



April 21, 2020

Grant Riemer
City of Ramsey

Re: City of Ramsey Public Works

Dear Grant

RJM Construction is pleased to present an estimate for the City of Ramsey Public Works project located in Ramsey, MN. Together with the City of Ramsey and Oertel, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated March 19, 2020.

Total Construction Estimate: \$18,208,851

CLARIFICATIONS:

- No. 1: This estimate assumes that all work will be done during regular business hours.
- No. 2: We do not include removing, storing or re-installing any systems furniture.
- No. 3: Phone, data, AV and security are all excluded.

Thank you for the opportunity to provide this estimate. Our team is experienced and competent in your market; this applied knowledge will assist the team in obtaining the best possible project value. Please feel free to contact RJM if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Nate McGhee'.

Nate McGhee
Estimator

ESTIMATE DATE:	April 21, 2020
PROJECT:	City of Ramsey Public Works
ARCHITECT:	Oertel
DRAWING DATE:	March 19, 2020

DESCRIPTION	Notes	Base Estimate	\$/sf 86,018
Construction Costs			
Concrete & Masonry		\$1,141,473	\$13.27
Precast Plank & Wall Panels		\$2,310,857	\$26.86
Structural Steel and Misc Metals		\$1,124,680	\$13.07
Rough Carpentry		\$50,000	\$0.58
Finish Carpentry/Millwork		\$81,783	\$0.95
Waterproofing		\$70,141	\$0.82
Air & Vapor Barrier		\$30,400	\$0.35
Metal Panel & Metal Roof		\$262,955	\$3.06
Roofing		\$950,000	\$11.04
Joint Sealants		\$25,000	\$0.29
Doors, Frames, Hardware		\$128,524	\$1.49
Overhead Doors		\$267,236	\$3.11
Storefront & Glazing Systems		\$187,582	\$2.18
Translucent Wall Panels		\$132,214	\$1.54
Gypsum Drywall		\$97,921	\$1.14
Tile		\$83,653	\$0.97
Acoustical Ceilings		\$23,713	\$0.28
Carpet & Resilient Flooring		\$8,913	\$0.10
Fluid Applied Flooring		\$75,445	\$0.88
Flooring Moisture Mitigation System		\$0	\$0.00
Painting & Wallcovering		\$173,756	\$2.02
Specialties		\$59,010	\$0.69
Appliances		\$0	\$0.00
Window Treatments		\$0	\$0.00
Site Furnishings		\$20,000	\$0.23
Conveying		\$85,000	\$0.99
Vehicle Lifts		\$330,000	\$3.84
Fueling and Lubrication System		\$590,000	\$6.86
Washbay Equipment		\$50,472	\$0.59
Fire Protection		\$174,800	\$2.03
Plumbing		\$1,179,400	\$13.71
HVAC		\$1,508,500	\$17.54
Electrical		\$1,625,000	\$18.89
Phone & Data	Rough in included in Electrical	\$0	\$0.00
Audio & Visual	Rough in included in Electrical	\$0	\$0.00
Fire Alarm	Included in Electrical	\$0	\$0.00
Security Systems	Rough in included in Electrical	\$0	\$0.00
Earthwork		\$300,000	\$3.49
Asphalt Paving		\$535,500	\$6.23
Site Concrete		\$168,065	\$1.95
Fencing		\$107,730	\$1.25
Landscaping & Irrigation		\$150,000	\$1.74
Site Utilities		\$122,455	\$1.42
Surveying		\$10,350	\$0.12

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General Conditions	Pre-construction	\$19,985	\$0.23
General Conditions	Construction	\$410,602	\$4.77
General Requirements		\$166,942	\$1.94
Temporary Barriers and Enclosures		\$121,364	\$1.41
Winter Conditions		\$90,304	\$1.05
Cleaning and Waste Management		\$22,415	\$0.26
General Liability Insurance		\$165,816	\$1.93
Builders Risk Insurance		\$34,671	\$0.40
Building Permit		\$117,955	\$1.37
Bonds/Sub Bonds		\$0	\$0.00
Subtotal Construction Costs		\$15,392,581	\$178.95
Escalation		\$307,852	\$3.58
Design Contingency		\$461,777	\$5.37
Construction Contingency		\$769,629	\$8.95
Contractors Fee		\$245,512	\$2.85
Total Construction Estimate		\$17,177,351	\$199.69

Owner Costs			
SAC/WAC Fees		\$120,000	\$1.40
Owner Furniture		\$100,000	\$1.16
Owner Appliances		\$10,000	\$0.12
Owner Equipment		\$10,000	\$0.12
Phone and Data		\$25,000	\$0.29
Audio Visual		\$18,000	\$0.21
Security Systems		\$55,000	\$0.64
Owner Moving Expense		\$0	\$0.00
Soils Testing		\$7,500	\$0.09
Environmental Remediation		\$0	\$0.00
Special Testing and Inspections		\$40,000	\$0.47
Utility Connection and Consumption		\$0	\$0.00
Commissioning		\$20,000	\$0.23
Owner Signage		\$40,000	\$0.47
Subtotal Owner Costs		\$445,500	\$5.18
Design Fees			
Arch. Design Fees		\$586,000	\$6.81
Subtotal Design Fees		\$586,000	\$6.81
Contingency			
Owner Contingency		\$0	\$0.00
Subtotal Contingency		\$0	\$0.00
Total Project Estimate		\$18,208,851	\$211.69