

PINE MOUNTAIN CLUB - PHASING COST ESTIMATES

2/23/19

SCHEME 1	AREA(SF)	COST ESTIMATE
PHASE 1		\$ 97,400
Demo/Remove (E) concrete pool deck, pool equipment, pool house, etc	8,850	\$ 45,000
Concrete access ramp and driveway	2,680	\$ 32,400
Elevated wood stair, ramp w/ cable rails	400	\$ 20,000
PHASE 2		\$ 456,000
Demo/Remove (E) parking/access driveway/landscape	15,950	\$ 40,000
Concrete deck around pool w/ railings	5,200	\$ 53,000
Concrete pool w/ equip. (45'Wx75'L)	3,375	\$ 170,000
Wood deck, stair w/ metal cable rails	1,000	\$ 60,000
Wood ramp w/ metal cable rails	400	\$ 12,000
Concrete ramp & stair w/ metal cable rail	280	\$ 12,000
Below deck amenities - locker rooms, restrooms, storage	1,000	\$ 65,000
Glass doors/windows @ pool deck overlook (30'Lx7'H)		\$ 24,000
Retaining wall (100'Lx3'H)		\$ 20,000
PHASE 3		\$ 1,340,000
Demo/Remove (E) pro shop	800	\$ 15,000
Administration building	4,200	\$ 1,050,000
(2) ADA restrooms	140	\$ 35,000
Pro Shop	800	\$ 80,000
(2) single stall ADA restrooms	120	\$ 35,000
Additional wood deck, stair w/ metal cable rails	1,000	\$ 50,000
Golf cart shed - 12 carts	800	\$ 45,000
Optional Modular Temp. Administration	3,080	\$ 30,000
PHASE 4		\$ 1,163,000
Demo/Remove (E) entry	2,700	\$ 23,000
New entry shell	2,500	\$ 375,000
Interior restrooms, stair, elevator	1,100	\$ 200,000
Kitchen, loading	1,400	\$ 500,000
Exterior entry ramp/stair, planter	800	\$ 30,000
Sitework, delivery driveway, landscape	3,000	\$ 35,000
PHASE 5		\$ 320,000
Demo/Remove (E) lower level interior walls	4,250	\$ 15,000
Remodel lower level - Meeting, exercise/yoga, craft, rec. rooms	4,250	\$ 270,000
(2) ADA restrooms	110	\$ 35,000
PHASE 6		\$ 370,000
Demo/Remove (E) upper level interior walls	4,250	\$ 15,000
Remodel upper level	4,250	\$ 320,000
(2) ADA restrooms	110	\$ 35,000
TOTAL SCHEME 1		\$ 3,746,400
Architectural, Engineering, Surveys, Prof. services (15%)		\$ 561,960
Subtotal		\$ 4,308,360
Contingency (10%)		
GRAND TOTAL SCHEME 1		\$ 4,954,614