

El Cerrito Parks and Recreation Facilities Master Plan

TECHNICAL APPENDIX
SWIM CENTER ASSESSMENT

This page is intentionally blank

mACK5 PLUMBING & FLAT ROOF REPLACEMENT AT THE POOL BUILDING & POOL MECHANICAL BUILDING5
KNORR RESERVE DATA ANALYSIS31

This page is intentionally blank

INTRODUCTION

PURPOSE

This appendix documents major work at the Swim Center that will be necessary within the next 20 years. During recent renovation work in the Swim Center Locker Rooms, the plumbing (drain pipes) was found to be in poor condition meaning that substantial failures will occur in the near future. Additionally the flat sections of the Swim Center Buildings roofs will soon be reaching the end of their useful lifetimes. mACK 5 provided construction estimates to rectify these current and future deficiencies.

The second document in this appendix was provided by Knorr, Inc. the City's pool contractor. It details all of the major equipment and hardscape at the Swim Center, provides average life cycles and replacement costs.

This page is intentionally blank

Conceptual Cost Plan
for
El Cerrito Swim Center

**Plumbing & Flat Roof Replacement at the Pool
Building & Pool Mechanical Building**

February 20, 2019



1900 Powell Street, Suite 470
Emeryville, CA 94608
ph: 510.595.3020
www.mack5.com

CONTENTS	Page
Commentary.....	1 - 3
Overall Summary.....	4 - 5
Locker Rooms.....	6 - 13
Pool Mechanical Room.....	14 - 18
Flat Roof - Both Buildings.....	19 - 22

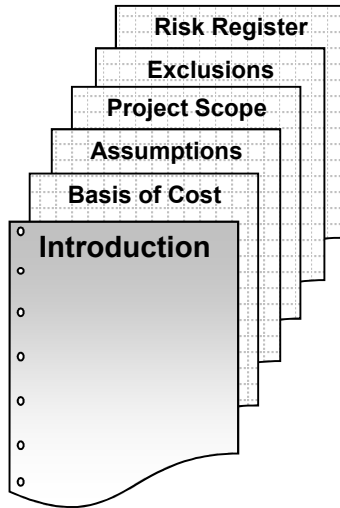
Conceptual Cost Plan

Commentary
El Cerrito Swim Center

Introduction
Basis of Cost
Assumptions
Exclusions

February 20, 2019

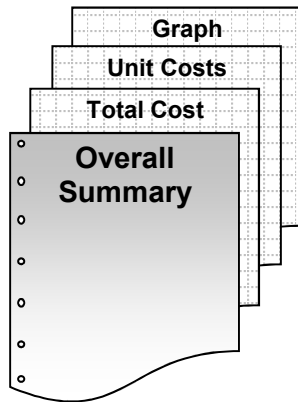
introduction



mack5 was requested to carry out a Conceptual Design Cost Plan for the proposed plumbing and flat roof replacement at the pool building and pool mechanical building at the El Cerrito Swim Center, located at 7007 Moeser Lane, El Cerrito, CA.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, and the exclusions to the costs which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

project introduction

The scope of work includes plumbing works and flat roof replacement at the existing pool building and pool mechanical building at the El Cerrito Swim Center.

items used for cost estimate

narrative Scope of work prepared by mack5

plan El Cerrito Swim Center-CD Drwg-2004 Record
El Cerrito Swim Center-Renovation-As built

assumptions

- (a) Construction will start in January, 2029
- (b) A construction period of 6 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

exclusions

- (a) Cost escalation beyond a start of January, 2029
- (b) Exterior & Interior Architectural works
- (c) Structural seismic upgrade of existing building
- (d) Loose furniture and equipment except as specifically identified
- (e) Hazardous materials handling, disposal and abatement
- (f) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (g) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (h) Scope change and post contract contingencies
- (i) Temporary housing for displaced management and staff
- (j) Moving and relocations cost

Conceptual Cost Plan

Overall Summary
El Cerrito Swim Center

Gross Floor Areas
Overall Summary
Component Summary
Trade Summary

February 20, 2019

<i>El Cerrito Swim Center</i>	<i>GFA</i>	<i>%</i>	<i>\$/SF</i>	<i>,\$000</i>
Locker Rooms	2,791	78%	\$726.44	\$2,027
Pool Mechanical Room	1,696	15%	\$225.37	\$382
Flat Roof - Both Buildings	1,950	7%	\$91.07	\$178
TOTAL CONSTRUCTION & SITEWORK:	4,486	100%	\$576.63	\$2,587

Conceptual Cost Plan

El Cerrito Swim Center

Control Quantities
Locker Rooms Summary
Detailed Cost Breakdown

February 20, 2019

Enclosed Areas

Locker Room

2,791

Subtotal of Enclosed Area

2,791

CSI UniFormat Summary	2,791 SF	%	\$/SF	,\$000
Foundations		4%	\$29.37	\$82
Superstructure		0%	\$0.00	\$0
Enclosure		0%	\$0.00	\$0
Roofing		0%	\$0.00	\$0
Interior Construction		1%	\$8.55	\$24
Interior Finishes		3%	\$25.05	\$70
Plumbing		17%	\$125.80	\$351
Heating, Ventilation, & Air Conditioning		8%	\$57.47	\$160
Fire Protection		0%	\$0.00	\$0
Electrical		3%	\$20.00	\$56
Equipment		0%	\$0.00	\$0
Furnishings		0%	\$0.00	\$0
Special Construction		0%	\$0.00	\$0
Selective Building Demolition		1%	\$10.84	\$30
Subtotal - Building Construction		38%	\$277.08	\$773
Site Preparation		0%	\$0.00	\$0
Site Improvement		0%	\$0.00	\$0
Site Mechanical Utilities		4%	\$28.81	\$80
Site Electrical Utilities		0%	\$0.00	\$0
Subtotal - Sitework		4%	\$28.81	\$80
Total - Building and Sitework Construction		42%	\$305.89	\$854
Bonds & Insurance	3.00%	1%	\$9.18	\$26
General Conditions	15.00%	7%	\$47.26	\$132
Contractor's Overhead & Profit	7.00%	3%	\$25.36	\$71
Subtotal		53%	\$387.69	\$1,082
Contingency for Design Development	15.00%	8%	\$58.15	\$162
Cost Escalation (to start date of construction)	62.94%	39%	\$280.60	\$783
TOTAL CONSTRUCTION BUDGET		100%	\$726.44	\$2,027

NOTE: Inclusions and Exclusions listed in the Commentary Section.

FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Slab on grade				
(N) Reinforced concrete slab on grade, including dowelling to (E) foundation	2,791	SF	\$25.00	\$69,767
(N) Vapor barrier	2,791	SF	\$2.00	\$5,581
Reinforced concrete curb, 2'-3"wide x 7" high	66	LF	\$100.00	\$6,600
Subtotal For Foundations:				\$81,949

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
No work anticipated in this section				
Subtotal For Superstructure:				

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
No work anticipated in this section				
Subtotal For Enclosure:				

ROOFING	Quantity	Unit	Rate	Total (\$)
See Separate Cost Breakout				
Subtotal For Roofing:				

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Doors				
Remove and replace door thresholds	3	EA	\$150.00	\$450
Fittings				
Remove, store and reinstall double tier lockers	66	LF	\$300.00	\$19,800
Remove, store and reinstall benches	24	LF	\$150.00	\$3,600
Subtotal For Interior Construction:				\$23,850

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
(N) Epoxy flooring and integral coved base	2,791	SF	\$20.00	\$55,814
Wall Finishes				
Patch/repair or replace (E) ceramic wall tile on one side - to match (E)	470	SF	\$30.00	\$14,100
Ceiling Finishes				
				NIC, Excluded
Subtotal For Interior Finishes:				\$69,914

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Fixtures				
Watercloset, wall, flush valve	11	EA	\$2,000.00	\$22,000
Urinal, wall, manual flush	4	EA	\$2,000.00	\$8,000
Lavatory, wash fountain, metering faucet	4	EA	\$3,750.00	\$15,000
Lavatory, wall, metering faucet	1	EA	\$1,900.00	\$1,900
Janitor sink	1	EA	\$2,250.00	\$2,250
Drinking fountain, hi-lo type	1	EA	\$3,800.00	\$3,800
Shower, single	3	EA	\$2,400.00	\$7,200
Shower, column gang	2	EA	\$3,800.00	\$7,600
Shower, outdoor	2	EA	\$2,700.00	\$5,400
Sink, breakroom, 1-comp SS	2	EA	\$2,000.00	\$4,000
Floor drain with primer	14	EA	\$1,000.00	\$14,000
Equipment				
Trench drain	120	LF	\$60.00	\$7,200
Hot water generation, storage & circulation	1	EA	\$10,000.00	\$10,000
Hose bibb	2	EA	\$300.00	\$600
Domestic Water Distribution				
Service water rough-in for fixture	45	EA	\$425.00	\$19,125
Service Piping;				
Points of connection to existing (Office Bldg.)	3	EA	\$450.00	\$1,350
<= 3" dia	165	LF	\$200.00	\$33,000
<= 2" dia	350	LF	\$78.00	\$27,300
<= 1" dia	425	LF	\$33.00	\$14,025
Insulation	940	LF	\$16.00	\$15,040
Mixers, BFP, Valves, Access & specialties	1	LS	\$11,500.00	\$11,500
Trap primer assembly with TP lines	14	EA	\$650.00	\$9,100

PLUMBING	Quantity	Unit	Rate	Total (\$)
Sanitary Waste				
Waste & vent rough-in for fixture	45	EA	\$400.00	\$18,000
Sanitary waste & vent, BG				
4" dia	280	LF	\$70.00	\$19,600
2 1/2" dia	300	LF	\$53.00	\$15,900
Cleanout	15	EA	\$155.00	\$2,325
VTR	10	EA	\$215.00	\$2,150
Natural Gas				
	1	LS	\$5,500.00	\$5,500
Rain Water Drainage				
Allowance	2,791	SF	\$4.00	\$11,164
Other Plumbing Systems				
Trade demolition; remove equipment & associated piping	1	LS	\$18,000.00	\$18,000
Test & Sterilize	47	EA	\$150.00	\$7,050
Trade related items, specialties	1	LS	\$12,000.00	\$12,000
Subtotal For Plumbing:			\$351,079	

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Energy Supply				
Boiler, connect to existing comb. Duct	1	EA	\$12,000.00	\$12,000
Pumps	2	EA	\$3,500.00	\$7,000
Associated equipment	1	LS	\$4,000.00	\$4,000
Heat Generating Systems				
Heat pump / Fan coil	2	EA	\$8,500.00	\$17,000
Cooling Systems Included above				
Distribution Systems				
HHWS & R piping, <= 2" dia	300	LF	\$42.00	\$12,600
Insulation	300	LF	\$15.00	\$4,500
Equipment connections	7	EA	\$780.00	\$5,460
Ref line sets	140	LF	\$37.00	\$5,180
Ductwork	1,000	LB	\$10.00	\$10,000
Insulation (duct)	620	SF	\$4.00	\$2,480
Diffuser, grille	7	EA	\$250.00	\$1,750

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Terminal and Package Units				
Radiant floor heating	2,791	SF	\$12.00	\$33,492
Unit heating	4	EA	\$3,250.00	\$13,000
Exhaust fan, <= 2800 cfm	2	EA	\$2,000.00	\$4,000
Controls and Instrumentation				
DDC	2,791	SF	\$7.00	\$19,537
Systems Testing and Balancing	2,791	SF	\$1.00	\$2,791
Other HVAC Systems and Equipment	2,791	SF	\$2.00	\$5,582
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$160,372

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Sprinklers				
New wet sprinkler system - complete				NIC, Excluded
Subtotal For Fire Protection:				

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Miscellaneous electrical works affected by the sub slab replacement	2,791	SF	\$20.00	\$55,814
Subtotal For Electrical:				\$55,814

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
No work anticipated in this section				
Subtotal For Equipment:				

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
No work anticipated in this section				
Subtotal For Furnishings:				

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
--------------------------------------	----------	------	------	------------

Interior Building Demolition

Demo and remove (E) reinforced concrete slab on grade and concrete curb
 Demo and remove (E) wall tile

2,791	SF	\$10.00	\$27,907
470	SF	\$5.00	\$2,350

Subtotal For Selective Building Demolition:			\$30,257
--	--	--	-----------------

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
-------------------------	----------	------	------	------------

No work anticipated in this section

Subtotal For Site Preparation:			
---------------------------------------	--	--	--

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
-------------------------	----------	------	------	------------

No work anticipated in this section

Subtotal For Site Improvement:			
---------------------------------------	--	--	--

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
----------------------------------	----------	------	------	------------

Domestic Water

Domestic water lines - PVC, 3"
 Domestic water lines - PVC, 1"
 Connection to (E) water main
 Domestic water meter w/ box, 3"
 Backflow preventor, 3"

270	LF	\$45.00	\$12,150
105	LF	\$23.00	\$2,415
1	EA	\$4,000.00	\$4,000
1	EA	\$2,200.00	\$2,200
1	EA	\$3,000.00	\$3,000

Sanitary Sewer

"Pool Mechanical Building through the parking lot to the point of connection in Moeser;"

Sewer cleanout
 Sanitary sewer lines - PVC, 6"
 Manhole, SS POC to (E) SS system

4	EA	\$850.00	\$3,400
420	LF	\$58.00	\$24,360
1	EA	\$4,000.00	\$4,000

Fuel Distribution

Natural Gas service (P1.1)

240	LF	\$62.00	\$14,880
-----	----	---------	----------

Other Site Mechanical Utilities

Demolition & Cap

1	LS	\$10,000.00	\$10,000
---	----	-------------	----------

Subtotal For Site Mechanical Utilities:			\$80,405
--	--	--	-----------------

Conceptual Cost Plan

Pool Mechanical Room
El Cerrito Swim Center

Control Quantities
Pool Mechanical Room Summary
Detailed Cost Breakdown

February 20, 2019

Enclosed Areas

Pool mechanical room

1,696

Subtotal of Enclosed Area

1,696

CSI UniFormat Summary	1,696 SF	%	\$/SF	\$,000
Foundations		9%	\$20.00	\$34
Superstructure		0%	\$0.00	\$0
Enclosure		0%	\$0.00	\$0
Roofing		0%	\$0.00	\$0
Interior Construction		0%	\$0.00	\$0
Interior Finishes		0%	\$0.00	\$0
Plumbing		26%	\$58.15	\$99
Heating, Ventilation, & Air Conditioning		5%	\$11.75	\$20
Fire Protection		0%	\$0.00	\$0
Electrical		0%	\$0.00	\$0
Equipment		0%	\$0.00	\$0
Furnishings		0%	\$0.00	\$0
Special Construction		0%	\$0.00	\$0
Selective Building Demolition		2%	\$5.00	\$8
Subtotal - Building Construction		42%	\$94.90	\$161
Bonds & Insurance	3.00%	1%	\$2.85	\$5
General Conditions	15.00%	7%	\$14.66	\$25
Contractor's Overhead & Profit	7.00%	3%	\$7.87	\$13
Subtotal		53%	\$120.28	\$204
Contingency for Design Development	15.00%	8%	\$18.04	\$31
Cost Escalation (to start date of construction)	62.94%	39%	\$87.05	\$148
TOTAL CONSTRUCTION BUDGET		100%	\$225.37	\$382

NOTE: Inclusions and Exclusions listed in the Commentary Section.

FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Slab On Grade				
Sawcut reinforced slab and trench at sub-slab plumbing locations only	1,696	SF	\$10.00	\$16,958
Patch vapor barrier	1,696	SF	\$10.00	\$16,958
Subtotal For Foundations:				\$33,916

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Fixtures				
Drinking fountain, hi-lo type	1	EA	\$3,800.00	\$3,800
Emer Shower	2	EA	\$2,700.00	\$5,400
Floor drain with primer	5	EA	\$1,000.00	\$5,000
Equipment				
Basin / Sump, Discharge air gap	1	EA	\$5,000.00	\$5,000
Hose bibb	3	EA	\$300.00	\$900
Domestic Water Distribution				
Service water rough-in for fixture	8	EA	\$425.00	\$3,400
Points of connection to existing (Office Bldg.)	3	EA	\$450.00	\$1,350
<= 3" dia	30	LF	\$200.00	\$6,000
<= 2" dia	52	LF	\$78.00	\$4,056
<= 1" dia	100	LF	\$33.00	\$3,300
Insulation	182	LF	\$16.00	\$2,912
Mixers, BFP, Valves, Access & specialties	1	LS	\$7,500.00	\$7,500
Trap primer assembly with TP lines	5	EA	\$650.00	\$3,250
Sanitary Waste				
Waste & vent rough-in for fixture	8	EA	\$400.00	\$3,200
Sanitary waste & vent, BG				
8" dia	20	LF	\$154.00	\$3,080
4" dia	110	LF	\$70.00	\$7,700
2 1/2" dia	30	LF	\$53.00	\$1,590
Cleanout	5	EA	\$155.00	\$775
VTR	3	EA	\$215.00	\$645
Natural Gas				
6" dia	20	LF	\$180.00	\$3,600
Equipment connections	2	EA	\$620.00	\$1,240

PLUMBING	Quantity	Unit	Rate	Total (\$)
Rain Water Drainage Allowance	1,696	SF	\$3.80	\$6,445
Other Plumbing Systems				
Trade demolition; demo and replace all sub-slab cast iron plumbing	1	LS	\$10,000.00	\$10,000
Test & Sterilize	8	EA	\$120.00	\$960
Trade related items, specialties	1	LS	\$7,500.00	\$7,500
Subtotal For Plumbing:				\$98,603

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Distribution Systems				
Distribution systems to Chem rm.	1	LS	\$5,000.00	\$5,000
Provide class B Flue, <= 18" dia	30	LF	\$55.00	\$1,650
Combustion louver with associated duct	1	LS	\$1,200.00	\$1,200
Security grilles	4	EA	\$500.00	\$2,000
Terminal and Package Units				
Exhaust fan, 1300 cfm	1	EA	\$1,600.00	\$1,600
Controls and Instrumentation	1,696	SF	\$2.00	\$3,392
Systems Testing and Balancing	1,696	SF	\$1.00	\$1,696
Other HVAC Systems and Equipment	1,696	SF	\$2.00	\$3,392
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$19,930

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
Interior Building Demolition				
Demo and remove (E) reinforced concrete slab on grade and concrete curb	1,696	SF	\$5.00	\$8,479
Subtotal For Selective Building Demolition:				\$8,479

Conceptual Cost Plan

Flat Roof - Both Buildings

El Cerrito Swim Center

Control Quantities
Flat Roof - Both Buildings Summary
Detailed Cost Breakdown

February 20, 2019

Flat Roof Areas

Locker room roof	1,040
Mechanical pool roof	910

Subtotal of Enclosed Area 1,950

CSI UniFormat Summary	1,950 SF	%	\$/SF	,\$000
Roofing		42%	\$38.35	\$75
Subtotal - Building Construction		42%	\$38.35	\$75
Bonds & Insurance	3.00%	1%	\$1.15	\$2
General Conditions	15.00%	7%	\$5.92	\$12
Contractor's Overhead & Profit	7.00%	3%	\$3.18	\$6
Subtotal		53%	\$48.60	\$95
Contingency for Design Development	15.00%	8%	\$7.29	\$14
Cost Escalation (to start date of construction)	62.94%	39%	\$35.18	\$69
TOTAL CONSTRUCTION BUDGET		100%	\$91.07	\$178

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings - Flat Roof only				
Demo and remove (E) membrane roof and all accessories including scuppers and downspouts	1,950	SF	\$5.00	\$9,750
(N) EPDM or PVC roofing system, including flashing and sheetmetal	1,950	SF	\$20.00	\$39,000
2" rigid insulation - allow 25% replacement	488	SF	\$6.00	\$2,925
GI gutter with GI clip at 36" o.c., primed and painted	384	LF	\$50.00	\$19,200
Downspout	78	LF	\$50.00	\$3,900
Subtotal For Roofing:				\$74,775

RESERVE DATA ANALYSIS										December 2003
ASSOCIATION:	City of El Cerrito					ORIGINAL EQUIPMENT COMMISSIONING DATE:				June 2017
SITE:	El Cerrito Swim Center					REPORT DATE:				
COMPETITION POOL										
EQUIPMENT	QTY	MFG/MODEL	SERIAL #	REPLACEMENT MODEL	AGE OF ORIGINAL	LIFE EXPECTANCY	CONDITION	TOTAL REPLACEMENT COST (Equipment, Freight, Sales Tax & Installation)		
Filter System	1	US Filter/43-25-3B	USF-0889, 0886, 0887	EKO-42-250-3	14 years	20 years	Good	\$84,000.00		
Heating System	1	Lochinvar/XPN1502	A14H00259150	XPN1502	3 years	10-15 years	Excellent	\$97,900.00		
Circulating Pump	1	Pacco/10N-50957-140001-2872EE	2235201	10N-50957-140001-2872EE	14 years	10-15 years	Good	\$11,000.00		
Strainer Basket	1	Mermade FO Series/10" x 5"or6"		Mermade FO Series/10" x 5"or6"	14 years	15-20 years	Good - Average	\$6,500.00		
Check Valve	1	Tyco/MBC12-5081-SF 10"		Tyco/MBC12-5081-SF 10"	14 years	10 years	Good - Average	\$2,000.00		
Assorted Butterfly Valves	3	10" Ashai Gear Operated		10" Ashai Gear Operated	7-14 years	10-15 years	Average-Poor	\$10,000.00		
VFD	1	H2O Technologies-SPCS025FD8	2008131	SPCS025FD8	8 years	10 years	Good - Average	\$27,000.00		
Chemical Controller	1	BECS Technologies/BEC-Sys7	1100177002158	BEC-Sys7 w/ BECSysFIP	1 year	10-15 years	Excellent	\$20,270.00		
Chlorine Pump	2	Stenner/85M5	011215KC0000396, 011215KC0000395	Stenner 85M5	3 year	3-5 years	Good - Average	\$1,500.00		
CO2 Feed	1	EKO3 pH-MTS	757-005-EE2, 757-001-EE2	EKO3 pH-MTS	9 years	10-15 years	Good	\$4,500.00		
CO2 Storage	2	Taylor Wharton/TCM600	011215KC0000399	Taylor Wharton/Novo600	9 years	10-15 years	Good	\$8,000.00		
Acid Pump	1	Stenner/85M5		Stenner 85M5	3 year	3-5 years	Good - Average	\$750.00		
Pool Covers	1	T-Star		T-Star	5 years	5-7 Years	Average	\$16,200.00		
Plaster Condition	1				14 years		Average-Poor	\$42,000.00		
RECREATIONAL POOL										
EQUIPMENT	QTY	MFG/MODEL	SERIAL #	REPLACEMENT MODEL	AGE OF ORIGINAL	LIFE EXPECTANCY	CONDITION	TOTAL REPLACEMENT COST (Equipment, Freight, Sales Tax & Installation)		
Filter System	1	US Filter/43-15-2B	USF-0888, 0890	EKO-42-150-2	14 years	20 years	Good	\$56,000.00		
Heating System	1	Lochinvar/XPN801	A14H00283683	XPN802	3 year	10-15 years	Excellent	\$47,900.00		
Circulating Pump	1	Pacco/10N-40957-140001-2852EE	2235101	10N-40957-140001-2852EE	14 years	10-15 years	Good	\$9,600.00		
Strainer Basket	1	Mermade FO Series/8" x 5"		Mermade FO Series/8" x 5"	14 years	15-20 years	Good - Average	\$5,000.00		
Check Valve	1	Tyco/MBC12-5081-SF 8"		Tyco/MBC12-5081-SF 8"	14 years	10 years	Good - Average	\$1,500.00		
Assorted Butterfly Valves	3	8" Ashai Butterfly Valve		8" Ashai Butterfly Valve	7-14 years	10-15 years	Average-Poor	\$9,000.00		
VFD	1	H2O Technologies-SPCS020FD8	2008130	SPCS020FD8	6 years	10 years	Good - Average	\$27,500.00		
Chemical Controller	1	BECS Technologies/BEC-Sys7	1100177002142	BEC-Sys7 w/ BECSysFIP	1 year	10-15 years	Excellent	\$20,270.00		
Chlorine Pump	2	Stenner/85M5	011215KC0000397, 011215KC0000398	Stenner 85M5	3 year	3-5 years	Good - Average	\$1,500.00		
CO2 Feed	1	EKO3 pH-MTS		EKO3 pH-MTS	9 years	10-15 years	Good	\$4,500.00		

RESERVE DATA ANALYSIS									
ASSOCIATION:		City of El Cerrito			ORIGINAL EQUIPMENT COMMISSIONING DATE:			December 2003	
SITE:		EI Cerrito Swim Center			REPORT DATE:			June 2017	
Acid Pump	1	Stenner/85M5	121814000330839	Stenner 85M5	3 year	3-5 years	Good - Average	\$750.00	
Slide Pump	1	Paco/10N-50123-1A0001-2823EE	2235301	10N-50123-1A0001-2823EE	14 years	10-15 years	Good	\$14,500.00	
Strainer Basket	1	Mermade FO Series/8" x 5"		Mermade FO Series/8" x 5"	14 years	15-20 years	Good - Average	\$5,000.00	
Check Valve	1	Tyco/MBC12-5081-SF 8"		Tyco/MBC12-5081-SF 8"	14 years	10 years	Good - Average	\$1,500.00	
Assorted Butterfly Valves	2	8" Ashai Butterfly Valve		8" Ashai Butterfly Valve	7-14 years	10-15 years	Average-Poor	\$6,500.00	
Dew Drop Pump	1	PacFab CMK-50 347940	03-888108-4	Pentair CMK-50	14 years	10-15 years	Good - Average	\$8,300.00	
Check Valve	1	Tyco/MBC12-5081-SF 6"		Tyco/MBC12-5081-SF 6"	14 years	10 years	Good - Average	\$1,500.00	
Assorted Butterfly Valves	2	6" Ashai Butterfly Valve		6" Ashai Butterfly Valve	7-14 years	10-15 years	Average-Poor	\$2,000.00	
Pool Covers	1	T-Star		T-Star	5 years	5-7 Years	Average	\$13,000.00	
Plaster Condition	1				14 years		Average-Poor	\$39,000.00	
PUTTING GREEN SPLASH PAD									
EQUIPMENT	QTY	MFG/MODEL	SERIAL #	REPLACEMENT MODEL	AGE OF ORIGINAL	LIFE EXPECTANCY	CONDITION	TOTAL REPLACEMENT COST (Equipment, Freight, Sales Tax & Installation)	
Filter System	2	Pentair TR-140C	0116307090021M, 01161471000042	Pentair TR-140C	7 years	5-10 years	Good-Average	\$2,100.00	
Filter Pump	1	Pentair WFK-12	03961001500007L	Pentair WFK-12	7 years	5-10 years	Good	\$4,000.00	
Spray Pad Control Panel	1	WaterPlay/Turnkey Controls Model E-18	E18N0073	WaterPlay/Turnkey Controls Model E-18	7 years	10 years	Good	\$8,000.00	
Feature Pump	1	Pentair EQ500	0370214100002V	Pentair EQ500	7 years	5-10 years	Good	\$7,200.00	
Check Valve	1	Centerline Series 800 4"		Centerline Series 800 4"	4 years	10 years	Excellent-Good	\$1,000.00	
UV System	1	ETS/SP-25-6V	18583E	ETS/ECF-210-4V	7 years	5-10 years	Good	\$33,000.00	
Chemical Controller	1	BECS Technologies/BECSys3	1100166003332	BECS Technologies/BECSys3	7 years	10-15 years	Excellent-Good	\$5,250.00	
Chlorine Pump	1	Stenner 45M5	11300933793	Stenner 45M5	7 years	3-5 years	Good	\$600.00	
Acid Pump	1	Stenner 45M5	5101010107	Stenner 45M5	7 years	3-5 years	Good	\$600.00	
Spray Pad Deck Equipment	1	WaterPlay E-18 Putting Green			7 years	25 years	Good	\$30,000.00	

EL CERRITO SWIM CENTER POOL DECK & PLASTER

				Concrete RP 1,600Tt sq @ \$25.50 sq ft					
				Concrete CP 1,900 ft sq @ 25.50 sq ft					
				Concrete Outside Mechanical Room 1,300 ft sq @ 25.50 sq ft.	14 years		Average-Poor	\$124,000.00	
Pool Deck Condition	1	Concrete		Estimated 11,500 sq ft @ \$52.00/ sq ft	14 years		Good-Average	\$600,000.00	

RESERVE DATA ANALYSIS

ASSOCIATION:		City of El Cerrito		ORIGINAL EQUIPMENT COMMISSIONING DATE:		December 2003
SITE:		El Cerrito Swim Center		REPORT DATE:		June 2017
Activity Pool Condition	1	Plaster		5-10 Years	Poor	\$90,000.00
Leak Pool Condition	1	Plaster		5-10 Years	Fair-Poor	\$225,000.00
Waterline Tile Condition		Tiles		5-10 Years	Fair-Poor	\$20,000.00

