

**DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023 7/20/23 (PHASED)**

PREPARED FOR:

**STANTEC
MINNEAPOLIS, MINNESOTA**

PREPARED BY:

**CPMI
EAGAN, MN • WEST DES MOINES, IA**

**DESIGN DEVELOPMENT
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SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023**

TABLE OF CONTENTS		PAGE
Basic Assumptions		1 - 4
Recap Summary		5
Construction Cost Summary	Building	6
Construction Cost Summary	Sitework	7
MasterFormat Cost Summary		8
Unit Costs		9 - 29

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

BASIC ASSUMPTIONS

This Design Development Document Submittal Cost Management Report is based on information and drawings provided by Stantec Architecture and received by CPMI on June 28, 2023. Additional information was obtained from discussions with the design team. The level of detail and accuracy of pricing in this estimate is consistent with the degree of completeness within the documents used for estimating purposes.

The documents used to prepare this estimate include:

- Design Development documents set, undated, consisting of:
 - General Information drawings, (2) sheets.
 - Architectural drawings, (24) sheets.
 - Fire Suppression drawings, (5) sheets.
 - Plumbing drawings, (7) sheets.
 - HVAC drawings, (5) sheets.
 - Design Development Partial Specifications Manual, dated 10/2023.

Other assumptions applied to this estimate include:

• **Building Area Calculations:**

CONSTRUCTION AREA	TOTAL
Main Level	19,660
Addition	2,630 SF
Renovation	17,030 SF
Mezzanine Level	<u>1,010</u>
TOTAL NEW/RENOVATION CONSTRUCTION	20,670 SF

**DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023 (PHASED 7/20/23)**

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GSF by Area Type

Conference/Assembly/Chambers	3,780 SF
Lobby/Reception/Waiting	610 SF
Storage/Utility	2,500 SF
Break/Squad Rooms	900 SF
Office/Open Office/Copy	4,040 SF
Interview/Holding	260 SF
Garage/Sallyport	4,630 SF
Toilet/Locker Rooms	1,330 SF
Mechanical/Electrical	420 SF
Corridors/Circulation/Vestibules	<u>2,200 SF</u>
	20,670 SF

• **Project Description**

This project will add a 2,600 square foot addition and a near total renovation of the existing City Hall building in Spring Lake Park, Minnesota. The addition will add new entryways and administrative space to the east side of the building. The 17,000 square foot renovation will gut the existing structure. The existing mechanical and electrical systems will be removed and replaced entirely.

• **Project Conditions**

This estimate is based on the building being occupied during construction and the work being completed in up to four phases.

• **Project Delivery Method**

A typical design-bid-build project delivery method is expected for this project.

• **Bid Conditions**

This estimate is based on a competitive bid environment (minimum of 3 bidders) for all items of subcontracted work. It is also based on a minimum of three bids being received from general contractors. It is assumed prospective bidders will not be pre-qualified to bid on this project.

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

BASIC ASSUMPTIONS

• Items Excluded From This Estimate

Items which are not in the detail of this report include, but are not limited to:

- Professional design and consulting fees.
- Hazardous materials remediation.
- Owner's administrative and supervision costs.
- Building permits.
- Construction contingency.
- Building commissioning other than contractor participation.
- Testing and inspections.
- Utility company rebates.
- Moving costs.
- Provisions for Disadvantaged Business Enterprise (DBE) et al., guidelines and goals.
- SAC & WAC charges and/or fees.
- Provisions for liquidated or actual damages.

• Construction Schedule

	START	MIDPOINT	FINISH	DURATION
Construction	Mar-24	Sep-24	Feb-25	12 Months

• Escalation

Unit costs included herein are reflective of current costs with no escalation included. A labor and material escalation factor based on the above mentioned schedule is included on the cost summary page.

• Design Contingency

An allowance for undeveloped design and specification details is included in this estimate and added to each summary. As the design is further developed, this contingency will decrease in value and the costs associated with the design details will be incorporated into the itemized portion of the estimate. This contingency also includes cost engineering accuracies related to document interpretation.

**DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023**

BASIC ASSUMPTIONS

• **Items Affecting The Cost Estimate**

Items which may have an impact on the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface soil conditions.
- Restrictive technical specifications.
- Construction period other than defined in this report.
- Any specified item of equipment, material or product that cannot be obtained from at least three different sources.

• **Estimate Assumptions/Clarifications**

- EXCLUSIONS:

- a. Soil correction at existing fuel island.

- ASSUMPTIONS:

- a. Existing utility services are adequate for new building loads.
- b. Fire Suppression, Plumbing, HVAC and Electrical systems assumed to be completely removed and new systems installed.

• **Estimate Objective**

This estimate is intended to be used as a tool for decision making and managing construction costs during the design phase of the project. It is prepared using industry contacts, experience, and the best judgment of a professional consultant. This estimate is intended to reflect an amount close to what would be the low bid of the project with respect to the present level of design and documentation along with consideration given to the current market conditions. CPMI has no control over market conditions, wage rates, or any contractor's method of determining prices or quantities. Therefore, CPMI cannot and does not guarantee this estimate will not vary from the actual bid.

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023 (7/20/23 PHASED)



RECAP SUMMARY

DESCRIPTION	TOTAL \$ AMOUNT
ADDITION/RENOVATION CONSTRUCTION COST	\$6,711,800
FF&E ALLOWANCE	\$600,000
TOTAL CONSTRUCTION COST w/FF&E	\$7,311,800

Alternate 1: ADD \$314,500
Add Cold Storage Room 184.

DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023 (7/20/23 PHASED)



CONSTRUCTION COST SUMMARY
 TOTAL CONSTRUCTION AREA – 20,670 GSF

DESCRIPTION	\$/GSF	TOTAL \$ AMOUNT	% OF TOTAL
<u>BUILDING</u>			
General Construction	93.65	2,415,210	58.42%
Mechanical Construction	52.85	1,092,420	26.42%
Electrical Construction	30.33	626,970	15.16%
Subtotal Direct Costs	200.03	4,134,600	100.00%
General Conditions, Overhead & Profit	56.46	1,167,000	
Subtotal	256.49	5,301,600	
Design Contingency – 20.0%	51.30	1,060,300	
TOTAL JULY 2023	307.78	6,361,900	
Labor & Material Escalation – 5.5% (Construction Midpoint – 9/2024)	16.93	349,900	
TOTAL BUILDING COST	\$324.71	\$6,711,800	

DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023 (7/20/23 PHASED)



CONSTRUCTION COST SUMMARY
 TOTAL CONSTRUCTION AREA – 20,670 GSF

DESCRIPTION	\$/GSF	TOTAL \$ AMOUNT	% OF TOTAL
<u>SITWORK</u>			
Existing Conditions (Selective Demolition)	18.31	378,460	10.35%
Earthwork	2.70	55,710	1.52%
Exterior Improvements	2.19	45,330	1.24%
Utilities	0.00	0	0.00%
Subtotal Direct Costs	23.20	479,500	13.11%
General Conditions, Overhead & Profit	4.29	88,700	
Subtotal	27.49	568,200	
Design Contingency – 20.0%	5.50	113,700	
TOTAL JULY 2023	32.99	681,900	
Labor & Material Escalation – 5.50% (Construction Midpoint – 9/2024)	1.81	37,500	
TOTAL SITWORK COST	\$34.80	\$719,400	

TOTAL CONSTRUCTION COST – BLDG & SITWORK	\$324.71	\$6,711,800
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**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023 (7/20/23 PHASED)**



**MASTER FORMAT COST SUMMARY
 TOTAL CONSTRUCTION AREA – 20,670 GSF**

SYSTEM	\$/GSF	TOTAL \$ AMOUNT
02 EXISTING CONDITIONS (Selective Demolition)	18.31	378,460
03 CONCRETE	5.46	112,910
04 MASONRY	11.61	240,020
05 METALS	4.62	95,490
06 WOODS, PLASTICS & COMPOSITES	5.34	110,310
07 THERMAL & MOISTURE PROTECTION	17.03	352,020
08 OPENINGS	19.70	407,240
09 FINISHES	22.99	475,300
10 SPECIALTIES	6.61	136,720
11 EQUIPMENT	0.00	0
12 FURNISHINGS	0.28	5,740
14 CONVEYING EQUIPMENT	0.00	0
21 FIRE SUPPRESSION	3.57	73,850
22 PLUMBING	13.12	271,090
23 HVAC	36.16	747,480
26 ELECTRICAL	20.44	422,440
27 COMMUNICATIONS	3.23	66,680
28 ELECTRONIC SAFETY & SECURITY	6.67	137,850
31 EARTHWORK	2.70	55,710
32 EXTERIOR IMPROVEMENTS	2.19	45,330
33 UTILITIES	0.00	0
Subtotal Direct Cost	200.03	4,134,600
General Conditions, OH & Profit	56.46	1,167,000
Subtotal	256.49	5,301,600
Design Contingency – 20.0%	51.30	1,060,300
TOTAL JULY 2023	307.78	6,361,900
Labor & Material Escalation – 5.5%	16.93	349,900
TOTAL CONSTRUCTION COST	\$324.71	\$6,711,800

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 02 – EXISTING CONDITIONS			
02 41 Demolition			
Sawcut & Remove SOG	1,100 SF	8.00	8,800
Remove Mezzanine Structure & Railings	2,100 SF	10.00	21,000
Demo Exterior Wall	950 SF	20.00	19,000
Demo Existing Windows	500 SF	6.50	3,250
Remove Partition Wall	15,000 SF	3.00	45,000
Remove Door & Frame, Per Leaf	70 EA	125.00	8,750
Remove Flooring & Base	17,030 SF	1.50	25,545
Remove ACT Ceilings	17,030 SF	2.00	34,060
Remove Casework	150 LF	35.00	5,250
Remove Toilet Partitions & Toilet Accessories	7 EA	200.00	1,400
Remove Metal Mezzanine Stairs, Flight	4 EA	750.00	3,000
Remove Existing Roofing System to Deck	15,300 SF	4.00	61,200
Fire Suppression Demolition			
Remove Existing Wet Pipe Sprinkler System Incl Branch Piping, Hangers & Heads	17,030 SF	0.85	14,476
Plumbing Demolition			
Remove All Plumbing Fixtures, Piping, Equipment and Accessories	17,030 SF	2.00	34,060
HVAC Demolition			
Remove All HVAC Equipment, Ductwork, Piping, Grilles/Diffusers	17,030 SF	4.00	68,120
Electrical Demolition			
Demo All Interior Lighting/Devices/Data/FA Conduit & Conductor	17,030 SF	1.50	<u>25,545</u>
TOTAL DIVISION 02 - EXISTING CONDITIONS			378,460

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 03 – CONCRETE			
03 10 Concrete Forming & Accessories			
03 20 Concrete Reinforcing			
03 30 Cast-In-Place Concrete			
Foundations			
Exterior Strip Footings, 2-6 w	145 LF	60.00	8,700
Curved	40 LF	70.00	2,800
Interior Strip Footings, 2-6 w	230 LF		
Exterior Spread Footings	6 EA	650.00	3,900
Interior Spread Footings	7 EA	650.00	4,550
Stoop Footings	32 LF	50.00	1,600
CIP Concrete Piers	24 LF	125.00	3,000
SOG to Match Existing	2,630 SF	7.50	19,725
Patch SOG to Match Existing	1,100 SF	7.50	8,250
Stoop Slab-on-Grade	65 SF	6.00	390
Hollowcore Precast Floor Plank	1,010 SF	14.00	14,140
2" Topping Slab	1,010 SF	3.75	3,788
Hollowcore Precast Roof Plank	3,005 SF	14.00	<u>42,070</u>
TOTAL DIVISION 03 – CONCRETE			112,910

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 04 – MASONRY			
04 00 Maintenance of Masonry			
04 20 Unit Masonry			
Foundation Walls, 16" Segmented Curve	580 SF 160 SF	32.00 40.00	18,560 6,400
Stoop Fndn Walls	128 SF	18.00	2,304
Exterior Walls			
CMU Backup Walls	1,980 SF	22.00	43,560
Face Brick Veneer	1,630 SF	26.00	42,380
Cast Stone Masonry Veneer	350 SF	35.00	12,250
Interior Walls			
CMU Interior Partitions	4,650 SF	22.00	102,300
Face Brick Veneer	400 SF	26.00	10,400
Bond Beam Lintels	55 LF	34.00	<u>1,870</u>
TOTAL DIVISION 04 – MASONRY			240,020

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 05 – METALS			
05 10 Structural Metal Framing			
Columns	156 LF	105.00	16,380
WF Structural Steel Mezz Floor Framing	1,010 SF	18.50	18,685
WF Structural Roof Steel Framing	2,630 SF	16.50	43,395
05 20 Metal Joists			
05 30 Metal Decking			
Metal Roof Decking	570 SF	3.25	1,853
05 40 Cold Formed Metal Framing			
05 50 Metal Fabrications			
Mezzanine Stairs & Railings			
Treads	100 LF	95.00	9,500
Landings	5 SF	130.00	650
Wall Mtd Railings	45 LF	65.00	2,925
Full Tier Railings	15 LF	140.00	2,100
TOTAL DIVISION 05 – METALS			95,490

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 06 – WOOD, PLASTICS & COMPOSITES			
06 10 Rough Carpentry Wood Blocking Allowance	1 LS	5,000.00	5,000
06 20 Finish Carpentry			
06 40 Architectural Wood Casework Plam Base Cabinets & Ctop	100 LF	375.00	37,500
Plam Wall Cabinets	75 LF	150.00	11,250
Council Bench w/ Kevlar Panels, Curved	28 LF	1,500.00	42,000
06 60 Plastic Fabrication Solid Surface Transaction Countertop	28 LF	145.00	4,060
Solid Surface Window Sills	140 LF	75.00	<u>10,500</u>
TOTAL DIVISION 06 – WOOD, PLASTICS & COMPOSITES			110,310

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 07 – THERMAL & MOISTURE PROTECTION			
07 10 Dampproofing & Waterproofing			
07 20 Thermal Protection			
Rigid Insulation			
@ Foundation Walls	740 SF	3.00	2,220
@ Perimeter SOG (Horizontal)	740 SF	3.00	2,220
Rigid Insulation	1,980 SF	3.25	6,435
07 24 Exterior Insulation & Finish System			
Air & Vapor Barrier	2,340 SF	4.75	11,115
07 25 Weather Barriers			
07 40 Roofing & Siding Panels			
Prefinished Metal Wall Panels	360 SF	40.00	14,400
07 46 Siding			
07 53 Membrane Roofing			
Adhered TPO Roofing w/ Sloped Insul, Full Roof	17,930 SF	16.00	286,880
07 60 Flashing & Sheet Metal			
Counterflashing & Parapet Cap Allowance	750 LF	32.00	24,000
07 80 Fire & Smoke Protection			
07 90 Joint Protection			
Sealant Allowance	1,000 LF	4.75	<u>4,750</u>
TOTAL DIVISION 07 – THERMAL & MOISTURE PROTECTION			352,020

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 08 – OPENINGS			
08 10 Doors & Frames			
Exterior Doors			
Alum Fully Glazed Exterior Storefront Doors w/ Hardware			
Double	2 PR	8,555.00	17,110
HM Doors and Frames			
Single	4 EA	1,050.00	4,200
Interior Doors			
Alum Fully Glazed Interior Vestibule Doors w/ Hardware			
Single	3 EA	4,275.00	12,825
Double	2 PR	8,555.00	17,110
HM Door & HM Frame			
Single	46 EA	950.00	43,700
Double	3 PR	1,900.00	5,700
SC Wd Door & HM Frames			
Single	34 EA	900.00	30,600
Double	1 PR	1,800.00	1,800
Wood Pocket Door w/ HM Frame & Hardware			
Single	3 EA	1,030.00	3,090
HM Sidelight Glazing	100 SF	65.00	6,500
Add For Half Lite	1 EA	375.00	375
Add For Narrow Lite	14 EA	125.00	1,750
Add for Door Louver	9 EA	250.00	2,250
Add for Bullet Resistant Door Assembly	2 EA	5,000.00	10,000

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

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DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 08 – OPENINGS			
08 30 Specialty Doors & Frames			
08 40 Entrances and Storefronts			
Aluminum Framed Storefront Window Glazing	660 SF	85.00	56,100
Aluminum Framed Interior Storefront Glazing	330 SF	75.00	24,750
08 50 Windows			
Aluminum Framed Exterior Window Glazing	410 SF	70.00	28,700
HM Glazed Transaction Window, Bullet-Resistant	200 SF	250.00	50,000
08 70 Hardware			
Door Hardware - Per Leaf	93 EA	975.00	90,675
08 90 Louvers			
TOTAL DIVISION 08 – OPENINGS			407,240

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 09 – FINISHES			
09 20 Plaster & Gypsum Board			
Exterior Walls			
Mtl Stud Exterior Wall w/ GB (1) Side, Densglass (1) Side, Insul	360 SF	7.75	2,790
Interior Walls			
Mtl Stud Chase/Furring Wall, GB (1) Side	9,810 SF	7.00	68,670
Mtl Stud Partition w/ GB Both Sides, Insul	14,200 SF	8.00	113,600
Add for Tile Backer	2,600 SF	3.75	9,750
Add for Bullet Resistant Panels	180 SF	110.00	19,800
09 30 Tiling			
Ceramic Tile Base	1,110 LF	12.00	13,320
Ceramic Floor Tile	2,880 SF	12.50	36,000
Ceramic Wall Tile	2,600 SF	11.00	28,600
09 50 Ceilings			
2x2 ACT	13,670 SF	4.75	64,933
GB Ceilings/Soffits	1,160 SF	9.50	11,020
Exposed - No Finish	5,840 SF	0.00	0
09 60 Flooring			
Carpet Tile	9,680 SF	4.50	43,560
Sealed Concrete	5,010 SF	1.25	6,263
Existing - No Work	3,100 SF	0.00	0

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 09 – FINISHES			
09 70 Wall Finishes			
Wall Base	2,500 LF	3.50	8,750
Acoustic Treatment Allowance	1 LS	5,000.00	5,000
09 90 Painting & Coating			
Paint GB Interior Walls	35,610 SF	0.85	30,269
Paint Interior of Exterior GB Wall	360 SF	0.85	306
Paint Gyp Board Ceilings/Soffits/Bulkheads	1,160 SF	1.00	1,160
Door & Frame Finish			
Paint/Stain Doors & Frames	93 EA	120.00	11,160
Paint HM Sidelights/Borrowed Lites	100 SF	3.50	<u>350</u>
TOTAL DIVISION 09 – FINISHES			475,300

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 10 – SPECIALTIES			
10 10 Information Specialties			
Code/Wayfinding Signage	20,670 SF	0.10	2,067
Interior Signage Allowance	1 LS	3,500.00	3,500
Exterior Building Signage Allowance	1 LS	10,000.00	10,000
10 20 Interior Specialties			
Toilet Accessories			
Grab Bars - Sets	8 EA	375.00	3,000
TP Dispenser	14 EA	90.00	1,260
Soap Dispenser	12 EA	95.00	1,140
Mirror	12 EA	125.00	1,500
Paper Towel Dispenser/Receptacle	12 EA	400.00	4,800
SN Receptacle	5 EA	90.00	450
Bath/Shower Accessories			
Grab Bars - Sets	2 EA	375.00	750
Shower Rod & Curtain	10 LF	10.00	100
Soap Dish	2 EA	65.00	130
Robe Hook	2 EA	65.00	130
Mop Shelf & Holder	2 EA	95.00	190
Corner Guards Allowance	30 EA	250.00	7,500
Metal Lockers	18 EA	400.00	7,200
Crew Lockers @ Squad Room	8 EA	3,500.00	28,000
Evidence Lockers/Shelving, Multiple Sizes	80 LF	500.00	40,000
Storage Shelving/Cabinets	100 LF	100.00	10,000
Operable Partition	300 SF	50.00	15,000
TOTAL DIVISION 10 – SPECIALTIES			136,720

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 11 – EQUIPMENT			
11 13 Loading Dock Equipment			
11 20 Commercial Equipment			
11 40 Food Service Equipment			
11 50 Educational & Scientific Equipment			
11 70 Healthcare Equipment			
TOTAL DIVISION 11 – EQUIPMENT			0
DIVISION 12 – FURNISHINGS			
12 20 Window Treatments Window Treatment Allowance	410 SF	8.50	3,485
12 30 Casework			
12 40 Furnishings & Accessories Recessed Entrance Mat w/ Frame	90 SF	25.00	<u>2,250</u>
TOTAL DIVISION 12 – FURNISHINGS			5,740

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 14 – CONVEYING EQUIPMENT			
14 20 Elevators n/a			
TOTAL DIVISION 14 – CONVEYING EQUIPMENT			0
 DIVISION 21 – FIRE SUPPRESSION			
21 10 Water Based Fire-Suppression Systems Automatic Wet Pipe Sprinkler System w/ Main & Branch Piping & Heads	20,670 SF	3.50	72,350
Siamese Connection, Brass	1 EA	1,500.00	1,500
TOTAL DIVISION 21 – FIRE SUPPRESSION			73,850

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 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 22 – PLUMBING			
22 05 Common Work For Plumbing			
22 07 Plumbing Insulation			
22 10 Plumbing Piping & Pumps			
Domestic CW, HWS/R Piping & Insulation	20,670 SF	3.50	72,350
Thermostatic Mixing Valves - Allowance	21 EA	715.00	15,020
Test, Sanitize & Identify Plumbing Systems	20,670 SF	0.25	5,170
22 13 Facility Sanitary Sewerage			
Below and Above Grade Sanitary Sewer & Vent Piping & Accessories	20,670 SF	2.50	51,680
Floor Drains w/ Trap & Trim	14 EA	450.00	6,300
Trap Primer	2 EA	110.00	220
Shower Drains w/ Trap & Trim	2 EA	785.00	1,570
22 14 Facility Storm Drainage			
22 15 Compressed Air Systems			
Compressed Air Equipment, Piping, Reels & Outlets - Allowance	1 LS	25,000.00	25,000
22 34 Gas Fired Domestic Water Heaters			
Natural Gas Fired Water Heater w/ Flue	1 EA	5,000.00	5,000

DESIGN DEVELOPMENT
COST MANAGEMENT REPORT
SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
SPRING LAKE PARK, MINNESOTA
12 JULY 2023

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 22 – PLUMBING			
22 40 Plumbing Fixtures			
Water Closets	14 EA	1,700.00	23,800
Wall Carriers	14 EA	1,025.00	14,350
Urinals	5 EA	1,325.00	6,630
Wall Carriers	5 EA	570.00	2,850
Wall Hung Lavatory w/ Faucet	15 EA	975.00	14,630
Wall Carriers	15 EA	490.00	7,350
Lav-Guard Insulation Package	15 EA	115.00	1,730
Counter Mtd Single Basin Kitchen Sink w/ Faucet	1 EA	785.00	790
Counter Mtd Dbl Basin Kitchen Sink w/ Faucet	1 EA	950.00	950
Shower Head w/ Valve	2 EA	1,600.00	3,200
Janitor Mop Basin w/ Faucet, Floor Mtd	2 EA	750.00	1,500
Electric Water Cooler, SST Dual Level w/ Sensor	2 EA	5,500.00	11,000
TOTAL DIVISION 22 – PLUMBING			271,090

**DESIGN DEVELOPMENT
 COST MANAGEMENT REPORT
 SPRING LAKE PARK CITY HALL RENOVATION/EXPANSION
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 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 23 – HVAC			
23 05 Common Work Results For HVAC Test & Balance - HVAC System	20,670 SF	0.50	10,340
23 07 HVAC Insulation <i>Included with Ductwork Below</i>			
23 08 HVAC Commissioning Contractor Participation	1 LS	7,400.00	7,400
23 09 Instrumentation & Controls for HVAC Systems DDC Controls	20,670 SF	5.50	113,690
23 11 Facility Natural Gas Piping Natural Gas Piping	20,670 SF	1.75	36,170
23 21 Hydronic Piping & Pumps			
23 30 HVAC Air Distribution Galvanized Ductwork and Insulation	20,670 SF	9.50	196,370
23 34 HVAC Fans General Exhaust Fans - Allowance	1 LS	6,000.00	6,000
23 36 Air Terminal Units VAV Boxes	20,670 SF	1.75	36,170

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 COST MANAGEMENT REPORT
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 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 23 – HVAC			
23 37 Air Outlets & Inlets Grilles, Registers, Diffusers & Dampers	20,670 SF	1.25	25,840
23 70 Central HVAC Equipment RTUs, Gas Fired, Htg/Cooling	4 EA	75,000.00	300,000
23 80 Decentralized HVAC Equipment Gas Fired Radiant Heaters	1 LS	10,000.00	10,000
Split System @ IT Room	1 EA	5,500.00	5,500
23 83 Snowmelt Systems n/a			
TOTAL DIVISION 23 – HVAC			747,480

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 COST MANAGEMENT REPORT
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 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 26 – ELECTRICAL			
26 05 Common Work Results For Electrical Commissioning of Electrical Systems	1 LS	3,100.00	3,100
Grounding, Bonding/ID/Labeling Systems	20,670 SF	0.25	5,168
26 10 Medium Voltage Electrical Distribution			
26 20 Low Voltage Electrical Transmission			
Relocate Switchgear, Extend Main Feed	1 LS	40,000.00	40,000
Distribution Bds/Panelboards/Xfmers/ATS	20,670 SF	3.50	72,345
HVAC Feeds to Rooftop (New) Devices	4 EA	2,000.00	8,000
Duplex, GFI, W/P Receptacles, Floor Boxes, Cord Reels, Disconnects & Motor Control	20,670 SF	1.50	31,005
Wall/Floor Penetrations - Fire Rated	8 EA	150.00	1,200
Mechanical & Appliance Connections	9 EA	150.00	1,350
Basic Materials - Branch Conduit, Boxes & Wire	20,670 SF	4.50	93,015
26 30 Facility Electrical Power Generating			
26 50 Lighting			
LED Troffer/Downlights/Strip Fixtures, Dim	20,670 SF	6.50	134,355
Wall Packs LED W/P	4 EA	475.00	1,900
Lighting Control Panel, BacNET	20,670 SF	1.50	<u>31,005</u>
TOTAL DIVISION 26 – ELECTRICAL			422,440

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 COST MANAGEMENT REPORT
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 SPRING LAKE PARK, MINNESOTA
 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 27 – COMMUNICATIONS			
27 20 Data Communications Voice/Data Systems			
Devices, Jacks, Backbone & F.O Cabling	20,670 SF	1.75	36,173
Communications Room Equipment & UPS	1 EA	15,000.00	15,000
27 40 Audio Visual Communications Rough-In Conduit & Boxes	20,670 SF	0.75	15,503
27 50 Distributed Communications & Monitoring Systems			
TOTAL DIVISION 27 – COMMUNICATIONS			66,680
 DIVISION 28 – ELECTRONIC SAFETY & SECURITY			
28 10 Electronic Access Control & Intrusion Detection Card Reader	14 EA	750.00	10,500
Dedicated Pathway & Cabling	20,670 SF	1.75	36,173
28 20 Electronic Surveillance Cameras	12 EA	1,250.00	15,000
Cabling Cat 6A (Data Rm to Cameras)	3,600 LF	2.50	9,000
Basic Materials Conduit, Boxes & J Hooks	20,670 SF	1.00	20,670
28 30 Electronic Detection & Alarm Addressable Fire Alarm System Complete	20,670 SF	2.25	46,508
TOTAL DIVISION 28 – ELECTRONIC SAFETY & SECURITY			137,850

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 COST MANAGEMENT REPORT
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 12 JULY 2023**

UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 31 – EARTHWORK			
31 10 Site Clearing			
Remove Landscaping Area Plantings, Rocks & Edging	1,755 SF	2.00	3,510
Remove Concrete Curb & Gutter	215 LF	12.00	2,580
Sawcut Paving	175 LF	12.00	2,100
Remove Concrete Sidewalk Paving	1,385 SF	1.50	2,078
Remove Concrete Fuel Island Slab	1,500 SF	2.50	3,750
Remove Bituminous Parking Lot Paving	2,810 SF	2.00	5,620
Remove Concrete Apron	500 SF	2.00	1,000
Remove Bollards	15 EA	400.00	6,000
Remove Fuel Pump	1 EA	500.00	500
Remove AG Fuel Tanks	2 EA	2,000.00	4,000
Remove Public Emergency Alert Siren & Pole	1 EA	500.00	500
Erosion Control Allowance	1 LS	750.00	750
31 20 Earth Moving			
Excavate Addition Foundations	666 CY	12.50	8,327
Backfill w/ Existing Material	833 CY	15.00	12,490
Regrade Disturbed Areas	1 LS	2,500.00	2,500
31 41 Shoring			
31 60 Special Foundations			
TOTAL DIVISION 31 – EARTHWORK			55,710

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UNIT COSTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL \$ AMOUNT
DIVISION 32 – EXTERIOR IMPROVEMENTS			
32 10 Bases, Ballasts, and Paving			
Concrete Curb & Gutter	200 LF	22.00	4,400
Concrete Sidewalk Paving	940 SF	6.50	6,110
Concrete Apron	425 SF	8.50	3,613
Bituminous Parking Lot Paving	427 SY	36.00	15,380
Parking Striping	440 LF	0.40	176
Painted "No Parking" Symbol	2 EA	250.00	500
Painted ADA Symbol	4 EA	100.00	400
32 30 Site Improvements			
Concrete Filled Pipe Bollards	10 EA	975.00	9,750
32 90 Planting			
Restore Landscaping @ Bldg Perimeter	1 LS	5,000.00	<u>5,000</u>
TOTAL DIVISION 32 – EXTERIOR IMPROVEMENTS			45,330

DIVISION 33 – UTILITIES

33 05 Common Work For Utilities			
33 10 Water Utilities			
33 30 Sanitary Sewerage Utilities			
33 40 Storm Drainage Utilities			
33 70 Electrical Utilities			
33 80 Communications Utilities			<hr/>
TOTAL DIVISION 33 – UTILITIES			0