



Norridge Park District

Renovation to Norridge Community Pool

Conceptual Plan Budget / IHC

FGMAARCHITECTS

Mar 4, 2022

FGM#: 19-2724.02

Item	Description	Remarks	Batherload	Quantity	Unit	\$ / Unit	Cost	Totals
SITE DEVELOPMENT								
1.0	Site Demolition	includes selective demo		1	allowance	150,000	150,000	
1.1	Stormwater			1	allowance	70,000	70,000	
1.2	Site Grading			1	allowance	20,000	20,000	
1.3	Parking / Drop Off / Drive Modifications	utilize existing					0	
1.4	Site Utilities			1	allowance	50,000	50,000	
1.4.1	Lift Station			1	allowance	50,000	50,000	
1.5	Lighting	utilize existing					0	
1.6	Concrete Walkways / Decks							
1.6.1	Bathhouse Entry	utilize existing					0	
1.6.2	Bicycle Parking	utilize existing					0	
1.7	Site Restoration	outside pool enclosure		1	allowance	20,000	20,000	
1.8	Landscaping	outside pool enclosure		1	allowance	15,000	15,000	
1.9	Enclosure Fencing							
1.9.1	Fencing	8' high decorative aluminum		750	LF	250	187,500	
1.9.2	Gates			6	EA	3,000	18,000	
1.10	Signage			1	allowance	10,000	10,000	
	Subtotal							\$590,500

AQUATICS								
2.1 WADING POOL / SPRAY PAD								
2.1.1	Wading Pool Water	zero depth entry / slide structure	110	1,657	SF	200	331,400	
2.1.1	Spray Pad		69	1,033	SF	75	77,475	
2.1.2	Wading Pool / Spray Pad Play Features	interactive / no site obstruction		1	allowance	40,000	40,000	
2.1.3	Wading Pool / Spray Pad Slide Structure			1	allowance	80,000	80,000	
2.1.4	Required Deck Area			940	SF	12	11,280	
2.1.5	Excess Deck Area		69	3,458	SF	12	41,496	
2.1.6	Pool / Deck Lighting	poles / lights		1	allowance	20,000	20,000	
2.1.7	Enclosure Fencing	code required						
2.1.7.1	Fencing	rope, netting and bollard		175	LF	65	11,375	
2.1.7.2	Gates			2	EA	2,000	4,000	
2.1.8	Shade Umbrellas			3	EA	12,000	36,000	
2.1.9	Landscaping			1	allowance	20,000	20,000	
2.1.10	Pool Signage	themed		1	allowance	5,000	5,000	
	Subtotal							\$678,026



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2.2	LAP/LEISURE/PLUNGE POOL							
2.2.1	Shallow Water	2' - 5' deep	560	8,400	SF	200	1,680,000	
2.2.2	Leisure Pool Play Features	interactive / no site obstruction		1	allowance	50,000	50,000	
2.2.3	Water Slides & Tower Repair Allowance			1	allowance	200,000	200,000	
2.2.6	Required Deck Area			1,676	SF	12	20,112	
2.2.7	Excess Deck Area		110	5,500	SF	12	66,000	
2.2.8	Walkways	near bathhouse	50	2,500	SF	7	17,500	
2.2.9	Pool Surface / Deck Lighting	poles / lights		1	allowance	50,000	50,000	
2.2.10	Shade Umbrellas			6	EA	6,000	36,000	
2.2.11	Landscaping			1	allowance	50,000	50,000	
2.2.12	Pool Signage	themed		1	allowance	5,000	5,000	
	Subtotal							\$2,174,612
3.0	BUILDINGS							
3.1	Bathhouse Remodel	minimal work		1	allowance	100,000	100,000	
3.2	Concessions Remodel	minimal work		1	allowance	70,000	70,000	
3.3	Pool Equipment Room Remodel	replace filtration		1	allowance	500,000	500,000	
3.4	Concession Deck			5,000	SF	8	40,000	
3.5	Landscaping			1	allowance	20,000	20,000	
3.6	Shade Umbrellas			3	EA	12,000	36,000	
3.7	Sound System			1	allowance	20,000	20,000	
3.8	Signage	themed		1	allowance	4,000	4,000	
3.9	Subtotal							\$790,000
4.0	SUBTOTAL / CONSTRUCTION			968				\$4,233,138



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5.0	CONTINGENCIES, FEES AND EXPENSES							
5.1	CM's Expenses (estimated)					5%	211,657	
5.2	CM's Overhead and Profit (estimated)					5%	222,240	
5.3	Design/Bidding Contingency					10%	466,703	
5.4	Escalation / Inflation	August 2023 Construction Start				20%	1,026,748	\$1,927,348
	Subtotal							

6.0 CONSTRUCTION TOTAL / CONCEPT DRAWING	\$6,160,486
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7.0	OWNER'S OTHER EXPENSES (SOFT COSTS)							
7.1	Architectural/Engineering Compensation				estimated	554,444	554,444	
7.2	Furnishings - Pool (chairs, tables, trash receptacles, etc.)				allowance	150,000	150,000	
7.3	Site Surveys				allowance	3,800	3,800	
7.4	Soils and Material Testing				allowance	25,000	25,000	
7.5	Printing & Misc. Expenses				allowance	5,000	5,000	
7.6	Permits (reduced)	assume waived			allowance	0	0	
7.7	Legal / Bond				allowance	8,500	8,500	
7.8	Utility Company Fees				allowance		0	
7.9	Contingency for additional Owner's Expenses				allowance	37,337	37,337	
7.10	Owner's Construction Change Order Contingency				5%	308,024	308,024	
	Subtotal							\$1,092,105

8.0 TOTAL PROJECT COST / CONCEPT DRAWING	\$7,252,591
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