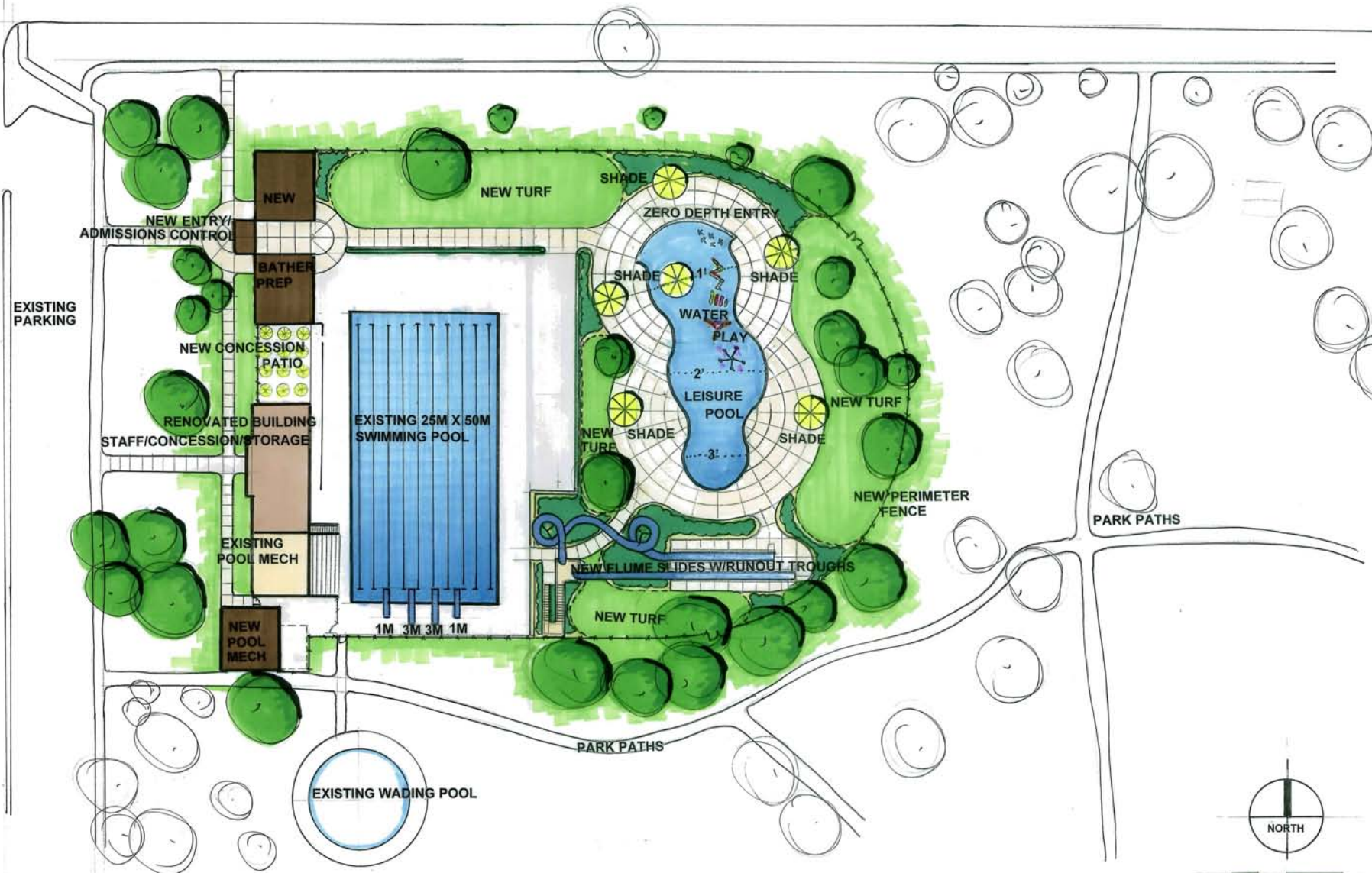




PRELIMINARY ESTIMATE OF PROBABLE COSTS
Yankton, South Dakota Outdoor Pool - Option A
 February 22, 2008

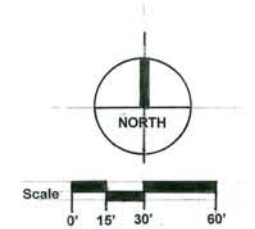
ELEMENT	QUANTITY	COST
<u>Outdoor Aquatic Components</u>		
Leisure Pool (Activity Area with Gutters)	6,000 SF x \$190	\$1,140,000
Water Play Features	Allowance x \$100,000	\$100,000
Waterslide Complex with 2 Flumes/Tower/Stairs/Runout	1 LS x \$350,000	\$350,000
<u>Subtotal</u>		\$1,590,000
<u>Aquatic Site Elements</u>		
Security Lighting/Public Address System	Allowance x \$60,000	\$60,000
Decks and Walkways	16,000 SF x \$9	\$144,000
Deck Drainage	16,000 SF x \$1	\$16,000
Turf & Irrigation	22,000 SF x \$2	\$44,000
Landscape Buffers	8,000 SF x \$4	\$32,000
Perimeter Fence	900 LF x \$40	\$36,000
Post/Net/Rope Barrier	300 LF x \$30	\$9,000
<u>Subtotal</u>		\$341,000
<u>Building Elements</u>		
Bather Prep/Admissions	3,200 SF x \$200	\$640,000
Remodel - Concessions/Staff	2,630 SF x \$125	\$328,750
New Pool Mechanical	1,225 SF x \$180	\$220,500
<u>Subtotal</u>		\$1,189,250
<u>Site Preparation and Infrastructure</u>		
Demolition and Removals	Allowance x \$20,000	\$20,000
Utilities (sewer, water, gas, phone)	Allowance x \$40,000	\$40,000
Seeding & Erosion Control	Allowance x \$10,000	\$10,000
Concrete Sidewalks	4,800 SF x \$6	\$28,800
<u>Subtotal</u>		\$98,800
<u>Subtotal - Estimated Construction Cost</u>		\$3,219,050
	General Requirements 12% x \$3,219,050	\$386,286
<u>TOTAL - ESTIMATED CONSTRUCTION COSTS</u>		\$3,605,336
<u>Other Costs</u>		
Contingency	10% x \$360,534	\$360,534
Fees	10% x \$396,586.96	\$396,587
Furnishings, Fixtures and Equipment (FF&E)	Allowance x \$100,000.00	\$100,000
<u>Subtotal</u>		\$857,121
<u>TOTAL - ESTIMATED PROJECT COSTS</u>		\$4,462,457
	USE	\$4,500,000



YANKTON OUTDOOR AQUATIC FACILITY

City of Yankton, South Dakota

MASTER PLAN CONCEPT - OPTION "A"



WATER TECHNOLOGY, INC.
CONSULTING ENGINEERS AND ARCHITECTS

BANNER
Consulting Engineers and Architects

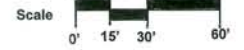
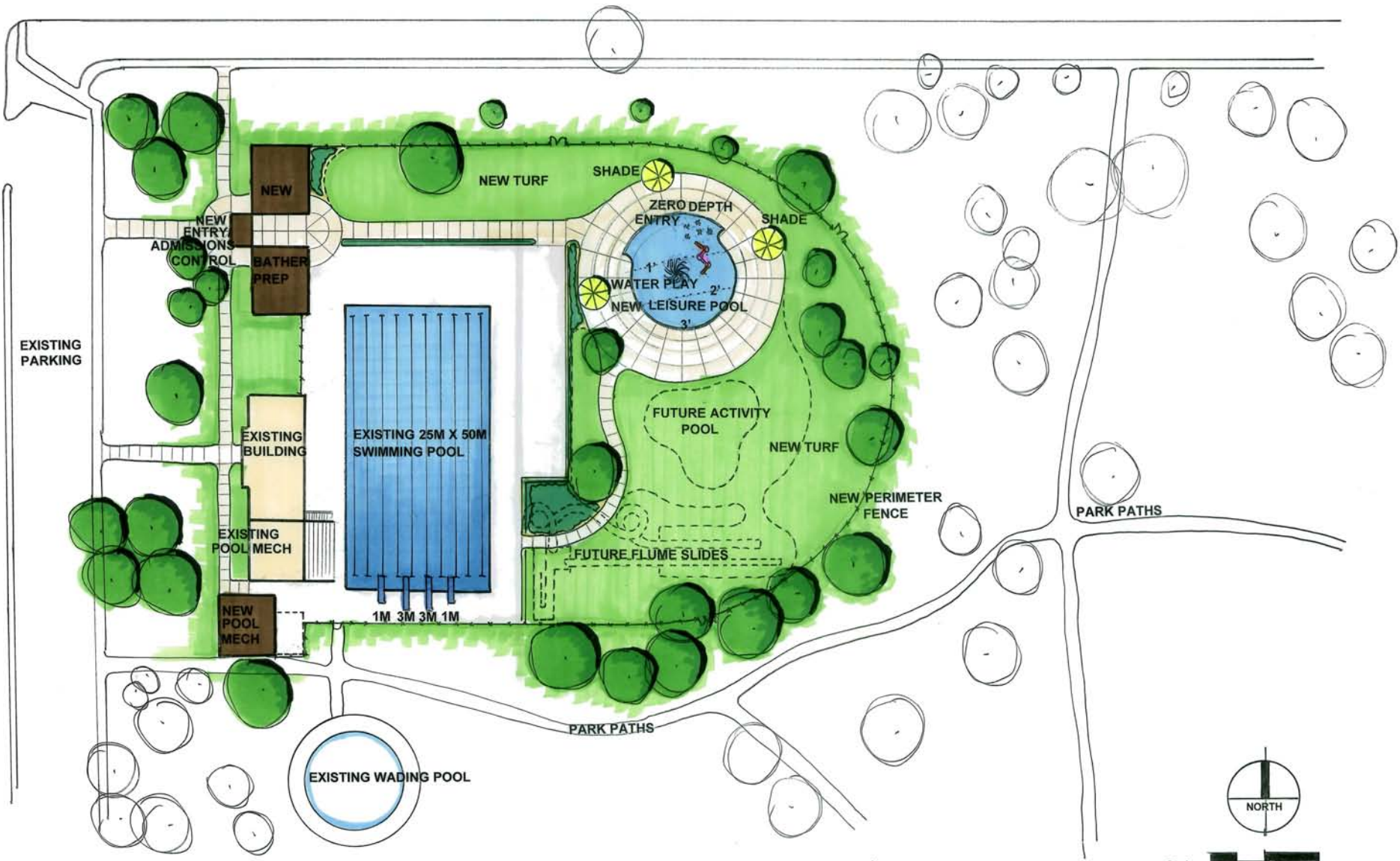
Drawn By: CER
Date: 02/21/08



PRELIMINARY ESTIMATE OF PROBABLE COSTS
Yankton, South Dakota Outdoor Pool - Option B
February 22, 2008

ELEMENT	QUANTITY	COST
<u>Outdoor Aquatic Components</u>		
Leisure Pool (Activity Area with Gutters)	3,000 SF x \$190	\$570,000
Water Play Features	Allowance x \$60,000	\$60,000
Waterslide Complex with 2 Flumes/Tower/Stairs/Runout	Future LS x \$0	\$0
<u>Subtotal</u>		\$630,000
<u>Aquatic Site Elements</u>		
Security Lighting/Public Address System	Allowance x \$30,000	\$30,000
Decks and Walkways	12,000 SF x \$9	\$108,000
Deck Drainage	12,000 SF x \$1	\$12,000
Turf wo/Irrigation	31,000 SF x \$1	\$31,000
Landscape Buffers	Allowance x \$4,000	\$4,000
Perimeter Fence	900 LF x \$40	\$36,000
Post/Net/Rope Barrier	300 LF x \$30	\$9,000
<u>Subtotal</u>		\$230,000
<u>Building Elements</u>		
New Bather Prep/Admissions	3,200 SF x \$200	\$640,000
Remodel - Concessions/Staff (future0)	2,630 SF x \$0	\$0
New Pool Mechanical	1,225 SF x \$180	\$220,500
<u>Subtotal</u>		\$860,500
<u>Site Preparation and Infrastructure</u>		
Demolition and Removals	Allowance x \$10,000	\$10,000
Utilities (sewer, water, gas, phone)	Allowance x \$40,000	\$40,000
Seeding & Erosion Control	Allowance x \$10,000	\$10,000
Concrete Sidewalks	4,800 SF x \$6	\$28,800
<u>Subtotal</u>		\$88,800
<u>Subtotal - Estimated Construction Cost</u>		\$1,809,300
	General Requirements 12% x \$1,809,300	\$217,116
<u>TOTAL - ESTIMATED CONSTRUCTION COSTS</u>		\$2,026,416
<u>Other Costs</u>		
Contingency	10% x \$202,642	\$202,642
Fees	10% x \$222,905.76	\$222,906
Furnishings, Fixtures and Equipment (FF&E)	Allowance x \$40,000.00	\$40,000
<u>Subtotal</u>		\$465,547
<u>TOTAL - ESTIMATED PROJECT COSTS</u>		\$2,491,963
	USE	\$2,500,000

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YANKTON OUTDOOR AQUATIC FACILITY

City of Yankton, South Dakota

PHASE ONE CONCEPT – OPTION “B”



Drawn By CER
Date: 02/21/08