



Le Sueur County, MN

Tuesday, November 7, 2017

Board Meeting

Item 6

9:35 a.m. Mike Wiese, Barry LaFreniere and Matt Doerge with AP and Darrell Pettis, County Administrator (40 min)

RE: AP Contract Amendment 1 for Construction Services

RE: BP1 Contract Award Recommendations

RE: DD Cost Estimate

Staff Contact:

**CONTRACT AMENDMENT 1
CONSTRUCTION MANAGER COMPENSATION**

CONSTRUCTION MANAGEMENT FEE

AP Midwest, LLC (AP) will be compensated 1.85% of the Construction Cost of the Project.
Construction Cost includes the following items:

Work Scope/Prime Contractor Costs

Bid Package #1

03A & 4A	Concrete & Structural Masonry	\$	1,488,950
03B	Precast	\$	1,347,000
05A	Structural Steel Supply & Erection	\$	858,057
07A	Waterproofing	\$	96,000
31A & 33A	Earthwork & Site Utilities	\$	919,000

Bid Package #2 - TBD

TBD

Precast Electrical & Security Rough-In Allowance	\$	20,000
Builder's Risk Insurance	\$	24,178
Construction Testing & Inspections	\$	76,610
Geotechnical Survey / Soil Report	\$	14,875
Monument Sign Allowance	\$	25,000
Trash/Generator Enclosure Allowance	\$	25,000
Construction Contingency	3.00% \$	146,841

Subtotal	\$	5,041,511
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Construction Cost Fee	1.85% \$	93,268
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Construction Cost does not include CM Site Services, Project General Conditions, Owner Soft Costs, and/or Design Contingency.

CONSTRUCTION MANAGEMENT SITE SERVICES

Title/Role	Staff	Hourly Rate	Total
Principle-In-Charge	Tim Clark	\$ 125	\$ 19,500
General Superintendent	Eric Thomsen	\$ 125	\$ 19,630
Regional Safety Director	Bob Williams	\$ 90	\$ 34,290
On-Site Superintendent	Barry LaFreniere	\$ 115	\$ 438,196
On-Site Asst Superintendent	TBD	\$ 85	\$ 294,440
Project Manager	Mike Wiese	\$ 105	\$ 400,092
Field Engineer	TBD	\$ 85	\$ 147,220
Project Administrator	Katie Milton	\$ 65	\$ 123,955
Estimator	Matt Doerge	\$ 85	\$ 22,100
Total CM Site Services:			\$ 1,499,423
CM Site Services based on a 22 month Construction Duration/Schedule			

PROJECT GENERAL CONDITIONS

General Condition Items	Budget	
Pre-Construction Reimbursables	\$	25,000
Accounting Fee	\$	3,206
AP Office Trailer	\$	52,560
Drinking Water	\$	5,010
Office Supplies	\$	5,010
Telephone & Data	\$	8,016
Computers & IT Support	\$	19,225
Temporary Toilets	\$	25,810
Floor Protection	\$	31,115
Daily Progress Cleaning	\$	101,049
Dumpsters & Recycling	\$	52,599
Temporary Access Stairs	\$	35,084
Temporary Heat & Enclosures	\$	110,000
Dehumidification	\$	40,000
Electricity Distribution & Usage Charges	\$	59,068
Storage Container	\$	3,500
Truck & Haul	\$	34,753
Bobcat	\$	62,540
Forklift	\$	80,990
Gas & Oil	\$	17,314
Small Tools	\$	36,653
Project Sign	\$	8,865
Snow Removal	\$	25,000
Project Plans & Spec Printing	\$	3,006
Shop Drawings	\$	3,006
Postage & Deliveries	\$	1,703
Street Sweeping	\$	27,907
Temporary Construction Fence	\$	9,900
Erosion Control /MPCA Permit	\$	400
Construction Photos & Video	\$	15,143
Temporary Construction Elevator Usage	\$	47,003
Submittal Exchange	\$	14,995
Fuel	\$	58,309
Safety Events	\$	13,481
AP General Liability Insurance	\$	32,507
General Building, Plan Review Fee, State Surcharge, or Grading Permits	\$	259,003
Final Cleaning		
Subtotal	\$	1,328,731
Processing Fee	10% \$	132,874
Total Project General Conditions:	\$	1,461,605

Total Contract Amendment 1

\$ 3,054,296

AP Midwest, LLC (A&P) will be compensated a processing fee of 10% for Project General Conditions that are paid by A&P Midwest, LLC and reimbursed by Le Sueur County.

Costs estimated above will be evidenced when billed in accordance with the Agreement For Construction Management Agency Services. These costs are not each individually committed and are instead provided above as substantiative backup to the overall Ammendment 1 total.

This Amendment 1 shall be added as part of the Agreement For Construction Management Agency Services dated March 28, 2017. It is with specific regard to Art. 3.3 of this agreement (Construction Phase Services). All other conditions remain in effect.

LE SUEUR COUNTY

AP MIDWEST, LLC

By: _____

By: _____

Print Name

Tim Clark
Print Name

Title

Vice President
Title

Date: _____

Date: 10/31/17

APPROVED AS TO FORM:

By: _____
County Attorney

Date: _____



November 3, 2017

Le Sueur County Board of Commissioners
88 S Park Ave
Le Center, MN 56057

RE: Le Sueur County Justice Center and Jail – BP1 Contract Award Recommendations

Dear Commissioners:

I am pleased to report that the team has successfully solicited Bid Package #1 (BP1) work scopes for the Justice Center project. A bid ledger is attached for reference, but to quickly summarize results:

- Bids validated the budget's accuracy: The "Total Average Bids" was only 1.4% off of the "Total Budget". A variance of 1.4% off of the average confirms the precision of prior cost estimating.
- Bid coverage was great: 39 bids were received with an average of 5.5 bids per category.
- Bid competition was favorable: Qualified low bids have posted a "Total Low Bid Variance" of \$1,152,268. The apparent low bids have been checked for responsiveness and team qualifications through AP's post-bid interview process and all are acceptable.

Based upon our review of the bids received, AP recommends that the following contract awards be made:

- BP1 - 03A & 04A	Northland Concrete & Masonry	\$ 1,488,950
- BP1 - 03B	Wells Concrete Products Company	\$ 1,347,000
- BP1 - 05A	Thurnbeck Steel Fabrication, Inc.	\$ 858,057
- BP1 - 07A	Greener World Solutions, LLC	\$ 96,000
- BP1 - 31A & 33A	JJD Companies, LLC	\$ 919,000

Upon your approval, AP will assist the County in issuing contracts to the companies indicated above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Wiese', is written over a horizontal line.

Mike Wiese, Project Manager

Adolfson & Peterson Construction
d 952.417.8367 | m 612.490.4489
mwiese@a-p.com

APPROVED BY LE SUEUR COUNTY: _____

DATE: _____

Adolfson & Peterson Construction
6701 West 23rd Street | Minneapolis, MN 55426
p 952.544.1561 | f 952.525.2333 | www.a-p.com

we exist to build a better tomorrow

Le Sueur County Justice Center

Bid Package #1

October 26, 2017 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda			Bids	Unit Prices					Comments
		Y/N	1	2	3		1 / Ton	2 / CY	3 / CY	4 / SF	5 / SF	
Bidder #1 Bidder #2 Bidder #3 Bidder #4	03A - Concrete											
	Northland Concrete and Masonry Company, LLC	Y	X	X	X	\$ 1,284,125				\$ 30.00		
	Gresser Companies, Inc.	Y	X	N	N	\$ 1,407,000				No Bid		
	Met-Con Construction, Inc.	Y	X	X	X	\$ 1,717,000				\$ 55.00		
	The Joseph Company, Inc.	Y	X	X	X	\$ 1,975,000				\$ 30.00		
	Number of Bids					4						
	Budget					\$ 1,457,275						
	Low Bid					\$ 1,284,125						
	Average Bid					\$ 1,595,781						
	Low Bid Variance (-) / +					\$ (173,150)						
	Average Bid Variance (-) / +					\$ 138,506						
Bidder #1 Bidder #2 Bidder #3	03B - Precast											
	Wells Concrete Products Company	Y	X	X	X	\$ 1,347,000						
	Molin Concrete Products Company	Y	X	X	X	\$ 1,561,391						
	Gage Brothers Concrete Products, Inc.	Y	X	X	X	\$ 1,871,998						
	Number of Bids					3						
	Budget					\$ 1,657,500						
	Low Bid					\$ 1,347,000						
	Average Bid					\$ 1,593,463						
	Low Bid Variance (-) / +					\$ (310,500)						
	Average Bid Variance (-) / +					\$ (64,037)						

Le Sueur County Justice Center

Bid Package #1

October 26, 2017 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda			Bids	Unit Prices					Comments
		Y/N	1	2	3		1 / Ton	2 / CY	3 / CY	4 / SF	5 / SF	
04A - Structural Masonry												
Bidder #1	Northland Concrete and Masonry Company, LLC	Y	X	X	X	\$ 235,200					\$ 24.40	
Bidder #2	TCR Enterprises, Inc. dba J&K Masonry	Y	X	X	X	\$ 273,000					\$ 32.00	
Bidder #3	Del's Construction Company, Inc.	Y	X	X	X	\$ 279,100					\$ 18.30	
Bidder #4	Goff Masonry, LLC	Y	X	X	X	\$ 290,000					\$ 26.72	
Bidder #5	The Joseph Company, Inc.	Y	X	X	X	\$ 414,000					\$ 35.00	
Number of Bids						5						
Budget						\$ 353,000						
Low Bid						\$ 235,200						
Average Bid						\$ 298,260						
Low Bid Variance (-) / +						\$ (117,800)						
Average Bid Variance (-) / +						\$ (54,740)						
05A - Structural Steel Supply & Erection												
Bidder #1	Thurnbeck Steel Fabrication, Inc.	Y	X	X	X	\$ 858,057						
Bidder #2	Central Minnesota Fabricating, Inc.	Y	X	X	X	\$ 865,500						
Bidder #3	American Structural Metals, Inc.	Y	X	X	X	\$ 928,900						
Bidder #4	Boe Ornamental Iron, Inc.	N	X	X	X	\$ 1,115,133						Bid Rejected - Did not provide bid bond.
Bidder #5	Hawk & Sons, Inc.	Y	X	X	X	\$ 1,200,000						
Bidder #6	Met-Con Construction, Inc.	Y	X	X	X	\$ 1,235,000						
Number of Bids						6						
Budget						\$ 1,186,600						
Low Bid						\$ 858,057						
Average Bid						\$ 1,033,765						
Low Bid Variance (-) / +						\$ (328,543)						
Average Bid Variance (-) / +						\$ (152,835)						

Le Sueur County Justice Center

Bid Package #1

October 26, 2017 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda			Bids	Unit Prices					Comments
		Y/N	1	2	3		1 / Ton	2 / CY	3 / CY	4 / SF	5 / SF	
07A - Waterproofing												
Bidder #1	Greener World Solutions, LLC	Y	X	X	X	\$ 96,000						
Bidder #2	Swanson & Youngdale, Inc.	Y	X	X	X	\$ 106,770						
Bidder #3	Spec 7 Group, LLC	Y	X	X	X	\$ 134,084						
Bidder #4	Exterior Building Services, Inc.	Y	X	X	X	\$ 140,210						
Bidder #5	Ram Construction Services of Minnesota, LLC	Y	X	X	X	\$ 165,165						
Number of Bids						5						
Budget						\$ 81,900						
Low Bid						\$ 96,000						
Average Bid						\$ 128,446						
Low Bid Variance (-) / +						\$ 14,100						
Average Bid Variance (-) / +						\$ 46,546						
31A - Earthwork												
Bidder #1	JJD Companies, LLC	Y	X	X	X	\$ 699,000	\$ 100.00	\$ 10.00	\$ 28.00			
Bidder #2	Heselton Construction, LLC	Y	X	X	X	\$ 749,000	\$ 75.00	\$ 8.35	\$ 17.10			
Bidder #3	Kevitt Excavating, LLC	Y	X	X	X	\$ 793,000	No Bid	\$ 16.00	\$ 22.00	Bid Rejected - Did not provide unit price #1.		
Bidder #4	Dirt Merchant, Inc.	Y	X	X	X	\$ 886,930	\$ 50.00	\$ 15.00	\$ 20.00			
Bidder #5	Veit & Company, Inc.	Y	X	X	X	\$ 1,119,900	\$ 90.00	\$ 12.00	\$ 15.00			
Bidder #6	Frattalone Companies, Inc.	Y	X	X	X	\$ 1,132,797	\$ 60.00	\$ 13.00	\$ 22.00			
Bidder #7	Dulas Excavating, Inc.	Y	X	X	X	\$ 1,220,090	\$ 200.00	\$ 15.00	\$ 25.00			
Bidder #8	OMG Midwest, Inc. dba Chard	Y	X	X	X	\$ 1,246,297	\$ 100.00	\$ 14.00	\$ 26.00			
Number of Bids						8						
Budget						\$ 850,000						
Low Bid						\$ 699,000						
Average Bid						\$ 980,877						
Low Bid Variance (-) / +						\$ (151,000)						
Average Bid Variance (-) / +						\$ 130,877						

Le Sueur County Justice Center

Bid Package #1

October 26, 2017 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda			Bids	Unit Prices					Comments
			Y/N	1	2		3	1 / Ton	2 / CY	3 / CY	4 / SF	
33A - Utilities												
Bidder #1	Heselton Construction, LLC	Y	X	X	X	\$	222,496					
Bidder #2	JJD Companies, LLC	Y	X	X	X	\$	259,000					
Bidder #3	Dirt Merchants (DMI)	Y	X	X	X	\$	270,530					
Bidder #4	Kevitt Excavating, LLC	Y	X	X	X	\$	327,000					
Bidder #5	Frattalone Companies, Inc.	Y	X	X	X	\$	330,220					
Bidder #6	OMG Midwest, Inc. dba Chard	Y	X	X	X	\$	346,721					
Bidder #7	Veit & Company, Inc.	Y	X	X	X	\$	350,795					
Bidder #8	Dulas Excavating, Inc.	Y	X	X	X	\$	391,910					
Number of Bids							8					
Budget						\$	275,000					
Low Bid						\$	222,496					
Average Bid						\$	312,334					
Low Bid Variance (-) / +						\$	(52,504)					
Average Bid Variance (-) / +						\$	37,334					
Combined Bids												
Bidder #1	03A - Concrete & 04A - Masonry Northland Concrete & Masonry	Y	X	X	X	\$	1,488,950			\$ 30.00	\$ 24.40	
Number of Bids							1					
Budget						\$	1,810,275					
Low Bid						\$	1,488,950					
Average Bid						\$	1,488,950					
Low Bid Variance (-) / +						\$	(321,325)					
Average Bid Variance (-) / +						\$	(321,325)					

Le Sueur County Justice Center
Bid Package #1
October 26, 2017 @ 2:00 p.m.

Work Scope		Bid Bond	Addenda			Bids		Unit Prices					Comments
		Y/N	1	2	3			1 / Ton	2 / CY	3 / CY	4 / SF	5 / SF	
Combined Bids													
	31A - Earthwork & 33A - Utilities												
Bidder #1	JJD Companies, LLC	Y	X	X	X	\$	919,000	\$ 100.00	\$ 10.00	\$ 28.00			
Bidder #2	Heselton Construction, LLC	Y	X	X	X	\$	967,996	\$ 75.00	\$ 8.35	\$ 17.10			
Bidder #3	Dirt Merchants (DMI)	Y	X	X	X	\$	1,032,460	\$ 50.00	\$ 15.00	\$ 20.00			
Bidder #4	Kevitt Excavating, LLC	Y	X	X	X	\$	1,080,000	No Bid	\$ 16.00	\$ 22.00			Bid Rejected - Did not provide unit price #1.
Bidder #5	Dirt Merchants (DMI)	Y	X	X	X	\$	1,320,460	\$ 50.00	\$ 15.00	\$ 20.00			
Bidder #6	Dulas Excavating, Inc.	Y	X	X	X	\$	1,545,623	\$ 200.00	\$ 15.00	\$ 25.00			
Bidder #7	OMG Midwest, Inc. dba Chard	Y	X	X	X	\$	1,561,498	\$ 100.00	\$ 14.00	\$ 26.00			
	Number of Bids						7						
	Budget					\$	1,125,000						
	Low Bid					\$	919,000						
	Average Bid					\$	1,203,862						
	Low Bid Variance (-) / +					\$	(206,000)						
	Average Bid Variance (-) / +					\$	78,862						
Apparent Low Bids													
03A & 04A	Northland Concrete & Masonry*	Y	X	X	X	\$	1,488,950				\$ 30.00	\$ 24.40	
03B	Wells Concrete Products Company*	Y	X	X	X	\$	1,347,000						
05A	Thurnbeck Steel Fabrication, Inc.*	Y	X	X	X	\$	858,057						
07A	Greener World Solutions, LLC*	Y	X	X	X	\$	96,000						
31A & 33A	JJD Companies, LLC*	Y	X	X	X	\$	919,000	\$ 100.00	\$ 10.00	\$ 28.00			
*Apparent low bids are being checked for responsiveness and qualifications.													
	Total Number of Bids						39						Average 5.57 bids per category.
	Total Budget						5,861,275						
	Total Low Bids						4,709,007						
	Total Average Bids						5,942,926						
	Total Low Bid Variance					\$	(1,152,268)						
	Total Average Bid Variance					\$	81,651						

**Le Sueur County Justice Center
Design Development (DD) Estimate
October 26, 2017**



October 26, 2017

Le Sueur County Board of Commissioners
88 S Park Ave
Le Center, MN 56057

RE: Le Sueur County Justice Center and Jail — Design Development Estimate

Dear Commissioners:

Adolfson & Peterson Construction (AP) is pleased to provide you with the Design Development (DD) estimate for Le Sueur County Justice Center. This estimate is based on the DD budget documents dated September 14, 2017, provided by BKV Architects which includes drawings showing the floor plans, elevations, wall and whole building sections, information from consultants (civil, landscape, food service, mechanical, electrical, security electronics), product data “cut sheets” and input received regarding the design from prior conversations with the project team and user groups.

The DD estimate provides a “second look” at the project’s costs/schedule based on the DD documents and confirms alignment with the Schematic Design estimate previously provided. These documents are a continued development from the earlier identified needs recognized during the programming, schematic design phase, efforts with County departments and continued conversations with those teams to define design details. The objective of this estimate is to verify/maintain the budget as the scope and design continues to be refined through the project’s preconstruction process. The DD estimate’s detail and accuracy of pricing is consistent with the degree of completeness in the documents used for the estimate’s purpose, and is normally accurate between +/- 2% – 4%.

Please let us know if you have any questions; we would be happy to address them. We hope that you find this information helpful as we progress toward construction. We look forward to continuing to work with you and the Le Sueur County construction team on this exciting project!

Sincerely,

Tim Clark, Vice President Operations

d 952.607.46932 | **m** 612.490.4925 | **tclark@**a-p.com

Adolfson & Peterson Construction

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ESTIMATE PREFACE

This estimate is a tool for decision making and managing construction costs during the design/preconstruction phase of the project. This estimate of probable construction costs has been prepared using industry contacts, some local and national contractors, our professional experience and the best judgement of the Construction Manager Advisor – Adolfson & Peterson Construction. This estimate reflects an amount close to the anticipated average bid for each work scope, with respect to the current design and level of documentation with consideration given to the location and current market conditions. This estimated cost is in line with other projects of similar scope according to historical data. Adolfson & Peterson has a high degree of confidence with this estimate and this preface is simply to make readers further aware of the complexities involved in creating this documentation.

Items which may change the estimate construction cost include, but are not limited to:

- Modifications to the scope of the work included in this estimate.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of equipment, material or product that cannot be obtained from at least three different sources (to ensure competitive pricing happens at bid time).

Allowances are provided for general broad scope items as the extent of the work cannot be fully determined at this time. The cost information is a “snapshot” of the budget and determination of the total scope of the project.

The estimate is compiled utilizing system components and is further outlined within the detail pages following the estimate’s summary page.

NEXT STEPS

1. Le Sueur County Board approval of the DD estimate.

Approval will give the team confidence in continuing with Construction Document (CD) efforts and help ensure the initial project schedule is maintained.

2. Le Sueur County Board approval of BP1 Bid Recommendation Letters for construction.

Approval of the County Board for AP to issued “Notice to Proceed” letters to the recommended BP1 Contractors will permit the team to enter into construction this fall as planned. It’s understood that the County will then issue contracts shortly thereafter.

3. Le Sueur County Board approval of AP’s Contract Amendment #1 for construction services.

Approval will allow AP to provide on-site services during construction starting this fall.



2.0

CLARIFICATIONS AND ASSUMPTIONS

See attached drawing log for a list of the documents used to prepare this estimate. Quantities are derived from a take-off survey of the documents. Escalation with pricing is based on bidding timeframes as stated in the schedule (attached within this packet).

- Design Development estimate is based on actual bid results from Bid Package #1 received October 26, 2017.
- Design Development estimate assumes a future Bid Package #2 date of March 23, 2018.
- Design Development estimate is based on Owner approval of Bid Package #1 contracts and a notice to proceed date of November 8, 2017.
- Design Development estimate is based on work being substantially complete by May 17, 2019.
- Estimate is based on approximately 22 months of construction.
- Assumes continuous construction (no phasing) for the new justice center. The future government center remodel scope of work and schedule are yet to be determined.
- Assumes work to be done on regular work hours.
- A 2% Design Contingency is included and is to be used for completion of the design intent through preconstruction, and at completion of bidding the design contingency will be reduced to \$0.
- A Construction Contingency is also included. This contingency is to be used by the Construction Manager for costs arising out of circumstances not known or anticipated at the time of bid, market conditions and changes (not scope related) that were not anticipated during construction.
- General Liability Insurance is included at 1.10% of the cost of AP's actual work performed.
- Builder's Risk Insurance is included at 0.075% of the total cost of the project. However the Builder's Risk Insurance policy is by Owner.
- Temporary electric, water, and gas consumption paid for by Owner.
- Includes sales tax at 6.875%.
- Concrete foundations will be constructed through the winter of 2017-2018.
- Assumes adequate water pressure for fire suppression system exists such that no fire pump is required.
- Assumes quartz and stainless steel countertops for all surfaces shown.
- Conversations with Cambria to convert to their countertop materials have been initiated. However, no agreements have been established yet.
- Conversations with Vetter Stone to purchase to their stone veneer materials have been initiated. However, no agreements have been established yet.
- All excess soils will be hauled off site.
- Generator options are provided. See Section 5.0.
- Future Government Center Remodel is not included in the Design Development budget. Project scope and cost is yet to be determined.



3.0

ALLOWANCES

- Brick material unit pricing allowance of \$0.90/each.
- Stone veneer material unit pricing allowance of \$15/square foot.
- Construction materials testing & inspections (ITA services) allowance: \$76,610
- Interior & exterior signage allowance: \$35,000
- Food service equipment allowance: \$200,000
- Laundry equipment allowance: \$25,000
- Landscaping, irrigation, & site furnishings allowance: \$189,920
- Final cleaning allowance: \$46,880
- Construction surveying & staking allowance: \$27,885
- Precast electrical & security rough-in allowance: \$20,000
- Temporary electric distribution allowance: \$25,000
- Monument sign allowance: \$25,000
- Trash/generator enclosure allowance: \$25,000
- 2018-2019 Winter conditions (heat & sheltering) & summer dehumidification allowance: \$150,000
- 21,740 Square feet of temporary access road.
- Window furnishings allowance: \$25,000
- Audio/video equipment allowance: \$240,000
- 40 HRS of structural steel installation by BP1-05A Contractor.
- Access Panel allowance: \$3,500
- Main entrance feature wall/decorative woodwork allowance: \$25,000
- UPS power for security electronics racks/cabinets allowance: \$20,000



4.0

EXCLUSIONS

- Deep foundation system.
- Soil corrections beyond CVT soil report, mass rock excavation or dewatering for high ground water (if present).
- Fire pump for fire suppression system.
- Intumescent coatings.
- Secondary site work for possible export/import requirements.
- Furniture, fixtures & equipment (FFE).
- Hook-up or installation of FFE.
- Video/phone visitation systems.
- Temporary or permanent moving costs.
- Screening of rooftop equipment.
- Permanent site security or fencing.
- Upgrades for future expansion.
- Exterior retaining or planter walls.
- Residential kitchen appliances for breakrooms, etc.
- Relocation of existing equipment.
- LEED Certification &/or documentation.
- Corner guards, door &/or mass wall paneling for operational surface protection.
- Artwork, display rails, interior plantings.
- Vending equipment.
- Waste handling equipment.
- Disadvantaged business contractor participation requirements.
- Women & minority workforce goals.
- Utility company rebates or project tax credits for any relevant Government incentive programs.
- Asbestos abatement or hazardous material removal/disposal.
- Solar power generation system.
- Snowmelt system at entry patio (no pex piping, insulation or manifolds).



5.0

VALUE ENGINEERING (VE) OPTIONS

Listed below are Value Engineering (VE) options for consideration to incorporate into the scope of project, thereby adjusting the current value of this estimate. Item numbers correspond to the "Estimate Summary" line items and are currently NOT reflected within the estimate total.

ITEM #	DESCRIPTION	VALUE
XX-1	Interior Finish Out of County Attorney Space	\$191,008
XX-2	Reduce Lobby Elevator Shaft Finish to Lvl. 4 Tape/Mud/Paint	(\$50,000)
14-1	Roofing: Ballasted EPDM in lieu of Fully Adhered Membrane	(\$150,000)
14-2	Roofing: Built-Up in lieu of Fully Adhered Membrane	\$150,000
31-1	Omit Technology at Courtroom #2	(\$120,000)
32-1	Laundry Equipment: Add second set of washer & dryer (rough-ins included in base scope of project)	\$25,000
36-1	Add Motorized Shades to the North Elevation	\$50,000
41-1	Upgrade 350KW Diesel Generator to 750KW Diesel Generator	\$189,000
41-2	Upgrade 350 KW Diesel Generator to 750KW Natural Gas Generator	\$417,000
43-1	Delete Second Set of Video Visitation Units to Each Dayroom (rough-ins included in base scope of project)	(\$70,000)
46-1	Omit Site Irrigation System	(\$21,725)



ESTIMATE



LeSueur County Justice Center

Project: Le Sueur County Justice Center
 Architect: BKV Group
 Estimate: Design Development

Project Location: Le Center, MN
 Estimate By: MD
 Date: October 26, 2017

Item	Description	Quantity	Unit	Cost/GSF	% of Cost	SD Budget Presented 8/18/2017	Budget Presented w/ Options 9/19/17	DD Budget 10/26/2017
Work Scope Categories								
Bid Package #1 Results								
1	03A - Concrete			\$13.37	3.87%	\$ 1,387,553	\$ 1,393,303	\$ 1,253,750
2	03B - Precast			\$14.37	4.15%	\$ 866,043	\$ 1,410,523	\$ 1,347,000
3	04A - Structural Masonry			\$2.51	0.73%	Included	Included	\$ 235,200
4	05A - Structural Steel Supply & Erection			\$9.15	2.65%	\$ 2,078,223	\$ 2,110,423	\$ 858,057
5	07A - Waterproofing			\$1.02	0.30%	\$ 83,019	\$ 83,019	\$ 96,000
6	31A - Earthwork			\$7.43	2.15%	\$ 624,900	\$ 624,900	\$ 696,504
7	33A - Site Utilities			\$2.37	0.69%	\$ 300,000	\$ 300,000	\$ 222,496
Design Development								
8	Construction Surveying & Staking Allowance			\$0.30	0.09%	\$ 38,025	\$ 38,025	\$ 27,885
9	Final Clearing Allowance			\$0.50	0.14%	\$ 46,878	\$ 46,878	\$ 46,880
10	Masonry Balance of Work			\$12.16	3.52%	\$ 2,114,525	\$ 1,570,045	\$ 1,140,450
11	Miscellaneous Metals			\$2.26	0.65%	Included	Included	\$ 211,580
12	General Trades			\$10.00	2.89%	\$ 869,961	\$ 869,961	\$ 937,450
13	Finish Carpentry & Architectural Wood Casework			\$10.13	2.93%	\$ 652,060	\$ 652,060	\$ 950,000
14	Roofing			\$6.70	1.94%	\$ 700,000	\$ 700,000	\$ 628,396
15	Metal Wall Panels			\$1.53	0.44%	\$ -	\$ -	\$ 143,444
16	Fluid-Applied Air Barrier			\$0.63	0.18%	\$ 56,280	\$ 9,800	\$ 58,880
17	Firestopping & Sealants			\$2.25	0.65%	\$ 210,949	\$ 216,449	\$ 210,949
18	Overhead Doors & Ceiling Grilles			\$0.65	0.19%	\$ 74,000	\$ 74,000	\$ 60,580
19	Aluminum Framed Storefronts & Glazing			\$7.15	2.07%	\$ 821,045	\$ 821,045	\$ 670,000
20	Gypsum Board Assemblies			\$15.15	4.38%	\$ 1,479,733	\$ 1,305,783	\$ 1,420,237
21	Tiling			\$4.37	1.26%	\$ 321,278	\$ 321,278	\$ 410,000
22	Acoustical Ceilings			\$4.91	1.42%	\$ 276,861	\$ 281,926	\$ 460,000
23	Carpet & Resilient Flooring			\$2.96	0.86%	\$ 216,179	\$ 216,179	\$ 277,371
24	Access Flooring			\$0.10	0.03%	\$ 10,400	\$ 10,400	\$ 9,500
25	Epoxy Flooring			\$0.15	0.04%	\$ 22,295	\$ 22,295	\$ 14,500
26	Painting & Wall Coverings			\$3.63	1.05%	\$ 313,619	\$ 318,949	\$ 340,000
27	Signage Allowance			\$0.37	0.11%	\$ 35,000	\$ 35,000	\$ 35,000
28	Operable Partition			\$0.23	0.07%	\$ 21,750	\$ 21,750	\$ 21,750
29	Laboratory Fume Hood			\$0.16	0.05%	\$ 15,000	\$ 15,000	\$ 15,000
30	Food Service Equipment			\$2.13	0.62%	\$ 240,000	\$ 240,000	\$ 200,000
31	Audio Visual Equipment			\$2.56	0.74%	\$ -	\$ -	\$ 240,000
32	Laundry Equipment			\$0.27	0.08%	\$ 75,000	\$ 40,000	\$ 25,000
33	High Density Storage - Omitted in SD Phase			\$0.00	0.00%	\$ 55,000	\$ -	\$ -
34	Gymnasium Equipment - Omitted in SD Phase			\$0.00	0.00%	\$ 10,000	\$ -	\$ -
35	Evidence Storage Lockers			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000
36	Window Furnishings			\$0.27	0.08%	\$ 75,000	\$ 25,000	\$ 25,000
37	Detention Equipment			\$38.82	11.23%	\$ 3,000,160	\$ 3,360,160	\$ 3,639,300
38	Traction Elevators			\$5.30	1.53%	\$ 505,000	\$ 505,000	\$ 497,000
39	Fire Suppression			\$2.99	0.86%	\$ 279,388	\$ 287,246	\$ 280,000
40	Plumbing & HVAC			\$48.00	13.88%	\$ 4,500,240	\$ 4,556,365	\$ 4,500,240
41	Electrical			\$34.88	10.09%	\$ 3,572,303	\$ 3,655,503	\$ 3,269,878
42	Security Electronics			\$9.70	2.80%	\$ 773,479	\$ 808,329	\$ 909,000
43	Asphalt Paving			\$1.64	0.47%	\$ 301,615	\$ 301,615	\$ 153,672
44	Concrete Paving			\$1.93	0.56%	\$ 138,205	\$ 138,205	\$ 181,005
45	Chain Link Fencing			\$0.31	0.09%	\$ -	\$ -	\$ 28,900
46	Landscaping & Irrigation Allowance			\$2.03	0.59%	\$ 225,000	\$ 225,000	\$ 189,920
Subtotal Construction Costs		93,755	GSF	\$287.59	83.17%	\$ 27,410,963	\$ 27,636,411	\$ 26,962,694
Miscellaneous Costs								
8	General Conditions			\$10.33	2.99%	\$ 997,510	\$ 997,510	\$ 968,653
9	Construction Manager Project Staffing			\$15.99	4.63%	\$ 1,496,265	\$ 1,496,265	\$ 1,499,423
10	Precast Electrical & Security Rough-In Allowance			\$0.21	0.06%	\$ 20,000	\$ 20,000	\$ 20,000
11	Temporary Electric Distribution Allowance			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000
12	Temporary Heat/Winter 2018-2019			\$1.60	0.46%	\$ 150,000	\$ 150,000	\$ 150,000
13	Pre-Construction Services			\$0.73	0.21%	\$ 68,000	\$ 68,000	\$ 68,000
14	Pre-Construction Reimbursables			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000
15	General Liability Insurance	1.10%		\$0.35	0.10%	\$ 30,600	\$ 30,600	\$ 32,507
16	Builder's Risk Insurance - By Owner	0.075%		\$0.26	0.08%	\$ 24,938	\$ 25,249	\$ 24,314
17	Payment and Performance Bond - In-Work Scopes			\$0.00	0.00%	\$ -	\$ -	\$ -
18	Building Permit			\$1.58	0.46%	\$ 151,763	\$ 155,768	\$ 148,021
19	Plan Review Fee			\$1.03	0.30%	\$ 98,646	\$ 101,249	\$ 96,214
20	Minnesota State Surcharge			\$0.17	0.05%	\$ 16,625	\$ 16,833	\$ 16,209
21	Construction Testing & Inspections Allowance - CVT			\$0.82	0.24%	\$ 60,000	\$ 60,000	\$ 76,610
22	Geotechnical Survey / Soil Report - CVT			\$0.16	0.05%	\$ 14,875	\$ 14,875	\$ 14,875
23	Monument Sign Allowance			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000
24	Trash/Generator Enclosure Allowance			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000
Subtotal Construction & Miscellaneous Costs		93,755	GSF	\$321.88	93.09%	\$ 30,640,185	\$ 30,872,759	\$ 30,177,521
Fees & Contingency								
25	Design Contingency	2.00%		\$6.92	2.00%	\$ 997,510	\$ 1,009,965	\$ 648,376
26	Construction Contingency	3.00%		\$10.37	3.00%	\$ 997,510	\$ 1,009,965	\$ 972,564
27	Construction Manager Fee	1.85%		\$6.62	1.91%	\$ 615,131	\$ 622,810	\$ 620,348
Grand Total Construction Costs		93,755	GSF	\$345.78	100.00%	\$ 33,250,336	\$ 33,515,500	\$ 32,418,809

Adolfson Peterson Construction 6701 West 23rd Street Minneapolis Minnesota 55426 (952) 544-1561

ESTIMATE



LeSueur County Justice Center

Project: Le Sueur County Justice Center
 Architect: BKV Group
 Estimate: Design Development

Project Location: Le Center, MN
 Estimate By: MD
 Date: October 26, 2017

Item	Description	Quantity	Unit	Cost/GSF	% of Cost	SD Budget Presented 8/18/2017	Budget Presented w/ Options 9/19/17	DD Budget 10/26/2017
	Owner Soft Costs							
28	Architectural / Engineering Fee	1	LS			\$ 1,213,800	\$ 1,213,800	\$ 1,213,800
29	Printing / Reimbursable Expenses	1	LS			\$ 48,500	\$ 48,500	\$ 48,500
30	Site Acquisition / Land Purchase							\$ -
31	Existing Building Demolition							\$ -
32	Dispatch Equipment					\$ 80,000	\$ 80,000	\$ 300,000
33	Communications Tower					\$ 150,000	\$ 150,000	\$ 150,000
34	Portable Radio System					\$ 65,000	\$ 65,000	\$ 65,000
35	Inmate Property Rack System							\$ -
36	Security Screening Equipment	1	LS			\$ 130,000	\$ 130,000	\$ 130,000
37	Owner Equipment	1.00%				\$ 332,503	\$ 332,503	\$ 324,188
38	Phones							\$ -
39	Computers							\$ -
40	Televisions							\$ -
41	Appliances							\$ -
42	Metal Detectors							\$ -
43	Fingerprint Machine							\$ -
44	Medical Equipment							\$ -
45	Fitness Equipment							\$ -
46	Furniture, Fixtures & Equipment	3.00%				\$ 997,510	\$ 997,510	\$ 972,564
47	Office Furnishings							\$ -
48	Movable Jail Furnishings							\$ -
49	ALTA Survey							\$ -
50	Hazardous Material Study							\$ -
51	Hazardous Material Abatement							\$ -
52	Sewer & Water Access Charges - City of Le Center					\$ 2,500	\$ 2,500	\$ 2,500
53	Bond / Financing Costs							\$ -
54	Specialty Owner Consultants							\$ -
55	Construction Advertisements					\$ 6,000	\$ 6,000	\$ 6,000
56	Owner's Project Contingency	2.00%				\$ 665,007	\$ 665,007	\$ 648,376
57	Owner's/Consultant Project Administration Labor							\$ -
58	Owner's/Consultant Transition Team							\$ -
59	Owner's Team Expenses (tours, travel, etc.)							\$ -
60	Jail Material Tax Credit					\$ (500,000)	\$ (500,000)	\$ (500,000)
Total Owner Soft Costs					10.37%	\$ 3,190,820	\$ 3,190,820	\$ 3,360,929
Grand Total Project Costs - Phase 1						\$ 36,441,156	\$ 36,706,320	\$ 35,779,738

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
	Construction Surveying & Staking Allowance Construction Surveying & Staking	5.07	AC	5,500.00	27,885.00	
	Construction Surveying & Staking Total					27,885.00
	Final Cleaning Allowance Final Cleaning	93,755	SF	0.50	46,880.00	
	Final Cleaning Total					46,880.00
	03A - Concrete BP#1 03A Concrete Results	1	LS	1,284,125.00	1,284,125.00	
	Combined Bid 03A Concrete & 04A Structural Masonry Savings	1.00	LS	(30,375.00)	(30,375.00)	
	Concrete Total					1,253,750.00
	03B - Precast BP#1 03B Precast Results	1	LS	1,347,000.00	1,347,000.00	
	Precast Total					1,347,000.00
	Masonry Balance of Work Cast Stone Masonry	1	LS	37,500.00	37,500.00	
04 20 00	Unit Masonry - 8" CMU Non Secure	25,642	SF	25.00	641,050.00	
04 20 00	Unit Masonry - 8" CMU Secure	5,270	SF	30.00	158,100.00	
04 43 13	Stone Masonry Veneer	3,250	SF	60.00	195,000.00	
04 43 13	Stone Masonry Veneer - Interior in Courtrooms	260	SF	75.00	19,500.00	
	Brick Veneer	2,350	SF	38.00	89,300.00	
	Winter Conditions Elevator & Stair Cores				0.00	
	Masonry Total					1,140,450.00
	04A - Structural Masonry BP#1 04A Structural Masonry Results	1	LS	235,200.00	235,200.00	
	Structural Masonry Total					235,200.00
	05A - Structural Steel Supply & Erection BP#1 05A Structural Steel Supply & Erection Results	1	LS	858,057.00	858,057.00	
05 12 00	Steel Joist Framing					
05 21 00	Steel Floor Decking					
05 31 13	Steel Roof Decking					
05 31 23						
	Structural Steel Supply Total					858,057.00
	Miscellaneous Metals Metal Fabrications	1	LS	211,580.00	211,580.00	
05 50 00	Metal Stairs					
05 51 00	Pipe and Tube Railings					
05 52 13	Glazed Decorative Metal Railings					
05 73 13	Decorative Metal Canopies					
05 78 00						
	Miscellaneous Metals Total					211,580.00

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
	General Trades					
06 10 53	Miscellaneous Rough Carpentry					
06 16 00	Sheathing (Plywood)					
	Roof Blocking Supply & Install	1	LS	187,500.00	187,500.00	
	Interior Blocking Supply & Install	1	LS	30,000.00	30,000.00	
08 11 13	Hollow Metal Doors and Frames					
08 14 00	Wood Doors					
08 71 00	Door Hardware					
	Door & Hardware Supply	226	EA	1,275.00	288,150.00	
	Door & Hardware Install	1	LS	135,850.00	135,850.00	
08 31 13	Access Doors - Non Secure	1	LS	5,000.00	5,000.00	
08 91 00	Architectural Louvers					
	Architectural Louvers - Supply	1	LS	17,700.00	17,700.00	
	Architectural Louvers - Install	1	LS	5,000.00	5,000.00	
09 77 33	FRP Wall Paneling	200	SF	7.50	1,500.00	
10 10 13	Visual Display Specialties					
	Recessed Projection Screens	3	EA	5,000.00	15,000.00	
	Markerboards/Tackboards	1	LS	20,000.00	20,000.00	
10 12 00	Display Cases	2	EA	5,000.00	10,000.00	
10 21 13	Toilet Compartments					
	Toilet Compartments - Supply	1	LS	12,000.00	12,000.00	
	Toilet Compartments - Install	1	LS	7,500.00	7,500.00	
10 26 00	Wall and Door Protection	1	LS	2,500.00	2,500.00	
10 28 00	Toilet and Bath Accessories					
	Toilet and Bath Accessories - Supply	1	LS	80,000.00	80,000.00	
	Toilet and Bath Accessories - Install	1	LS	37,500.00	37,500.00	
10 44 00	Fire Protection Specialties					
	Fire Protection Specialties - Supply	30	EA	250.00	7,500.00	
	Fire Protection Specialties - Install	30	EA	75.00	2,250.00	
10 51 59	Phenolic Lockers					
	Phenolic Lockers - Supply	1	LS	15,500.00	15,500.00	
	Phenolic Lockers - Install	1	LS	7,500.00	7,500.00	
10 73 16	Metal Canopies	1	EA	20,000.00	20,000.00	
10 75 00	Flagpoles	3	EA	6,500.00	19,500.00	
10 90 00	Miscellaneous Specialties	1	LS	10,000.00	10,000.00	
	General Trades Total					937,450.00
	Finish Carpentry & Architectural Wood Casework	1	LS	950,000.00	950,000.00	
06 40 00	Architectural Woodwork					
06 61 16	Solid Surfacing					
09 78 33	Wood Wall Surfacing					
12 36 16	Metal Countertops					
13 46 00	Bullistic Resistant Assemblies					
	Finish Carpentry & Architectural Wood Casework Total					950,000.00

ESTIMATE

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
	07A - Waterproofing BP#1 07A Waterproofing Bid Results	1	LS	96,000.00	96,000.00	
	Waterproofing Total					96,000.00
	Roofing	1	LS	628,396.00	628,396.00	
07 21 00	Thermal Insulation (As Applies)					
07 53 23	EPDM Roofing					
07 62 00	Sheet Metal Flashing and Trim					
07 72 00	Roof Accessories					
	Roofing Total					628,396.00
	Metal Wall Panels	1	LS	143,444.00	143,444.00	
07 42 13	Formed Metal Wall Panels					
07 42 16	Metal Plate Wall Panels					
07 42 93	Metal Soffit Panels					
	Metal Wall Panels Total					143,444.00
	Fluid-Applied Air Barrier	1	LS	58,800.00	58,800.00	
07 27 26	Fluid-Applied Membrane Air Barriers					
	Waterproofing Total					58,800.00
	Firestopping & Sealants	1	LS	210,949.00	210,949.00	
07 19 00	Water Repellents???					
07 84 13	Penetration Firestopping					
07 84 43	Joint Firestopping					
07 92 00	Joint Sealants					
	Firestopping & Sealants Total					210,949.00
	Overhead Doors & Coiling Grilles	1	LS	60,580.00	60,580.00	
08 33 23	Overhead Coiling Doors					
08 33 26	Overhead Coiling Grilles					
	Overhead Doors & Coiling Grilles Total					60,580.00
	Aluminum Framed Storefronts & Glazing	1	LS	670,000.00	670,000.00	
08 41 13	Aluminum Framed Entrances and Storefronts					
08 44 13	Glazed Aluminum Curtain Wall					
08 80 00	Glazing					
08 83 00	Mirrors					
08 88 66	Interior Glass Partition and Entrance System					
10 71 13	Exterior Sun Control Devices					
	Skylights	12	EA			
	Aluminum Framed Storefronts & Glazing Total					670,000.00

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
05 40 00 06 16 00 07 21 00 09 21 19 09 22 16 09 29 00	Gypsum Board Assemblies Cold-Formed Metal Framing Sheathing (Gypsum) Thermal Insulation (As Applies) Gypsum Board Shaft Wall Assemblies Non-Structural Metal Framing Gypsum Board	1	LS	1,420,237.00	1,420,237.00	
	Gypsum Board Assemblies Total					1,420,237.00
09 30 00	Tiling Tiling	1	LS	410,000.00	410,000.00	
	Tiling Total					410,000.00
09 51 13 09 54 26 09 84 00	Acoustical Ceilings Acoustical Panel Ceilings Decorative Wood Ceilings Acoustic Wall Paneling	1 1 1	LS LS LS	230,000.00 120,000.00 110,000.00	230,000.00 120,000.00 110,000.00	
	Acoustical Ceilings Total					460,000.00
09 60 16 09 65 00 09 68 00 12 48 00	Carpet & Resilient Flooring Flooring Transitions Resilient Flooring Carpeting Entrance Flooring	1	LS	277,371.00	277,371.00	
	Carpet & Resilient Flooring Total					277,371.00
09 69 00	Access Flooring Raised Access Flooring	950	SF	10.00	9,500.00	
	Carpet & Resilient Flooring Total					9,500.00
XX XX XX	Epoxy Flooring Epoxy Flooring	1	LS	14,500.00	14,500.00	
	Carpet & Resilient Flooring Total					14,500.00
09 72 00 09 91 13 09 91 23 09 96 00	Painting & Wall Coverings Wall Coverings Exterior Painting Interior Painting High Performance Coatings	1	LS	340,000.00	340,000.00	
	Painting Total					340,000.00

ESTIMATE

LeSueur County Justice Center

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
10 14 00	Signage Allowance Signage	1	LS	35,000.00	35,000.00	
	Signage Total					35,000.00
10 22 39	Operable Partition Folding Panel Partitions	1	LS	21,750.00	21,750.00	
	Operable Partition Total					21,750.00
	Laboratory Fume Hood Evidence Processing Fume Hood	1	LS	15,000.00	15,000.00	
	Laboratory Fume Hood Total					15,000.00
11 40 00	Food Service Equipment Foodservice Equipment	1	LS	200,000.00	200,000.00	
	Food Service Equipment Total					200,000.00
11 52 00	Audio Visual Equipment Audio Visual Equipment Courtrooms A/V	2	EA	120,000.00	240,000.00	
	Audio Visual Equipment Total					240,000.00
	Laundry Equipment Laundry Equipment Allowance	1	LS	25,000.00	25,000.00	
	Laundry Equipment Total					25,000.00
	High Density Storage - Omitted in SD Phase High Density Storage				0.00	
	High Density Storage Total					0.00
	Gymnasium Equipment - Omitted in SD Phase Gymnasium Equipment				0.00	
	Gymnasium EquipmenTotal					0.00
	Evidence Storage Lockers Evidence Intake: Four Cabinets, 12 LF Total	1	LS	25,000.00	25,000.00	
	Evidence Storage Lockers Total					25,000.00
12 24 13	Window Furnishings Roller Window Shades	1	LS	25,000.00	25,000.00	
	Window Furnishings Total					25,000.00

ESTIMATE

LeSueur County Justice Center

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
08 34 63 08 71 63 08 88 66 11 19 16 12 55 00 13 42 60	Detention Equipment	1	LS	3,639,300.00	3,639,300.00	
	Detention Doors & Frames					
	Detention Door Hardware					
	Security Glazing					
	Detention Gun Lockers					
	Detention Furniture					
	Detention Cell Modules					
	Detention Equipment Total					3,639,300.00
14 21 26	Traction Elevators					
	Machine-Room-Less Electric Traction Elevators	1	LS	447,000.00	447,000.00	
	Upgraded Cab Finishes and Security	1	LS	50,000.00	50,000.00	
	Traction Elevator Total					497,000.00
21 05 00 21 05 13 21 11 00 21 12 00 21 13 13 21 13 16	Fire Suppression	1	LS	280,000.00	280,000.00	
	Common Work Results for Fire Suppression					
	Common Motor Requirements for Fire Suppression Equipment					
	Facility Fire Suppression Water Service Piping					
	Fire Suppression Standpipes					
	Wet Pipe Sprinkler Systems					
	Dry Pipe Sprinkler Systems					
	Fire Suppression Total					280,000.00
22 00 00 23 00 00 25 00 00	Mechanical	93,755	SF	48.00	4,500,240.00	
	Plumbing					
	HVAC					
	Temperature Controls					
	Plumbing & HVAC Total					4,500,240.00
26 00 00 27 00 00 28 00 00	Electrical					
	Electrical Power & Lighting	1	LS	2,944,878.00	2,944,878.00	
	Communications	1	LS	325,000.00	325,000.00	
	Fire Alarm				0.00	
	Upgrade to 750 KW Diesel Generator: \$189,000				0.00	
	Upgrade to 750 KW Natural Gas Generator: \$417,000				0.00	
					0.00	
	Electrical Total					3,269,878.00
28 00 00	Security Electronics					
	Electronic Safety and Security - Security Electronics	1	LS	768,500.00	768,500.00	
	Video Visitation	1	LS	140,500.00	140,500.00	
	Security Electronics Total					909,000.00

ESTIMATE

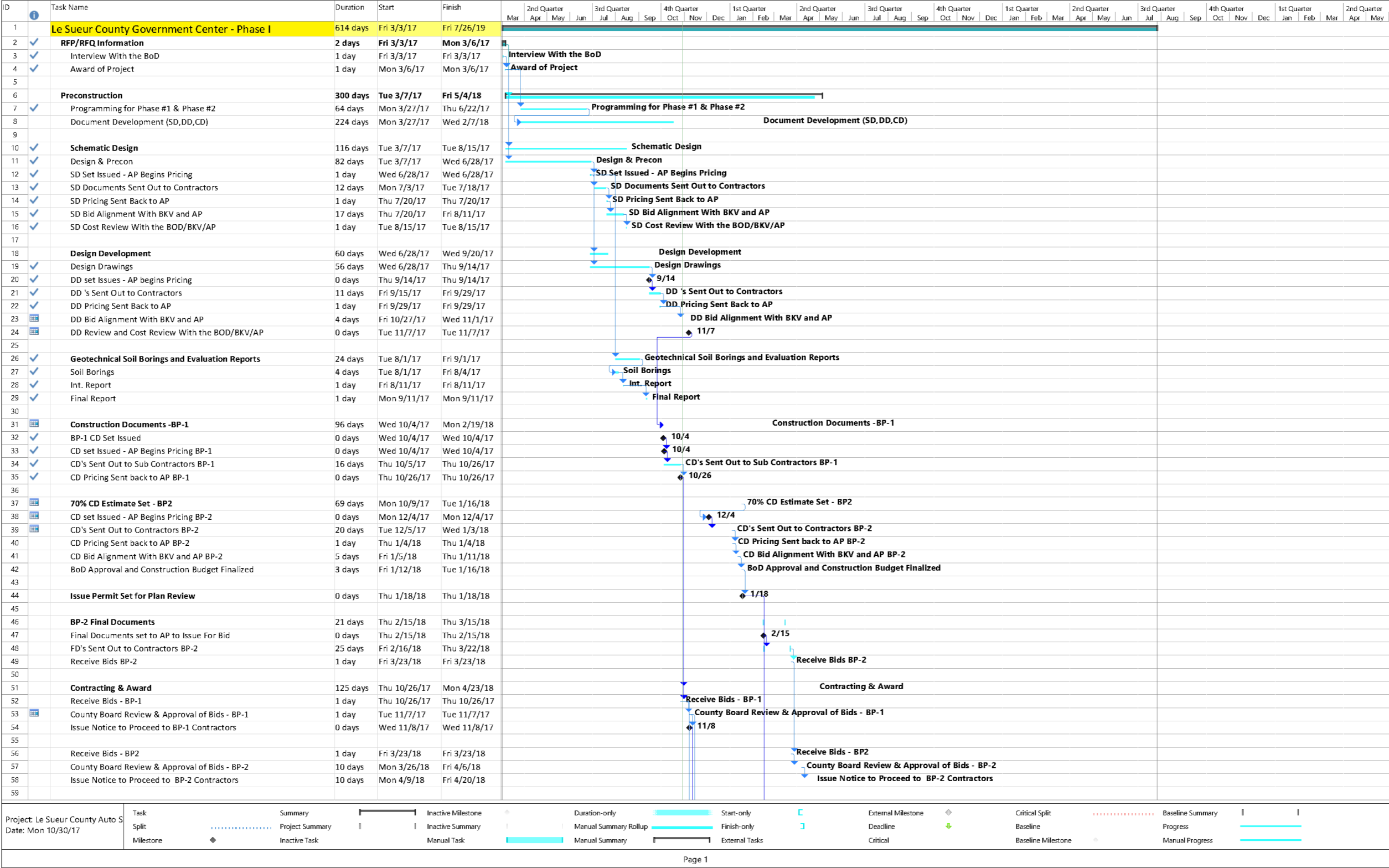
LeSueur County Justice Center

Project: Le Sueur County Justice Center
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Date: October 26, 2017

Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
02 41 00	31A - Earthwork					
	BP#1 31A Earthwork Bid Results	1	LS	699,000.00	699,000.00	
	Combined Bid 31A Earthwork & 33A Utilities Savings	1	LS	(2,496.00)	(2,496.00)	
	Earthwork Total					696,504.00
32 11 23 32 12 16 32 17 23	Asphalt Paving					
	Aggregate Base Courses - In Earthwork Scope					
	Asphalt Paving					
	Light Duty: 2" Base, 1.5" Wear Course	5,275	SY	15.00	79,125.00	
	Heavy Duty: 2" Base, 2" Wear Course	4,091	SY	17.00	69,547.00	
32 17 23	Pavement Markings					
	Striping	1	LS	5,000.00	5,000.00	
	Asphalt Paving Total					153,672.00
31 13 13 32 13 16	Concrete Paving					
	Concrete Paving					
	5" Sidewalk	4,640	SF	6.75	31,320.00	
	Driveway Pavement	3,723	SF	8.50	31,645.50	
	7" Pavement	8,749	SF	7.00	61,243.00	
	Curb & Gutter	2,248	LF	19.50	43,836.00	
32 13 16	Decorative Concrete Paving					
	5" Colored Sidewalk	1,296	SF	10.00	12,960.00	
	Concrete Paving Total					181,004.50
32 31 14	Chain Link Fencing					
	High Security Chain Link Fences and Gates	1	LS	28,900.00	28,900.00	
	Landscaping & Irrigation Allowance Total					28,900.00
32 33 00 32 84 00 32 92 00 32 93 00 32 95 00	Landscaping & Irrigation Allowance					
	Site Furnishings					
	Bike Racks: "Multiplicity" by Landscape Forms	9	EA			
	Benches: "Multiplicity" by Landscape Forms	3	EA			
	Trash/Recycle: "Select Double Unit" by Landscape Forms	1	EA			
	Irrigation Systems					
	Lawns and Grasses					
32 93 00 32 95 00	Landscaping					
	Native Grasses and Forbs					
	Landscaping & Irrigation Allowance Total					189,920.00
	33A - Site Utilities					
	BP#1 33A Site Utilities Bid Results	1	LS	222,496.00	222,496.00	
	Site Utilities Total					222,496.00
Total Construction Costs					26,962,694	26,962,694
Average Construction Cost Per GSF of Building		93,755	GSF		287.59	

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