

**Bloomington Community Center**  
 Bloomington, MN  
 Program Budget Estimate Forecast



Architecture | Engineering | Planning

**Needs Assessment Study**

Primary Project Qty: 94,715 GSF  
 HGA Comm. # : 2064-002-00

Date: 20-Apr-15

**Direct Construction Costs**

- Site work (Allowance)
- Demolition
- Foundations
- Structure
- Enclosure
- Roofing
- Interiors
- Building Equipment / Furnishings
- Conveying
- Mechanical
- Electrical

**Total Direct Costs**

- General Req./General Conditions
- Contractor Fee, Bond & Insurances
- Design/Construction Contingency

**Total Construction Cost**

Const. Escalation to Midpoint - Mar. 1, 2016 - 6%

**Total Construction Cost w/Escal.**

Owner Soft Costs @ 30% (Allowance)

(A/E Fees, FF&E, Site Survey, Geotechnical, Testing, Builders Risk Insr., Security, Telephone, IT/Data Head End Equip., Way Finding Signage, Artwork & Special Accessories)

**Total Project Cost**

<b>New Community Center</b>		
<b>%</b>	<b>\$/SF</b>	<b>94,715 GSF</b>
4%	\$11	\$1,000,000
0%	\$0	\$0
6%	\$15	\$1,420,725
11%	\$28	\$2,646,841
4%	\$10	\$949,944
5%	\$12	\$1,151,580
26%	\$66	\$6,282,130
2%	\$4	\$379,715
0%	\$0	\$0
24%	\$60	\$5,730,257
18%	\$46	\$4,328,058
<b>100%</b>	<b>\$252</b>	<b>\$23,889,251</b>
6%	\$15	\$1,433,355
8%	\$21	\$2,025,808
11%	\$29	\$2,734,841
	<b>\$318</b>	<b>\$30,083,256</b>
		\$1,804,995
	<b>\$337</b>	<b>\$31,888,251</b>
		\$9,566,475
	<b>\$438</b>	<b>\$41,454,726</b>

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### **Future Options**

1. Option #1 - Public Health	<b>\$4,800,000</b>
2. Option #2 - Aquatics	<b>\$11,150,000</b>
3. Option #3 - Motor Vehicle	<b>\$880,000</b>

### **Exterior Spaces**

1. Splash Pads - 2,500 SF	<b>\$50,000</b>
2. Bocce Ball - 3,420 SF	<b>\$10,000</b>
3. Community Garden Plots - 20,000 SF	<b>\$50,000</b>
4. Picnic Space - 900 SF	<b>\$25,000</b>
5. Domed Field House - 80,000 SF	<b>\$2,360,000</b>

### **Clarifications/Qualifications**

1. This estimate is for budget purposes only.
2. No hazardous material removal is included in the above costs.
3. No off hour work or overtime work figured in this estimate.
4. New buildings on a greenfield site in Bloomington, MN.
5. No phasing is included.

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Primary Project Qty: 94,715 GSF  
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
<b>Site work</b>	Site work	1 Lsum	\$1,000,000	\$1,000,000.00
<b>Demolition</b>	None Required	0 Sqft	\$0	\$0.00
<b>Foundation</b>	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	94,715 Bldg. SF	\$1,420,725	\$15.00
<b>Structure</b>	Structural Steel Frame (10 lbs/sf)	474 Tons	\$1,989,015	\$4,200.00
	Canopy Structural Steel (15 lbs/sf)	8 Tons	\$31,500	\$4,200.00
	Spray Fireproofing	94,715 Sqft	\$284,145	\$3.00
	Metal Roof Deck w/10% Lap @ Canopy	1,100 Sqft	\$3,575	\$3.25
	Metal Roof Deck w/10% Lap	104,187 Sqft	\$338,606	\$3.25
<b>Enclosure</b>	Structural Stud Back-up System, Rigid Insul., Moisture Barrier	14,678 Sqft Wall	\$161,461	\$11.00
	Face brick - 45% of Encl. SF	6,850 Brick Sqft	\$205,496	\$30.00
	Stone Panels - 20% of Encl. SF	2,936 Stone Sqft	\$132,104	\$45.00
	Metal Panels - 10% of Encl. SF	1,957 Mtl. Pnl. Sqft	\$97,855	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	4,893 Glass Sqft	\$318,029	\$65.00
	Canopy Finishes	1,000 Sqft	\$35,000	\$35.00
<b>Roof</b>	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	94,715 Roof Sqft	\$1,136,580	\$12.00
	Canopy Roofing	1,000 Roof Sqft	\$15,000	\$15.00
<b>Interior</b>	<b>Walls, Doors, Finishes, Specialties, Etc.</b>			
	Common Spaces	12,945 Nsf	\$1,219,180	\$94.18
	Recreation	7,150 Nsf	\$328,250	\$45.91
	Fitness	18,400 Nsf	\$940,500	\$51.11
	Gymnasium	18,800 Nsf	\$1,468,000	\$78.09
	Community Center Offices & Program Support	2,750 Nsf	\$122,250	\$44.45
	Building Support	1,520	\$49,200	\$32.37
	Non-Assignable Space (Bldg. envelope figured above)	33,150 Nsf	\$2,154,750	\$65.00
<b>Building Equip. &amp; Furnishings</b>	Window Blinds, Floor Mats, Etc.	94,715 Window SF	\$94,715	\$1.00
	Play Ground Equipment	1 Lsum	\$25,000	\$25,000.00
	Catering Kitchen	1 Lsum	\$10,000	\$10,000.00
	Kitchen Equipment	1 Lsum	\$250,000	\$250,000.00
<b>Conveying</b>	Passenger Elevators - (None Required)	NA Stop	NA	NA
<b>Mechanical</b>	Plumbing	94,715 Bldg. SF	\$663,005	\$7.00
	Fire Protection	94,715 Bldg. SF	\$331,502	\$3.50
	HVAC	94,715 Bldg. SF	\$4,735,750	\$50.00
<b>Electrical</b>	Temporary Power & Lighting	94,715 Bldg. SF	\$47,357	\$0.50
	Interior Lighting Fixtures/Controls	94,715 Bldg. SF	\$757,720	\$8.00
	Emergency Switchgear/ATS	500 KW	\$175,000	\$350.00
	UPS	94,715 Bldg. SF	\$61,565	\$0.65
	Switchgear	94,715 Bldg. SF	\$520,932	\$5.50
	Normal LV Feeders	94,715 Bldg. SF	\$260,466	\$2.75
	Emergency Low Voltage Feeders	94,715 Bldg. SF	\$23,679	\$0.25
	Lighting Branch	94,715 Bldg. SF	\$426,217	\$4.50
	Receptacle Branch	94,715 Bldg. SF	\$520,932	\$5.50
	Grounding	94,715 Bldg. SF	\$28,414	\$0.30
	Cable Tray	94,715 Bldg. SF	\$94,715	\$1.00
	Motor Wiring	94,715 Bldg. SF	\$75,772	\$0.80
	Owner Equipment Connections	94,715 Bldg. SF	\$236,787	\$2.50
	Kitchen Wiring	94,715 Bldg. SF	\$28,414	\$0.30
	Voice & Data	94,715 Bldg. SF	\$568,290	\$6.00
	Fire Alarm System	94,715 Bldg. SF	\$284,145	\$3.00
	Card Readers	94,715 Bldg. SF	\$71,036	\$0.75
	Intercom System	94,715 Bldg. SF	\$23,842	\$0.25
	CCTV System	94,715 Bldg. SF	\$75,772	\$0.80
	Audio Visual System	94,715 Bldg. SF	\$46,999	\$0.50
<b>General Conditions</b>	(Contractor O.H. & Equipment)	6.00 Pct	\$1,433,355	
<b>Special Provisions</b>	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$2,025,808	
<b>ESTIMATE TOTALS</b>			<b>\$27,348,414</b>	<b>\$288.74</b>

Note:

1. The costs above are figured in today's dollars (April 2015).
2. There is no escalation included in the above costs.

**Bloomington Community Center**  
**Bloomington, MN**  
**Program Budget Estimate Forecast**



**Needs Assessment Study**

Primary Project Qty: GSF  
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
<b>Interior</b>				
<b>Walls, Doors, Finishes, Specialties, Etc.</b>				
<b><u>Common Spaces</u></b>				
Common Gathering	1,000	Nsf	\$45,000	\$45.00
Front Desk	250	Nsf	\$18,750	\$75.00
Coffee Shop	700	Nsf	\$70,000	\$100.00
Child Watch	1,640	Nsf	\$65,600	\$40.00
Indoor Playground	2,000	Nsf	\$150,000	\$75.00
Multipurpose Space	3,835	Nsf	\$375,830	\$98.00
Multipurpose Stage	1,000	Nsf	\$150,000	\$150.00
Multipurpose Storage	800	Nsf	\$24,000	\$30.00
Full Service Kitchen	1,200	Nsf	\$300,000	\$250.00
Catering Kitchen	400	Nsf	\$20,000	\$50.00
Personal Needs Room	120	Nsf	\$5,400	\$45.00
<b><u>Recreation</u></b>				
Multiuse Rooms	5,850	Nsf	\$263,250	\$45.00
Meeting Rooms / Rental	1,000	Nsf	\$50,000	\$50.00
Meeting Rooms / Rental Storage	300	Nsf	\$15,000	\$50.00
<b><u>Fitness Space</u></b>				
Cardio Equipment Room	3,000	Nsf	\$105,000	\$35.00
Free Weights	1,000	Nsf	\$35,000	\$35.00
Circuit Weights	1,600	Nsf	\$56,000	\$35.00
Run / Jog / Walk Track	6,000	Nsf	\$180,000	\$30.00
Yoga / Stretch Studio	1,500	Nsf	\$52,500	\$35.00
Dance / Aerobic Studio	2,000	Nsf	\$80,000	\$40.00
Fitness Storage	300	Nsf	\$10,500	\$35.00
Locker Rooms	2,700	Nsf	\$405,000	\$150.00
Laundry	300	Nsf	\$16,500	\$55.00
<b><u>Gymnasium</u></b>				
Gymnasium	18,000	Nsf	\$1,440,000	\$80.00
Storage	800	Nsf	\$28,000	\$35.00
<b><u>Community Services Office</u></b>				
Office Suite	1,500	Nsf	\$67,500	\$45.00
Conference Room	500	Nsf	\$25,000	\$50.00
Workroom / Kitchenette	350	Nsf	\$15,750	\$45.00
File Room	400	Nsf	\$14,000	\$35.00
<b><u>Building Support</u></b>				
Loading Dock	800	Nsf	\$24,000	\$30.00
Vending Area	120	Nsf	\$4,200	\$35.00
Large Item General Storage	600	Nsf	\$21,000	\$35.00
<b><u>General Circulation</u></b>				
Mechanical and Circulation space	33,150	Nsf	\$2,154,750	\$65.00
<b>ESTIMATE TOTALS</b>	<b>94,715</b>		<b>\$6,287,530</b>	<b>\$66.38</b>

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**Bloomington Community Center**  
**Bloomington, MN**  
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**Option #1 - Public Health**

Primary Project Qty: 21,351 GSF  
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
<b>Site work</b>	Site work	1 Lsum	See Site Work	See Site Work
<b>Demolition</b>	None Required	0 Sqft	\$0	\$0.00
<b>Foundation</b>	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	21,351 Bldg. SF	\$277,563	\$13.00
<b>Structure</b>	Structural Steel Frame (10 lbs/sf)	85 Tons	\$341,616	\$4,000.00
	Spray Fireproofing	21,351 Sqft	\$64,053	\$3.00
	Metal Roof Deck w/10% Lap	23,486 Sqft	\$76,330	\$3.25
<b>Enclosure</b>	Structural Stud Back-up System, Rigid Insul., Moisture Barrier	7,014 Sqft Wall	\$77,154	\$11.00
	Face brick - 45% of Encl.. SF	3,273 Brick Sqft	\$98,196	\$30.00
	Stone Panels - 20% of Encl. SF	1,403 Stone Sqft	\$63,126	\$45.00
	Metal Panels - 10% of Encl. SF	935 Mtl. Pnl. Sqft	\$46,760	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	2,338 Glass Sqft	\$151,970	\$65.00
<b>Roof</b>	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	21,351 Roof Sqft	\$256,212	\$12.00
<b>Interior</b>	<b>Walls, Doors, Finishes, Specialties, Etc.</b>			
	Reception / Cashier	200 Nsf	\$20,000	\$100.00
	Waiting Room	1,300 Nsf	\$97,500	\$75.00
	Counseling Room	1,200 Nsf	\$48,000	\$40.00
	Exam Room	600 Nsf	\$27,000	\$45.00
	Height and Weight Room	200 Nsf	\$8,000	\$40.00
	Mother's Room	120 Nsf	\$4,800	\$40.00
	Restrooms	128 Nsf	\$22,400	\$175.00
	Lab/Vaccine Storage	100 Nsf	\$4,500	\$45.00
	Lab	400 Nsf	\$50,000	\$125.00
	Personal Needs Room	100 Nsf	\$4,000	\$40.00
	Resource Room	100 Nsf	\$4,000	\$40.00
	Secure Records	100 Nsf	\$4,000	\$40.00
	Storage	800 Nsf	\$28,000	\$35.00
	Offices	1,080 Nsf	\$43,200	\$40.00
	Cubicals	4,320 Nsf	\$108,000	\$25.00
	Conference Room - Small	720 Nsf	\$32,400	\$45.00
	Conference Room - Large	1,200 Nsf	\$60,000	\$50.00
	Workroom	240 Nsf	\$9,600	\$40.00
	Staff Kitchen	350 Nsf	\$17,500	\$50.00
	Car Seat Storage	120 Nsf	\$4,200	\$35.00
	Senior Community Services Suite	500 Nsf	\$22,500	\$45.00
	Non-Assignable Space (Bldg. envelope figured above)	7,473 Nsf	\$485,745	\$65.00
<b>Building Equip. &amp; Furnishings</b>	Window Blinds, Floor Mats, Etc.	21,351 Window SF	\$21,351	\$1.00
<b>Conveying</b>	Passenger Elevators - (None Required)	NA Stop	NA	NA
<b>Mechanical</b>	Plumbing	21,351 Bldg. SF	\$106,755	\$5.00
	Fire Protection	21,351 Bldg. SF	\$64,053	\$3.00
	HVAC	21,351 Bldg. SF	\$854,040	\$40.00
<b>Electrical</b>	Interior Lighting Fixtures/Controls	21,351 Bldg. SF	\$106,755	\$5.00
	Lighting Branch	21,351 Bldg. SF	\$42,702	\$2.00
	Receptacle/Branch	21,351 Bldg. SF	\$117,431	\$5.50
	Owner Equipment Connections	21,351 Bldg. SF	\$25,621	\$1.20
	Voice & Data	21,351 Bldg. SF	\$128,106	\$6.00
	Fire Alarm System	21,351 Bldg. SF	\$74,729	\$3.50
	Card Readers	21,351 Bldg. SF	\$16,013	\$0.75
	Intercom System	21,351 Bldg. SF	\$13,878	\$0.65
	CCTV System	21,351 Bldg. SF	\$17,081	\$0.80
	Audio Visual System	21,351 Bldg. SF	\$10,595	\$0.50
<b>General Conditions</b>	(Contractor O.H. & Equipment)	6.00 Pct	\$249,446	
<b>Special Provisions</b>	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$352,550	
<b>ESTIMATE TOTALS</b>			<b>\$4,759,430</b>	<b>\$222.91</b>

Note:

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2. There is no escalation included in the above costs.

**Bloomington Community Center**  
**Bloomington, MN**  
**Program Budget Estimate Forecast**



**Option #2 - Aquatics**

Primary Project Qty: 31,538 GSF  
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
<b>Site work</b>	Site work	1 Lsum	See Site Work	See Site Work
<b>Demolition</b>	None Required	0 Sqft	\$0	\$0.00
<b>Foundation</b>	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	31,538 Bldg. SF	\$473,070	\$15.00
<b>Structure</b>	Structural Steel Frame (10 lbs/sf)	158 Tons	\$662,298	\$4,200.00
	Spray Fireproofing	31,538 Sqft	\$94,614	\$3.00
	Metal Roof Deck w/10% Lap	34,692 Sqft	\$112,748	\$3.25
<b>Enclosure</b>	Structural Stud Back-up System, Rigid Insul., Moisture Barrier	8,525 Sqft Wall	\$93,770	\$11.00
	Face brick - 45% of Encl.. SF	3,978 Brick Sqft	\$119,343	\$30.00
	Stone Panels - 20% of Encl. SF	1,705 Stone Sqft	\$76,721	\$45.00
	Metal Panels - 10% of Encl. SF	1,137 Mtl. Pnl. Sqft	\$56,830	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	2,842 Glass Sqft	\$184,698	\$65.00
<b>Roof</b>	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	31,538 Roof Sqft	\$378,456	\$12.00
<b>Interior</b>	<b>Walls, Doors, Finishes, Specialties, Etc.</b>			
	Indoor Pools	15,000 Nsf	\$2,250,000	\$150.00
	Pool Mech. Rooms	800 Nsf	\$28,000	\$35.00
	Pool Chemical room	200 Nsf	\$7,000	\$35.00
	Aquatics Program Office	200 Nsf	\$8,000	\$40.00
	Aquatics Viewing Area / Concessions	800 Nsf	\$40,000	\$50.00
	Aquatics Storage	800 Nsf	\$28,000	\$35.00
	Aquatics Locker Room	2,700 Nsf	\$216,000	\$80.00
	Non-Assignable Space (Bldg. envelope figured above)	11,038 Nsf	\$717,470	\$65.00
<b>Building Equip. &amp; Furnishings</b>	Window Blinds, Floor Mats, Etc.	31,538 Window SF	\$31,538	\$1.00
	Pool Equipment	1 Lsum	\$1,500,000	\$1,500,000.00
<b>Conveying</b>	Passenger Elevators - (None Required)	NA Stop	NA	NA
<b>Mechanical</b>	Plumbing	31,538 Bldg. SF	\$252,304	\$8.00
	Fire Protection	31,538 Bldg. SF	\$110,383	\$3.50
	HVAC	31,538 Bldg. SF	\$1,419,210	\$45.00
<b>Electrical</b>	Interior Lighting Fixtures/Controls	31,538 Bldg. SF	\$189,228	\$6.00
	Lighting Branch	31,538 Bldg. SF	\$110,383	\$3.50
	Receptacle/Branch	31,538 Bldg. SF	\$173,459	\$5.50
	Owner Equipment Connections	31,538 Bldg. SF	\$78,845	\$2.50
	Voice & Data	31,538 Bldg. SF	\$189,228	\$6.00
	Fire Alarm System	31,538 Bldg. SF	\$94,614	\$3.00
	Intercom System	31,538 Bldg. SF	\$7,939	\$0.25
	CCTV System	31,538 Bldg. SF	\$25,230	\$0.80
<b>General Conditions</b>	(Contractor O.H. & Equipment)	6.00 Pct	\$583,763	
<b>Special Provisions</b>	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$825,051	
<b>ESTIMATE TOTALS</b>			<b>\$11,138,192</b>	<b>\$353.17</b>

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**Option #3 - Motor Vehicle**

Primary Project Qty: 3,262 GSF  
 HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
<b>Site work</b>	Site work	1 Lsum	See Site Work	See Site Work
<b>Demolition</b>	None Required	0 Sqft	\$0	\$0.00
<b>Foundation</b>	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	3,262 Bldg. SF	\$45,668	\$14.00
<b>Structure</b>	Structural Steel Frame (10 lbs/sf)	13 Tons	\$52,192	\$4,000.00
	Spray Fireproofing	3,262 Sqft	\$9,786	\$3.00
	Metal Roof Deck w/10% Lap	3,588 Sqft	\$11,662	\$3.25
<b>Enclosure</b>	Structural Stud Back-up System, Rigid Insul., Moisture Barrier (20'-0" H)	2,513 Sqft Wall	\$27,640	\$11.00
	Face brick - 45% of Encl. SF	1,599 Brick Sqft	\$47,975	\$30.00
	Stone Panels - 20% of Encl. SF	685 Stone Sqft	\$30,841	\$45.00
	Metal Panels - 10% of Encl. SF	457 Mtl. Pnl. Sqft	\$22,845	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	1,142 Glass Sqft	\$74,246	\$65.00
<b>Roof</b>	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	3,262 Roof Sqft	\$39,144	\$12.00
<b>Interior</b>	<b>Walls, Doors, Finishes, Specialties, Etc.</b>			
	Office	600 Nsf	\$24,000	\$40.00
	Meeting Room	200 Nsf	\$10,000	\$50.00
	Secure Storage	120 Nsf	\$4,800	\$40.00
	Waiting Room	1,000 Nsf	\$65,000	\$65.00
	Front Desk	200 Nsf	\$15,000	\$75.00
	Non-Assignable Space (Bldg. envelope figured above)	1,142 Nsf	\$74,230	\$65.00
<b>Building Equip. &amp; Furnishings</b>	Window Blinds, Floor Mats, Etc.	3,262 Window SF	\$3,262	\$1.00
<b>Conveying</b>	Passenger Elevators - (None Required)	NA Stop	NA	NA
<b>Mechanical</b>	Plumbing	3,262 Bldg. SF	\$0	\$0.00
	Fire Protection	3,262 Bldg. SF	\$11,417	\$3.50
	HVAC	3,262 Bldg. SF	\$130,480	\$40.00
<b>Electrical</b>	Receptacle/Branch	3,262 Bldg. SF	\$13,048	\$4.00
	Interior Lighting Fixtures/Controls	3,262 Bldg. SF	\$16,310	\$5.00
	Lighting Branch	3,262 Bldg. SF	\$6,524	\$2.00
	Voice & Data	3,262 Bldg. SF	\$19,572	\$6.00
	Fire Alarm System	3,262 Bldg. SF	\$9,786	\$3.00
	Audio Visual System	3,262 Bldg. SF	\$1,619	\$0.50
<b>General Conditions</b>	(Contractor O.H. & Equipment)	6.00 Pct	\$46,023	
<b>Special Provisions</b>	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$65,046	
<b>ESTIMATE TOTALS</b>			<b>\$878,114</b>	<b>\$269.20</b>

Note:

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2. There is no escalation included in the above costs.

