

19 April 2020

TOWN OF SOUTHURY
501 Main Street South
Southbury, CT 06488
Attention: Dan Colton, Finance Director
,

Re: Ballantine Pool Replacement Concept Cost Estimate [2322-00]

Pool Design Services and Opinion of Probable Cost Based on Facts and the Program or the Implied Program Found in the Following Documents:

- Southbury, Ballantine Park Pool Facility Evaluation Report by Weston and Sampson (W&S), 35 pages (undated, Appendix A – breakdown of cost estimate not included)
- Letter from Bennett Sullivan Associates Architects and Planners (BSA) re: Overview of Probable Estimated Cost for Ballantine Park Pool and Pool House, date 6 April 2020.

Gentlemen of the Committee:

Thank you for your request from Lothrop Associates LLP architects, doing business as Aquatectonic (AQT) who presents this additional conceptual budget to compare with those prepared by W&S and BSA for the project to completely replace the existing 50 year old pool, pool deck, fence, bathhouse, pool filtration/ sanitation equipment, and parking lot.

In general, I used the quantities from the BSA letter as a basis for applying unit costs as I saw fit. I've tried to conceptualize the construction sequence without benefit of a schematic design or even a visit to the site which led to questions with cost implications that didn't appear to be addressed in the BSA letter. For example, W&S brought up the idea of site lighting for night swimming. Also, deck and parking area drainage system may be simple or very expensive, but it's too early to tell. I've included costs for these and other things I've imagined may have a significant impact on the overall budget.

I propose for this analysis an L shaped pool comprising of two adjoining rectangles: 42' x 75' which provides (6 qty) 7-foot lap lanes at 4'-6" deep plus a zero-entry slope at 35' wide x 60 feet long totaling 5,250 square feet of pool water surface area. Additionally, I'm also proposing a 30' x 40' spray pad (1,200 SF) with a half-dozen spray features for children since spray pads are more popular than wading pools and solve other problems as well. I offer no challenge or comment on the area and program for the bathhouse which will be calculated on a square-foot basis using the size proposed by BSA: 3,000 SF except that I propose and have attached a calculation for a snack bar which would extend the size of the building and require a built-out kitchen for customer convenience and operational revenue.

With the pool shape and sized as I proposed, a commensurate deck size might be 115' x 150' or 12,000 SF (excluding the area of the pool, including the area of the spray pad). The pool deck will require



lighting if the community would like to have the option of night swimming events. The code requires that pool decks are well drained for safety reasons. There are a great deal of alternatives at greatly different cost points depending on local and environmental code requirements which have not been researched yet.

In general, I found both documents that were provided to me to be professionally competent and very helpful. However, the appendix to the W&S for cost estimating breakdown was not provided to me and therefore I cannot offer any explanation as to why their cost estimate is so much less than BSA's or AQT's.

AQT's cost estimate is very much in line with BSA's estimate and the difference is largely explained by the increased scope proposed, a few increases in unit costs in the AQT document and a much larger contingency which I would strongly recommend at this early stage. As with most things in construction, there is a substantial cost difference between the options you may eventually select for this project and therefore, it could easily be done at a lesser cost or you may choose even more expensive options. With the limited time available for this exercise, I've not been able to imagine, much less itemize, all the detail that will eventually play such an important role in cost considerations.

Thank you for considering Aquatectonic for your pool design consultant and please call me if you wish to discuss your project, this report or anything else.

Sincerely,



WILLIAM R. SIMMONS, AIA



Encl.



		Size	Unit	Size	Unit	Net	Total (Net)	Units	Cost/ Unit	Net	Totals
Demolition											
	Pool, deck & fence								\$ 100,000		
	Bathhouse								\$ 50,000	\$ 150,000	\$ 150,000
Construction											
	Site Prep and Mobilization									\$ 50,000	
	Septic System									\$ 40,000	
Pool	Swim Lanes	42 ft		75 ft		3,150					
	all pool equip & accessories					2,100	5,250 SF		\$ 200	\$ 1,050,000	
Spray Pad	Special Surface	25 ft		50 ft		1,250	1,250 SF		\$ 15	\$ 18,750	
	Spray Toys						6 ea		\$ 10,000	\$ 60,000	
	All Filtration Equipment & Piping						1 ea		\$ 25,000	\$ 25,000	
Pool Deck	Surface Area	115 ft		150 ft		17,250	12,000 SF		\$ 11	\$ 132,000	
	Perimeter Fence						415 LF		\$ 30	\$ 12,450	
	Drainage	12,000 SF		400 SF/ ea		30	30 ea		\$ 2,500	\$ 75,000	
	Site Lighting	12,000 SF		1,000 ea		12	12 ea		\$ 7,500	\$ 90,000	
Bathhouse (BSA)							3,000 SF		\$ 200	\$ 600,000	
	Add Snack Bar	20 ft		30 ft		600	600 SF		\$ 350	\$ 210,000	\$ 2,363,200
Parking Lot (BSA)	Spaces	65 space		270 SF		65	21,938 SF		\$ 8	\$ 175,500	\$ 175,500
Construction Management & Fees	Construction Subtotal and Basis for Estimating:										\$ 2,688,700
	Construction Manager								5.0%	\$ 134,435	
	General Conditions								10.0%	\$ 268,870	
	Payment Bond								1.0%	\$ 26,887	
	Performance Bond								2.5%	\$ 67,218	\$ 497,410
Soft Costs											
	Design team per BSA outline estimate								12.0%	\$ 322,644	
	Add Construction Cost Estimator, Renderings, Municipal Approvals, + ?										
	Special Inspections								1.5%	\$ 40,331	
	Legal								1.0%	\$ 26,887	
	Project Contingency								15.0%	\$ 403,305	
	Total Soft Costs										\$ 793,167
Grand Total Conceptual Project Budget										\$ 3,979,276	