

June 29, 2016

Superintendent Willie Jett
District 742
1000 44th Ave N #100
St. Cloud, MN 56303

Re: Existing Tech High School Pricing Evaluation

Dear Willie,

The following is a summary of the evaluation process I have gone through to date and a summary of the type of work required within the remodel scope.

ICS consulting and I reviewed their information assembled and presented for the previous referendum, this included drawings and estimates from the Cunningham Group that showed the multiphase project in broad scopes. In addition, they had gathered some past cost summaries for new and remodeled school projects around the state. After this meeting a tour of Tech High School was done to get a better understanding of the detail required for the project.

The work required for the remodeled portions of the project are as follows:

- Asbestos abatement – in everything from floor covering, glue, caulking and mechanical systems.
- Ceiling demolition to create access.
- Complete electrical system replacement – manufacturer of current service panels are no longer in business.
- Removal of slab on grade to allow access to sewer lines (existing sewer lines collapsing).
- Replacement of plumbing and sewer system.
- Replacement of HVAC system duct work and piping.
- Replacement of windows and entrance doors.
- Remodel stairways to meet ADA codes
- Removal of combustible wood from building to meet codes. The 1915 and 1938 buildings are complete wood structures with brick veneer. How this can be addressed within the codes is unknown.

■ GENERAL CONTRACTOR
■ DESIGN/BUILD
■ CONSTRUCTION MANAGEMENT
■ BUILDING + REMODELING

PH: 320 363 7781
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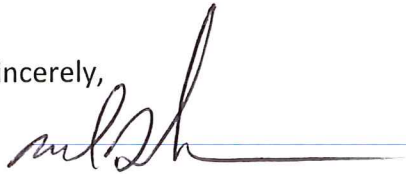
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- Pool modifications to meet new codes.
- New finishes throughout to bring up to modern standards

The remodel work described is definitely not all inclusive but gives a background as to the level of work required in a heavy remodel project. Multiphasing the project over several years will also increase the cost of the work. In reviewing the budget Cunningham developed, I agree that it is within an acceptable range at this point of the project.

If you need any additional explanation or clarification, please let me know and I will provide what I can.

Sincerely,

A handwritten signature in black ink, appearing to read 'm. gohman', with a long horizontal line extending to the right.

Michael Gohman

President

W. Gohman Construction Co.