

Baseline Budget Proposal and Specifications

for the

Shanklin Pool Improvements

For The

City of Goshen

December 20, 2024

Presented by



DJ CONSTRUCTION

decidedly different

Basis of Specifications

These written specifications are based on HWC's 60% drawing set for the improvements of Shanklin Pool. This project includes full demolition of the existing pool and buildings followed by new construction of a pool, Maintenance Building, Restroom Building, and Administration Building.

These written specifications shall take precedence over all other documentation

Misc. – (Phase 00-000)

- Pre-construction services
- Performance & payment bond
- Builder's risk insurance
- General liability insurance
- We have included an allowance of \$ 21,487.00 for winter construction / temporary heat costs
- Openspace construction reality capture software for digital photo documentation
- Professional final cleaning of (3) buildings, pool slides & equipment, power washing of concrete, and street sweeping as needed.
-

General Conditions – (Phase 01-000)

- Blueprints & copies
- Project specific jobsite signage
- Mobilization & demobilization
- Jobsite office trailer
- Local building permit
- General liability insurance
- Technology / ProCore
- Office supplies
- Portable toilets during construction.
- Temporary protection as needed
- OSHA safety program and weekly safety inspections.
- Coordination of waste management / recycling during construction including provision of dumpsters for general waste.
- Community engagement allowance
- Temp. security camera system
- Temp. signage as needed
- Temp. construction fencing
- General jobsite clean up during construction.
- Closeout documentation & owner training.
- Bi-weekly jobsite meetings and schedule updates to track progress.
- Project Manager
- Project Engineer
- Project Coordinator
- Project Executive
- Project Accountant

Sitework – (Phase 02-000)

Demolition

- Provide asbestos inspection and state notification prior to demolition.
- Demolish the existing building structures including floors and foundations and dispose of off site.
- Demolish the existing pool and exterior hardscapes and dispose of off site.
- DJ labor allowance of 40 MH's for salvaging owner items

Earthwork and Grading

- Construction staking & layout as needed
- Provide, install and compact sand to backfill cavity from the old pool.
- Excavate the basement of the new Maintenance Building and make soil improvements below proposed footings and foundation walls. Excavated soils will be hauled off site.
- Provide, install and compact structural fill to backfill the basement at the Maintenance Building.
- Provide, install and compact 6" of #53 limestone for the Mechanical Building concrete slabs.
- Excavate and improve the soils for the Admin Building and the Restroom Building. Soil improvements include 2' of compacted layers of #53 limestone. Excavated soils will be hauled off site.
- Provide, install and compact 6" of #53 limestone for the Admin Building and Restroom Building concrete slabs.
- Provide, install and compact 6" of #8 limestone in new pool area
- Provide, install and compact structural fill to backfill the pool walls.
- Provide, install and compact 6" of #53 limestone for the pool deck.
- Fine machine grade lawn area with 4" of topsoil.
- Prepare side walks with 6" of #53 limestone.

Dewatering

- Provide and install (6) deep well dewatering casings with submersible pumps and discharge hose into outlet into the Elkhart River.
- Provide filter for bag for pump discharge.
- Dewatering needs are for Mechanical Building foundations, existing pool removal, and parts of the sanitary sewer work
- Dewatering has been included for an (8) week duration.

Erosion Control

- Provide and install (1) 400' x 20' #2 aggregate construction entrance drive.
- Provide, install, and remove approximately 1,400 LF of silt fencing.
- Construct and remove concrete washout pits as needed.
- Provide inlet protection to (16) new storm inlets.
- Provide street sweeping as needed.

Storm Sewer

- Provide and install perimeter drains on the inside and outside of the foundation walls at the Maintenance Building
- Provide and install perimeter drain around pool walls.
- Provide and install approximately 803' of 12" HDPE storm drainage pipe, 52' of 8" HDPE storm drainage piping and (10) new inlet structures around pool deck, 26' of 8" trench drain in pool deck, (2) 48" storm manholes and (1) aqua swirl water quality structure with outlet into Elkhart River with duckbill check valve at outlet pipe. Pipe to bedded in #8 stone and backfilled with structural fill.
- Provide and install approximately 180 LF of 6" PVC underground downspout piping to collect proposed downspouts on all (3) buildings and tie into the storm drainage system.

Sanitary Sewer

- Provide and install approximately 677' of new 8" PVC sewer line with (6) new manholes to service the buildings. PVC pipe will be embedded in #8 limestone in paved area.
- Test new pipe and manholes as required.

Water

- Excavate for (3) new water taps.
- Provide and install approximately 110' of 6" ductile water line to serve (1) fire hydrant.
- Provide and install 2" HDPE water line with tracer wire to the Restroom Building and the Mechanical Building.
- Provide and install water line with tracer wire for dedicated irrigation system service to proposed meter & backflow location.
- Test new water lines as required.

Asphalt Paving

- Prepare asphalt area with 6" of #53 limestone.
- Sawcut, remove and replace asphalt where new sewer is to be installed.
- Pave approximately 625 SY of new asphalt with a 3" thick HMA base and 1.5" thick surface.
- Provide cleaning prior to installing surfacing.
- Provide new pavement markings as drawn.

Fences, Gates, and Guardrail

- Provide and install approximately 343' of 6' tall black commercial grade chain link with (2) 8' wide double gate.
- Provide and install approximately 100' of 3' tall black commercial grade chain link around the water slides.
- Provide and install approximately 55' of 3' tall ornamental aluminum fencing.
- Provide and install approximately 275' of 6' tall ornamental aluminum fencing with (1) 8' wide double gate
- Provide and install (2) entry gates. An allowance of \$8,000 has been included for the entry gates.

Seeding, Landscaping, Irrigation

- Provide and install approximately 72,800 SF of sod.
- Provide and install trees, shrubs, grasses, edging and gravel as required.
- Provide and install an irrigation system to cover approximately 48,800 SF around the exterior of the pool.
- Provide and install approximately 506 SF of artificial turf with safety pad.

Concrete – (Phase 03-000)

Exterior Concrete Slabs

- All exterior concrete is to be standard gray concrete with WWM reinforcement and a broom finish.
- Form, pour and finish approximately 300 SF of vehicular concrete 6" thick beside the Maintenance Building.
- Form, pour and finish approximately 21,500 SF of concrete pool deck 4" thick.
- Form, pour and finish approximately 4,700 SF of concrete sidewalks 4" thick.
- Form, pour and finish approximately 100 SF of concrete 6" thick for a new transformer pad.
- Form, pour and finish approximately 360 SF of concrete 4" thick for mechanical equipment pads.

Misc. Exterior Concrete

- Form, pour and finish (6) decorative bollards

Concrete Foundations

- Provide and install 30" x 12" masonry footings for the Administration Building and Restroom Building.
- Form and pour 12" walls and 12" floor for the surge tank and basement including Xypex integral waterproofing system.
- Form and pour porch columns
- Form and pour sonotube foundations for the shade sail, the cantilever shades, the umbrellas and the shelter structure.
- Form and pour concrete light pole bases.

Interior Concrete Slabs

- All interior concrete is to be standard gray concrete with WWM, 10 mil. Vapor barrier, expansion joint and a smooth trowel finish.
- Form, pour and finish approximately 1,445 SF 4" thick concrete for the Administration Building slab.
- Form, pour and finish approximately 1,520 SF of 4" thick concrete for the Maintenance Building slab.
- Form, pour and finish approximately 3,000 SF of 4" thick concrete for the Restroom Building slab.

Masonry – (Phase 04-000)

CMU

- Provide and install 93' of 8" block exterior foundation wall laid four courses high.
- Provide and install 93' of 8" block and 75' of 12" block exterior foundation laid four courses high.
- Provide and install 130' of 8" block laid four courses high for interior walls of Administration Building.
- Provide and install 193' of 12" block. and 61' of 8" block exterior foundation laid four courses high for restroom building.
- Provide and install 325' of 8" block. laid four courses high for interior walls of Restroom Building.
- Provide and install 65' of 8" smooth white half high light weight block laid 13'4" with an additional 59' laid 14'8" high for interior walls of Administration Building.
- Provide and install 71' of 8" smooth white half high light weight block laid 16' high, 56' laid 13'8" high, 147' laid 11'8" high, 49' laid 8' high, and 116' laid 20' high for interior walls of Restroom Building.
- Provide and install 4" x 8" x 16" half high and 4" x 4" x 16" Walnut colored Interstate Atlas brick installed on all three buildings.
- Provide and install 4" x 8" x 16", 4" x 12" x 16" half highs, and 4" x 4" x 16" smooth white light weight dry block for exterior walls installed per elevation drawings for all three buildings.
- Provide and install Mango colored Beldon Glazed Norman size brick installed in stack bond pattern for Administration Building and Restroom Building.
- All block walls to have vertical down pours with one #5 rebar at 32", horizontal wire every other course, and a bond beam course with two #5 rebar at 10' and at top of wall, and be grouted solid below finished floor.

Metals – (Phase 05-000)

Canopies

- Provide and install the following Super Lumideck Mapes Architectural Canopies with cantilevered brackets with thru-bolts for attachment, 2.75" x 6" flat soffit extrusions, 8" fascia and drainage stub and a standard owner selected Kynar color & finish.
 - (1) 3' x 10' canopy.
 - (1) 3' x 12' canopy.
 - (1) "L" shaped canopy with both legs being 3' x 15'.

Structural Steel

- Provide and install (44) roof joist 3.6 tons.
- Provide and install (67) roof deck squares B20G60.
- Provide and install powder coated handrails at concrete steps. Keynote 13 C201.
- Provide and install stair at Maintenance Building with risers, channel stringers, treads, 42" tall 4-line stair rail with 36" tall assist/wall rail.
- Provide and install approx. 33 LF of 42" tall 4-line guardrail at the Maintenance Building.

- Provide and install roof framing at Unit B including (22) support beams, support angles, bearing plates and (1) tube column for the Restroom Building and the Administration Building.
- Provide and install roof framing at Unit A including (19) support beams, support angles, joist/beam bearing plates, tube framing at overhang and (2) tube columns for the Maintenance Building.
- Provide and install sill angles at OHDR's total of (5).
- All guardrail/handrail material is 1-1/4" Schedule 40 steel pipe.

Crane

- Provide and install (1) crane in the Maintenance Building.

Patio Elements

- Provide and install (9) concession tables with connected chairs. A material only allowance of \$4,000 has been included per table.
- Provide and install (5) 20' diameter umbrellas. A material only allowance of \$12,000 has been included per umbrella.
- Provide and install (7) cantilever shade structures. A material only allowance of \$10,000 has been included per cantilever shade structure.
- Provide and install (1) triangle shade sail. A material only allowance of \$25,000 has been included per triangle shade sail.
- Provide and install (8) cabanas. A material only allowance of \$7,000 has been included per cabana.
- Provide and install (1) shelter structure. A material only allowance of \$33,000 has been included per shelter structure.

Rough Carpentry – (Phase 06-000)

- Frame approximately 145 LF of light gauge steel stud framed walls in the Administration Building along exterior perimeter walls.
- Provide and install wood blocking on top of all masonry walls as needed for wall cap.
- Provide labor & light gauge steel stud framing for the soffit and fascia around the standing seam roof.

Thermal & Moisture Protection – (Phase 07-000)

Wall Insulation

- Provide and install approximately 2,500 SF of 2" styrafoam insulation full height on the exterior walls of the Administration Building.
- Provide and install approximately 2,500 SF of R-13 fiberglass batt insulation full height in the steel stud walls.

Foundation Insulation

- Provide and install 2" styrafoam insulation on all foundation walls and 4' under the building slabs.

Foundation Damproofing

- Provide an allowance of \$3,500 to dampproof foundation walls.

Standin Seam Roofing, Soffit & Fascia, Gutters & Downspouts

- Provide and install 24 gauge, 16" wide MSR 138T standing seam roof system with striations on the Restroom Building in a standard owner selected color. Provide and install S5-T Colorguard snow retention single row 16" MSR-138T panel, St-T clamp with versa clip on every rip, unpunched 8' Colorguard bar with color match strip and Snow-Clip II between every rib.
- Provide and install QE Vesta Wood Grain .5 sq. box 5" x 12" soffit.
- Provide and install 7" color match seamless steel box with 4" x 5" down spouts. guttering in a standard owner selected Kynar color.
- Provide and install 18" 22 gauge Kynar fascia in a standard owner selected color.

Membrane Roofing

- Provide and install .060 white Johns Manville TPO single ply roofing over ½" Densdeck coverboard, mechanically fastened 5.2" rigid isocyanurate insulation board installed in two layers, ½" per foot tapered isocyanurate insulation for the Restroom Building roof, Admissions Building roof and Maintenance Building roof.
- Provide and install 060 white Johns Manville TPO single ply roofing over ½" Densdeck coverboard on the park entrance roof.
- Install white JM flashing on all parapet and adjoining walls terminated at top outer edge and 12" from deck.
- Install JM flashing on all vent stacks, curbs and other penetrations as needed.
- Provide and install 24-gauge prefinished Kynar coated metal coping around the exterior perimeter of the Restroom, Admissions and Maintenance roof areas in a standard owner selected color.
- Install 4" 24-gauge pre-finished Kynar coated metal fascia around the exterior perimeter of the park entrance roof.
- Install all necessary termination bar and accessories as needed.
- Install 6" 24-gauge prefinished Kynar coated metal gutter with matching downspouts per plans on the Admissions and Park Entrance roofs.

Caulking & Sealants

- Provide and install misc. caulking & sealants as required for buildings.
- Provide and install approximately 150 LF of silicone caulking of concrete control joints in the pool deck and exterior sidewalk & apron areas.

Doors & Windows – (Phase 08-000)

Pass Doors

- Provide and install (16) welded hollow metal door frames.
- Provide and install (16) flush hollow metal doors.
- Provide and install (16) sets of grade two hardware.

Aluminum Doors & Windows

- All exterior aluminum storefronts are to be 2" x 4-1/2" thermally broken center glazed with 1" clear Low E insulated glass in a standard anodized aluminum finish.
- Provide and install (4) SF1 (8'-2" x 1'-4") transom windows.
- Provide and install (1) SF2 (4'-1" x 1'-4") storefront door.
- Provide and install (1) SF3 transom window.
- Provide and install (5) SF4 (8'-2" x 2') transom windows.

Overhead Doors

- Provide and install (2) 7' x 8' insulated rolling steel doors with 3" slats and a 20 PSF wind load rating. Steel doors will be powder coated in a standard owner selected color.
- Provide and install (2) 115V electric operators for the steel doors with three button switch mounted inside the building.
- Provide and install (2) 8'-1" x 6' non insulated stainless steel 722S counter doors with awning crank operation and slide bolts.
- Provide and install (1) 8'-2" x 10' sectional door in a standard owner selected color with (1) GCL-T jackshaft 115V door operator, with disc break, three button switch, Nema 4 rubber encased photoeyes, and emergency chain hoist.

Finishes – (Phase 09-000)

Wall Protection

- Provide and install FRP wall protection in the concession areas over the drywall up to 8' on all exterior walls.

Drywall

- Hand, tape, and finish (1) layer of Type-X, 5/8" drywall in the interior side of the exterior walls of the Administration Building full height.

Flooring

- Provide and install approximately 4,820 SF of StrongTread Hardware sealed concrete system with control joint filling, cleaning of floor and stain guard application and vinyl base in the Maintenance Building, Restroom & Locker Room Building and Concessions/Admissions Building.
- Provide and install approximately 540 SF of TreadWell Decorative Quartz epoxy system with integral cove base in Showers R05 and Showers R06.

Painting

- Apply (1) coat of block filler and (2) coats of latex paint on the interior block walls of the Admissions Building.
- Dryfall paint the underside of the structural steel in the ceiling of the Admissions Building.
- Apply (1) coat of block filler and (2) coats of precatalyzed epoxy paint on the interior block walls of the Restroom Building.
- Dryfall paint the underside of the structural steel in the ceiling of the Restroom Building.
- Apply (1) coat of block filler and (2) coats of latex paint on the interior block walls of the Maintenance Building.

- Dryfall paint the underside of the structural steel in the ceiling of the Maintenance Building.
- Apply (1) coat of Loxon Surfacer and (2) coats of latex paint on the interior poured walls of the Maintenance Building.
- Paint the interior stairs and railing of the Maintenance Building.
- Paint the exterior railing at the Maintenance Building.
- Paint all hollow metal door and frames.

Specialties – (Phase 10-000)

Restroom Accessories

- Provide and install (5) 9012 baby changing stations HD HDPE/ABS Construction with pneumatic lift assist, steel mounting plate liner dispenser, and bag hook, horizontal surface mount type.
- Provide and install (8) sets of 3801 18", 36", and 42" stainless steel concealed mount satin finish grab bars for the ADA toilets.
- Provide and install (4) 3801 42" stainless steel concealed mount satin finish grab bars for the ambulatory toilets.
- Provide and install (2) sets of 3801 30", 30", and 48" stainless steel concealed mount satin finish grab bars in the ADA showers.
- Provide and install (2) 3874 "L" shaped one-piece concealed mount satin finish grab bars for the family restroom showers.
- Provide and install (12) 0199-1-93 TURBO ADA steel hi-speed auto hand dryers with satin stainless steel cover.
- Provide and install (12) 0473-1A surface mount removable receptacle sanitary napkin disposals with keyed lock in a satin finish.
- Provide and install (10) 1204 36" shower curtain rods with hooks 1-1/4" D with mounting flanges in a satin finish.
- Provide and install (4) 1204 60" shower curtain rods with hooks 1-1/4" D with mounting flanges in a satin finish.
- Provide and install (2) 8205-L ADA white vinyl padded shower seats "L" configuration with stainless steel frame for the ADA showers.
- Provide and install (1) cubicle track with privacy curtain and carriers, 108" L clear anodized aluminum track with nylon carrier rollers, standard fabric curtain in a standard owner selected color with 24" mesh top on curtain in Manager's Office.

Restroom Partitions

- Provide and install (8) HDPE solid polymer toilet stalls in the women's side of the Restroom Building with continuous aluminum brackets.
- Provide and install (4) HDPE solid polymer toilet stalls in the men's side of the Restroom Building with continuous aluminum brackets.
- Provide and install (3) urinal screens.

Fire Extinguishers

- Provide and install (2) 2409SM-VD fire extinguisher cabinets, surface mount white powder coated steel with vertical duo door with clear acrylic, standard pull and roller latch with vertical red decal.

- Provide and install (3) multi-purpose 10#ABC fire extinguishers, standard wall bracket with 12 mo. Inspection tags.

Signage

- Provide and install (3) handicap parking lot signs with 10' tall round galvanized post embedded in concrete.
- Provide and install (1) handicap parking for van accessible parking lot sign with 10' tall round galvanized post embedded in concrete.
- Provide and install (3) sets of bottom mounted 8" tall ½" tick brushed aluminum letters for the concessions.
- Provide and install (1) set of bottom mounted 8" tall ½" tick brushed aluminum letters for the admissions.
- Provide and install (1) set of bottom mounted 8" tall ½" tick brushed aluminum letters for the first aid
- Provide an allowance of \$15,000 for the "Shanklin Pool" welcome sign in the front of the building yard area.
- Provide and install (7) interior signs for the Administration Building. An allowance of \$150 per sign has been included.
- Provide and install (13) interior signs for the Restroom Building. An allowance of \$150 per sign has been included.
- Provide and install (4) interior signs for the Maintenance Building. An allowance of \$150 per sign has been included.

Equipment – (Phase 11-000)

Casework

- Provide and install the following custom laminate casework constructed using ¾" white melamine frameless box construction, Salice concealed 120 degree hinges, Hafele single pin 5mm metal shelf supports, dowel joint drawer boxes with 100# side mounted ball bearing slides, full depth adjustable shelves and 4" brushed nickel wire pulls or \$ 5.00 allowance EA for handles. Self edge laminate countertops to be 1-1/2" thick x 25-1/2" deep with 4" tall back splash. Solid surface countertops quoted I Corian mid-range color groups (1 & 2), set on splashes standard fabricated to DuPont fabrication standards.
- Provide and install (3) 10" stainless steel pass through countertops at Concession and First Aid areas with brackets for the Admissions Building rooms A01, A03, A06.
- Provide and install 6 LF of laminate base cabinets with 18 LF of laminate countertop supported with brackets in the Admissions Building room A01.
- Provide and install 9 LF of laminate base cabinets with laminate countertop and laminate upper cabinets in the Administration Building room A03.
- Provide and install 8 LF of laminate window sill in the Admissions Building room A03.
- Provide and install 14 LF of laminate base cabinets and 56 LF of laminate countertop with brackets in the Admissions Building room A06.
- Provide and install 147.5 SF of solid surface bench seat over block walls in the Restroom Building rooms R03, R04 R05, and R06.

- Provide and install 9 LF of laminate base cabinets with laminate countertop and laminate upper cabinets in the Restroom Building room R10.
- Provide and install 8 LF of laminate window sill in the Restroom Building room R10.

Lockers

- Provide and install Summit Phenolic lockers in a standard owner selected color including the following:
 - (4) 15" x 18" x 72" double tier with 4" base, slope top and pad lock hasp in the Administration Building room A02.
 - (4) 15" x 12" x 72" double tier with 4" base, slope top and pad lock hasp in the Restroom Building room R10.
 - (24) five tier with 4" base, slope top and pad lock hasp in the Restroom Building room R07.

Kitchen Equipment & Appliances

- Provide and install (1) ice maker in the Concessions Building. A material only allowance of \$4,600 has been included for the ice maker unit.
- Provide and install (1) commercial upright refrigerator in the Concessions Building. A material only allowance of \$1,200 has been included for the refrigerator unit.
- Provide and install (1) commercial upright freezer in the Concessions Building. A material only allowance of \$1,500 has been included for the freezer unit.
- Provide and install (1) residential refrigerator without water or an icemaker in the Restroom Building. A material only allowance of \$1,000 has been included for the refrigerator unit.

Furnishings – (Phase 12-000)

FFE Items

- Provide and install (6) display monitors with wall hung brackets. A material only allowance of \$800/EA has been included per display and bracket.
- Provide and install (4) mop or broom hangers. An allowance of \$35/EA has been included per mop or broom hanger.
- Provide and install (15) garment hooks. An allowance of \$20/EA has been included per garment hook.
- Provide and install (5) rescue tube hooks. An allowance of \$15/EA has been included per rescue tube hook.
- Provide and install (4) trash receptacles. An allowance of \$600/EA has been included per trash receptacle.
- Provide and install (2) eye washing kits. An allowance of \$670/EA has been included per eye washing kit.
- Provide and install (1) knox boxes. An allowance of \$1,000/EA has been included per knox box.
- Install the existing owner provided time clock.
- Install the owner provided bulletin board.
- Install the existing owner provided whiteboard.

Pool Construction – (Phase 13-000)

- Provide and install recirculation fittings.
- Provide and install filter systems.
- Provide and install valves.
- Provide and install VDF's and low voltage wiring.
- Provide and install pipe and fittings.
- Provide and install mechanical equipment.
- Provide and install chemical equipment.
- Provide and install heater.
- Provide and install deck, maintenance and safety equipment.
- Provide and install surge tank equipment.
- Provide and install link seals.
- Provide install pool concrete.
- Provide and install epoxy pool paint.
- Provide and install tile and depth markers.
- Provide and install life floor.
- Provide and install basketball goal.
- Provide and install tot bay feature.
- Provide and install water walk system.
- Provide and install ninja cross system.
- Provide and install slide and tower.
- Provide and install enclosed body slide.

Plumbing – (Phase 15-400)

- Provide and install plumbing piping including domestic water, sanitary drainage, sanitary vent and natural gas along with domestic water piping insulation.
- Provide and install the following plumbing fixtures:
 - (16) water closets
 - (4) urinals
 - (6) lavatories
 - (4) double-bay wash stations
 - (2) single bowl sinks
 - (1) three-bay sink
 - (11) showers with drains
 - (1) electric water cooler
 - (2) mop sink basins
 - (1) emergency eye wash
 - (6) hose bibbs
 - (2) backflow preventers
 - (1) gas-fired tank domestic water heater
 - (6) gas-fired tankless domestic water heaters
 - (3) recirculating pumps
 - (1) grease trap
 - (3) mixing valves

HVAC – (Phase 15-800)

- Provide and install the following HVAC system(s):
 - (1) fan coil units with AC
 - (1) PTAC unit
 - (3) electric unit heaters
 - (4) electric radiant heaters
 - (3) exhaust fans
 - (1) HVLS fan
 - Provide and install galvanized ductwork
 - Provide and install grilles and diffusers
 - Provide non-certified test & balance

Electrical – (Phase 16-200)

Electrical Distribution System

- Provide and install utility conduit
- Provide and install site conduits for fiber and owner provided low voltage.
- Provide and install MDP and sub panels as needed.
- Provide and install power to all HVAC equipment and pool equipment.

Lighting

- Provide and install general LED lighting and controls as required.
- Provide and install emergency lighting as required.
- Provide and install site lighting and controls.

Devices

- Provide and install general receptacles throughout including GFCI as required.
- Provide and install rough-in only for tele/data and door access control locations

Fire Alarm

- An allowance of \$40,000 has been included for a fire alarm system to cover all (3) buildings including panel, remote annunciator, cell communication, monitoring, smokes, heats, notification devices and power supplies.

Data/Network

- Provide and install a data/network system including IT rack, patch panels, wire management, fiber connection between the maintenance building and the concessions building with 6-strand fiber optic cable, LC fiber optic terminations, IT rack mountable fiber optic enclosures and (15) data locations with (2) CAT6 cables to each location with wall plate, snap-in jacks, wire management and labor and (6) wireless access point locations with (1) CAT6 cable to each location.

Security Camera System

- Provide and install a security camera system including Enterprise camera server, network switches, UPS, monitor and (20) camera locations with all wiring and camera license.

Burglary System

- Provide and install a burglary system for all (3) buildings including 32-zone panel, cellular communication, keypads, door sensors, motion sensors, wire, labor and monitoring.

Access Control

- Provide and install an access control system including server with network switches and control of (5) doors with electric strikes.

PA / Speaker System

- Provide and install a PA / Speaker system including 120 watt, FM radio and USB music device connection, wireless microphone and FM antenna, (7) speakers for outside pool deck, (2) for bathrooms and (2) in Admissions Building with all wire and labor.

Key Exclusions to the Proposal costs:

Architectural or engineering fees
State building permit
Tech review fees
Variance costs of any kind
Water or gas meter
Locating or marking of private utilities.
Electrical transformer (transformer to be located within 3-4' of building).
Legal Surveying (Boundary and Topo Surveys included)
Floor hardener
Roof access ladder or hatch
Grease trap in sanitary line
Tap fees or assessments
Seismic considerations of any kind
Unforeseen circumstances which may arise during construction

Work not stated in this proposal
Temporary utility costs
Relocation of any owner equipment
Utility company fees of any kind.
OFOI FFE items
Owner provided items
6' site benches
Window treatments.
Shelter structure seating
Decrastone block
Sales tax
Loose pool furniture
Pool toys
Alt #1 parking lot work
Alt #2 sidewalk work

Alternates:

1. Alternate #1 Parking Lot

- a. Sawcut , remove and haul off site approximately 3,500 SF of existing asphalt.
- b. Prepare approximately 2,735 SF of new asphalt area.
- c. Provide and install 6" of #53 limestone in new paving area.
- d. Prepare sidewalk area.
- e. Provide and install 4" of #53 limestone in the sidewalk area.
- f. Install topsoil after hard surface is complete.
- g. Provide and install 3" of HMA base and 1.5 surface asphalt for the additional parking.
- h. Cleaning of the existing parking lot.
- i. Provide new pavement markings to the entire South parking lot.

BUDGET ADD: \$ 48,800.00

2. Alternate #2 Sidewalk Extension

- a. Provide sitework as required to prep the area for sidewalk.
- b. Form, pour and finish approximately 2,200 SF of concrete 4" thick.

BUDGET ADD: \$ 28,000.00

SUBMITTED BY:

DJ CONSTRUCTION CO., INC.

Brock Bohde
Project Engineer

Item	Amount	Notes
Pre-construction Services	\$ 20,000	
Winter Conditions Allowance	\$ 21,487	
OpenSpace Digital Documentation	\$ 7,600	Construction reality capture software for digital photo documentation
Professional Final Cleaning	\$ 16,536	
General Conditions	\$ 619,752	
Demolition	\$ 92,358	
Asphalt	\$ 32,587	
Fencing	\$ 63,850	
Irrigation	\$ 26,000	Includes new water main for stand alone service
Landscaping & Yard	\$ 86,245	
Turf	\$ 25,672	
Sitework & Staking	\$ 511,400	
Sewer	\$ 101,500	
Storm Drainage	\$ 156,500	
Water	\$ 36,500	
Erosion Control	\$ 37,500	
Dewatering	\$ 121,000	
Exterior Concrete	\$ 269,650	
Concrete Foundations	\$ 111,541	
Conc. Int. Slabs	\$ 19,926	
Masonry	\$ 624,826	
Awning/Canopies	\$ 31,947	
Metals	\$ 149,355	
Patio FF&E	\$ 316,128	Concession tables, pool deck umbrellas, cantilever shade structure, shade sail, cabanas, pool rule signage,
Carpentry	\$ 16,857	
Insulation & Caulking	\$ 33,260	
Membrane Roofing	\$ 93,213	
Standing Seam Roofing	\$ 49,400	
Aluminum D & W	\$ 22,350	
Rollup/OHDR	\$ 48,510	
Doors, Frames & Hardware	\$ 20,906	
FRP	\$ 5,413	
Drywall	\$ 12,400	
Acoustical Ceilings	\$ -	
Flooring	\$ 38,141	
Painting	\$ 64,007	
Exterior Signage	\$ 24,935	
Interior Signage	\$ 3,600	
Toilet Partitions & Accessories	\$ 37,605	

Casework	\$	67,118	
Lockers	\$	45,060	
Interior FF&E	\$	21,479	Monitors, hooks, appliances/equipment, eye wash, knox box etc...
Pool Construction	\$	3,142,668	
Pool Slides & Features	\$	648,900	Body slide, slide & tower, ninja cross, water walk, tot bay & basketball goal
Pool Concrete	\$	1,825,250	
Plumbing	\$	495,000	
HVAC	\$	83,000	
Electrical	\$	685,500	
Data System	\$	18,050	
Access Control	\$	26,500	
Fire Alarm	\$	40,000	
Speakers, PA & Music System	\$	15,550	
Burglary System	\$	12,600	
Security Camera System	\$	40,600	
Subtotal	\$	11,137,732	
Design Contingency (3%)	\$	334,132	Goes away at the time of firm pricing
Subtotal	\$	11,471,864	
P & P Bond	\$	61,500	
Builders Risk Insurance	\$	16,000	
General Liability Insurance	\$	42,828	
Contingency (3%)	\$	347,766	
Contractor Fee (2.75%)	\$	328,349	
Grand Total	\$	12,268,307	