



SAINT CLOUD TECH HIGH SCHOOL

Board Workshop 08.09.2017





AGENDA

- Estimate Review
- Entry Design Update
- Schedule & Permit Update

ESTIMATE REVIEW

Where we were:

SCHEMATIC DESIGN

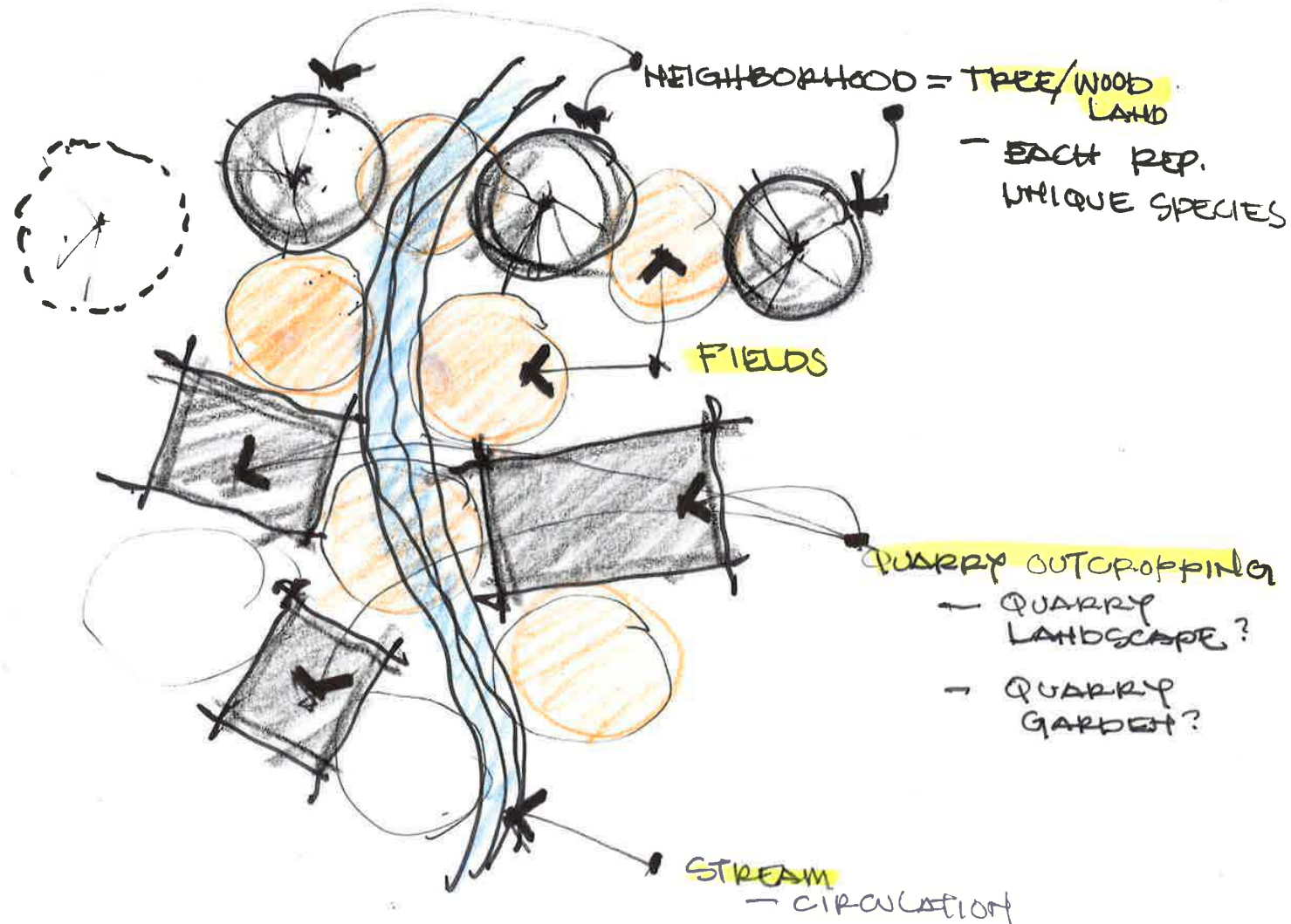


PROJECT:	St Cloud New High School
LOCATION:	St Cloud, MN
CM:	ICS
ARCH:	Cunningham / iiw
DATE:	5/9/17
ESTIMATE PHASE:	SCHEMATIC
BUILDING SF:	335,585
	SF

OVERALL BUDGET SUMMARY	BUDGET AMOUNT	SD ESTIMATE AMOUNT	VARIANCE
Building Construction	\$ 73,920,000	\$76,465,929	\$ (2,545,929)
Site Development	\$ 12,100,000	\$17,669,154	\$ (5,569,154)
33rd St Prop Purchase	\$ 935,000	\$ 935,000	\$ -
	\$ 86,955,000	\$95,070,082	\$ (8,115,082)

- Exceeded project budget by \$8.1M
- Site work was particularly high
- Design contingency: 7% at Schematic Design

PLAN/NATURE CONTEXT DIAGRAM



CHANGES MADE SINCE SCHEMATIC DESIGN:

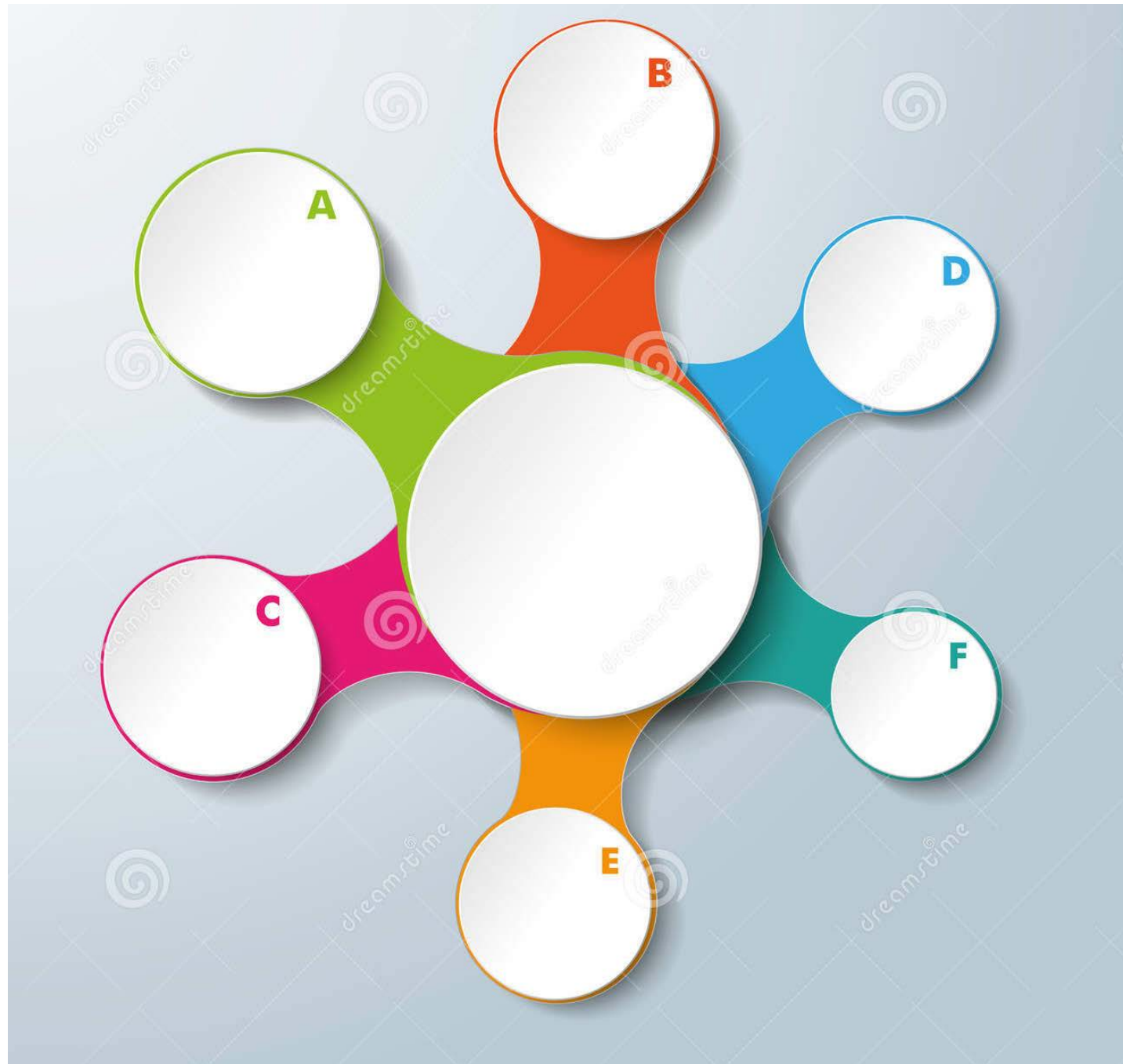
- Site geology, permitting, storm water management are better understood and defined
- Additional space programming meetings were held to further define project parameters
- Building area was reduced to meet the target goal without impacting program area or functionality
- Schedule was refined from 5 bid packages to 3 bid packages
- Project design and development is further along, allowing for more accurate information to provide more refined estimates



PRELIMINARY DESIGN DEVELOPMENT ESTIMATE:

- Over by \$7.1M
- Construction Manager and Design Team worked together to:
 - Reduce overall estimate
 - Identify alternates
 - Conducted studies of alternate designs and materials
- Design contingency: 4%
- The estimated variance for the project is within normal and expected parameters for where we are in the overall process.





Alternate Bids

- Typically used to manage the bidding process
- Alternates are bid items that are included in the bid documents, but priced separately from the base bid
- Intended to give the District choices and flexibility to award additional work should bids come in favorably

Goals

- Minimal effect, if any, on educational programming
- Generally not permanent changes- they can be added back later as funds become available
- Maintain infrastructure

contingency

definition of **contingency**

plural *contingencies*

1 : the quality or state of being
contingent

2 : a *contingent* event or
condition: such as
a: an event (such as an emergency)
that may but is not certain to occur
~ trying to provide for every
contingency
b: something liable to happen as an
adjunct to or result of something else
~ the *contingencies* of war

Meriam-Webster

- **Contingencies** are for:
 - Unforeseen items or conditions
 - Changes to the project
 - Items that have yet to be identified
- Two types of contingencies:
 - Design**: Covers items that may arise during the design process. This contingency goes away after bidding.
 - Construction**: Covers items that may arise during construction. This contingency is carried to the end of the project.



PROJECT:	St Cloud New High School
LOCATION:	St Cloud, MN
CM:	ICS
ARCH:	Cunningham / iiw
DATE:	8/1/17
ESTIMATE PHASE:	DESIGN
BUILDING SF:	321,394

SF

OVERALL ESTIMATE AND BUDGET SUMMARY

DIVISION	DESCRIPTION	TOTAL EST AMOUNT	PROJECT COST/SF	NOTES
00-14	GENERAL CONSTRUCTION	\$ 47,269,904	\$ 147.08	Includes O&P, Bond and Estimate Contingency
21-25	FIRE PROT/PLUMB/HVAC/DDC	\$ 17,962,348	\$ 55.89	Includes O&P, Bond and Estimate Contingency
26-28	ELECT/COMM/SAFETY & SECURITY	\$ 8,307,245	\$ 25.85	Includes O&P, Bond and Estimate Contingency
31-33	EARTHWORK/EXT IMP/UTILITIES	\$ 15,163,840	\$ 47.18	Includes O&P, Bond and Estimate Contingency
32-B	SITE BUILDINGS	\$ 1,654,844	\$ 5.15	Includes O&P, Bond and Estimate Contingency

TOTAL ESTIMATE	\$ 90,358,181	\$ 281.14
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OVERALL BUDGET SUMMARY	BUDGET AMOUNT	DD ESTIMATE AMOUNT	VARIANCE
Building Construction	\$ 73,920,000	\$ 73,539,497	\$ 380,503
Site Development & Site Buildings	\$ 12,100,000	\$ 16,818,684	\$ (4,718,684)
33rd St Prop Purchase	\$ 935,000	\$ 935,000	\$ -
Xcel Energy Design Assist Rebate Funding	\$ 300,000	Incl Above	\$ 300,000
Second Floor Fitness Area Additional SF	\$ -	Incl Above	\$ -

\$ 87,255,000	\$ 91,293,181	\$ (4,038,181)
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ESTIMATE PHASE:	DESIGN	
BUILDING SF:	321,394	SF

ALTERNATE OPTIONS

BUILDING ESTIMATE	\$ 73,539,497
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BUILDING ALTERNATES		ESTIMATE AMOUNT
Reuse of Existing Orchestra Shell		\$ 170,000
Reuse of Existing Pool Timing System		\$ 58,000
Terrazzo Floors change to Polished Concrete		\$ 99,910
Folding Curtainwall		\$ 43,000
1	TOTAL BUILDING ALTERNATES	\$ 370,910

2	TOTAL BUILDING ESTIMATE MINUS ALTERNATES	\$ 73,168,587
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ESTIMATE PHASE:	DESIGN		
BUILDING SF:	321,394		SF

ALTERNATE OPTIONS

SITE ESTIMATE	\$ 15,163,840
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SITE ALTERNATES		ESTIMATE AMOUNT
3rd Softball Field		\$ 170,000
Softball and Baseball Field Lighting		\$ 450,000
Concrete Plaza to Standard Concrete		\$ 155,673
Site Buildings		\$ 1,654,844
3	TOTAL SITE ALTERNATES	\$ 2,430,517
4	TOTAL SITE ESTIMATE MINUS ALTERNATES	\$ 12,733,323

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BUILDING SF:	321,394		SF

ALTERNATE OPTIONS

TOTAL PROJECT SUMMARY		TOTALS
	Total Construction Budget	\$ 86,320,000
5	Total Estimate	\$ 90,358,181
6	Estimate (5) MINUS 1 & 3	\$ 87,556,754
	TOTAL (Budget minus Estimate with Alternate Reductions)	\$ (1,236,754)
	DESIGN CONTINGENCY (Included in Total Estimate)	\$ 3,497,815

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ENTRY DESIGN UPDATE



Woodland Warm



St. Cloud Granite



Woodland Quarry



Woodland Quarry



Woodland Quarry

SCHEDULE/PERMIT UPDATE

Governing Body	Permit/App/ Submittal	Submission Date	Anticipated Approval Date	Status
Zoning Board of Appeals	Conditional Use Permit	4/28/2017	5/16/2017	Complete
Stearns Co., DNR, MPCA and others	Technical Evaluation Panel (TEP)	5/26/2017	6/14/2017	Complete
Stearns County	Wetland	5/26/2017	6/27/2017	Complete
Army Corp	Creek Crossing	5/26/2017	8/7/2017	Complete
DNR	Creek Crossing	5/26/2017	1/1/2018	In-Progress
City of St. Cloud and DNR	Stormwater	5/26/2017	9/1/2018	Submitted - 90-120 review process- working to expedite
City of St. Cloud	Land Disturbance	8/1/2017	8/24/2017	Submitted
State of Minnesota	Utilities	7/14/2017	8/31/2017	In-Progress
MPCA	SWPPP	7/14/2017	8/14/2017	In-Progress
City of St. Cloud Planning	Plat	5/22/2017	6/13/2017	Complete
St. Cloud City Council	Plat/Subdivision Agreement	6/13/2017	7/10/2017	Complete



SCHEDULE:

- 3 Bid Packages

Bid Package #1:

- Issued: August 3rd
- Bids received: August 22nd
- Includes: Site grading, site utilities, fields, footings and foundations, north and west entries, parking lots

Bid Package #2:

- Issue: September 25th
- Bids received: October 17th
- Includes: Structural Steel, load-bearing masonry, precast

Bid Package #3:

- Issue: November 17th
- Bids received: December 19th
- Includes: Exterior envelope, interiors, outbuildings, landscapign, site and field lighting



NEXT STEPS

Upcoming Meetings:

8/17: HSDC Meeting

8/22: Bid Package #1 Bid Opening

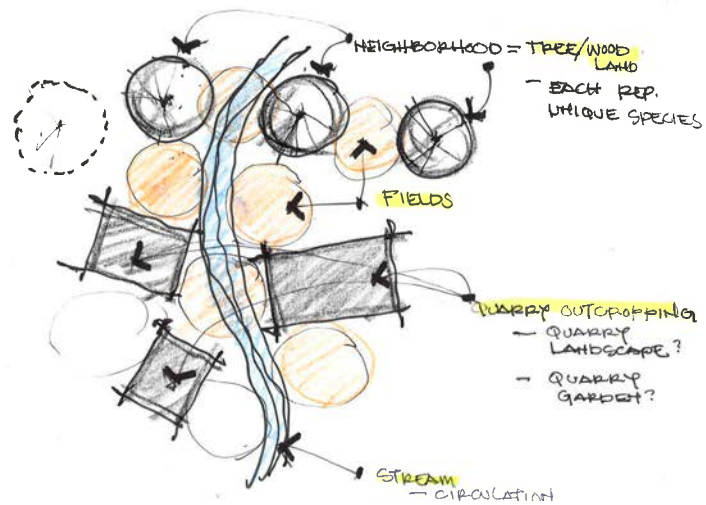
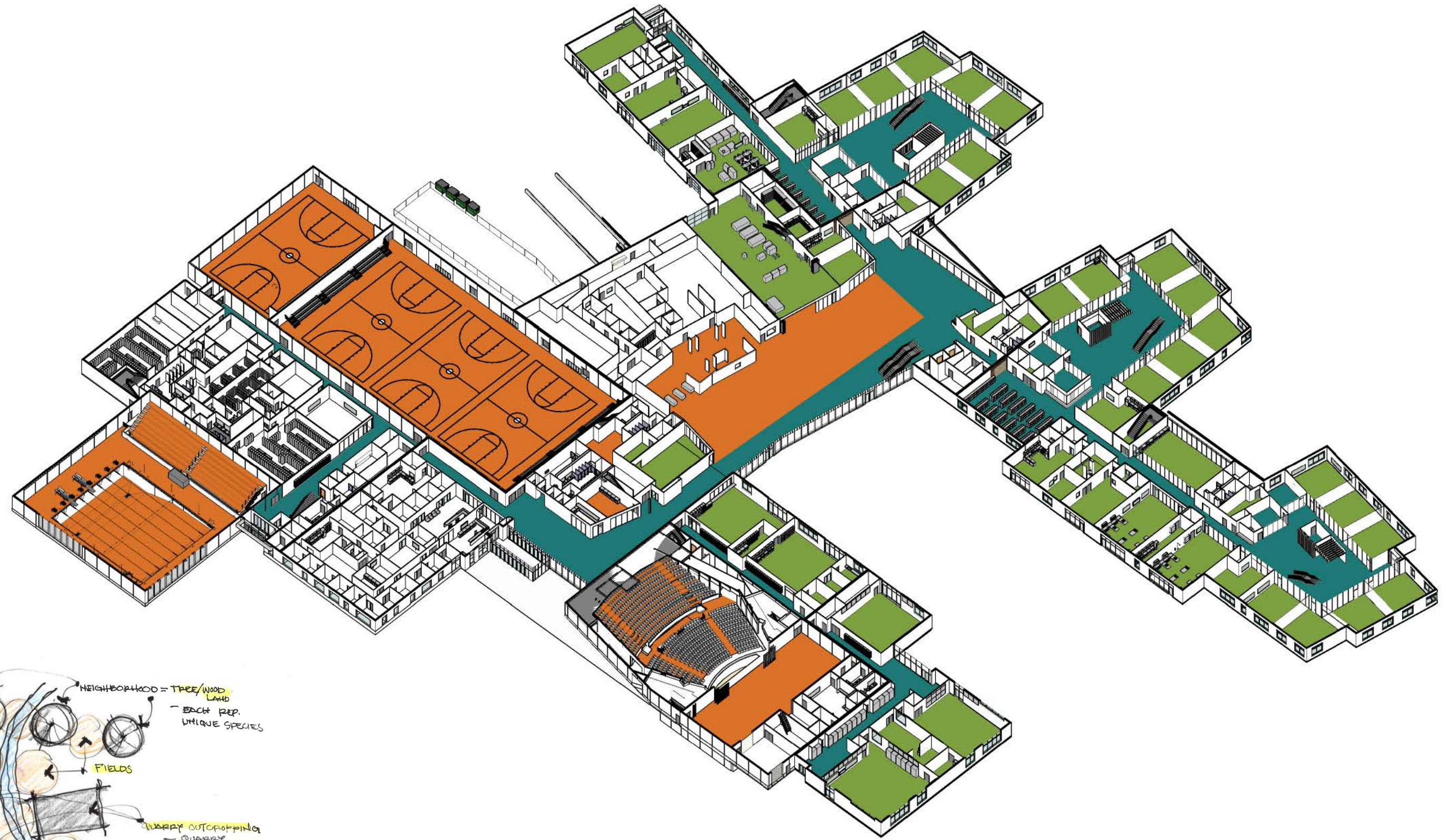
8/28: Ground Breaking

9/7: HSDC Meeting



THANK YOU
Board Workshop 08.09.2017





G A T H E R

L E A R N

C O N N E C T