



Dundee Township Park District

Sleepy Hollow Aquatic Center Study

FGMA ARCHITECTS

Feb 16, 2025

FGMA#: 24-4043.02

Item	Description	Remarks	Batherload	Quantity	Unit	\$ / Unit	Cost	Totals
1.0	SITE DEVELOPMENT							
1.1	Site Demolition			1	allowance	100,000	100,000	
1.2	Stormwater			1	allowance	100,000	100,000	
1.3	Site Grading	strip topsoil & replace		1	allowance	100,000	100,000	
1.4	Parking	asphalt, curb and gutter		108	allowance	3,500	378,000	
1.5	Basketball Court Relocation	asphalt, fencing		1	allowance	50,000	50,000	
1.6	Service Drive			1	allowance	40,000	40,000	
1.7	Site Utilities			1	allowance	120,000	120,000	
1.8	Site Restoration			1	allowance	40,000	40,000	
1.9	Landscaping			1	allowance	30,000	30,000	
1.10	Enclosure Fencing			1,500	LF	20	30,000	
1.11	Construction Fence			2,000	LF	5	10,000	
1.12	Silt Fence			1,800	LF	4	7,200	
	Subtotal							\$1,005,200
2.0	AQUATICS							
2.1	SPRAY GROUND							
2.1.1	Lap Pool	8 Lanes, 25 yrds	240	4,800	SF	400	1,920,000	
2.1.2	Liesure Pool		207	3,100	SF	250	775,000	
2.1.3	Liesure Pool Features			1	allowance	80,000	80,000	
2.1.4	Climbing Wall			1	allowance	75,000	75,000	
2.1.5	Diving Board			2	allowance	75,000	150,000	
2.1.6	Bridge			1	allowance	60,000	60,000	
2.1.7	Required Deck Area	4' Wide		1,950	SF	18	35,100	
2.1.8	Excess Deck Area		254	12,700	SF	18	228,600	
2.1.9	Spray Pad / Deck Lighting	poles / lights		1	allowance	30,000	30,000	
2.1.10	Enclosure Fencing	code required						
	Fencing			580	LF	200	116,000	
	Gates			2	EA	3,000	6,000	
	Subtotal							3,475,700



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BUILDING								
BATH HOUSE								
3.1	Men's Locker Room	2 tlts, 3 urnl, 2 lavs, 5 shwr (500)		1,000	SF	750	750,000	
3.2	Women's Locker Room	5 tlts, 2 lavs, 5 shwr (500)		1,000	SF	750	750,000	
3.3	Family Changing Room(s)	1 lav, 1 tlt, 1 shwrs (3 @ 135 each)		405	SF	700	283,500	
3.4	Staff Locker Room							
3.4.1	Lockers			150	SF	600	90,000	
3.4.2	Restroom Suite(s)	1 lav, 1 tlt, shwr		120	SF	700	84,000	
3.5	Guard Room			120	SF	600	72,000	
3.6	First Aid Room			100	SF	600	60,000	
3.7	Supervisor's Office			100	SF	700	70,000	
3.8	Control Desk			150	SF	800	120,000	
3.9	Janitors Closet			50	SF	150	7,500	
3.10	Concessions			1,000	SF	600	600,000	
3.11	Entry / Vestibule / Breezeway			250	SF	600	150,000	
3.12	Circulation			1,300	SF	500	650,000	
3.13	Vending			80	SF	600	48,000	
3.14	Pool Equipment Room			1,000	SF	600	600,000	
3.15	Chemical Storage			80	SF	600	48,000	
3.16	Pool Storage			200	SF	500	100,000	
3.17	Mechanical Room			120	SF	600	72,000	
3.18	Electrical Room			100	SF	600	60,000	
3.20	COMMUNITY BUILDING							
3.21	Classrooms			2,150	SF	500	1,075,000	
	Subtotal			9,475	SF			5,690,000
	TOTAL							\$10,170,900



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4.0	MISCELANEOUS							
4.1	Pool Accessories	lane lines, clocks, starting blocks, etc.		1	allowance	50,000	50,000	
4.2	Deck Furniture			1	allowance	100,000	100,000	
4.3	Shade Structures			3	allowance	20,000	60,000	
4.4	Concession Equipment			1	allowance	100,000	100,000	
4.4	Lockers	men, women, staff		1	allowance	60,000	60,000	
4.5	Sound System			1	allowance	20,000	20,000	
4.6	Millwork	reception desk		1	allowance	25,000	25,000	
4.7	Office Furniture			1	allowance	5,000	5,000	
4.8	Signage			1	allowance	20,000	20,000	
	Subtotal							\$440,000

4.0	SUBTOTAL / CONSTRUCTION			701				\$10,610,900
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5.0	CONTINGENCIES, FEES AND EXPENSES							
5.1	CM's Expenses (estimated)				6%		636,654	
5.2	CM's Overhead and Profit (estimated)				4%		449,902	
5.3	CM's Insurance and Bonds				2%		233,949	
5.4	Design/Bidding Contingency				10%		1,169,746	
5.5	Escalation / Inflation	Fall 2026 Construction Start			8%		1,029,376	
	Subtotal							\$3,519,627



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6.0	CONSTRUCTION TOTAL / CONCEPT DRAWING		\$14,130,527
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7.0 OWNER'S OTHER EXPENSES (SOFT COSTS)									
7.1	Architectural/Engineering Compensation				estimated	1,201,095	1,201,095		
7.2	Specialty Consultants (civil, aquatics, landscape)				allowance	200,000	200,000		
7.3	Site Surveys				allowance	20,000	20,000		
7.4	Soils and Material Testing				allowance	25,000	25,000		
7.5	Printing & Misc. Expenses				allowance	20,000	20,000		
7.6	Permits (reduced)	assume waived			allowance	0	0		
7.7	Legal / Bond				allowance	0	0		
7.8	Utility Company Fees				allowance	70,000	70,000		
7.9	Contingency for additional Owner's Expenses				allowance	73,305	73,305		
7.10	Owner's Construction Change Order Contingency				5%	706,526	706,526		
Subtotal									\$2,315,926

8.0	TOTAL PROJECT COST / CONCEPT DRAWING		\$16,446,453
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