Memorial Pool

City of La Crosse, Wisconsin RA Project # 1460

Opinion of Probable Construction Cost: Schematic Design Phase

river ARCHITECTS October 3, 2017

ltem	Quantity Units		Unit Cost		Total Cost	Notes
General Site Work	4.54	<u></u>	05 000 00	<u>,</u>	25.000	
Selective demolition	1 EA	\$	25,000.00	\$	25,000	
Excavation	1 EA	\$	25,000.00	\$	25,000	
Finish Grading	2800 SY	\$	4.00	\$	11,200	
Tracking Pad	1 EA	\$	1,000.00	\$	1,000	
Erosion Control	900 LF	\$	1.50	\$	1,350	Silt fence around perimeter
Concrete Sidewalks	6550 SF	\$	7.50	\$	49,125	Includes 6" compacted fill
Concrete Pool Deck	26220 SF	\$	7.50	\$	196,650	Includes 6" compacted fill
Street & Sidewalk Repair				\$	18,500	
Pool Deck Drains	500 LF	\$	60.00	\$	30,000	
Brick & Stone Landscape Walls				\$	32,000	
Site Benches	7 EA	\$	1,700.00	\$	11,900	
Decorative Fencing	325 LF	\$	100.00	\$	32,500	8' high
Landscaping - Plantings	1 EA	\$	25,000.00	\$	25,000	
Sod	25200 SF	\$	0.80	\$	20,160	
Bike Racks	10 EA	\$	900.00	\$	9,000	9' long loop ribbon rack
Site Lighting	1 EA	\$	42,000.00	\$	42,000	LED based lighting
Subtotal - General Site Work		÷	12,000.00	\$	480,385	LEB Bassa Igrang
Parking Lot						
Parking Pavement Asphalt Material	2500 SF	\$	28.00	\$	70,000	
Concrete Curbing & Gutter	150 LF	\$	22.00	\$	3,300	
Subtotal - Parking Lot				\$	70,000	
Pool Renovations						
Selective Demolition				\$	152,978	
Pool Shell & Pool Finishes				\$	1,343,610	Concrete & Myrtha Items
Mechanical	7741 SF	\$	77.00	\$	596,057	
Programing Equipment				\$	418,300	Diving Boards, Climbing Wall, Access
General Equipment				\$	39,000	Vacuum, Safety Equipment, Testing
Subtotal - Pool Renovations				\$	2,549,945	*Cost of new pool shell add \$180,000
Building Renovations						
Building Renovations Selective demolition	1 EA	\$	28,000.00	\$	28,000	
Building Renovations	1 EA	\$	28,000.00	\$ \$	28,000 10,000	
Building Renovations Selective demolition	1 EA	\$	28,000.00			
Building Renovations Selective demolition Asbestos Abatement	1 EA	\$	28,000.00	\$	10,000	
Building Renovations Selective demolition Asbestos Abatement Lead Abatement	1 EA 3855 SF	\$	28,000.00	\$ \$	10,000 5,000	Includes 6° compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations				\$ \$ \$	10,000 5,000 47,120	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry	3855 SF	\$	7.50	\$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls				\$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs	3855 SF	\$	7.50	\$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry	3855 SF	\$	7.50	\$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry	3855 SF	\$	7.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation	3855 SF 2300 SF	\$ \$	7.50	\$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation	3855 SF 2300 SF 4030 SF	\$ \$ \$	7.50 15.00 12.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360	Includes 6* compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain	3855 SF 2300 SF 4030 SF 3 EA	\$ \$ \$	7.50 15.00 12.00 250.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Skylights	3855 SF 2300 SF 4030 SF 3 EA 7 EA	\$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Membrane & Insulation Roof Skylights Doors	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Membrane & Insulation Roof Mylights Doors Overhead Door (5'-4" W x 8'-0" H)	3855 SF 2300 SF 4030 SF 3 EA 7 EA	\$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00	S S S S S S S S S S S S S S S S S S S	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000	Includes 6" compacted fill
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000 8,000	
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,000 9,000 8,000 98,568	Interior walls & ceilings
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000 8,000	
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,000 9,000 8,000 98,568	Interior walls & ceilings
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tilling - Walls & Ceiling	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000 8,000 98,568 56,190	Interior walls & ceilings Interior walls & floors
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Membrane & Insulation Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tiling - Walls & Ceiling Painting	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA	\$ \$ \$ \$ \$	7.50 15.00 12.00 250.00 3,500.00 1,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,000 9,000 8,000 98,568 56,190 11,737	Interior walls & ceilings Interior walls & floors
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tiling - Walls & Ceiling Painting Joint Sealers Flooring	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA 3 EA	\$ \$ \$ \$ \$ \$ \$ \$	7.50 15.00 250.00 3,500.00 1.500.00 3,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000 8,000 98,568 56,190 11,737 4,000 33,800	Interior walls & ceilings Interior walls & filoors Walls and ceilings, HM doors and frames
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Drain Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tilling - Walls & Ceiling Painting Joint Sealers Filooring Casework and countertops	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA 3 EA	\$ \$ \$ \$ \$ \$ \$ \$	7.50 15.00 250.00 3,500.00 1.500.00 3,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,000 9,000 8,000 98,568 56,190 11,737 4,000 33,800 25,000	Interior walls & ceilings Interior walls & floors Walls and ceilings, HM doors and frames 36" high base cabinets with P-Lam countertops
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Argentry Building Insulation Roof Membrane & Insulation Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tilling - Walls & Ceilling Painting Joint Sealers Flooring Casework and countertops Equipment	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA 3 EA	\$ \$ \$ \$ \$ \$ \$ \$	7.50 15.00 250.00 3,500.00 1.500.00 3,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000 8,000 98,568 56,190 11,737 4,000 33,800 25,000 24,955	Interior walls & ceilings Interior walls & floors Walls and ceilings, HM doors and frames 36° high base cabinets with P-Lam countertops Toilet accessories
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Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Membrane & Insulation Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tilling - Walls & Ceiling Painting Joint Sealers Flooring Casework and countertops Equipment Electrical Plumbing	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA 3 EA	\$ \$ \$ \$ \$ \$ \$ \$	7.50 15.00 250.00 3,500.00 1.500.00 3,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,500 24,000 9,000 8,608 98,568 56,190 11,737 4,000 33,800 25,000 24,955 38,500 90,675	Interior walls & ceilings Interior walls & floors Walls and ceilings, HM doors and frames 36° high base cabinets with P-Lam countertops Toilet accessories
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Membrane & Insulation Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tiling - Walls & Celling Painting Joint Sealers Flooring Casework and countertops Equipment Electrical Plumbing HVAC	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA 3 EA	\$ \$ \$ \$ \$ \$ \$ \$	7.50 15.00 250.00 3,500.00 1.500.00 3,000.00	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,000 9,000 8,000 98,568 56,190 11,737 4,000 33,800 25,000 24,955 38,500 90,675 28,500	Interior walls & ceilings Interior walls & floors Walls and ceilings, HM doors and frames 36° high base cabinets with P-Lam countertops Toilet accessories
Building Renovations Selective demolition Asbestos Abatement Lead Abatement Foundations Concrete Slab Masonry Tuckpointing & Cleaning Existing Masonry Walls Structural Repairs Rough Carpentry Finish Carpentry Finish Carpentry Building Insulation Roof Membrane & Insulation Roof Membrane & Insulation Roof Skylights Doors Overhead Door (5'-4" W x 8'-0" H) Windows Plaster Finish Tilling - Walls & Ceiling Painting Joint Sealers Flooring Casework and countertops Equipment Electrical Plumbing	3855 SF 2300 SF 4030 SF 3 EA 7 EA 16 EA 3 EA	\$ \$ \$ \$ \$ \$ \$ \$	7.50 15.00 250.00 3,500.00 1.500.00 3,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	10,000 5,000 47,120 28,913 25,120 34,500 25,000 48,000 32,500 13,210 48,360 750 24,500 24,500 24,500 24,000 9,000 8,608 98,568 56,190 11,737 4,000 33,800 25,000 24,955 38,500 90,675	Interior walls & ceilings Interior walls & floors Walls and ceilings, HM doors and frames 36° high base cabinets with P-Lam countertops Toilet accessories

Memorial Pool

City of La Crosse, Wisconsin RA Project # 1460

Opinion of Probable Construction Cost: Schematic Design Phase

October 3, 2017

Item	Quantity	Units		Unit Cost		Total Cost	Notes
Covered Seating Shelter							
Foundations and concrete walls					\$	22,580	
Concrete Paving	1140	SF	\$	12.00	\$	13,680	Includes 6" compacted fill
Masonry - Wall	1020	SF	\$	30.00	\$	30,600	
Structural Steel					\$	31,400	
Wood Roof Decking	700	SF	\$	10.00	\$	7,000	
Rough Carpentry					\$	15,000	
Roofing	700	SF	\$	14.00	\$	9,800	
Sheet Metal Flashing					\$	800	
Gutters	42	LF	\$	8.00	\$	336	
Downspouts	24	LF	\$	9.50	\$	228	
Painting	960		\$	5.00	s	4,800	Paint steel, 2 coat system
Staining	1140		\$	1.75	\$	1,995	Stain wood decking
Tables & Chairs		EA	\$	1,500.00	\$	10,500	stan nood dooking
Lighting / Electrical		273	Ŷ	1,000.00	\$	13,500	LED lighting
Subtotal - Covered Seating Shelter					\$	162,219	LED IGHING
······ 5 · ···· 5							
Play Area							
Rubber Surface	1030	SF	\$	15.00	\$	15,450	
Play Equipment					\$	35,000	
Subtotal - Play Area					\$	50,450	
Sunshades							
Foundations					\$	22,580	
Masonry Wall	1440	SE	\$	30.00	\$	43,200	
Carpentry	1440	51	Ψ	30.00	\$	15,500	
Structural Steel					\$	69,048	
Painting	2172	LE	\$	5.00	\$	10,860	Paint steel, 2 coat system
Lounger Seating		EA	ŝ	500.00	ŝ	15,000	r ann sioon, 2 oodi system
Subtotal - Sunshades		Ert		000.00	\$	176,188	
Utilities							
Storm Sewer	1	EA	\$	11,000.00	\$	11,000	
Water Service		EA	\$	14,000.00	\$	14,000	
Electrical Service	1	EA	\$	28,500.00	\$	28,500	
Subtotal - Utilities					\$	53,500	
Construction Subtotal (including O&P)					\$	4,381,584	
Gen. Conditions (On General Construction)		7%			\$	306,711	
Construction Total					\$	4,688,295	
Contingency		10%			\$	468,829	
Total					\$	5,157,124	
Professional Services		10%			\$	515,712	
Total Project Cost				\$		5,672,836	
				Ψ		5,072,030	

The Opinion of Cost is based on information obtained from: bid results from past projects, construction cost guides, and the judgment of the authors. It is not a bid, and it is possible that actual bid results may vary considerably from this Opinion of Cost. Rapidly changing construction materials prices may not be reflected in construction cost guides. In addition, the monetary response to current economic difficulties creates additional uncertainty on the possible range of future price inflation or deflation.