450.00
- Existing Pool Demolition would be \$ 40,000.00
- Base Cost for the 5,125 SF Pool and 6,500 SF Decking would be @ 1,477,400.00
Not including the above-mentioned required costs

The Cost for the 3,000 SF Pool House with Parking - \$1,200,000.00 – Probable Breakdown of Associated Costs

- Design Professional Fees @ 10% would be \$120,000.00 for surveyor, civil engineer, architect, structural engineer, mechanical/electrical/plumbing engineers, code consultant.
- Construction Special Inspections and Inspector for Project @ 1.5% would be \$18,000.00
- Contractor/Construction Manager Fees @ 7.5% would be \$90,000.00
Overhead and Profit
- General Conditions for Construction @ 12.5% would be \$150,000.00
See Definition
- Labor & Material Payment Bond @ 1% would be \$12,000.00
- Bonding @ 2.5% would be \$30,000.00
- Project Contingency @ 5% would be \$60,000.00
- Existing Pool House Demolition would be \$ 40,000.00
- Base Cost for the 3,000 SF Pool House and Parking for 65 spaces would be \$680,000.00
Not including the above-mentioned required costs

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Definition of General Conditions: A contractor's overhead costs traditionally have been segregated into indirect costs that are allocable among the company's multiple projects, such as home office overhead costs, and direct costs, that are incurred specifically on account of a project. Indirect costs usually are reimbursed as part of the contractor's fee.

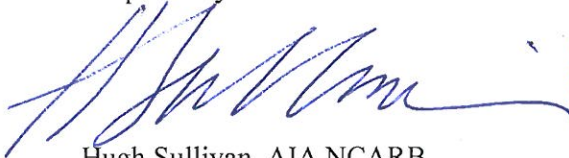
Direct project overhead costs are often referred to as General Conditions and include costs incurred at the jobsite for supervision and administration of the overall contract but not ascribable to any onsite construction activity. General Conditions costs typically include:

- jobsite trailer.
- jobsite utilities.
- small tool charges.
- superintendent salaries/costs.
- safety costs.
- site administrative costs.
- project accounting.
- field computer and BIM services.
- dumpster.
- clean-up.
- job signs.
- photographs.
- site security personnel and cameras.
- webpage and web camera.
- CPM scheduling.
- mobilization.
- street cleaning; and
- temporary toilet/water.

These general conditions costs can be further divided into fixed and variable costs. Fixed costs, such as job signage and mobilization, do not change with changes in job duration.

I hope that you will find this overview to be acceptable for your review and record. If you have any questions or comments please do not hesitate to contact me.

Respectfully Submitted



Hugh Sullivan, AIA NCARB
Registered Architect

