



March 8, 2021

City of Blaine  
10801 Town Square Dr NE  
Blaine, MN 55449

Re: Blaine City Hall Improvements

Dear City of Blaine,

RJM Construction is pleased to present an estimate for the Blaine City Hall Improvements project located in Blaine, Minnesota. Together with The City of Blaine and Wold Architects, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated February 26, 2021.

**Total Project Estimate: \$4,196,852**

ALTERNATES:

No. 1:	Additional Offices	<b>Add</b>	<b>\$47,484</b>
No. 2:	On-Duty Cubbies	<b>Add</b>	<b>\$40,795</b>
No. 4:	High-Density Storage	<b>Add</b>	<b>\$36,229</b>

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'.

Eric Sonnenberg  
Estimator



## ESTIMATE SUMMARY

<b>ESTIMATE DATE:</b>	March 8, 2021
<b>PROJECT:</b>	Blaine City Hall Improvements
<b>ARCHITECT:</b>	Wold
<b>DRAWING DATE:</b>	February 26, 2021

DESCRIPTION	Final Estimate	\$/sf 33,500
<b>Construction Costs</b>		
Selective Demo	\$112,150	\$3.35
Progress Cleaning	\$39,665	\$1.18
Final Cleaning	\$29,950	\$0.89
Concrete & Masonry	\$206,070	\$6.15
Steel & Misc Metals	\$85,500	\$2.55
Carpentry	\$68,000	\$2.03
Millwork	\$59,607	\$1.78
Doors, Frames and Hardware - Material	\$103,665	\$3.09
Glazing	\$134,000	\$4.00
Coiling Doors	\$9,850	\$0.29
Drywall	\$266,800	\$7.96
Tiling	\$77,800	\$2.32
Acoustical Ceilings	\$104,603	\$3.12
Carpet & Resilient	\$149,991	\$4.48
Terrazzo	\$9,800	\$0.29
Painting & Wallcovering	\$55,925	\$1.67
Signage	\$3,240	\$0.10
Fire Extinguishers & Cabinets	\$5,000	\$0.15
Lockers	\$27,245	\$0.81
Window Treatments	\$12,720	\$0.38
Fire Protection Systems	\$66,550	\$1.99
Plumbing Systems	\$63,950	\$1.91
HVAC	\$446,700	\$13.33
Electrical	\$423,000	\$12.63
Estimating Preconstruction Costs	\$56,858	\$1.70
Temp Barriers	\$54,679	\$1.63
General Requirements	\$127,953	\$3.82
General Conditions	\$201,262	\$6.01
General Liability Insurance	\$36,617	\$1.09
Builders Risk Insurance	\$8,322	\$0.25
Building Permit	\$36,165	\$1.08
Bond	\$26,059	\$0.78
<b>Subtotal Construction Costs</b>	<b>\$3,109,696</b>	<b>\$92.83</b>
Construction Contingency	\$155,485	\$4.64
Contractor's Fee	\$63,671	\$1.90
<b>Total Construction Estimate</b>	<b>\$3,328,852</b>	<b>\$99.37</b>

<b>Owner Costs</b>		
SAC/WAC	\$13,000	\$0.39
Plumbing Plan Review	\$7,000	\$0.21
Special Inspections	\$9,000	\$0.27
Owner Furniture	\$275,000	\$8.21
Owner Equipment	\$53,000	\$1.58
Low Voltage	\$61,000	\$1.82
Bid Advertisement & Printing	\$5,000	\$0.15
Audio Visual	\$61,000	\$1.82
Soft Cost Contingency	\$40,000	\$1.19
Legal Allowance	\$8,000	\$0.24
Evidence Room Security	\$10,000	\$0.30
Evidence Room Audit	\$8,000	\$0.24
Owner Moving Expense	\$48,000	\$1.43
Bond Issuance Fees	\$7,000	\$0.21
Commissioning Fees	\$11,000	\$0.33
<b>Subtotal Owner Costs</b>	<b>\$616,000</b>	<b>\$18.39</b>
<b>Design Fees</b>		
Design Fees	\$252,000	\$7.52
<b>Subtotal Design Fees</b>	<b>\$252,000</b>	<b>\$7.52</b>
<b>Contingency</b>		
Design Contingency	\$0	\$0.00
Owner Contingency	\$0	\$0.00
<b>Subtotal Contingency</b>	<b>\$0</b>	<b>\$0.00</b>
<b>Total Project Estimate</b>	<b>\$4,196,852</b>	<b>\$125.28</b>