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August 22, 2018

Town of Wallingford
Park's & Recreation Department
Community Pool Building Committee

Re: Opinion of Probable Construction Costs SCHEME D

Dear Mr. Gawlak :

As requested, we have prepared a conceptual cost estimate for the scope of work depicted in Scheme D. At this time, the projected costs are based on conceptual estimating practices. Although, the range of cost presented will give your committee a sense of the overall order of magnitude for a project of this scale. If the project moves forward into the next stages of schematic design, design development and construction documents; the design team can provide you with itemized estimates for the construction costs and the soft costs.

Site Improvements:	\$2,100,000
Regrading, Excavations, Paving, Landscaping, Fencing	
Pool, Pool Equipment and Splash Pad	\$1,600,000
Pool House/Concession Building:	\$400,000
Renovations of the interior and exterior	
Playscape, Canopies and Site Structures	\$700,000
<hr/> Projected Range Construction Cost	<hr/> \$4,800,000-\$5,200,000

Soft Costs: Please note these numbers do not include financing, administrative, design or legal fees or other non-construction costs. Soft Costs can range between 15-20%

Prepared by:

David J. Stein, AIA
Principal