



SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT

Program for: **OPTION A1: Renovation of Existing Natatorium / Spectator Seating for 250.**

Date: December 2006

No.	Space Description	No.	Area SF	\$/SF	Totals	Remarks/Comments
1 Natatorium						
	Architectural Upgrades	1	6,850	\$100	685,000	Tile work, Acoustics, Finishes
	Mechanical Upgrades	1	6,850	LS	150,000	Pool HVAC, controls, related equipment.
	Pool Systems	1	6,850	LS	412,500	Filtration, sanitation, pumps, balance tank, main drain.
	Electrical Upgrades	1	6,850	LS	93,750	Lighting, GFCI, emergency, etc.
Subtotal					1,341,250	
2 Locker Rooms						
	Locker Rooms	2	2,500	\$200	500,000	Complete "gut" renovations, all systems, finishes, etc.
Subtotal					500,000	
3 Supervision / Health & Safety						
	Pool Office	1	250	\$200	50,000	Supervision of Dive Tank
Subtotal					50,000	
4 Pool Storage						
	Athletic Equipment	0	0	\$250	0	Storage of equipment as req'd.
Subtotal					0	
5 Spectator Seating						
	Spectator Gallery	1	1,500	\$275	412,500	Seating for 250 at 6 SF/seat
	Access Corridor	1	240	\$200	48,000	Create access corridor to spectator seating
Subtotal					460,500	
6 Pool Equipment Room / Utilities						
	New Access to lower level Equip. Room	1	500	\$275	137,500	To accommodate new spectator seating addition.
Subtotal					137,500	

Sub Totals

Net to Gross Factor

20%

\$2,489,250

Net areas only.

110,000

Just for addition, includes wall / structural thicknesses, etc.

Total (Reno & New Construction)

2,599,250

Design Allowance

5%

129,963

Construction Contingency

5%

136,461

Sub Totals

2,865,673

Escalation

5%

293,731

2 Years to mid-point of construction

Total Estimated Construction Cost

3,159,405

Sitework

Allowance

150,000

Estimated.

Incidental /Soft Costs

20%

661,881

Construction and Sitework costs

Total Estimated Project Cost

3,971,286



SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT

Program for: **OPTION A2: Renovation of Existing Natatorium / Spectator Seating for 300.**

Date: December 2006

No.	Space Description	No.	Area SF	\$/SF	Totals	Remarks/Comments
1 Natatorium						
	Architectural Upgrades	1	6,850	\$100	685,000	Tile work, Acoustics, Finishes
	Mechanical Upgrades	1	6,850	LS	150,000	Pool HVAC, controls, related equipment.
	Pool Systems	1	6,850	LS	412,500	Filtration, sanitation, pumps, balance tank, main drain.
	Electrical Upgrades	1	6,850	LS	93,750	Lighting, GFCI, emergency, etc.
Subtotal					1,341,250	
2 Locker Rooms						
	Locker Rooms	2	2,500	\$200	500,000	Complete "gut" renovations, all systems, finishes, etc.
Subtotal					500,000	
3 Supervision / Health & Safety						
	Pool Office	1	250	\$200	50,000	Supervision of Dive Tank
Subtotal					50,000	
4 Pool Storage						
	Athletic Equipment	0	0	\$250	0	Storage of equipment as req'd.
Subtotal					0	
5 Spectator Seating						
	Spectator Gallery	1	1,800	\$275	495,000	Seating for 300 at 6 SF/seat
	Access Corridor	1	240	\$200	48,000	Create access corridor to spectator seating
Subtotal					543,000	
6 Pool Equipment Room / Utilities						
	New Access to lower level Equip. Room	1	500	\$275	137,500	To accommodate new spectator seating addition.
Subtotal					137,500	

Sub Totals

Net to Gross Factor

20%

\$2,571,750

Net areas only.

126,500

Just for addition, includes wall / structural thicknesses, etc.

Total (Reno & New Construction)

2,698,250

Design Allowance

5%

134,913

Construction Contingency

5%

141,658

Sub Totals

2,974,821

Escalation

5%

304,919

2 Years to mid-point of construction

Total Estimated Construction Cost

3,279,740

Sitework

Allowance

150,000

Estimated.

Incidental /Soft Costs

20%

685,948

Construction and Sitework costs

Total Estimated Project Cost

4,115,688