



ARCHITERRA GROUP
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Capital Projects
Columbine Knolls Recreation District
Estimate of Probable Construction Costs
August 19, 2026

	Total Cost	Contingency (15%)	Design and Engineering costs (15%)	Total
Marker Park Improvements				
Repair turf field, bluegrass to dryland conversion, and irrigation improvements	\$1,077,900.00	\$161,685.00	\$161,685.00	\$1,401,270.00
Playground and basketball improvements	\$988,500.00	\$148,275.00	\$148,275.00	\$1,285,050.00
Tennis court improvements	\$1,655,400.00	\$248,310.00	\$248,310.00	\$2,152,020.00
Baseball field improvements	\$612,350.00	\$91,852.50	\$91,852.50	\$796,055.00
Restroom, lighting, technology improvements	\$400,000.00	\$60,000.00	\$60,000.00	\$520,000.00
Parking lot improvements	\$251,500.00	\$37,725.00	\$37,725.00	\$326,950.00
Marker Park Improvements Total	\$4,985,650.00	\$747,847.50	\$747,847.50	\$6,481,345.00

	Total Cost	Contingency (15%)	Design and Engineering costs (15%)	Total
CKRD Pool Improvements				
Parking lot and fence improvements	\$428,500.00	\$64,275.00	\$64,275.00	\$557,050.00
Deck replacement	\$315,000.00	\$47,250.00	\$47,250.00	\$409,500.00
Deck drainage (trench drains around both pools)	\$130,000.00	\$19,500.00	\$19,500.00	\$169,000.00
Main pool coping regrouting - removal and replacement	\$20,000.00	\$3,000.00	\$3,000.00	\$26,000.00
Waterslide: refinish gelcoat, stair tower powdercoating, new treads	\$115,000.00	\$17,250.00	\$17,250.00	\$149,500.00
New baby pool: beach entry and supporting equipment, assumes 850 SF	\$725,000.00	\$108,750.00	\$108,750.00	\$942,500.00
Baby pool feature allowance	\$155,000.00	\$23,250.00	\$23,250.00	\$201,500.00
New pump and storage room, assumes 1100 SF	\$595,000.00	\$89,250.00	\$89,250.00	\$773,500.00
Allowance for piping and equipment reinstall/reconnection for main pool	\$85,000.00	\$12,750.00	\$12,750.00	\$110,500.00
CKRD Pool Improvements Total	\$2,568,500.00	\$385,275.00	\$385,275.00	\$3,339,050.00

See following estimate spreadsheets for each line item



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Marker Park - Landscape Improvements
Repair Turf Field, Bluegrass to Dryland Conversion, and Irrigation Improvements

Base Bid

Item	Qty	Unit	Unit Cost	Total Cost
Mobilization	1	LS	\$75,000.00	\$75,000.00
Traffic control	1	LS	\$7,500.00	\$7,500.00
Strip existing grass	275,000	SF	\$0.50	\$137,500.00
Tree protection	1	LS	\$10,000.00	\$10,000.00
Erosion and sediment control	1	LS	\$30,000.00	\$30,000.00
Concrete mowstrip	320	LF	\$32.50	\$10,400.00
Fine grading fields	200,000	SF	\$0.50	\$100,000.00
Soil preparation	275,000	SF	\$0.45	\$123,750.00
Bluegrass seed and mulch	200,000	SF	\$0.25	\$50,000.00
Dryland seed and mulch	75,000	SF	\$0.15	\$11,250.00
Waterwise landscape improvements	1	LS	\$50,000.00	\$50,000.00
Irrigation system replacement	315,000	SF	\$1.50	\$472,500.00
Subtotal				\$1,077,900.00
Contingency (15%)				\$161,685.00
Total				\$1,239,585.00

Note : Bluegrass seed will require the sports fields to be closed for 1 calendar year.

Add Alternate #1 - Bluegrass Sod

Item	Qty	Unit	Unit Cost	Total Cost
Delete bluegrass seed and mulch	-240,000	SF	\$0.25	(\$60,000.00)
Bluegrass sod	240,000	SF	\$1.00	\$240,000.00
Total				\$180,000.00

Total Base Bid and Add Alternate	\$1,419,585.00
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Assumptions:

- Estimate is an order of magnitude estimate. This estimate is not based on any site specific plan.



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Marker Park - Playground and Basketball Improvements

Item	Qty	Unit	Unit Cost	Total Cost
Playground replacement (budgetary number assumes engineered wood fiber, drainage system, catalog play equipment, playground curb, and curb ramps, site furnishings, landscape improvements, and irrigation modification)	6,000	SF	\$125.00	\$750,000.00
Boulder retaining wall (to replace timber wall)	150	LF	\$300.00	\$45,000.00
Post-tensioned concrete (1/2 basketball court)	5,000	SF	\$15.00	\$75,000.00
Basketball goal	1	EA	\$4,500.00	\$4,500.00
Court striping	1	LS	\$1,500.00	\$1,500.00
Concrete flatwork	7,500	SF	\$15.00	\$112,500.00
			Subtotal	\$988,500.00
			Contingency (15%)	\$148,275.00
			Total	\$1,136,775.00

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Marker Park - Tennis Court Improvements

Item	Qty	Unit	Unit Cost	Total Cost
Mobilization	1	LS	\$115,000.00	\$115,000.00
Construction surveying	1	LS	\$15,000.00	\$15,000.00
Traffic control	1	LS	\$12,500.00	\$12,500.00
Site preparation and demolition	1	LS	\$125,000.00	\$125,000.00
Tree protection	1	LS	\$12,500.00	\$12,500.00
Earthwork	1	LS	\$60,000.00	\$60,000.00
Erosion and sediment control	1	LS	\$35,000.00	\$35,000.00
Miscellaneous drainage structures	1	LS	\$25,000.00	\$25,000.00
Landscape improvements and irrigation modification	1	LS	\$35,000.00	\$35,000.00
Court surfacing	44,000	SF	\$1.50	\$66,000.00
Court striping	1	LS	\$8,000.00	\$8,000.00
Concrete pavement	7,500	SF	\$12.00	\$90,000.00
Post-tensioned tennis courts	44,000	SF	\$12.50	\$550,000.00
Chain link fence - 10' height	1,450	LF	\$100.00	\$145,000.00
Chain link gate	6	EA	\$1,500.00	\$9,000.00
Chain link maintenance gate	3	EA	\$2,500.00	\$7,500.00
Tennis posts and nets	6	EA	\$1,650.00	\$9,900.00
Site furnishings	1	LS	\$15,000.00	\$15,000.00
Updated electrical service	1	LS	\$45,000.00	\$45,000.00
LED Sport court lighting and controls	1	LS	\$275,000.00	\$275,000.00
Subtotal				\$1,655,400.00
Contingency (15%)				\$248,310.00
Total				\$1,903,710.00

Assumptions:

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Marker Park - Baseball Field Improvements

Item	Qty	Unit	Unit Cost	Total Cost
Mobilization	1	LS	\$42,500.00	\$42,500.00
Construction surveying	1	LS	\$2,500.00	\$2,500.00
Traffic control	1	LS	\$4,500.00	\$4,500.00
Site preparation and demolition	1	LS	\$65,000.00	\$65,000.00
Erosion and sediment control	1	LS	\$7,500.00	\$7,500.00
Tree protection	1	LS	\$4,500.00	\$4,500.00
Stockpile and reinstall infield mix	1	LS	\$2,500.00	\$2,500.00
Landscape and irrigation restoration	1	LS	\$10,000.00	\$10,000.00
Regrade and trim infield lip	3	EA	\$6,500.00	\$19,500.00
Site furnishings	1	LS	\$10,000.00	\$10,000.00
Backstop	3	EA	\$67,500.00	\$202,500.00
Chain link fence - 8' height (baselines)	575	LF	\$60.00	\$34,500.00
Chain link gate	6	EA	\$1,500.00	\$9,000.00
Dugout shelter	6	EA	\$20,000.00	\$120,000.00
Concrete pavement	3,500	SF	\$15.00	\$52,500.00
Concrete mowstrip	780	LF	\$32.50	\$25,350.00
Subtotal				\$612,350.00
Contingency (15%)				\$91,852.50
Total				\$704,202.50

Assumptions:

- The improvements in this estimate are focused on the backstops, dugouts, and surrounding areas. Turf field improvements are not included in this estimate.
- Assumes concrete replacement is limited to areas with broken concrete in the plaza areas behind the backstops.
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Marker Park - Restroom, Lighting, + Technology Improvements

Item	Qty	Unit	Unit Cost	Total Cost
Restroom building improvements (Wi-Fi, water flow issues, improved fixtures, required repairs)	1	LS	\$200,000.00	\$200,000.00
Site lighting improvements (shelter, restroom, and parking lot lighting improvements)	1	LS	\$200,000.00	\$200,000.00
Subtotal				\$400,000.00
Contingency (15%)				\$60,000.00
Total				\$460,000.00

Assumptions:

- Pricing provided are budgetary numbers. Until detailed site investigations are completed, it is unclear what improvements are required and what the scope of work will include.



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Marker Park - Parking Lot Improvements

Item	Qty	Unit	Unit Cost	Total Cost
Mobilization	1	LS	\$29,000.00	\$29,000.00
Traffic control	1	LS	\$7,500.00	\$7,500.00
Site preparation and demolition	1	LS	\$15,000.00	\$15,000.00
Mill and overlay parking lot surface	40,000	SF	\$4.50	\$180,000.00
Parking lot striping	1	LS	\$6,000.00	\$6,000.00
Install new concrete drain pan	400	LF	\$35.00	\$14,000.00
			Subtotal	\$251,500.00
			Contingency (15%)	\$37,725.00
			Total	\$289,225.00

Assumptions:

- The improvements in this estimate include milling and overlaying 2" on existing asphalt parking lot surface.
- Significant drainage changes not included.
- Estimate is an order of magnitude estimate. This estimate is not based on any site specific plan.

CKRD Pool - Parking Lot and Fence Improvements

Item	Qty	Unit	Unit Cost	Total Cost
Mobilization	1	LS	\$80,000.00	\$80,000.00
Traffic control	1	LS	\$7,500.00	\$7,500.00
Site preparation and demolition	1	LS	\$50,000.00	\$50,000.00
Mill and overlay parking lot surface	23,500	SF	\$4.50	\$105,750.00
Parking lot striping	1	LS	\$3,000.00	\$3,000.00
Remove and reinstall parking blocks	1	LS	\$5,000.00	\$5,000.00
1-1/2" river rock at perimeter of parking lot	2,200	SF	\$5.00	\$11,000.00
Parking lot fence (wood)	400	LF	\$65.00	\$26,000.00
Pool fence (iron)	850	LF	\$165.00	\$140,250.00
			Subtotal	\$428,500.00
			Contingency (15%)	\$64,275.00
			Total	\$492,775.00

Assumptions:

- The improvements in this estimate include milling and overlaying 2" on existing asphalt parking lot surface.
- Asphalt between the wood fence and the back of sidewalk will be removed and replaced with 1-1/2" cobble.
- Significant drainage changes not included.
- New wood fence at pool parking lot to match existing.
- Estimate is an order of magnitude estimate. This estimate is not based on any site specific plan.

Total both parking lots and fence improvements	\$782,000.00
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Counsilman · Hunsaker
AQUATICS FOR LIFE

Columbine Knolls Pool Renovation

*PRELIMINARY Opinion of Probable Construction Cost

7/31/2026

<u>ITEM</u>		<u>COST</u>
Aquatics Scope		
Deck replacement - deck demo, new deck surfacing - assume 15,000sf		\$315,000.00
Deck drainage - trench drains around perimeter of both pools		\$130,000.00
Main Pool coping re-grouting - removal & replacement		\$20,000.00
Waterslide - refinish gelcoat, new powdercoating at stair tower, new treads		\$115,000.00
All new Baby Pool with beach entry & supporting equipment - assume 850sf		\$725,000.00
Baby Pool feature allowance		\$155,000.00
New pump & storage room - assume 1100sf		\$595,000.00
Allowance for piping & equipment reinstallation/reconnection for Main Pool		\$85,000.00
<i>Subtotal</i>		\$2,140,000.00
TOTAL AQUATICS COST ESTIMATE (Inflation & general contractor mark-up not included)		\$2,140,000.00
Contingency	15%	\$2,461,000.00
TOTAL AQUATICS COST ESTIMATE		\$2,461,000.00

The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable cost are representative only of the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs.