



## COST COMPARISON/BID RECOMMENDATION

PREPARED ON NOVEMBER 8, 2019 FOR:

Marshall Municipal Building  
Sharon Hanson, Administrator  
344 West Main Street  
Marshall, MN 56258

RE: **MARSHALL MUNICIPAL BUILDING - MARSHALL, MINNESOTA** (#777.01)

### CURRENT COST DATA

	9/17/2019 Estimate	11/7/2019 Base Bid (- 1%)	11/7/2019 Base Bid + Alt 1-5 (+3%)
<b>I. ALL LEVELS + SITE</b>			
Construction Cost	\$ 4,911,720.00	4,890,000.00	5,030,200.00
Non-Construction Costs	\$ 491,172.00	489,000.00	503,020.00
Contingency	\$ 736,758.00	760,650.00	606,430.00
<b>Subtotal</b>	<b>\$ 6,139,650.00</b>	<b>6,139,650.00</b>	<b>6,139,650.00</b>
<b>SUBTOTAL</b>	<b>\$ 6,139,650.00</b>	<b>6,139,650.00</b>	<b>6,139,650.00</b>
Contingency	15%	15.50%	12%

### DATA FROM ESTIMATE OF PROBABLE CONSTRUCTION COST 9/17/2019

Additional cost to consider:

#### II. FURNITURE AND EQUIPMENT

Construction Cost	\$ 180,000.00	180,000.00	180,000.00
Non-Construction Costs	\$ 18,000.00	18,000.00	18,000.00
Contingency	\$ 27,000.00	27,000.00	27,000.00
<b>Subtotal</b>	<b>\$ 225,000.00</b>	<b>225,000.00</b>	<b>225,000.00</b>

#### III. RELOCATION - N/A (TO BE ESTABLISHED BY OWNER)

Construction Cost	\$ 0.00	0.00	0.00
Non-Construction Costs	\$ 0.00	0.00	0.00
Contingency	\$ 0.00	0.00	0.00
<b>Subtotal</b>	<b>\$ 0.00</b>	<b>0.00</b>	<b>0.00</b>

<b>TOTAL</b>	<b>\$ 6,364,650.00</b>	<b>6,364,650.00</b>	<b>6,364,650.00</b>
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## NOTES

A. This project cost comparison does include:

1. Architectural and engineering costs
2. 15% Contingency at estimate - will vary depending upon alternates selected

B. Specific construction items:

1. Non-construction includes architectural and engineering fees, reimbursable expenses, soil boring, surveys, and construction testing

## COMMENTS AND RECOMMENDATION

- A. The 400 calendar days does not include time for asbestos removal that is by separate contract.
- B. The base bid numbers reflect a separate elevator machine room not a type MRL (machine-less room.)
- C. Contingent upon owner's reference check of Brennan Companies previous projects, Engan Associates recommends that the owner accept the base bid and alternates G-1 through G-5. (Window blinds, automatic entrance, generator port, ships ladder and reconstruction of lower level slab.)

## REFERENCES

A. References have been requested from Brennan Companies and will be shared with the City of Marshall when available.

## IN CLOSING

For any questions regarding this Project Cost Comparison for Marshall Municipal Building, please contact Barbara Midgarden Marks at 320.214.8729x208 or by email at [barbara.marks@engan.com](mailto:barbara.marks@engan.com) . Thank you for your time and attention to this proposal, we look forward to working with you to achieve a successful outcome for your project.