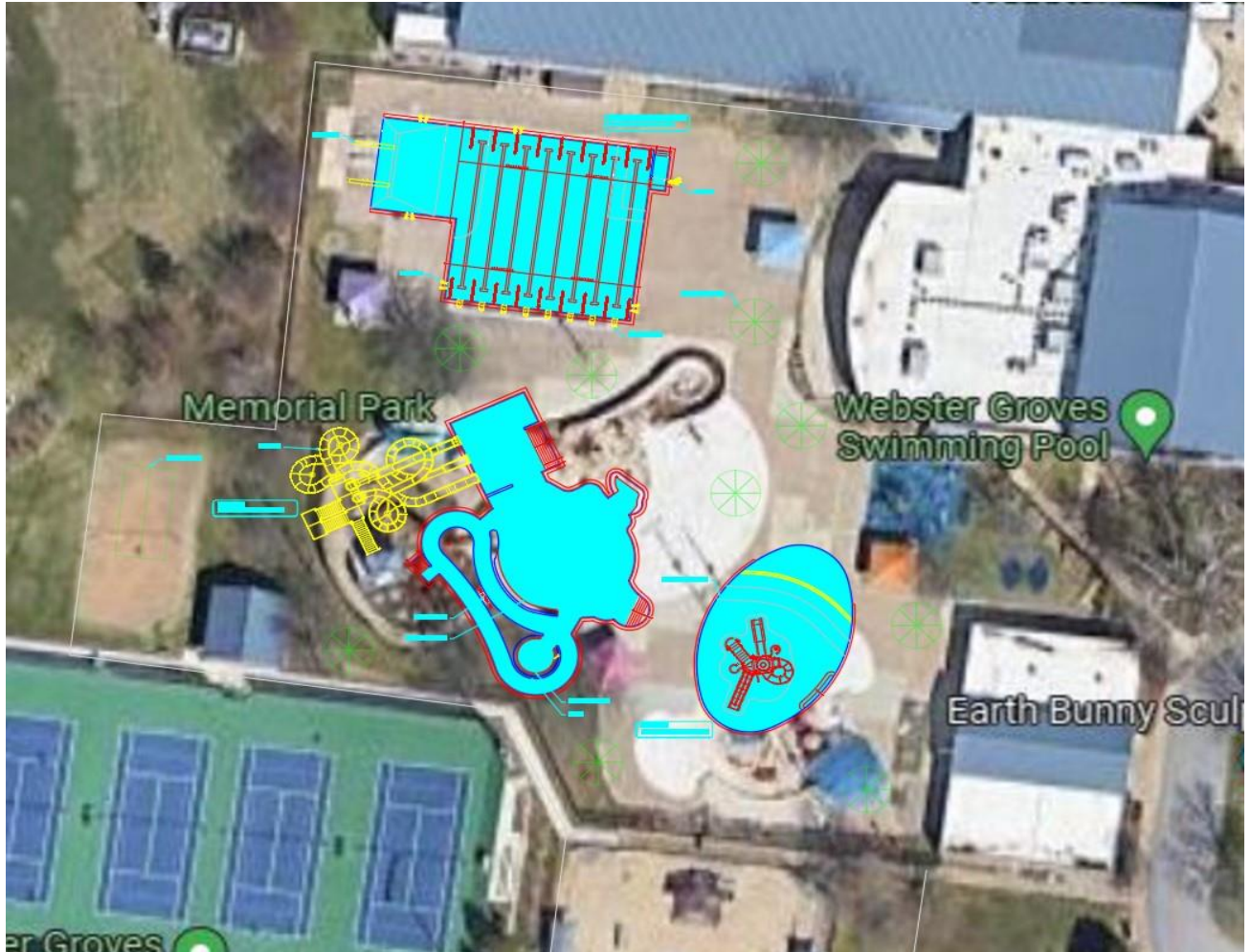



Webster Groves, MO

Replacement Option

February 2, 2023



 OPINION OF PROJECT COST: Option 3						
Description	Unit	Amount	Cost per Unit	Opinion of Cost	Opinion of Cost	
Support Spaces		6,365	100	\$636,500	\$636,500	
Existing Building Improvements	Sq. Ft.	6,365	100	\$636,500		
Outdoor Aquatic Center		49,314	148	\$7,286,570	\$7,286,570	
Outdoor Lap Pool	Sq. Ft.	5,537	309	\$1,709,549		
1M Diving	Qty.	2	15,000	\$30,000		
Outdoor Leisure Pool	Sq. Ft.	6,114	325	\$1,987,050		
Current Channel	Allowance	1	50,000	\$50,000		
Spray Features	Allowance	1	50,000	\$50,000		
Waterslide Tower	Allowance	1	750,000	\$750,000		
Waterslide Mechanical	Allowance	1	50,000	\$50,000		
Spraypad	Sq. Ft.	1,500	211	\$316,875		
Features	Allowance	1	150,000	\$150,000		
Children's Play	Sq. Ft.	3,280	211	\$692,900		
Children's Play Structure	Allowance	1	300,000	\$300,000		
Shade Structures	Qty.	10	10,000	\$100,000		
Shade Pavillion	Qty.	1	20,000	\$20,000		
Outdoor Deck	Sq. Ft.	32,864	20	\$657,280		
Overhead Lighting	Sq. Ft.	49,314	7	\$320,541		
Fencing	Linear Ft.	900	114	\$102,375		
Unit		Sq. Ft.	Cost	Opinion of Cost	Opinion of Cost	
Total Building Construction Costs		55,679	\$142	7,923,070	7,923,070	
Demolition Allowance				\$250,000	\$250,000	
Site Construction Costs				\$556,790	\$556,790	
Furniture, Fixtures, Equipment				\$335,000	\$335,000	
Subtotal				\$9,064,860	\$9,064,860	
Escalation Allowance (1 year)	5.0%			\$453,243	\$453,243	
Contingency (Design / Construction)	10.0%			\$951,810	\$951,810	
Design Fees, Surveys, Permitting	12.0%			\$1,256,390	\$1,256,390	
Opinion of Probable Cost				\$11,726,303	\$11,726,303	
Total Estimated Project Costs:			\$211	\$11,726,303	\$11,800,000	
Estimate Current as of:	2/2/2023					
	Source: Counsilman-Hunsaker					