

# MEMORANDUM



**TO:**  
Corrina Guardipee-Hall, Superintendent

**FROM:**  
Timothy Peterson, AIA

**CC:**  
Gwyn Anderson, Finance Dept. Consultant  
Sandra Rivas, Finance Director

**DATE:**  
May 7, 2024

**RE:**  
Browning HS Cooling  
Administration EIFS Repair and Refinishing  
KW Gymnasium Repair

Corrina,

Sletten has provided the district estimates on the three projects that were requested at this month's Facilities Meeting.

### **Browning HS Cooling**

This project was broken up into a base bid and 5 alternates, to allow the district to do what would be affordable with the ESSER III money set aside for the project.

Sletten's pricing was as follows:

Base Bid (Gym and Lobby)	\$553,398
Alt 1 (NW Classrooms)	\$222,831
Alt 2 (Center Classrooms)	\$224,985
Alt 3 (NE Classrooms)	\$224,219
Alt 4 (Locker Rooms)	\$124,812
Alt 5 (Kitchen)	\$146,391
<b>Total</b>	<b>\$1,496,636</b>

Per Gwyn Anderson, there is \$1,135,500 of ESSER III funds in the budget for this project. \$135,500 is for AE fees on the project, so that leaves \$1,000,000 for construction. With this budget, the Base Bid (Gym and Lobby) and two of the Classroom areas will have to be selected to get done this summer. The district will need to decide which of the classroom areas need it most at this time, and budget to install the cooling for the 3<sup>rd</sup> classroom area at a later date.

### **Browning Admin Building Exterior**

Sletten reduced the scope of this project, reducing the overall costs. They were directed to put together pricing on patching/repairing the exterior EIFS (stucco) and re-painting it.

This is not as good of an option of removing the EIFS entirely, but it is a lot less expensive, and it should make a pretty big difference on tightening up the air leaks in the building. Their total budget on this project is **\$125,738**.

### **KW Bergan Elementary Gym Structural Upgrade**

During the remodel of KW Bergan Elementary in the connector project, we discovered that the original construction of the KW Bergan gymnasium had no horizontal or vertical steel or grout in the masonry. We hired DCI Engineers to analyze the situation and come up with a design to laterally support the exterior gym walls. The fix includes a new metal stud wall on the interior of the existing masonry walls. Sletten's pricing is based on DCI's design. I've attached the detail for the wall reinforcement. The total amount on this fix is **\$314,665**.

<b>Browning High School Cooling - Estimate Breakdown</b>							
		Base Bid	Alt 1	Alt 2	Alt 3	Alt 4	Alt 5
		Gym and Lobby	NW Classrooms	Center Classrooms	NE Classrooms	Locker Rooms	Kitchen
Mechanical		391,800	167,886	169,890	168,750	89,700	111,700
Electrical		11,550	7,605	7,345	7,865	5,450	6,235
Structural & Architectural	New Structural Work	26,960	3,070	3,070	3,070	3,070	in Base Bid
	Demo and Prep	1,052	560	560	560	560	in Base Bid
	Steel Erection	6,700					
	Roofing and Infills	1,490	1,280	1,280	1,280	1,280	in Base Bid
	Hoisting and Equip.	6,680					
	Exist. Structure Work	6,250					
	Subtotal	452,482	180,401	182,145	181,525	100,060	117,935
	Interior Work Allow.	2,262	2,706	2,732	2,723	2,502	2,359
	w/P&OH	512,406	206,325	208,320	207,611	115,566	135,547
	w/Tax & Tribal Fees	\$553,398	\$222,831	\$224,985	\$224,219	\$124,812	\$146,391
	Base Bid with all alternates total:		\$1,496,636				

**BSD Admin Building Exterior**  
**Browning, MT**

**BUDGET 5/2/2024**

<b>BUDGET WORK SCOPES</b>		<b>5/2/2024</b>
DIV. 1 - GENERAL REQUIREMENTS		\$2,325
DIV. 2 - DEMO WORK		\$433
DIV. 3 - CONCRETE		\$0
DIV. 4 - MASONRY		\$0
DIV. 5 - METALS		\$0
DIV. 6 - CARPENTRY		\$0
DIV. 7 - THERMAL & MOISTURE PROTECTION		\$98,700
DIV. 8 - OPENINGS		\$0
DIV. 9 - FINISHES		\$0
DIV. 10 - SPECIALTIES		\$0
DIV. 11 - EQUIPMENT		\$0
DIV. 12 - FURNISHINGS		\$0
DIV. 13 - SPECIAL CONSTRUCTION		\$0
DIV. 14 - ELEVATOR		\$0
DIV. 21 - FIRE SUPPRESSION		\$0
DIV. 22 - PLUMBING		\$0
DIV. 23 - HVAC		\$0
DIV. 26 - ELECTRICAL		\$0
DIV. 27 - COMMUNICATIONS		\$0
DIV. 28 - ELECTRONIC SECURITY & SAFETY		\$0
DIV. 31 - EARTHWORK		\$0
DIV. 32 - EXTERIOR IMPROVEMENTS		\$0
DIV. 33 - UTILITIES		\$0
<b>COST OF WORK TOTAL</b>		<b>\$101,458</b>
<b>GC's/ GR's</b>		<b>\$1,748</b>
<b>CGL Insurance</b>		<b>\$670</b>
<b>Builders Risk Insurance</b>		<b>\$260</b>
<b>Performance and Payment Bonds</b>		<b>\$0</b>
<b>GENERAL CONDITIONS TOTAL</b>		<b>\$2,678</b>
<b>Escalation</b>	<b>0.0%</b>	<b>\$0</b>
<b>GC/CM Contingency</b>	<b>4.00%</b>	<b>\$4,165</b>
<b>GC/CM Fee</b>	<b>7.50%</b>	<b>\$8,123</b>
<b>Building Permit</b>		<b>\$0</b>
<b>COST OF CONSTRUCTION TOTAL</b>		<b>\$116,424</b>
<b>1% GRT (not included in TERO calculation)</b>	<b>1.00%</b>	<b>\$1,164</b>
<b>TERO/Revenue/Utility</b>	<b>7.00%</b>	<b>\$8,150</b>
<b>CONSTRUCTION BUDGET TOTAL</b>		<b>\$125,738</b>
<b>SOFT COSTS</b>		
<b>Preconstruction Services</b>		<b>\$0</b>
<b>SOFT COSTS TOTAL</b>		<b>\$0</b>
<b>PROJECT TOTAL</b>		<b>\$125,738</b>

## CLARIFICATIONS

Outsulation (Div 7) costs breakdown:

1. Clean walls, prep, and resurface with new finish coat = 15/sf.
2. Infill with EIFS trim band at new windows and finish caulk = 35/lf.

**KW Bergan - Gymnasium Shear Wall  
 Browning, MT**

**BUDGET 4/26/2024**

<b>BUDGET WORK SCOPES</b>		<b>4/26/2024</b>
DIV. 1 - GENERAL REQUIREMENTS		\$19,613
DIV. 2 - DEMO WORK		\$6,100
DIV. 3 - CONCRETE		\$0
DIV. 4 - MASONRY		\$0
DIV. 5 - METALS		\$0
DIV. 6 - CARPENTRY		\$32,989
DIV. 7 - THERMAL & MOISTURE PROTECTION		\$17,575
DIV. 8 - OPENINGS		\$0
DIV. 9 - FINISHES		\$125,592
DIV. 10 - SPECIALTIES		\$0
DIV. 11 - EQUIPMENT		\$0
DIV. 12 - FURNISHINGS		\$0
DIV. 13 - SPECIAL CONSTRUCTION		\$0
DIV. 14 - ELEVATOR		\$0
DIV. 21 - FIRE SUPPRESSION		\$0
DIV. 22 - PLUMBING		\$0
DIV. 23 - HVAC		\$0
DIV. 26 - ELECTRICAL		\$13,800
DIV. 27 - COMMUNICATIONS		\$0
DIV. 28 - ELECTRONIC SECURITY & SAFETY		\$0
DIV. 31 - EARTHWORK		\$0
DIV. 32 - EXTERIOR IMPROVEMENTS		\$0
DIV. 33 - UTILITIES		\$0
<b>COST OF WORK TOTAL</b>		<b>\$215,668</b>
<b>GC's/ GR's</b>		<b>\$36,809</b>
<b>CGL Insurance</b>		<b>\$1,595</b>
<b>Builders Risk Insurance</b>		<b>\$610</b>
<b>Performance and Payment Bonds</b>		<b>\$0</b>
<b>GENERAL CONDITIONS TOTAL</b>		<b>\$39,014</b>
<b>Escalation</b>	<b>0.0%</b>	<b>\$0</b>
<b>GC/CM Contingency</b>	<b>4.00%</b>	<b>\$10,187</b>
<b>GC/CM Fee</b>	<b>10.00%</b>	<b>\$26,487</b>
<b>Building Permit</b>		<b>\$0</b>
<b>COST OF CONSTRUCTION TOATL</b>		<b>\$291,357</b>
<b>1% GRT (not included in TERO calculation)</b>	<b>1.00%</b>	<b>\$2,914</b>
<b>TERO/Revenue/Utility</b>	<b>7.00%</b>	<b>\$20,395</b>
<b>CONSTRUCTION BUDGET TOTAL</b>		<b>\$314,665</b>

**SOFT COSTS**

**Preconstruction Services** **\$0**

**SOFT COSTS TOTAL** **\$0**

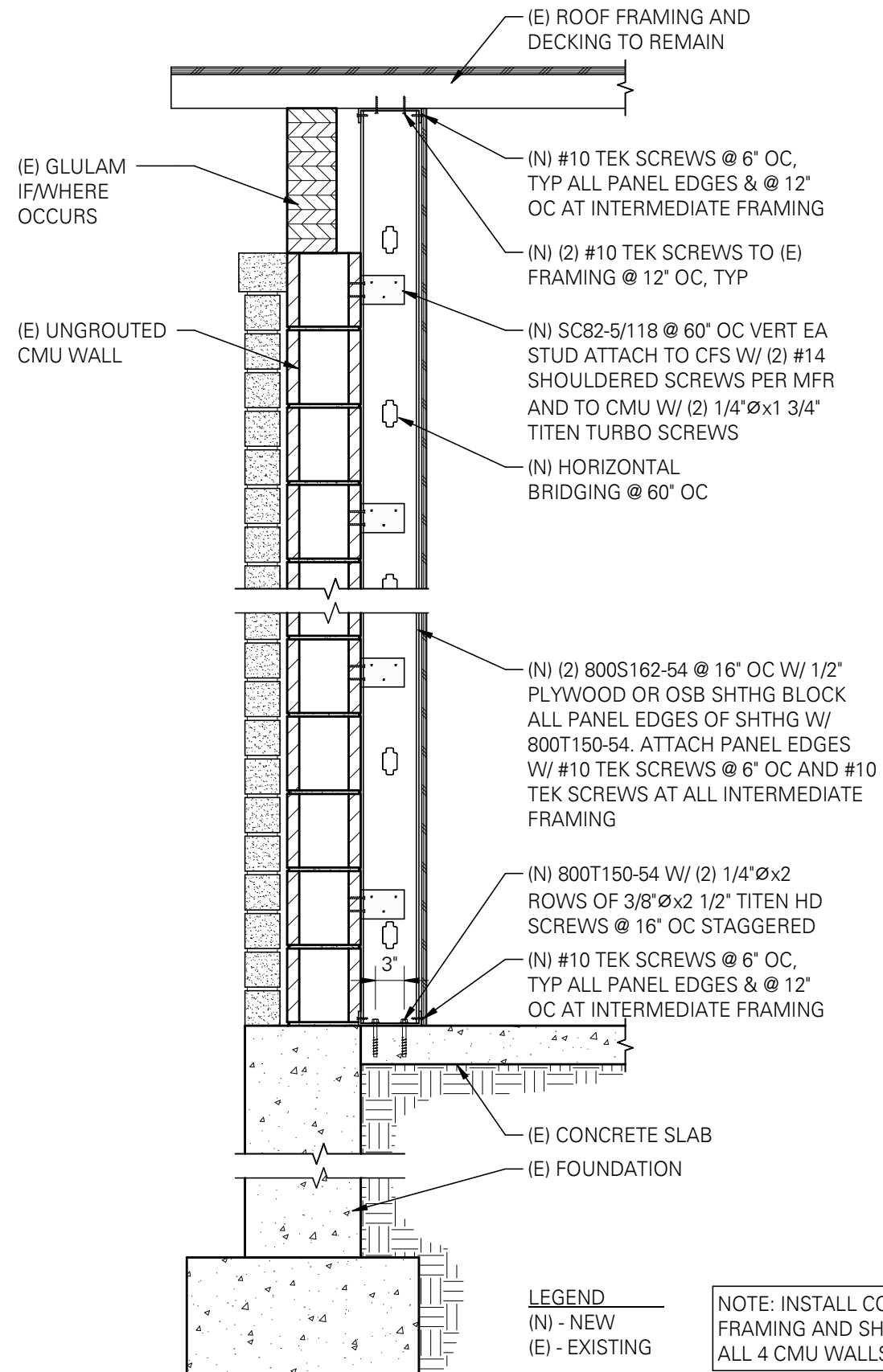
**PROJECT TOTAL** **\$314,665**

**CLARIFICATIONS**

Assumes FT sheathing layer.

Stitch welded 8" 16ga framing.

1/2" Hardi panels to 8' with 5/8"X above.



PROJECT NO:	23161-0051
DATE:	06/13/2023
BY:	MLK
SKETCH NO:	S5.1

PROJECT NAME:	KW BERGAN / VINA CHATTIN ES CONNECTOR - GYMNASIUM BROWNING, MT
DESCRIPTION:	STRUCTURAL - DETAIL



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NOTE: INSTALL COLD FORMED STEEL FRAMING AND SHTHG AS SHOWN HERE AT ALL 4 CMU WALLS OF EXISTING GYMNASIUM

LEGEND  
(N) - NEW  
(E) - EXISTING

**1** (N) COLD FORMED STEEL SHEARWALL AT (E) CMU GYMNASIUM WALL  
SCALE: 3/4" = 1'-0"