



STAFF REPORT

DATE: May 18, 2021
REGULAR

AGENDA ITEM: Design Development of City Center, Public Works Addition
SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

In March Council reviewed the schematic design for the new city hall, fire station and public works addition. Staff took the feedback from council and made some changes such as a closer exit upstairs by the admin and finance offices. Suggestions about opening up the community room wall were not feasible for structural reasons however a set of double doors were added to allow the maximum amount of openness.

Staff also ran a survey of names for the new building and the highest vote getter from the public was City Center so you will begin to see Lake Elmo City Center on the drawings and referenced in materials. The fire department Maltese will be on the tower.

ISSUE BEFORE COUNCIL:

Should the Council approve the preparation of construction documents?

PROPOSAL:

Included in your packet are the latest renderings and floor plans.

The cost is also up a bit from schematic design to \$14.8 million due mainly to an increase in the mechanical estimate. Staff and consultants will continue to look into value engineering options to bring the costs down. Attached are copies of the overall budget, construction budget and a memo from Leo A Daly explaining the changes in cost from March.

The next step in the process is the preparation of the construction documents. If approved to begin tonight, the Council would review and approve the plans and specifications at the July 20th meeting and then advertise for bids. Bids would be awarded at the September 7th meeting and construction would begin in late September. Most tenants would vacate the building in September with the exception of two who have leases that go through 12/31/21. A temporary entrance and gravel parking lot will be constructed on the east side of the building to accommodate these tenants.

Open houses were held Wednesday, May 12 from 5-7pm at the city hall and fire station 1. Our financial consultants and bond counsel are also preparing a CIP hearing for the project to be held at the June 15th meeting. This is different from our typical CIP process in that this is required by statute since the city will be bonding for the project. There will be a 30 day window in which folks can submit a petition and require a referendum on the bond.

FISCAL IMPACT:

The current estimated project cost is \$14.8 million. The city would plan to bond for \$9,765,000 to be paid back over 20 years from the general tax levy. The water fund would contribute \$3,682,689 and the sewer fund \$1,473,076. The remaining \$95,788 would come from the city facilities fund.

Included in your packet is a chart from Northland showing the tax impact on various home values in Lake Elmo. The median home valued at \$430,200 would pay \$135 per year. Staff also asked about the impact

of applying general fund balance to reduce the amount of borrowing. For every \$100,000 of cash contributed to reduce the amount to be borrowed (and paid from tax levy), it will reduce the impact on the median home by approximately \$1.00. Each \$100,000 of cash contribution will reduce the estimated average city levy for debt service (principal and interest) by approximately \$6,500 per year or \$130,000 over the 20 year term of the Bond. This is based on current interest rate estimates.

OPTIONS:

- 1) Move the project forward to preparation of construction documents
- 2) Make changes to design and move forward to preparation of construction documents
- 3) Table
- 4) Do not move forward on the new city center and public works addition.

RECOMMENDATION:

“Motion to move the project forward to preparation of construction documents.”

ATTACHMENTS:

- Cost Estimates Memo
- Overall Project Budget
- Construction Estimate
- Fine Point Estimates
- Site Plan and Renderings
- Tax Impact Chart

PLANNING

ARCHITECTURE

ENGINEERING

INTERIORS

ABU DHABI
ATLANTA
AUSTIN
CHICAGO
CONROE
COLLEGE STATION
CORPUS CHRISTI
DALLAS
DAMMAM
DOHA
FORT WORTH
FRISCO
HOUSTON
LANSING
LAS VEGAS
LOS ANGELES
MIAMI
MINNEAPOLIS
OMAHA
ORANGE
SAN ANTONIO
SAN JOSE
SAN MARCOS
WACO
WASHINGTON DC
WEST PALM BEACH

To: Kristina Handt, City Administrator – City of Lake Elmo

From: Todd LaVold, Project Manager – LEO A DALY

CC: Andy Hoffman, President – H+U Construction

Date: May 12, 2021

Re: Design Development Cost Estimate Analysis

Upon the conclusion of Schematic Design, the estimated total project cost was \$14,466,627. Upon review of the following estimates the total estimate project cost is \$14,825,381 or a \$163,701 increase.

- Design Development Cost Estimate from H+U dated May 11, 2021.
- Fine Point's rough order of magnitude cost estimate dated May 11, 2021 review of structured cabling, video surveillance, and access control systems.
- LEO A DALY Design Development Furniture Estimate dated April 28, 2021.

While the cost estimates vary up or down in each bid category from the Schematic Design to Design Development cost estimate as expected, the design and construction team found the single largest increase was in the Mechanical and Plumbing Systems. The resulted increase was \$505,129. The team is in the process of reviewing these systems by third parties and to investigate the reasons for the significant increase in cost as well as examine ways to mitigate this price increase and its effects on the overall project cost.

The design and construction team are also in the process of reviewing the following possible cost savings measures prior to the commencement of the construction documents phase.

- Maintaining the current roof drainage concept of scuppers and downspouts at the existing building.
- Reduce the length of individual trench drains in the apparatus bay.

- Examine the interior lighting package for less expensive alternatives.
- Examine the extent of exterior site lighting while still maintaining code minimum and safe lighting levels.
- Simplify the construction of the structure making up the storm shelter at the council chambers.
- Examine cost saving measures during upcoming furniture vendor tours.

The building committee and the design team continue to carry two alternates forward for price protections. These costs are included within the overall project cost of \$14,825,381 and could be eliminated after bid opening.

- The addition of garage space for Washington County Sheriff's office. This additional space is estimated to cost \$177,850.
- Heated aprons at each exterior apparatus bay overhead door to eliminate maintenance requirements and lessens the likelihood of slip and falls. The same thinking was used to establish the need at the front sidewalk at the City Hall entry. This mechanical / plumbing system is estimated to cost \$104,216.

Lastly, the team is maintaining the following contingencies totally \$987,808:

- \$329,042 for design contingency or 3% of the overall construction cost for design conditions that may arise between now and bid day.
- A hard construction contingency of 5% of the construction cost or \$548,403, maintained for unforeseen conditions that arise during construction.
- \$110,363 in soft cost contingency for furniture, A/V, and misc. items between now and the grand opening.

If you have further questions, please do not hesitate to contact me.

Sincerely,

LEO A DALY

Todd LaVold, AIA
Associate, Project Manager

BUDGET CATEGORY	% Owner's Contingency	Separate Funding Bucket	3/10/2021 SD Phase	5/11/2021 DD Phase	Date CD Phase	Date CA Phase	Current Source of Responsibility	Current Reference Document	Notes
PRE-DESIGN									
1 Legal/Title Work:									
1.1 Title Work for Replating/Vacation of Property Lines		\$ -	\$ 5,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Per KH, if required this will happen after construction is complete and come from different funding sources
2 Legal Work for Replating/Utility Easements		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		If there are existing easements we need to build on, none known at this time.
2 Administrative Services		\$ -	N/A	N/A	N/A	N/A	N/A	N/A	City time for this project will not be tracked and billed against this budget.
3 Real Estate Services:									
3.1 Appraisal		\$ -	N/A	N/A	N/A	N/A	N/A	N/A	Previous funding
3.2 Lease layout		\$ -	\$ 50,000	\$ 55,000	\$ -	\$ -	Lake Elmo	KH email 1/6/21	Estimate, with moving costs of \$5000
3.3 Lease buyout consultant		\$ -	\$ 50,000	\$ 4,000	\$ -	\$ -	Lake Elmo	KH1	
5 Real Estate Acquisition (Brookfield Building)		\$ -	\$ 860,000	\$ 860,000	\$ -	\$ -	Lake Elmo	KH1 email 1/6/21	
6 Land Surveying		\$ -	\$ 7,100	\$ 7,100	\$ -	\$ -	Lake Elmo	Send Contract	
7 Subsurface (Geotechnical) Investigation:									
7.1 Soil borings		\$ -	\$ 9,950	\$ 9,950	\$ -	\$ -	Lake Elmo	AET Contract	
7.2 Contaminated Soils		\$ -	\$ -	\$ -	\$ -	\$ -			If required
7.3 Soil and Ground Water Analysis at Infiltration Basins		\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -		AET Contract	Double ring test during construction documents to verify filtration rates for storm water design
8 Existing Building Structural Analysis		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	Add Service	If existing drawings are not adequate to analyse modifications required of existing building
9 Hazardous Material Survey		\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	Lake Elmo	Estimate	Phase 1 Environmental Assessment identified some asbestos. Starting in June, get H+U to get bids.
DESIGN									
10 Project Management/Architecture/Interior Design/Structural Engineering:									
10.1 Pre-Design Phase		\$ -	N/A	N/A	N/A	N/A	N/A	N/A	Previous funding
10.2 Site Due Diligence		\$ -	N/A	N/A	N/A	N/A	N/A	N/A	Previous funding
10.3 Schematic Design through Construction Administration Phases		\$ -	\$ 516,720	\$ 516,720	\$ -	\$ -	LEO A DALY	B133 Contract	
10.4 Reimbursable Expenses		\$ -	\$ 6,000	\$ 6,000	\$ -	\$ -	LEO A DALY	B133 Contract	
10.5 Verification/Documentation of Existing Conditions		\$ -	\$ 7,000	\$ 7,000	\$ -	\$ -	LEO A DALY	B133 Contract	
11 Civil Engineering		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	B133 Contract	Included in line item 10
12 Landscape Architecture		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	B133 Contract	Included in line item 10
13 Mechanical Engineering		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	B133 Contract	Included in line item 10
14 Sustainable Design/BS	N/A		N/A	N/A	N/A	N/A	N/A	N/A	There are no sustainability requirements beyond best practices
15 Fire Protection Engineering		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY / DB	B133 Contract	Performance specifications included in line item 10
16 Electrical Engineering		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	B133 Contract	Included in line item 10
17 Technology (Low-Voltage Systems) Engineering:									
17.1 Voice/Data/Network		\$ -	\$ -	\$ -	\$ -	\$ -	Roseville IT / Lake Elmo	P81 email 1/6/21	Design per Roseville IT, Pete Bauer
17.2 Audio/Video design		\$ -	\$ 35,000	\$ 34,000	\$ -	\$ -	Lake Elmo	Contract with Fine Point	
17.3 Sound-Masking	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Not included
17.4 Card Access		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	B133 Contract	Included in line item 10
17.5 Surveillance/Security design		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo	P81 email 1/6/21	Design per Roseville IT, Pete Bauer & FinePoint
17.6 Fire Alarm		\$ -	\$ -	\$ -	\$ -	\$ -	LEO A DALY	B133 Contract	Included in line item 10
17.7 Emergency Services Radio		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Design services if any, provided by vendor.
17.8 Fiber (comcast)		\$ -	\$ 5,000	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo verified there will be no cost to relocate fiber. This scope of work and cost was written into their contract.
17.9 WiFi		\$ -	\$ -	\$ -	\$ -	\$ -	Roseville IT / Lake Elmo	P81 email 1/6/21	
18 Commissioning		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		LEO A DALY to provide customary review of MEP installation. Commissioning can be examined as an additional service later
19 Acoustical Engineering		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Not included in basic services
20 Furniture, Fixtures and Equipment (FF&E Design)		\$ -	\$ 39,000	\$ 39,000	\$ -	\$ -	LEO A DALY	B133 Contract	LEO A DALY to provide design assistance with furniture selection and procurement through State of Min contracts
21 Specialty Equipment (FF&E Procurement)		\$ -	\$ -	\$ -	\$ -	\$ -			Assumes all design services for specialty line equipment and technology will be included in the cost of the products provided.
22 Food Service Furniture - (FF&E Procurement)		\$ -	\$ -	\$ -	\$ -	\$ -			No design services required.
23 Other		\$ -	\$ -	\$ -	\$ -	\$ -			
24 Signage - Exterior	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Included in line item 10, limited building mounted signage
25 Signage/Displays/Exhibits - Interior (not including code-required)	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Included in line item 10, limited to typical way finding signage
26 Landscape Irrigation	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Included in line item 35, design requirement of performance specification
27 Utility Rebates (if DA Program Results)		\$ -	\$ (25,000)	\$ (25,000)	\$ -	\$ -	Xcel/CenterPoint	Estimate	
PRE-CONSTRUCTION									
28 Hazardous Materials Abatement (include in construction)		\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -	TBD	Estimate	Cost based upon results of finding in line item 9
29 Structure (Building Demolition)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	None anticipated
30 Site Demolition (Clearing)		\$ -	\$ -	\$ -	\$ -	\$ -			Included in line item 34
31 Pre-Construction FF&E - Procurement/Installation		\$ -	N/A	N/A	N/A	N/A	N/A	N/A	Anticipate reuse and relocation of existing furniture by Owner
32 Pre-Construction Moving		\$ -	\$ -	\$ -	\$ -	\$ -	H+U	Estimate	Included in Line 35.1
33 Authority Entitlement:									
33.1 Met. Council/Lake Elmo - SAC		\$ -	\$ 44,650	\$ 24,650	\$ -	\$ -	Mc/Lake Elmo	KH1 email 5/11/21	Assuming 10 units @ \$2,485 per plus city fees (\$2,000 per unit, waived \$20k on May 11), 5 SAC's credit existing.
33.2 Met. Council/Lake Elmo - WAC		\$ -	\$ 6,000	\$ -	\$ -	\$ -	Mc/Lake Elmo	KH1 email 5/11/21	\$9K from cable commission as separate PO. Remaining funds provided by City as separate PO. FinePoint preliminary budget review = \$202,600 Conduit and boxes provided in Construction Documents only.
33.3 Lake Elmo Planning/Development - Application(s)/Review		\$ -	\$ 300	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo to verify if this will be waived, currently included in line item 35.
33.4 Lake Elmo Re-Zoning - Application	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Not anticipated
33.5 Lake Elmo Re-Plating - Application (including park dedication fee)		\$ -	\$ 500	\$ -	\$ -	\$ -	Lake Elmo	N/A	If combining of lots is desired.
33.6 Watershed District - Application/Permit		\$ -	\$ 500	\$ -	\$ -	\$ -	Lake Elmo	N/A	Branch Valley Watershed District waives fee for governmental agencies
33.7 Minnesota Dept. of Labor - Review		\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	Lake Elmo	Estimate	Payable to EXCEL. Estimate of \$250-\$70-\$70-\$500
34 Preconstruction CM Services		\$ -	\$ 7,500	\$ 7,500	\$ -	\$ -	H+U Construction	Contract	
CONSTRUCTION									
35 Phase 4 Construction:									
35.1 City Hall / Fire Station		\$ -	\$ 11,616,286	\$ 12,470,858	\$ -	\$ -	H+U Construction	5/11/21 Estimate	Includes bid alternates, 3% design contingency, and 5% construction contingency
35.2 Public Works		\$ -	\$ 697,871	\$ -	\$ -	\$ -			Combined with line item 35.1
36 Soil Corrections		\$ -	\$ -	\$ -	\$ -	\$ -	H+U Construction		Included in line item 35.1
37 Plan Reviews and Permits		\$ -	\$ 72,050	\$ 2,000	\$ -	\$ -	H+U or Lake Elmo	KH1 email 5/11/21	Waive all bid state surcharge of \$2,000 on May 11.
38 Building Risk Policy		\$ -	\$ -	\$ -	\$ -	\$ -		Estimate	Lake Elmo to verify if this will be waived, currently included in line item 35.
39 Technology (Low-Voltage Systems):									
39.1 Voice/Data/Network cabling and equipment		\$ -	\$ 65,000	\$ 85,000	\$ -	\$ -	Roseville IT / Lake Elmo	5/11/21 Estimate	ROM Estimate by FinePoint. Conduit, boxes, cable tray, and racks provided in Construction Documents only.
39.2 Audio/Video		\$ 99,000	\$ 50,000	\$ 118,600	\$ -	\$ -	FinePoint	5/11/21 Estimate	FinePoint ROM Estimate. Conduit and boxes provided in Construction Documents only.
39.3 Sound-Masking	N/A		N/A	N/A	N/A	N/A	N/A	N/A	Included in line item 35
39.4 Card Access		\$ -	\$ -	\$ 45,000	\$ -	\$ -	Lake Elmo	5/11/21 Estimate	Lake Elmo to provide table top radios or hand held devices only under separate PO. Antennae to be located on roof (supplied and installed by others) with 2" conduit back to radio room (installed per construction documents).
39.5 Surveillance/Security		\$ -	\$ 25,000	\$ 35,340	\$ -	\$ -	Lake Elmo	5/11/21 Estimate	Lake Elmo to provide table top radios or hand held devices only under separate PO. Antennae to be located on roof (supplied and installed by others) with 2" conduit back to radio room (installed per construction documents).
39.6 Emergency Services Radio		\$ -	\$ 10,000	\$ -	\$ -	\$ -	Lake Elmo	5/11/21 Estimate	Lake Elmo to provide table top radios or hand held devices only under separate PO. Antennae to be located on roof (supplied and installed by others) with 2" conduit back to radio room (installed per construction documents).
39.7 Fiber		\$ -	\$ 10,000	\$ -	\$ -	\$ -	Lake Elmo	5/11/21 Estimate	Included in line item 39.1. Exterior fiber to be paid for by contract with City outside source of this project.
39.8 WiFi		\$ -	\$ 7,500	\$ -	\$ -	\$ -	Lake Elmo	5/11/21 Estimate	Need to review scope of work to understand if there will be any work and whether it is included in construction cost
40 Landscape Irrigation		\$ -	\$ -	\$ -	\$ -	\$ -			Included in line item 35
41 Electrical Site Utilities (Electrical Service)		\$ -	\$ -	\$ -	\$ -	\$ -		Estimate	Assume Xcel to waive fees, LEO A DALY to verify.
42 Backup (Emergency) Electrical Systems		\$ -	\$ -	\$ -	\$ -	\$ -			Included in line item 35
43 Construction Testing / Inspection		\$ -	\$ 35,000	\$ -	\$ -	\$ -	H+U	Estimate	Included in line item 35
OCCUPANCY									
44 City Hall Offices (FF&E) - Procurement & Install				\$ 334,100			Lake Elmo	Estimate	DD FF&E Estimate by LEO A DALY
44.1 Office		\$ -	\$ 40,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
44.2 Workstation		\$ -	\$ 65,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
44.3 Lobby Furniture		\$ -	\$ 5,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
44.4 xxx		\$ -	\$ -	\$ -	\$ -	\$ -			
45 Conference Rooms (FF&E) - Procurement & Install		\$ -	\$ 24,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
46 Council Chambers (FF&E) - Procurement & Install		\$ -	\$ 15,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
47 Exercise Equipment (FF&E) - Procurement & Install		\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	Lake Elmo	Allowance	Lake Elmo to verify.
48 Fire Station (FF&E) - Procurement & Install									
48.1 Office		\$ -	\$ 15,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
48.2 Dorms		\$ -	\$ 9,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
48.3 Dayroom		\$ -	\$ 9,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
48.4 Dining Room		\$ -	\$ 4,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
48.5 Gear Extractor		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo to relocate existing, purchase additional one in the future.
48.6 Gear Dryer		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo to relocate existing, purchase additional one in the future.
48.7 SCBA Cascade System		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo to relocate existing.
48.8 SCBA Compressor		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo to relocate existing.
49 Sheriff's Office (FF&E) - Procurement & Install									
49.1 Office		\$ -	\$ 10,000	\$ -	\$ -	\$ -	WCSO	Estimate	2 offices, reuse existing furniture
49.2 Workstation		\$ -	\$ 4,500	\$ -	\$ -	\$ -	WCSO	Estimate	3 hoteling workstations. Reuse existing furniture
50 Equipment - Procurement/Installation									
50.1 Fire Department Kitchen Equipment		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Refer to line item 35. Include in construction documents per plans.
50.2 Kitchenette		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Refer to line item 35. Include in construction documents per plans.
50.3 Laundry		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Refer to line item 35. Include in construction documents per plans.
50.4 City Hall Breakroom		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Refer to line item 35. Include in construction documents per plans.
51 Training / Community Room Furniture - Procurement/Installation		\$ -	\$ 24,000	\$ -	\$ -	\$ -	Lake Elmo	Estimate	Included in line item 44
52 Signage - Exterior		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Included in line item 35
53 Signage - Interior (not including code-required)		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Included in line item 35
54 Displays/Exhibits - Interior		\$ -	\$ -	\$ -	\$ -	\$ -	H+U		Included in line item 35
55 Move-in		\$ -	\$ -	\$ -	\$ -	\$ -	Lake Elmo		Lake Elmo to move their own equipment.
56 Record Documentation		\$ -	\$ -	\$ -	\$ -	\$ -			
PROJECT COST SUBTOTAL		\$ 99,900	\$ 14,516,627	\$ 14,715,018	#REF!	#REF!		N/A	
OWNERS PROJECT CONTINGENCY									
A Pre-Design Phase	1.00%	\$ 990	\$ 145,166						does not include H+U construction contingency
B Schematic Design Phase	1.00%								does not include H+U construction contingency
C Design Development Phase	0.75%			\$ 110,363					does not include H+U construction contingency
D Construction Documents Phase	0.50%				#REF!	#REF!			does not include H+U construction contingency
E Construction Administration Phase	0.50%								does not include H+U construction contingency
PROJECT COST		\$ 99,900	\$ 14,661,793	\$ 14,825,381	#REF!	#REF!			
F Project Budget			\$11,278,500	\$11,278,500			Lake Elmo	CIP	
G Derivation			\$ 3,383,293	\$ 3,346,801					
H Construction Cost			\$ 12,314,157	\$ 12,470,858					Line item 35.1 + 35.2
I Soft Costs			\$ 2,347,636	\$ 2,354,523					Project cost - Line item 21
				\$ 156,701			Building Construction Cost Delta		\$50 increase due to temp trailer inclusion, large increase in Mechanical costs
				\$ 163,587			Overall Project Cost Delta from SD Estimate		Increase in furniture cost by \$84k and low voltage systems costs by \$113k

Schematic Estimate
May 11, 2021
Completed By: AH/JK

City of Lake Elmo
Lake Elmo City Hall, Fire Station, & LEC



CSI Division		Total	Percent Of Estimate Total
02 00 00	Existing Conditions	\$217,235	1.74 %
03 00 00	Concrete	\$2,234,867	17.92 %
04 00 00	Masonry	\$94,821	0.76 %
05 00 00	Metals	\$407,849	3.27 %
06 00 00	Wood, Plastics & Composites	\$332,985	2.67 %
07 00 00	Thermal & Moisture Protection	\$745,569	5.98 %
08 00 00	Openings	\$713,305	5.72 %
09 00 00	Finishes	\$1,106,941	8.88 %
10 00 00	Specialties	\$205,400	1.65 %
11 00 00	Equipment	\$65,750	0.53 %
12 00 00	Furnishings	\$259,238	2.08 %
13 00 00	Special Construction	\$0	
14 00 00	Conveying Systems	\$95,000	0.76 %
21 00 00	Fire Supression	\$142,435	1.14 %
22 00 00	Plumbing	\$555,000	4.45 %
23 00 00	Heating, Ventilating, and Air-Conditioning (HVAC)	\$1,568,300	12.58 %
25 00 00	Integrated Automation	\$0	
26 00 00	Electrical	\$1,003,000	8.04 %
27 00 00	Communications	\$0	
28 00 00	Electronic Safety and Security	\$0	
31 00 00	Earthwork	\$630,898	5.06 %
32 00 00	Exterior Improvements	\$440,654	3.53 %
33 00 00	Utilities	\$133,826	1.07 %
34 00 00	Transportation	\$0	
40 00 00	Material Processing & Handling Equipment	\$15,000	0.12 %
44 00 00	Pollution Control Equipment	\$0	
48 00 00	Electrical Power Generation	\$0	
70 00 00	Contingencies	\$877,445	7.04 %
80 00 00	General Conditions/Construction Support & Management	\$792,453	6.35 %
90 00 00	Other Project Costs	(\$167,112)	-1.34 %
Grand Total		\$12,470,858	100.00 %

Schematic Estimate
May 11, 2021
Completed By: AH/JK

City of Lake Elmo
Lake Elmo City Hall, Fire Station, & LEC



CSI	Description	Takeoff Qty	Unit	Unit Price	Total	Alternate Name	Remarks
02 00 00	Existing Conditions						
02 40 00	Demolition and Structure Moving						
02 40 00	Shoring	1.0	allow	5,000.00	5,000	Base Bid	
02 41 16	Interior Demo	16,704.0	sqft	8.00	133,632	Base Bid	
02 41 16	Interior Demo	1,581.0	sqft	5.00	7,905	Public Works E	
02 41 16	Roofing Demo	8,359.0	sqft	2.50	20,898	Base Bid	
02 41 16	Precast Wall Openings	1.0	allow	6,000.00	6,000	Base Bid	
02 41 16	Remove Existing Windows	52.0	each	250.00	13,000	Base Bid	
02 41 16	Remove Existing Exterior Wall & Metal Cladding	26.0	each	800.00	20,800	Base Bid	
02 41 16	Remove Existing Skylights	1.0	each	2,500.00	2,500	Base Bid	
02 41 16	Remove Existing Stairways	3.0	each	2,500.00	7,500	Base Bid	
	Total				217,235		
	Existing Conditions Total				217,235		
03 00 00	Concrete						
03 11 00	Concrete Stairs						
03 11 23	Concrete Pan Fill	508.0	sqft	15.00	7,620	Base Bid	
	Total				7,620		
03 31 00	Concrete Foundations						
03 31 00.2	Spread Footing, 4'-0" sq. x 1'-0"	3.0	each	505.00	1,515	Base Bid	
03 31 00.2	Spread Footing, 6'-0" sq. x 1'-4"	3.0	each	1,050.00	3,150	Base Bid	
03 31 00.2	Spread Footing, 6'-6" sq. x 1'-6"	3.0	each	1,340.00	4,020	Base Bid	
03 31 00.2	Spread Footing, 7'-6" sq. x 1'-8"	8.0	each	1,875.00	15,000	Base Bid	
03 31 00.3	Continuous Footings - 1'-8" W x 1'-0" D	72.0	lnft	28.50	2,052	Base Bid	
03 31 00.3	Continuous Footings - 2'-0" W x 1'-0" D	224.0	lnft	31.00	6,944	Base Bid	Footing Depth Unknown
03 31 00.3	Continuous Footings - 2'-0" W x 1'-0" D	116.0	lnft	31.00	3,596	Public Works E	Footing Depth Unknown
03 31 00.3	Continuous Footings - 2'-6" W x 1'-0" D	713.0	lnft	38.00	27,094	Base Bid	Footing Depth Unknown
03 31 00.3	Continuous Footings - 2'-6" W x 1'-0" D	50.0	lnft	38.00	1,900	Sheriff's Bay	Footing Depth Unknown
03 31 00.3	Continuous Footings - 4'-0" W x 1'-0" D	119.0	lnft	50.00	5,950	Base Bid	Footing Depth Unknown
03 31 00.3	Stepped Footings	12.0	each	200.00	2,400	Base Bid	
	Total				73,621		
03 31 01	Below Grade Concrete						
03 31 01.2	Concrete Trench Drain Forming	1.0	allow	10,000.00	10,000	Base Bid	
	Total				10,000		
03 31 02	Concrete Walls						
03 31 02.1	8" Concrete Foundation Wall	455.0	sqft	38.00	17,290	Base Bid	
03 31 02.1	12" Concrete Foundation Wall	2,325.0	sqft	44.00	102,300	Base Bid	
03 31 02.1	12" Concrete Foundation Wall	171.0	sqft	44.00	7,524	Sheriff's Bay	
03 31 02.1	12" Concrete Foundation Wall	464.0	sqft	44.00	20,416	Public Works E	
03 31 02.1	16" Concrete Foundation Wall	702.0	sqft	55.00	38,610	Base Bid	
	Total				186,140		
03 31 03	Concrete Columns/Capitals						
03 31 03.1	Concrete Piers at Precast Columns	8.0	each	600.00	4,800	Base Bid	
03 31 03.1	Concrete Piers at Steel Columns	6.0	each	575.00	3,450	Base Bid	
	Total				8,250		
03 31 05	Concrete Slabs						
03 31 05.1	4" Slab on Grade	6,681.0	sqft	7.00	46,767	Base Bid	
03 31 05.1	4" Depressed Slab on Grade	45.0	sqft	10.00	450	Base Bid	

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03 31 05.1	4" Slab on Grade	1,306.0	sqft	7.50	9,795	Public Works E	
03 31 05.1	6" Slab On Grade	1,877.0	sqft	9.00	16,893	Base Bid	
03 31 05.1	6" Slab on Grade	765.0	sqft	9.00	6,885	Sheriff's Bay	
03 31 05.1	6" Slab on Grade	787.0	sqft	9.25	7,280	Public Works E	
03 31 05.1	6" Slab at Elevator Pit	152.0	sqft	10.00	1,520	Base Bid	
03 31 05.1	8" Slab on Grade	7,779.0	sqft	12.00	93,348	Base Bid	
03 31 05.1	4" Slab On Grade Ramp	47.0	sqft	8.50	400	Base Bid	
03 31 05.1	Concrete Stoops	118.0	sqft	15.00	1,770	Base Bid	
03 31 05.1	Concrete Pads Allowance (Benches, Bike Loops)	1.0	allow	6,000.00	6,000	Base Bid	
03 31 05.4	Concrete at Training Tower Balcony	42.0	sqft	15.00	630	Base Bid	
03 31 05.4	2.5" Normal Weight Concrete Topping	790.0	sqft	5.50	4,345	Base Bid	
03 31 05.4	3" Concrete Topping	1,512.0	sqft	6.00	9,072	Base Bid	
03 31 05.4	Concrete Infill at Demolished Stairs	2.0	each	1,000.00	2,000	Base Bid	
03 31 05.4	6" Concrete Lid at Storm Shelter	1.0	allow			Base Bid	Excluded - Per Wells, Precast won't require topping
Total					207,154		
03 35 00 Concrete Finishes							
03 35 19	Sealed Concrete	12,473.0	sqft	1.75	21,828	Base Bid	
03 35 19	Sealed Concrete	745.0	sqft	1.75	1,304	Sheriff's Bay	
03 35 19	Sealed Concrete	780.0	sqft	2.75	2,145	Public Works E	
03 35 19	Sealed Concrete - Stair Treads & Risers	296.0	sqft	1.75	518	Base Bid	
03 35 19	Sealed Concrete W/ Color	1,610.0	sqft	3.75	6,038	Public Works E	
Total					31,832		
03 45 00 Architectural Precast Concrete							
03 45 01	Precast	1.0	lsum	1,636,855.00	1,636,855	Base Bid	
03 45 01	Precast Walls	711.0	sqft	50.00	35,550	Sheriff's Bay	
03 45 01	Precast Plank	765.0	sqft	23.00	17,595	Sheriff's Bay	
03 45 01	Precast Trash Enclosure	405.0	sqft	50.00	20,250	Base Bid	
Total					1,710,250		
Concrete Total					2,234,867		
04 00 00 Masonry							
04 22 00 Concrete Unit Masonry							
04 22 05	4" CMU Partition Walls	302.0	sqft	19.50	5,889	Base Bid	
04 22 05	8" CMU Reinforced Walls	2,221.0	sqft	21.00	46,641	Base Bid	
04 22 05	12" CMU Reinforced Walls	1,517.0	sqft	23.00	34,891	Base Bid	
04 22 05	12" CMU Infill at Demolished Window Openings	6.0	each	400.00	2,400	Base Bid	
04 22 05	Masonry Locker Bases	1.0	allow	5,000.00	5,000	Base Bid	
Total					94,821		
Masonry Total					94,821		
05 00 00 Metals							
05 10 00 Structural Steel Framing							
05 10 01	Structural Steel Columns - Supply	2.0	ton	3,500.00	7,000	Base Bid	
05 10 01	Structural Steel Columns - Erection	2.0	ton	2,500.00	5,000	Base Bid	
05 10 02	Structural Steel Beams - Supply	12.2	ton	3,500.00	42,700	Base Bid	
05 10 02	Structural Steel Beams - Erection	12.2	ton	2,500.00	30,500	Base Bid	
05 10 02	Structural Steel at Brookfield Building	1.0	allow	25,000.00	25,000	Base Bid	
05 10 02	Structural Steel at Public Works Addition	1.0	allow	5,000.00	5,000	Public Works E	
05 10 02	Structural Steel at Training Tower Balcony	1.0	allow	2,500.00	2,500	Base Bid	
05 10 02	Steel Infill at Demolished Stairways	2.0	each	5,000.00	10,000	Base Bid	

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05 10 03	Misc. Steel Channels/Angles/Plates	1.0	allow	5,000.00	5,000	Base Bid	
Total					132,700		
05 30 00	Metal Decking						
05 31 23	1-1/2" - 20GA Metal Roof Decking	3,132.0	sqft	4.35	13,624	Base Bid	
05 31 23	1-1/2" - 20GA Metal Roof Decking Infill at Brookfield Roof Op	160.0	sqft	5.00	800	Base Bid	
Total					14,424		
05 40 00	Structural Lightgauge Framing/Cold Formed Metal Framing						
05 41 00	Exterior Wall Assembly at Brookfield Windows	1,820.0	sqft	35.00	63,700	Base Bid	
Total					63,700		
05 50 00	Metal Fabrications						
05 51 00	Metal Pan Stairs	3.0	flgt	17,500.00	52,500	Base Bid	
05 51 00	Entryway Metal Pan Stairs & Decorative Rail	1.0	flgt	40,000.00	40,000	Base Bid	
05 51 00	Roof Access Ladder, 8'-6" Tall	4.0	each	6,000.00	24,000	Base Bid	
05 51 00	Ships Ladder	1.0	each	5,000.00	5,000	Base Bid	
05 52 00	Guardrail at Training Tower & Training Tower Balcony	37.0	lnft	150.00	5,550	Base Bid	
05 52 00	Aluminum Guardrail with Wood Handrail at Lobby Mezzanine	82.0	lnft	350.00	28,700	Base Bid	
05 52 00	Handrail at Ramps in Council Chambers	13.0	lnft	150.00	1,950	Base Bid	
05 52 00	Removable Guardrail at Apparatus Support Training	12.0	lnft	175.00	2,100	Base Bid	
05 58 00	Stainless Steel Backsplash at Decon Sink	60.0	sqft	15.00	900	Base Bid	
05 58 00	Diamond Plate Window Trim & Sill Aprons	1.0	lsum	750.00	750	Base Bid	
05 58 00	D-Ring Anchors	3.0	each	75.00	225	Base Bid	
05 58 00	Heavy Duty Wood Top Workbench with Steel Drawers & Oper	15.0	lnft	750.00	11,250	Base Bid	
05 59 00	Concrete-Filled Metal Bollard	20.0	each	850.00	17,000	Base Bid	
05 59 00	Concrete-Filled Metal Bollard	4.0	each	850.00	3,400	Sheriff's Bay	
05 59 00	Concrete-Filled Metal Bollard	2.0	each	850.00	1,700	Public Works E	
05 59 00	Metal Bollard for ADA Operators	2.0	each	1,000.00	2,000	Base Bid	
Total					197,025		
Metals Total					407,849		
06 00 00	Wood, Plastics & Composites						
06 10 00	Rough Carpentry						
06 12 00	Wood Stud Exterior Wall Framing	1,872.0	sqft	22.00	41,184	Public Works E	
06 12 00	Trusses & Roof Sheathing	2,196.0	sqft	25.00	54,900	Public Works E	
06 12 00	Carpentry Allowance	250.0	hour	85.00	21,250	Base Bid	
06 12 00	Carpentry Allowance	20.0	hour	85.00	1,700	Public Works E	
06 12 00	Labor Allowance	300.0	hour	80.00	24,000	Base Bid	
06 12 00	Labor Allowance	30.0	hour	75.00	2,250	Public Works E	
06 12 00	Material Allowance	1.0	allow	15,000.00	15,000	Base Bid	
06 12 00	Material Allowance	1.0	allow	3,500.00	3,500	Public Works E	
06 12 00	Misc. Blocking & Furring	1.0	allow	5,000.00	5,000	Base Bid	
06 12 00	Misc. Blocking & Furring	1.0	allow	1,000.00	1,000	Public Works E	
06 12 00	FRP	48.0	sqft	12.00	576	Base Bid	
Total					170,360		
06 20 00	Finish Carpentry						
06 22 00	Cedar Bench at Main Entry	34.0	lnft	350.00	11,900	Base Bid	
06 22 00	Cedar Timber Surround at Apparatus Bay OH Doors	460.0	lnft	65.00	29,900	Base Bid	
06 22 00	Large Cedar Timber Fins Sunshade	390.0	lnft	125.00	48,750	Base Bid	
06 22 00	Small Cedar Timber Fins Sunshade	243.0	lnft	70.00	17,010	Base Bid	
06 22 00	Wood Wainscot at Council Chambers	496.0	sqft	45.00	22,320	Base Bid	

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06 22 00	Wood Wall Planks at Council Chambers	223.0	sqft	40.00	8,920	Base Bid	
06 22 00	Wood Ceiling Planks at Council Chambers	195.0	sqft	45.00	8,775	Base Bid	
06 22 00	Wood Base	186.0	lnft	25.00	4,650	Base Bid	
06 22 00	Wood Chair Rail	17.0	lnft	25.00	425	Base Bid	
06 22 00	Tool Peg Board on 2x2 Sleepers	51.0	sqft	20.00	1,020	Base Bid	
Total					153,670		
06 60 00	Plastic Fabrications						
06 60 00	Solid Surface Window Sills	199.0	lnft	45.00	8,955	Base Bid	
Total					8,955		
Wood, Plastics & Composites Total					332,985		
07 00 00	Thermal & Moisture Protection						
07 10 00	Waterproofing						
07 14 00	Bentonite Waterproofing at Elevator Pit	1.0	lsun	5,000.00	5,000	Base Bid	
07 14 00	Foundation Waterproofing & Protection Board	2,332.0	sqft	11.00	25,652	Base Bid	
07 14 00	Foundation Waterproofing & Protection Board	171.0	sqft	11.00	1,881	Sheriff's Bay	
07 14 00	Foundation Waterproofing & Protection Board	464.0	sqft	11.00	5,104	Public Works E	
Total					37,637		
07 20 00	Insulation/Thermal Protection						
07 21 13	Rigid Insulation (Aprons & Sidewalk)	6,965.0	sqft	4.00	27,860	Heated Aprons	
Total					27,860		
07 40 00	Preformed Roofing & Siding						
07 41 00	Metal Roof Panels	2,212.0	sqft	30.00	66,360	Public Works E	
07 41 00	Metal Wall Panels	1,872.0	sqft	30.00	56,160	Public Works E	
07 41 00	Fundermax HPL Wall Panels	807.0	sqft	27.50	22,193	Base Bid	
07 41 00	Soffit Panels at Main Entry	196.0	sqft	35.00	6,860	Base Bid	
Total					151,573		
07 50 00	Membrane Roofing						
07 51 00	Fully Adhered EPDM Roofing - Tapered	25,221.0	sqft	16.50	416,147	Base Bid	
07 51 00	Fully Adhered EPDM Roofing - Tapered	765.0	sqft	16.50	12,623	Sheriff's Bay	
Total					428,769		
07 60 00	Flashing & Sheet Metal						
07 62 00	Parapet Blocking & Coping	875.0	lnft	30.00	26,250	Base Bid	
07 62 00	Parapet Blocking & Coping	18.0	lnft	30.00	540	Sheriff's Bay	
07 62 00	Parapet Renovation (Reduce Height for Thinner Profile)	384.0	lnft	35.00	13,440	Base Bid	
Total					40,230		
07 70 00	Roof Accessories						
07 72 33	Roof Hatch	1.0	allow	5,000.00	5,000	Base Bid	
Total					5,000		
07 90 00	Sealants						
07 92 00	Prefabricated Expansion Joints	1.0	allow	2,500.00	2,500	Base Bid	
07 92 00	Sealants/Joint Fillers/Caulking	1.0	allow	45,000.00	45,000	Base Bid	
07 92 00	Caulking & Firestopping Labor Allowance	50.0	hour	90.00	4,500	Base Bid	
07 92 00	Caulking & Firestopping Material Allowance	1.0	allow	2,500.00	2,500	Base Bid	
Total					54,500		

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CSI	Description	Takeoff Qty	Unit	Unit Price	Total	Alternate Name	Remarks
Thermal & Moisture Protection Total					745,569		
08 00 00	Openings						
08 11 00	Metal Doors & Frames						
08 11 13	Temp. Door & Hardware Allowance	1.0	allow	5,000.00	5,000	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door Frame	84.0	each	300.00	25,200	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door Frame	5.0	each	300.00	1,500	Public Works E	
08 11 13	4'-8" x 7'-0" HM Door Frame	1.0	each	390.00	390	Base Bid	
08 11 13	6'-0" x 7'-0" HM Door Frame	2.0	each	440.00	880	Base Bid	
08 11 13	6'-0" x 7'-0" HM Door Frame	1.0	each	440.00	440	Public Works E	
08 11 13	7'-0" x 7'-0" HM Door Frame	2.0	each	460.00	920	Base Bid	
08 11 13	6'-0" x 8'-0" HM Door Frame	1.0	each	460.00	460	Base Bid	
08 11 13	Install HM Door Frames	90.0	each	250.00	22,500	Base Bid	
08 11 13	Install HM Door Frames	6.0	each	250.00	1,500	Public Works E	
08 11 13	3'-0" x 7'-0" Steel Door/Frame/Hardware (Storm Shelter Rated	2.0	each	6,300.00	12,600	Base Bid	
08 11 13	3'-0" x 7'-0" Insulated HM Door - Flush	5.0	each	1,250.00	6,250	Base Bid	
08 11 13	3'-0" x 7'-0" Insulated HM Door - Flush	1.0	each	1,250.00	1,250	Public Works E	
08 11 13	2'-4" x 7'-0" HM Door - Flush	2.0	each	360.00	720	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door - Flush	4.0	each	425.00	1,700	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door - Flush - 90 Min. Rated	2.0	each	600.00	1,200	Public Works E	
08 11 13	3'-0" x 7'-0" HM Door - Narrow Lite	1.0	each	580.00	580	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door - Narrow Lite - 60 Min. Rated	1.0	each	775.00	775	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door - Half Lite	2.0	each	685.00	1,370	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door - Half Lite - 45 Min. Rated	1.0	each	860.00	860	Base Bid	
08 11 13	3'-0" x 7'-0" HM Door - Full Lite	2.0	each	900.00	1,800	Base Bid	
08 11 13	3'-6" x 7'-0" HM Door - Flush	2.0	each	480.00	960	Base Bid	
08 11 13	Install HM Doors & Hardware	20.0	each	300.00	6,000	Base Bid	
08 11 13	Install HM Doors & Hardware	3.0	each	300.00	900	Public Works E	
08 11 16	Aluminum Doors & Hardware	10.0	each	4,000.00	40,000	Base Bid	
Total					135,755		
08 14 00	Wood & Plastic Doors						
08 14 00	3'-0" x 7'-0" WD Door - Flush	65.0	each	350.00	22,750	Base Bid	
08 14 00	3'-0" x 7'-0" WD Door - Flush	4.0	each	350.00	1,400	Public Works E	
08 14 00	3'-0" x 7'-0" WD Door - Flush - 90 Min. Rated	1.0	each	620.00	620	Base Bid	
08 14 00	3'-0" x 7'-0" WD Door - Narrow Lite - 60 Min. Rated	1.0	each	700.00	700	Base Bid	
08 14 00	3'-0" x 7'-0" WD Door - Half Lite - 45 Min. Rated	1.0	each	730.00	730	Base Bid	
08 14 00	3'-0" x 7'-0" WD Door - Half Lite - 90 Min. Rated	1.0	each	825.00	825	Base Bid	
08 14 00	3'-0" x 7'-0" WD Door - Flush - Extended Swing	2.0	each	450.00	900	Base Bid	
08 14 00	3'-0" x 7'-0" WD Door - Flush - Extended Swing - 45 Min. Rated	1.0	each	610.00	610	Base Bid	
08 14 00	3'-6" x 7'-0" WD Door - Flush	2.0	each	375.00	750	Base Bid	
08 14 00	3'-0" x 8'-0" WD Door - Flush - 2 Hr. Rated	2.0	each	750.00	1,500	Base Bid	
08 14 00	5'-0" x 7'-0" WD Bifold Door/Frame/Hardware	1.0	each	450.00	450	Base Bid	
08 14 00	6'-0" x 7'-0" WD Bifold Door/Frame/Hardware	2.0	each	480.00	960	Base Bid	
08 14 00	Install WD Doors & Hardware	76.0	each	300.00	22,800	Base Bid	
08 14 00	Install WD Doors & Hardware	4.0	each	300.00	1,200	Public Works E	
Total					56,195		
08 30 00	Special Doors						
08 31 00	Access Doors	1.0	allow	2,500.00	2,500	Base Bid	
08 33 00	10'-0" x 8'-0" OH Coiling Door	2.0	each	11,750.00	23,500	Sheriff's Bay	
08 33 00	10'-0" x 8'-0" Sectional OH Door	1.0	each	7,900.00	7,900	Public Works E	
08 36 13	14'-0" x 16'-0" OH Door With 3 Panels of Glazing	10.0	each	12,000.00	120,000	Base Bid	
Total					153,900		

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08 40 00	Entrances & Storefronts						
08 43 00	Exterior Aluminum Storefront	200.0	sqft	75.00	15,000	Base Bid	
08 43 00	Interior Aluminum Storefront	348.0	sqft	70.00	24,360	Base Bid	
	Total				39,360		
08 44 00	Window Walls & Curtain Walls						
08 44 13	Curtainwall	267.0	sqft	100.00	26,700	Base Bid	
08 44 13	All-Glass, Butt-Glazed Curtainwall	255.0	sqft	110.00	28,050	Base Bid	
	Total				54,750		
08 51 00	Metal Windows						
08 51 13	Exterior Aluminum Windows	981.0	sqft	65.00	63,765	Base Bid	
08 51 13	Exterior Aluminum Windows - Storm Rated	72.0	sqft	300.00	21,600	Base Bid	
08 51 13	Interior Aluminum Windows	494.0	sqft	60.00	29,640	Base Bid	
08 51 13	Interior Aluminum Windows	40.0	sqft	60.00	2,400	Public Works E	
	Total				117,405		
08 56 00	Special Windows						
08 56 53	Ballistic Resistant Window with Transaction Openings	2.0	each	7,500.00	15,000	Base Bid	
08 56 53	Pass-Thru Window	1.0	each	5,000.00	5,000	Public Works E	
	Total				20,000		
08 70 00	Hardware & Specialties						
08 71 00	Finish Hardware	96.0	each	1,100.00	105,600	Base Bid	
08 71 00	Finish Hardware	7.0	each	1,100.00	7,700	Public Works E	
08 71 13	ADA Door Operators	2.0	each	4,500.00	9,000	Base Bid	
	Total				122,300		
08 80 00	Glazing						
08 81 00	ADD for 2 Hr. Fired Rated Window Glazing	26.0	sqft	265.00	6,890	Base Bid	
08 81 00	ADD for Impact Resistant Glazing	135.0	sqft	50.00	6,750	Base Bid	
	Total				13,640		
	Openings Total				713,305		
09 00 00	Finishes						
09 20 00	Gypsum Wallboard						
09 20 01	Gyp Partition - Stud, Gyp Both Sides, Acoustic Insulation	15,388.0	sqft	10.50	161,574	Base Bid	
09 20 01	Gyp Partition - Stud, Gyp Both Sides, Acoustic Insulation	2,078.0	sqft	10.50	21,819	Public Works E	
09 20 01	Gyp Partition - Stud, Gyp One Side, Acoustic Insulation	5,501.0	sqft	9.00	49,509	Base Bid	
09 20 01	Gyp Partition - Stud, Gyp One Side, Acoustic Insulation	2,378.0	sqft	9.00	21,402	Public Works E	
09 20 01	Gyp Partition - Stud, Gyp Both Sides	308.0	sqft	10.00	3,080	Base Bid	
09 20 01	Gyp Partition - Stud, Gyp One Side	10,236.0	sqft	8.50	87,006	Base Bid	
09 20 01	Gyp Partition - Stud, One Layer Gyp One Side, Two Layers G	411.0	sqft	11.50	4,727	Base Bid	
09 20 01	Gyp Partition - Stud, Gyp Both Sides, Acoustic Insulation - 1 H	693.0	sqft	11.25	7,796	Base Bid	
09 20 01	Gyp Partition - Furring, Gyp One Side, Spray Foam Insulation	7,328.0	sqft	11.50	84,272	Base Bid	
09 20 01	Level 5 Gyp Wall Finish	973.0	sqft	9.00	8,757	Base Bid	
09 20 05	Gyp Ceiling	1,529.0	sqft	20.00	30,580	Base Bid	
09 20 05	Gyp Soffit	406.0	sqft	20.00	8,120	Base Bid	
	Total				488,642		
09 30 00	Tile						
09 30 13	Porcelain Floor Tile	4,466.0	sqft	19.00	84,854	Base Bid	
09 30 13	Porcelain Floor Tile - Stair Treads	116.0	sqft	35.00	4,060	Base Bid	

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CSI	Description	Takeoff Qty	Unit	Unit Price	Total	Alternate Name	Remarks
09 30 13	Porcelain Tile Base	1,211.0	Inft	19.00	23,009	Base Bid	
09 30 13	Porcelain Tile Base	88.0	Inft	19.00	1,672	Public Works E	
09 30 13	Porcelain Wall Tile	2,206.0	sqft	19.00	41,914	Base Bid	
09 30 13	Porcelain Wall Tile	142.0	sqft	19.00	2,698	Public Works E	
09 30 13	Ceramic Wall Tile	312.0	sqft	19.00	5,928	Base Bid	
09 30 13	Ceramic Wall Tile	8.0	sqft	19.00	152	Public Works E	
Total					164,287		
09 50 00	Acoustical Treatment						
09 51 00	ACT	19,313.0	sqft	4.35	84,012	Base Bid	
09 51 00	ACT	2,558.0	sqft	4.35	11,127	Public Works E	
09 51 00	ACT, Moisture Resistant	236.0	sqft	5.20	1,227	Base Bid	
09 51 00	Acoustic Wall Panels at Council Chambers	1.0	allow	15,000.00	15,000	Base Bid	
09 51 00	5'-0" x 7'-0" Tackable Acoustic Wall Panels at Lobby Mezzanine	4.0	each	900.00	3,600	Base Bid	
Total					114,966		
09 65 00	Resilient Flooring						
09 65 01	Static Dissipative Tile	104.0	sqft	10.00	1,040	Base Bid	
09 65 01	Athletic Rubber Flooring	670.0	sqft	15.00	10,050	Base Bid	
09 65 01	Resilient Sheet Flooring	1,423.0	sqft	8.00	11,384	Base Bid	
09 65 01	Resilient Flooring - Stair Treads & Risers	107.0	sqft	15.00	1,605	Base Bid	
09 65 13	Resilient Base	4,761.0	Inft	3.00	14,283	Base Bid	
09 65 13	Resilient Base	701.0	Inft	3.00	2,103	Public Works E	
09 65 13	Floor Leveling Allowance	1.0	allow	2,500.00	2,500	Base Bid	
Total					42,965		
09 68 00	Carpeting						
09 68 01	Carpet	1,501.0	sqyd	50.00	75,050	Base Bid	
09 68 01	Carpet	101.0	sqyd	50.00	5,050	Public Works E	
09 68 01	Carpet, Moisture Resistant	70.0	sqyd	52.00	3,640	Base Bid	
09 68 01	Carpet, Moisture Resistant	6.0	sqyd	57.00	342	Public Works E	
09 68 01	Entrance Carpet	51.0	sqyd	60.00	3,060	Base Bid	
Total					87,142		
09 70 00	Wall Finishes						
09 78 00	PLAM Wall Cladding	258.0	sqft	30.00	7,740	Base Bid	
Total					7,740		
09 90 00	Painting/Wallcovering						
09 91 00	Wallcoverings	973.0	sqft	4.00	3,892	Base Bid	
09 91 00	Paint - Walls	40,612.0	sqft	1.25	50,765	Base Bid	
09 91 00	Paint - Walls	7,685.0	sqft	1.25	9,606	Public Works E	
09 91 00	Paint - Gyp Ceiling & Soffit	1,935.0	sqft	1.45	2,806	Base Bid	
09 91 01	Epoxy Paint - Exposed Ceiling	10,501.0	sqft	1.85	19,427	Base Bid	
09 91 01	Epoxy Paint - Exposed Ceiling	741.0	sqft	1.85	1,371	Sheriff's Bay	
09 91 10	Epoxy Paint - Walls	27,870.0	sqft	1.60	44,592	Base Bid	
09 91 10	Epoxy Paint - Walls	1,225.0	sqft	1.60	1,960	Sheriff's Bay	
09 91 10	Epoxy Paint - Walls	698.0	sqft	1.60	1,117	Public Works E	
09 91 15	Paint - HM Frames	90.0	each	125.00	11,250	Base Bid	
09 91 15	Paint - HM Doors	20.0	each	125.00	2,500	Base Bid	
09 91 15	Paint - HM Frames	6.0	each	125.00	750	Public Works E	
09 91 15	Paint - HM Doors	3.0	each	125.00	375	Public Works E	
09 91 15	Refinish Existing Frames	10.0	each	125.00	1,250	Public Works E	
09 91 15	Refinish Existing Doors	10.0	each	125.00	1,250	Public Works E	

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09 91 15	Paint - Stair System	559.0	sqft	3.00	1,677	Base Bid	
09 91 15	Paint Touch Up Allowance	20.0	hour	80.00	1,600	Base Bid	
09 91 15	Tuffcrete Stain	4,593.0	sqft	1.80	8,267	Base Bid	
09 91 15	Waterproof Masonry Coating	4,593.0	sqft	8.00	36,744	Base Bid	
Total					201,199		
Finishes Total					1,106,941		
10 00 00 Specialties							
10 11 00 Visual Display							
10 11 16	Whiteboard/Tackboard Allowance	1.0	allow	5,000.00	5,000	Base Bid	
10 12 00	Custom Display Cases	11.0	lnft	2,000.00	22,000	Base Bid	
Total					27,000		
10 14 00 Signage & Graphics							
10 14 23	12" Dimensional Letters, Back Lit	22.0	each	400.00	8,800	Base Bid	
10 14 23	30" Dimensional Letters, Back Lit	22.0	each			Base Bid	Excluded - removed from project per LAS
10 14 23	Maltese Logo Sign, Halo Lit	2.0	each	7,500.00	15,000	Base Bid	
10 14 23	Room Identification Panel Signage	1.0	allow	5,000.00	5,000	Base Bid	
10 14 23	Logo at Council Chambers	1.0	allow	3,000.00	3,000	Base Bid	
Total					31,800		
10 21 00 Compartments & Cubicles							
10 21 16	Toilet Partitions	6.0	each	1,700.00	10,200	Base Bid	
10 21 16	Urinal Screens	1.0	each	600.00	600	Base Bid	
Total					10,800		
10 26 00 Wall & Corner Guards							
10 21 13	Corner Guards	1.0	allow	3,000.00	3,000	Base Bid	
Total					3,000		
10 28 00 Toilet & Bath Accessories							
10 28 00	Bathroom Mirrors	1.0	lsun	7,000.00	7,000	Base Bid	
10 28 00	Bathroom Mirrors	2.0	each	300.00	600	Public Works E	
10 28 00	Toilet Paper Dispensers	18.0	each	250.00	4,500	Base Bid	
10 28 00	Toilet Paper Dispensers	2.0	each	250.00	500	Public Works E	
10 28 00	Grab Bars	50.0	each	125.00	6,250	Base Bid	
10 28 00	Grab Bars	6.0	each	125.00	750	Public Works E	
10 28 00	Touchless Soap Dispenser, Counter-Mounted	15.0	each	200.00	3,000	Base Bid	
10 28 00	Touchless Soap Dispenser, Wall-Mounted	9.0	each	200.00	1,800	Base Bid	
10 28 00	Touchless Soap Dispenser, Wall-Mounted	2.0	each	200.00	400	Public Works E	
10 28 00	Touchless Paper Towel Dispenser	5.0	each	275.00	1,375	Base Bid	
10 28 00	Paper Towel Dispenser/Automatic Hand Dryer/Waste Recept	14.0	each	750.00	10,500	Base Bid	
10 28 00	Paper Towel Dispenser/Automatic Hand Dryer/Waste Recept	2.0	each	750.00	1,500	Public Works E	
10 28 00	Sanitary Napkin Disposal	16.0	each	300.00	4,800	Base Bid	
10 28 00	Sanitary Napkin Disposal	2.0	each	300.00	600	Public Works E	
10 28 00	Baby Changing Station	3.0	each	750.00	2,250	Base Bid	
10 28 00	Shower Rod & Curtain	3.0	each	250.00	750	Base Bid	
10 28 00	Folding ADA Wood Shower Bench	3.0	each	425.00	1,275	Base Bid	
10 28 00	Coat Hook	34.0	each	50.00	1,700	Base Bid	
10 28 00	Coat Hook	3.0	each	50.00	150	Public Works E	
10 28 00	Mop & Broom Holder wth Shelf	2.0	each	250.00	500	Base Bid	
Total					50,200		

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10 44 00	Fire Protection Specialties						
10 44 00	Fire Extinguisher Cabinet Allowance	6.0	each	600.00	3,600	Base Bid	
10 44 00	60 Gallon Flammable Cabinet	1.0	each	3,000.00	3,000	Base Bid	
	Total				6,600		
10 51 00	Lockers						
10 51 00	Fire Department Wardrobe Lockers	19.0	each	750.00	14,250	Base Bid	
10 51 00	Patrol Wardrobe Lockers	7.0	each	2,000.00	14,000	Base Bid	
10 51 00	Public Works Building Wardrobe Lockers	20.0	each	550.00	11,000	Public Works E	
10 51 00	New Gear Lockers	10.0	each	850.00	8,500	Base Bid	
10 51 00	Remove/Reinstall Existing Gear Lockers	34.0	each	200.00	6,800	Base Bid	
10 51 00	Pass-Thru Evidence Lockers	1.0	allow	2,500.00	2,500	Base Bid	
10 51 00	Weapons Lockers	1.0	allow	2,500.00	2,500	Base Bid	
10 51 00	Integral Bench at Fire Department Wardrobe Lockers	28.0	Inft	150.00	4,200	Base Bid	
10 51 00	Integral Bench at Patrol Wardrobe Lockers	11.0	Inft	150.00	1,650	Base Bid	
10 51 00	Public Works Building Locker Room Benches	1.0	each	600.00	600	Public Works E	
	Total				66,000		
10 55 00	Postal Specialties						
10 55 00	Recessed Exterior Utility Bill Dropbox	1.0	each	1,000.00	1,000	Base Bid	
	Total				1,000		
10 75 00	Flagpoles						
10 75 00	Flagpole	1.0	each	9,000.00	9,000	Base Bid	
	Total				9,000		
	Specialties Total				205,400		
11 00 00	Equipment						
11 11 00	Vehicle Service Equipment						
11 11 13	Air Compressor	1.0	allow	5,000.00	5,000	Base Bid	
11 11 26	Pressure Washer Control & Reel	2.0	each	3,500.00	7,000	Base Bid	
11 11 26	Garden Hose Reel	2.0	each	250.00	500	Base Bid	
	Total				12,500		
11 23 00	Laundry Equipment - Commercial						
11 23 00	3-Compartment Sink at SCBA	1.0	allow	2,500.00	2,500	Base Bid	
	Total				2,500		
11 24 00	Built-In Maintenance Equipment						
11 24 00	Operable Fire Hose Dry Rack	1.0	allow	8,000.00	8,000	Base Bid	
11 24 00	Fixed Fire Hose Dry Hook	1.0	each	3,500.00	3,500	Base Bid	
	Total				11,500		
11 30 00	Residential Equipment						
11 30 00	Fire Department Kitchen Appliances	1.0	allow	15,000.00	15,000	Base Bid	
11 30 00	Community Room Appliances	1.0	allow	2,500.00	2,500	Base Bid	
11 30 00	City Hall Breakroom Appliances	1.0	allow	3,500.00	3,500	Base Bid	
11 30 00	Laundry Equipment	3.0	each	2,500.00	7,500	Base Bid	
11 30 00	Public Works Appliances	1.0	allow	3,500.00	3,500	Public Works E	
11 30 00	Work Room Appliances	1.0	allow	3,500.00	3,500	Base Bid	
11 30 00	Patrol Area Kitchenette	1.0	allow	3,000.00	3,000	Base Bid	
11 30 00	Wellness Room Appliances	1.0	each	750.00	750	Base Bid	
11 30 00	Gear Wash & Dryer	1.0	allow			Base Bid	Excluded - Review with City

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CSI	Description	Takeoff Qty	Unit	Unit Price	Total	Alternate Name	Remarks
Total					39,250		
Equipment Total					65,750		
12 00 00	Furnishings						
12 20 00	Window Treatments						
12 20 00	Window Treatments - Manual	1,053.0	sqft	12.50	13,163	Base Bid	
Total					13,163		
12 30 00	Manufactured Casework						
12 32 00	PLAM Base Cabinets with Solid Surface Countertops	235.0	Inft	300.00	70,500	Base Bid	
12 32 00	PLAM Base Cabinets with Solid Surface Countertops	35.0	Inft	300.00	10,500	Public Works E	
12 32 00	PLAM Upper Cabinets	101.0	Inft	200.00	20,200	Base Bid	
12 32 00	PLAM Upper Cabinets	6.0	Inft	200.00	1,200	Public Works E	
12 35 00	Phenolic Base Cabinets with Stainless Steel Countertops	27.0	Inft	500.00	13,500	Base Bid	
12 35 00	Phenolic Upper Cabinets	24.0	Inft	300.00	7,200	Base Bid	
12 35 00	Service Counter Framing with Wood Panels & Solid Surface C	19.0	Inft	350.00	6,650	Base Bid	
12 35 00	Ballistic Council Dias	60.0	Inft	1,500.00	90,000	Base Bid	
12 36 00	Wall-Mounted Solid Surface Countertop (Restroom)	56.0	Inft	175.00	9,800	Base Bid	
12 36 00	Wall-Mounted Countertop	79.0	Inft	175.00	13,825	Base Bid	
12 36 00	Solid Surface High Top at Island	9.0	Inft	300.00	2,700	Public Works E	
Total					246,075		
Furnishings Total					259,238		
14 00 00	Conveying Systems						
14 20 00	Elevators						
14 20 00	Passenger Elevator, 2-Stop	1.0	lsum	95,000.00	95,000	Base Bid	
Total					95,000		
Conveying Systems Total					95,000		
21 00 00	Fire Supression						
21 00 00	Fire Protection						
21 00 00	Fire Protection at Brookfield Building	16,709.0	sqft	3.75	62,659	Base Bid	
21 00 00	Fire Protection at New Additions	19,856.0	sqft	3.25	64,532	Base Bid	
21 00 00	Fire Protection at Sheriff's Bay	760.0	sqft	3.25	2,470	Sheriff's Bay	
21 00 00	Fire Protection at Public Works Addition	2,096.0	sqft	3.25	6,812	Public Works E	
21 00 00	Fire Protection at Public Works Renovation	1,590.0	sqft	3.75	5,963	Public Works E	
Total					142,435		
Fire Supression Total					142,435		
22 00 00	Plumbing						
22 00 00	Plumbing						
22 00 00	Plumbing	1.0	lsum	380,000.00	380,000	Base Bid	
22 00 00	Plumbing & HVAC at Public Works Remodel/Addition	1.0	lsum	95,000.00	95,000	Public Works E	
22 00 00	Plumbing	1.0	lsum	15,000.00	15,000	Sheriff's Bay	
22 00 00	In-Floor Heat at Aprons & Entry Sidewalk	1.0	lsum	65,000.00	65,000	Heated Aprons	
Total					555,000		
Plumbing Total					555,000		
23 00 00	Heating, Ventilating, and Air-Conditioning (HVAC)						

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23 00 00	HVAC						
23 00 00	HVAC	1.0	Isum	1,595,000.00	1,595,000	Base Bid	
23 00 00	HVAC at Sheriff's Bay	1.0	Isum	20,000.00	20,000	Sheriff's Bay	
23 00 00	HVAC	5,700.0	sqft	-6.00	-34,200	Base Bid	VAV's in Council Chamber addition in lieu of VRF system
23 00 00	HVAC	5.0	each	-2,500.00	-12,500	Base Bid	Reduce 5x temperature controllers
Total					1,568,300		
Heating, Ventilating, and Air-Conditioning (HVAC) Total					1,568,300		
26 00 00	Electrical						
26 00 00	Electrical						
26 00 00	General Conditions	1.0	Isum	32,000.00	32,000	Base Bid	
26 00 00	Demolition	1.0	Isum	20,000.00	20,000	Base Bid	
26 00 00	General Power	1.0	Isum	135,000.00	135,000	Base Bid	
26 00 00	Motor & Conns	1.0	Isum	95,000.00	95,000	Base Bid	
26 00 00	Interior Lighting	1.0	Isum	240,000.00	240,000	Base Bid	
26 00 00	Lighting Controls	1.0	Isum	45,000.00	45,000	Base Bid	
26 00 00	Switchgear	1.0	Isum	45,000.00	45,000	Base Bid	
26 00 00	Service/Feeders	1.0	Isum	68,000.00	68,000	Base Bid	
26 00 00	Generator	1.0	Isum	55,000.00	55,000	Base Bid	
26 00 00	Fire Alarm	1.0	Isum	30,000.00	30,000	Base Bid	
26 00 00	Communications Rough-In	1.0	Isum	20,000.00	20,000	Base Bid	
26 00 00	Security Rough-In	1.0	Isum	8,000.00	8,000	Base Bid	
26 00 00	Public Works Remodel	1.0	Isum	100,000.00	100,000	Public Works E	
26 00 00	Wiring for Snow Melt Boiler & Pumps	1.0	Isum	5,000.00	5,000	Heated Aprons	
26 00 00	Electrical at Sheriff's Bay	1.0	Isum	10,000.00	10,000	Sheriff's Bay	
26 00 00	Site Lighting	1.0	Isum	120,000.00	120,000	Base Bid	
26 00 00	Reduce Number of Exterior Light Poles	5.0	each	-5,000.00	-25,000	Base Bid	
Total					1,003,000		
Electrical Total					1,003,000		
27 00 00	Communications						
27 20 00	Data System						
27 20 00	Voice/Data Network Equipment & Installation	1.0	Isum			Base Bid	Excluded
27 20 00	Audio/Visual Equipment & Installation	1.0	Isum			Base Bid	Excluded
27 20 00	Fiber Equipment & Installation	1.0	Isum			Base Bid	Excluded
27 20 00	WiFi Equipment & Installation	1.0	Isum			Base Bid	Excluded
Total							
Communications Total							
28 00 00	Electronic Safety and Security						
28 01 00	Electronic Safety and Security						
28 01 10	Surveillance/Security Equipment & Installation	1.0	Isum			Base Bid	Excluded
28 01 10	Emergency Radio Equipment & Installation	1.0	Isum			Base Bid	Excluded
Total							
Electronic Safety and Security Total							
31 00 00	Earthwork						
31 20 00	Earth Moving						
31 22 00	Earthwork & Excavation	1.0	Isum	645,298.00	645,298	Base Bid	
31 22 00	Export Excess Topsoil by City	4,700.0	cuyd	-7.00	-32,900	Base Bid	

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31 22 00	Building Excavation	1.0	Isun	3,500.00	3,500	Sheriff's Bay	
31 22 00	Building Excavation & Sitework	1.0	Isun	15,000.00	15,000	Public Works E	
Total					630,898		
Earthwork Total					630,898		
32 00 00	Exterior Improvements						
32 10 00	Paving						
32 12 00	Standard Asphalt Paving	1,721.0	sqyd	17.50	30,118	Base Bid	
32 12 00	Asphalt Patching Allowance	500.0	sqft	3.00	1,500	Base Bid	
32 12 00	Heavy Duty Asphalt Paving	3,611.0	sqyd	19.00	68,609	Base Bid	
32 13 00	Heavy Duty Concrete Pavement	6,509.0	sqft	14.00	91,126	Base Bid	
32 13 00	Heavy Duty Concrete Pavement	250.0	sqft	18.00	4,500	Public Works E	
32 13 00	Concrete Sidewalk	5,002.0	sqft	8.25	41,267	Base Bid	
32 13 00	Concrete Sidewalk Patching Allowance	317.0	sqft	3.00	951	Base Bid	
32 13 00	ADA Ramp with Truncated Domes	3.0	each	3,600.00	10,800	Base Bid	
32 16 00	Concrete Curb & Gutter	2,455.0	lnft	25.00	61,375	Base Bid	
32 16 00	Curb Replacement Allowance	100.0	lnft	30.00	3,000	Base Bid	
32 17 00	Pavement Markings	1.0	Isun	5,000.00	5,000	Base Bid	
Total					318,245		
32 30 00	Site Improvements						
32 31 00	Monument Sign	1.0	each			Base Bid	Excluded
32 32 00	Low Metal Retaining Wall	77.0	lnft	75.00	5,775	Base Bid	
32 36 00	Light Bollards	3.0	each	1,200.00	3,600	Base Bid	
32 36 00	Site Signage	1.0	Isun	3,000.00	3,000	Base Bid	
32 36 00	Bike Loops	3.0	allow	500.00	1,500	Base Bid	
32 36 00	Backless Bench	2.0	each	1,650.00	3,300	Base Bid	
32 36 00	Picnic Table	2.0	each	2,250.00	4,500	Base Bid	
32 36 00	Raised Planter	2.0	allow	7,500.00	15,000	Base Bid	
Total					36,675		
32 80 00	Irrigation						
32 84 00	Irrigation	1.0	Isun			Base Bid	Excluded
Total							
32 90 00	Planting						
32 92 00	Native Seed Mix	794.0	sqyd	5.50	4,367	Base Bid	
32 92 00	Turf Grass Seed	2,509.0	sqyd	2.75	6,900	Base Bid	
32 93 00	Landscaping, Restoration, Misc. Site Finishes	1.0	allow	15,000.00	15,000	Public Works E	
32 93 00	Deciduous Trees	20.0	each	550.00	11,000	Base Bid	
32 93 00	Evergreen Trees	23.0	each	550.00	12,650	Base Bid	
32 93 00	Ornamental Trees	4.0	each	550.00	2,200	Base Bid	
32 93 00	Shrubs	150.0	each	65.00	9,750	Base Bid	
32 93 00	Perennials	129.0	each	18.00	2,322	Base Bid	
32 94 00	Rock Mulch & Fabric	6,067.0	sqft	1.10	6,674	Base Bid	
32 94 00	Wood Mulch & Fabric	2,539.0	sqft	0.80	2,031	Base Bid	
32 94 00	Mulch Rings Around Trees in Turf Areas	15.0	each	250.00	3,750	Base Bid	
32 94 00	Steel Edging	1,010.0	lnft	9.00	9,090	Base Bid	
Total					85,734		
Exterior Improvements Total					440,654		
33 00 00	Utilities						

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33 00 00	Utilities						
33 00 00	Utilities	1.0	Isum	133,826.00	133,826	Base Bid	
	Total				133,826		
33 50 00	Fuel Distribution						
33 51 00	CenterPoint Fees & Gas Meter	1.0	Isum			Base Bid	Excluded
	Total						
33 70 00	Electrical Utilities						
33 70 00	Xcel Power Fees	1.0	Isum			Base Bid	Excluded
	Total						
33 80 00	Communication Utilities						
33 82 00	Comcast Fiber Connection Fees	1.0	Isum			Base Bid	Excluded
	Total						
	Utilities Total				133,826		
40 00 00	Material Processing & Handling Equipment						
41 22 23	Hoists						
41 22 23	Ceiling Hung 2-Ton Monorail Crain with Electric Chain Hoist	1.0	allow	15,000.00	15,000	Base Bid	
	Total				15,000		
	Material Processing & Handling Equipment Total				15,000		
70 00 00	Contingencies						
70 10 00	Construction Contingency						
70 10 00	Construction Contingency	1.0	Isum	500,890.00	500,890	Base Bid	5%
70 10 00	Design Contingency	1.0	Isum	300,534.00	300,534	Base Bid	3%
70 10 00	Construction Contingency	1.0	Isum	8,350.00	8,350	Sheriff's Bay	5%
70 10 00	Design Contingency	1.0	Isum	5,010.00	5,010	Sheriff's Bay	5%
70 10 00	Construction Contingency	1.0	Isum	4,893.00	4,893	Heated Aprons	5%
70 10 00	Design Contingency	1.0	Isum	2,936.00	2,936	Heated Aprons	3%
70 10 00	Construction Contingency	1.0	Isum	34,270.00	34,270	Public Works	5%
70 10 00	Design Contingency	1.0	Isum	20,562.00	20,562	Public Works	3%
	Total				877,445		
	Contingencies Total				877,445		
80 00 00	General Conditions/Construction Support & Management						
80 10 00	General Conditions						
80 10 00	General Conditions	1.0	Isum	216,180.00	216,180	Base Bid	
80 10 00	Builders Risk Insurance	1.0	Isum			Base Bid	Excluded
	Total				216,180		
80 20 00	Construction Support/Project Management						
80 20 00	Preconstruction Fees (CM)	1.0	Isum	7,500.00	7,500	Base Bid	
80 21 00	Project Reimbursables (CM)	1.0	allow	488,555.00	488,555	Base Bid	
80 22 00	Construction Management Fee	1.0	allow	73,662.00	73,662	Base Bid	0.65%
80 22 00	Construction Management Fee	1.0	allow	1,149.00	1,149	Sheriff's Bay	0.65%
80 22 00	Construction Management Fee	1.0	allow	673.00	673	Heated Aprons	0.65%
80 22 00	Construction Management Fee	1.0	allow	4,734.00	4,734	Public Works	0.65%
	Total				576,273		

Schematic Estimate
May 11, 2021
Completed By: AH/JK

City of Lake Elmo
Lake Elmo City Hall, Fire Station, & LEC



CSI	Description	Takeoff Qty	Unit	Unit Price	Total	Alternate Name	Remarks
General Conditions/Construction Support & Management Total					792,453		
90 00 00	Other Project Costs						
90 30 00	Surveying/Testing/Assessments						
90 30 00	Testing & Inspections	1.0	allow	20,000.00	20,000	Base Bid	
90 30 00	Testing & Inspections	1.0	allow	3,000.00	3,000	Public Works E	
Total					23,000		
90 40 00	Permits/Fees						
90 40 00	Permits/Plan Review	1.0	Isun			Base Bid	Excluded
90 40 00	SAC/WAC Fees	1.0	units			Base Bid	Excluded
90 40 00	Permits/Plan Review	1.0	Isun			Sheriff's Bay	Excluded
90 40 00	Permits/Plan Review	1.0	Isun			Heated Aprons	Excluded
90 40 00	Permits/Plan Review	1.0	Isun			Public Works E	Excluded
Total							
90 50 00	Misc. Owner Expenses						
90 55 00	Temp. Office Trailer for City	1.0	Isun	49,550.00	49,550	Base Bid	
90 55 00	FF&E	1.0	allow			Base Bid	Excluded
Total					49,550		
90 60 00	Legal/Insurance						
90 61 00	Sales Tax Savings	1.0	allow	-331,062.00	-331,062	Base Bid	
90 61 00	Sales Tax Savings	1.0	allow	-5,411.00	-5,411	Sheriff's Bay	
90 61 00	Sales Tax Savings	1.0	allow	-3,171.00	-3,171	Heated Aprons	
90 61 00	Sales Tax Savings	1.0	allow	-22,207.00	-22,207	Public Works E	
Total					-361,851		
90 70 00	Development/Financing						
90 70 00	Payment & Performance Bonds	1.0	Isun	112,204.00	112,204	Base Bid	1%
90 70 00	Payment & Performance Bonds	1.0	Isun	1,750.00	1,750	Sheriff's Bay	1%
90 70 00	Payment & Performance Bonds	1.0	Isun	1,025.00	1,025	Heated Aprons	1%
90 70 00	Payment & Performance Bonds	1.0	Isun	7,210.00	7,210	Public Works E	1%
Total					122,189		
Other Project Costs Total					-167,112		
Grand Total			SF		12,470,858		

FINEPOINT TECHNOLOGY, LLC

12209 Wood Lake Dr.
Burnsville, MN 55337
612.254.7462 Fax: 612.254.7386
www.finepoint.tech

May 11th, 2021

Mr. Todd LaVold
Project Manager
Leo A Daly
730 2nd Ave S, Suite 1300
Minneapolis, MN 55402

RE: Letter of Transmittal for:
Lake Elmo City Hall and Public Works Facility
Technology ROM Cost Estimate

Dear Mr. LaVold:

FinePoint Technology has assembled a rough order of magnitude (ROM) cost estimate for the technology systems for the City of Lake Elmo City Hall and the renovation to their Public Works Facility for review by Leo A Daly. The ROM budget has been assembled based on our meeting on May 7th discussing the needs of Lake Elmo and experience with projects of similar size and scope. Each section includes a brief description of what is assumed to be included and excluded from the budgetary number.

Audio Visual Systems

- Audio Visual Systems for three (3) meeting rooms, one (1) community room, shared public spaces, one (1) interview room, and council chambers including the broadcast systems as part of the project.
- Council chambers to include three (3) large public monitors, AV over IP distribution system, audio distribution system, and DSP mixing technology, AV control system, Five (5) broadcast PTZ cameras provided by SCC, Broadcast Pix production switcher, production console, equipment rack, and supporting broadcast technology.
- Council chambers overflow display and audio distribution in the lobby.
- Conference rooms are based around a single display Microsoft Teams or Zoom conferencing technology.
- Community room to include two (2) large monitors, audio distribution, wireless collaboration, wireless microphones, and an AV control system.
- All rough in boxes and conduit are provided by Div. 26 and are not included in this cost estimate.

SECTION	ESTIMATED COST
CONFERENCE ROOMS	\$22,600.00
COMMUNITY ROOM	\$40,000.00
COUNCIL CHAMBERS	\$205,000.00
TOTALS	\$267,600.00

Structured Cabling System

- Cabling system based on CAT6 copper cabling to be certified by the low voltage contractor.
- A fiber optic backbone consisting of six (6) Single Mode and twelve (12) Multimode strands of fiber optic cabling between the Communications Room 129, and AV 106 rooms.
- Equipment racks with internal power distribution and uninterruptible power supply (UPS) located at bottom of each rack.
- All rough in boxes and conduit are provided and installed by Div. 26. Based on the size of the building it is assumed that no cable tray will be installed, and cabling will be supported with J-Hooks or support methods provided by the Div. 27 contractor.
- All network switches, wireless access points, and IP phones to be provided by the owner.

SECTION	ESTIMATED COST
Structured Cabling System (CAT6)	\$85,000.00
TOTALS	\$85,000.00

Video Surveillance

- Approximately (12) 4K (8MP) IP dome cameras providing coverage to critical interior and exterior areas such as egress doors, lobby, council chambers, and parking.
- Single centrally managed IP camera system with local rack mounted storage.
- All rough in boxes and conduit are provided by Div. 26 and are not included in this cost estimate.
- Cameras connected to the owner's network via CAT6 cabling provided under Structured Cabling System.

SECTION	ESTIMATED COST
Video Surveillance	\$35,340.00
TOTALS	\$35,340.00

Access Control Systems

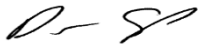
- Approximately 18 access controlled doors between the City Hall and Public Works Facility.
- All doors are centrally managed via an IP access control system.
- One (1) access control users' station with card writer.
- Door controller hardware located near each door connected to the owner's network via CAT6 cabling provided under Structured Cabling System.
- Lock power supplies wall mounted in the electrical or communications room.
- All door lock hardware provided by Div. 8 and is not included in this cost estimate.

SECTION	ESTIMATED COST
Access Control System	\$45,000.00
TOTALS	\$45,000.00

These costs will be updated throughout the design process to better establish a definitive estimate as the project reaches the 100% CD Phase. Please let us know if there are any questions with any area of the estimate or the assumptions made.

Thank you for your time and attention,

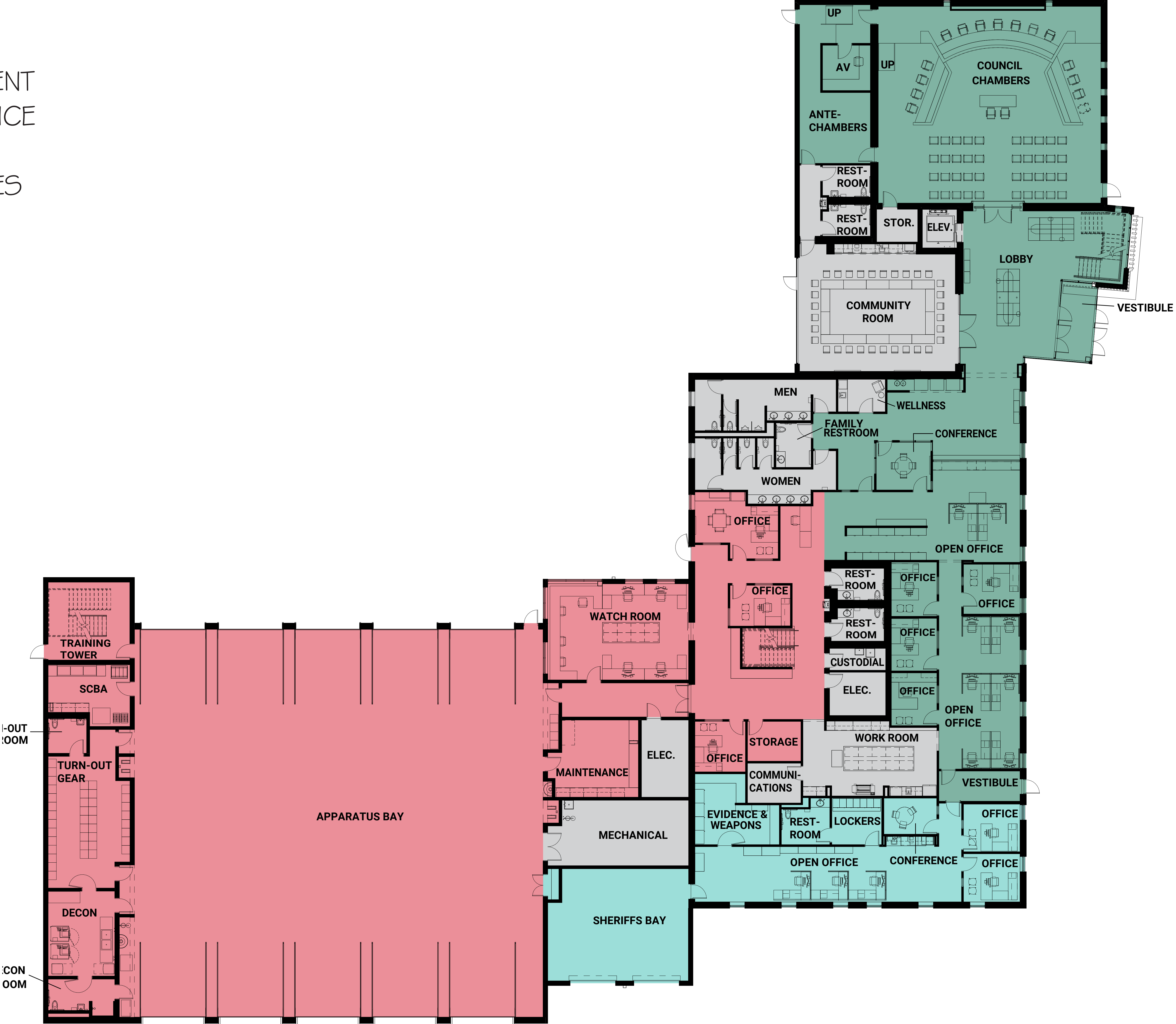
For FinePoint Technology, LLC:



David Soukup, CTS-I, CTS-D, RCDD
Partner
david.soukup@finepoint.tech

LEGEND

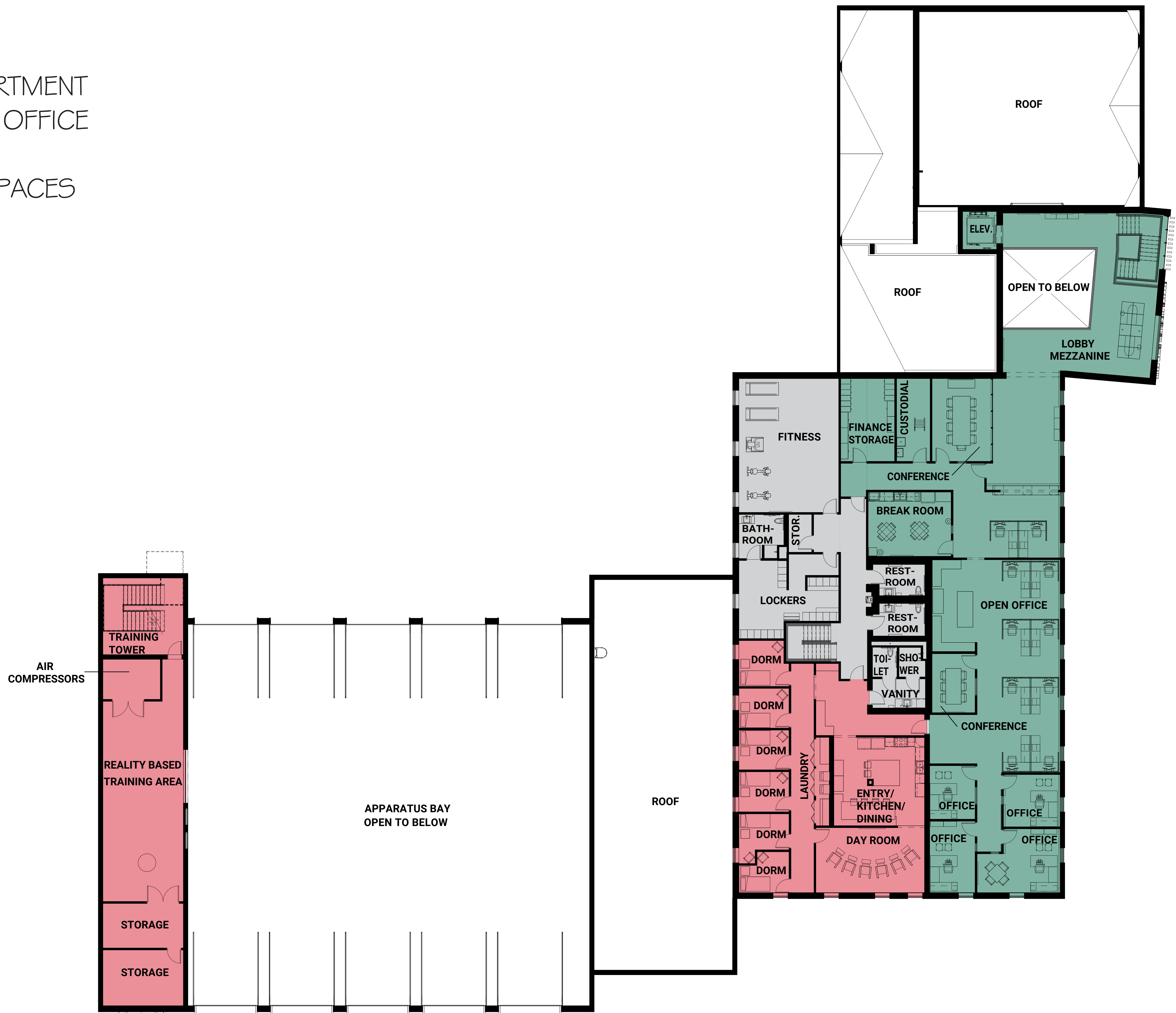
- FIRE DEPARTMENT
- SHERIFF'S OFFICE
- CITY HALL
- SHARED SPACES



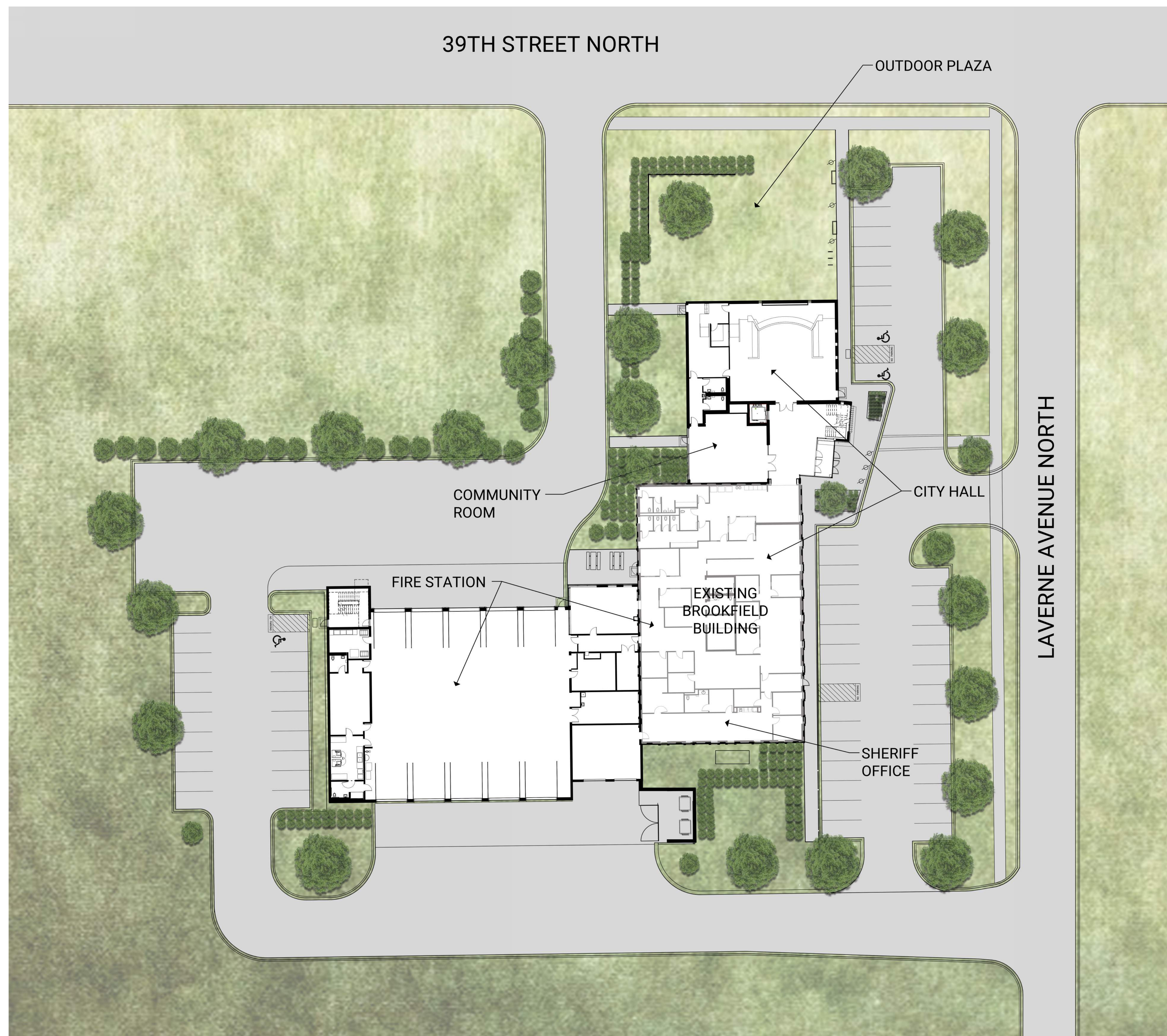
Lake Elmo City Hall, Fire & Sheriff - LEVEL 1

LEGEND

- FIRE DEPARTMENT
- SHERIFF'S OFFICE
- CITY HALL
- SHARED SPACES



Lake Elmo City Hall, Fire Station - LEVEL 2



Lake Elmo City Hall - Site Plan

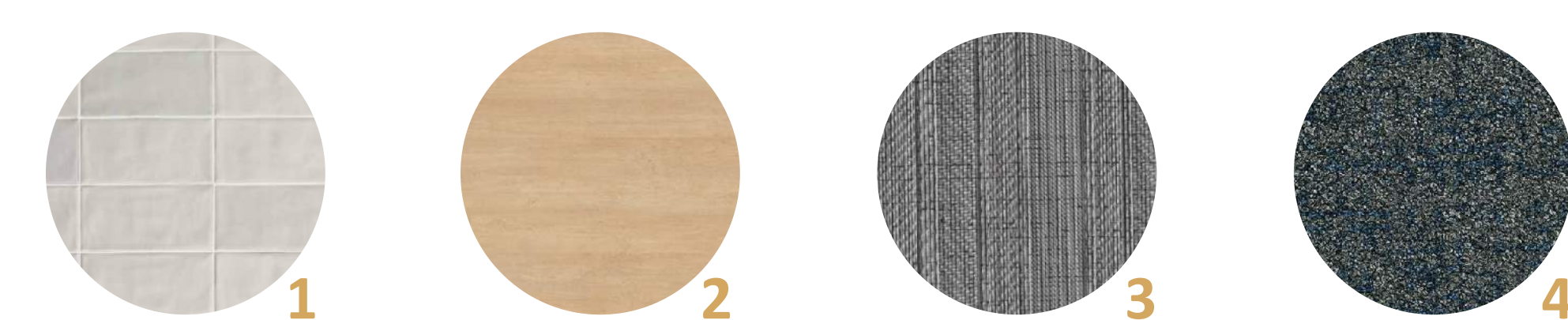
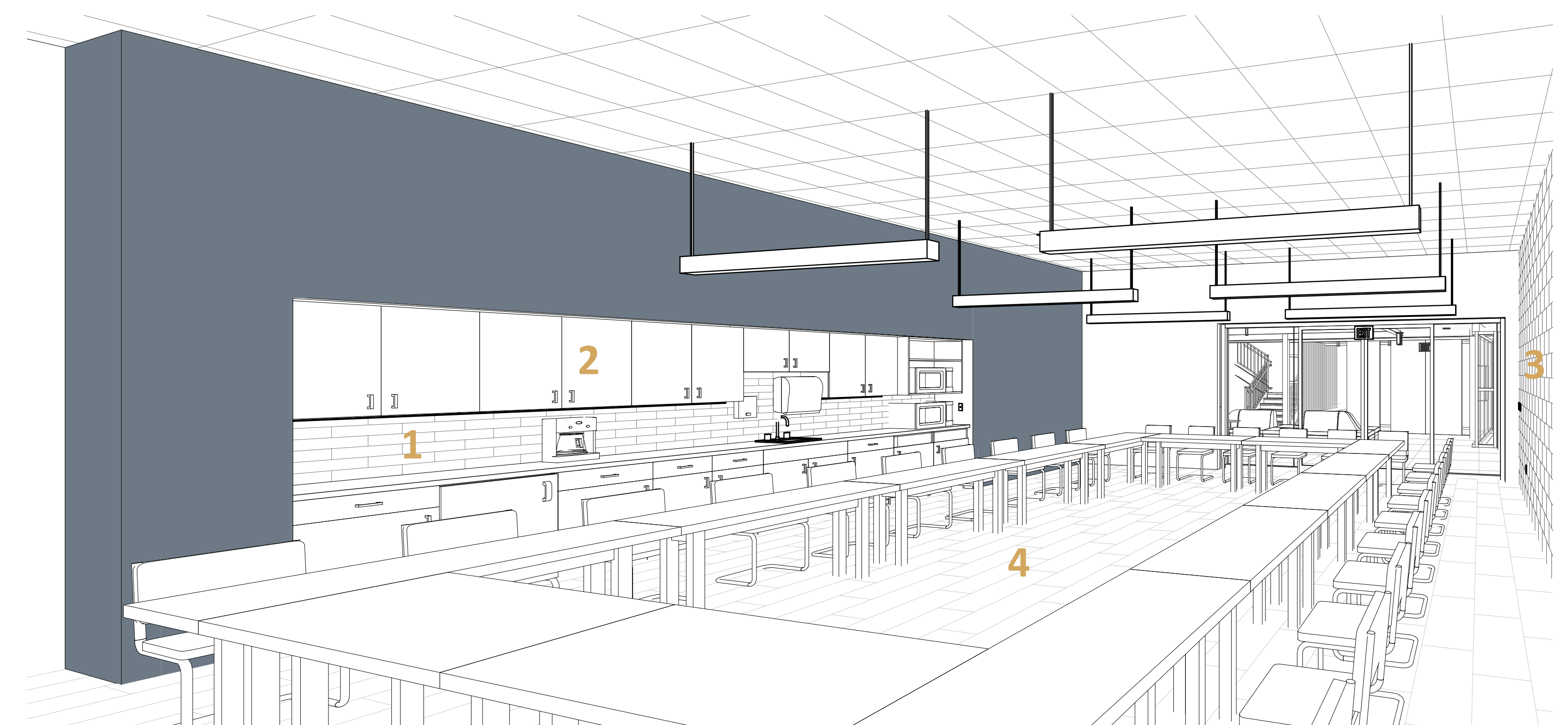
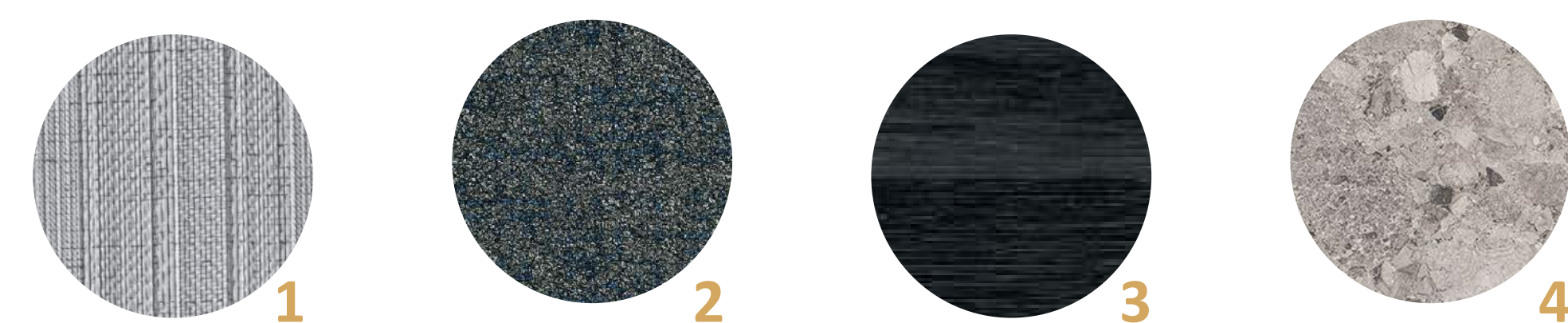
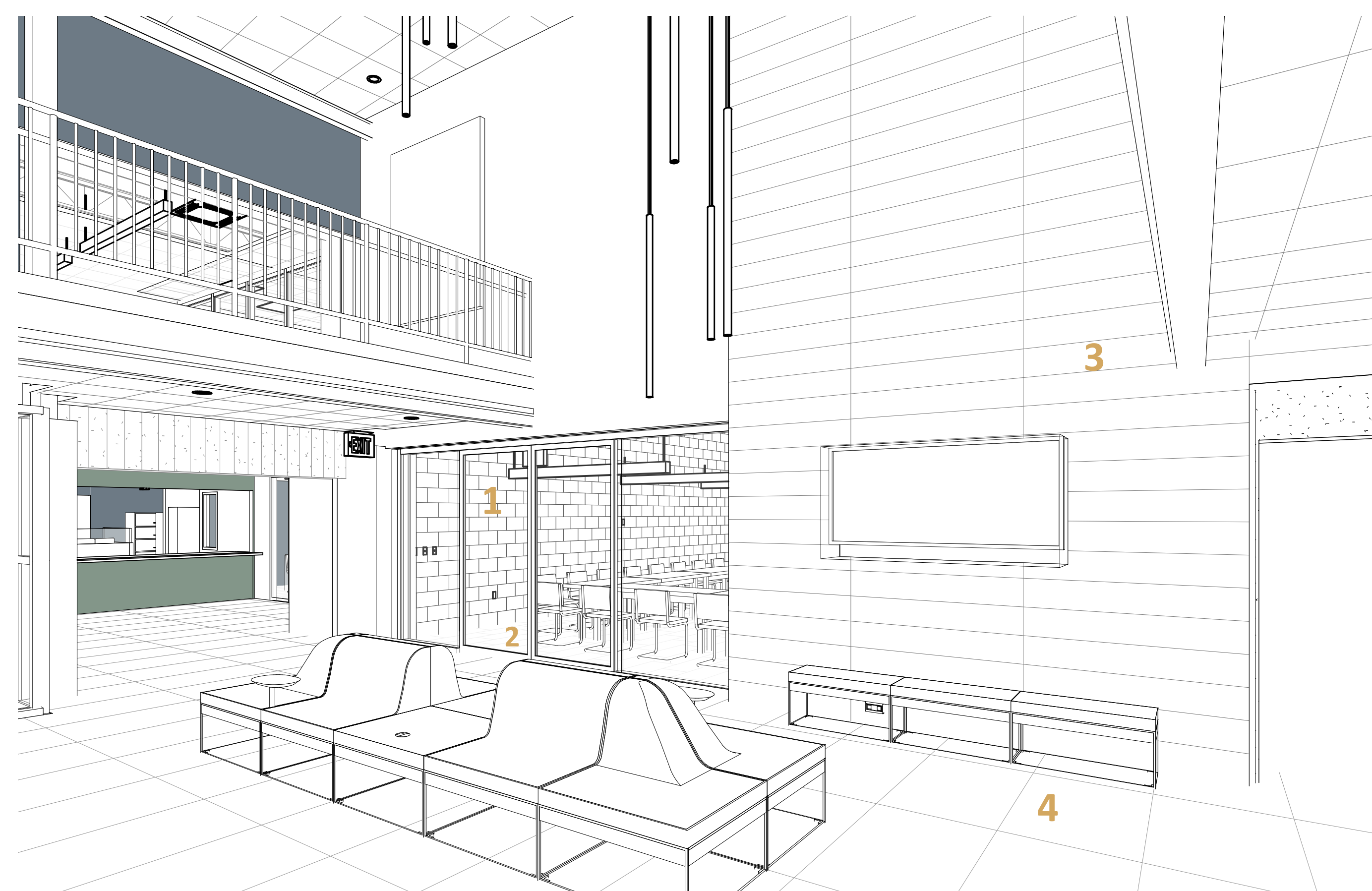


Lake Elmo City Hall, Fire & Sheriff - Renderings



Interior Finishes
Lobby

Council Chambers
Community Room



City of Lake Elmo, Minnesota
General Obligation Capital Improvement Plan Bonds for Municipal Facilities
Estimated Tax Impact on Example Properties ³

Bond Proceeds	\$9,765,000
Cash contribution from Sewer Fund	\$1,473,076
Cash contribution from Water Fund	\$3,682,689
Cash contribution from General Fund	\$0
Total Source of Funds for Project	\$14,920,765
Deposit to construction fund	\$14,730,755
Use of revenues for Cost of Issuance and Capitalized Interest ¹	\$190,010
Term of Bonds	20
Adjusted City NTC (2020/2021) ²	\$21,261,511
Average City Levy for Debt Service Payment	\$667,618

RESIDENTIAL HOMESTEAD PROPERTY

\$250,000	RH	\$2,353	\$74
\$300,000	RH	\$2,898	\$91
\$350,000	RH	\$3,443	\$108
\$400,000	RH	\$3,988	\$125
\$430,200	RH	\$4,302	\$135
\$450,000	RH	\$4,500	\$141
\$500,000	RH	\$5,000	\$157
\$550,000	RH	\$5,625	\$177
\$600,000	RH	\$6,250	\$196
\$650,000	RH	\$6,875	\$216
\$700,000	RH	\$7,500	\$236
\$750,000	RH	\$8,125	\$255
\$800,000	RH	\$8,750	\$275
\$850,000	RH	\$9,375	\$294
\$900,000	RH	\$10,000	\$314
\$950,000	RH	\$10,625	\$334
\$1,000,000	RH	\$11,250	\$353

COMMERCIAL AND INDUSTRIAL

\$1,000,000	CI	\$19,250	\$604
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Notes:

1. The final cost of issuance will vary based upon final terms.
2. The adjusted net tax capacity (NTC) is based on Lake Elmo NTC for Pay 2021 and is the NTC after fiscal disparity contribution.
3. All figures are preliminary estimates and are subject to change.
4. Average valued home is estimated at \$430,200.