

7.I Estimates Back-Up

March 29, 2013

Kathy Wallace, AIA
Principal - Cuningham Group
St. Anthony Main
201 Main Street SE, Suite 325
Minneapolis MN 55414

RE: Minnesota State University – Master Planning Cost Estimating
Mankato MN

Kathy:

Loeffler Construction & Consulting (LCC) is pleased to provide you with a Pre-Design Cost Estimate for the above referenced project. The cost estimate was developed from analysis of existing building and street plan sketches and related design team narratives.

In the study we have used the following documents:

- Sketches for Budgeting dated March 2013, which we received March 22, 2013.
- Draft for Discussion of the potential Building Projects dated 2/20/2013
- 2012 HEAPR budget spreadsheet

We understand that the scope of our study is to develop master planning budgets based on the following projects:

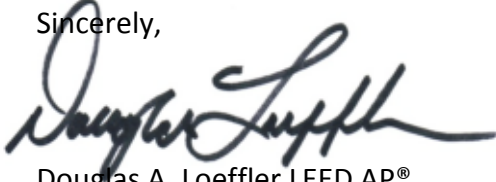
1. West Road Improvements
2. Warren Street Improvements
3. Mall Renovation
4. Armstrong Hall New Construction – approx. 40,000 sf.
5. Armstrong Hall Renovation – 145,000 sf. full building
6. New Pedestrian / Bike Bridge
7. New Parking Structure

In the attached documentation we present our pre-design budgeting along with our comments. LCC used standard estimating assumptions to anticipate the final scope of the work. The cost estimate blends the resources of our construction cost database with other regional construction cost data. Our estimating team would like to plan a time to communicate with you about the assumptions that we made in our analysis.



Please contact me to schedule this important next step in the process.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Loeffler". The signature is fluid and cursive, with the first name being more prominent.

Douglas A. Loeffler LEED AP®
Director of Preconstruction

cc: Will Forbord – Estimator

Attachments: Pricing Summary (03-29-2013)

LOEFFLER CONSTRUCTION & CONSULTING

Project: Minnesota State University Mankato - Master Planning
Scope: Campus Improvements
Architect: Cuningham Group



West Road (Complete Street)

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
26 00 00 Pedestrian Lighting (12-14 High)	30	EA	\$3,200	\$96,000	
31 00 00 Mobilization	1	LS	\$6,000	\$6,000	
32 00 00 Curb Removal	1,200	LF	\$5	\$6,000	
32 00 00 Bituminous Removal	22,800	SF	\$0.60	\$13,680	
32 00 00 Subgrade Removal	2,533	SY	\$4.15	\$10,513	Assume removal of existing subgrade
32 00 00 Rain Gardens (200 LF x 10')	2,000	SF	\$15.00	\$30,000	
32 00 00 Misc. Restoration	2,667	SY	\$5.00	\$13,333	
32 00 00 Accessible Pedestrian Ramps	4	EA	\$800	\$3,200	
32 00 00 Striping	1	LS	\$3,000	\$3,000	
32 00 00 Improved Signage	1	LS	\$5,000	\$5,000	
32 11 23 12" Aggregate Base Course	1,600	SY	\$14.75	\$23,600	
32 12 16 Pavement (2" Wear, 2" Base)	1,600	SY	\$17.50	\$28,000	
32 16 13 B618 (Machine)	1,200	LF	\$13.00	\$15,600	
32 93 00 Perennials	400	EA	\$12.00	\$4,800	
32 93 00 Shrubs	300	EA	\$40.00	\$12,000	
32 93 43 Over story Trees	60	EA	\$550.00	\$33,000	
32 93 43 Under Story Trees	60	EA	\$400.00	\$24,000	
33 00 00 Storm Structure Relocation	5	EA	\$3,500	\$17,500	
33 00 00 Small Utility Relocation	1	LS	\$8,500	\$8,500	
Subtotal	600	LF		\$353,727	600 LF represents a typical area
General Conditions	5%			\$17,686	
Insurance, Bonds & Fees	5%			\$18,571	
Contingency	10%			\$38,998	
Total	600	LF		\$428,982	600 LF represents a typical area
Total \$/LF				\$714.97	LF

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Warren (Complete Street)

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
26 00 00 Pedestrian Lighting (12-14 High)	15	EA	\$3,200	\$48,000	
31 00 00 Mobilization	1	LS	\$6,000	\$6,000	
32 00 00 Restriping (Add Bike Lanes)	1	LS	\$3,000	\$3,000	
32 00 00 Improved Signage	1	LS	\$5,000	\$5,000	
32 00 00 Misc. Restoration	1,333	SY	\$5.00	\$6,667	
32 93 43 Over story Trees	27	EA	\$550.00	\$14,850	
32 93 43 Understory Trees	107	EA	\$400.00	\$42,800	
32 93 43 Perennials	533	EA	\$12.00	\$6,396	
32 93 43 Shrubs	227	EA	\$40.00	\$9,080	
Subtotal	600	LF		\$141,793	600 LF represents a typical area
General Conditions	5%			\$7,090	
Insurance, Bonds & Fees	5%			\$7,444	
Contingency	10%			\$15,633	
Total	600	LF		\$171,959	600 LF represents a typical area
Total \$/LF				\$286.60	LF

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Mall Renovation

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
32 14 00 Sand Set Pavers	14,847	SF	\$11.00	\$163,317	
26 00 00 Pedestrian Lighting (12-14 High)	6	EA	\$3,200	\$19,200	
32 00 00 Raised Planter	1,553	SF	\$25.00	\$38,825	Rubbed Color Concrete
02 00 00 Demolish Existing Conditions	23,638	SF	\$1.50	\$35,457	
32 93 43 Over story Trees	8	EA	\$550.00	\$4,400	
32 93 43 Understory Trees	12	EA	\$400.00	\$4,800	
32 93 43 Perennials Trees	667	EA	\$12.00	\$8,000	
32 93 43 Shrubs	100	EA	\$40.00	\$4,000	
32 00 00 Outdoor Seating Area	2,000	SF	\$5.00	\$10,000	Tables, chairs, benches, trash receptacles
32 00 00 Tree Grates	4	EA	\$2,000	\$8,000	Includes Grates and required metals
32 00 00 Remaining Softscaped Areas	8,791	SF	\$4	\$35,164	
Subtotal	23,638	SF		\$331,163	Typical Area
General Conditions	5%			\$16,558	
Insurance, Bonds & Fees	5%			\$17,386	
Contingency	10%			\$36,511	
Total	23,638	LF		\$401,618	Typical Area
Total \$/SF				\$16.99	SF

Armstrong Hall New Construction

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
02 41 00 Demolish Existing Building	62,244	CF	\$1.00	\$62,244	
New Construction - 1st Floor	24,273	SF	\$200	\$4,854,600	
New Construction - 2nd Floor	24,273	SF	\$175	\$4,247,775	
New Construction - 3rd Floor	24,273	SF	\$175	\$4,247,775	
Subtotal	72,819	SF		\$13,412,394	
General Conditions	5%			\$670,620	
Insurance, Bonds & Fees	5%			\$704,151	
Contingency	10%			\$1,478,716	
Total Cost	72,819	SF		\$16,265,881	

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Armstrong Hall Renovation

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
02 41 00 Demo Light Remodel Areas - 1st Floor	18,947	SF	\$4.50	\$85,262	
02 41 00 Demo Light Remodel Areas - 2nd Floor	18,947	SF	\$4.50	\$85,262	
02 41 00 Demo Light Remodel Areas - 3rd Floor	18,947	SF	\$4.50	\$85,262	
02 41 00 Demo Heavy Remodel Areas - 1st Floor	14,008	SF	\$7.50	\$105,060	
02 41 00 Demo Heavy Remodel Areas - 2nd Floor	14,008	SF	\$7.50	\$105,060	
02 41 00 Demo Heavy Remodel Areas - 3rd Floor	14,008	SF	\$7.50	\$105,060	
02 41 00 Remove 2nd Floor @ New Facade	4,465	SF	\$20.00	\$89,300	Create Atrium Space, temporary shoring
02 41 00 Remove 3rd Floor @ New Facade	4,465	SF	\$20.00	\$89,300	
02 41 00 Remove Facade	4,644	SF	\$15.00	\$69,660	
05 00 00 Structural Steel @ 2nd Floor Opening	1	LS	\$120,000	\$120,000	
05 00 00 Structural Steel @ 2nd Floor Opening	1	LS	\$105,000	\$105,000	
05 00 00 Structural Steel Roof Support @ Opening	1	LS	\$60,000	\$60,000	
05 40 00 New Façade Wall	3,126	SF	\$75	\$234,450	Steel Studs, Metal Panels
07 50 00 Reroofing	1	LS	\$1,591,512	\$1,591,512	Owner's HEAPR application
08 44 00 Curtain Wall (3 Story w/ vestibule)	3,090	SF	\$75.00	\$231,750	
09 00 00 Finishes	98,865	SF	\$60.00	\$5,931,900	
09 00 00 Basement Finish	37,000	SF	\$20.00	\$740,000	
22 00 00 Plumbing	149,656	SF	\$12.00	\$1,795,872	
26 00 00 Electrical	149,656	SF	\$35.00	\$5,237,960	
23 00 00 HVAC	149,656	SF	\$30	\$4,489,680	
Subtotal	149,656	SF		\$21,357,349	
General Conditions	5%			\$1,067,867	
Insurance, Bonds & Fees	5%			\$1,121,261	
Contingency	10%			\$2,354,648	
Total Cost	149,656	SF		\$25,901,124	

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New Pedestrian/Bike Bridge

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
32 34 20 Fabricated Pedestrian Bridge	2,163	SF	\$130	\$281,190	Steel, 10' Wide, 216' Total Span
03 30 00 6 " Deck Concrete	2,163	SF	\$6.00	\$12,978	
03 30 00 Concrete Sealer	2,163	SF	\$1.20	\$2,596	
03 30 00 Concrete (At Abutments)	2	EA	\$50,000	\$100,000	
04 40 00 Mankato Stone	1,280	SF	\$55.00	\$70,400	
03 30 00 Concrete Landings	2	EA	\$10,000	\$20,000	
05 00 00 Guard Rail	426	LF	\$125.00	\$53,250	
09 90 00 Bridge Painting	1	LS	\$15,000	\$15,000	
26 00 00 Lighting	1	LS	\$20,000	\$20,000	
31 00 00 Special Foundations	1	LS	\$95,000	\$95,000	Allowance
31 00 00 Excavation	1	LS	\$75,000	\$75,000	
31 25 00 Erosion Control/Restoration	1	LS	\$15,000	\$15,000	
32 00 00 Signage Allowance	1	LS	\$5,000	\$5,000	
Subtotal	37,414	SF		\$765,414	
General Conditions		5%		\$38,271	
Insurance, Bonds & Fees		5%		\$40,184	
Contingency		10%		\$84,387	
Total Cost				\$928,255	

Parking Garage

Description:	Quantity:	Unit	Unit Price:	Amount:	Notes:
Parking Garage	470	STALL	\$18,000	\$8,460,000	
03 30 00 Lobby Building	2,000	SF	\$300.00	\$600,000	
03 30 00 Earthwork	11,000	CY	\$15.00	\$165,000	
31 00 00 Concrete Retaining Wall	4,800	SF	\$25	\$120,000	
05 00 00 Misc. Metals	1,000	LF	\$75	\$75,000	Includes Metal Railings
Subtotal	470	SF		\$9,420,000	
General Conditions		5%		\$471,000	
Insurance, Bonds & Fees		5%		\$494,550	
Contingency		10%		\$1,038,555	
Total Cost				\$11,424,105	



Budget Proposal

CycleSafe Product

Cost/Bicycle Parked*



LOCKERS

EcoPark Locker:

Standard (2) bicycle capacity

\$ 874.50



CYCLEPORT STATION

Shelter Two-Canopy with (3) Polycarbonate Sides:

1. Vertical Rack (2)
 - Secures (4) bicycles \$1,382.00
2. High Density Rack (2)
 - Secures (8) bicycles \$1,312.00
3. Surface mount U rack (2)
 - Secures (4) bicycles \$1,306.00



U/2 RACK SHELTERS

Shelter Three-Canopy with (3) Polycarbonate Sides:

1. Vertical Rack (3)
 - Secures (6) bicycles \$1,161.00
2. High Density Rack (3)
 - Secures (12) bicycles \$1,202.00
3. Surface mount U rack (3)
 - Secures (6) bicycles \$1,085.00



HI-DENSITY SHELTERS



VERTICAL RACK SHELTERS

ProPark Locker:

Standard double-sided access (10) bicycles \$1,193.50

w/ delivery & install = approx. \$350 ea. higher end makes/models = approx. \$500 ea. (includes freight & install)

Inverted U Bike Racks: (unit cost excludes freight and installation)

In-ground Mount

Standard \$125.00 ea.

With Cross Bar \$151.00 ea.

Modern/Vintage \$284.00 ea.

Surface Mount

Standard \$188.00 ea.

With Cross Bar \$214.00 ea.

Modern/Vintage \$310.00 ea.



U-RACKS



VINTAGE RACKS



WALLRACKS

Electronic Access:

Engineering is currently in the process of redesigning our electronic access doors to a more user friendly system. The direction for this project is to have the card readers HID compatible using Alarm Lock's Trilogly PDL6100 Proximity Lock which utilizes Windows DL software. Systems that are Windows DL compatible would integrate the lockers into the current database. The new locking system will incorporate the use of proximity card and/or keypad access, along with key access. Engineering is also looking at phone apps for this system. Unfortunately we are about six months out before design and prototyping is complete. However, the locker doors will be able to be upgraded with the electronic access at that time.

Appendix I –
5/2013

Cost information from H.R. Green

Diagonal Crossing

Costs vary substantially: \$10,000 - \$150,000, but \$50,000 is more typical

Requires signals, and a new signal phase.

May also require ADA upgrades with buttons and audible signal.

Paint to highlight pedestrian crossings

\$15/sf, or \$10,000 for an intersection

Crosswalks

Solar-powered LED signs recommended