



February 28, 2023

Dave Friend
Director of Buildings and Grounds
Whitewater Unified School District
419 S. Elizabeth St.
Whitewater, WI 53190

RE: Whitewater Aquatic Center Budget Draft – Waterpark & Lap Pool Capital Maintenance Items

We are pleased to submit our budget of **\$5,121,564** for the above-mentioned project.

A 10% contingency has been included in the above total and in the below breakouts.

A 7% allowance for architectural and engineering fees has been included in the above total and in the below breakouts.

Please note the provided breakouts are intended to be selected individually. If multiple scopes are selected together, pricing can be adjusted for shared resources.

This budget is in today's dollars. Pricing should be adjusted for inflation out to the intended date of the project.

SCOPE:

Supply all labor, material, and equipment required for the above project unless noted:

This budget is based on a site walk with the Director of Buildings and Grounds and specific trade subcontractors.

1. Lap Pool:

a. **LP01** – Replace Existing Pool Water Equipment:

Value: **\$21,885**

- Replace lap pool circulation pump.
- \$3,000 allowance for electrical related to pump replacement.

b. **LP02** – Replace Existing Roof:

Value: **\$217,238**

- Remove existing ballast.
- Remove existing membrane.
- Existing insulation to remain.
- Remove existing perimeter metal flashing.
- Install new membrane, new flashing, and new ballast.

- c. **LP03** – Exterior Building Façade Maintenance & Repairs:
Value: **\$65,525**
- Remove and replace existing caulk at all exterior windows.
 - Remove and replace existing caulk at all exterior control joints.
 - Sand and repaint all exposed steel lintels at the windows.
 - Clean all exterior brick.
 - Replace (7) damaged brick at the corner of building.
 - Clean and re-tuckpoint CMU backup on interior side of exterior walls. Approximately 180 sqft.
 - Add control joint at the interior CMU block backup, approximately 70 lineal feet.
- d. **LP04** – Exit Door Repairs & Maintenance:
Value: **\$22,758**
- Remove existing exterior door hardware and seals. (4 doors)
 - Replace with new door hardware and seals. (4 doors)
- e. **LP05** – Replace Rusted Interior Door Frames:
Value: **\$9,447**
- Remove existing wood doors and hardware. Save for reinstallation.
 - Remove existing hollow metal frames, (4) locations.
 - Grout and install new hollow metal frames.
 - Caulk & paint new door frames.
 - Reinstall original wood doors and hardware.
- f. **LP06** – Refinish Pool Floor:
Value: **\$256,490**
- Empty existing pool water. (By owner)
 - Remove existing pool floor finish and existing gutter grating.
 - Resurface pool floor.
 - Install new gutter grating.
 - Refill pool with new water. (By owner): Carrying a value of \$4,600 in the cost above.
- g. **LP07** – Replace Acoustical Ceiling:
Value: **\$364,107**
- Empty existing pool water. (By owner): Carrying a value of \$4,600 in the cost above.
 - Setup scaffolding and deck over pool.
 - Remove existing acoustic spray at ceiling.
 - New acoustic spray at ceiling.
 - Paint ceiling.
 - Note: This is assuming the discoloration is from previous lighting and not structural deterioration from behind. Further investigation should be completed before work begins.

- h. **LP08** – Repair Leaking Valves at Perimeter Walls:
Value: **\$4,751**
 - Remove existing valves. (2 locations)
 - Install new valves.
 - Touch up paint at walls around valve access panel.
- i. **LP09** – Locker Room Bench Updates:
Value: **\$10,269**
 - Provide (8) new 8' benches for the locker rooms. (Wood tops, stainless legs)
- j. **LP11** – Clean & Patch Grout at Pool Deck:
Value: **\$31,144**
 - Clean tile floor.
 - Patch grout at tile floor and reseal.
- k. **LP12** – Upgrades to Heat & Conditioning System:
Value: **\$1,024,179**
 - Upgrade Schneider Electric Eco-Structure
 - Replace Boiler
 - Replace Air Handling Units
 - o This work will require an opening in the wall of the mechanical area be demolished for access into the space. Pricing includes removal and build back.
 - Replace rusted return ductwork.
 - o This includes removal and reinstallation if the ACT ceiling in corridor A146.
 - Mechanical Room B201 exhaust system.
 - Add (8) total destratification fans.
 - Includes Electrical Allowance of \$150,000.
 - Recommission System – Test & Balance.
 - o Note: This rough breakout cost must be selected in conjunction with WP13. This breakout will have to be re-evaluated if the owner decides they only want to do updates to the HVAC system related to the Lap Pool.
- l. **LP13** – Updated Lighting:
Value: **\$178,639**
 - Replace existing lighting with updated LED lighting suited for the space.

2. Waterpark:

- a. **WP01** – Replace / Repair Existing Pool Water Equipment:
Value: **\$111,094**
 - Replace activity pool circulation pump.
 - Replace body slide pump.
 - Replace vortex pump.
 - Replace current channel pump.

- Replace feature pump.
 - \$15,000 allowance for electrical related to pump replacement.
- b. **WP02** - Replace Existing Roof:
 Value: **\$266,698**
- Remove existing ballast.
 - Remove existing membrane.
 - Existing insulation to remain.
 - Remove existing perimeter metal flashing.
 - Install new membrane, new flashing, and new ballast.
- c. **WP03** – Exterior Building Façade Maintenance & Repairs:
 Value: **\$80,703**
- Remove and replace existing caulk at all exterior windows.
 - Remove and replace existing caulk at all exterior control joints.
 - Sand and repaint all exposed steel lintels at the windows.
 - Clean all exterior brick.
 - Replace (180) cracked & damaged brick.
 - Add 3 control joints to brick veneer façade.
- d. **WP04** – Exit Door Repairs & Maintenance:
 Value: **\$27,841**
- Remove existing exterior door hardware and seals. (5 doors)
 - Replace with new door hardware and seals. (5 doors)
- e. **WP05** – Replace Rusted Interior Door Frames:
 Value: **\$29,380**
- Remove existing wood doors and hardware. Save for reinstallation.
 - Remove existing hollow metal frames, (15) locations.
 - Grout and install new hollow metal frames.
 - Caulk & paint new door frames.
 - Reinstall original wood doors and hardware.
- f. **WP06** – Replace Pool Activity Structures:
 Value: **\$434,389**
- Remove existing slide structure.
 - Remove existing spray activity structure.
 - Allowance for new water feature: \$45,000.
 - Allowance for new slide structure: \$265,000.
- g. **WP07** – Refinish Pool Floor:
 Value: **\$263,296**
- Empty existing pool water. (By owner): Carrying a value of \$1,450 in the cost above.
 - Remove existing pool floor finish and existing gutter grating.
 - Resurface pool floor.
 - Install new gutter grating.
 - Refill pool with new water. (By owner)

- h. **WP08** – Repair Concrete Stair at Slide:
Value: **\$13,853**
- Repair cracks in existing concrete stair.
- i. **WP09** – Replace Acoustical Ceiling:
Value: **\$350,774**
- Empty existing pool water. (By owner): Carrying a value of \$1,450 in the cost above.
 - Setup scaffolding and deck over pool.
 - Remove existing acoustic spray at ceiling.
 - New acoustic spray at ceiling.
 - Paint ceiling.
 - Note: This is assuming the discoloration is from previous lighting and not structural deterioration from behind. Further investigation should be completed before work begins.
- j. **WP10** – Repair Leaking Valves at Perimeter Walls:
Value: **\$2,752**
- Remove existing valves.(1 location)
 - Install new valves.
 - Touch up paint at walls around valve access panel.
- k. **WP11** – Replace Flooring Around Pool Including Underground Access Hatch:
Value: **\$131,334**
- Grind existing finish on floor around pool. Remove.
 - Remove existing underground hatches(2).
 - Install new unground access hatches(2).
 - Install new trowel down EliteCrete floor.
- l. **WP12** – Locker Room Bench Updates:
Value: **\$23,625**
- Provide (20) new 8' benches for the locker rooms. (Wood tops, stainless legs)
- m. **WP13** – Upgrades to Heat & Conditioning System:
Value: **\$1,026,472**
- Upgrade Schneider Electric Eco-Structure
 - Replace Boiler
 - Replace Air Handling Units
 - o This work will require an opening in the wall of the mechanical area be demolished for access into the space. Pricing includes removal and build back.
 - Replace rusted return ductwork.
 - o This includes removal and reinstallation if the ACT ceiling in corridor A146.
 - Mechanical Room B201 exhaust system.
 - Replace 96" x 80" return grille.
 - Add (6) total destratification fans.
 - Includes Electrical Allowance of \$150,000.

- Recommission System – Test & Balance.
 - o Note: This rough breakout cost must be selected in conjunction with WP13. This breakout will have to be re-evaluated if the owner decides they only want to do updates to the HVAC system related to the Lap Pool.
 - Per discussion on site, the existing Air Curtains over emergency exit doors will not be replaced and be left as is for this exercise.
- n. **WP14** – Updated Lighting:
Value: **\$152,919**
- Replace existing lighting with updated LED lighting suited for the space.

CLARIFICATIONS:

1. All work is assumed to be completed during normal business hours.
2. Electrical utility consumption costs are not included.
3. All furniture, systems furniture, and décor are by others.
4. Contractor's bond is not included.
5. Builder's Risk insurance is not included.

We appreciate the opportunity to work with you on this and all future projects. If you should have any questions or require additional information, I may be reached at (608)466-4750.

Sincerely,



JAMES WINTER

ESTIMATOR | **JP CULLEN**

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