



July 3, 2018

Pam Anderson  
Partner  
292 Design Group  
3533 Lake Street  
Minneapolis, MN 55406

Re: Blaine City Hall

Dear Ms. Anderson,

RJM Construction is pleased to present an estimate for the Blaine City Hall project located in Blaine, Minnesota. Together with The City of Blaine and 292 Design Group, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated June 7, 2018.

**Short-Range Modifications: \$710,209**  
**Long-Range Renovations: \$3,204,734**

CLARIFICATIONS:

- No. 1: This estimate assumes that all work will be done during regular business hours.
- No. 2: We do not include removing, storing or re-installing any systems furniture.
- No. 3: Phone, data, AV and security are all excluded.
- No. 4: Architectural and engineering fees are not included.
- No. 5: Our estimate does not include any SAC and WAC fees.

Thank you for the opportunity to provide this estimate. Our team is experienced and competent in your market; this applied knowledge will assist the team in obtaining the best possible project value. Please feel free to contact RJM if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Sonnenberg', is written over a light blue circular stamp.

Eric Sonnenberg  
Estimator



**ESTIMATE SUMMARY**

<b>ESTIMATE DATE:</b>	July 3, 2018
<b>PROJECT:</b>	<b>Blaine City Hall</b>
<b>ARCHITECT:</b>	292 Design Group
<b>DRAWING DATE:</b>	June 7, 2018

DESCRIPTION	Notes	Base Estimate	\$/sf 15,134
<b>Construction Costs</b>			
Demolition		\$27,731	\$1.83
Rough Carpentry		\$4,676	\$0.31
Millwork		\$15,363	\$1.02
Doors Frames Hardware		\$30,739	\$2.03
Glass & Glazing		\$27,165	\$1.79
Gypsum Board		\$88,724	\$5.86
Tile		\$35,274	\$2.33
Acoustical Ceilings		\$26,655	\$1.76
Carpet & Resilient Flooring		\$40,920	\$2.70
Paint & Wallcovering		\$32,775	\$2.17
Lockers		\$12,089	\$0.80
Window Treatments	Allowance	\$5,000	\$0.33
Fire Protection		\$15,993	\$1.06
Plumbing		\$1,550	\$0.10
HVAC		\$53,310	\$3.52
Electrical		\$58,348	\$3.86
Fire Alarm		\$5,331	\$0.35
General Conditions		\$21,671	\$1.43
General Requirements		\$17,277	\$1.14
Final Clean		\$15,134	\$1.00
General Liability Insurance		\$5,859	\$0.39
Builders Risk Insurance		\$1,967	\$0.13
Building Permit		\$7,812	\$0.52
Bond/Sub Bonds		\$5,327	\$0.35
<b>Subtotal Construction Costs</b>		<b>\$556,690</b>	<b>\$36.78</b>
Escalation	5.00%	\$27,835	\$1.84
Design Contingency	7.50%	\$43,839	\$2.90
Construction Contingency	10.00%	\$62,836	\$4.15
Contractor's Fee	2.75%	\$19,008	\$1.26
<b>Short Term Construction Estimate</b>		<b>\$710,209</b>	<b>\$46.93</b>



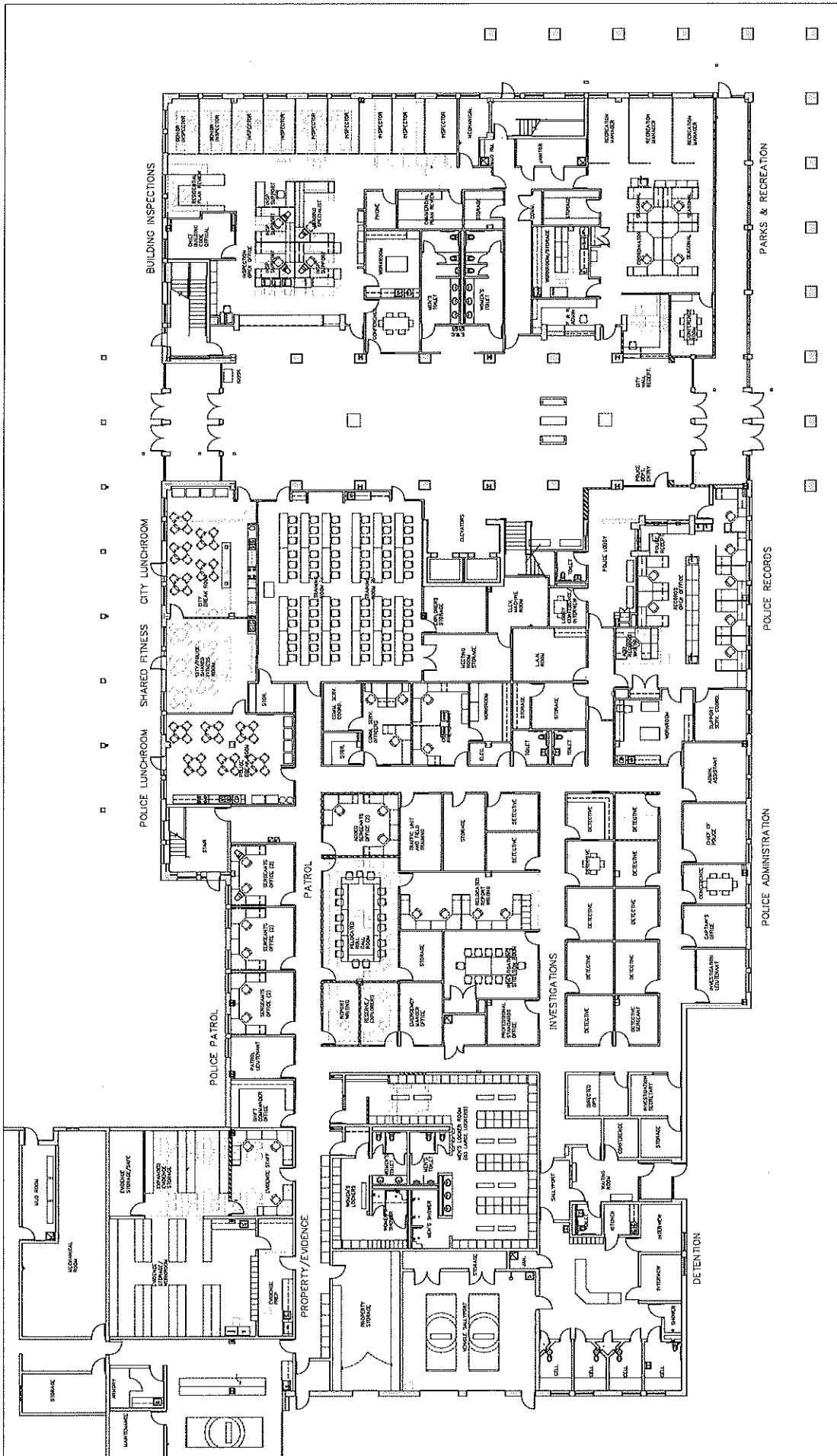
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<b>ESTIMATE DATE:</b>	July 3, 2018
<b>PROJECT:</b>	<b>Blaine City Hall</b>
<b>ARCHITECT:</b>	292 Design Group
<b>DRAWING DATE:</b>	June 7, 2018

DESCRIPTION	Notes	Base Estimate	\$/sf 58,566
<b>Construction Costs</b>			
Demolition		\$139,707	\$2.39
Concrete		\$22,500	\$0.38
Masonry		\$155,900	\$2.66
Structural Steel		\$51,310	\$0.88
Metal Fabrications		\$174,000	\$2.97
Rough Carpentry		\$9,352	\$0.16
Millwork		\$114,931	\$1.96
Doors Frames Hardware		\$116,212	\$1.98
Glass & Glazing		\$63,706	\$1.09
Gypsum Board		\$235,845	\$4.03
Tile		\$44,096	\$0.75
Acoustical Ceilings		\$152,269	\$2.60
Carpet & Resilient Flooring		\$83,428	\$1.42
Paint & Wallcovering		\$78,869	\$1.35
Specialties		\$7,757	\$0.13
Lockers		\$30,277	\$0.52
Window Treatments	Allowance	\$15,000	\$0.26
Fire Protection		\$59,091	\$1.01
Plumbing		\$68,152	\$1.16
HVAC		\$186,830	\$3.19
Electrical		\$366,128	\$6.25
Fire Alarm		\$37,009	\$0.63
General Conditions		\$97,788	\$1.67
General Requirements		\$77,957	\$1.33
Daily & Final Cleaning		\$29,283	\$0.50
General Liability Insurance		\$26,439	\$0.45
Builders Risk Insurance		\$8,877	\$0.15
Building Permit		\$35,252	\$0.60
Bond/Sub Bonds		\$24,036	\$0.41

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<b><i>Subtotal Construction Costs</i></b>		<b><i>\$2,512,001</i></b>	<b><i>\$42.89</i></b>
Escalation	5.00%	\$125,600	\$2.14
Design Contingency	7.50%	\$197,820	\$3.38
Construction Contingency	10.00%	\$283,542	\$4.84
Contractor's Fee	2.75%	\$85,771	\$1.46
<b><i>Long Term Construction Estimate</i></b>		<b><i>\$3,204,734</i></b>	<b><i>\$54.72</i></b>



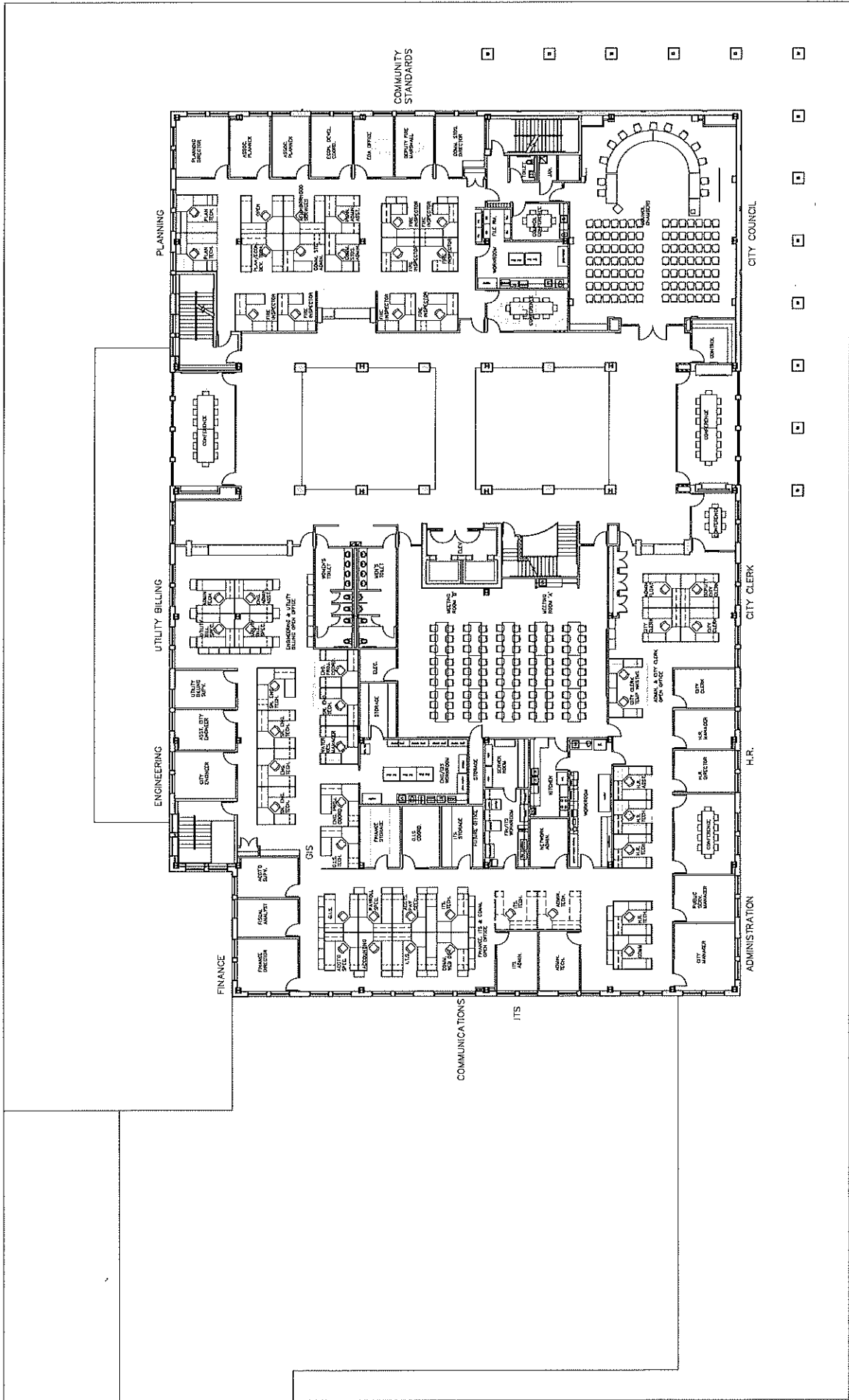
FIRST FLOOR - SHORT-RANGE MODIFICATIONS

scale: 3/32"=1'-0"  
 July 5, 2018

BLAINE CITY OFFICES PLANNING STUDY  
 Blaine, MN

292 DESIGN





**SECOND FLOOR - SHORT-RANGE MODIFICATIONS**

scale: 3/32"=1'-0"

July 5, 2018

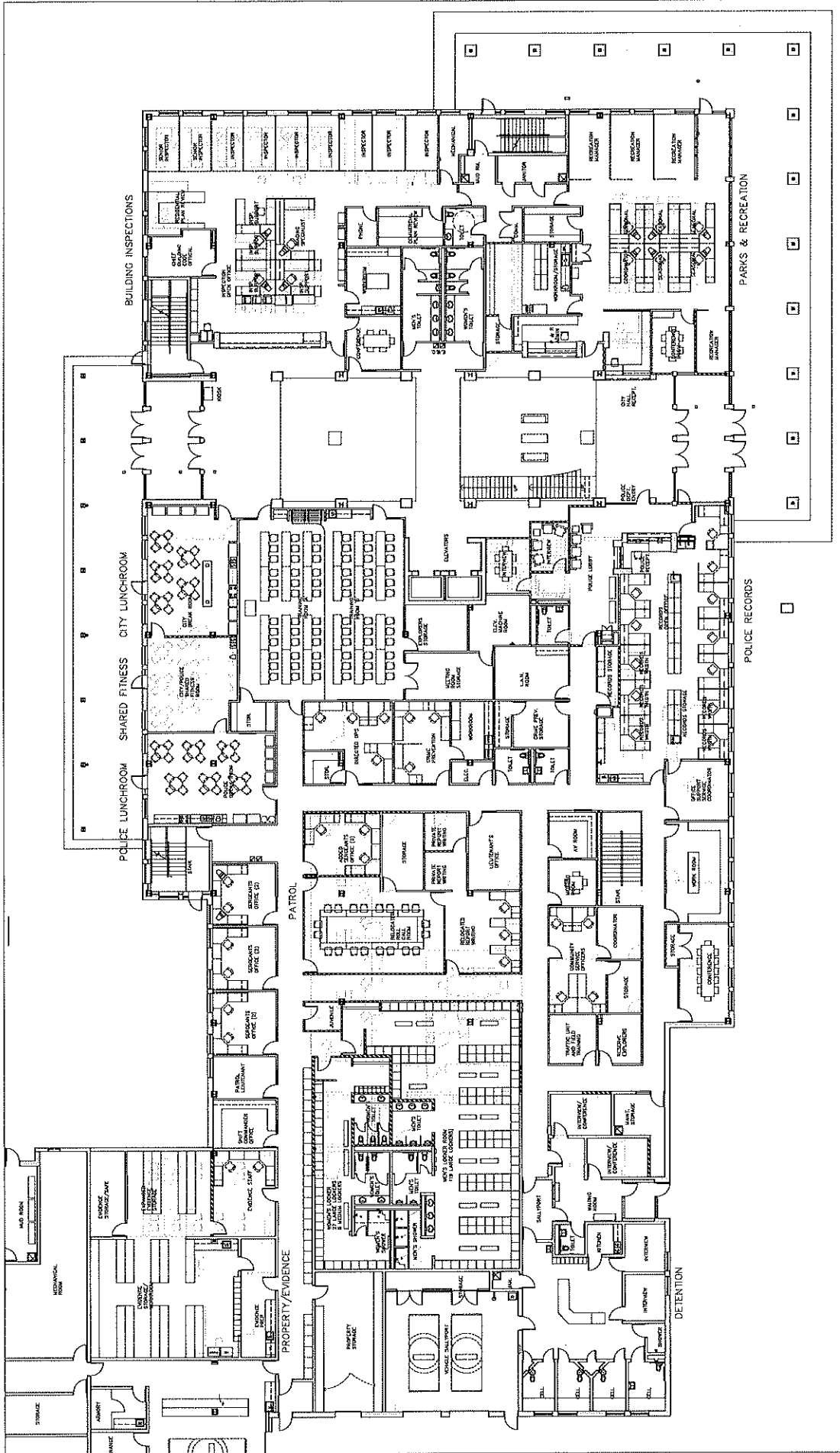
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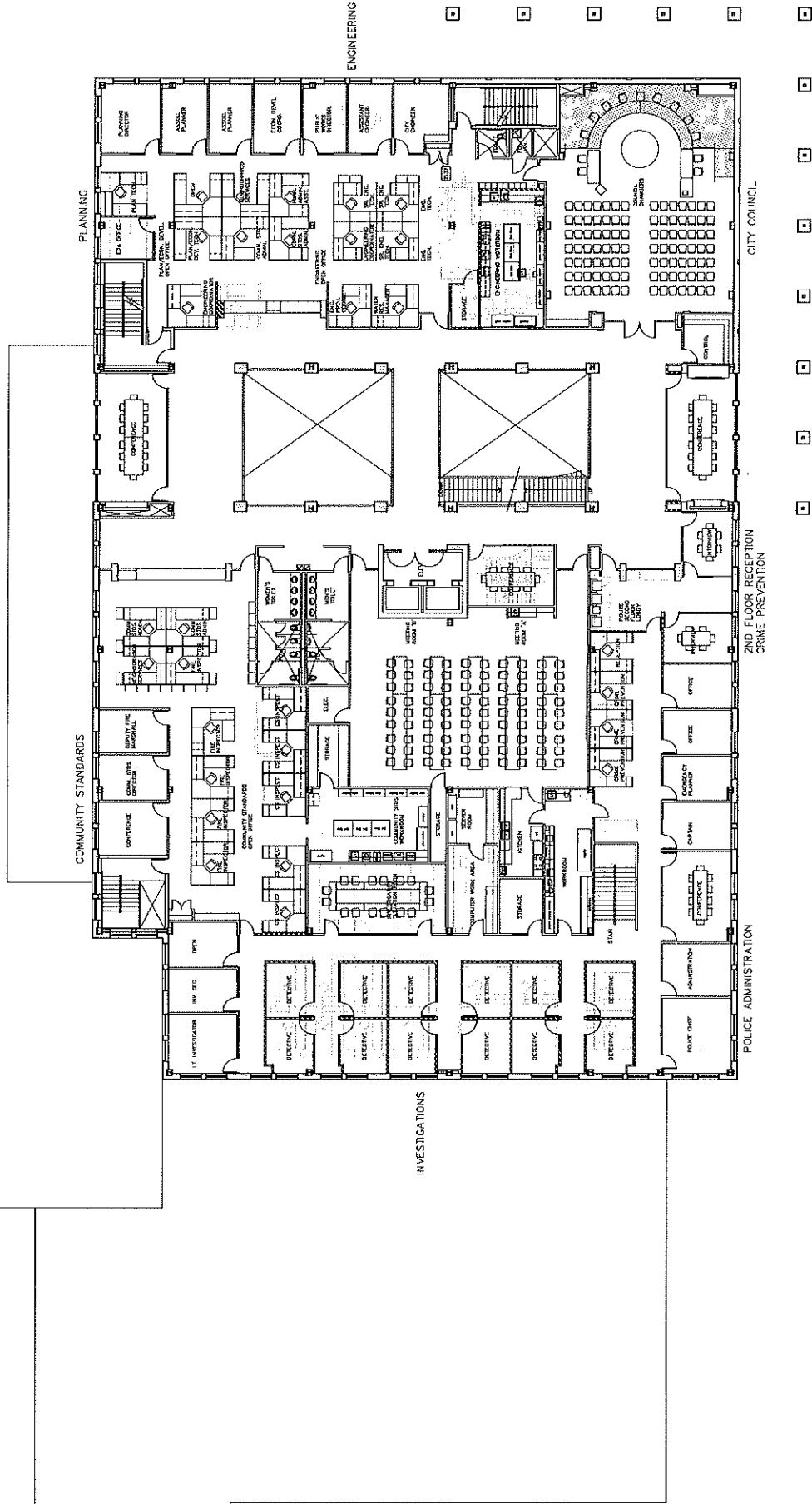


FIRST FLOOR - LONG-RANGE RENOVATIONS

scale: 3/32"=1'-0"  
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**SECOND FLOOR - LONG-RANGE RENOVATIONS**

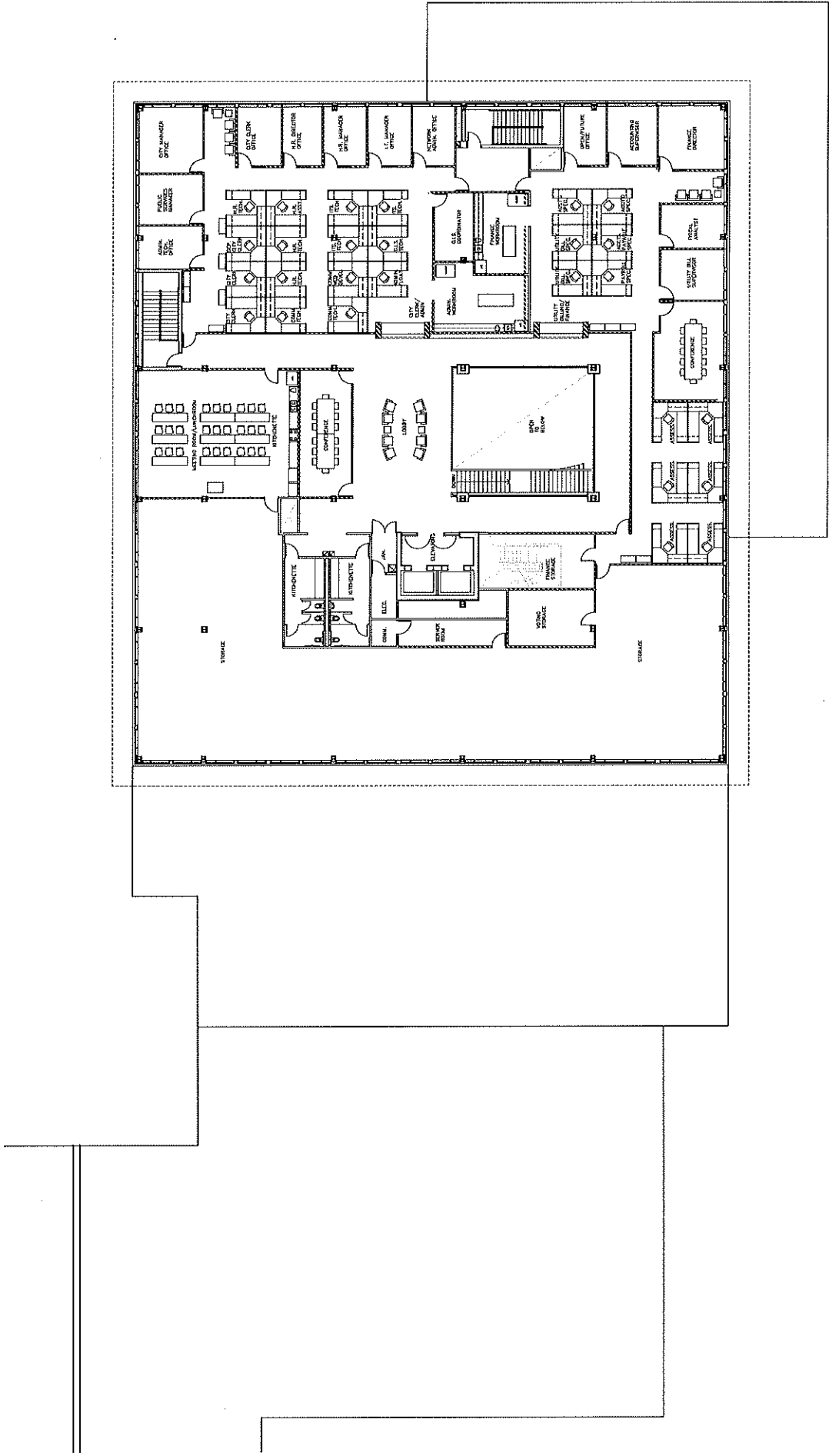
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**BLAINE CITY OFFICES PLANNING STUDY**

Blaine, MN





THIRD FLOOR - LONG-RANGE RENOVATIONS

scale: 3/32"=1'-0"  
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292 Design  
DESIGN INC.

