

Sundance Hills Metro District Pool Park Renovation
4/21/2021

Program, Budget, & Cost Estimates

#	Description	Budgeted	Low Cost Estimate	High Cost Estimate	ANTICIPATED COST (AVG.)	Notes	Priority	Planning Dept Review Required	
GENERAL CONTRACTOR SCOPE OF WORK (#1 - 15, 17 - 21, 23 -27)									
1	Pool pump room remodel	\$ 147,000	\$ 300,000	\$ 375,000	\$ 337,500	Critical to pool operations; all pool heaters, filters, pumps, and machinery, piping, furnaces, water heaters, & pool covers	Critical	No (Yes, if any exterior improvements)	
2	Replaster Pools	\$ 90,000	\$ 120,000	\$ 125,000	\$ 122,500	Diamond Brite plaster finish, no new tile. All three pools	Critical	Maybe	
3	Dive-well safety padding replacement	\$ 5,000	\$ 32,500	\$ 32,500	\$ 32,500	Full replacement	Critical	Maybe	
4	ADA Pool lift		\$ 5,000	\$ 5,000	\$ 5,000	portable ada lift	Critical	Yes	
5	Baby and Toddler Pool	\$ 200,000	\$ 410,000	\$ 416,000	\$ 413,000	Replace baby pool with new 800 SF zero depth entry baby pool	Critical	Yes	
6	Dive pool Improvements (Option A)	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	Grandfather existing pool as is. Make minor updates to dive stands to improve safety. Move dive stands closer together, closer to the pool edge, replace dive boards with 16' lengths, replace guardrails. Update pool to meet code requirements for high dive.	High	Yes	
7	Pool repair / upgrade suggestions from engineer		\$ 54,500	\$ 54,500	\$ 54,500	Required improvements only, including VGB grate replacement and water tightness testing. New Pool Covers.	High	No	
8	Pool Entrance Remodel	\$ 25,000	\$ 28,000	\$ 35,000	\$ 31,500	Required scope only for minimum needs to meet ADA Upgrades, including counters and casework modification and entry gates with panic hardware(\$10,000 - \$20,000), electrical distribution updates (\$10,000)	Critical	Yes for exterior entry door only	
9	Locker room remodel	\$ 100,000	\$ 50,000	\$ 65,000	\$ 57,500	Required scope only. Includes ADA upgrades (grab bars, sink pipe insulation, shower pan flush entry), deck shower tower, and structural improvement to concrete slab.	High	No (Yes, if any exterior improvements)	
10	Facility ADA improvements		\$ 6,000	\$ 6,000	\$ 6,000	Additional ADA upgrades such as signage and clearance modification at fireplace exhaust	High	No	
11	Sailfish bathroom pipe insulation	\$ 5,000	\$ 4,500	\$ 6,000.00	\$ 5,250	Insulate the existing waterlines running to bathrooms that have been freezing and breaking.	High		
12	Entry System upgrade	\$ 40,000	\$ 24,000	\$ 30,000	\$ 27,000	Keycard entrance at gates to the pool, playground and tennis courts.	High	No	
13	Egress gates from pool area		\$ 10,000	\$ 15,000	\$ 12,500	Includes 3 egress gates. May be required per code. Mandatory	High	Yes	
14	Tennis wall repair	\$ 80,000	\$ 25,000	\$ 35,000	\$ 30,000	Repair / replace degrading concrete wall around tennis courts.	High	Yes	
15	Drainage repair	\$ 20,000	\$ 45,000	\$ 60,000	\$ 52,500	Repair drainage issues between pool lawn and tennis court retaining wall, replace french drain	High	Yes	
16	See Owner Contracted Items Below								
17	Playground maintenance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	Mulch refill	High	Yes	
18	Reseal parking lot	\$ 20,000	\$ 7,000	\$ 11,000	\$ 9,000	Reseal and re-strip. Add one ADA parking stall.	Medium	Yes	
19	Trash Enclosure		\$ 4,500	\$ 8,000	\$ 6,250	Provide wood fence trash enclosure at east side of parking lot with gate and lock, something nicer than picket fence. Mandatory	Medium	Yes	
20	Exterior improvements		\$ 4,500	\$ 6,500	\$ 5,000	sidewalk repair, concrete and rebar repair	Medium	Yes	
21	Landscape re-design	\$ 50,000	\$ 5,000	\$ 5,000	\$ 5,000	Minimum minor improvements such as mulch replacement and sidewalk to sailfish room.	Low	Yes	
22	See Owner Contracted Items Below								
23	Update lighting in pavilion		\$ 10,000	\$ 10,000	\$ 10,000	Replace lights with energy efficient LED lights	High	Yes	
24	Pool speaker system replacement		\$ 15,000	\$ 20,000	\$ 17,500	Music and paging system replacement and modernizing equipment	High	No	
25	Playground Update	\$ 50,000	\$ 30,000	\$ 50,000	\$ 40,000	Remove upper playground, and upgrade lower playground	High	Yes	
26	Provide tennis player access to Sailfish restrooms				\$ -	To be approved by the Board	High	No	
27	New wind screens for tennis courts	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000		Medium	Yes	
28	See Owner Contracted Items Below								
	Additional Budget Funding	\$ 519,657							
		SUBTOTAL				\$ 1,360,000			
POTENTIAL SCOPE OF WORK ADDITIONS (COSTS NOT INCLUDED IN PROJECT TOTALS)									
A	Pickleball court Addition	\$ -	\$ 35,000	\$ 40,000.00	\$ 37,500	Not in scope of work	Low	Yes	
B	Retaining wall modifications with new stairs	\$ -	\$ 2,500	\$ 5,000	\$ 3,750	Not in scope of work	Low	Yes	
C	Fence and gates between pool and volleyball court		\$ 13,000	\$ 15,000	\$ 14,000	Not in scope of work	Low	Yes	
		SUBTOTAL				\$ 55,250	COST NOT INCLUDED IN PROJECT TOTALS		
SUBTOTAL		\$ 1,631,657	\$ 1,270,500	\$ 1,450,500	\$ 1,360,000	20% will be required towards ADA, approx \$260,000			
GC General Conditions, Profit & Overhead	25%		\$ 317,625	\$ 362,625	\$ 340,000	Includes staffing, transportation, remote office costs, material processing, site general requirements conditions, profit, and overhead.			
Contingency	20%	\$ 345,000	\$ 254,100	\$ 290,100	\$ 272,000				
Escalation	5%		\$ 63,525	\$ 72,525	\$ 68,000				
SUBTOTAL		\$ 345,000	\$ 635,250	\$ 725,250	\$ 680,000				
Total Cost		\$ 1,976,657	\$ 1,905,750	\$ 2,175,750	\$ 2,040,000				

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OWNER CONTRACTED SCOPE OF WORK								
16	Irrigation replacement / repair	\$ 175,000	\$ 100,000	\$ 100,000	\$ 100,000	Complete assessment by irrigation design contractor and new smart link system for water savings and leak prevention	High	Yes
22	New furniture for Sailfish Room	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	If there are funds then we will include in project scope. If not, this may move to maintenance item for future funding.	High	No
28	New outdoor furniture	\$ 30,000	\$ 25,000	\$ 35,000	\$ 30,000	If there are funds then we will include in project scope. If not, this may move to maintenance item for future funding. New umbrellas, lounge chairs, tables. Could repaint the existing picnic tables.	Medium	No
29 (NEW)	Entry Landscape Improvements		\$ 24,417	\$ 24,417	\$ 24,417	Design/Build by JBK		
SUBTOTAL		\$ 230,000	\$ 174,417	\$ 184,417	\$ 179,417			

TOTAL HARD COSTS (GC & OWNER)	\$ 2,206,657	\$ 2,055,750	\$ 2,335,750	\$ 2,219,417
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Design & Permit Fees (Soft Costs)					
A&E Design Fees (Phase A)		\$ 38,235	\$ 38,235	\$ 38,235	Current Phase under contract
A&E Design Fees (Phase B & C)		\$ 250,000	\$ 300,000	\$ 275,000	Estimated Fee. Fee will be finalized in separate contract
Cost Estimator (Phase C)				\$ 11,600	One estimate at SD and one estimate at DD
Greenwood Village Planning Department Permit Review Fees		\$ 300	\$ 1,000	\$ 650	Based on Site Development Plan Amendment
Water and Sanitation District Review Fees		\$ 1,000	\$ 5,000	\$ 3,000	Castlewood W&S District, Urban Drainage & Flood (S Platte)
South Metro Fire Permit Review Fee		\$ 2,000	\$ 4,000	\$ 3,000	
Tri-County Health Department Permit Review Fee		\$ 120	\$ 120	\$ 120	Based on Pool permit review only
Greenwood Village Building Department Permit Review		\$ 10,300	\$ 15,000	\$ 12,650	Based on a \$1.5 million valuation
Greenwood Village Building Dept Permit Review Fees (Electrical)		\$ 1,500	\$ 1,600	\$ 1,550	Based on a \$150,000 electrical valuation
TOTAL SOFT COSTS		\$ 303,455	\$ 364,955	\$ 345,805	

PROJECT TOTALS	\$ 2,206,657	\$ 2,359,205	\$ 2,700,705	\$ 2,565,222
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