

# Memorial Pool

City of La Crosse, Wisconsin  
RA Project # 1460

riverARCHITECTS

October 3, 2017

## Opinion of Probable Construction Cost: Schematic Design Phase

Item	Quantity	Units	Unit Cost	Total Cost	Notes
<b>General Site Work</b>					
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
<b>Subtotal - General Site Work</b>				<b>\$ 480,385</b>	
<b>Parking Lot</b>					
Parking Pavement Asphalt Material	2500	SF	\$ 28.00	\$ 70,000	
Concrete Curbing & Gutter	150	LF	\$ 22.00	\$ 3,300	
<b>Subtotal - Parking Lot</b>				<b>\$ 70,000</b>	
<b>Pool Renovations</b>					
Selective Demolition				\$ 152,978	
Pool Shell & Pool Finishes				\$ 1,343,610	Concrete & Myrtha Items
Mechanical	7741	SF	\$ 77.00	\$ 596,057	
Programming Equipment				\$ 418,300	Diving Boards, Climbing Wall, Access
General Equipment				\$ 39,000	Vacuum, Safety Equipment, Testing
<b>Subtotal - Pool Renovations</b>				<b>\$ 2,549,945</b>	<b>*Cost of new pool shell add \$180,000</b>
<b>Building Renovations</b>					
Selective demolition	1	EA	\$ 28,000.00	\$ 28,000	
Asbestos Abatement				\$ 10,000	
Lead Abatement				\$ 5,000	
Foundations				\$ 47,120	
Concrete Slab	3855	SF	\$ 7.50	\$ 28,913	Includes 6" compacted fill
Masonry				\$ 25,120	
Tuckpointing & Cleaning Existing Masonry Walls	2300	SF	\$ 15.00	\$ 34,500	
Structural Repairs				\$ 25,000	
Rough Carpentry				\$ 48,000	
Finish Carpentry				\$ 32,500	
Building Insulation				\$ 13,210	
Roof Membrane & Insulation	4030	SF	\$ 12.00	\$ 48,360	
Roof Drain	3	EA	\$ 250.00	\$ 750	
Roof Skylights	7	EA	\$ 3,500.00	\$ 24,500	
Doors	16	EA	\$ 1,500.00	\$ 24,000	
Overhead Door (5'-4" W x 8'-0" H)	3	EA	\$ 3,000.00	\$ 9,000	
Windows				\$ 8,000	
Plaster Finish				\$ 98,568	Interior walls & ceilings
Tiling - Walls & Ceiling				\$ 56,190	Interior walls & floors
Painting				\$ 11,737	Walls and ceilings, HM doors and frames
Joint Sealers				\$ 4,000	
Flooring	2600	SF	\$ 13.00	\$ 33,800	
Casework and countertops				\$ 25,000	36" high base cabinets with P-Lam countertops
Equipment				\$ 24,955	Toilet accessories
Electrical				\$ 38,500	Includes new electric service and LED Lighting
Plumbing				\$ 90,675	
HVAC				\$ 28,500	
Security & Cameras				\$ 15,000	
<b>Subtotal - Building Renovations</b>				<b>\$ 838,897</b>	

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## Opinion of Probable Construction Cost: Schematic Design Phase

Item	Quantity	Units	Unit Cost	Total Cost	Notes
<b>Covered Seating Shelter</b>					
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	LF	\$ 5.00	\$ 4,800	Paint steel, 2 coat system
Staining	1140	SF	\$ 1.75	\$ 1,995	Stain wood decking
Tables & Chairs	7	EA	\$ 1,500.00	\$ 10,500	
Lighting / Electrical				\$ 13,500	LED lighting
<b>Subtotal - Covered Seating Shelter</b>				<b>\$ 162,219</b>	
<b>Play Area</b>					
Rubber Surface	1030	SF	\$ 15.00	\$ 15,450	
Play Equipment				\$ 35,000	
<b>Subtotal - Play Area</b>				<b>\$ 50,450</b>	
<b>Sunshades</b>					
Foundations				\$ 22,580	
Masonry Wall	1440	SF	\$ 30.00	\$ 43,200	
Carpentry				\$ 15,500	
Structural Steel				\$ 69,048	
Painting	2172	LF	\$ 5.00	\$ 10,860	Paint steel, 2 coat system
Lounger Seating	30	EA	\$ 500.00	\$ 15,000	
<b>Subtotal - Sunshades</b>				<b>\$ 176,188</b>	
<b>Utilities</b>					
Storm Sewer	1	EA	\$ 11,000.00	\$ 11,000	
Water Service	1	EA	\$ 14,000.00	\$ 14,000	
Electrical Service	1	EA	\$ 28,500.00	\$ 28,500	
<b>Subtotal - Utilities</b>				<b>\$ 53,500</b>	
<b>Construction Subtotal (including O&amp;P)</b>				<b>\$ 4,381,584</b>	
<i>Gen. Conditions (On General Construction)</i>		7%		\$ 306,711	
<b>Construction Total</b>				<b>\$ 4,688,295</b>	
<i>Contingency</i>		10%		\$ 468,829	
<b>Total</b>				<b>\$ 5,157,124</b>	
<b>Professional Services</b>		10%		\$ 515,712	
<b>Total Project Cost</b>			<b>\$</b>	<b>5,672,836</b>	

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.