

**Yankton Aquatic Center**  
**Yankton, South Dakota**  
Final Concept Plan Cost Estimate  
November 8, 2004  
File No. 1453-03-101



Item	Units	Quantity	Unit Price	Cost	Totals
<b>A. Aquatic Facilities</b>					
1 Pool Shell with Mechanical Systems	sq.ft.S.A.	19,257	\$98	\$1,887,186	
2 1 Meter Diving Boards	each	2	\$15,000	\$30,000	
3 Two (2) Body Slides & Drop Slide	each	1	\$280,000	\$280,000	
4 Water Play Features	lump sum	1	\$140,000	\$140,000	
					<b>\$2,337,186</b>
<b>B. Site Development</b>					
1 Pool decks, deck drains, piping, and walks, etc.	sq.ft.	32,500	\$4.75	\$154,375	
2 Curbs for Landscape Islands	lin. ft.	750	\$15.00	\$11,250	
3 Perimeter Fencing (vinyl coated)	lin. ft.	1,200	\$35	\$42,000	
4 Rope Barriers	lin. ft.	1,500	\$15	\$22,500	
5 Landscaping, Seed, Sod, Irrigation	lump sum	1	\$90,000	\$90,000	
6 Excavation (cut/fill)	lump sum	1	\$75,000	\$75,000	
7 Drain Tile	lump sum	1	\$40,000	\$40,000	
8 Shade Umbrellas	lump sum	1	\$25,000	\$25,000	
9 Silt Fence	lump sum	1	\$2,500	\$2,500	
10 Lighting & Sound System for Pool Deck	lump sum	1	\$100,000	\$100,000	
11 Sand Volleyball Courts (2) + Fencing	lump sum	1	\$50,000	\$50,000	
12 Sand Play Area and Amenities	lump sum	1	\$50,000	\$50,000	
					<b>\$662,625</b>
<b>C. Buildings</b>					
1 <i>Bathhouse</i>	lump sum	1	\$1,077,000	\$1,077,000	
Decorative Concrete Block, truss roof w/ shingles, including:	<i>Bathhouse</i>	3,500	\$185	\$647,500	
admission control, pool office, staff area,	<i>Mechanical</i>	1,500	\$200	\$300,000	
general changing areas, shower/restrooms, family changing,	<i>Concessions</i>	700	\$185	\$129,500	
areas, pre-prepared concessions, housing of pool equipment,					
main facility electrical and water services.					
					<b>\$1,077,000</b>
<b>D. Support</b>					
1 Concrete Outside Fence - Sidewalk, Entrance, Bike Parking, etc.	sq. ft.	8,000	\$3.50	\$28,000	
2 Front Entry Area	lump sum	1	\$25,000	\$25,000	
3 Bituminous Parking Lot and Entrance	sq. ft.	38,000	\$1.70	\$64,600	
4 Concrete Curb	lin. ft.	1,500	\$10	\$15,000	
5 Modification of Utilities to Site - Sanitary, Storm, Water	lump sum	1	\$75,000	\$75,000	
6 Trash/Transformer Enclosure	lump sum	1	\$15,000	\$15,000	
7 Existing Pool and Site Demolition	lump sum	1	\$175,000	\$175,000	
					<b>\$397,600</b>
<b>Subtotal</b>					<b>\$4,474,411</b>
10% Contingency					\$447,441
<b>Estimated Construction Cost</b>					<b>\$4,921,852</b>
12% Administration, Testing, Permitting, Design, Inspection					\$590,622
<b>Subtotal</b>					<b>\$5,512,474</b>
<b>Owner Direct Purchase Items (Allowance)</b>					<b>\$187,000</b>
<b>Total Estimated Aquatic Center Cost</b>					<b>\$5,699,474</b>

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**Note :** Following is an estimate for items that would typically be purchased direct by Owner.

Item	Units	Quantity	Unit Price	Cost	Totals
1 Trash Receptacles	lump sum	1	\$2,000	\$2,000	
2 Deck Chaise Lounges - Basic	each	125	\$80	\$10,000	
3 Deck Chaise Lounges - Upgrade	each	125	\$80	\$10,000	
4 Concession Tables and Chairs	lump sum	1	\$10,000	\$10,000	
5 Concession Equipment - Rental Agreement	lump sum	1	\$0	\$0	
6 Office Furniture, Mats, Blinds, Shades, etc.	lump sum	1	\$25,000	\$25,000	
7 Swim Lane/Safety Lines & Storage Reels	lump sum	1	\$9,000	\$9,000	
8 Portable Lifeguard Chairs	lump sum	1	\$18,000	\$18,000	
9 Pool Safety and Cleaning Equipment	lump sum	1	\$8,000	\$8,000	
10 Pool Testing & Maintenance Equipment (Existing)	lump sum	1	\$0	\$0	
11 Pool Safety Signs	lump sum	1	\$2,000	\$2,000	
12 Hand-held Communication Radios	each	10	\$100	\$1,000	
13 Starting Platforms, Backstroke Flags, etc	lump sum	1	\$15,000	\$15,000	
14 Phones, Computers, Cash Registers, etc.	lump sum	1	\$12,000	\$12,000	
15 Lifeguard Chairs	each	5	\$2,000	\$10,000	
16 Fees for Electrical, Gas, Phone Service	lump sum	1	\$40,000	\$40,000	
					<b>\$170,000</b>
10% Contingency					\$17,000
<b>Total Estimated Owner Direct Purchases</b>					<b>\$187,000</b>