

M E M O R A N D U M

Revised July 16, 2024

Mill Pond Park – Preliminary Master Plan Summary

To: William A. DeMaio, CRPA – Newington Superintendent of Parks and Recreation
From: Michael P. Fortuna, AIA
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Re: Mill Pond Park Preliminary Master Plan – Anticipated Costs

Bill,

We have updated the Opinion of Probable Costs for the project, with a projected completion of work for the 2026 swim season. Attached is the itemized Opinion of Probable Cost, anticipated to be \$ 11,637,890. This cost includes the Aquatic Facilities, and related improvements to Mill Pond Park, as well as the addition of a Splash Pad at Churchill Park. Below is a breakdown of anticipated costs for the Work. The line-item numbers correspond to the attached estimate.

A.	Baseball Field Removal:	\$ 34,203
B.	Field Sports Rework:	251,859
C.	Aquatics:	7,504,254
C1.	Splash Pad at Churchill Park:	1,074,289
D.	Soft Play Area:	291,038
E1:	Demo Old Pool:	209,883
N:	Soft Costs:	1,214,363

Design and Construction Sub-Total: \$ 10,579,890

Owner's Contingency (approx 10%) 1,058,000

Anticipated Total Cost: \$ 11,637,890

Please let me know if you have any questions or need additional information.

Regards,
Mike

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OPINION OF PROBABLE CONSTRUCTION COST

Mill Pond Park - Preliminary Master Plan Newington, Connecticut

TLBA No. 2017.035

Revised July 16, 2024 (Rev. July 17, 2024)

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Item	Unit	Quantity	Unit Cost	Item Cost	GC's Cost (See notes)	Total Cost
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A. Baseball Field Removal

1. Demo and Regrade Baseball Field, Backstop, Fencing	Each	1	22000	22000	12,203	34,203
SUB-TOTAL:						34,203

B. Field Sports

1. Grading, Drainage and Seeding with Field Mix	SF	120000	1.25	150000	83,203	233,203
2. Layout and Striping	Allow	1	12000	12000	6,656	18,656
SUB-TOTAL:						251,859

C. Aquatics

1. Bathhouse	SF	4750	300	1425000	790,431	2,215,431
2. Swimming Pool < 5-feet deep	SF	9000	200	1800000	998,439	2,798,439
2. Swimming Pool = or > 5-feet deep	SF	2105	300	631500	350,286	981,786
3. Pool Decks	SF	10200	18	183600	101,841	285,441
4. Waterslide	Each	1	125000	125000	69,336	194,336
5. Diving Board	Each	1	18500	18500	10,262	28,762
6. Climbing Wall	Each	2	26500	53000	29,398	82,398
7. Lawns	SF	13000	2	26000	14,422	40,422
8. Fencing - 8-foot at pool	LF	625	27	16875	9,360	26,235
8. Fencing - 4-foot at splash pad	LF	410	18	7380	4,094	11,474
9. Splash Pad - Deck Level Recirc and Recycle	SF	4000	125	500000	277,344	777,344
10. Shade Structure	Each	2	20000	40000	22,188	62,188
SUB-TOTAL:						7,504,254

C1. Aquatics at Churchill Park

1. Splash Pad - Features	Allow	1	128000	128000	71,000	199,000
2. Splash Pad - Vault and Equipment	Allow	1	118000	118000	65,453	183,453
3. Shipping and Hauling	Allow	1	10000	10000	5,547	15,547
4. Excavation, Concrete and Systems Installation	Allow	1	345000	345000	191,367	536,367
5. Shade Structure	Each	2	20000	40000	22,188	62,188
6. Site Amenities (benches, tables, etc)	Allow	1	50000	50000	27,734	77,734
SUB-TOTAL:						1,074,289

D. Soft Play Area

1. Soft Play Area	SF	2700	68	183600	101,841	285,441
2. Fencing - 4-foot CL	LF	200	18	3600	1,997	5,597
SUB-TOTAL:						291,038

OPINION OF PROBABLE CONSTRUCTION COST

Mill Pond Park - Preliminary Master Plan

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Item	Unit	Quantity	Unit Cost	Item Cost	GC's Cost (See notes)	Total Cost
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E. Demolition of Existing Pool and Bathhouse

1. Demolish Pool Facility (no hazmats)	Allow	1	135000	135000	74,883	209,883
SUB-TOTAL:						209,883

TOTAL PROBABLE CONSTRUCTION COST

9,365,527

N. Other Costs

1. Site Survey	Allow	1				12,500
2. Architectural and Engineering Services	Allow	1				1,123,863
3. Geotechnical Analysis and Engineering	Allow	1				25,000
4. Utility Marking	Allow	1				2,500
5. Wetlands Flagging	Allow	1				7,000
6. FEMA Flood Map Review	Allow	1				3,500
7. Phase I and II Environmental Analysis	Allow	1				40,000
SUB-TOTAL:						1,214,363

TOTAL PROBABLE DESIGN and CONSTRUCTION COST PROJECT COST:

10,579,890

Notes:

1. Total Cost Column includes General Conditions (8%), General Contractor's Overhead and Profit (8%), and a Construction Contingency of 10% in 2023 dollars. Escalation of approximately 4.5% per year is included to reflect cost to complete project for June 2026. *
2. Hazardous Materials Abatement for building or Site is not included in this Opinion of Cost.

* General Conditions includes things such as bonds, insurance, project management costs, waste management, temporary fencing, portable toilets, trailers, site safety compliance, etc.

Overhead is the Contractor's operating costs for equipment and facilities. Profit is what allows the Contractor to earn a living and stay in business.

Construction Contingency addresses unforeseen conditions or changes during construction. If unused, these funds will will return to the Town as unspent contingency.

Escalation is the additional costs due to increases in the cost of labor and materials over time. The estimate above was prepared using 2023 dollars, and have been escalated 4.5% per year to the mid-point of construction, anticipating completion for the 2026 swim season.

TLBA