

TAYLOR POOL REHABILITATION & EXPANSION TOWN OF PAYSON

PRELIMINARY OPINION OF PROBABLE COSTS (NON-BINDING)

Instructions:

Provide a conceptual opinion of probable construction cost based on the scope described in this RFQ. All values shall be expressed in current dollars. This is **not a bid** and will be used for evaluation purposes only.

1. BASE REHABILITATION COST (OPTION 1)

COST COMPONENT	ESTIMATED COST (\$)
Pool Structure & Deck	\$ 2,350,000.00
Mechanical / Filtration Systems	\$ 450,000.00
Plumbing Systems	\$ 130,00.00
Electrical Systems	\$ 75,000.00
Bathhouse / Building Improvements	\$ 1,700,000.00
Site Work & Accessibility	\$ 350,000.00
General Conditions	\$ 986,500.00
Overhead & Profit	\$ 906,225.00
SUBTOTAL	\$ 6,947,725.00
Contingency (5%)	\$ 347,386.25
TOTAL ESTIMATED COST (BASE REHAB)	\$ 7,295.111.25

General Conditions include the following fees: Architectural, Aquatic Design, Structural/ Mechanical/Plumbing/Electrical Engineering, Landscape, Civil Survey, Soil reporting, and course of construction fees.

2. ADDITIVE ALTERNATES (PROVIDE RANGES)

Provide a reasonable cost range for each additive alternate. The low value should reflect expected costs under typical conditions, while the high value should reflect potential variability due to design development, site conditions, and market factors.

ADDITIVE ALTERNATE	LOW ESTIMATE (\$)	HIGH ESTIMATE (\$)
Add Alt #1 – Best Practices Upgrades	*Included Above	*Included Above
Add Alt #2 – Leisure Pool (Zero Entry / Slides)	\$ 1,000,500.00	\$1,138,500.00
Add Alt #3 – 8-Lane Competition Pool	\$ 770,500.00	\$ 845,250.00
Add Alt #4 – 10-Lane Competition Pool	\$ 1,035,000.00	\$ 1,092,500.00
Add Alt #5 – Covered Structure	\$ 971,750.00	\$ 1,868,750.00

3. KEY ASSUMPTIONS

List major assumptions that impact pricing (attach additional pages if needed):

- Existing pool shell and bathhouse structural systems are suitable for rehabilitation with localized repairs and limited reconfiguration.
- Existing utility infrastructure has adequate capacity to support the renovated facility with only localized modifications.
- Existing site, drainage, and geotechnical conditions are suitable for the proposed improvements, with limited civil or soil remediation work anticipated.
- Pool and building improvements are primarily limited to rehabilitation, selective demolition, and program-driven expansion.
- Permitting approvals are anticipated without substantial redesign of the proposed rehabilitation approach.
- Owner decisions, programming, and design reviews occur in accordance with the project schedule.
- Long-lead equipment availability, market conditions, and construction sequencing remain consistent with current expectations.

4. ALLOWANCES & CONTINGENCIES

Identify key allowances and contingency considerations related to rehabilitation:

- | | |
|--------------------------------------|-------------------------|
| • Existing Utilities & Modifications | • Schedule |
| • Structural & Pool Shell Repairs | • Demolition |
| • Hazardous Materials Abatement | • Underground Utilities |
| • Code Compliance | |

5. MAJOR COST DRIVERS / RISKS

Identify the most significant factors that could impact cost:

- Existing Building Unknowns
- Existing Pool Structure
- Underground Utilities
- Hazardous Materials
- Mechanical & Aquatic Systems
- Code & Regulatory Compliance
- Site Improvements
- Procurement & Market Conditions
- Schedule Risks
- Program Changes

6. ALLOWANCES & CONTINGENCIES

Indicate confidence level of this estimate:

☐ Conceptual ($\pm 30\%$)

☐ Schematic ($\pm 20\%$)

☒ Refined ($\pm 15\%$)

7. PREPARED BY

Firm Name: **Mills Design Group, LLC**

Prepared By: Kenneth Mills

Title: Vice President

Date: 6/29/2026

REQUIRED STATEMENT

The undersigned acknowledges that this cost opinion is conceptual, non-binding, and based on limited available information. Final pricing will be subject to design development, field verification, and negotiation of a Guaranteed Maximum Price (GMP).

Signature: 