



OERTEL ARCHITECTS

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DATE: July 21, 2010

RE: **City of Shakopee Community Center Study**
Project cost estimate: Initial estimate

MEMORANDUM

The following is our cost estimate and budget for the community center expansion and ice arena expansion based on the current master plan and layout of the building.

Please note the following assumptions:

1. The costs noted below are broken down by building component and related items. Assumptions have been made since the study included very little detail and follow up discussions with user groups.
2. One of the goals of the project was to unify the building design. There is a budgeted amount for this in the estimate, which is not excessive. Most of the work, it is assumed, would be along the west elevation.
3. The finishes and quality are assumed to be middle-of-the-road, nothing too high end but durable and appropriate for a municipal building.
4. It is assumed that certain energy-saving systems will be included and that sustainable construction is a part of the design. With that said, we did not include any extravagant items such as wind energy, solar panels or a geo-thermal heat system.
5. Costs are based on what is current in the industry for the 2010/2011 construction period. The current bidding climate is incredibly competitive and low, relative to the past several years in any case.
6. The cost of bonds was not included in the previous estimates but is included herein. A contingency is not included as was the case previously.
7. Concerning the ice arena addition, the final layout includes 200 seats in the new addition and does not include any team lockers and associated spaces for the high school.
8. At the end of this memo are two possible schedules, assuming that the project will be accepted by the voters and approved by Council in November. The first schedule is an aggressive one, assuming that the team will be working "full speed" and adjusting to the feedback, changes and process, with a minimal amount of down-time. It also includes an aggressive but workable amount of time for construction. The second schedule is a little more relaxed.

9. Another note on the schedule, it is assumed that construction will take place while the building is in use. The schedule assumes that there will be some down time and working around certain conditions through this period.

10. Included in the estimates below are the following:

Community Center:

Operable partitions, appliances, washroom accessories, projection screen, floor finishes and similar attached components are include in the building cost.

Furnishings (such as chairs, tables and desk) are included in the “Equipment” line item.

The only type of thing that would be missing from a move-in would be such things as a coffee maker, dishes, and so on.

Ice Arena Addition:

Seating and all fixed components within the ice arena addition are included in the building cost.

Nets, scoreboard, furniture in the office / rooms are included in the “Equipment” line item

All of the ice related equipment and installation is under that specific item in the building construction category.

A new ice resurfacers is not included in this estimate.

COST ESTIMATES

Community Center

A. West addition

Seniors / entrance:	\$ 325,000.00
2 small meeting rooms:	\$ 300,000.00
Restrooms:	\$ 150,000.00
<hr/> Sub-total:	\$ 775,000.00

B. Renovation, interior

New floor, program, etc.:	\$ 500,000.00
Misc. interior renovation	\$ 100,000.00
<u>Staging / temporary cond.:</u>	<u>\$ 50,000.00</u>
Sub-total:	\$ 650,000.00

C. Exterior renovation	\$ 100,000.00
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D. Site related	
Earthwork:	\$ 50,000.00
Demo, utilities, lands., misc.:	\$ 35,000.00
<u>Resurfacing, repair exist.:</u>	<u>\$ 100,000.00</u>
Sub-total:	\$ 185,000.00

E. Non-construction costs	
Survey, borings, inspections:	\$ 25,000.00
A/E fees:	\$ 180,000.00
Equipment:	\$ 20,000.00
Permits, SAC/WAC, fees:	\$ 30,000.00
<u>Low voltage, telecom:</u>	<u>\$ 20,000.00</u>
Sub-total:	\$ 275,000.00

Total for community center: \$1,985,000.00

Ice Arena Addition

A. West addition	
Main building addition:	\$4,200,000.00
Ice sheet/ equipment:	<u>\$ 800,000.00</u>
<i>Sub-total:</i>	<i>\$5,000,000.00</i>

B. Exterior renovation	\$ 40,000.00
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C. Site related	
Earthwork:	\$ 80,000.00
Demo, utilities, lands, misc.:	\$ 50,000.00
Paving, west lot:	<u>\$ 70,000.00</u>
<i>Sub-total:</i>	<i>\$ 200,000.00</i>

D. Non-construction costs	
Survey, borings, inspections:	\$ 40,000.00
A/E fees:	\$ 450,000.00
Equipment:	\$ 30,000.00
Permits, SAC/WAC, fees:	\$ 90,000.00
<u>Low voltage, telecom:</u>	<u>\$ 20,000.00</u>
<i>Sub-total:</i>	<i>\$ 630,000.00</i>

Total ice arena addition: \$5,870,000.00

Allowance for bond cost:	\$ 160,000.00
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Total cost estimate for the entire project: \$8,015,000.00

Schedule:

Aggressive Schedule:

Start design:	November 15, 2010
Complete design development:	January 17, 2011
City approvals:	February 2011
Complete bid documents:	April 15, 2011
Bids due:	May 12, 2011
Construction starts:	May 29, 2011
Shell complete:	October 2011
Building expansion substantially complete:	February 2012
Completion of final lift of paving & related:	May 31, 2012

Alternate (more relaxed) schedule:

Start design:	November 29, 2010
Complete design development:	February 7, 2011
City approvals:	March 2011
Complete bid documents:	May 24, 2011
Bids due:	June 21, 2011
Construction starts:	July 7, 2011
Shell complete:	Late November 2011
Building expansion substantially complete:	March/April 2012
Completion of final lift of paving & related:	May 31, 2012

Note: Under most any scenario, the facility will be ready for use in early summer of 2010.

JLO