

July 12, 2024

City of Breezy Point
8319 County Road 11
Breezy Point, MN 56472

RE: Breezy Point City Hall Addition & Renovation Proposal

Dear City Council,

We hereby submit our Not To Exceed Proposal to furnish all labor and materials for the Breezy Point City Hall Addition and Renovation per the Widseth plans dated 5/31/24. We will utilize the Sourcewell/Gordian process on this project.

Breezy Point City Hall Addition & Renovation:

\$2,950,000.00

Included in this proposal are the following clarifications:

DIVISION 01 – GENERAL CONDITIONS:

- Includes supervision, temp utilities, dumpsters and general conditions.
- Building permit fees and builders risk insurance are included.
- Includes the associated Sourcewell/Gordian Fees.

DIVISION 02 – EXISTING CONDITIONS, DEMO and SITE WORK:

- Selective demolition of the interior floors, walls, ceilings, mechanical and electrical system per demo plans.
- Site excavation, removals and backfill for the new building addition.
- Includes all exterior concrete walks, curb and gutter per the plans.
- A \$15,000 allowance for landscaping and plantings is included.
- New well for the domestic and fire suppression system to be included. The existing well to be used for future community garden.
- Includes temporary shelters to isolate the new addition from the existing building.
- Includes final cleaning of the facility prior to turnover.
- Includes all necessary tools and equipment to perform the project.

DIVISION 03 - CONCRETE:

- Includes new concrete footings and slab at the building addition.
- Misc. floor patching for underground plumbing and electrical.

DIVISION 04 – MASONRY

- Includes all masonry foundation and stoops.
- Includes new stone at walls and columns per the elevation plans.

DIVISION 05 – STEEL

- Provide and install all required steel rebar for footings, masonry and slabs.
- Provide and install steel columns at entry doors.

DIVISION 06 – CARPENTRY

- Framing new interior walls with wood 2x framing.
- Roof trusses for the new addition and modifying the existing roof at the tie-in.
- Includes all blocking and backing as required.
- New decking and railings to be composite materials.
- Includes wood T&G paneling and wood timbers per the plans.
- Includes all cabinets and laminate countertops.

DIVISION 07 – THERMAL & MOSITURE

- Provide and install foundation insulation.
- Provide and install new building insulation for the addition, also includes re-insulate as needed for renovation of the existing city hall building.
- Install new roof shingles throughout the addition and existing building.
- Includes interior sound insulation in the new walls.
- Provide and install new board & batten LP siding as shown.
- Provide flashings, trims soffit and fascia.

DIVISION 08 – DOORS & WINDOWS

- Provide new aluminum exterior doors per plans.
- Includes all new door hardware for wood and aluminum doors.
- All windows to be replaced with new aluminum fixed windows.
- Provide and install new coiling security shutters at the lobby desk.
- Includes a new operable partition wall at the Council Chambers.

DIVISION 09 – FINISHES

- Install new drywall, hang, tape and texture.
- Includes patching of the existing building drywall as needed.
- Includes painting of all rooms per the project plans.
- Includes new 2x2 ACT ceilings as per the plans.
- All flooring, ceramic tile and base per the finish plans.

DIVISION 10 – SPECIALTIES

- Includes updates to the monument sign, including siding and signage.
- New exterior channel letters and interior room signage.
- Provide and install new markerboards.
- Includes toilet and bath accessories per plans.
- Fire extinguishers and cabinets included.

DIVISION 11 – EQUIPMENT

- All appliances for the kitchen and breakroom.
- Appliance installation and connection included.

DIVISION 12 – FURNISHINGS

- Includes a \$130,000 furniture allowance.
- Does not include any window shades.

DIVISION 15 – MECHANICAL

- Includes all new underground plumbing rough-ins.
- New plumbing fixtures and plumbing equipment per the plans.
- Plumbing tie-ins to the existing sanitary and domestic water systems.
- HVAC to have new furnaces for each designated area.
- All new HVAC ductwork and diffusers.
- New fire sprinkler system in both the new addition and existing city hall.
- Wet system in office space and dry system in attic space.

DIVISION 16 – ELECTRICAL

- Maintain the essential operating system for the existing city hall building services.
- Provide new light fixtures per plans.
- Includes new receptacles and devices.
- Power to the mechanical equipment per the plans.
- Provide and install door strikes for access control.
- New security surveillance system for the building.
- Includes AV system and devices for Council Chambers and conference rooms.
- Includes installation of power and data to each location.
- Includes electrical transfer switch for future generator install.

Exclusions:

- Prevailing wages.
- Any asbestos abatement.
- Does include any existing wall repairs or unforeseen existing issues.
- Removal / storage of existing furniture or equipment.
- Generator (will provide rough-in for future install)
- Boiler and hydronic system.

Thank you for the opportunity to present this cost estimate for your consideration. If you have any questions or concerns, please contact me.

Sincerely,

Andy Pickar

Andy Pickar, Project Manager
HY-TEC CONSTRUCTION
OF BRAINERD, INC.

Acceptance: _____ Dated: _____



SCHEDULE OF VALUES
for
City of Breezy Point, MN
Breezy Point City Hall Remodel and Addition
7/12/2024

Division	Description	Value	Total by Division	% of Base Bid
	<u>PROFESSIONAL SERVICES</u>			
	Management/Testing/Gordian Fee	\$187,868.47		
	Sub-total Professional Services		\$187,868.47	6.37%
Div. 1	<u>GENERAL REQUIREMENTS</u>			
	Supervision	\$94,187.33		
	Safety	\$1,375.70		
	Cleanup & Dumpster	\$35,675.75		
	Project Closeout	\$7,954.98		
	Misc. Consumables	\$6,018.14		
	Shelters	\$2,393.66		
	Permits & SAC/WAC (if applicable)	\$30,205.00		
	Builders Risk Insurance	\$11,296.25		
	Mobilization, general equipment & gas	\$29,382.24		
	Sub-total General Requirements		\$218,489.05	7.41%
Div 2	<u>SITWORK</u>			
	Utilities - Well	\$102,821.24		
	Excavation & Backfilling	\$68,491.23		
	Exterior Concrete / Bollards / Curbing	\$11,949.42		
	Bituminous	\$131,658.10		
	Demolition	\$21,642.65		
	Landscaping	\$16,440.00		
	Sub-total Sitework		\$353,002.64	11.97%
Div 3	<u>CONCRETE</u>			
	Concrete Footings/Slabs/Poured Walls	\$60,702.22		
	Sub-total Concrete		\$60,702.22	2.06%
Div 4	<u>MASONRY</u>			
	Bricks/Stone/Tuckpointing	\$68,869.89		
	Sub-total Masonry		\$68,869.89	2.33%
Div 5	<u>METALS</u>			
	Misc. Metals/Steel	\$18,758.77		
	Reinforcing	\$14,860.34		
	Sub-total Metals		\$33,619.11	1.14%
Div 6	<u>CARPENTRY</u>			
	Rough Carpentry	\$199,784.04		
	Finish Carpentry	\$12,679.13		
	Cabinets	\$81,543.91		
	Deck Construction	\$52,997.72		
	Sub-total Carpentry		\$347,004.80	11.76%
Div 7	<u>THERMAL & MOISTURE PROTECTION</u>			
	Foundation Insulation/Coatings/Drain Tile	\$16,385.79		
	Building Insulation	\$27,887.72		
	Siding	\$75,259.79		
	Roofing/Flashing/Soffit/Gutters	\$87,032.58		
	Caulking	\$7,973.40		
	Sub-total Thermal & Moisture Protection		\$214,539.29	7.27%
Div 8	<u>DOORS & WINDOWS</u>			
	Doors/Frames/Hardware	\$121,264.00		
	Coiling Security Shutters	\$25,684.76		
	Windows & Glass/Glazing	\$93,072.32		
	Sub-total Doors & Windows		\$240,021.08	8.14%

