

Subject: [External] RE: FMP Questions for Submitters

Here are the answers to the questions for Park Restrooms Modernization FMP:

1. Please explain your process for providing your cost estimates?
 - a. I have provided a unit cost for each item in the Cost Estimates spreadsheet
 - b. Architectural and Structural Engineering funds are included for cost studies
 - c. Visitor Center construction is based on North Valley building costs from Realtor information (\$200/sq ft)
 - d. Visitor Center interior finishes estimated at \$50/sq ft. This should be generous.
 - e. Restroom construction costs estimated from \$300k cost of Bancroft Park restrooms, Colorado Springs, CO
 - f. Project Administration was taken from the SK8 Park project
 - g. Restroom maintenance costs \$40/hr. taken from industry studies. But ACC has a maintenance contract for a better estimate
 - h. Cost of cameras, call buttons, AEDs are taken from industry literature. Flyers call buttons and AEDs are included
 - i. Contingency amount of 10% was taken from the SK8 Park project.

2. How realistic are they?
 - a. I think Visitor Center construction estimates are very close if not generous.
 - b. Conversion of existing restroom buildings to accept the new standard really needs architectural and engineering studies.
 - c. Bancroft park got 4 new bathrooms for \$300k. I figured 50% of that since we have the water and sewer infrastructure
 - d. Bottom line, I believe the cost estimates for this project should be pretty good. I spent a lot of time in research.

3. Where did they come from?
 - a. Research of literature for similar projects. See above.

4. How can we verify them?
 - a. Visitor Center construction cost can be estimated by an Architect
 - b. New restroom construction estimates by calling Exeloo US at 1-800-676-5290 or Public Restroom Company 541-496-3541
 - c. Retrofit of new restrooms into existing buildings is Architect, Structural Engineer, and then one of the restroom companies above
 - d. ACC already has camera systems so those should be known. Call button and AED flyers are in the project appendix
 - e. ACC has a janitorial contract (AJ Cleaning Service?). They should be able to verify costs.
 - f. I attempted to contact Colorado Springs Park Department via email and phone but no response. ACC may have better luck.

Unit cost figures provided in the Cost Estimates spreadsheets should provide a good baseline for verifying costs.

Please let me know if you need any additional information for the Park Restrooms Modernization project.

Thank you.
Rick Orr