

BALLANTINE POOL MASTER PLAN

Preliminary Opinion of Cost

SOUTHURY, CONNECTICUT

RENOVATE POOL WITH MYRTHA & RENOVATE BUILDING		
ITEM	DESCRIPTION	COST*
General Conditions	Construction fence, erosion controls, temporary utilities, dumpsters, signage, field testing, office trailers, project manager, superintendent, etc.	\$ 361,000
Demolition	Remove & dispose concrete pool deck, pool & kiddie pool gutter and main drains, trees, etc.	\$ 80,000
Concrete (Aquatics)	Misc. concrete, concrete pump trucks, pool pathch, concrete deck, grout	\$ 136,000
Metals	Misc Lentiles, interior railings, steel modifications	\$ 5,000
Woods/Plastics	Misc Carpentry, bracing, staging, misc trades, Misc trim	\$ 40,000
Thermal & Moisture	Caulking, asphalt roof	\$ 16,000
Openings	Doors and hardware	\$ 18,000
Finishes	Paint, trim, mechanical piping, vinyl siding, FRP board	\$ 10,000
Specialties	Interior toilet partitions & finish	\$ 13,200
Equipment	Appliances & equipment	\$ 2,000
Furnishings	Trash Receptacles	\$ 3,000
Special Construction (Aquatics)	Pool gutter, equipment, accessible lift, & Myrtha	\$ 967,000
Mechanical	Pool plumbing	\$ 65,000
Heating, Ventilating and Air Conditioning (HVAC)	Louvers	\$ 6,000
Electrical	Building electrical, pool bonding	\$ 135,000
Earthwork	Haul, excavate for pool gutter, formation of subgrade, pipe bedding, finish grading, etc.	\$ 67,000
Exterior Improvements (Landscpaing)	Landscaping, fencing	\$ 77,000
Utilities	Water connection, site drainage, etc.	\$ 10,000
	Subtotal	\$ 2,011,000
	Permits 2% of Project	\$ 40,220
	Bonds & Insurance @ 1% project Cost	\$ 20,512
	Construction Contingency (25%)	\$ 517,933
	Engineering @ 12%	\$ 310,760
	ROUNDED TOTAL	\$ 2,900,000

REPLACE POOL IN KIND WITH MYRTHA & RENOVATE BUILDING		
ITEM	DESCRIPTION	COST*
General Conditions	Construction fence, erosion controls, temporary utilities, dumpsters, signage, field testing, office trailers, project manager, superintendent, etc.	\$ 629,000
Demolition	Remove & dispose concrete pool deck, pool & kiddie pool gutter and main drains, trees, etc.	\$ 82,000
Concrete (Aquatics)	Misc. concrete, concrete pump trucks, pool pathch, concrete deck, grout	\$ 111,000
Metals	Misc Lentiles, interior railings, steel modifications	\$ 5,000
Woods/Plastics	Misc Carpentry, bracing, staging, misc trades, Misc trim	\$ 40,000
Thermal & Moisture	Caulking, asphalt roof	\$ 16,000
Openings	Doors and hardware	\$ 18,000
Finishes	Paint, trim, mechanical piping, vinyl siding, FRP board	\$ 10,000
Specialties	Interior toilet partitions & finish	\$ 13,000
Equipment	Appliances & equipment	\$ 2,000
Furnishings	Trash Receptacles	\$ 3,000
Special Construction (Aquatics)	New pool in kind & kiddie pool & Myrtha	\$ 2,237,000
Mechanical	Pool plumbing	\$ 65,000
Heating, Ventilating and Air Conditioning (HVAC)	Louvers	\$ 6,000
Electrical	Building electrical, pool bonding	\$ 140,000
Earthwork	Haul, excavate for pool gutter, formation of subgrade, pipe bedding, finish grading, etc.	\$ 160,000
Exterior Improvements (Landscpaing)	Landscaping, fencing	\$ 78,000
Utilities	Water connection, site drainage, etc.	\$ 50,000
	Subtotal	\$ 3,665,000
	Permits 2% of Project	\$ 73,300
	Bonds & Insurance @ 1% project Cost	\$ 37,383
	Construction Contingency (10%)	\$ 377,568
	Engineering @ 12%	\$ 498,390
	ROUNDED TOTAL	\$ 4,650,000