

**DRAFT FACILITY DESIGN CRITERIA
RENOVATION OF TOWN POOL
TOWN OF SOMERSET**

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**TABLE P2 - PRELIMINARY ESTIMATE -
CONSTRUCTION COST & PROJECT BUDGET**

ESTIMATED CONSTRUCTION COST FOR CONSENSUS REQUIREMENTS	DEMOLITION - BLDG, PAVING, TODDLER POOL		\$75,000	
	NEW BATH HOUSE CONSTRUCTION - MAIN LEVEL (UNCONDITIONED) 3,252 SF @ \$150/SF		\$488,000	
	NEW BATH HOUSE CONSTRUCTION - PUMP/FILTER RM 600 SF @ \$100/SF		\$60,000	
	SHADE/STORM STRUCTURE 1400 SF @ \$50/SF		\$70,000	
	TRELLIS AT UPPER TERRACE		\$25,000	
	RECONSTRUCT TODDLER POOL INCL. FOUNTAIN (INCL. ELEVATION OF SURROUNDING DECK)		\$75,000	
	BARBECUE AREA (COVERED) AND GRILLS		\$20,000	
	NEW PAVING AT UPPER TERRACE AND INFILL BEHIND DIVING WELL		\$20,000	
	RETAINING WALLS 250 LF @ \$200/LF		\$50,000	
	NEW FENCING & SITE RAILS		\$25,000	
	NEW TRASH/RECYCLING ENCLOSURE		\$5,000	
	NEW BIKE RACKS		\$5,000	
	NEW POOL FILTRATION SYSTEM		\$25,000	
	STORMWATER MANAGEMENT		\$50,000	
	SITE UTILITIES INCL. NEW SEWAGE EJECTOR		\$50,000	
	SITE LIGHTING		\$30,000	
	PARKING & DRIVEWAY PAVING/CURB & GUTTER		\$75,000	
	SITE RESTORATION/ LANDSCAPING		\$50,000	
	SUBTOTAL			\$1,198,000
	GC SUPERVISION (9 MOS @ \$5,000/MO)			\$45,000
GENERAL CONDITIONS	10%		\$119,800	

	SUBTOTAL		\$1,362,800
	GC OVERHEAD	10%	\$136,280
	GC PROFIT	15%	\$204,420
	TOTAL CONSTRUCTION COST		\$1,703,500
SOFT COSTS	ARCHITECTURE & ENGINEERING	12%	\$204,420
	PERMIT FEES	3%	\$51,105
	PERFORMANCE & PAYMENT BOND	2%	\$34,070
	ATTORNEY FEES		\$25,000
	LEED CERTIFICATION FEES		\$15,000
	TOTAL SOFT COSTS		
SUBTOTAL (CONSTRUCTION COST PLUS SOFT COSTS)			\$2,033,095
OTHER COSTS	FURNISHINGS INCL. NEW DECK CHAIRS/TABLES		\$50,000
	SECURITY SYSTEM		\$15,000
	NETWORK WIRING/PHONE SYSTEM		\$5,000
	TOTAL OTHER COSTS		\$70,000
SUBTOTAL (CONSTRUCTION COST PLUS SOFT COSTS PLUS OTHER COSTS)			\$2,103,095
CONTINGENCY FOR LEVEL OF ESTIMATE		20%	\$420,619
CONTINGENCY FOR UNKNOWNNS		20%	\$420,619
TOTAL RECOMMENDED PROJECT BUDGET			\$2,944,333
ROUNDED			\$2.9M
OPTIONS	SMALL ACTIVITY RM - 350SF		\$75,000
	LARGE ACTIVITY/MEETING RM - 1,400SF (ON 2 ND FLR; COST INCLUDES ELEVATOR AND TWO EXIT STAIRS)		\$625,000
	NIGHT COVER (VINYL; LAID MANUALLY)		\$10,000
	ENCLOSE AND CONDITION BATH HOUSE		\$200,000
	FITNESS RM INCL. EQUIPMENT - 400SF		\$100,000
	ADD NEW POOL WITH TWO LAP LANES (INCLUDES POOL EQUIPMENT)		\$100,000
	ENCLOSE LAP POOL FOR YEAR-ROUND USE (+/-3,500 SF STRUCTURE)		\$250,000