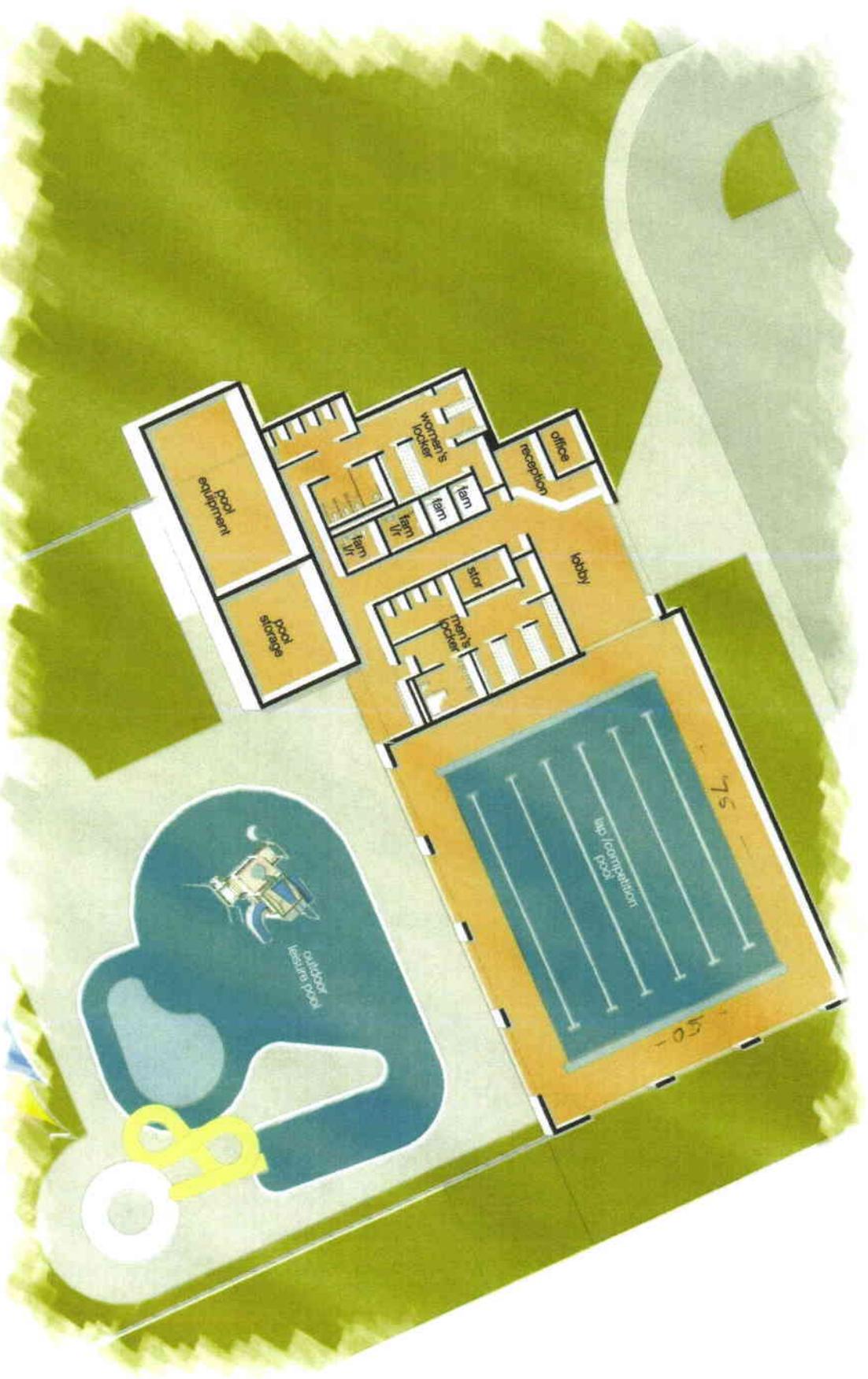


# option ONE



# option 1 INDOOR LAP POOL & OUTDOOR RECREATION POOL

## Hard Costs

### Site Work

Demolition - Site	1 ls	\$40,000.00	\$40,000.00
Demolition - Building	1 ls	\$80,000.00	\$80,000.00
New Parking Lot	24,000 sf	\$3.60	\$86,400.00
New Landscaping	65,000 sf	\$2.51	\$163,150.00
New Pool Deck	5,400 sf	\$4.30	\$23,220.00
New Utilities	1 ls	\$65,000.00	\$65,000.00
Relocate Playground	1 ls	\$15,000.00	\$15,000.00

### Buildings

New Pool House	16,000 sf	\$174.00	\$2,784,000.00
New Pavillion	1 ls	\$30,000.00	\$30,000.00

### Pools

Leisure Pool	4,700 sf	\$155.00	\$728,500.00
Competition Pool	3,480 sf	\$145.00	\$504,600.00
Play Features	1 ls	\$300,000.00	\$300,000.00
		\$0.00	\$0.00

Construction Contingency 10%	1 ls		\$481,987.00
General Conditions	9 mo		\$180,000.00
Contractor Fee (4%)	1 ls	\$20,000.00	\$192,794.80

**Total Estimate Construction Costs \$5,674,651.80**

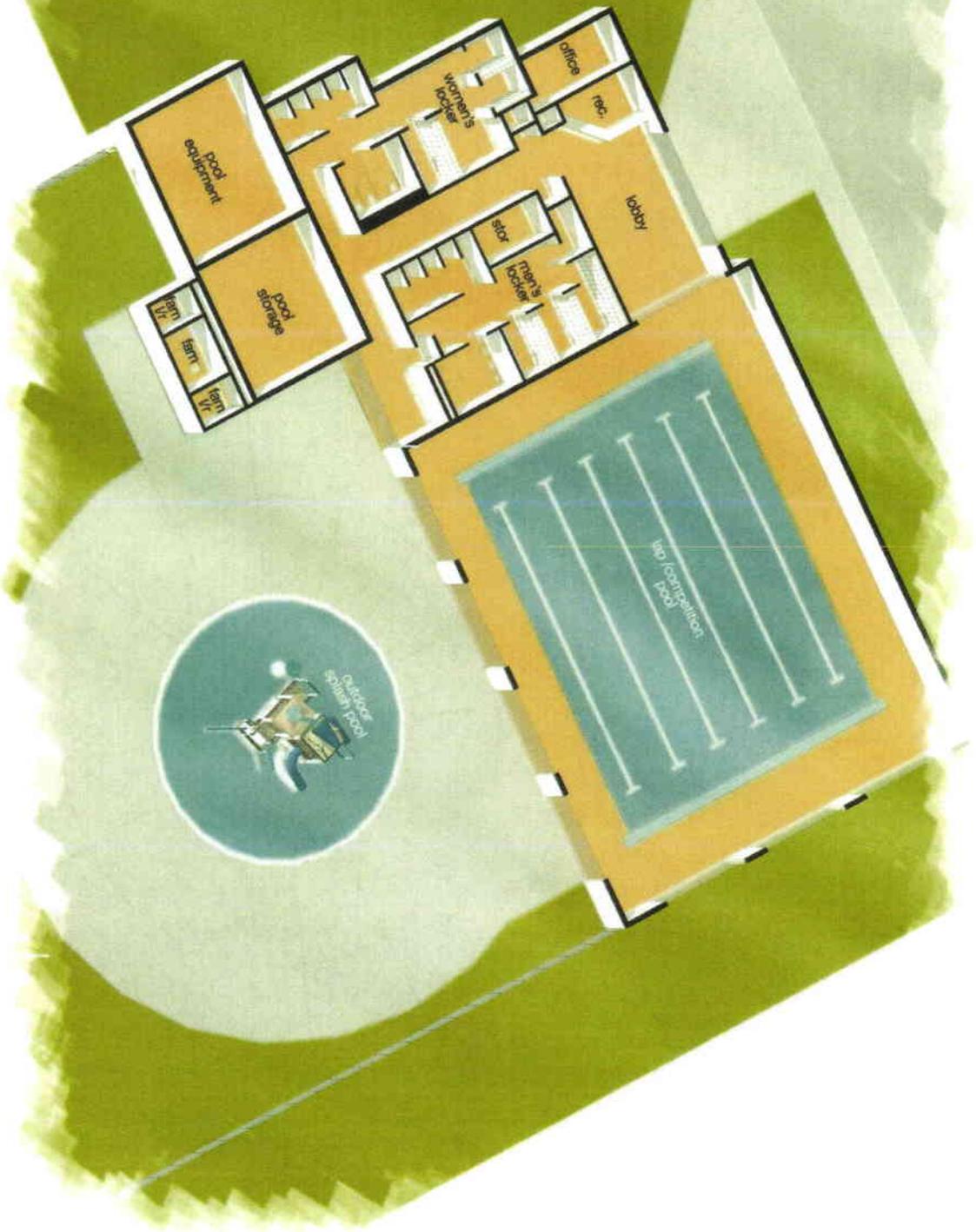
### Soft Costs

Architectural & Engineering Services	\$482,345.40
Geotechnical Investigation (Allowance)	\$12,000.00
Fixtures, Furnishings and Equipment (FF&E)	\$100,000.00
Testing, Fees, Surveys, Etc. (Allowance)	\$22,000.00
Local Fees & Permits	\$0.00
Owner Contingency 15%	\$92,451.81

**Total Estimate Soft Costs \$708,797.21**

**Total Project Estimate \$6,383,449.01**

# option TWO



# option 2 INDOOR LAP POOL & OUTDOOR SPLASH POOL

## Hard Costs

### Site Work

Demolition - Site	1 ls		\$40,000.00	\$40,000.00
Demolition - Building	1 ls		\$80,000.00	\$80,000.00
New Parking Lot	24,000 sf		\$3.60	\$86,400.00
New Landscaping	65,000 sf		\$2.51	\$163,150.00
New Pool Deck	5,400 sf		\$4.30	\$23,220.00
New Utilities	1 ls		\$65,000.00	\$65,000.00
Relocate Playground	1 ls		\$15,000.00	\$15,000.00

### Buildings

New Pool House	14,800 sf		\$174.00	\$2,575,200.00
New Pavillion	1 ls		\$30,000.00	\$30,000.00

### Pools

Leisure Pool	2,000 sf		\$140.00	\$280,000.00
Competition Pool	3,480 sf		\$145.00	\$504,600.00
Play Features	1 ls		\$200,000.00	\$200,000.00
			\$0.00	\$0.00

Construction Contingency 10%	1 ls		\$406,257.00	\$406,257.00
General Conditions	9 mo		\$180,000.00	\$180,000.00
Contractor Fee (4%)	1 ls		\$162,502.80	\$162,502.80

### Total Estimate Construction Costs

**\$4,811,329.80**

### Soft Costs

Architectural & Engineering Services	\$408,963.03
Geotechnical Investigation (Allowance)	\$12,000.00
Fixtures, Furnishings and Equipment (FF&E)	\$100,000.00
Testing, Fees, Surveys, Etc. (Allowance)	\$22,000.00
Local Fees & Permits	\$0.00
Owner Contingency 15%	\$81,444.45

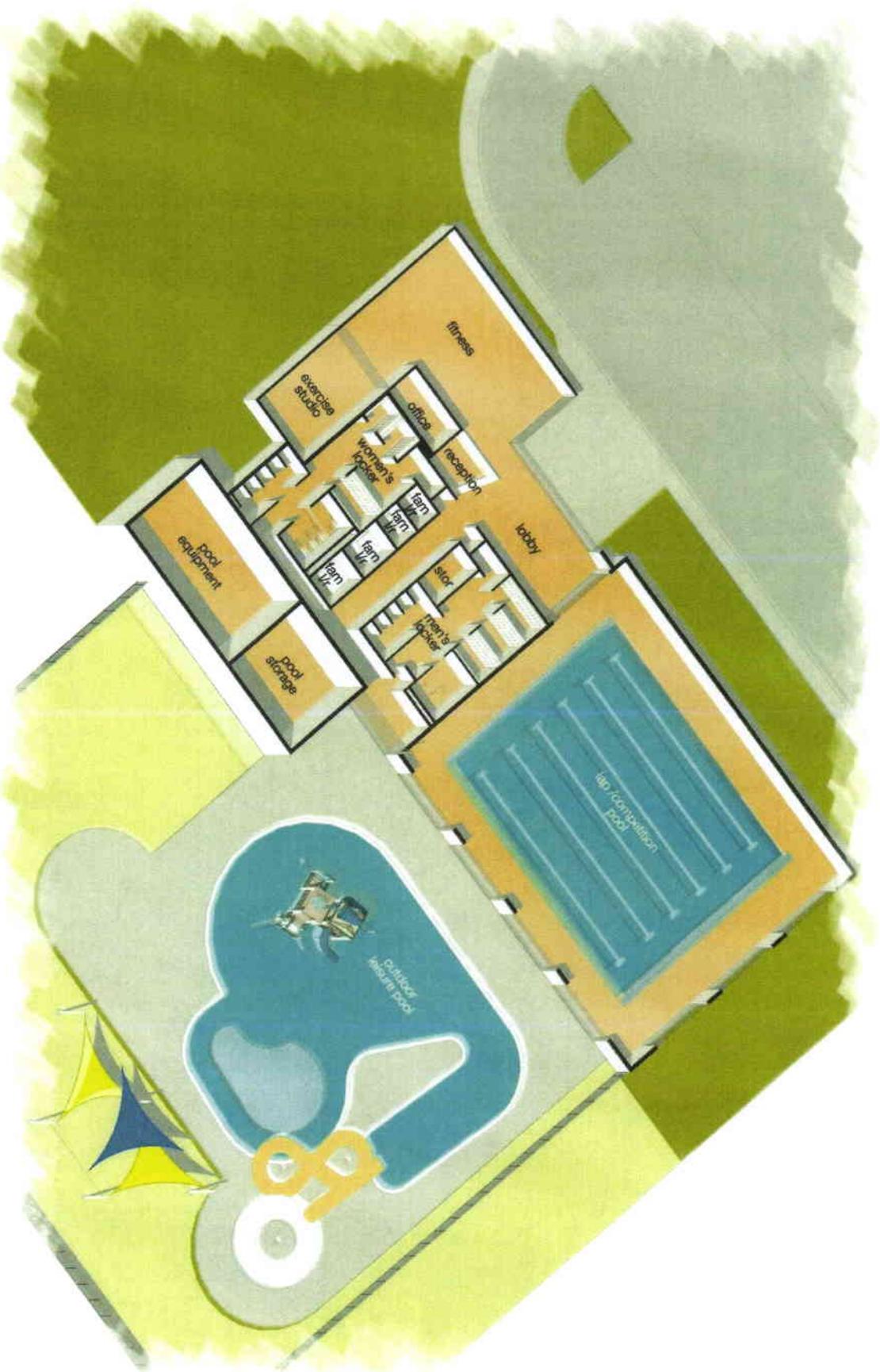
### Total Estimate Soft Costs

**\$624,407.49**

### Total Project Estimate

**\$5,435,737.29**

# option THREE



# option 3 INDOOR LAP POOL & FITNESS CENTER & OUTDOOR RECREATION POOL

## Hard Costs Site Work

Demolition - Site	1 ls	\$40,000.00	\$40,000.00
Demolition - Building	1 ls	\$80,000.00	\$80,000.00
New Parking Lot	24,000 sf	\$3.60	\$86,400.00
New Landscaping	65,000 sf	\$2.51	\$163,150.00
New Pool Deck	5,400 sf	\$4.30	\$23,220.00
New Utilities	1 ls	\$65,000.00	\$65,000.00
Relocate Playground	1 ls	\$15,000.00	\$15,000.00

## Buildings

New Pool House	18,000 sf	\$174.00	\$3,132,000.00
New Pavillion	1 ls	\$30,000.00	\$30,000.00

## Pools

Leisure Pool	4,700 sf	\$155.00	\$728,500.00
Competition Pool	3,480 sf	\$145.00	\$504,600.00
Play Features	1 ls	\$250,000.00	\$250,000.00
		\$0.00	\$0.00

Construction Contingency 10%	1 ls		\$511,787.00
General Conditions	9 mo		\$180,000.00
Contractor Fee (4%)	1 ls	\$20,000.00	\$204,714.80

**Total Estimate Construction Costs \$6,014,371.80**

## Soft Costs

Architectural & Engineering Services	\$511,221.60
Geotechnical Investigation (Allowance)	\$12,000.00
Fixtures, Furnishings and Equipment (FF&E)	\$350,000.00
Testing, Fees, Surveys, Etc. (Allowance)	\$22,000.00
Local Fees & Permits	\$0.00
Owner Contingency 15%	\$134,283.24

**Total Estimate Soft Costs \$1,029,504.84**

**Total Project Estimate \$7,043,876.64**

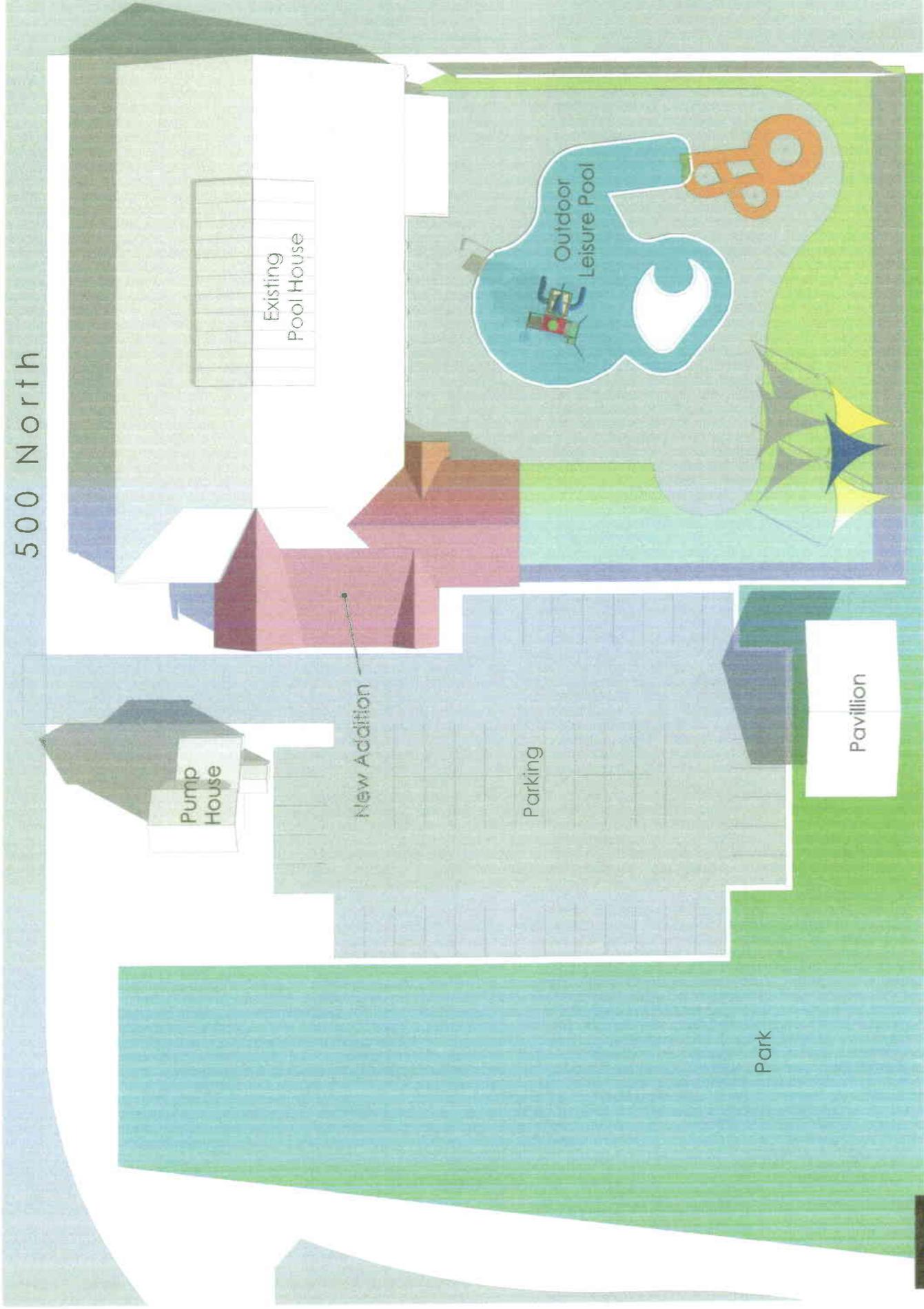
Option 4



Richfield City Pool



500 North



SITE PLAN

Richfield City Pool

**RICHFIELD RECREATION / POOL FACILITIES**

Richfield, Utah  
 Conceptual Project Estimate Summary

**VCBO Architecture**

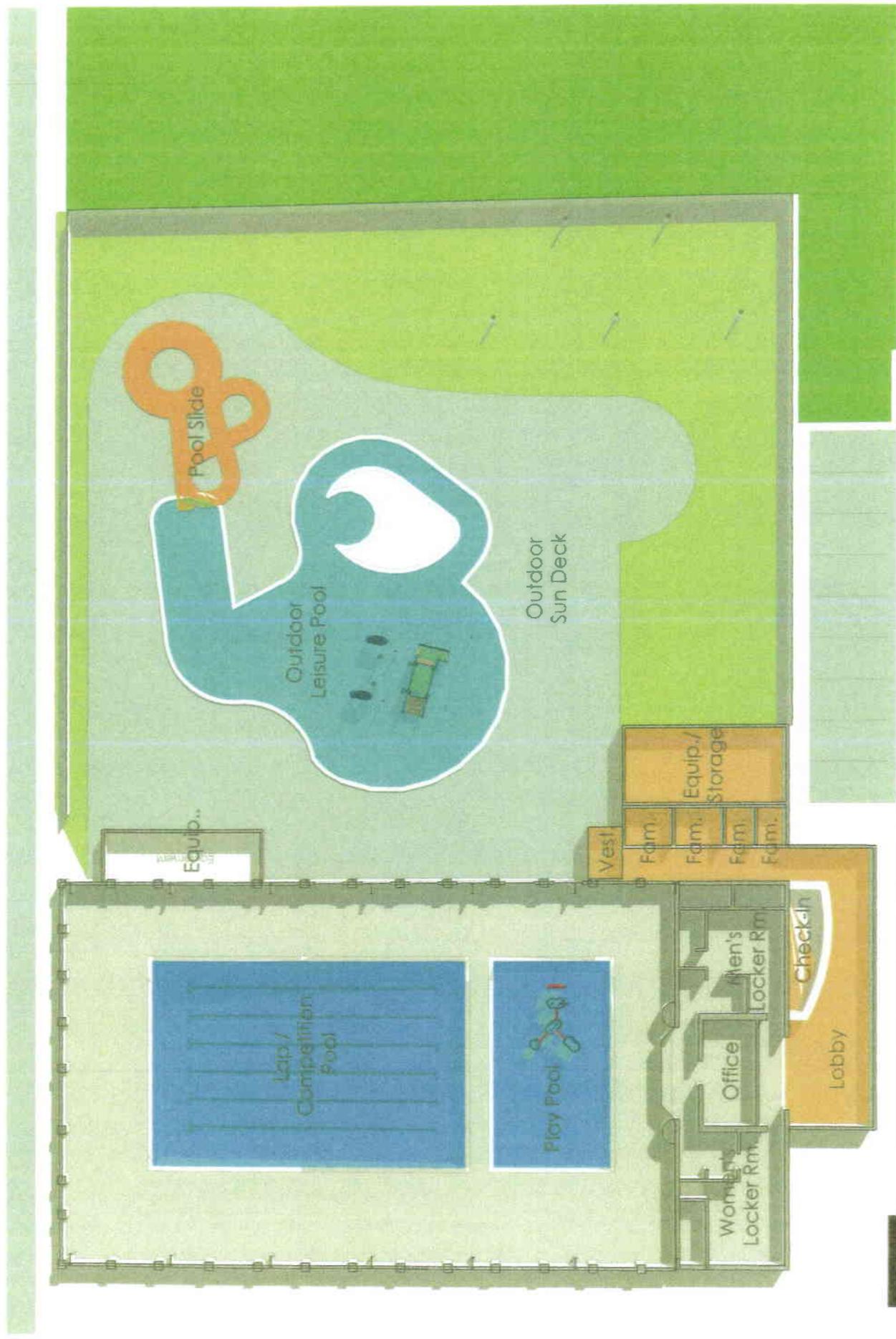
524 South 600 East  
 Salt Lake City, Utah

1/9/2015



**Option A (Remdel / Addition)**

Description			Costs
<b>Hard Costs</b>			
Site Work			
Demolition - Site	1 ls	\$40,000.00	\$40,000.00
Parking Lot Improvements	24,000 sf	\$3.60	\$86,400.00
New Landscaping	15,000 sf	\$2.51	\$37,650.00
New Outdoor Pool Deck/Fencing	16,000 sf	\$4.20	\$67,200.00
New Utilities	1 ls	\$65,000.00	\$65,000.00
Relocate Playground	1 ls	\$15,000.00	\$15,000.00
Buildings			
Renovation of Existing Pool House (allowance)	16,000 sf	\$92.00	\$1,472,000.00
New Addition	2,600 sf	\$174.00	\$452,400.00
Pools			
New Outdoor Leisure Pool	4,200 sf	\$164.00	\$688,800.00
Competition Pool Renovation (allowance)	3,480 sf	\$65.00	\$226,200.00
Indoor Therapy Pool	700 sf	\$158.00	\$110,600.00
Indoor Play Pool	500 sf	\$106.00	\$53,000.00
Pool Slide & Play Features (allowance)	1 ls	\$450,000.00	\$450,000.00
			\$0.00
Construction Contingency 10%	1 ls		\$376,425.00
General Conditions	7 mo	\$20,000.00	\$140,000.00
Contractor Fee (4%)	1 ls		\$150,570.00
<b>Total Estimate Construction Costs</b>			<b>\$4,431,245.00</b>
<b>Soft Costs</b>			
Architectural & Engineering Services			\$376,655.83
Geotechnical Investigation (Allowance)			\$12,000.00
Fixtures, Furnishings and Equipment (FF&E)			\$40,000.00
Testing, Fees, Surveys, Etc. (Allowance)			\$22,000.00
Local Fees & Permits (assumes no permit cost)			\$0.00
Owner Contingency 15%			\$67,598.37
<b>Total Estimate Soft Costs</b>			<b>\$518,254.20</b>
<b>Total Project Estimate</b>			<b>\$4,949,499.20</b>



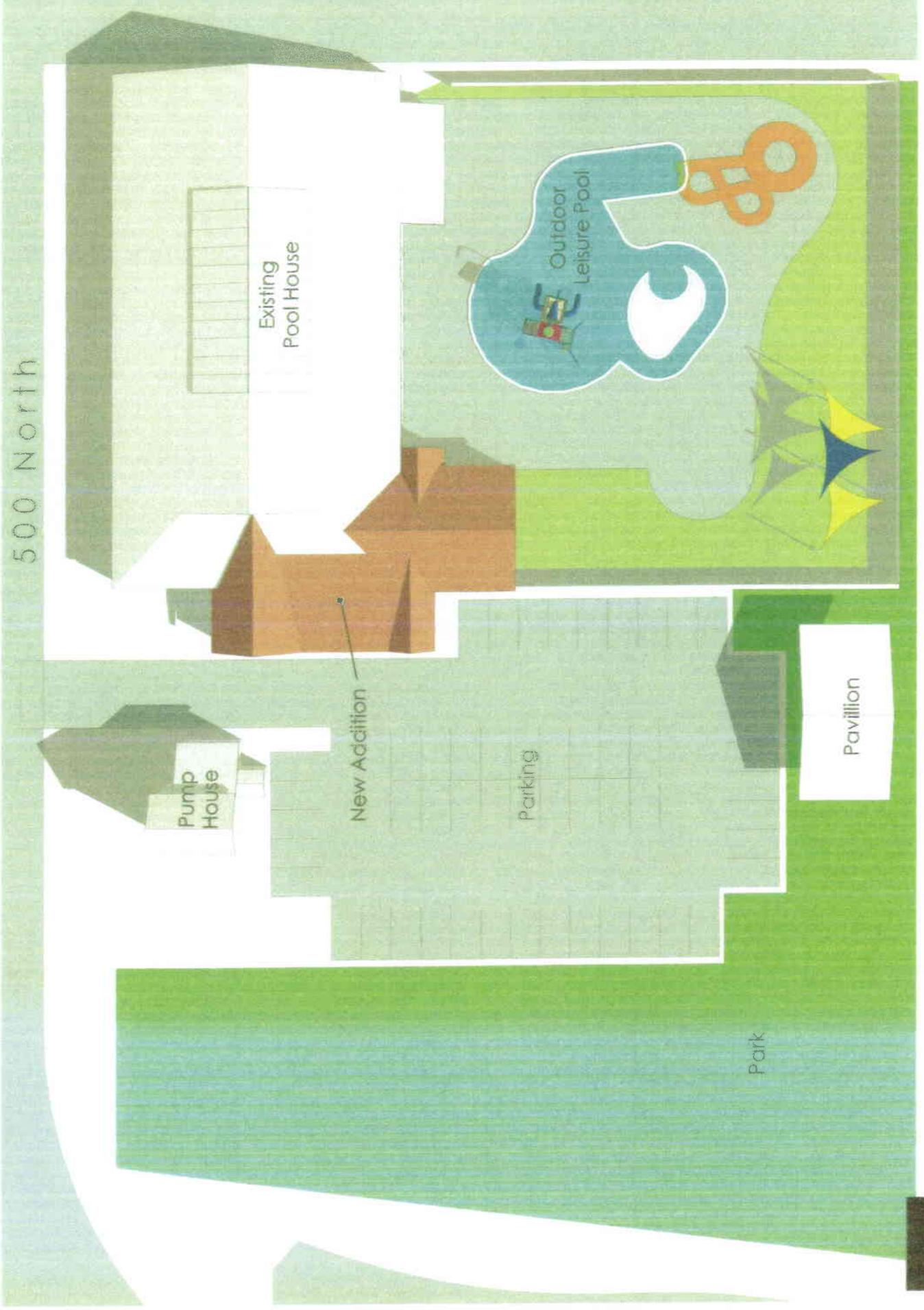
# FLOOR PLAN

Richfield City Pool



500 North

600 West



# SITE PLAN

Richfield City Pool



**RICHFIELD RECREATION / POOL FACILITIES**

Richfield, Utah  
 Conceptual Project Estimate Summary

**VCBO Architecture**

524 South 600 East  
 Salt Lake City, Utah

11/11/2014



Option A (Remdel / Addition)

Description			Costs
<b>Hard Costs</b>			
Site Work			
Demolition - Site	1 ls	\$40,000.00	\$40,000.00
Parking Lot Improvements	24,000 sf	\$3.60	\$86,400.00
New Landscaping	15,000 sf	\$2.51	\$37,650.00
New Outdoor Pool Deck/Fencing	16,000 sf	\$4.20	\$67,200.00
New Utilities	1 ls	\$65,000.00	\$65,000.00
Relocate Playground	1 ls	\$15,000.00	\$15,000.00
Buildings			
Renovation of Existing Pool House (allowance)	16,000 sf	\$92.00	\$1,472,000.00
New Addition	2,600 sf	\$174.00	\$452,400.00
Pools			
New Outdoor Leisure Pool	4,200 sf	\$164.00	\$688,800.00
Competition Pool Renovation (allowance)	3,480 sf	\$65.00	\$226,200.00
Play Pool Renovation (allowance)	1,390 sf	\$65.00	\$90,350.00
Pool Slide & Play Features (allowance)	1 ls	\$450,000.00	\$450,000.00
			\$0.00
Construction Contingency 10%	1 ls		\$369,100.00
General Conditions	7 mo	\$20,000.00	\$140,000.00
Contractor Fee (4%)	1 ls		\$147,640.00
<b>Total Estimate Construction Costs</b>			<b>\$4,347,740.00</b>
<b>Soft Costs</b>			
Architectural & Engineering Services			\$369,557.90
Geotechnical Investigation (Allowance)			\$12,000.00
Fixtures, Furnishings and Equipment (FF&E)			\$40,000.00
Testing, Fees, Surveys, Etc. (Allowance)			\$22,000.00
Local Fees & Permits			\$0.00
Owner Contingency 15%			\$66,533.69
<b>Total Estimate Soft Costs</b>			<b>\$510,091.59</b>
<b>Total Project Estimate</b>			<b>\$4,857,831.59</b>