

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
District General Manager

**FROM:** Nathan Chorey, P.E.  
Engineering Manager

**SUBJECT:** Review, discuss, and provide feedback on the CMAR Construction Cost Estimate for the Burnt Cedar Swimming Pool Improvement Project – Fund: Beaches; Project 3970BD2601.

**STRATEGIC PLAN:** Long Range Principle #5 – Assets and Infrastructure

**DATE:** December 2, 2020

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### **I. RECOMMENDATION**

The Board of Trustees review, discuss, and provide feedback on the CMAR cost estimate for the Burnt Cedar Swimming Pool Improvement Project.

### **II. DISTRICT STRATEGIC PLAN**

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District’s workforce.

### **III. BACKGROUND**

The Burnt Cedar swimming pool has been identified for replacement in the 5-year capital improvement plan. At the September 30, 2020 Board of Trustee Meeting, the majority of the Board of Trustees supported utilizing the Construction Manager-At-Risk (CMAR) project delivery method. IVGID Staff interviewed two (2) highly qualified firms and selected CORE Construction to provide CMAR pre-construction services including cost estimating.

#### **IV. CONSTRUCTION MANAGER-AT-RISK COST ESTIMATE**

CORE Construction has prepared a construction cost estimate based on the schematic design package for the Burnt Cedar Swimming Pool Improvement Project, prepared by TSK Architects dated October 30, 2020 and presented to the Board of Trustees on November 18, 2020. Below is their estimate is compared to the Conceptual Design Option #1 and Schematic Design Estimate prepared by TSK. A line item breakdown of the estimate is attached to this memorandum for your reference.

Engineer's Estimate	Conceptual Design Option #1 TSK Estimate	Schematic Design TSK Estimate	Schematic Design CORE Estimate*
Construction Costs	\$4,553,425	\$3,907,214	\$4,316,668
Soft Costs	\$1,070,055	\$918,195	\$1,014,417
<b>Total Project Costs</b>	<b>\$5,623,480</b>	<b>\$4,825,410</b>	<b>\$5,331,085</b>

\* CORE Estimate shown includes "Alt#1 – Connector Pathway"

In preparing the cost estimate, CORE Construction reviewed constructability and developed a project schedule based on input from key trades. This exercise provided valuable insight into the impact and duration of the project. CORE Construction has prepared the attached PowerPoint presentation to review their estimate, outline their estimating methodology, and discuss how it evolves as the project moves through the design process before preparation of a Guaranteed Maximum Price prior to construction.

#### **V. FINANCIAL IMPACT AND BUDGET**

The Burnt Cedar Swimming Pool Improvement Project (3970BD2601) is currently included in the approved Five-Year CIP plan as an FY2020/21 and FY2021/22 capital improvement project with a total project budget of \$2,925,000. (See project data sheet attached to this memorandum).

*Construction of Project in Fiscal Year 2021/2022.*

The construction costs stated above are estimated costs based on the schematic design package. As we proceed through final design, the actual project costs will be provided by the Construction Manager at Risk Contractor (CMAR) Contractor. CMAR project delivery method (NRS 338.1685) was chosen to provide greater insight in to the construction costs during the design phase and obtain the best possible project value.

Construction of the Burnt Cedar Swimming Pool Project will require additional funding, beyond what is currently provided for in the Beach Capital Improvement Plan. The current plan, including the one-year flip of Facility Fee from Community Services Fund to Beach Fund is now estimated to result in an estimated year-end excess fund balance within the Beach Fund of \$4.5 million, available to support priority Beach capital projects (including \$2.85 million currently programmed in the FY2021/22 Beach CIP plan).

Funding to support construction require additional resources through either;

- a) an increase in the Beach Facility Fee beyond the \$125 projected for FY2021/22, or
- b) pursue debt financing for all or a portion of the cost of the pool renovation project.

A typical funding plan for projects such as the Burnt Cedar Pool Improvement Project would include a debt financing component that spreads the cost of the capital improvement over the useful life of the asset. However, any debt financial plan should also consider other Board-approved priority Beach capital projects anticipated over the next 2-3 years.

To inform the Board's consideration of appropriate scope relative to affordability, it should be noted that:

- The District has the ability to finance all or a portion of the project through debt financing.
- The District has ample debt capacity to incur additional debt for this project (as well as other Beach or Community Services capital project priorities).

## **VI. ALTERNATIVES**

This memo is requesting the Board to provide feedback to Staff on the CMAR cost estimate the Burnt Cedar Swimming Pool Improvement Project.

## **VII. BUSINESS IMPACT**

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachments:

CORE Construction Schematic Design Estimate

CORE Construction – Board Meeting Presentation

Burnt Cedar Swimming Pool Improvement Project – Project Summary Data Sheet



IVGID: Burnt Cedar Beach - Pool Reconstruction

Schematic Design Estimate - December 1, 2020

LOCATION: Incline Village, NV

ARCHITECT: TSK Architects

DURATION(months): 9.0

WARRANTY(yrs): 1

SITE ACREAGE: 0.71

#	Description	Base Price	A/E Estimate 11/10/20	ALTERNATES (EXCLUDED)		
				ALT #1 Connector Pathway	ALT #2 Parking Lot Re-Grading	ALT #3 Perimeter Retaining Wall
<b>GENERAL REQUIREMENTS</b>						
TSR	Temporary Site Construction Requirements	\$163,026	\$99,330	\$0	\$0	\$0
W&C	Waste Handling & Cleaning Requirements	\$58,799	\$49,665	\$0	\$0	\$0
		\$104,227	\$49,665	\$0	\$0	\$0
<b>DEMOLITION / OFF-SITE INFRASTRUCTURE</b>						
2	Temporary Access / Logistics	\$152,836	\$168,861	\$0	\$4,410	\$0
3	Selective Demolition	\$29,891	\$0	\$0	\$0	\$0
		\$122,946	\$168,861	\$0	\$4,410	\$0
<b>SITE WORK (ROUGH)</b>						
7	Survey, Layout and Staking	\$546,534	\$271,964	\$19,519	\$12,754	\$4,248
8	Earthwork	\$11,448	\$0	\$19,519	\$12,754	\$4,248
9	Utilities	\$207,059	\$164,934	\$0	\$0	\$0
11	Dust Control	\$255,595	\$107,030	\$0	\$0	\$0
12	Stormwater Pollution Prevention Plan (SWPPP)	\$42,533	\$0	\$0	\$0	\$0
		\$29,899	\$0	\$0	\$0	\$0
<b>SITE WORK (FINISH)</b>						
15	Landscaping & Irrigation	\$492,645	\$673,516	\$154,518	\$0	\$82,128
16	Fencing and Gates	\$75,632	\$55,825	\$25,194	\$0	\$0
22	Site Furnishings	\$113,985	\$89,593	\$12,800	\$0	\$0
23	Site Concrete	BY OWNER	\$0	\$0	\$0	\$0
24	Site Masonry	\$286,156	\$493,679	\$46,333	\$0	\$35,400
		\$16,872	\$34,419	\$70,191	\$0	\$46,728
		\$41,014	\$26,830	\$0	\$0	\$0
<b>STRUCTURE</b>						
30	Building Concrete	\$7,537	\$5,000	\$0	\$0	\$0
36	Rough Carpentry	\$33,477	\$21,830	\$0	\$0	\$0
<b>ENCLOSURE</b>						
38	Caulking and Sealants	\$13,573	\$15,000	\$0	\$0	\$0
		\$13,573	\$15,000	\$0	\$0	\$0
<b>INTERIOR FINISHES</b>						
61	Metal Studs, Drywall, and Ceilings	\$8,516	\$9,000	\$0	\$0	\$0
62	Paint and High Performance Coatings	\$5,000	\$4,000	\$0	\$0	\$0
69	Concrete Finishing	\$2,491	\$3,500	\$0	\$0	\$0
		\$1,025	\$1,500	\$0	\$0	\$0
<b>SPECIALTIES</b>						
<b>EQUIPMENT</b>						
91	Swimming Pool & Wading Pool	\$0	\$0	\$0	\$0	\$0
		\$1,494,650	\$1,323,227	\$0	\$0	\$0
<b>MEP SYSTEMS</b>						
98	Plumbing Systems	\$26,900	\$30,000	\$0	\$0	\$0
99	HVAC Systems	\$18,450	\$20,000	\$0	\$0	\$0
104	Electrical & Low Voltage Systems	\$1,950	\$4,000	\$0	\$0	\$0
		\$6,500	\$6,000	\$0	\$0	\$0
<b>SPECIAL SYSTEMS</b>						
		\$0	\$0	\$0	\$0	\$0

Subtotal	\$2,939,696	\$2,617,728	\$174,036	\$17,164	\$86,376
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CONTINGENCIES & ALLOWANCES							
10.0%	Design & Estimating Contingency	\$2,939,696	\$293,970	\$444,816	\$26,105	\$2,575	\$12,956
3.0%	CMAR Contingency	\$2,939,696	\$88,191	\$78,532	\$5,221	\$515	\$2,591

Subtotal (with Contingencies & Allowances)	\$3,321,856	\$3,141,074	\$205,363	\$20,253	\$101,923
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GENERAL CONDITIONS		BASED ON	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
Required	General Conditions	9.0 Months	\$540,000	\$540,000	\$0	\$0	\$0
Required	Warranty Service	\$3,321,856	\$4,983	\$4,712	\$0	\$0	\$0

Subtotal (with General Conditions)	\$3,866,839	\$3,685,786	\$205,363	\$20,253	\$101,923
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INSURANCE, BONDS, AND BUILDERS RISK		BASED ON	SUB TOTAL	SUB TOTAL		
Required	General Liability	\$4,098,976	\$40,990	\$39,072		
Required	Payment and Performance Bond	\$4,098,976	\$27,574	\$26,374		
Required	Builders Risk Insurance	\$4,098,976	\$500	\$500		

Subtotal (with GC's, Prof. Services, & Insurance)	\$3,935,902	\$3,751,732			
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RATE	CONTRACTOR'S FEE	BASED ON	SUB TOTAL	SUB TOTAL		
3.95%	Construction Manager At Risk Fee	\$4,098,976	\$161,910	\$154,335		
0.15%	State Commerce Tax	\$775,956	\$1,164	\$1,147		

Subtotal (GC's, Prof Services, Insurance, Tax, & Fee)	\$4,098,976	\$3,907,214	\$217,692	\$21,469	\$108,042
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	Estimate Amount	A/E Estimate 11/10/20 Est. Total	ALT #1 Connector Pathway	ALT #2 Parking Lot Re-Grading	ALT #3 Perimeter Retaining Wall
<b>Estimate Total</b>	<b>\$4,098,976</b>	\$3,907,214	\$217,692	\$21,469	\$108,042

EXCLUDED

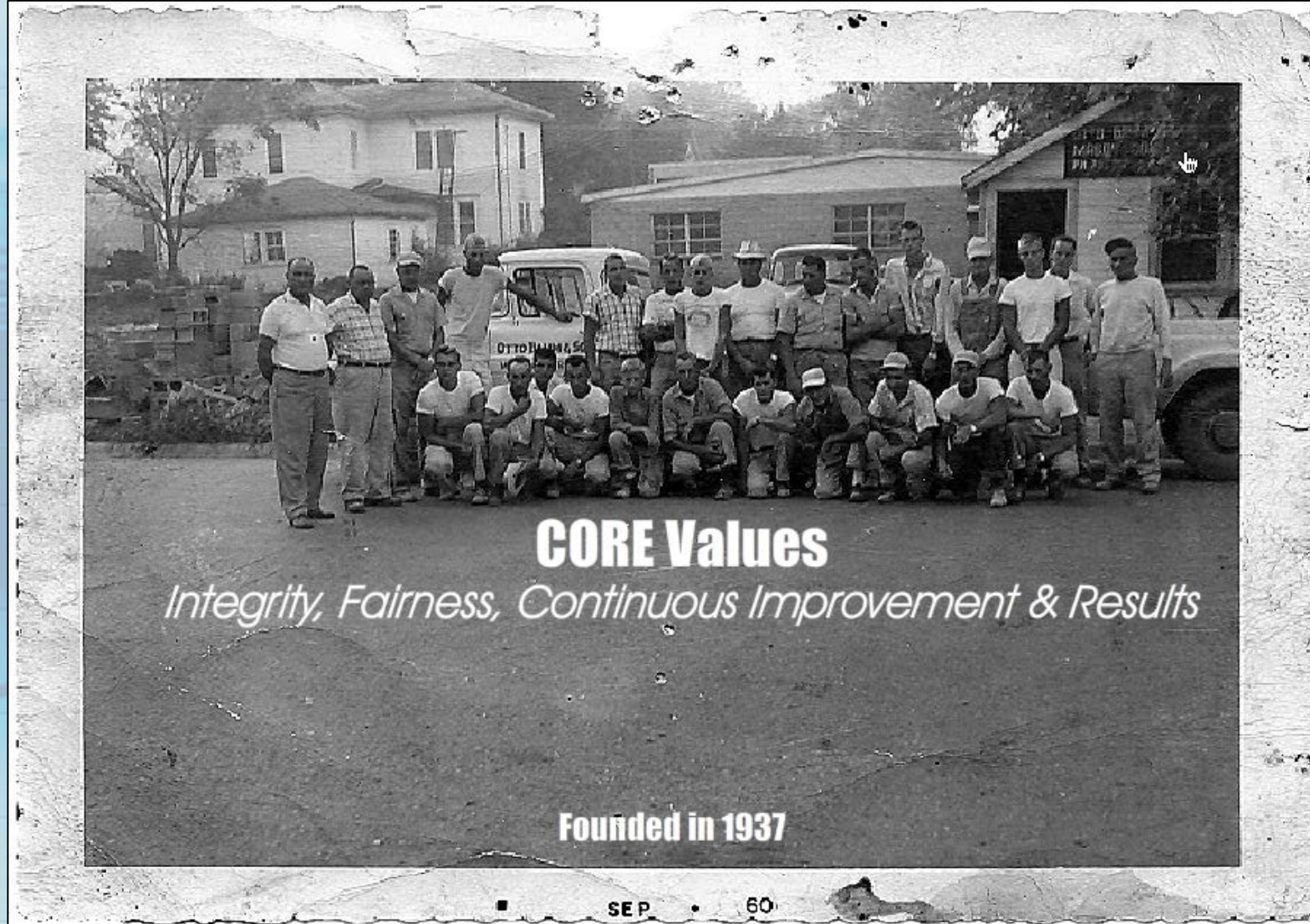




BURNT CEDAR SWIMMING POOL  
IMPROVEMENT PROJECT

BOARD MEETING PRESENTATION  
12.09.20











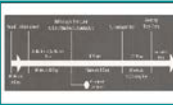

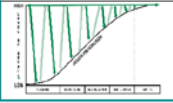





# NEVADA'S MOST EXPERIENCED

# CMAR

Over 100 CMAR Projects  
For 25 Public Agencies



OPERATIONAL  
**excellence**<sup>™</sup>  
THE CORE STANDARD

<p><b>SAFETY</b></p>	<p>ZERO INCIDENTS, ZERO ACCIDENTS.</p>	 <p>RESEARCH</p>	 <p>LOGISTICS</p>
<p><b>QUALITY</b></p>	<p>BUILT TO PLANS AND SPECS, TO A QUALITY THAT EXCEEDS CLIENT EXPECTATIONS. NO RE-WORK.</p>	 <p>BMP's &amp; DEWATER</p>	 <p>VIRTUAL</p>
<p><b>SCHEDULE</b></p>	<p>BUILT ON OR AHEAD OF SCHEDULE.</p>	 <p>NRS TIMELINE</p>	 <p>MILESTONES</p>
<p><b>COST</b></p>	<p>PROJECT COMPLETED WITHIN BUDGET. NO CHANGE ORDERS.</p>	 <p>LIVING ESTIMATE</p>	 <p>PRECON SERVICES</p>
<p><b>SUBCONTRACTORS</b></p>	<p>BUILT BY QUALIFIED SUBCONTRACTORS WHO CARE AS MUCH ABOUT OPERATIONAL EXCELLENCE AS WE DO.</p>	 <p>12-STEP</p>	 <p>OUTREACH</p>
<p><b>CLIENT</b></p>	<p>THE CLIENT WOULD HIRE US BACK AGAIN.</p>	 <p>LESSONS LEARNED</p>	 <p>COMMUNITY</p>



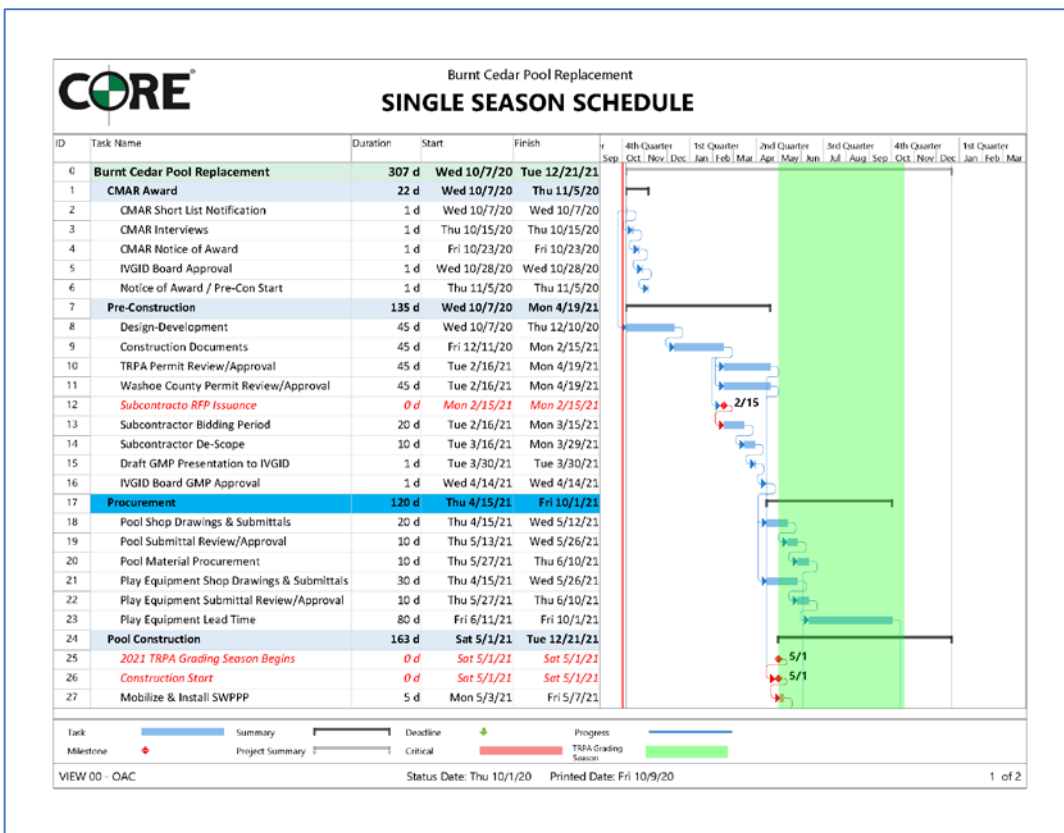
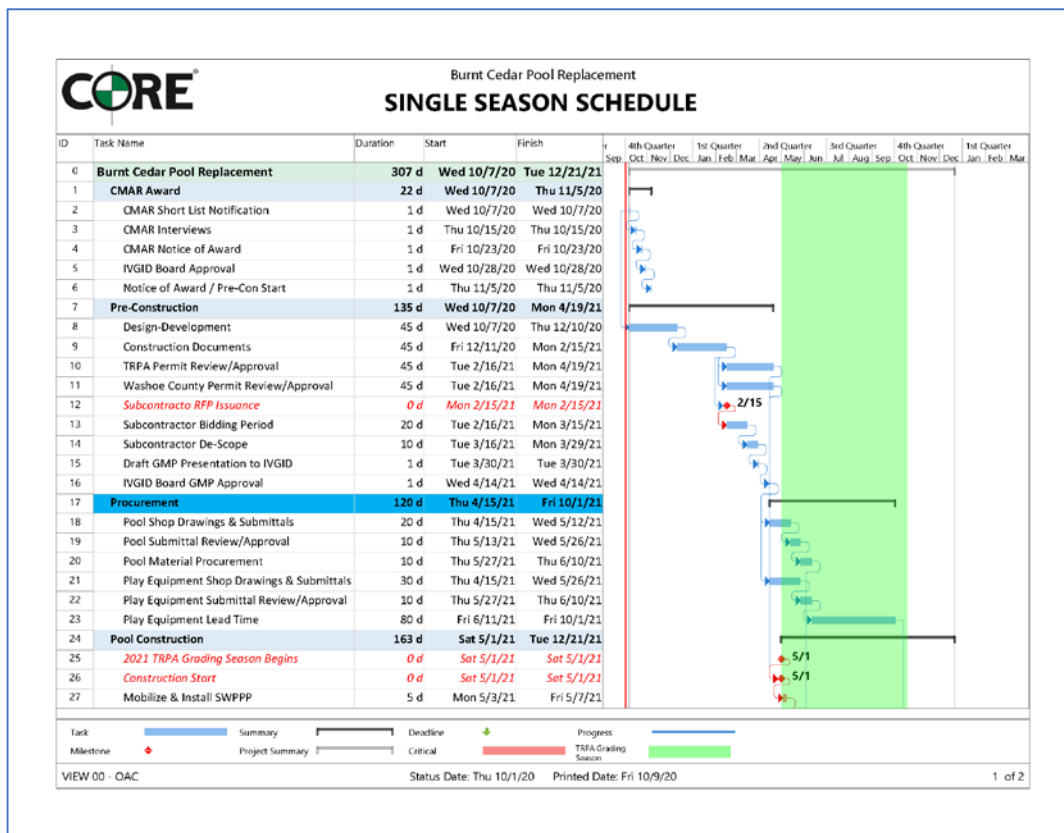
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LOGISTICS



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MILESTONES





Two Season Schedule Milestones

- TRPA Grading Season Begins: May 1, 2021
- Existing Pool Demo Complete: June 14, 2021
- Pool Excavation Complete: June 28, 2021
- Pool Shotcrete Complete: August 31, 2021
- Pool Tile & Coping Complete: September 29, 2021
- Pool Deck Fine Grading Complete: October 6, 2021
- TRPA Grading Season Ends: October 15,
- **Pool Plaster Complete: May 5, 2022**
- **Pool Start-Up Complete: May 20, 2022**
- **Substantial Completion: May 20, 2022**



## SUBCONTRACTOR SELECTION



### **1. Research**

Identify viable, qualified subcontractors in each trade scope of work



### **2. Outreach**

Reach out to identified subcontractors & determine interest



### **3. Advertise**

Publicly advertise in multiple local & regional outlets



### **4. Educate**

Host a sub fair to educate interest subcontractors & vendors on CMAR & project specifics



### **5. Prequalify**

Begin prequalification process for final list of interested subcontractors



### **6. Solicit**

Issue request for proposals to all 1% trades & invitation to bid to all others



### **7. Review**

Host a preproposal meeting to review bid documents



### **8. Request**

Set a deadline for information requests



### **9. Clarify**

Issue final addendum / clarification



### **10. Bid Day**

Collect sealed 1% scope RFP bids & ITB bids for opening with IVGID



### **11. Descope**

Review proposals & interview subcontractors to determine best value



### **12. GMP**

Submit GMP proposal to IVGID for review and approval by the board

**Burnt Cedar Swimming Pool Improvement Project**  
**Preliminary Opinion of Probable Costs - Schematic Design Level**  
**Option #1 - Schematic Design Update**

SCHEMATIC DESIGN		CONCEPTUAL DESIGN				
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	Item (Fully Burdened) November 10, 2020	Item (Fully Burdened) August 12, 2020
<b>BASE IMPROVEMENTS (include Contractor Percentages O/P, GC, Bonds, etc... of 23%)</b>						
1.1	Mobilization/Demobilization	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.2	Site Preparation/Demolition	1	LS	\$ 154,800	\$ 154,800	\$ 154,800
1.3	Utility Allowance	1	LS	\$ 10,000	\$ 10,000	\$ 10,000
1.4	Earthwork	1	LS	\$ 103,200	\$ 103,200	\$ 103,200
1.5	Terrace Retaining Walls	90	LF	\$ 150	\$ 13,500	\$ 25,800
1.6	New Swimming Pool (2-4 Hour TOR)	3,900	SF	\$ 322.5	\$ 1,257,750	\$ 1,257,750
1.7	Swimming Pool Surge Tank	1	LS	\$ 64,500	\$ 64,500	\$ 64,500
1.8	New Wading Pool	565	SF	\$ 260	\$ 146,900	\$ 309,600
1.9	Wading Pool Surge Tank	0	LS	\$ 51,600	\$ -	\$ 51,600
1.10	Wading Pool Interactive Play Equipment	1	LS	\$ 96,750	\$ 96,750	\$ 96,750
1.11	Wading Pool Splash/Spouts	1	LS	\$ 25,800	\$ 25,800	\$ 25,800
1.12	Wading Pool Fence Barrier	123	LF	\$ 160	\$ 19,680	\$ 64,500
1.12a	Wading Pool Gate (self close/latch)	1	ea	\$ 4,000	\$ 4,000	\$ -
1.13	Drainage/BMPs	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.14	Pool Decks	143.56	SF	\$ 45	\$ 6,565.27	\$ 677,250
1.15	Deck Equipment	1	LS	\$ 96,776	\$ 96,776	\$ 89,500
1.16	Pool Area Perimeter Fencing (283 LF)	283	LF	\$ 225	\$ 63,675	\$ -
1.16a	Pool Perimeter Low Curb at Fence	283	LF	\$ 40	\$ 11,320	\$ -
1.16b	Pool Area Perimeter Access Gates	2	ea	\$ 4,000	\$ 8,000	\$ 129,000
1.16c	Relocated Wrought Iron Perimeter Fence	100	LF	\$ 100	\$ 10,000	\$ -
1.17	Pool Equip Rm. Upgrades & Equipment	1	Allowance	\$ 79,000	\$ 79,000	\$ 129,000
1.18	Landscape/Site (inside The Pool Fence)	3,000	SF	\$ 20	\$ 60,000	\$ 64,500
1.19	Tree and Rock/Jumper Removal	1	LS	\$ 64,500	\$ 64,500	\$ 64,500
1.20	Site Lighting	0	Allowance	\$ -	\$ -	\$ 64,500
1.21	Recreation Pool Slide (New)	1	LS	\$ 30,000	\$ 30,000	\$ 25,800
1.22	Shade Structure (Fixed)	0	LS	\$ 32,250	\$ -	\$ 32,250
1.23a	Park Connector Walk-Way (5 wide Asphalt inc. base)	2,220	SF	\$ 50	\$ 111,000	\$ -
1.23b	Park Connector Retaining Wall	90	LF	\$ 200	\$ 18,000	\$ -
1.23c	Park Connector Rip-Rap stabilization	250	SY	\$ 50	\$ 12,500	\$ 206,400
1.23d	Park Connector Wood Guard Rail	220	LF	\$ 50	\$ 11,000	\$ -
1.24	Existing Sidewalk Repair	1	Allowance	\$ 10,000	\$ 10,000	\$ -
1.25	<b>Base Construction Subtotal</b>				<b>\$ 3,397,578</b>	<b>\$ 3,959,500</b>
1.26	Estimating Contingency	15%			\$ 509,637	\$ 593,925
1.27	<b>Base Construction + Estimating Contingency</b>				<b>\$ 3,907,214</b>	<b>\$ 4,553,425</b>
<b>ADD ALTERNATES</b>						
2.1	None Noted at this time.	0	LF	\$ -	\$ -	\$ -
3.0	<b>TOTAL CONSTRUCTION COSTS</b>				<b>\$ 3,907,214</b>	<b>\$ 4,553,425</b>
<b>SOFT COSTS</b>						
4.1	Location Multiplier (Tahoe)	0%			\$ -	\$ -
4.2	IVGID Contingency	10%			\$ 390,721	\$ 455,343
4.3	Permits & Fees	0.5%			\$ 19,536	\$ 22,767
4.4	IVGID Management Cost	3%			\$ 117,216	\$ 136,603
4.5	Architecture & Engineering	10%			\$ 390,721	\$ 455,343
4.6	<b>TOTAL SOFT COSTS</b>	<b>23.5%</b>			<b>\$ 918,195</b>	<b>\$ 1,070,055</b>
5.0	<b>TOTAL ESTIMATED PROJECT COST</b>				<b>\$ 4,825,410</b>	<b>\$ 5,623,480</b>
<b>The Total Estimated Project Cost change from Conceptual to Schematic Design = \$</b>						<b>(798,070)</b>
Notes						
1. Deck Equipment includes pool covers, pool cover reels, lifeguard chairs, lane line, lane line reels, safety signs, safety equipment etc...						
Total Estimated Project Cost Excludes: FF&E						



IVGID: Burnt Cedar Beach - Pool Reconstruction  
 Schematic Design Estimate - December 1, 2020  
 LOCATION: Burnt Cedar Village, NY  
 ARCHITECT: TSK Architects  
 DESIGN/ENGINEER: SO  
 WAKARUSA RD 1  
 SPA ARCADE 0171

#	Description	Base Price	A/E Estimate 11/10/20	ALTERNATES		
				ALT #1 Connector Pathway	ALT #2 Parking Lot Re-Grading	ALT #3 Perimeter Retaining Wall
<b>GENERAL REQUIREMENTS</b>				EXCLUDED		
TSR	Temporary Site Construction Requirements	\$10,000	\$10,000	\$0	\$0	\$0
W&C	Waste Handling & Clearing Requirements	\$104,227	\$49,665	\$0	\$0	\$0
<b>DEMOLITION / CONSTRUCTION / UTILITIES</b>				EXCLUDED		
2	Temporary Access / Logistics	\$2,891	\$10,000	\$0	\$4,480	\$0
3	Selective Demolition	\$122,946	\$168,861	\$0	\$4,480	\$0
<b>SITE WORK (INCLUDES)</b>				EXCLUDED		
7	Survey, Layout and Staking	\$11,448	\$0	\$0	\$0	\$0
8	Earthwork	\$207,039	\$164,034	\$15,576	\$12,254	\$4,248
9	Utilities	\$255,565	\$107,000	\$0	\$0	\$0
11	Dust Control	\$42,533	\$0	\$0	\$0	\$0
12	Stormwater Pollution Prevention Plan (SWPPP)	\$29,899	\$0	\$0	\$0	\$0
<b>SITE WORK (EXCLUDES)</b>				EXCLUDED		
10	Landscaping & Irrigation	\$75,632	\$123,616	\$114,538	\$0	\$80,328
16	Fencing and Gates	\$113,985	\$89,583	\$25,794	\$0	\$0
20	Site Landscaping	\$0	\$0	\$12,000	\$0	\$0
23	Site Concrete	\$236,156	\$493,279	\$46,133	\$0	\$35,400
24	Site Masonry	\$16,872	\$14,418	\$10,000	\$0	\$16,270
<b>STRUCTURE</b>				EXCLUDED		
30	Building Concrete	\$7,537	\$5,000	\$0	\$0	\$0
36	Rough Carpentry	\$13,877	\$12,800	\$0	\$0	\$0
<b>ENCLOSURE</b>				EXCLUDED		
38	Caulking and Sealants	\$13,373	\$13,000	\$0	\$0	\$0
<b>INTERIORS (INCLUDES)</b>				EXCLUDED		
61	Metal Studs, Drywall, and Ceilings	\$3,000	\$4,000	\$0	\$0	\$0
62	Paint and High Performance Coatings	\$2,401	\$3,500	\$0	\$0	\$0
69	Concrete Finishing	\$3,025	\$3,500	\$0	\$0	\$0
<b>SPECIALTIES</b>				EXCLUDED		
91	Swimming Pool & Wading Pool	\$5,484,650	\$1,323,227	\$0	\$0	\$0
<b>EQUIPMENT</b>				EXCLUDED		
99	Plumbing Systems	\$18,490	\$18,000	\$0	\$0	\$0
99	HVAC Systems	\$1,550	\$4,000	\$0	\$0	\$0
104	Electrical & Low Voltage Systems	\$5,500	\$6,000	\$0	\$0	\$0
<b>SPECIAL SYSTEMS</b>				EXCLUDED		
		\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>		<b>\$2,939,696</b>	<b>\$2,617,728</b>	<b>\$174,036</b>	<b>\$17,164</b>	<b>\$96,376</b>
<b>CONTINGENCIES/ALLOWANCES</b>				EXCLUDED		
100%	Design & Estimating Contingency	\$2,225,056	\$239,970	\$444,616	\$26,705	\$2,375
8.0%	CMAR Contingency	\$23,920,666	\$88,181	\$78,532	\$15,277	\$1,056
<b>Subtotal (with Contingencies &amp; Allowances)</b>		<b>\$3,321,856</b>	<b>\$3,141,074</b>	<b>\$205,363</b>	<b>\$20,253</b>	<b>\$101,923</b>
<b>GENERAL CONDITIONS</b>				EXCLUDED		
Required	General Conditions	9.0 Months	\$140,000	\$140,000	\$0	\$0
Required	Monthly Service	\$1,321,856	\$4,718	\$4,718	\$0	\$0
<b>Subtotal (with General Conditions)</b>		<b>\$3,866,839</b>	<b>\$3,685,796</b>	<b>\$205,363</b>	<b>\$20,253</b>	<b>\$101,923</b>
<b>INSURANCE, BONDS, AND BUILDERS RISK</b>				EXCLUDED		
Required	General Liability	\$4,095,976	\$40,990	\$39,072	\$0	\$0
Required	Equipment and Performance Bond	\$4,095,976	\$37,314	\$37,314	\$0	\$0
Required	Builder's Risk Insurance	\$4,095,976	\$500	\$500	\$0	\$0
<b>Subtotal (with GC's, Prof. Services, &amp; Insurance)</b>		<b>\$3,935,902</b>	<b>\$3,751,732</b>	<b>\$205,363</b>	<b>\$20,253</b>	<b>\$101,923</b>
<b>FEES</b>				EXCLUDED		
Required	Construction Manager At Risk Fee	\$4,095,976	\$81,910	\$81,910	\$0	\$0
Required	State Commission Fee	\$275,356	\$134	\$134	\$0	\$0
<b>Subtotal (GC's, Prof. Services, Insurance, Tax, &amp; Fee)</b>		<b>\$4,098,976</b>	<b>\$3,907,214</b>	<b>\$217,692</b>	<b>\$21,469</b>	<b>\$108,042</b>
<b>Estimate Total</b>		<b>\$4,098,976</b>	<b>\$3,907,214</b>	<b>\$217,692</b>	<b>\$21,469</b>	<b>\$108,042</b>



**Burnt Cedar Swimming Pool Improvement Project**  
**Preliminary Opinion of Probable Costs - Schematic Design Level**  
**Option #1 - Schematic Design Update**

ITEM	DESCRIPTION	SCHEMATIC DESIGN			CONCEPTUAL DESIGN	
		QTY	UNIT	UNIT PRICE	Item (Fully Burdened) November 10, 2020	Item (Fully Burdened) August 12, 2020
<b>BASE IMPROVEMENTS (include Contractor Percentages O/P, GC, Bonds, etc... of 23%)</b>						
1.1	Mobilization/Demobilization	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.2	Site Preparation/Demolition	1	LS	\$ 154,800	\$ 154,800	\$ 154,800
1.3	Utility Allowance					
1.4	Earthwork					
1.5	Terrace Retaining					
1.6	New Swimming					
1.7	Swimming Pool					
1.8	New Wading P					
1.9	Wading Pool Sp					
1.10	Wading Pool Im					
1.11	Wading Pool Sp					
1.12	Wading Pool Fe					
1.12a	Wading Pool G					
1.13	Drainage/BMPs					
1.14	Pool Decks					
1.15	Deck Equipmen					
1.16	Pool Area Parin					
1.16a	Pool Resinater					
1.16b	Pool Area Parin					
1.16c	Relocated Wroo					
1.17	Pool Equip Rm					
1.18	Landscape/Ste					
1.19	Tree and Rock					
1.20	Site Lighting					
1.21	Recreation Pool					
1.22	Shade Structure					
1.23a	Park Connector					
1.23b	Park Connector					
1.23c	Park Connector					
1.23d	Park Connector					
1.24	Existing Sidewalk					
1.25	Base Constru					
1.26	Estimating Cont					
1.27	Base Constru					
<b>ADD ALTERNATES</b>						
2.1	None Noted at					
3.0	<b>TOTAL CON</b>					
<b>SOFT COSTS</b>						
4.1	Location Multipl					
4.2	IVGID Condinge					
4.3	Permits & Fees					
4.4	IVGID Managemt					
4.4	Architecture &					
4.6	<b>TOTAL SOF</b>					
5.0	<b>TOTAL ESTIMATED PROJECT COST</b>				\$ 4,025,410	\$ 5,623,400
<p>The Total Estimated Project Cost change from Conceptual to Schematic Design = \$ (798,070)</p>						
Notes						
i. Deck Equipment includes pool covers, pool cover reels, lifeguard chairs, lane line, lane line reels, safety signs, safety equipment etc...						
Total Estimated Project Cost Excludes: FF&E						

TSK ESTIMATE SUMMARY

**CORE CONSTRUCTION**

IVGID: Burnt Cedar Beach - Pool Reconstruction  
 Schematic Design Estimate - December 1, 2020  
 LOCATION: Buellville Village, NY  
 ARCHITECT: TSK Architects  
 DRAFTER: TSK Architects  
 WAKAMATSU: 1  
 SHEET NO: 0.17

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	Item (Fully Burdened) November 10, 2020	Item (Fully Burdened) August 12, 2020
1.5	ALT #3 Perimeter Retaining Wall					
1.6						
1.7						
1.8						
1.9						
1.10						
1.11						
1.12						
1.13						
1.14						
1.15						
1.16						
1.16a						
1.16b						
1.16c						
1.17						
1.18						
1.19						
1.20						
1.21						
1.22						
1.23a						
1.23b						
1.23c						
1.23d						
1.24						
1.25						
1.26						
1.27						
<b>Subtotal (GC's, Prof Services, Insurance, Tax, &amp; Fee)</b>						
					\$4,098,976	\$3,907,214
<b>Estimate Total</b>						
					\$4,098,976	\$3,907,214

CORE ESTIMATE SUMMARY



## HIGH LEVEL ESTIMATE COMPARISON DATA

- CORE's 90% SCHEMATIC DESIGN ESTIMATE (12/02/20) = \$4,316,668
- ARCHITECT / ENGINEER's 90% SCHEMATIC DESIGN ESTIMATE (11/10/20) = \$3,907,214
- TOTAL VARIANCE OF \$409,454 or 9.9%
- INDUSTRY STANDARD DEVIATION FOR SD DESIGN PHASE ESTIMATE BETWEEN 5% - 10%
- DESIGN DEVELOPMENT GOAL TO OPTIMIZE DESIGN
- ESTABLISH COST SAVINGS OPPORTUNITIES TO KEEP THE PROJECT WITHIN BUDGET

**TOTAL PROJECT COST ESTIMATE COMPARISON**

	TSK ESTIMATE	CORE ESTIMATE
TOTAL CONSTRUCTION COSTS	\$3,907,214	\$4,316,668
IVGID CONTINGENCY (10%)	\$390,721	\$431,667
PERMIT & FEES (0.5%)	\$19,536	\$21,583
IVGID MANAGEMENT COST (3%)	\$117,216	\$129,500
ARCHITECTURE & ENGINEERING	\$390,721	\$431,667
<b>TOTAL PROJECT COSTS</b>	<b>\$4,825,408</b>	<b>\$5,331,085</b>



## Project Summary

<b>Project Number:</b>	3970BD2601
<b>Title:</b>	Burnt Cedar Swimming Pool Improvements
<b>Project Type:</b>	D - Capital Improvement - Existing Facilities
<b>Division:</b>	70 - Beach Aquatics
<b>Budget Year:</b>	2021
<b>Finance Options:</b>	
<b>Asset Type:</b>	BD - Buildings & Structures
<b>Active:</b>	Yes

<b>Project Description</b>				
<p>The Burnt Cedar Swimming Pool and Toddler pool fiberglass surfaces require periodic replacement. Over time, discoloration, cracking and surface failure will create health and safety impacts to continued use of the pools. Breakdown of the pool surface will allow materials to cloud the water and make it unsanitary and cloudy water will not meet health dept safety code requirements. It has been determined the pool has reached the end of its service life. This project is for full swimming and toddler pool replacement, associated mechanical systems improvements, and pool deck replacement.</p> <p>A consultant will be selected to complete an alternative layout analysis and evaluate existing mechanical systems. Consideration will be given to reducing the maximum depth of the pool, providing a zero-entry pool edge for improved ADA access, maintaining a water slide, and a second toddler pool or splash pad.</p>				
<b>Project Internal Staff</b>				
<p>Engineering will manage the project. The Director of Parks and Recreation will determine the needs for the project and coordinate project timing because the pool will need to be out of service during the summer season to complete the work. A community interest committee will be convened by the General Manager.</p>				
<b>Project Justification</b>				
<p>This project will reconstruct the swimming and toddler pool, mechanical equipment and pool deck. The cost estimate is a placeholder at this time because the exact scope of work has not been identified for the replacement Burnt Cedar pool facility. The General Manager will lead a community group to received input on community desires and needs for a new pool facility. It is anticipated at this time that construction will occur in the summer of 2021. The impact to the facility will be substantial during the summer operation period. Construction will require the closing of the pool facility for the whole summer or a portion of the summer.</p>				
<b>Forecast</b>				
<b>Budget Year</b>	<b>Total Expense</b>	<b>Total Revenue</b>	<b>Difference</b>	
2021				
Design	225,000	0	225,000	
Year Total	225,000	0	225,000	
2022				
Construction Management	225,000	0	225,000	
Construction Reserves	225,000	0	225,000	
Placeholder - Construction	2,250,000	0	2,250,000	
Year Total	2,700,000	0	2,700,000	
	<b>2,925,000</b>	<b>0</b>	<b>2,925,000</b>	
<b>Year Identified</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Manager</b>	<b>Project Partner</b>
2012	Jul 1, 2019	Jun 30, 2022	Engineering Manager	





## **Incline Village Burnt Cedar Swimming Pool improvement Project** Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled  
December 7, 2020  
Cumming Project No. 20-01113.00



Prepared for Incline Village General Improvement District

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3200 DOUGLAS BOULEVARD, SUITE 100 • ROSEVILLE • CALIFORNIA • 95661  
PHONE: 916-660-9030 • FAX: 916-660-9045

# Incline Village Burnt Cedar Swimming Pool improvement Project

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

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# Incline Village Burnt Cedar Swimming Pool improvement Project

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

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## EXECUTIVE SUMMARY

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### 1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Incline Village General Improvement District and Cumming, for the purpose of establishing a probable cost for construction of the Pool improvement project.

The project scope encompasses Remove and replace lap pool and add a new wading pool to Incline Village Burnt Cedar Park

### 1.3 Project Schedule

	Start	Finish	Duration
Design & Engineering	Dec-20	May-21	6 months
Construction	May-21	Dec-21	7 months

#### Key Assumptions

- CMAR CORE Construction
- Existing Building & pool demolition Included
- Single Phase Construction

#### Key Exclusions

- Project Soft Costs
- Department Relocation
- Seismic Upgrades
- AV Equipment
- Pool Equip Building



**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**SUMMARY**

Element	Area / SF	Cost / SF	Total
Lap & Wading Pool	4,465	\$636.94	\$2,843,934
Sitework & Utilities	25,000	\$45.19	\$1,129,755

<b>Total Estimated Construction Cost</b>	<b>25,000</b>	<b>\$158.95</b>	<b>\$3,973,689</b>
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**Add Alternates with GC Markup**

			Total
Timing System with Scoreboard	1 ea	\$169,000.00	\$169,000
Musco Pool Lighting 50'H	4 ea	\$84,500.00	\$338,000

**Deduct Alternates with GC Markup**

			Total
Wood fence at connector pathway	370 lf	-\$84.50	-\$31,265
A/C connector pathway along the lake	2,200 sf	-\$86.23	-\$189,701

**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**SUMMARY MATRIX**

Element	Lap & Wading Pool 4,465 SF		Sitework & Utilities 25,000 SF		Overall Totals	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
01 General Requirements						
02 Existing Conditions			\$67,063	\$2.68	\$67,063	\$2.28
03 Concrete			\$9,545	\$0.38	\$9,545	\$0.32
04 Masonry						
05 Metals						
06 Wood, Plastics, And Composites						
07 Thermal And Moisture Protection						
08 Openings						
09 Finishes						
10 Specialties						
11 Equipment						
12 Furnishings						
13 Special Construction	\$1,960,787	\$439.15			\$1,960,787	\$66.55
14 Conveying Systems						
21 Fire Suppression						
22 Plumbing	\$11,166	\$2.50			\$11,166	\$0.38
23 HVAC	\$7,474	\$1.67			\$7,474	\$0.25
25 Integrated Automation	\$1,200	\$0.27			\$1,200	\$0.04
26 Electrical	\$9,456	\$2.12	\$52,389	\$2.10	\$61,846	\$2.10
27 Communications						
28 Electrical Safety And Security						
31 Earthwork			\$165,972	\$6.64	\$165,972	\$5.63
32 Exterior Improvements			\$407,081	\$16.28	\$407,081	\$13.82
33 Utilities			\$156,500	\$6.26	\$156,500	\$5.31
Subtotal Cost	\$1,990,083	\$445.71	\$858,550	\$34.34	\$2,848,633	\$96.68
General Conditions \$40k/month	\$279,770	\$62.66	\$39,967	\$1.60	\$319,737	\$10.85
General Requirements 3.0%	\$68,096	\$15.25	\$26,956	\$1.08	\$95,051	\$3.23
Bonds & Insurance 2.2%	\$43,782	\$9.81	\$18,888	\$0.76	\$62,670	\$2.13
Contractor's Fee 3.95%	\$94,078	\$21.07	\$37,302	\$1.49	\$131,381	\$4.46
Design Contingency 10.0%	\$247,581	\$55.45	\$98,166	\$3.93	\$345,747	\$11.73
CMAR Contingency 3.0%	\$59,702	\$13.37	\$25,757	\$1.03	\$85,459	\$2.90
Escalation to MOC, 08/30/21 2.2%	\$60,841	\$13.63	\$24,169	\$0.97	\$85,011	\$2.89
<b>Total Estimated Construction Cost</b>	<b>\$2,843,934</b>	<b>\$636.94</b>	<b>\$1,129,755</b>	<b>\$45.19</b>	<b>\$3,973,689</b>	<b>\$134.86</b>

**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**SCHEDULE OF AREAS AND CONTROL QUANTITIES**

Schedule of Areas	Lap & Wading Pool	Sitework & Utilities	Total
<b>1. Enclosed Areas (x 100%)</b>			
Swimming pool surface	3,900		3,900
Wading Pool Surface	565		565
Site area		25,000	25,000
<b>Total Enclosed</b>	<b>4,465</b>	<b>25,000</b>	<b>29,465</b>
<b>2. Unenclosed Areas (x 50%)</b>			
Balconies			
Covered Deck			
<b>Total Unenclosed</b>			
<b>Total Gross Floor Area</b>	<b>4,465</b>	<b>25,000</b>	<b>29,465</b>



# Incline Village Burnt Cedar Swimming Pool improvement Project

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

## SUMMARY - LAP & WADING POOL

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions		
03 Concrete		
04 Masonry		
05 Metals		
06 Wood, Plastics, And Composites		
07 Thermal And Moisture Protection		
08 Openings		
09 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction	\$1,960,787	\$439.15
14 Conveying Systems		
21 Fire Suppression		
22 Plumbing	\$11,166	\$2.50
23 HVAC	\$7,474	\$1.67
25 Integrated Automation	\$1,200	\$0.27
26 Electrical	\$9,456	\$2.12
27 Communications		
28 Electrical Safety And Security		
31 Earthwork		
32 Exterior Improvements		
33 Utilities		
34 Transportation		
40 Process Integration		
41 Material Processing And Handling Equipment		
44 Pollution Control Equipment		
48 Electrical Power Generation		
Subtotal	\$1,990,083	\$445.71
General Conditions \$40k/month	14.06% \$279,770	\$62.66
Subtotal	\$2,269,853	\$508.37
General Requirements	3.00% \$68,096	\$15.25
Subtotal	\$2,337,949	\$523.62
Bonds & Insurance	2.20% \$43,782	\$9.81
Subtotal	\$2,381,730	\$533.42
Contractor's Fee	3.95% \$94,078	\$21.07
Subtotal	\$2,475,809	\$554.49
Design Contingency	10.00% \$247,581	\$55.45
Subtotal	\$2,723,390	\$609.94
CMAR Contingency	3.00% \$59,702	\$13.37
Subtotal	\$2,783,092	\$623.31
Escalation to MOC, 08/30/21	2.19% \$60,841	\$13.63

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$2,843,934</b>	<b>\$636.94</b>
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**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

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**SUMMARY - LAP & WADING POOL**

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Element	Total	Cost / SF
Total Area:	4,465 SF	

**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**DETAIL ELEMENTS - LAP & WADING POOL**

Element	Quantity	Unit	Unit Cost	Total
<b>11 Equipment</b>				
Bleachers				
Telescoping bleachers at pool		seats	\$300.00	FF&E

**Total - Equipment**

**13 Special Construction**

Excavation and Demo

Demo and Excavation of lap	398.15	cy	\$50.00	\$19,907
Disposal & hauling material of existing pool	3,900	sf	\$3.00	\$11,700
Disposal of existing pool slide	1	ea	\$500.00	\$500
Backfill wading pool	238.89	cy	\$50.00	\$11,944
Excavate the wading pool	24.06	cy	\$50.00	\$1,203
Backfill wading pool	3.14	cy	\$50.00	\$157

Lap Pool, rim flow filtration (budget Western Water features)

Pool slide	1	ea	\$30,000.00	\$30,000
Lifeguards stand	2	ea	\$4,500.00	\$9,000
ADA hoist pool seats	1	ea	\$4,000.00	\$4,000
Pool tarp and reels	3,900	sf	\$10.00	\$39,000

Wading pool (budget Western Water Features)

Sneaker soaker in wade pool	1	ea	\$30,000.00	\$30,000
Lifeguards stand	1	ea	\$4,500.00	\$4,500

Pool Deck

Concrete Pool Deck with storm drains, 6" thick rebar and xypex	13,300	sf	\$30.00	\$399,000
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Mechanical Equipment

Surge pit and pump pit	1	ls	\$30,000.00	\$30,000
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Miscellaneous

Clean, maintain train and operate until occupancy	1	ls	\$5,000.00	\$5,000
Training, Start-up & water	1	ls	\$10,000.00	\$10,000
Start-up Chemicals	1	ls	\$3,000.00	\$3,000
Maintenance Equipment & Signage	1	ls	\$12,000.00	\$12,000
Pool Signage	1	ea	\$2,000.00	\$2,000

Alternates

Timing System with Scoreboard	1	ea		<i>add alt</i>
Musco Pool Lighting 50'H	4	ea		<i>add alt</i>

**Total - Special Construction** **\$1,960,787**

**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**DETAIL ELEMENTS - LAP & WADING POOL**

Element	Quantity	Unit	Unit Cost	Total
<b>22 Plumbing</b>				
Plumbing fixtures				
Replace showerhead, valve, drain	1	ea	\$2,149.00	\$2,149
Replace outdoor footwash	1	ea	\$693.00	\$693
Plumbing Rough-ins				
Relocated boiler rough-in	1	ea	\$1,368.00	\$1,368
Local rough-ins for fixtures	2	ea	\$1,297.00	\$2,594
Local rough-ins for drains	1	ea	\$404.00	\$404
Miscellaneous				
Test / clean plumbing	16	hr	\$116.33	\$1,861
Start-up/check-out	8	hr	\$139.60	\$1,117
Commissioning assist	8	hr	\$122.45	\$980
<b>Total - Plumbing</b>				<b>\$11,166</b>
<b>23 HVAC</b>				
Relocate Existing Equipment				
Boiler for wading pool	16	hrs	\$118.80	\$1,901
HVAC Equipment				
Exhaust Fan, 400cfm	1	ea	\$1,114.00	\$1,114
Air distribution				
Ductwork	150	lbs	\$12.39	\$1,859
Miscellaneous				
Test / clean plumbing	8	hr	\$137.56	\$1,100
Start-up/check-out	8	hr	\$125.05	\$1,000
Commissioning assist	4	hr	\$125.05	\$500
<b>Total - HVAC</b>				<b>\$7,474</b>
<b>25 Integrated Automation</b>				
DDC Controls				
CO2 sensor interlock with exhaust fan	1	ea	\$1,200.00	\$1,200
<b>Total - Integrated Automation</b>				<b>\$1,200</b>
<b>26 Electrical</b>				
Distribution equipment				
90A 3P breaker, molded case	1	ea	\$1,215.79	\$1,216
HVAC and equipment connections				
Pool pump 15HP connection	1	ea	\$372.68	\$373
Pool pump 5HP connection	1	ea	\$176.86	\$177
Disconnect switch, 30/3 fused N3R	1	ea	\$729.52	\$730
Disconnect switch, 100/3 fused N3R	1	ea	\$1,391.74	\$1,392
Wiring shows existing on one line diagram	1	ls		



**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

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**DETAIL ELEMENTS - LAP & WADING POOL**

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Element	Quantity	Unit	Unit Cost	Total
Lighting and controls				
Re-configure existing Pool lighting circuit for both pools	1	ls	\$1,788.89	\$1,789
Convenience power				
See site work				
General conditions / General requirements				
Indirect labor	1	ls	\$3,000.00	\$3,000
Consumables	1	ls	\$198.78	\$199
Equipment rentals	1	ls	\$231.90	\$232
Testing/commissioning	1	ls	\$350.00	\$350
<b>Total - Electrical</b>				<b>\$9,456</b>

**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**SUMMARY - SITEWORK & UTILITIES**

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions	\$67,063	\$2.68
03 Concrete	\$9,545	\$0.38
04 Masonry		
05 Metals		
06 Wood, Plastics, And Composites		
07 Thermal And Moisture Protection		
08 Openings		
09 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying Systems		
21 Fire Suppression		
22 Plumbing		
23 HVAC		
25 Integrated Automation		
26 Electrical	\$52,389	\$2.10
27 Communications		
28 Electrical Safety And Security		
31 Earthwork	\$165,972	\$6.64
32 Exterior Improvements	\$407,081	\$16.28
33 Utilities	\$156,500	\$6.26
34 Transportation		
40 Process Integration		
41 Material Processing And Handling Equipment		
44 Pollution Control Equipment		
48 Electrical Power Generation		
Subtotal	\$858,550	\$34.34
General Conditions \$40k/month	4.66% \$39,967	\$1.60
Subtotal	\$898,517	\$35.94
General Requirements	3.00% \$26,956	\$1.08
Subtotal	\$925,473	\$37.02
Bonds & Insurance	2.20% \$18,888	\$0.76
Subtotal	\$944,361	\$37.77
Contractor's Fee	3.95% \$37,302	\$1.49
Subtotal	\$981,663	\$39.27
Design Contingency	10.00% \$98,166	\$3.93
Subtotal	\$1,079,829	\$43.19
CMAR Contingency	3.00% \$25,757	\$1.03
Subtotal	\$1,105,586	\$44.22
Escalation to MOC, 08/30/21	2.19% \$24,169	\$0.97

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$1,129,755</b>	<b>\$45.19</b>
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**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

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**SUMMARY - SITEWORK & UTILITIES**

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Element	Total	Cost / SF
Total Area:	25,000 SF	

# Incline Village Burnt Cedar Swimming Pool improvement Project

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

## DETAIL ELEMENTS - SITEWORK & UTILITIES

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Site Clearance / Demolition				
Clear and grub	4,479	sf	\$0.20	\$896
Sawcut AC/Concrete paving	825	lf	\$6.27	\$5,173
Remove concrete paving and dispose	12,397	sf	\$2.00	\$24,794
Remove handrails	2	ea	\$300.00	\$600
Remove bike rack for relocation	1	ea	\$250.00	\$250
Remove retaining wall	100	lf	\$15.00	\$1,500
Remove fencing	913	lf	\$5.00	\$4,565
Remove ramp	95	sf	\$3.00	\$285
Tree removal	14	ea	\$1,000.00	\$14,000
Utility Demolition allow	1	ls	\$15,000.00	\$15,000
<b>Total - Existing Conditions</b>				<b>\$67,063</b>
<b>03 Concrete</b>				
Remove and replace SOG	415	sf	\$3.00	\$1,245
Replace Bldg SOG at mechanical room and housekeeping	415	sf	\$20.00	\$8,300
<b>Total - Concrete</b>				<b>\$9,545</b>
<b>26 Electrical</b>				
Site Electrical				
New grounding for new swimming pools to main ground bus-Allowance	1	al	\$7,523.97	\$7,524
Trenching, backfill and compaction	750	lf	\$52.93	\$39,698
Tombstone w/ NEMA 4X (2) GFI	2	ea	\$689.00	\$1,378
Conduit 1", pvc	200	lf	\$5.00	\$1,000
Copper wire #10, thhn	600	lf	\$0.72	\$432
Power for Score keeper board	150	lf	\$5.72	\$858
Spare conduit for future lighting-1" ,pvc	300	lf	\$5.00	\$1,500
<b>Total - Electrical</b>				<b>\$52,389</b>
<b>31 Earthwork</b>				
Site Clearing				
Site Clearing	25,000	sf	\$0.35	\$8,750
Earthwork and Grading				
Mobilization	1	ls	\$25,000.00	\$25,000
Staking/Layout	25,000	sf	\$0.25	\$6,250
Clear & grub site	25,000	sf	\$0.15	\$3,750
Rough Grading, assuming balanced site	25,000	sf	\$1.00	\$25,000
Cut/Fill existing site	1,852	cy	\$12.00	\$22,222
Fine grading	25,000	sf	\$1.00	\$25,000
Erosion control, SWPPP	25,000	sf	\$2.00	\$50,000



**Incline Village Burnt Cedar Swimming Pool improvement Project**

Incline Village, CA

90% Schematic Design (dated 10/30/2020) Reconciled

Project # 20-01113.00

12/07/20

**DETAIL ELEMENTS - SITEWORK & UTILITIES**

Element	Quantity	Unit	Unit Cost	Total
Dewatering				<i>excluded</i>
<b>Total - Earthwork</b>				<b>\$165,972</b>

**32 Exterior Improvements**

AC Paving

Connector pathway, AC 3.5" over 10" AB	2,200	sf	\$18.00	\$39,600
Wood rail	370	lf	\$65.00	\$24,050
Decorative rock area	2,050	sf	\$5.00	\$10,250
Site logistics A/C entry	750	sf	\$10.00	\$7,500

Hardscape

Sidewalk	400	sf	\$16.00	\$6,400
Terrace retaining wall	109	lf	\$400.00	\$43,600
CMU screen wall 6' tall	240	sf	\$40.00	\$9,600
Footing for CMU 2'x2'	5	cy	\$800.00	\$4,172
Ramps	185	sf	\$55.00	\$10,175

Planting

Landscape and irrigation	5,150	sf	\$10.00	\$51,500
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Fencing and Gates

Wrought iron fencing, 6' high, 8' on center	281	lf	\$220.00	\$61,820
Wading pool demising fence 6' high	126	lf	\$190.00	\$23,940
6' x 6' double gate	1	ea	\$4,500.00	\$4,500
4' x 6' gate	2	ea	\$3,500.00	\$7,000
Panic hardware, per leaf	3	ea	\$1,500.00	\$4,500
Self closer, per leaf	3	ea	\$500.00	\$1,500

CMU retaining wall at connector path, 5' avg.

Footing for CMU 2'x2'	2,000	sf	\$35.00	\$70,000
	33	cy	\$800.00	\$26,074

Misc Specialties

Bike Rack - relocate existing	6	hrs	\$150.00	\$900
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<b>Total - Exterior Improvements</b>				<b>\$407,081</b>
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**33 Utilities**

Site Utilities

Extend utilities to mechanical room	1	ls	\$7,500.00	\$7,500
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Storm Drainage

Area drains	20	ea	\$1,000.00	\$20,000
8" line, trench and backfill	200	lf	\$125.00	\$25,000
Trench drain	80	lf	\$50.00	\$4,000
BMPs drainage Underground infiltration system allowance	1	ls	\$100,000.00	\$100,000

<b>Total - Utilities</b>				<b>\$156,500</b>
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