

Owner: Bemidji Public Schools
 Project: New Upper Elementary School
 Location: Property County Rd 7 and Bacida Rd
 Date: Rev. 12/8/16

Construction Document Estimate



Description	Referendum		Remarks
	New School		
Addition	120,000		
Owner Approved Budget	\$31,000,000		
Construction Costs Budget			
Site Work	\$1,846,788		Paving, Walks, utilities, landscape, minor soil corrections
Construction Document Estimate	\$22,311,116		\$186
Alternates			
Add Alt #1-Gym Addition			Add-\$1,529,021.00
Add 94 New parking Spaces			Add-\$106,000.00
Add Colored Concrete at Sidewalks			Add-\$25,000.00
Add Irrigation at Multiuse Fields			Add-\$20,000.00
Add Planters/Benches			Add-\$25,000.00
Deduct Seed in Lieu of Sod			Deduct-(\$38,250.00)
Add Taraflex Flooring in Lieu of wood flooring at Main gymnasium			Add-\$13,012.00
Add Taraflex Flooring in Lieu of wood flooring at Alternate Gymnasium			Add-\$11,916.00
Add Terrazzo in Lieu of Lux. Vinyl Tile flooring at Main Hallways			Add-\$299,021.00
Add Lux. Vinyl Tile Flooring in lieu of vinyl tile flooring at main hallways of VCT			Add-\$29,831.00
Burnished CMU in place of painted Cmu 15,776 sq ft @ main hallways			Add-\$57,740.00
Add 5' high ceramic tile on CMU walls at main hallways			Add-\$110,432.00
Add Alternate Elevator Manufactures			Add-\$57,294.00
Add LED light fixtures at General Classrooms in Lieu of Florescent			Add-\$
5' high ceramic tile on classroom area hallways in Lieu of VWC			Add-\$114,927.00
Natural Gas to Site	\$30,000		
Power Transformer	\$18,500		Allowance
Wetland Permit for natural gas line	\$20,000		Allowance
Well system	\$25,000		Includes allowance for Irrigation Well
Connect to City/Sewer Water	\$600,000		Tieing into Service at Adams Avenue
Fire Pump/2-30,000 gallon Storage Stanks			Removed
Relocate Power Poles	\$130,000		
Wet Land Delineation (If Required by DNR)	\$5,950		
Housing/Grain Bin/Septic/Well Removal	\$50,000		
Building/Design/Bidding Contingency	\$0		Design in Jone
Site Bidding Contingency	\$150,000		
Winter Conditions	\$200,000		
Playground Budget-Phase 1	\$150,000		Budget from Flag Ship & Play
Road Development Costs For Division Street	\$650,000		Emailed price from Dr. Hess
Add trees and Sod	\$20,000		
KA Site Services (Supervision, PM, Asst)	\$695,000		Per Contract
Construction Contingency	\$724,737		3.00%
Total Construction Budget	\$27,627,091		
Soft / Owner Cost Budget			
A/E Fees (Structural and M&E)	\$1,494,839		5.75 % Of Const Cost + PSA 1 & 4
A&E Reimbursable Fees	\$20,000		*****
Production & Coordination of 4 Sep Const. Doc Sets	\$0		
A&E Fees for Four Bid Packages (2 additional)			
CM Fees - Kraus - Anderson	\$379,872		1.375%
LEED Certification	\$0		NA
Building Permit / plan review	\$70,854		
Beltrami County Permit and Easment Fee's	\$25,000		
SAC & WAC Costs	\$27,416		Price estimate from Old Site
Commissioning	\$57,000		
Special Inspections Testing	\$40,332		Includes traffic engineering
Site Survey / Soil Borings	\$25,000		
Plan Productions / Distribution - Bidding	\$5,000		
Traffic Study	\$10,725		
Archeological Survey	\$5,000		
Professional Services	\$178,140		Pricing from DLR PSA#2
Professional Services for Septic Design	\$112,577		Pricing from DLR- PSA #3 incl credit for services not completed
Land Cost (includes Sathre Title Ins. & Deed Tax)	\$0		Land Purchased with Capital Funds / Swapp Deer Lake
Loan Expenses or Bonding Costs	\$122,588		
FF & E	\$800,000		Combined Budget FF&E & Tech
Technology / Equipment / Security	\$350,000		
Legal Fees	\$0		
EAW Processing Fee	\$6,269		
Misc. Owner Expenses	\$0		
Gordon Property Expenses-Not Reimbursable	\$97,395		Wet Lands, Traffic Study, Soil Borings
Builders Risk and Insurances	\$25,000		
Total Owner Budget	\$3,853,007		
Total Project Costs	\$31,480,098		Constr. Cost + Soft Costs + Owner Costs
(Over) / Under Budget	(\$480,098)		