

**MANKATO STATE UNIVERSITY POR COST
ESTIMATE 600 BED FACILITY**

Prepared for:

**Ayers Saint Gross
1040 Hull St Ste 100
Baltimore, MD 21230-5346**

Prepared by:

**DMS International, Inc.
10613 Concord Street
Kensington, MD 20895**

(301) 949-8110

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DMS INTERNATIONAL, INC.

Mankato State University POR Cost Estimate

Notes:

The following are not included or are assumed not to be required:

- * Architects and Engineer fees
- * Utility company charges
- * Wall coverings and wall protection systems
- * Data, telephone equipment
- * A/V & PA system equipment/wiring
- * Rock excavation
- * UPS system
- * MATV system equipment
- * Systems furniture/furniture
- * FFE
- * Builders risk insurance premiums
- * Emergency power genset
- * Demo of existing 1200 bed complex
- * Site irrigation systems

The following notes/assumptions apply:

- * Estimate based on design information received up to and including 4/20/05
- * Estimate allows for a 2000sf basement for mech/elec equipment
- * Estimate assumes competitive bids will be received from GC's
- * Estimate allows for \$1500/lf for tunnel and 350lf allowed for.
- * No trade premiums are included for fast tracking and issuing early packages that split trade work.
- * \$3/sf allowed for tel/data/tv cabling

Mankato State University POR Cost Estimate

600 Bed Summary

Amount of 300 bed facility #1	\$12,317,365
Amount of 300 bed facility #2	\$12,317,365
Amount of Conv. Store-allow	\$500,000
Total	\$25,134,729

Fileref MANKATO3.WK4 04/21/2005

DMS INTERNATIONAL, INC.

Mankato State University POR Cost Estimate

**Mankato Student Housing-300 Bed Facility
POR Cost Estimate**

76,900 Gross SF

			Cost/GSF	Cost/Bed
Div 2/Sitework		1,564,200	\$20.34	\$5,214
Div 3/Concrete		1,131,982	\$14.72	\$3,773
Div 4/Masonry		1,335,620	\$17.37	\$4,452
Div 5/Metals		231,200	\$3.01	\$771
Div 6/Wood & Plastics		135,970	\$1.77	\$453
Div 7/Thermal & Moisture		353,988	\$4.60	\$1,180
Div 8/Doors & Windows		824,600	\$10.72	\$2,749
Div 9/Finishes		1,251,810	\$16.28	\$4,173
Div 10/Specialties		178,663	\$2.32	\$596
Div 11/Equipment		9,000	\$0.12	\$30
Div 13/Special Construction		50,000	\$0.65	\$167
Div 14/Conveying-allow 2 elevators		150,000	\$1.95	\$500
Div 15/Plumbing		664,500	\$8.64	\$2,215
Div 15/Fire Protection		211,475	\$2.75	\$705
Div 15/HVAC		1,153,500	\$15.00	\$3,845
Div 16/Electrical		1,281,154	\$16.66	\$4,271
LEEDS silver rating-allow 2%		excluded	\$0.00	\$0
Sub Total(Divs 2-16)		\$10,527,662	\$136.90	\$35,092
General Conditions allow @	5.00%	\$526,383	\$6.85	\$1,755
Insurances @	0.50%	\$52,638	\$0.68	\$175
GC fee @	4.00%	\$421,106	\$5.48	\$1,404
Design Contingency-allow	7.50%	\$789,575	\$10.27	\$2,632
Escalation @	by others		\$0.00	\$0
Estimated Project Cost For 300 Beds		\$12,317,365	\$160.17	\$41,058

The above estimate allows for 300 beds

Cost/sf

Sitework	\$1,838,659	\$23.91
Building	\$10,478,706	\$136.26
		\$160.17

02 Site Work

Demolitions	site clear/prep	50,000	sf	0.50	25,000	
						\$25,000
Sediment and Erosion Control:						
	perimeter silt fence	1,400	lf	5.00	7,000	
	construction entrances	2	ea	2500.00	5,000	
	temporary provisions	1	ls	40000.00	40,000	
	monthly maintenance	10	mos	700.00	7,000	
						\$59,000
Earthworks						
	general shape/grade	50,000	sf	0.60	30,000	
	cut for basement	2,500	cy	15.00	37,500	
	back fill/haul	1,500	cy	15.00	22,500	
	prep building pads	20,000	sf	0.60	12,000	
						\$102,000
Utilities:						
	water-allow	600	lf	90.00	54,000	
	sewer	600	lf	90.00	54,000	
	storm	800	lf	100.00	80,000	
	SWM	1	ls	not allowed for	0	
	incoming electric-in tunnel	350	lf	80.00	28,000	
	incoming tel/data	350	lf	40.00	14,000	
						\$230,000
External Electrical Work:						
	general site lighting	1	ls	50000.00	50,000	
	site emergency phones	4	ea	7500.00	30,000	
						\$80,000
Mechanical Utilities:						
	new utility tunnel-PC	330	lf	1000.00	330,000	
	steam	330	lf	275.00	90,750	
	steam condensate	330	lf	190.00	62,700	
	chilled water supply	265	lf	275.00	72,875	
	chilled water return	265	lf	275.00	72,875	
						\$629,200
Site Improvements						
	access road to loading-conc	1,500	sy	45.00	67,500	
	curb/gutter	500	lf	15.00	7,500	
	concrete sidewalks	10,000	sf	5.00	50,000	
	seeding/sod	109,000	sf	1.00	109,000	
	dumpster enclosure-allow	1	ea	25000.00	25,000	
	trash receptacles	15	ea	by owner	0	
	benches	15	ea	by owner	0	
	bike racks	40	bikes	by owner	0	
						\$259,000

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Landscaping allowances:

trees	200	ea	500.00	100,000
shrubs	500	ea	80.00	40,000
misc plants	1	ls	40000.00	40,000

\$180,000

Total Div 02 Sitework

\$1,564,200

03 Concrete Work

Concrete foundations:

spread footings per SOG area	18,730	sf	5.75	107,698
concrete footing walls	4,500	sf	20.00	90,000

\$197,698

Cost/sf of SOG

\$10.56

PC Elevated Slabs

8" thick PC floor planks	75,700	sf	8.00	605,600
gypcrete levelling screed	75,700	sf	1.25	94,625

\$700,225

Slab on Grade

fine grade	18,730	sf	0.14	2,622
gravel below slab 6" thick	540	tons	21.00	11,340
wwf	18,730	sf	0.60	11,238
rebar	5	tons	1800.00	9,000
visqueen	18,730	sf	0.13	2,435
pour concrete slab 4" thick	242	cy	140.00	33,936
concrete thickenings	24	cy	140.00	3,394
screeds	18,730	sf	0.30	5,619
trowel concrete	18,730	sf	0.60	11,238
cure concrete	18,730	sf	0.10	1,873

\$92,695

Cost/sf

\$4.95

Basement Walls:

Allowed for a 2000sf basement

forms	5,400	sf	7.00	37,800
rebar	8	tons	1800.00	14,400
cure concrete	105	cy	145.00	15,225
finish concrete	5,400	sf	0.60	3,240

\$70,665

Miscellaneous	equipment pads allow	600	sf	12.00	7,200	
	metal pan stair fill	9	flights	1500.00	13,500	
	winter concrete/testing	1	ls	50000.00	50,000	
						\$70,700

Total Div 03 Concrete Work

\$1,131,982

04 Masonry

Exterior Skin:						
	face brk veneer-running bond-\$400/1000	32,000	sf	14.00	448,000	
	CMU back up	32,000	sf	10.00	320,000	
	bond beams	3,600	lf	7.00	25,200	
	pc wdw sills	840	lf	33.00	27,720	
	pc wdw heads	900	lf	35.00	31,500	
	cavity insulation	32,000	sf	1.50	48,000	
	misc metal lintols	15,000	lbs	1.60	24,000	
	ext wall articulation	32,000	sf	1.50	48,000	
	wall flashings-vinyl	7,200	sf	2.00	14,400	
	scaffolding, exterior	40,000	sf	0.60	24,000	
	washdown exterior masonry	32,000	sf	0.15	4,800	
						\$1,015,620

Interior Walls:

	load bearing CMU	32,000	sf	10.00	320,000	
						\$320,000

Total Div 04 Masonry

\$1,335,620

05 Metals

Structural Steel:

	misc steel framing	10	tons	3000.00	30,000	
						\$30,000

Misc Metals:

	masonry wall head support angles	800	ea	40.00	32,000	
	perimeter shelf angles	3,600	lf	22.00	79,200	
	metal pan stairs w/s/steel rails	9	flts	10000.00	90,000	
						\$201,200

Total Div 5 Metals

\$231,200

06 Wood & Plastics

Rough Carpentry:					
Roof blocking	5,000	bf	3.50	17,500	
Misc. blocking internally	15,000	bf	3.00	45,000	
					\$62,500

Finish Carpentry:

vanities w/ss tops	168	ea	150.00	25,200	
kitchen wall cabinets	80	lf	130.00	10,400	
kitchen base cabinets	80	lf	150.00	12,000	
kitchen counter tops-plam	80	lf	35.00	2,800	
minor millwork at lobby/mail	76,900	sf	0.30	23,070	
					\$73,470

Total Div 6 Wood & Plastics

\$135,970

07 Thermal & Moisture

Waterproofing:

below grade walls-bit paint	4,500	sf	1.00	4,500	
below grade walls-membrane	2,700	sf	4.00	10,800	
exterior skin bit paint damproofing	32,000	sf	0.66	21,120	
					\$36,420

Fireproofing:

not required

Building Insulation:

Rigid insulation below SOG	3,600	sf	2.00	7,200	
					\$7,200

Roof Work:

flat roof system-4 ply	18,600	sf	9.00	167,400	
walkway pads 5%	930	sf	5.00	4,650	
roof hatch w/ladders	1	ea	4000.00	4,000	
perimeter metal cope	900	lf	20.00	18,000	
roof screening-allow	250	lf	300.00	75,000	
flashings	1,200	lf	12.00	14,400	
					\$283,450

Building Sealants:					
caulk external wall system	40,000	sf	0.25	10,000	
caulk internally	76,900	sf	0.07	5,383	
firestop internally	76,900	sf	0.15	11,535	
					\$26,918

Total Div 07 Thermal & Moisture **\$353,988**

08 Doors & Windows

Doors and frames:

external HM/glass	6	lvs	750.00	4,500	
internal HM unit entry	168	lvs	700.00	117,600	
internal HM utility entry	24	lvs	700.00	16,800	
unit single interior-prehung	168	lvs	200.00	33,600	
plumbing access doors	20	ea	70.00	1,400	
					\$173,900

Finish Hardware:

exterior sets	6	lvs	1500.00	9,000	
apt entrance/stair doors	192	lvs	600.00	115,200	
unit doors	168	lvs	75.00	12,600	
security locking			by owner	0	
					\$136,800

Windows/Glazing Systems:

windows-alum w/operable lights	8,000	sf	45.00	360,000	
interior/ext sill trim	840	lf	10.00	8,400	
glass wall systems-kawneer 1600	2,500	sf	55.00	137,500	
doors-entrances	2	prs	4000.00	8,000	
					\$513,900

Total Div 08 Doors & Wdws **\$824,600**

09 Finishes

Drywall/metal studs/ACT:

per floor area	76,900	sf	11.00	845,900	
					\$845,900

Floor finishes:

carpet to corridors/lounges	15,380	sf	3.00	46,140	
VCT	56,340	sf	2.20	123,948	
tile at bathrooms	1,680	sf	10.00	16,800	
slate thin set tile at lobbies/public spaces	500	sf	17.00	8,500	
waterproof bath floors/showers	2,436	sf	3.50	8,526	
concrete sealer	3,000	sf	0.70	2,100	
stairs-rubber treads	9	flights	not required	0	

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vinyl base	20,000	lf	1.25	25,000	
marble thresholds	84	ea	33.00	2,772	
					\$233,786

Wall finishes/painting/tile:

painting walls	200,000	sf	0.40	80,000	
pop corn finish to ceilings	30,760	sf	1.20	36,912	
painting drywall ceilings/bulkheads	46,140	sf	0.55	25,377	
painting misc items	76,900	sf	0.15	11,535	
paint doors/frames	366	lvs	50.00	18,300	
					\$172,124

Total Div 09 Finishes

\$1,251,810

10 Specialties:

Toilet accessories:

toilet paper holder	84	ea	25.00	2,100	
robe hook	84	ea	15.00	1,260	
towel rail	84	ea	26.00	2,184	
tooth brush holder	168	ea	not required	0	
soap dish	168	ea	not required	0	
s/steel framed mirrors	168	ea	100.00	16,800	
grab bars-20% of units	17	ea	166.00	2,789	
shower rods(curains-by others)	84	ea	80.00	6,720	
					\$31,853

Misc Specialties:

Walk-off mat	200	sf	26.00	5,200	
Bulliten bds	100	sf	16.00	1,600	
Wdw blinds-venetian	8,000	sf	3.00	24,000	
Fire extinguisher w/cabinets	24	ea	360.00	8,640	
Building signage, allow	168	ea	100.00	16,800	
Specialty signage allowance	1	ea	5000.00	5,000	
Trash chute	2	ea	20000.00	40,000	
Mail boxes	300	ea	75.00	22,500	
Misc specialties	76,900	sf	0.30	23,070	
					\$146,810

Total Div 10 Specialties

\$178,663

11 Equipment

Residential kitchen equipment at lounges:

range	8	ea	750.00	6,000	
micro wave	8	ea	250.00	2,000	
refrigerator	8	ea	not required	0	

	waste disposal	8	ea	125.00	1,000	
	dishwasher	8	ea	not required	0	
Stacked washer/dryer		8	ea	nic	0	
Washers-commercial		10	ea	nic	0	
Dryer-commercial		6	ea	nic	0	
						\$9,000

Total Div 11 Equipment **\$9,000**

13 Special Construction

Security allow-minor at building entrances	1	ls	50000.00	50,000	\$50,000
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Total Div 13 Special Construction **\$50,000**

15 Plumbing:

roof drains w/piping	12	ea	4000.00	48,000	
water closets	84	ea	1800.00	151,200	
showers-prefab	84	ea	2000.00	168,000	
lav in vanities	168	ea	1350.00	226,800	
kitchen sinks	8	ea	2500.00	20,000	
misc floor drains	20	ea	900.00	18,000	
hose bibbs	10	ea	750.00	7,500	
service entry	1	ls	10000.00	10,000	
water heaters	2	ea	7500.00	15,000	
					\$664,500

Total Div 15 Plumbing Work **\$664,500**

Cost/sf \$8.64

15 HVAC System:

HVAC modified two pipe system	76,900	sf	15.00	1,153,500	\$1,153,500
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Total Div 15 HVAC **\$1,153,500**

15 Fire Protection:

Fire protection sprinklers-plastic piping	76,900	sf	2.75	211,475	
					\$211,475

Total Div 15 Fire Protection

\$211,475

16 Electrical

Main Equipment/Feeders	76,900	sf	3.00	230,700	
Lighting	76,900	sf	3.50	269,150	
Power/Devices	76,900	sf	2.50	192,250	
Telecom/Data:	76,900	sf	1.00	76,900	
Cabling-tel/data/TV-allow	76,900	sf	3.00	230,700	
Fire Alarm	76,900	sf	1.88	144,572	
Lighting protection	76,900	sf	0.14	10,766	
Grounding	76,900	sf	0.12	9,228	
Test/warranty	76,900	sf	0.10	7,690	
Temp electrics	76,900	sf	0.22	16,918	
Permits/as built	76,900	sf	0.20	15,380	
Electrical general conditions	76,900	sf	1.00	76,900	
					\$1,281,154

Total Div 16 Electrical Work

\$1,281,154

Cost/sf			\$16.66		
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