

CHABAT COLLEGE POOL RENOVATION HAYWARD, CA

PROPOSAL FOR CONSULTANT SERVICES

1.0 INTRODUCTION

- 1.1 **ARCH♦PAC, AQUATICS, LLC** of Vista, California - from now on referred to as "CONSULTANT," proposes to provide architectural design services to **CHABAT-LAS POSITAS COMMUNITY COLLEGE DISTRICT**, from now on referred to as "CLIENT" for the following project:

Renovation of an existing 50m by 25 yd concrete with plaster pool with a continuous deep gutter cantilever style edge. The pool also has a diving tank with two apparatus on the deep end and steps on the opposite end, so the depth varies from approximately 13'-0" to 3'-6". The decks surrounding the pool need repair and will need to be leveled and re-topped and well as a new sealant. The pool itself will require the removal and replacement of the plaster and tile. The floor inlets will also require replacement as a part of this process. A new fence with accessible gates and access will also be incorporated into the work. The mechanical room will remain, and pool filtration, piping, pumping, and heater will be re-utilized after the work above is accomplished.

Work generally consists of demolition of the existing pool plaster and tile. The installation of and calibration of new inlets. Plaster, tile and waterproofing replacement in the pool, gutter and surge tank and finish work as required for interior of the swimming pool, as well as the adjacent deck area. The cantilever may require additional work based on its condition when observed.

The approximate volume of the pool is 765,204 Gallons, and the proposed turnover rate will be 2,125 gallons per minute. The pool will have a continuous deep cantilever gutter and floor inlets. It will satisfy the requirements of the Virginia Graeme Baker Act as well as the DOJ requirements for ADA and access. The pool will accommodate a 25meter water polo course with floating goals, and 20 – 25yd competitive lanes, and 8 – 50m competitive lanes.

Pool Decks repair and topping and pool enclosure replacement will also be a part of the work. The enclosure will require ADA accessible gates that are self-latching and self-closing with panic hardware and EXIT signage.

2.0 SCOPE OF WORK

- 2.1 CONSULTANT shall provide architectural design and engineering services as from now on described for the following design program elements:
- 2.1.1 50m x 25yd competition pool with shallow end steps and deep end diving replaster & retile
 - 2.1.2 Deck repair and topping around the pool area
 - 2.1.3 Waterproofing pool gutter, cantilever and surge tank
 - 2.1.4 Fence with exiting to enclose pool area with EXITING and gates
 - 2.1.5 Floor inlet replacement and balancing
 - 2.1.6 ADA access lift and pool egress and access
 - 2.1.7 Pool underwater lights – replace with LED fixtures

3.0 SCOPE OF SERVICE based on the following assumptions. In the event of any ultimate facts or events differ from such assumptions, CONSULTANT'S services, schedule, and compensations shall be adjusted accordingly.

- 3.1 Programming and Preliminary Design Phase:
- 3.1.1 CONSULTANT shall review the CLIENT'S requirements for the project and shall arrive at a mutual understanding of requirements with CLIENT. (See attached Google Map)
 - 3.1.2 The mutually agreed upon scope of service, schedule construction budget shall be the basis for the preparation of preliminary design documents. CONSULTANT shall prepare, for approval by CLIENT, Preliminary Design Documents consisting of drawings illustrating the scale and relationship of Project components to be included. Preliminary Design Phase deliverables shall include the following:
 - a) Pool layout plan view – showing tile & plaster with inlets.



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- b) Pool Sections.
 - c) Pool Deck and fence layout with Accessible route indicated
 - d) Campus plan
- 3.2 Design Development Phase:
- 3.2.1 Based upon the CLIENT approval of Preliminary Design Documents and any authorized adjustments, proceed by preparing Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, materials and such other elements as may be appropriate for approval by CLIENT. Design Development Phase deliverables shall include the following:
- a) Pool layout plan view.
 - b) Pool Sections/elevations.
 - c) Deck Plan
 - d) Typical details.
 - e) Fence and Enclosure plan
 - f) Calculations, hydraulics
 - g) Outline specification in CSI format.
- 3.3 Construction Documents Phase:
- 3.3.1 Based upon the approved Design Development Documents and any adjustments in the scope, quality, construction budget or authorized changes by CLIENT, CONSULTANT shall prepare, for permitting and approval by CLIENT, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for construction of the Project. Construction Documents Phase deliverables shall include the following:
- a) Architectural Pool Drawings:
 - Plan views of the pool.
 - Pool Section/Elevations.
 - Finish details.
 - Pool deck and Topping/Sealant plan.
 - b) Structural Drawings:
 - Structural sections.
 - Reinforcement schedules if needed for patching.
 - Miscellaneous structural details.
 - Fencing footing calculations
 - c) Mechanical Drawings:
 - Floor inlet replacement and balancing
 - Existing equipment to be re-utilized
 - d) Electrical Drawings:
 - Underground conduit/wiring layout.
 - Miscellaneous electrical details as required.
 - Bonding and Grounding
 - Pool Underwater Light layout.
 - e) Miscellaneous:
 - Structural calculations as required by local code.
 - Hydraulic calculations as required by local code.
 - Technical specifications in CSI format as dictated by CLIENT
- 3.3.2 CONSULTANT shall advise CLIENT of any adjustments to estimate of probable construction cost indicated by changes in requirements or general market conditions.
- 3.3.3 CONSULTANT shall assist CLIENT in the preparation of the necessary bidding information, bidding forms, the Conditions of the Contract, and the form of Agreement between the Owner and the Contractor, as it relates to the design program elements.



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- 3.3.4 CONSULTANT shall assist CLIENT in connection with CLIENT'S responsibility for filing documents required for the approval of governmental authorities having jurisdiction.
 - a) County Health Department
 - b) Department of the State Architect
- 3.4 Bidding Phase:
 - 3.4.1 CONSULTANT, following CLIENT'S approval of the Construction Documents, shall assist CLIENT during bidding, services provided by CONSULTANT during this phase:
 - a) Assist the CLIENT in preparation of addenda.
 - b) Assist CLIENT in responding to Contractor requests for clarification of the Construction Documents.
- 3.5 Construction Administration Phase:
 - 3.5.1 CONSULTANT shall be a representative of and shall advise and consult with the CLIENT during construction. CONSULTANT shall act on behalf of the CLIENT only to the extent provided herein – if invited. CONSULTANT shall provide the following construction support services:
 - a) Provide clarification, as required, of construction documents and respond to contractor requests for information.
 - b) Review and approval of sample and material submittals specified in Contract Documents dealing specifically with design program elements.
 - c) Assistance with the issuance and negotiation of change orders.
 - d) Review of “as-built” documents created by contractor’s marked-up field set of contract documents.
 - e) Creation of a “punch list” if invited to review work on-site or train, pool operator.
 - 3.5.2 Observation - CONSULTANT shall visit the site to become familiar with the progress and quality of the Work completed and to determine in general if the Work is being performed in a manner indicating that the Work, when completed, will be by the Contract Documents. CONSULTANT shall visit the site upon invitation by the CLIENT and not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. CONSULTANT shall inform the CLIENT as to the progress and quality of the Work, and shall endeavor to guard CLIENT against defects and deficiencies in the Work – if so invited.
 - a) CONSULTANT shall visit the offices of the CLIENT and the Project Site during the Construction Administration Phase – upon the invitation of the CLIENT.
- 3.6 Proposed Engineering Sub-CONSULTANT
 - 3.6.1 STRUCTURAL ENGINEERING:
 - a) TSA ENGINEERING – Tony Samra, S.E. (Structural Engineer)
 - 3.6.2 ELECTRICAL ENGINEER:
 - a) Bela Wouters, P.E. (Electrical Engineer)

4.0 EXCLUSIONS TO SCOPE OF SERVICES

- 4.1 CLIENT shall set forth design objectives, constraints, and criteria, including space requirements and relationships, flexibility and expandability, special equipment, systems, and site requirements. Additional information that may be required by the CONSULTANT may include:
 - 4.1.1 Civil/Site Work:
 - a) As-built drawings of pool and campus plan with DSA numbers & routes of travel.
 - b) Soils testing/engineering, including finalized geotechnical investigation report
 - c) Utilities design from off-site, (outside pool area) to mechanical equipment room points of connection, including (assumes utilities are on-site and readily available)



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- Sanitary sewer downstream from backwash connection point in the mechanical room.
 - Storm sewer & site drainage downstream from pool deck connection points.
 - Domestic water upstream from RPBFP
 - Natural gas – upstream from connection below meter and regulator in the mechanical room.
 - Electrical distribution upstream from the main service entrance and pool sub-panel and pool lighting panel. Assumes provision of 480V. 3 phase power in proper amperage by others and any transformers required.
- 4.1.2 Building Design:
- a) ADA and path of travel (egress & access) to portions of the project in adjacent buildings, parking areas, elsewhere on campus. Outside pool enclosure.
 - b) ADA modifications to adjacent bathroom facilities and drinking fountains, toilets, sinks and showers.
 - c) Renovation of architectural portions of existing pool mechanical room – structural, roofing, penetrations through existing walls or footings, utilities to points of connection.
 - d) Accommodation of building penetrations for pool equipment. Others to provide venting, pipe penetrations, gravity vents, exhaust fans, grounding, natural gas regulators and meters for utilities.
- 4.1.3 Landscape Design:
- a) Hardscape plan, including retaining walls, walkways, paths of travel, etc.
 - b) Planting plan.
 - c) Irrigation plan.
 - d) Site lighting plan.
 - e) Shade Structures.
 - f) Bleachers.
- 4.1.4 Miscellaneous:
- a) Plan check, and permit fees required by local regulatory agencies.
 - b) The expense of renderings, models, and mock-ups as may be requested by CLIENT.
 - c) Cost of Local taxes and licenses.
 - d) Fire sprinkler systems
 - d) Fire alarm and interconnection with the remainder of campus
 - e) Site utilities outside pool area
 - f) Security & Sound Systems
 - g) Any architectural building modifications required to pool mechanical room or chemical storage areas by DSA or County Health Department, ADA or to accommodate CLIENT'S program requirements. Replacement of doors, louvers, hardware, etc. in the mechanical area.
 - h) LEED Certification on any level or alternative design methods after completion of Design Development Documents.
 - i) Transfer of documents from one plan check entity to another shall be the responsibility of the CLIENT.

5.0 COMPENSATION

- 5.1 CLIENT shall compensate CONSULTANT for services rendered as follows:



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- 5.1.1 Basic Services: The Scope of Services described above shall be compensated for by a lump sum, a fixed fee of **Forty-Five Thousand & no/100's (\$45,000)**, (see attached spreadsheet & budget).
- 5.1.2 Additional Services: If requested, additional services will be billed for on an hourly basis, in conformance with the rates outlined in Article 5.3, below. (Additional meetings and field visits)
- 5.1.3 Reimbursable Expenses:
- a) Reimbursable expenses will be billed at CONSULTANT'S cost plus 10%, and shall include the following:
 - Reproduction expense of Drawings, Specifications, and other documents beyond the single set of hard copies submitted for CLIENT approval upon completion of Construction Document Phase.
 - Special delivery and handling of documents and correspondence if needed.
 - When Requested, Site Visits and Travel associated with the Project such as DSA or County Health Department, CLIENT'S office, or the Project Site. (See 5.3.5 below)
- 5.2 Terms of Payment:
- 5.2.1 Payments for Basic Services shall be made based upon a percentage of completion in not less than monthly installments, in conformance with the following schedule of values:
- | | |
|--|-----------|
| a) Preliminary Design- | 10% |
| b) Design Development Phase - | 30% |
| c) Construction Documents Phase - | 50% |
| e) Bidding & Award | 5% |
| e) Construction Administration Phase - | <u>5%</u> |
| | 100% |
- 5.3 Hourly Rates: (should hourly rates for additional services be required)
- 5.3.1 Principal
Architect &/or Engineer \$ 180.00 per hour
- 5.3.2 Associate \$ 150.00 per hour
- 5.3.3 CAD Technician \$ 125.00 per hour
- 5.3.4 Clerical \$ 90.00 per hour
- 5.3.5 Site Visits or meetings upon request on an as-needed basis per 5.1.3. On an as requested basis at **\$2,000.00 each. Beyond the included six (6) visits which are included in Basic Services. The six included visits are to DSA backcheck, County Health submittal, Construction Kick-off, Pre-plaster, curing, and punch-list. If other visits are deemed necessary, they would be at an additional cost per 5.3.5**

6.0 TIME/ SCHEDULE

- 6.1 CONSULTANT shall prosecute design work in conformance with the following schedule, contingent upon receipt of all required information (program, base sheets, soils data, etc.) from CLIENT or CLIENT'S designated representative:
- 6.1.1 Preliminary Design: Complete within fourteen (14) days of authorization to proceed.
- 6.1.2 Design Development Phase: Complete within fourteen (14) calendar days of approval of Preliminary Design Documents and authorization to proceed with Construction Documents.
- 6.1.3 Construction Documents Phase: Complete within twenty-one (21) calendar days of authorization to proceed with Construction Documents.
- 6.1.4 Bidding & Award: Complete within Thirty (30) calendar days of approval of Construction Documents.



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6.1.5 Construction: Complete within approximately ten weeks of the award to the contractor.

7.0 MISCELLANEOUS PROVISIONS

- 7.1 **COPYRIGHTS**: Drawings, Specification, and other documents prepared by the CONSULTANT are an article of service and for use solely concerning this Project. The CONSULTANT shall be deemed the author of these documents and shall retain all Copyrights. The CLIENT may retain copies, including reproducible drawings in connection with the use and occupancy of the project. Submittal of documents to meet regulatory requirements and bidding is not to be construed as "publication." Permission for re-use must be sought and conferred in writing upon request to the Copyright holder.
- 7.2 **SUSPENSION OR WORK**: Termination, suspension or abandonment. This agreement may be terminated without cause by the CLIENT upon not less than seven (7) day's written notice. The CONSULTANT shall be compensated for services performed before the suspension. The agreement may be terminated for cause by the CONSULTANT. Failure of CLIENT to make payment when due is grounds for suspension of services and with notice termination of the contract. The CONSULTANT shall have no liability to the CLIENT for delay or damage caused because of suspension of services or termination or abandonment if done for the cause.
- 7.3 **JURISDICTION**; this agreement shall be governed by the State law California
- 7.4 **ASSIGNMENT**; this agreement and any rights or deliverables hereunder, may not be assigned or transferred without the express written consent of both CLIENT & CONSULTANT. This agreement shall be binding upon the heirs, executors, administrators, successors, and assigns of the CLIENT & CONSULTANT.
- 7.5 **INTEGRATION**; This Agreement represents the entire and integrated agreement between the CLIENT & CONSULTANT and supersedes all prior negotiations, representations either written or oral and may be amended only in writing and signed by both parties to it.
- 7.6 **THIRD PARTIES**; nothing in this agreement creates a contractual relationship with or a cause of action with any third party.
- 7.7 **HAZARDOUS MATERIALS**; the CONSULTANT has no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to hazardous materials that may exist on the project site, including (asbestos, PCB's, lead or other toxic substances).
- 7.8 **COST ESTIMATES**; every attempt will be made by CONSULTANT to ensure that bidding process renders a project within budget. However, it is understood that the CONSULTANT has no real control over the marketplace and is therefore not responsible for any lack of competition or failure to predict the nature of the marketplace during the bid process.
- 7.9 **COLLECTION**: Should attorney's fees be required to collect any amounts agreed, the cost of fee collection shall be borne by the CLIENT in addition to amounts owed. Amounts due over 30 days shall compound interest at 1% per month on outstanding amount.
- 7.10 **DISPUTED INVOICES**: If CLIENT objects to any portion of an invoice, the CONSULTANT shall be so notified within ten (10) working days of the receipt of the invoice. The specific cause of the objection shall be identified, and the remainder of the invoice not in dispute shall be paid when due. Disputed amounts resolved in the CONSULTANTS favor shall be compensated per Section 7.10
- 7.12 **ELECTRONIC FILES**; Communication and information transfer is being conducted for this project in electronic form, to include e-mail and PDF protocol transfers. CADD and Word processing files are not the basis for file transfer. Adobe Acrobat latest edition is assumed to be owned by both parties. Transfer of files to Owner is in no way deemed a sale or transfer to the CLIENT and CONSULTANT makes no warranties, either express or implied. CONSULTANT shall not be liable for indirect or consequential damages as a result of the CLIENT'S use or reuse of electronic files.
- 7.13 **REFERENCES**: Reference is herein given to AIA Standard Documents B101 & A201 from which terms and conditions are to be defined.



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- 7.14 **UNENFORCEABLE CLAUSES:** Should any of the provisions or terms of this agreement be unenforceable, they may be deleted so that the remainder of the contract survives and remains enforceable.
- 7.15 **STANDARD OF CARE;** services shall be performed in a manner which is consistent with professional skill and care and the orderly progress of the Work. CONSULTANT represents that its and its employees, agents, and subcontractors will follow the standards of their profession in performing all services under this agreement and shall endeavor to comply with all Codes and Rules. CONSULTANT's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that CONSULTANT shall provide its services consistent with the professional skill and care ordinarily provided by CONSULTANTS practicing in the same or similar locality under the same or similar circumstances.
- 7.16 **INDEPENDENT CONTRACTOR;** CONSULTANT is an independent contractor and not an employee of CLIENT.
- 7.17 **INSURANCE:**
- | | | |
|-----|--|----------------|
| a). | Workers Compensation & Employers Liability Insurance | \$1,000,000.00 |
| b) | Commercial General and Auto Liability Insurance | \$1,000,000.00 |
| c) | Professional Liability Insurance | \$2,000,000.00 |
| d) | General Liability Policy | \$1,000,000.00 |
- 7.18 **CORPORATE PROTECTION:** The parties intend it to this Agreement that the CONSULTANT'S services in connection with the Project shall not subject the CONSULTANT'S employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the CLIENT agrees that as the CLIENT'S sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against the CONSULTANT, a California corporation, and not against any of the CONSULTANT'S individual employees, officers or directors.
- 7.19 **LIMITED SCOPE:** CONSULTANT will be entitled to rely on the adequacy and accuracy of information provided by CLIENT or CLIENT'S OTHER CONSULTANTS and representatives. CONSULTANT shall not be responsible for the acts or omissions of the CLIENT, DISTRICT, CONTRACTOR or other CONSULTANTS, and their respective agents or employees, or any other persons or entities performing work on the Project who are not under the direct control or authority of CONSULTANT.
- 7.20 **CONSULTANT SERVICES** shall be limited to those expressly set forth above, and CONSULTANT shall have no other obligations or responsibilities for the Project or to the CLIENT except as agreed to in writing or as provided in this Agreement. All of the CONSULTANT'S services in any way related to the Project or CLIENT shall be subject to the terms of this Agreement.
- 7.21 **ADDITIONAL SERVICES:** Additional Services will be subject to review and pre-authorization by both Parties. Where CONSULTANT believes additional services are appropriate, it shall notify CLIENT. CLIENT shall respond within three (3) business days to such notification. If CLIENT does not respond within such period, at its option and based on its professional judgment, CONSULTANT may proceed with such services on a time-and-material basis to be paid by CLIENT or decline to proceed with such services based on a lack of authorization.
- 7.22 **WARRANTY** not expressed nor implied, CONSULTANT'S services and deliverables are not a warranty or guarantee, and CONSULTANT shall have no such obligation. CLIENT shall provide appropriate contingencies for schedule and costs.
- 7.23 **INTENDED BENEFICIARIES AND USES:** CONSULTANT'S services are intended for the CLIENT'S sole use and benefit and solely for the CLIENT'S use on the Project and shall not create any third-party rights. Except as agreed to in writing, CONSULTANT'S services and work product shall not be used or relied on by any other person or entity, or for any purpose following substantial completion of the Project.



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HAYWARD, CA**

7.24 **USE OF WORK PRODUCT:** CLIENT acknowledges that it's right to utilize the services and work product provided under this Agreement will continue so long as the CLIENT is not in default under the terms and conditions of this Agreement. The CLIENT further acknowledges that the CONSULTANT has the unrestricted right to use the services provided under this Agreement as well as all work product provided under this agreement.

8.0 AUTHORIZED SIGNATURES

8.1 This proposal is valid for sixty (60) calendar days from **Friday, 31MAY2019**, is submitted for and in behalf of CONSULTANT by:

ARCH ♦ PAC, AQUATICS



Kenneth Paul Moeller, AIA, ASLA, CSI, LEED AP
Architect & Landscape Architect

8.2 CLIENT'S acceptance by duly authorized representative sign:

Michael Garr
Project Planner/Manager
CHABAT-LAS POSITAS COMMUNITY COLLEGE DISTRICT





ARCH-PAC, AQUATICS

DESIGN CRITERIA

Surface Area (square feet):
Perimeter (linear feet):
Depths (feet):
Volume (gallons):
Turnover (gallons per minute):

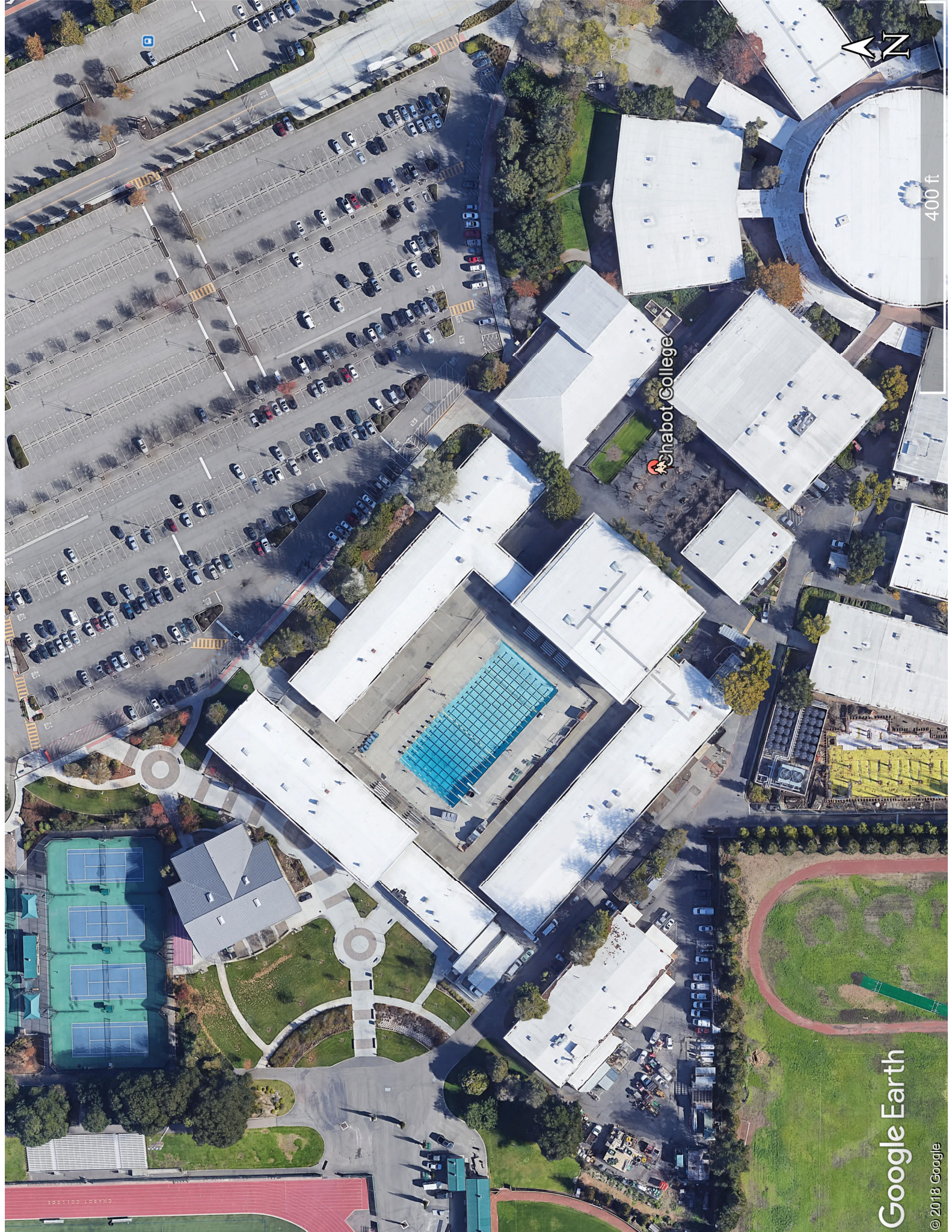
EXIST POOL

12,400
488
8.,25
765,204
2,125

DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION
DEMOLITION				
Repair, Patch & Topping on Existing Concrete Decks	14,000.00	SF	\$2.00	\$28,000.00
Remove Pool Existing Plaster	16,426.00	SF	\$3.00	\$49,278.00
SUBTOTAL- DEMOLITION				\$77,278.00
DECK WORK				
New Deck Topping	14,000.00	SF	\$10.00	\$140,000.00
Deck Drain System	571.00	LF	\$75.00	\$42,825.00
Waterproof and repair cantilever	488.00	LF	\$20.00	\$9,760.00
New Deck Joint sealant	2,400.00	LF	\$10.00	\$24,000.00
SUBTOTAL- DECK WORK				\$216,585.00
ROUGH MECHANICAL				
Replace Inlets	18.00	EA	\$125.00	\$2,250.00
Replace Main Drain Sumps	2.00	EA	\$5,000.00	\$10,000.00
SUBTOTAL- ROUGH MECHANICAL				\$12,250.00
ROUGH ELECTRICAL				
Underwater Lights	26.00	EA	\$900.00	\$23,400.00
Bonding	1,000.00	LF	\$3.00	\$3,000.00
SUBTOTAL- ROUGH ELECTRICAL				\$26,400.00
POOL STRUCTURES				
Replace Pool Plaster	16,426.00	SF	\$6.00	\$3,600.00
Perimeter Gutter & Surge Pit WP	1646.00	SF	\$4.00	\$2,400.00
SUBTOTAL- POOL STRUCTURES				\$2,400.00

3-Jun-2019

DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION
CERAMIC TILE				
Dam wall & Waterline Tile	488.00	LF	\$32.00	\$15,616.00
Replace Lane Line Tile 25 yd & Targets	20.00	EA	\$1,800.00	\$36,000.00
Replace Lane Line Tile 50m & Targets	8.00	EA	\$2,600.00	\$20,800.00
Depth Markers	40.00	EA	\$75.00	\$3,000.00
Warning Markings	40.00	EA	\$75.00	\$3,000.00
SUBTOTAL- CERAMIC TILE				\$78,416.00
DECK EQUIPMENT				
Grab Rail & Handrail Anchors	24.00	EA	\$60.00	to remain
Grab Rails	5.00	PR	\$1,800.00	to remain
Recessed Steps, Set of 3	12.00	EA	\$100.00	\$1,200.00
Stanchion Anchor Sockets	10.00	EA	\$250.00	to remain
Escutcheon Plates	24.00	EA	\$35.00	to remain
Starting Platforms	16.00	EA	\$3,600.00	to remain
Starting Platform Anchors	24.00	EA	\$300.00	to remain
Rope Anchors	38.00	EA	\$125.00	to remain
ADA lift	1.00	EA	\$12,000.00	\$12,000.00
Deck Equipment Install & bonding	1.00	LS	\$4,000.00	\$4,000.00
SUBTOTAL- DECK EQUIPMENT				\$17,200.00
POOL FITTINGS				
Butterfly Float Valve	1.00	EA	\$5,000.00	\$5,000.00
SUBTOTAL- POOL FITTINGS				\$5,000.00
MISCELLANEOUS				
Clean-up	1.00	LS	\$3,000.00	\$3,000.00
Start-up	1.00	LS	\$3,000.00	\$3,000.00
SUBTOTAL- MISCELLANEOUS				\$6,000.00
SUMMARY OF COSTS:				
DEMOLITION				\$77,278.00
DECK WORK				\$216,585.00
ROUGH MECHANICAL				\$12,250.00
ROUGH ELECTRICAL				\$26,400.00
POOL STRUCTURES				\$2,400.00
CERAMIC TILE				\$78,416.00
DECK EQUIPMENT				\$17,200.00
POOL FITTINGS				\$5,000.00
MISCELLANEOUS				\$6,000.00
TOTAL HARD COSTS				\$441,529.00
CONTINGENCY	10.00%			\$44,152.90
CONTRACTOR OVERHEAD	8.00%			\$38,854.55
CONTRACTOR PROFIT	6.00%			\$31,472.19
BONDS & INSURANCE	2.75%			\$15,290.24
GRAND TOTAL				\$571,298.88



400 ft

Shabot College

Google Earth

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