

Sumner High School Pool Comparison Matrix

Hainline & Associates

This document is NOT AN ESTIMATE. It is a quantitative exercise to compare the economic value of renovating an existing facility with the new construction of programmatically similar facility. The construction of a new facility of this type is unlikely because the capital required would likely compel the programming of a larger 8-lane facility with a high dive pool at a minimum.

		New Construction		Renovation							
Scope Element		%	Cost of New Construction		% Low	Renovate Cost (Low)		% High	Renovate Cost (Expected)		Comments
Demolition											
Demolition and contaminate material evaluation and removal		100%	\$ 350,000		150%	\$ 525,000		200%	\$ 700,000		Selective Demolition will cost more than total demolitions
Structural											
Interior Slab-on-Grade with Pile foundations		100%	\$ 1,000,000		150%	\$ 1,500,000		200%	\$ 2,000,000		Renovation is more expensive due to working around existing structure. Pile driving will be much slower due to height of machines. Foundations will need to be monitored.
Exterior Foundation & Walls		100%	\$ 3,000,000		10%	\$ 300,000		25%	\$ 750,000		Assumes minor to moderate repairs to exterior walls.
Structural Beams		100%	\$ 350,000		25%	\$ 87,500		40%	\$ 140,000		Assumes minor to moderate repairs to structural.
Architectural											
Bathrooms, Locker Rooms		100%	\$ 500,000		100%	\$ 500,000		100%	\$ 500,000		No Difference
Interior Walls		100%	\$ 300,000		100%	\$ 300,000		100%	\$ 300,000		No Difference
Pool Deck Tile		100%	\$ 200,000		100%	\$ 200,000		100%	\$ 200,000		No Difference
Building Entrance and Glazing		100%	\$ 150,000		100%	\$ 150,000		100%	\$ 150,000		No Difference
Offices and Admin		100%	\$ 50,000		100%	\$ 50,000		100%	\$ 50,000		No Difference
Roof		100%	\$ 200,000		100%	\$ 200,000		100%	\$ 200,000		No Difference
Bleachers		100%	\$ 150,000		100%	\$ 150,000		100%	\$ 150,000		No Difference
Exterior and Cladding		100%	\$ 1,000,000		20%	\$ 200,000		40%	\$ 400,000		
Mechanical Systems											
Air - Handling / De-Humidification		100%	\$ 200,000		100%	\$ 200,000		100%	\$ 200,000		No Difference
Electrical and Lighting		100%	\$ 250,000		100%	\$ 250,000		100%	\$ 250,000		No Difference
Plumbing Water and Sewer		100%	\$ 200,000		100%	\$ 200,000		100%	\$ 200,000		No Difference
Mechanical Systems		100%	\$ 300,000		100%	\$ 300,000		125%	\$ 375,000		Recognizes additional risk of programmatic restrictions of fitting a new mechanical system in the old space.
Fire Life Safety		100%	\$ 300,000		100%	\$ 300,000		125%	\$ 375,000		Programmatic restrictions of fitting a new mechanical system in the old space.
Aquatic											
Pool		100%	\$ 1,400,000		100%	\$ 1,400,000		100%	\$ 1,400,000		No Difference
Spa		100%	\$ 150,000		25%	\$ 37,500		75%	\$ 112,500		Recognizes renovating existing spa may be less than new.

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Scope Element	New Construction		Renovation				Comments
	%	Cost of New Construction	% Low	Renovate Cost (Low)	% High	Renovate Cost (Expected)	
Diving Boards	100%	\$ 50,000	100%	\$ 50,000	100%	\$ 50,000	No Difference
Timekeeping	100%	\$ 75,000	100%	\$ 75,000	100%	\$ 75,000	No Difference
ADA Access	100%	\$ 55,000	100%	\$ 55,000	100%	\$ 55,000	No Difference
Site							
Parking	100%	\$ 400,000	0%	\$ -	20%	\$ 80,000	
Landscaping/Hardscaping	100%	\$ 100,000	25%	\$ 25,000	50%	\$ 50,000	
Other							
Bonds & Insurance	100%	\$ 250,000	100%	\$ 250,000	150%	\$ 375,000	Renovation may run higher due to duration being longer.
Contingency	100%	\$ 1,000,000	100%	\$ 1,000,000	150%	\$ 1,500,000	Roughly 8-10% for new construction. Higher % for Renovation.
Design and Permits	100%	\$ 400,000	75%	\$ 300,000	125%	\$ 500,000	Reno. may less due to civil or more due to spatial restrictions.
Total		\$ 12,380,000		\$ 8,605,000		\$ 11,137,500	
% of New	100%		70%		90%		
Building footprint (Approx)	Cost / sft	\$ 590	Cost / sft	\$ 410	Cost / sft	\$ 530	21,000