



Attachment B

December 23, 2021

Chuck Stifter
City of Maple Grove
12800 Arbor Lakes Pkwy
Maple Grove, MN 55369

Re: Gleason Fields Athletic Complex

Dear Mr. Stifter,

RJM Construction is pleased to present a 50% CD estimate for the Gleason Fields Athletic Complex project located in Maple Grove, MN. Together with the City of Maple Grove, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated November 22, 2021.

Construction Estimate:	\$11,227,663
Owner Cost Estimate:	\$3,692,253
Total Project Estimate:	\$14,919,916

ALTERNATES:

No: 1.	Picnic Pavilion & Bocce Ball Court.	Add	\$619,272
No: 2.	Warming House Roof Replacement.	Add	\$147,833

VALUE ENGINEERING: See Attached.

Thank you for the opportunity to provide this estimate. 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 'MSE', is written over a light blue circular stamp.

Matt Severson
Estimator



ESTIMATE SUMMARY

ESTIMATE DATE:	December 23, 2021
PROJECT:	Gleason Fields Athletic Complex
ARCHITECT:	Stantec
DRAWING DATE:	November 22, 2021

DESCRIPTION	Notes	Base Estimate
Construction Costs		
Demolition	Warming House Scope Eliminated	\$0
Concrete & Masonry		\$903,400
Precast Dugouts	None	\$0
Structural Steel & Misc Metals		\$352,065
Rough & Finish Carpentry		\$250,540
Millwork		\$39,526
Waterproofing		\$39,881
Air & Vapor Barrier		\$13,500
Roofing & Siding	30% Material Increases	\$442,855
Joint Sealants		\$31,450
Doors, Frames, Hardware		\$38,779
Overhead Doors		\$35,975
Storefront & Glazing Systems		\$19,044
Fiberglass Reinforced Wall Panels		\$5,000
Gypsum Drywall		\$86,231
Tile	None	\$0
Acoustical Ceilings	None	\$0
Fluid Applied Flooring		\$17,890
Painting		\$76,285
Carpet & Resilient Flooring	None	\$0
Signage		\$27,740
Specialties		\$20,674
Flagpoles		\$6,242
Athletic Equipment & Scoreboards		\$1,103,361
Fabric Canopies		\$365,000
Fire Protection	None	\$0
Plumbing & HVAC	Now includes BAS (\$15k), 25% Mat Inc.	\$219,800
Electrical	20% Material Increases	\$974,600
Earthwork & Utilities		\$2,782,190
Asphalt Paving		\$366,184
Site Concrete		\$421,018
Court Surfacing	Pickleball Only	\$9,775
Fencing	20% Material Increases	\$319,717
Retaining Walls	Now Includes 150 If Wall at Field 2	\$161,381
Site Furnishings	18 Benches, 0 Tables/Chairs, 8 Picnic, 10 Bike	\$86,547
Landscaping & Irrigation		\$345,383
General Conditions & Requirements		\$685,589

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Construction Cleaning		\$27,146
Temp Enclosures/Barriers/Facilities		\$85,530
Winter Conditions	None	\$0
General Liability Insurance		\$105,540
Builders Risk Insurance		\$31,437
Building Permit	State Surcharge Only	\$12,333
Bonds/Sub Bonds		\$72,589
Subtotal Construction Costs		\$10,582,197
Escalation		\$0
Design Contingency		\$0
Construction Contingency		\$400,000
Contractors Fee		\$245,466
Total Construction Estimate		\$11,227,663

Owner Costs Not Included Above		
Tree Relocation Project		\$37,500
Fiber/Security Camera Allowance		\$125,000
Phone/Data Allowance		\$35,000
Wright Hennepin Electric Primary Service Upgrade		\$25,000
CenterPoint Energy Gas Service		\$5,200
Icon Prefabricated Pavilion	Eliminated	\$0
Musco Equipment & Install		\$667,216
Artificial Synthetic Turf (Field Turf)		\$1,115,642
Flagship Playground & Surfacing		\$183,000
FFE		\$79,500
Owner Contingency		\$174,000
Testing & Inspections		\$40,000
Building Permit		\$35,000
Remaining Soft Costs		\$1,164,195
Field Maintenance Equipment		\$0
Surveying		\$0
SAC/WAC Fees		\$6,000
Hazardous Material Abatement		\$0
Utility Consumption		\$0
Subtotal Owner Costs		\$3,692,253
Total Project Estimate		\$14,919,916



VALUE ENGINEERING

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OPTIONS:	VALUE	Y	M	N	Yes	Maybe	No	Possible Alternates
Field 1								
No. 1	Eliminate semi permanent fence at Field 1.			x			(\$68,924)	
No. 2	Eliminate (1) batting cage at Field 1.			x			(\$22,438)	x
No. 3	Reduce dugout length by 10' (46' to 36').		x			(\$24,968)		
No. 4	Replace aluminum standing counter with 2 line aluminum railing.			x			(\$15,489)	x
No. 5	Eliminate storage at dugouts. (utilize storage building).	x			(\$35,222)			
Field 2								
No. 6	Eliminate (1) batting cage at Field 2.			x			(\$22,438)	x
No. 7	Replace aluminum standing counter with 2 line aluminum railing.			x			(\$8,892)	x
Fields 3 & 4								
No. 8a	Eliminate dugouts at Fields 3 & 4 and provide prefabricated precast dugouts. (\$40,000 per dugout included/4 total).		x			(\$75,424)		
No. 8b	Reduce dugouts to 30' x 8' (400 sf to 240 sf)		x			(\$37,326)		
No. 9	Eliminate sports lighting at Fields 3 & 4.			x			(\$270,989)	
Snack Building								
No. 10	Eliminate BAS & provide stand alone thermostats.			x			(\$10,000)	
No. 11	Reduce ductwork.	x			(\$10,000)			
Storage Building								
No. 12a	Prefabricated steel building vs current storage building.		x			(\$120,369)		x
No. 12b	Asphalt shingles vs standing seam.							x
General Park								
No. 13	Eliminate pickleball courts.			x			(\$92,696)	x
No. 14	Defer site furnishings.			x			(\$95,482)	
					Yes	Maybe	No	
Potential Savings Total:					(\$45,222)	(\$258,087)	(\$607,348)	