



Le Sueur County, MN

Tuesday, February 6, 2018

Board Meeting

Item 8

9:35 a.m. Mike Wiese and Barry LaFreniere, AP (30 min)

RE: Justice Center Cost Estimate

Staff Contact:

**Le Sueur County Justice Center
70% Construction Documents (CD) Estimate
January 24, 2018**



January 24, 2018

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

RE: Le Sueur County Justice Center and Jail — 70% Construction Document (CD) Estimate

Dear Commissioners:

Adolfson & Peterson Construction (AP) is pleased to provide you with the final estimate for the Le Sueur County Justice Center. It is our hope that this estimate is clear, concise and detailed enough for the LeSueur County Board to review and approve. This estimate is based on the 70% CD budget documents dated December 4, 2017, provided by BKV Architects which include the overall drawings and specifications to be used in the bidding and construction of this great new project.

This CD estimate provides a “final look” at the project’s overall plan for costs, schedule and quality before proceeding with issuance and bidding the work. This estimate confirms, and aligns with the previously presented estimates and scope of work as identified by the County and developed by BKV. The objective of this estimate is to verify/maintain the budget, as the scope and design continue to be finalized through the project’s preconstruction process. It appears we are in a great position to proceed.

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 move toward construction and continue to work with you and the Le Sueur County construction team on this exciting project!

Sincerely,

A handwritten signature in black ink that reads 'Tim Clark'. The signature is written in a cursive style.

Tim Clark, Vice President Operations
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Table of Contents

1.0	Estimate Preface & Next Steps	2
2.0	Clarifications & Assumptions	3
3.0	Allowances	4
4.0	Exclusions	5
5.0	Value Engineering (VE) Options	6
6.0	CD Estimate	7-15
7.0	Schedule	16-19



1.0

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 judgment 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 estimates summary page.

NEXT STEPS

1. County Board approval of the CD estimate.

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

2. County Board approval to begin solicitation of BP2 bids on March 1st, with CD documents being issued.

Approval of the County Board for AP to issue a request for bids, starting at the time the documents are issued will help the team to proceed in confidence with preparations for the bid process.



2.0

CLARIFICATIONS AND ASSUMPTIONS

See attached drawing log for a list of the documents used to prepare this estimate.

Quantities are derived from contractor's take-off surveys of the documents.

Escalation with pricing is based on bidding timeframes as stated in the schedule (attached within this packet).

- 70% CD estimate is based on actual bid results from Bid Package #1 received October 26, 2017.
- 70% CD estimate assumes a future Bid Package #2 opening date of April 5, 2018.
- 70% CD estimate is based on work being substantially complete by 6/3/2019.
- Estimate is based on approximately 22.5 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 1.5% 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 are being 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 Vetter Stone to purchase to their stone veneer materials have continued. However, no agreements have been established yet.
- Wood species assumed for finishes is plain sliced maple.
- Assumes a pre-action system for Dispatch 1113, Server 1116 & Secure Electronics 1603.
- Includes epoxy flooring and fluid applied wall/ceiling coatings at rooms 1414, 1417, 1421 & 1613.
- Overhead sectional doors are priced as clarified in discussions with BKV and 4-Seasons OHD.
- Future Government Center Remodel is not included in this budget. Project scope and cost is yet to be determined.
- Assumes Cambra wrap to Elevator #1 shaft.



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, and site furnishings allowance: \$235,000
- Final cleaning allowance: \$46,880
- Construction surveying & staking allowance: \$21,000
- Precast electrical & security rough-in allowance: \$20,000
- Temporary electric distribution allowance: \$25,000
- 2018-2019 Winter conditions (heat and sheltering) and summer dehumidification allowance: \$150,000
- Window furnishings allowance: \$25,000
- Audio/video equipment allowance (includes Courtroom A/V): \$320,000



4.0

EXCLUSIONS

- Fire pump for fire suppression system.
- Intumescent coatings.
- Furniture, fixtures and 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 and/or documentation.
- Corner guards, door and/or mass wall paneling for operational surface protection.
- Artwork, display rails, interior plantings.
- Vending equipment.
- Waste handling equipment.
- Disadvantaged business contractor participation requirements.
- Women and 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).
- Window furnishing types WT-2 and WT-3. No motorized shades at north curtainwall. No blinds/shades beyond WT-1 at office and open areas.
- Wall padding for any holding cells at booking area.



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 (Item #) correspond to the "Estimate Summary" (Description) line items and are currently NOT reflected within the estimate total.

ITEM #	DESCRIPTION	VALUE	APPROVE Y / N
XX-1	Interior Finish Out of County Attorney Space	\$191,008	Y / N
XX-1	Reduce Lobby Elevator Shaft Finish to Lvl. 4 Tape/Mud/Paint	(\$50,000)	Y / N
14-1	Roofing: Ballasted EPDM in lieu of Fully Adhered Membrane	(\$150,000)	Y / N
31-1	Omit Technology at Courtroom #2	(\$120,000)	Y / N
32-1	Laundry Equipment: Add second set of washer & dryer <i>(rough-ins included in base scope of project)</i>	\$25,000	Y / N
36-1	Add Motorized Shades to the North Elevation	\$50,000	Y / N
46-1	Omit Site Irrigation System	(\$21,725)	Y / N



6.0

ESTIMATE



LeSueur County Justice Center

Project: Le Sueur County Justice Center
 Architect: BKV Group
 Estimate: Construction Document Estimate

Project Location: Le Center, MN
 Estimate By: MD
 Date: January 29, 2018

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	CD Budget 12/11/2017
Work Scope Categories									
Bid Package #1 Results									
1	03A - Concrete			\$13.48	3.91%	\$ 1,387,553	\$ 1,393,303	\$ 1,253,750	\$ 1,264,275
2	03B - Precast			\$14.60	4.23%	\$ 866,043	\$ 1,410,523	\$ 1,347,000	\$ 1,368,779
3	04A - Structural Masonry			\$2.45	0.71%	Included	Included	\$ 235,200	\$ 229,322
4	05A - Structural Steel Supply & Erection			\$9.32	2.70%	\$ 2,078,223	\$ 2,110,423	\$ 858,057	\$ 873,758
5	07A - Waterproofing			\$1.05	0.30%	\$ 83,019	\$ 83,019	\$ 96,000	\$ 98,549
6	31A - Earthwork			\$7.49	2.17%	\$ 624,900	\$ 624,900	\$ 696,504	\$ 702,107
7	33A - Site Utilities			\$2.37	0.69%	\$ 300,000	\$ 300,000	\$ 222,496	\$ 222,496
	Construction Document Estimate			\$0.00	0.00%				
8	Construction Surveying & Staking Allowance			\$0.22	0.06%	\$ 38,025	\$ 38,025	\$ 27,885	\$ 21,000
9	Final Cleaning Allowance			\$0.50	0.15%	\$ 46,878	\$ 46,878	\$ 46,880	\$ 46,880
10	Masonry Balance of Work			\$13.13	3.81%	\$ 2,114,525	\$ 1,570,045	\$ 1,140,450	\$ 1,231,420
11	Miscellaneous Metals			\$3.47	1.01%	Included	Included	\$ 211,580	\$ 325,000
12	General Trades			\$8.69	2.52%	\$ 869,961	\$ 869,961	\$ 937,450	\$ 815,000
13	Finish Carpentry & Architectural Wood Casework			\$10.13	2.94%	\$ 652,060	\$ 652,060	\$ 950,000	\$ 950,000
14	Roofing			\$6.72	1.95%	\$ 700,000	\$ 700,000	\$ 628,396	\$ 630,000
15	Metal Wall Panels			\$1.44	0.42%	-	-	\$ 143,444	\$ 135,000
16	Fluid-Applied Air Barrier			\$0.37	0.11%	\$ 56,280	\$ 9,800	\$ 58,800	\$ 35,000
17	Firestopping & Sealants			\$2.77	0.80%	\$ 210,949	\$ 216,449	\$ 210,949	\$ 260,000
18	Overhead Doors			\$0.59	0.17%	\$ 74,000	\$ 74,000	\$ 60,580	\$ 55,000
19	Aluminum Framed Storefronts & Glazing			\$8.16	2.37%	\$ 821,045	\$ 821,045	\$ 670,000	\$ 765,000
20	Gypsum Board Assemblies			\$13.71	3.97%	\$ 1,479,733	\$ 1,305,783	\$ 1,420,237	\$ 1,285,000
21	Tiling			\$5.60	1.62%	\$ 321,278	\$ 321,278	\$ 410,000	\$ 525,000
22	Acoustical Ceilings			\$6.67	1.93%	\$ 276,861	\$ 281,926	\$ 460,000	\$ 625,000
23	Carpet & Resilient Flooring			\$3.73	1.08%	\$ 216,179	\$ 216,179	\$ 277,371	\$ 350,000
24	Access Flooring			\$0.19	0.05%	\$ 10,400	\$ 10,400	\$ 9,500	\$ 17,500
25	Resinous Flooring			\$0.48	0.14%	\$ 22,295	\$ 22,295	\$ 14,500	\$ 45,000
26	Painting & Wall Coverings			\$3.20	0.93%	\$ 313,619	\$ 318,949	\$ 340,000	\$ 300,000
27	Signage Allowance			\$0.37	0.11%	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
28	Folding Panel Partitions			\$0.17	0.05%	\$ 21,750	\$ 21,750	\$ 21,750	\$ 16,000
29	Laboratory Fume Hood			\$0.16	0.05%	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
30	Food Service Equipment			\$2.13	0.62%	\$ 240,000	\$ 240,000	\$ 200,000	\$ 200,000
31	Audio Visual Equipment Allowance			\$3.41	0.99%	-	-	\$ 240,000	\$ 320,000
32	Laundry Equipment			\$0.27	0.08%	\$ 75,000	\$ 40,000	\$ 25,000	\$ 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			\$0.13	0.04%	\$ 25,000	\$ 25,000	\$ 25,000	\$ 12,500
36	Window Furnishings			\$0.19	0.05%	\$ 75,000	\$ 25,000	\$ 25,000	\$ 17,500
37	Detention Equipment			\$37.96	11.01%	\$ 3,000,160	\$ 3,360,160	\$ 3,639,300	\$ 3,559,080
38	Traction Elevators			\$4.80	1.39%	\$ 505,000	\$ 505,000	\$ 497,000	\$ 450,000
39	Fire Suppression			\$3.71	1.08%	\$ 279,388	\$ 287,246	\$ 280,000	\$ 348,000
40	Plumbing & HVAC			\$47.36	13.73%	\$ 4,500,240	\$ 4,556,365	\$ 4,500,240	\$ 4,440,000
41	Electrical			\$35.04	10.16%	\$ 3,572,303	\$ 3,655,503	\$ 3,269,878	\$ 3,285,000
42	Security Electronics			\$6.19	1.79%	\$ 773,479	\$ 808,329	\$ 909,000	\$ 580,000
43	Asphalt Paving			\$1.76	0.51%	\$ 301,615	\$ 301,615	\$ 153,672	\$ 185,000
44	Concrete Paving			\$2.19	0.63%	\$ 138,205	\$ 138,205	\$ 181,005	\$ 205,000
45	Chain Link Fencing			\$0.08	0.02%	-	-	\$ 28,900	\$ 7,500
46	Landscaping & Irrigation Allowance			\$2.51	0.73%	\$ 225,000	\$ 225,000	\$ 189,920	\$ 235,000
Subtotal Construction Costs		93,755	GSF	\$288.96	83.80%	\$ 27,410,963	\$ 27,636,411	\$ 26,962,694	\$ 27,091,666
Miscellaneous Costs									
47	General Conditions			\$10.35	3.00%	\$ 997,510	\$ 997,510	\$ 968,653	\$ 970,095
48	Construction Manager Project Staffing			\$15.99	4.64%	\$ 1,496,265	\$ 1,496,265	\$ 1,499,423	\$ 1,499,423
49	Precast Electrical & Security Rough-In Allowance			\$0.21	0.06%	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
50	Temporary Electric Distribution Allowance			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
51	Temporary Discharge of Elevator Pits RFI#6			\$0.04	0.01%	-	-	-	\$ 3,300
52	Temporary Heat Winter 2018-2019			\$1.60	0.46%	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
53	Pre-Construction Services			\$0.73	0.21%	\$ 68,000	\$ 68,000	\$ 68,000	\$ 68,000
54	Pre-Construction Reimbursables			\$0.27	0.08%	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
55	General Liability Insurance	1.10%		\$0.35	0.10%	\$ 30,600	\$ 30,600	\$ 32,507	\$ 32,507
56	Builder's Risk Insurance - By Owner	0.075%		\$0.26	0.07%	\$ 24,938	\$ 25,249	\$ 24,314	\$ 24,178
57	Payment and Performance Bond - In Work Scopes			\$0.00	0.00%	-	-	-	-
58	Building Permit			\$1.57	0.46%	\$ 151,763	\$ 155,768	\$ 148,021	\$ 147,202
59	Plan Review Fee			\$1.02	0.30%	\$ 98,646	\$ 101,249	\$ 96,214	\$ 95,681
60	Minnesota State Surcharge			\$0.17	0.05%	\$ 16,625	\$ 16,833	\$ 16,209	\$ 16,120
61	Construction Testing & Inspections Allowance - CVT			\$0.82	0.24%	\$ 60,000	\$ 60,000	\$ 76,610	\$ 76,610
62	Geotechnical Survey / Soil Report - CVT			\$0.16	0.05%	\$ 14,875	\$ 14,875	\$ 14,875	\$ 14,875
63	Monument Sign Allowance			\$0.00	0.00%	\$ 25,000	\$ 25,000	\$ 25,000	-
64	Trash/Generator Enclosure Allowance			\$0.00	0.00%	\$ 25,000	\$ 25,000	\$ 25,000	-
Subtotal Construction & Miscellaneous Costs		93,755	GSF	\$322.75	93.60%	\$ 30,640,185	\$ 30,872,759	\$ 30,177,521	\$ 30,259,657

6.0

ESTIMATE



LeSueur County Justice Center

Project: Le Sueur County Justice Center
 Architect: BKV Group
 Estimate: Construction Document Estimate

Project Location: Le Center, MN
 Estimate By: MD
 Date: January 29, 2018

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	CD Budget 12/11/2017
Fees & Contingency									
65	Design Contingency	1.50%		\$5.17	1.50%	\$ 997,510	\$ 1,009,965	\$ 648,376	\$ 484,924
66	Construction Contingency - BP#1			\$1.57	0.45%	\$ -	\$ -	\$ 146,841	\$ 146,841
66.1	Temporary Discharge of Elevator Pits RFI#6				-0.01%	\$ -	\$ -	\$ -	\$ (3,300)
66.2	Change Precast Insulation RFI#8				0.05%	\$ -	\$ -	\$ -	\$ 15,000
67	Construction Contingency - BP#2	3.00%		\$8.82	2.56%	\$ 997,510	\$ 1,009,965	\$ 825,723	\$ 827,069
68	Construction Manager Fee	1.85%		\$6.38	1.85%	\$ 615,131	\$ 622,810	\$ 620,348	\$ 598,073
Grand Total Construction Costs		93.755	GSF	\$344.82	100.00%	\$ 33,250,336	\$ 33,515,500	\$ 32,418,809	\$ 32,328,264
Owner Soft Costs									
69	Architectural / Engineering Fee					\$ 1,213,800	\$ 1,213,800	\$ 1,213,800	\$ 1,800,000
70	Printing / Reimbursable Expenses					\$ 48,500	\$ 48,500	\$ 48,500	\$ 48,500
71	Private Utility Company Charges								\$ 50,000
72	Commissioning								\$ 50,000
73	Dispatch Equipment					\$ 80,000	\$ 80,000	\$ 300,000	\$ 450,000
74	Communications Tower (incl. design & mapping)					\$ 150,000	\$ 150,000	\$ 150,000	\$ 225,000
75	Portable Radio System					\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
76	Security Screening Equipment/Metal Detectors					\$ 130,000	\$ 130,000	\$ 130,000	\$ 32,500
77	Video Visitation								\$ 100,000
78	Owner Equipment					\$ 332,503	\$ 332,503	\$ 324,188	\$ 200,000
79	Phones							\$ -	Included
80	Computers							\$ -	Included
81	Televisions							\$ -	Included
82	Appliances							\$ -	Included
83	Fingerprint Machine							\$ -	Included
84	Medical Equipment							\$ -	Included
85	Fitness Equipment							\$ -	Included
86	Inmate Property Rack System							\$ -	Included
87	Furniture, Fixtures & Equipment					\$ 997,510	\$ 997,510	\$ 972,564	\$ 900,000
88	Office Furnishings							\$ -	Included
89	Movable Jail Furnishings							\$ -	Included
90	Sewer & Water Access Charges - City of Le Center					\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
91	Bond / Financing Costs							\$ -	\$ -
92	Construction Advertisements					\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
93	Owner's Project Contingency					\$ 665,007	\$ 665,007	\$ 648,376	\$ 400,000
94	PR#2								\$ (36,779)
95	PR#4								\$ (26,500)
96	Jail Material Tax Credit					\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)
Total Owner Soft Costs					11.03%	\$ 3,190,820	\$ 3,190,820	\$ 3,360,929	\$ 3,564,221
Grand Total Project Costs - Phase 1						\$ 36,441,156	\$ 36,706,320	\$ 35,779,738	\$ 35,892,485

6.0

ESTIMATE

LeSueur County Justice Center

Project: Le Sueur County Justice Center
 Architect: BKV Group
 Estimate: Construction Document Estimate

Location: Le Center, MN
 Estimator: MD
 Date: January 29, 2018

Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
	PR#4	1	LS	10,525.00	10,525.00	
	Concrete Total					1,264,275.00
	03B - Precast					
	BP#1 03B Precast Results	1	LS	1,347,000.00	1,347,000.00	
	PR#2	1	LS	36,779.00	36,779.00	
	RFI#8	1	LS	(15,000.00)	(15,000.00)	
	Precast Total					1,368,779.00
	04A - Structural Masonry					
	BP#1 04A Structural Masonry Results	1	LS	235,200.00	235,200.00	
	RFI#2	1	LS	(5,878.00)	(5,878.00)	
	Structural Masonry Total					229,322.00
	05A - Structural Steel Supply & Erection					
	BP#1 05A Structural Steel Supply & Erection Results	1	LS	858,057.00	858,057.00	
	PR#4	1	LS	9,823.00	9,823.00	
	RFI#2	1	LS	5,878.00	5,878.00	
	Structural Steel Supply Total					873,758.00
	07A - Waterproofing					
	BP#1 07A Waterproofing Bid Results	1	LS	96,000.00	96,000.00	
	PR#4	1	LS	2,549.00	2,549.00	
	Waterproofing Total					98,549.00
	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)	
	PR#4	1	LS	5,603.00	5,603.00	
	Earthwork Total					702,107.00
	33A - Site Utilities					
	BP#1 33A Site Utilities Bid Results	1	LS	222,496.00	222,496.00	
	Site Utilities Total					222,496.00
	Construction Surveying & Staking Allowance					
	Construction Surveying & Staking	5.07	AC	4,142.01	21,000.00	
	Construction Surveying & Staking Total					21,000.00
	Final Cleaning Allowance					
	Final Cleaning	93,755	SF	0.50	46,880.00	
	Final Cleaning Total					46,880.00

ESTIMATE

LeSueur County Justice Center

Project: Le Sueur County Justice Center
Architect: BKV Group
Estimate: Construction Document Estimate

Location: Le Center, MN
Estimator: MD
Date: January 29, 2018

Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
	Masonry Balance of Work					
04 22 00	Concrete Unit Masonry					
04 43 13	Anchored Stone Masonry Veneer					
04 72 00	Cast Stone Masonry					
	8" CMU - Non Secure	9,470	SF	23.00	217,810.00	
	8" CMU - Type MD	17,250	SF	25.00	431,250.00	
	8" CMU - Type MX	9,120	SF	28.00	255,360.00	
	Brick Veneer	2,100	SF	35.00	73,500.00	
	Stone Veneer - Exterior	3,020	SF	65.00	196,300.00	
	Stone Veneer - Interior	880	SF	65.00	57,200.00	
	Masonry Total					1,231,420.00
	Miscellaneous Metals	1	LS	325,000.00	325,000.00	
05 12 00	Structural Steel					
05 31 13	Steel Floor Decking					
05 50 00.1	Metal Fabrications					
05 51 00	Metal Stairs					
05 52 13	Pipe and Tube Railings					
05 78 00	Decorative Metal Canopies					
	Miscellaneous Metals Total					325,000.00
	General Trades	1	LS	815,000.00	815,000.00	
06 10 53	Miscellaneous Rough Carpentry	1	LS			
06 16 00	Sheathing (Plywood)	1	LS			
08 11 13	Hollow Metal Doors and Frames					
	Hollow Metal Doors	58	ea			
	Hollow Metal Frames 187 frames set in P/C or stud walls, 32 in CMU	219	ea			
08 14 00	Wood Doors	169	ea			
08 31 13	Access Doors and Frames (by trades)	0	ea			
08 71 00	Door Hardware	227	ea			
08 91 00	Architectural Louvers (none shown on plans)	0	ea			
09 77 33	FRP Wall Paneling (6 locations)	135	sf			
10 10 13	Visual Display Specialties (none shown on plans)	0	ea			
10 12 00	Display Cases 2 recessed cases, 8 surface mounted	10	ea			
10 21 13	Toilet Compartments 14 partitions, 4 urinal screens	18	ea			
10 26 00	Wall and Door Protection	70	ea			
10 28 00	Toilet and Bath Accessories	268	ea			
10 44 00	Fire Protection Specialties	7	ea			
10 51 00	Lockers	71	ea			
10 75 00	Flagpoles	3	ea			
10 90 00	Miscellaneous Specialties	5	ea			
	General Trades Total					815,000.00
	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					
XX XX XX	Fixed Audience Seating					
13 46 00	Ballistic Resistant Assemblies					
	Finish Carpentry & Architectural Wood Casework Total					950,000.00

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ESTIMATE

LeSueur County Justice Center

Project: Le Sueur County Justice Center
Architect: BKV Group
Estimate: Construction Document Estimate

Location: Le Center, MN
Estimator: MD
Date: January 29, 2018

Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
07 21 00 07 53 23 07 62 00 07 72 00	Roofing Thermal Insulation (As Applies) EPDM Roofing Sheet Metal Flashing and Trim Roof Accessories	1	LS	630,000.00	630,000.00	
	Roofing Total					630,000.00
07 42 13 07 42 16 07 42 93 10 71 13	Metal Wall Panels Formed Metal Wall Panels Metal Plate Wall Panels Metal Soffit Panels Exterior Sun Control Devices	1	LS	135,000.00	135,000.00	
	Metal Wall Panels Total					135,000.00
07 27 26	Fluid-Applied Air Barrier Fluid-Applied Membrane Air Barriers	1	LS	35,000.00	35,000.00	
	Waterproofing Total					35,000.00
07 84 13 07 84 43 07 92 00 XX XX XX	Firestopping & Sealants Penetration Firestopping Joint Firestopping Joint Sealants Security Joint Sealants	1	LS	260,000.00	260,000.00	
	Firestopping & Sealants Total					260,000.00
08 33 23 08 33 26	Overhead Doors Overhead Coiling Doors	1	LS	55,000.00	55,000.00	
	Overhead Doors & Coiling Grilles Total					55,000.00
05 73 13 08 41 13 08 44 13 08 80 00 08 83 00 08 88 66 XX XX XX	Aluminum Framed Storefronts & Glazing Glazed Decorative Metal Railings Aluminum Framed Entrances and Storefronts Glazed Aluminum Curtain Walls Glazing Mirrors (9 MIR-1, 12 MIR-2, 1 MIR-4) Interior Glass Partition and Entrance System Unit Skylights	1 22 12	LS EA EA	765,000.00	765,000.00	
	Aluminum Framed Storefronts & Glazing Total					765,000.00

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
	Gypsum Board Assemblies	1	LS	1,285,000.00	1,285,000.00	
05 40 00	Cold-Formed Metal Framing					
06 16 00	Sheathing (Gypsum)					
07 21 00	Thermal Insulation (As Applies)					
09 21 19	Gypsum Board Shaft Wall Assemblies					
09 22 16	Non-Structural Metal Framing					
	Set HM frames in stud framed walls					
09 29 00	Gypsum Board					
	Gypsum Board Assemblies Total					1,285,000.00
	Tiling	1	LS	525,000.00	525,000.00	
09 30 00	Tiling					
	Tiling Total					525,000.00
	Acoustical Ceilings	1	LS	625,000.00	625,000.00	
09 51 13	Acoustical Panel Ceilings					
09 54 26	Decorative Wood Ceilings					
09 84 00	Acoustic Wall Paneling					
	Acoustical Ceilings Total					625,000.00
	Carpet & Resilient Flooring	1	LS	350,000.00	350,000.00	
09 60 16	Flooring Transitions					
09 65 00	Resilient Flooring					
09 68 00	Carpeting					
12 48 00	Entrance Floor Mats and Frames					
	Carpet & Resilient Flooring Total					350,000.00
09 69 00	Access Flooring Raised Access Flooring	1	LS	17,500.00	17,500.00	
	Carpet & Resilient Flooring Total					17,500.00
09 67 23	Resinous Flooring Resinous Flooring	1	LS	45,000.00	45,000.00	
	Carpet & Resilient Flooring Total					45,000.00
	Painting & Wall Coverings	1	LS	300,000.00	300,000.00	
09 72 00	Wall Coverings					
09 91 13	Exterior Painting					
09 91 23	Inerior Painting					
09 96 00	High Performance Coatings					
	Painting Total					300,000.00
10 14 00	Signage Allowance Signage	1	LS	35,000.00	35,000.00	
	Signage Total					35,000.00

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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
10 22 39	Folding Panel Partitions Folding Panel Partitions	1	LS	16,000.00	16,000.00	
	Operable Partition Total					16,000.00
XX XX XX	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 Food Service Equipment	1	LS	200,000.00	200,000.00	
	Food Service Equipment Total					200,000.00
11 52 00	Audio Visual Equipment Allowance Audio Visual Equipment Courtrooms A/V	1	LS	320,000.00	320,000.00	
	Audio Visual Equipment Total					320,000.00
XX XX XX	Laundry Equipment Laundry Equipment Allowance	1	LS	25,000.00	25,000.00	
	Laundry Equipment Total					25,000.00
XX XX XX	High Density Storage - Omitted in SD Phase High Density Storage				0.00	
	High Density Storage Total					0.00
XX XX XX	Gymnasium Equipment - Omitted in SD Phase Gymnasium Equipment				0.00	
	Gymnasium EquipmenTotal					0.00
XX XX XX	Evidence Storage Lockers Evidence Intake: Two Cabinets, 6 LF Total	1	LS	12,500.00	12,500.00	
	Evidence Storage Lockers Total					12,500.00
12 24 13	Window Furnishings Roller Window Shades	1	LS	17,500.00	17,500.00	
	Window Furnishings Total					17,500.00
08 34 63 XX XX XX 08 71 63 08 88 53 11 19 16 12 55 00 13 42 60 XX XX XX	Detention Equipment Detention Doors and Frames Security Access Doors and Frames Detention Door Hardware Security Glazing Detention Gun Lockers Detention Furniture Detention Cell Modules (40 cells, 16 janitor closets) Detention Toilet Accessories	1	LS	3,559,080.00	3,559,080.00	
	Detention Equipment Total					3,559,080.00

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ESTIMATE

LeSueur County Justice Center

Project: Le Sueur County Justice Center
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Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
14 21 26	Traction Elevators Machine-Room-Less Electric Traction Elevators	1	LS	450,000.00	450,000.00	
	Traction Elevator Total					450,000.00
21 05 00 21 05 13 21 11 00 21 12 00 21 13 13 21 13 16 XX XXXX	Fire Suppression 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 Clean Agent Fire Suppression Fire Pump - If required: Add \$56,000	1	LS	300,000.00	300,000.00	
	Fire Suppression Total					348,000.00
22 00 00 23 00 00	Mechanical Plumbing HVAC	1	LS	4,440,000.00	4,440,000.00	
	Plumbing & HVAC Total					4,440,000.00
26 00 00 27 00 00 28 00 00	Electrical Electrical Power & Lighting Communications Fire Alarm	1	LS	3,285,000.00	3,285,000.00	
	Electrical Total					3,285,000.00
28 00 00	Security Electronics Electronic Safety and Security - Security Electronics Video Visitation Not Included - By Owner	1	LS	580,000.00	580,000.00	
	Security Electronics Total					580,000.00
32 12 16 32 17 23	Asphalt Paving Asphalt Paving Light Duty: 2" Base, 1.5" Wear Course Heavy Duty: 2" Base, 2" Wear Course Pavement Markings Striping	1	LS	165,000.00	165,000.00	
	Asphalt Paving Total					165,000.00

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ESTIMATE

LeSueur County Justice Center

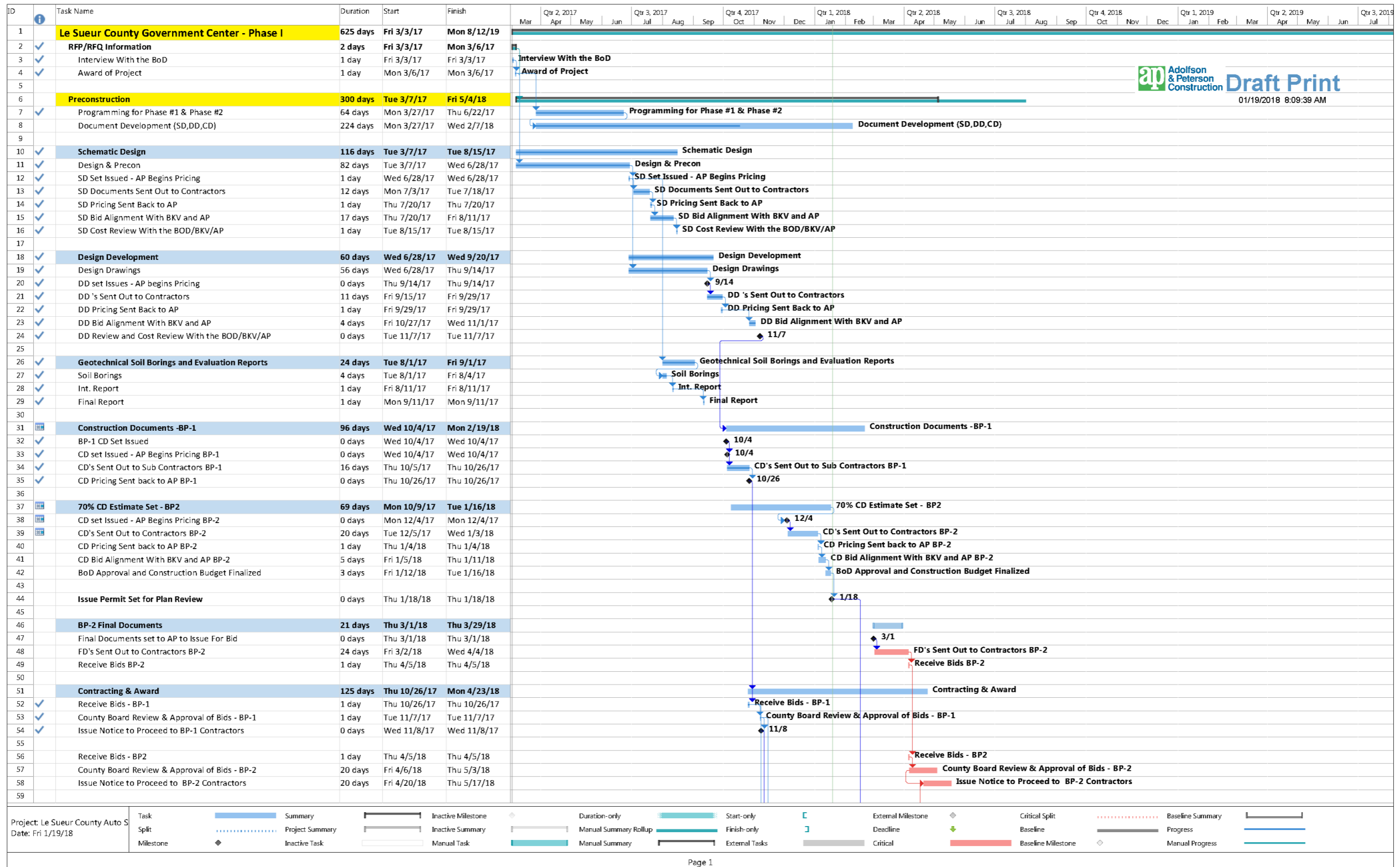
Project: Le Sueur County Justice Center
Architect: BKV Group
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Location: Le Center, MN
Estimator: MD
Date: January 29, 2018

Spec Section	Description	Quantity	Unit	Totals		
				Unit Price	Subtotal	Group Totals
31 13 13	Concrete Paving Concrete Paving 5" Sidewalk Driveway Pavement 7" Pavement Curb & Gutter	1	LS	205,000.00	205,000.00	
32 13 16	Decorative Concrete Paving 5" Colored Sidewalk Electrical Transformer Pad Generator Pad Communications Tower Footings Dispatch Equipment Building Footings					
	Concrete Paving Total					205,000.00
32 31 14	Chain Link Fencing High Security Chain Link Fences and Gates	1	LS	7,500.00	7,500.00	
	Landscaping & Irrigation Allowance Total					7,500.00
12 93 00	Landscaping & Irrigation Allowance Site Furnishings	1	LS	235,000.00	235,000.00	
32 84 00	Irrigation Systems					
32 92 00	Lawns and Grasses					
32 93 00	Landscaping					
32 95 00	Native Grasses and Forbs					
	Landscaping & Irrigation Allowance Total					235,000.00
Total Construction Costs					27,091,666	27,091,666
Average Construction Cost Per GSF of Building		93,765	GSF		288.96	

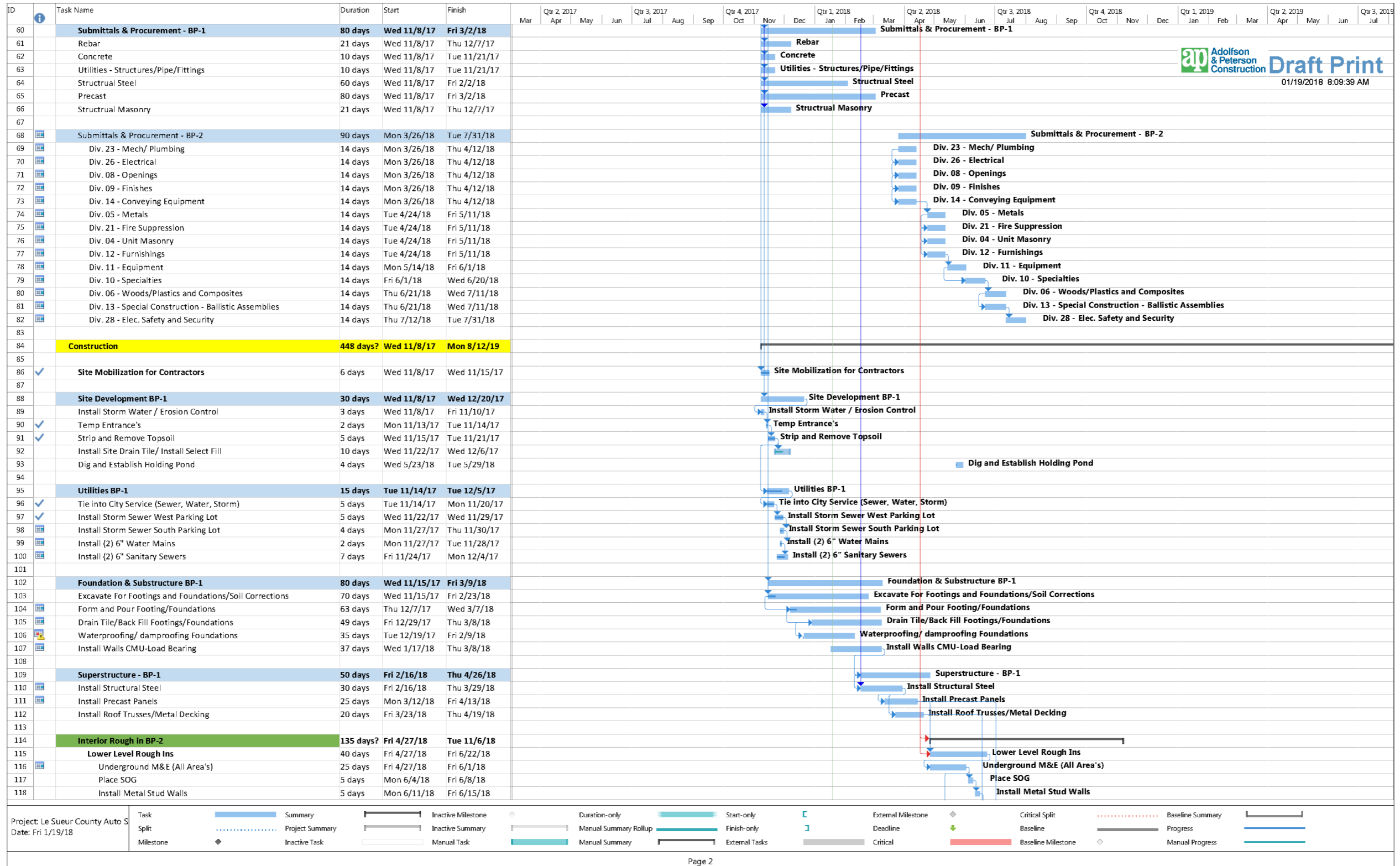
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SCHEDULE



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SCHEDULE



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Project: Le Sueur County Auto S Date: Fri 1/19/18

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split	Baseline Summary
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Baseline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Baseline Milestone	Manual Progress



