

# Option A

| Chinquapin Aquatic Center Initial Budget-Phase I<br>One Story Scheme - Conventional Construction |                      |                  |
|--------------------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                                       | Initial Budget       | \$/SF            |
| Project Management                                                                               | \$ 539,876           | \$ 16.36         |
| A/E Fees                                                                                         | \$ 1,663,034         | \$ 50.39         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                                 | \$ 220,000           | \$ 6.67          |
| Legal                                                                                            | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                                  | \$ 37,000            | \$ 1.12          |
| DSUP Entitlements                                                                                | \$ -                 | \$ -             |
| Feasibility Study*                                                                               | \$ -                 | \$ -             |
| Owner Contingency                                                                                | \$ 1,956,510         | \$ 59.29         |
| Owner Hard Costs & Equipment                                                                     | \$ 552,823           | \$ 16.75         |
| <b>Total Soft Costs</b>                                                                          | <b>\$ 4,969,242</b>  | <b>\$ 150.58</b> |
| Hard Cost New Addition                                                                           | Approved Budget      | \$/SF            |
| Building Construction                                                                            | \$ 13,272,033        | \$ 402.18        |
| Escalation                                                                                       | \$ 1,061,763         | \$ 32.17         |
| Builder Fees                                                                                     | \$ 597,241           | \$ 18.10         |
| Bonds and Insurance                                                                              | \$ 199,080           | \$ 6.03          |
| Contingency                                                                                      | \$ 663,602           | \$ 20.11         |
| <b>TOTAL</b>                                                                                     | <b>\$ 15,793,719</b> | <b>\$ 478.60</b> |
| Hard Cost Renovation                                                                             | Approved Budget      | \$/SF            |
| Building Construction                                                                            | \$ 67,500            | \$ 2.05          |
| Escalation                                                                                       | \$ 5,400             | \$ 0.16          |
| Builder Fees                                                                                     | \$ 3,038             | \$ 0.09          |
| Bonds and Insurance                                                                              | \$ 1,013             | \$ 0.03          |
| Contingency                                                                                      | \$ 3,375             | \$ 0.10          |
| <b>TOTAL</b>                                                                                     | <b>\$ 80,325</b>     | <b>\$ 2.43</b>   |
| Hard Cost Demolition & Sitework                                                                  | Approved Budget      | \$/SF            |
| Site Construction                                                                                | \$ 3,101,729         | \$ 93.99         |
| Escalation                                                                                       | \$ 248,138           | \$ 7.52          |
| Builder Fees                                                                                     | \$ 139,578           | \$ 4.23          |
| Bonds and Insurance                                                                              | \$ 46,526            | \$ 1.41          |
| Contingency                                                                                      | \$ 155,086           | \$ 4.70          |
| <b>TOTAL</b>                                                                                     | <b>\$ 3,691,057</b>  | <b>\$ 111.85</b> |
| <b>Total Hard Costs</b>                                                                          | <b>\$ 19,565,101</b> | <b>\$ 592.88</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                               | <b>\$ 24,534,343</b> | <b>\$ 743.46</b> |

Option A

\*Feasibility Analysis Has Been Completed

Project Schedule: 12/2018 Completion

## Option B

| Chinquapin Aquatic Center Initial Budget-Phase I<br>One Story Scheme - Pre-Engineered |                      |                  |
|---------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                            | Initial Budget       | \$/SF            |
| Project Management                                                                    | \$ 501,545           | \$ 15.20         |
| A/E Fees                                                                              | \$ 1,540,835         | \$ 46.69         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                      | \$ 220,000           | \$ 6.67          |
| Legal                                                                                 | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                       | \$ 37,000            | \$ 1.12          |
| DSUP Entitlements                                                                     | \$ -                 | \$ -             |
| Feasibility Study*                                                                    | \$ -                 | \$ -             |
| Owner Contingency                                                                     | \$ 1,812,747         | \$ 54.93         |
| Owner Hard Costs & Equipment                                                          | \$ 552,823           | \$ 16.75         |
| <b>Total Soft Costs</b>                                                               | <b>\$ 4,664,949</b>  | <b>\$ 141.36</b> |
| Hard Cost New Addition                                                                | Approved Budget      | \$/SF            |
| Building Construction                                                                 | \$ 12,063,936        | \$ 365.57        |
| Escalation                                                                            | \$ 965,115           | \$ 29.25         |
| Builder Fees                                                                          | \$ 542,877           | \$ 16.45         |
| Bonds and Insurance                                                                   | \$ 180,959           | \$ 5.48          |
| Contingency                                                                           | \$ 603,197           | \$ 18.28         |
| <b>TOTAL</b>                                                                          | <b>\$ 14,356,084</b> | <b>\$ 435.03</b> |
| Hard Cost Renovation                                                                  | Approved Budget      | \$/SF            |
| Building Construction                                                                 | \$ 67,500            | \$ 2.05          |
| Escalation                                                                            | \$ 5,400             | \$ 0.16          |
| Builder Fees                                                                          | \$ 3,038             | \$ 0.09          |
| Bonds and Insurance                                                                   | \$ 1,013             | \$ 0.03          |
| Contingency                                                                           | \$ 3,375             | \$ 0.10          |
| <b>TOTAL</b>                                                                          | <b>\$ 80,325</b>     | <b>\$ 2.43</b>   |
| Hard Cost Demolition & Sitework                                                       | Approved Budget      | \$/SF            |
| Site Construction                                                                     | \$ 3,101,729         | \$ 93.99         |
| Escalation                                                                            | \$ 248,138           | \$ 7.52          |
| Builder Fees                                                                          | \$ 139,578           | \$ 4.23          |
| Bonds and Insurance                                                                   | \$ 46,526            | \$ 1.41          |
| Contingency                                                                           | \$ 155,086           | \$ 4.70          |
| <b>TOTAL</b>                                                                          | <b>\$ 3,691,057</b>  | <b>\$ 111.85</b> |
| <b>Total Hard Costs</b>                                                               | <b>\$ 18,127,466</b> | <b>\$ 549.32</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                    | <b>\$ 22,792,415</b> | <b>\$ 690.68</b> |

Option B

\*Feasibility Analysis Has Been Completed  
Project Schedule: 12/2018 Completion

# Option C

| Chinquapin Aquatic Center Initial Budget-Phase I<br>One Story Scheme - Translucent Enclosure |                      |                  |
|----------------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                                   | Initial Budget       | \$/SF            |
| Project Management                                                                           | \$ 559,933           | \$ 16.97         |
| A/E Fees                                                                                     | \$ 1,726,976         | \$ 52.33         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                             | \$ 220,000           | \$ 6.67          |
| Legal                                                                                        | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                              | \$ 37,000            | \$ 1.12          |
| DSUP Entitlements                                                                            | \$ -                 | \$ -             |
| Feasibility Study*                                                                           | \$ -                 | \$ -             |
| Owner Contingency                                                                            | \$ 2,031,736         | \$ 61.57         |
| Owner Hard Costs & Equipment                                                                 | \$ 552,823           | \$ 16.75         |
| <b>Total Soft Costs</b>                                                                      | <b>\$ 5,128,468</b>  | <b>\$ 155.41</b> |
| Hard Cost New Addition                                                                       | Approved Budget      | \$/SF            |
| Building Construction                                                                        | \$ 13,904,187        | \$ 421.34        |
| Escalation                                                                                   | \$ 1,112,335         | \$ 33.71         |
| Builder Fees                                                                                 | \$ 625,688           | \$ 18.96         |
| Bonds and Insurance                                                                          | \$ 208,563           | \$ 6.32          |
| Contingency                                                                                  | \$ 695,209           | \$ 21.07         |
| <b>TOTAL</b>                                                                                 | <b>\$ 16,545,982</b> | <b>\$ 501.39</b> |
| Hard Cost Renovation                                                                         | Approved Budget      | \$/SF            |
| Building Construction                                                                        | \$ 67,500            | \$ 2.05          |
| Escalation                                                                                   | \$ 5,400             | \$ 0.16          |
| Builder Fees                                                                                 | \$ 3,038             | \$ 0.09          |
| Bonds and Insurance                                                                          | \$ 1,013             | \$ 0.03          |
| Contingency                                                                                  | \$ 3,375             | \$ 0.10          |
| <b>TOTAL</b>                                                                                 | <b>\$ 80,325</b>     | <b>\$ 2.43</b>   |
| Hard Cost Demolition & Sitework                                                              | Approved Budget      | \$/SF            |
| Site Construction                                                                            | \$ 3,101,729         | \$ 93.99         |
| Escalation                                                                                   | \$ 248,138           | \$ 7.52          |
| Builder Fees                                                                                 | \$ 139,578           | \$ 4.23          |
| Bonds and Insurance                                                                          | \$ 46,526            | \$ 1.41          |
| Contingency                                                                                  | \$ 155,086           | \$ 4.70          |
| <b>TOTAL</b>                                                                                 | <b>\$ 3,691,057</b>  | <b>\$ 111.85</b> |
| <b>Total Hard Costs</b>                                                                      | <b>\$ 20,317,365</b> | <b>\$ 615.68</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                           | <b>\$ 25,445,833</b> | <b>\$ 771.09</b> |

Option C

\*Feasibility Analysis Has Been Completed  
Project Schedule: 12/2018 Completion

# Option D

| Chinquapin Aquatic Center Initial Budget-Phase I<br>One Story Scheme - Architectural Membrane |                      |                  |
|-----------------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                                    | Initial Budget       | \$/SF            |
| Project Management                                                                            | \$ 484,681           | \$ 14.69         |
| A/E Fees                                                                                      | \$ 1,487,073         | \$ 45.06         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                              | \$ 220,000           | \$ 6.67          |
| Legal                                                                                         | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                               | \$ 37,000            | \$ 1.12          |
| DSUP Entitlements                                                                             | \$ -                 | \$ -             |
| Feasibility Study*                                                                            | \$ -                 | \$ -             |
| Owner Contingency                                                                             | \$ 1,749,497         | \$ 53.02         |
| Owner Hard Costs & Equipment                                                                  | \$ 552,823           | \$ 16.75         |
| <b>Total Soft Costs</b>                                                                       | <b>\$ 4,531,074</b>  | <b>\$ 137.31</b> |
| Hard Cost New Addition                                                                        | Approved Budget      | \$/SF            |
| Building Construction                                                                         | \$ 11,532,430        | \$ 349.47        |
| Escalation                                                                                    | \$ 922,594           | \$ 27.96         |
| Builder Fees                                                                                  | \$ 518,959           | \$ 15.73         |
| Bonds and Insurance                                                                           | \$ 172,986           | \$ 5.24          |
| Contingency                                                                                   | \$ 576,622           | \$ 17.47         |
| <b>TOTAL</b>                                                                                  | <b>\$ 13,723,592</b> | <b>\$ 415.87</b> |
| Hard Cost Renovation                                                                          | Approved Budget      | \$/SF            |
| Building Construction                                                                         | \$ 67,500            | \$ 2.05          |
| Escalation                                                                                    | \$ 5,400             | \$ 0.16          |
| Builder Fees                                                                                  | \$ 3,038             | \$ 0.09          |
| Bonds and Insurance                                                                           | \$ 1,013             | \$ 0.03          |
| Contingency                                                                                   | \$ 3,375             | \$ 0.10          |
| <b>TOTAL</b>                                                                                  | <b>\$ 80,325</b>     | <b>\$ 2.43</b>   |
| Hard Cost Demolition & Sitework                                                               | Approved Budget      | \$/SF            |
| Site Construction                                                                             | \$ 3,101,729         | \$ 93.99         |
| Escalation                                                                                    | \$ 248,138           | \$ 7.52          |
| Builder Fees                                                                                  | \$ 139,578           | \$ 4.23          |
| Bonds and Insurance                                                                           | \$ 46,526            | \$ 1.41          |
| Contingency                                                                                   | \$ 155,086           | \$ 4.70          |
| <b>TOTAL</b>                                                                                  | <b>\$ 3,691,057</b>  | <b>\$ 111.85</b> |
| <b>Total Hard Costs</b>                                                                       | <b>\$ 17,494,974</b> | <b>\$ 530.15</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                            | <b>\$ 22,026,048</b> | <b>\$ 667.46</b> |

Option D

\*Feasibility Analysis Has Been Completed  
Project Schedule: 12/2018 Completion

# Option E

| Chinquapin Aquatic Center Initial Budget-Phase I<br>Two Story Scheme - Conventional Construction |                      |                  |
|--------------------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                                       | Initial Budget       | \$/SF            |
| Project Management                                                                               | \$ 596,009           | \$ 16.56         |
| A/E Fees                                                                                         | \$ 1,841,988         | \$ 51.17         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                                 | \$ 220,000           | \$ 6.11          |
| Legal                                                                                            | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                                  | \$ 37,000            | \$ 1.03          |
| DSUP Entitlements                                                                                | \$ -                 | \$ -             |
| Feasibility Study*                                                                               | \$ -                 | \$ -             |
| Owner Contingency                                                                                | \$ 2,167,045         | \$ 60.20         |
| Owner Hard Costs & Equipment                                                                     | \$ 552,823           | \$ 15.36         |
| <b>Total Soft Costs</b>                                                                          | <b>\$ 5,414,866</b>  | <b>\$ 150.41</b> |
| Hard Cost New Addition                                                                           | Approved Budget      | \$/SF            |
| Building Construction                                                                            | \$ 14,331,179        | \$ 398.09        |
| Escalation                                                                                       | \$ 1,146,494         | \$ 31.85         |
| Builder Fees                                                                                     | \$ 644,903           | \$ 17.91         |
| Bonds and Insurance                                                                              | \$ 214,968           | \$ 5.97          |
| Contingency                                                                                      | \$ 716,559           | \$ 19.90         |
| <b>TOTAL</b>                                                                                     | <b>\$ 17,054,103</b> | <b>\$ 473.73</b> |
| Hard Cost Renovation                                                                             | Approved Budget      | \$/SF            |
| Building Construction                                                                            | \$ 150,000           | \$ 4.17          |
| Escalation                                                                                       | \$ 12,000            | \$ 0.33          |
| Builder Fees                                                                                     | \$ 6,750             | \$ 0.19          |
| Bonds and Insurance                                                                              | \$ 2,250             | \$ 0.06          |
| Contingency                                                                                      | \$ 7,500             | \$ 0.21          |
| <b>TOTAL</b>                                                                                     | <b>\$ 178,500</b>    | <b>\$ 4.96</b>   |
| Hard Cost Demolition & Sitework                                                                  | Approved Budget      | \$/SF            |
| Site Construction                                                                                | \$ 3,729,285         | \$ 103.59        |
| Escalation                                                                                       | \$ 298,343           | \$ 8.29          |
| Builder Fees                                                                                     | \$ 167,818           | \$ 4.66          |
| Bonds and Insurance                                                                              | \$ 55,939            | \$ 1.55          |
| Contingency                                                                                      | \$ 186,464           | \$ 5.18          |
| <b>TOTAL</b>                                                                                     | <b>\$ 4,437,849</b>  | <b>\$ 123.27</b> |
| <b>Total Hard Costs</b>                                                                          | <b>\$ 21,670,452</b> | <b>\$ 601.96</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                               | <b>\$ 27,085,318</b> | <b>\$ 752.37</b> |

Option E

\*Feasibility Analysis Has Been Completed  
Project Schedule: 12/2018 Completion

# Option F

| Chinquapin Aquatic Center Initial Budget-Phase I<br>Two Story Scheme - Pre-Engineered |                      |                  |
|---------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                            | Initial Budget       | \$/SF            |
| Project Management                                                                    | \$ 560,657           | \$ 15.57         |
| A/E Fees                                                                              | \$ 1,729,285         | \$ 48.04         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                      | \$ 220,000           | \$ 6.11          |
| Legal                                                                                 | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                       | \$ 37,000            | \$ 1.03          |
| DSUP Entitlements                                                                     | \$ -                 | \$ -             |
| Feasibility Study*                                                                    | \$ -                 | \$ -             |
| Owner Contingency                                                                     | \$ 2,034,453         | \$ 56.51         |
| Owner Hard Costs & Equipment                                                          | \$ 552,823           | \$ 15.36         |
| <b>Total Soft Costs</b>                                                               | <b>\$ 5,134,217</b>  | <b>\$ 142.62</b> |
| Hard Cost New Addition                                                                | Approved Budget      | \$/SF            |
| Building Construction                                                                 | \$ 13,216,955        | \$ 367.14        |
| Escalation                                                                            | \$ 1,057,356         | \$ 29.37         |
| Builder Fees                                                                          | \$ 594,763           | \$ 16.52         |
| Bonds and Insurance                                                                   | \$ 198,254           | \$ 5.51          |
| Contingency                                                                           | \$ 660,848           | \$ 18.36         |
| <b>TOTAL</b>                                                                          | <b>\$ 15,728,176</b> | <b>\$ 436.89</b> |
| Hard Cost Renovation                                                                  | Approved Budget      | \$/SF            |
| Building Construction                                                                 | \$ 150,000           | \$ 4.17          |
| Escalation                                                                            | \$ 12,000            | \$ 0.33          |
| Builder Fees                                                                          | \$ 6,750             | \$ 0.19          |
| Bonds and Insurance                                                                   | \$ 2,250             | \$ 0.06          |
| Contingency                                                                           | \$ 7,500             | \$ 0.21          |
| <b>TOTAL</b>                                                                          | <b>\$ 178,500</b>    | <b>\$ 4.96</b>   |
| Hard Cost Demolition & Sitework                                                       | Approved Budget      | \$/SF            |
| Site Construction                                                                     | \$ 3,729,285         | \$ 103.59        |
| Escalation                                                                            | \$ 298,343           | \$ 8.29          |
| Builder Fees                                                                          | \$ 167,818           | \$ 4.66          |
| Bonds and Insurance                                                                   | \$ 55,939            | \$ 1.55          |
| Contingency                                                                           | \$ 186,464           | \$ 5.18          |
| <b>TOTAL</b>                                                                          | <b>\$ 4,437,849</b>  | <b>\$ 123.27</b> |
| <b>Total Hard Costs</b>                                                               | <b>\$ 20,344,525</b> | <b>\$ 565.13</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                    | <b>\$ 25,478,742</b> | <b>\$ 707.74</b> |

Option F

\*Feasibility Analysis Has Been Completed  
Project Schedule: 12/2018 Completion

# Option G

| Chinquapin Aquatic Center Initial Budget-Phase I<br>Two Story Scheme - Translucent Enclosure |                      |                  |
|----------------------------------------------------------------------------------------------|----------------------|------------------|
| Soft Costs                                                                                   | Initial Budget       | \$/SF            |
| Project Management                                                                           | \$ 622,331           | \$ 17.29         |
| A/E Fees                                                                                     | \$ 1,925,901         | \$ 53.50         |
| CMI (Commissioning, mat. testing, 3rd party ins)                                             | \$ 220,000           | \$ 6.11          |
| Legal                                                                                        | \$ -                 | \$ -             |
| Other Owner Costs & Consultants                                                              | \$ 37,000            | \$ 1.03          |
| DSUP Entitlements                                                                            | \$ -                 | \$ -             |
| Feasibility Study*                                                                           | \$ -                 | \$ -             |
| Owner Contingency                                                                            | \$ 2,265,766         | \$ 62.94         |
| Owner Hard Costs & Equipment                                                                 | \$ 552,823           | \$ 15.36         |
| <b>Total Soft Costs</b>                                                                      | <b>\$ 5,623,821</b>  | <b>\$ 156.22</b> |
| Hard Cost New Addition                                                                       | Approved Budget      | \$/SF            |
| Building Construction                                                                        | \$ 15,160,767        | \$ 421.13        |
| Escalation                                                                                   | \$ 1,212,861         | \$ 33.69         |
| Builder Fees                                                                                 | \$ 682,235           | \$ 18.95         |
| Bonds and Insurance                                                                          | \$ 227,412           | \$ 6.32          |
| Contingency                                                                                  | \$ 758,038           | \$ 21.06         |
| <b>TOTAL</b>                                                                                 | <b>\$ 18,041,313</b> | <b>\$ 501.15</b> |
| Hard Cost Renovation                                                                         | Approved Budget      | \$/SF            |
| Building Construction                                                                        | \$ 150,000           | \$ 4.17          |
| Escalation                                                                                   | \$ 12,000            | \$ 0.33          |
| Builder Fees                                                                                 | \$ 6,750             | \$ 0.19          |
| Bonds and Insurance                                                                          | \$ 2,250             | \$ 0.06          |
| Contingency                                                                                  | \$ 7,500             | \$ 0.21          |
| <b>TOTAL</b>                                                                                 | <b>\$ 178,500</b>    | <b>\$ 4.96</b>   |
| Hard Cost Demolition & Sitework                                                              | Approved Budget      | \$/SF            |
| Site Construction                                                                            | \$ 3,729,285         | \$ 103.59        |
| Escalation                                                                                   | \$ 298,343           | \$ 8.29          |
| Builder Fees                                                                                 | \$ 167,818           | \$ 4.66          |
| Bonds and Insurance                                                                          | \$ 55,939            | \$ 1.55          |
| Contingency                                                                                  | \$ 186,464           | \$ 5.18          |
| <b>TOTAL</b>                                                                                 | <b>\$ 4,437,849</b>  | <b>\$ 123.27</b> |
| <b>Total Hard Costs</b>                                                                      | <b>\$ 22,657,662</b> | <b>\$ 629.38</b> |
| <b>Total Hard &amp; Soft Costs</b>                                                           | <b>\$ 28,281,484</b> | <b>\$ 785.60</b> |

Option G

\*Feasibility Analysis Has Been Completed  
Project Schedule: 12/2018 Completion