

Forest Hills School District
Anderson HS Natatorium Assessment
 Concept Cost Estimate
 April 19, 2021
updated February 9, 2022

	Description of Work	Cost Estimate			Notes
		Low	Mid	High	
	A1 - Renovate w/o Diving	\$1,041,444	\$1,163,857	\$1,286,269	
	A2 - Renovate w/o Diving + Upgrades	\$1,480,065	\$1,652,575	\$1,825,085	Pool membrane, filter, lighting, HVAC, finishes
	A3 - Renovate w/o Diving (Myrtha Package)		\$1,583,045		
	A4 - Renovate w/o Diving + Upgrades (Myrtha Package)		\$1,853,756		
	B1 - Renovate w/ Diving	\$1,395,093	\$1,693,261	\$1,991,430	
	B2 - Renovate w/ Diving + Upgrades	\$1,890,311	\$2,241,582	\$2,592,854	Pool membrane, filter, lighting, HVAC, finishes
	B3 - Renovate w/ Diving (Myrtha Package)		\$1,875,744		
	B4 - Renovate w/ Diving + Upgrades (Myrtha Package)		\$2,146,455		
	C1 - Replace in-place w/o Diving	\$1,692,666	\$1,916,360	\$2,140,053	widen pool to 45 feet
	C2 - Replace in-place w/ Diving	\$1,921,262	\$2,068,757	\$2,216,252	widen pool to 45 feet
	C3 - Replace in-place w/ Diving + Upgrades	\$2,196,447	\$2,384,962	\$2,573,477	widen pool, lighting, HVAC, finishes

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	Description of Work	Cost Estimate		Notes
		Low	High	
A3 - Renovate w/o Diving (Myrtha Package)				
	Demolition	\$25,000		includes deck
	Site Utilities	\$35,000		New Sanitary Piping
	Interior Finishes	\$12,000		
	Pool Equipment	\$175,000		Myrtha Package
	Pool Vessel & Gutter System	\$775,000		Myrtha Package
	HVAC, Electrical & Plumbing Systems	\$86,730		
	Base Construction Subtotal	\$1,108,730		
10%	General Conditions	\$110,873		
2%	Contractor's Bond & Insurance	\$22,175		
6%	Contractor's Fee	\$66,524		
3%	Construction Contingency	\$33,262		
	TOTAL CONSTRUCTION	\$1,341,563		
18%	Proj Contingency (6%), AE Fees, Permits/Misc	\$241,481		
	TOTAL NON-CONSTRUCTION	\$241,481		
	TOTAL BASE + UPGRADES PROJECT	\$1,583,045		

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		Low	High	
A4 - Renovate w/o Diving + All Upgrades (Myrtha Package)				
	Demolition	\$25,000		includes deck
	Site Utilities	\$35,000		New Sanitary Piping
	Interior Finishes	\$12,000		Paint Walls
	Pool Equipment	\$175,000		Myrtha Package
	Pool Vessel & Gutter System	\$775,000		Myrtha Package
	HVAC, Electrical & Plumbing Systems	\$86,730		
	ADD - Replace Light Fixtures	\$6,825		
	ADD - HVAC Upgrades	\$47,775		improved air quality & controls
	ADD - Replace ACT Ceiling System	\$60,000		
	ADD - Replace Seating & Metal Railings	\$75,000		
	Base Construction Subtotal	\$1,298,330		
10%	General Conditions	\$129,833		
2%	Contractor's Bond & Insurance	\$25,967		
6%	Contractor's Fee	\$77,900		
3%	Construction Contingency	\$38,950		
	TOTAL CONSTRUCTION	\$1,570,979		
18%	Proj Contingency (6%), AE Fees, Permits/Misc	\$282,776		
	TOTAL NON-CONSTRUCTION	\$282,776		
	TOTAL BASE + UPGRADES PROJECT	\$1,853,756		

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B3 - Renovate w/ Diving (Myrtha Package)				
	Demolition	\$25,000		includes deck
	Site Utilities	\$35,000		New Sanitary Piping
	Interior Finishes	\$12,000		Paint Walls
	Pool Equipment	\$175,000		Myrtha Package
	Pool Vessel & Gutter System	\$775,000		Myrtha Package
	HVAC, Electrical & Plumbing Systems	\$86,730		
	ADD - Diving Board Replacement	\$45,000		
	ADD - Modify Diving Well	\$160,000		Meet USA Diving/NSFHAA
	Base Construction Subtotal	\$1,313,730		
10%	General Conditions	\$131,373		
2%	Contractor's Bond & Insurance	\$26,275		
6%	Contractor's Fee	\$78,824		
3%	Construction Contingency	\$39,412		
	TOTAL CONSTRUCTION	\$1,589,613		
18%	Proj Contingency (6%), AE Fees, Permits/Misc	\$286,130		
	TOTAL NON-CONSTRUCTION	\$286,130		
	TOTAL BASE + UPGRADES PROJECT	\$1,875,744		

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B4 - Renovate w/ Diving + All Upgrades (Myrtha Package)				
	Demolition	\$25,000		includes deck
	Site Utilities	\$35,000		New Sanitary Piping
	Interior Finishes	\$12,000		Paint Walls
	Pool Equipment	\$175,000		Myrtha Package
	Pool Vessel & Gutter System	\$775,000		Myrtha Package
	HVAC, Electrical & Plumbing Systems	\$86,730		
	ADD - Pool Membrane Upgrade	\$0		Stainless steel walls
	ADD - Pool Filter System	\$0		Regenerative media system
	ADD - Replace Light Fixtures	\$6,825		
	ADD - HVAC Upgrades	\$47,775		improved air quality & controls
	ADD - Replace ACT Ceiling System	\$60,000		
	ADD - Replace Seating & Metal Railings	\$75,000		
	ADD - Diving Board Replacement	\$45,000		
	ADD - Modify Diving Well	\$160,000		Meet USA Diving/NSFHAA
	Base Construction Subtotal	\$1,503,330		
10%	General Conditions	\$150,333		
2%	Contractor's Bond & Insurance	\$30,067		
6%	Contractor's Fee	\$90,200		
3%	Construction Contingency	\$45,100		
	TOTAL CONSTRUCTION	\$1,819,029		
18%	Proj Contingency (6%), AE Fees, Permits/Misc	\$327,425		
	TOTAL NON-CONSTRUCTION	\$327,425		
	TOTAL BASE + UPGRADES PROJECT	\$2,146,455		