



ESTIMATE DATE:	September 2, 2020
PROJECT:	City of Ramsey Public Works
ARCHITECT:	Oertel
DRAWING DATE:	July 29, 2020

DESCRIPTION	Sub Contractors	Previous Estimate	BP #1 Estimate	\$/sf 86,018	Difference
Construction Costs					
1A - Special Inspections	Intertek PSI	\$52,800	\$36,682	\$0.43	(\$16,118)
1B - Surveying	Hakanson Anderson	\$24,000	\$22,160	\$0.26	(\$1,840)
1C - Final Cleaning	0	\$80,646	\$80,646	\$0.94	\$0
3A - Cast-in-Place Concrete	Northland Concrete and Masonry	\$950,000	\$1,194,000	\$13.88	\$244,000
3B - Precast Structural & Architectural Concrete	Moline	\$1,949,998	\$1,379,458	\$16.04	(\$570,540)
3C - Polished and Sealed Concrete	0	\$75,445	\$75,445	\$0.88	\$0
4A - Unit Masonry	Steenburg Watrud	\$374,677	\$213,240	\$2.48	(\$161,437)
5A - Structural Steel/Misc. Metals - Material	Thorneburg Steel	\$760,400	\$754,161	\$8.77	(\$6,239)
5B - Structural Steel & Misc. Metals - Erection	MetCon Construction	\$249,700	\$249,000	\$2.89	(\$700)
6A - Carpentry Materials and Install	0	\$163,400	\$163,400	\$1.90	\$0
7A - Waterproofing & Weatherproofing	Herzog Coatings	\$152,980	\$41,000	\$0.48	(\$111,980)
7B - Architectural Metal Panels	0	\$336,000	\$336,000	\$3.91	\$0
7C - EPDM Roofing	0	\$804,092	\$804,092	\$9.35	\$0
7D - Joint Sealants	0	\$56,650	\$56,650	\$0.66	\$0
8A - Doors, Frames and Hardware - Materials	0	\$135,133	\$135,133	\$1.57	\$0
8B - Overhead Coiling Doors	0	\$27,236	\$27,236	\$0.32	\$0
8C - Accordian Security Doors	0	\$44,500	\$44,500	\$0.52	\$0
8D - Sectional Overhead Doors	0	\$195,500	\$195,500	\$2.27	\$0
8E - Aluminum Framed Storefronts & Entrances	0	\$170,700	\$170,700	\$1.98	\$0
8F - Translucent Wall Panels	0	\$73,900	\$73,900	\$0.86	\$0
9A - Gypsum Board Assemblies	0	\$189,635	\$189,635	\$2.20	\$0
9B - Tiling	0	\$45,515	\$45,515	\$0.53	\$0
9C - Acoustical Ceilings	0	\$38,140	\$38,140	\$0.44	\$0
9D - Carpet and Resilient Base	0	\$9,535	\$9,535	\$0.11	\$0
9E - Painting	0	\$200,519	\$200,519	\$2.33	\$0
10A - Signage	0	\$0	\$0	\$0.00	\$0
10B - Specialties Materials	0	\$27,817	\$27,817	\$0.32	\$0
10C - Lockers	0	\$20,526	\$20,526	\$0.24	\$0
10D - Operable Partitions	0	\$18,089	\$18,089	\$0.21	\$0
11A - Vehicle Wash Equipment	0	\$50,472	\$50,472	\$0.59	\$0
11B - Vehicle Fueling System	0	\$590,000	\$590,000	\$6.86	\$0
12A - Window Treatments	0	\$14,760	\$14,760	\$0.17	\$0
12B - Casework Materials	0	\$55,739	\$55,739	\$0.65	\$0
14A - Vehicle Lifts	Midwest Lift Works	\$355,323	\$281,054	\$3.27	(\$74,269)
21A - Fire Supression Systems	0	\$177,900	\$177,900	\$2.07	\$0
22A - Plumbing Systems	0	\$1,083,000	\$1,083,000	\$12.59	\$0
23A - HVAC Systems	0	\$1,508,500	\$1,508,500	\$17.54	\$0
26A - Electrical Systems	0	\$1,250,000	\$1,250,000	\$14.53	\$0
31A - Earthwork	MUE	\$889,453	\$636,549	\$7.40	(\$252,904)
32A - Asphalt Paving	Northland Paving	\$592,000	\$619,000	\$7.20	\$27,000
32B - Concrete Paving	Stapf Concrete Construction	\$168,065	\$124,900	\$1.45	(\$43,165)
32C - Fences and Gates	0	\$240,386	\$240,386	\$2.79	\$0
32D - Landscaping	0	\$152,045	\$152,045	\$1.77	\$0
33A - Utilities	Jacon	\$469,228	\$503,809	\$5.86	\$34,581
41A - Overhead Crane System	Aero Material Handling	\$92,500	\$83,348	\$0.97	(\$9,152)

General Conditions - Preconstruction		\$19,985	\$19,985	\$0.23	\$0
General Conditions - Construction		\$447,929	\$447,929	\$5.21	\$0
General Requirements		\$143,772	\$143,772	\$1.67	\$0
COVID Screening and Sanitation		\$25,000	\$63,924	\$0.74	\$38,924
Temporary Barriers and Enclosures	Multiple Contractors	\$143,240	\$143,240	\$1.67	\$0
Winter Conditions	Multiple Contractors	\$150,304	\$150,304	\$1.75	\$0
General Liability Insurance		\$173,738	\$173,738	\$2.02	\$0
Builders Risk Insurance	By City of Ramsey	\$36,327	\$27,549	\$0.32	(\$8,778)
Building Permit		\$61,640	\$61,640	\$0.72	\$0
Bond		\$0	\$0	\$0.00	\$0
Subtotal Construction Costs		\$16,118,839	\$15,206,222	\$176.78	(\$912,617)
Escalation		\$200,825	\$200,825	\$2.33	\$0
Design Contingency		\$481,981	\$481,981	\$5.60	\$0
Construction Contingency		\$803,303	\$803,303	\$9.34	\$0
Contractor's Fee		\$254,506	\$254,506	\$2.96	\$0
Total Construction Estimate		\$17,859,454	\$16,946,837	\$197.02	(\$912,617)

Owner Costs					
SAC/WAC		\$120,000	\$96,250	\$1.40	-\$23,750
Owner Furniture		\$100,000	\$100,000	\$1.16	\$0
Owner Appliances		\$10,000	\$10,000	\$0.12	\$0
Owner Equipment		\$10,000	\$10,000	\$0.12	\$0
Phone and Data		\$25,000	\$25,000	\$0.29	\$0
Audio Visual		\$18,000	\$18,000	\$0.21	\$0
Security Systems		\$55,000	\$55,000	\$0.64	\$0
Owner Moving Expense		\$0	\$0	\$0.00	\$0
Soils Testing		\$7,500	\$7,500	\$0.09	\$0
Environmental Remediation		\$0	\$0	\$0.00	\$0
Special Testing & Inspections		\$0	\$0	\$0.00	\$0
Utility Connection and Consumption		\$0	\$0	\$0.00	\$0
Commissioning		\$20,000	\$20,000	\$0.23	\$0
Owner Signage		\$40,000	\$40,000	\$0.47	\$0
Subtotal Owner Costs		\$405,500	\$381,750	\$4.71	-\$23,750
Design Fees					
Arch. Design Fees		\$586,000	\$586,000	\$6.81	\$0
Subtotal Design Fees		\$586,000	\$586,000	\$6.81	\$0
Contingency					
Owner Contingency		\$0	\$0	\$0.00	\$0
Subtotal Contingency		\$0	\$0	\$0.00	\$0
Total Project Estimate		\$18,850,954	\$17,914,587	\$208.54	-\$936,367