



SAINT CLOUD TECH HIGH SCHOOL

Board Workshop 11.8.2017





AGENDA

- Interiors Meeting Report-Out
- Estimate Review
- Permit Update
- Construction Update
- Next Steps

INTERIORS MEETING REPORT-OUT



presentation recap



ENTRY &
STUDENT COMMONS

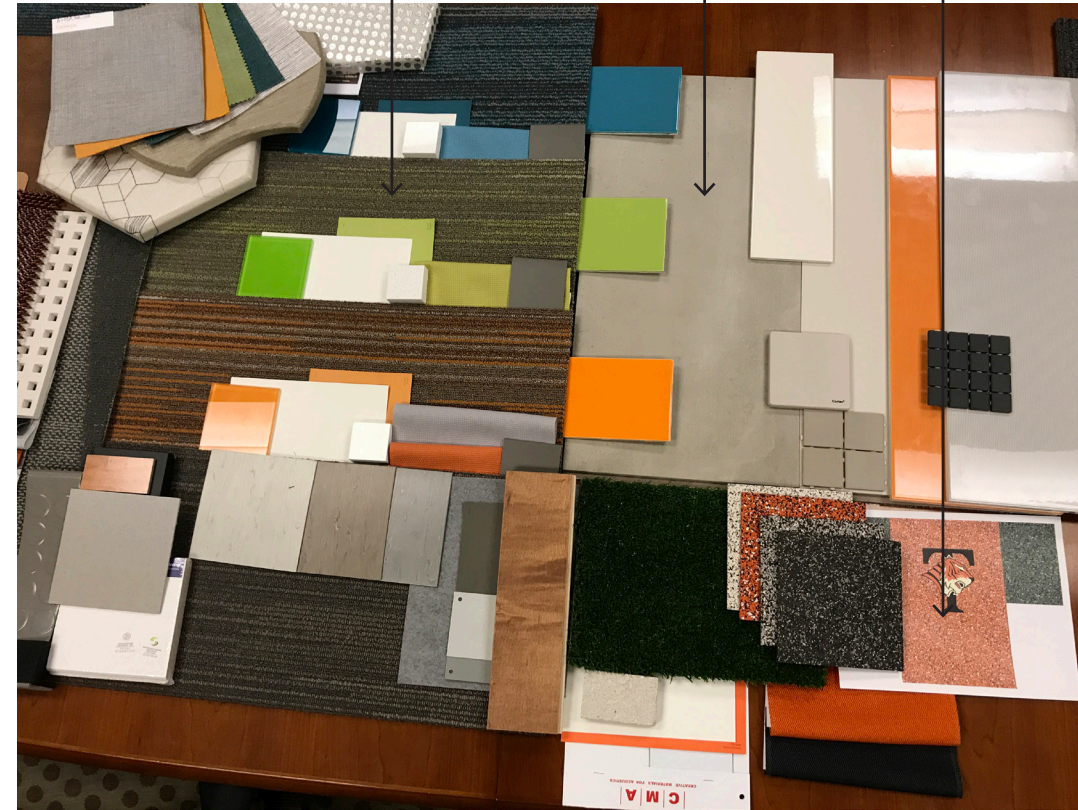
MEDIA



LEARNING
NEIGHBORHOODS

RESTROOMS

PE /
ACTIVITIES



POOL

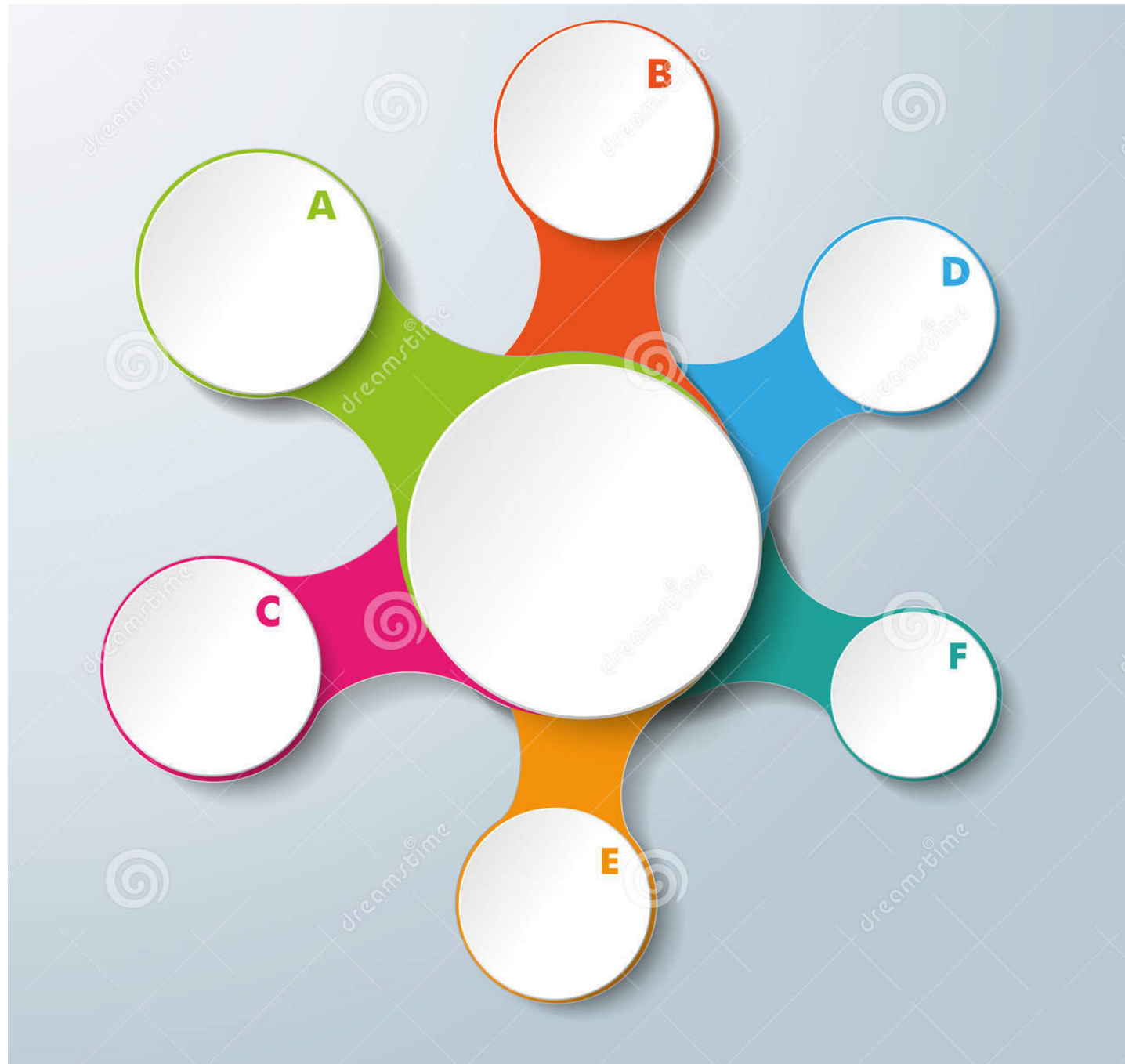
ADMINISTRATION &
GUIDANCE

PERFORMING
ARTS



presentation recap

ESTIMATE REVIEW



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.

50% CD Estimate Summary



PROJECT:	St Cloud Tech High School	
LOCATION:	St Cloud, MN	
CM:	ICS	
ARCH:	Cunningham / iiw	
DATE:	10/26/17	
ESTIMATE PHASE:	50% CONST DOC	
BUILDING SF:	318,632	SF

50% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY & ALTERNATE OPTIONS

1	50% CONSTRUCTION DOCUMENT ESTIMATE	\$	88,586,750
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PROPOSED ALTERNATES	BUDGET AMOUNT
Kitchen Equipment, Cafeteria and Culinary	\$ 250,000
Acoustical Treatments Reduction	\$ 25,000
Visualization Lab Lighting	\$ 40,000
Baseball and Softball Field Lighting	\$ 450,000

2	TOTAL POTENTIAL ALTERNATES	\$	765,000
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TOTAL SUMMARY			
3	Construction Budget + Xcel Rebate	\$	86,320,000
4	50% Construction Document Estimate	\$	88,586,750
	Estimate vs Budget	\$	(2,266,750)
5	SITE BLDG ALLOWANCE (Concession, Storage, Maint, Ticket)	\$	1,515,000
6	ALTERNATES and SITE BLDG ALLOWANCE (2+5)	\$	2,280,000
7	Estimate (4) MINUS Alternates and Site Bldgs (6)	\$	86,306,750
8	BUDGET MINUS REVISED ESTIMATE (4 - 9)	\$	13,250
		UNDER BUDGET	
DESIGN CONTINGENCY (Included in Total Estimate)		\$	1,275,493

PERMIT/SCHEDULE 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	Complete
City of St. Cloud	Land Disturbance	8/1/2017	8/24/2017	Complete
State of Minnesota	Utilities	7/14/2017	8/31/2017	Complete
MPCA	SWPPP	7/14/2017	8/14/2017	Complete
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 19th
- Includes: Structural Steel, load-bearing masonry, precast

Bid Package #3:

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



Bid Package 1:

- Earthwork
- Underground Utilities
- Athletic Fields and Athletic Field Fencing
- North Access Road (Road in from 33rd St)
- Site concrete (curb, gutter and sidewalks)
- Parking Lots (Asphalt Paving and PaveDrain)
- Grandstands, Bleachers and Press Box

Bid Package #2:

- Masonry and Stone Veneer
- Precast Walls, Floors and Roof Structure
- Structural Steel



Bid Package 3:

- Exterior and Interior Wall Assemblies
- Doors, Door Hardware and Windows
- Room Finishes (Painting, Carpeting, Rubber Flooring, Acoustical Treatments)
- Interior Finish Carpentry
- Mechanical (Plumbing and HVAC)
- Electrical and Low Voltage
- Fire Protection
- Kitchen Equipment
- Roofing
- Elevators
- Exterior Metal Wall Panels
- Fireproofing
- Pool
- Landscaping
- Concrete Slabs
- Theatre Equipment
- Swimming Pool
- Gymnasium Bleachers

CONSTRUCTION UPDATE

Site Grading



North Access Road

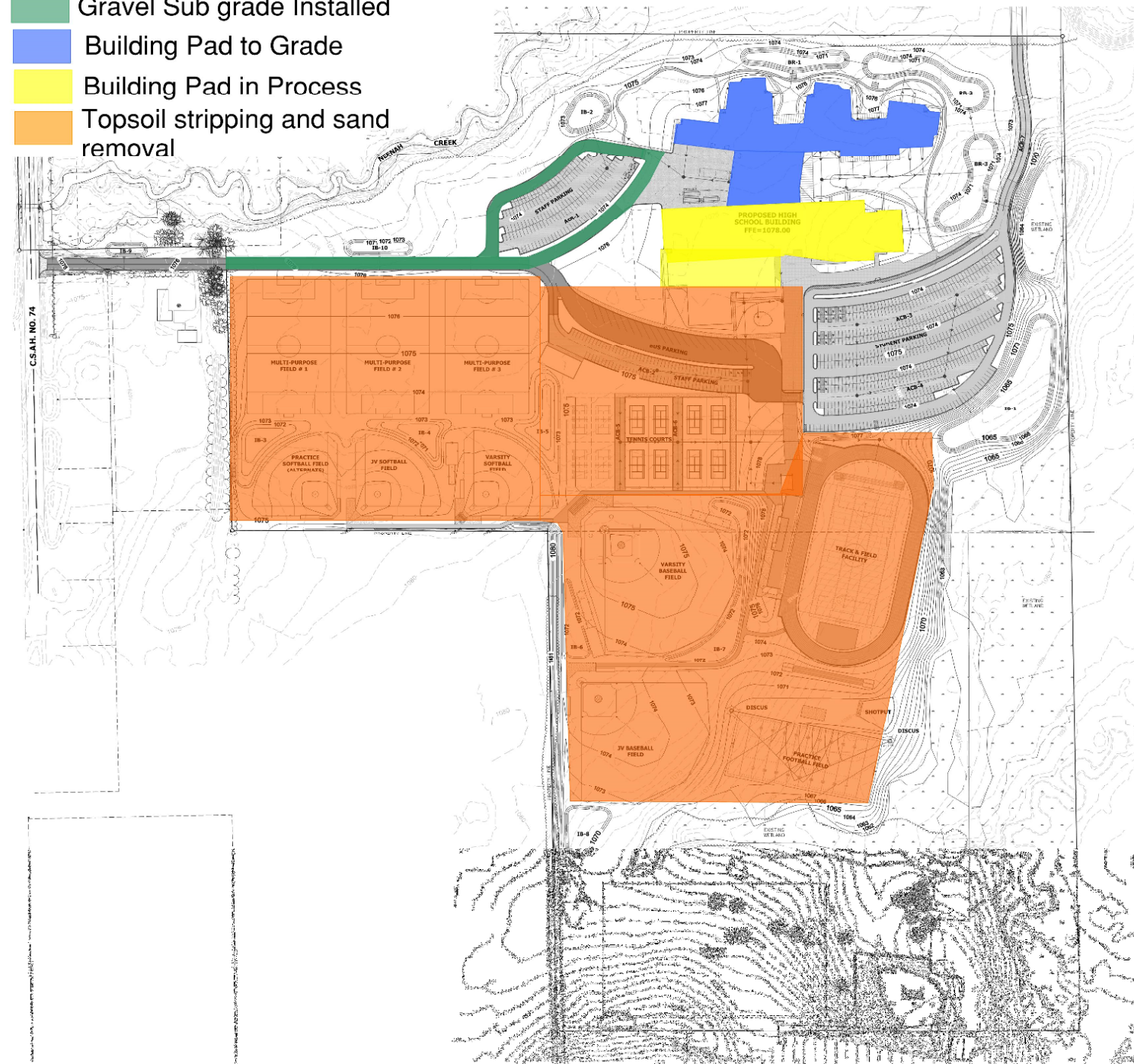


Building Progress





- Gravel Sub grade Installed
- Building Pad to Grade
- Building Pad in Process
- Topsoil stripping and sand removal



NOTES:
1. WORKMAN MAY WALK FOR SOIL CORRECTION FOR 100 YD FROM EXISTING FILL BOUNDARY AREA AND OTHER AREAS OF THE SITE WITH ACCEPTABLE MATERIALS AS IDENTIFIED IN THE GEOTECHNICAL REPORT.



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Revisions
No.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Signed:
Name: Jeremy E. Anderson
License No.: 44523
Document/Plan: BD PROPOSED
Date: August 1, 2017
P/E (A/C):
Drawn By: RAK
Checked By: JEA
Comm. No.: CPE17001
Project Title:
ST. CLOUD TECH HIGH SCHOOL

ST. CLOUD TECH HIGH SCHOOL
C504

CS04



NEXT STEPS

11/17: Bid Package #3
Document Release

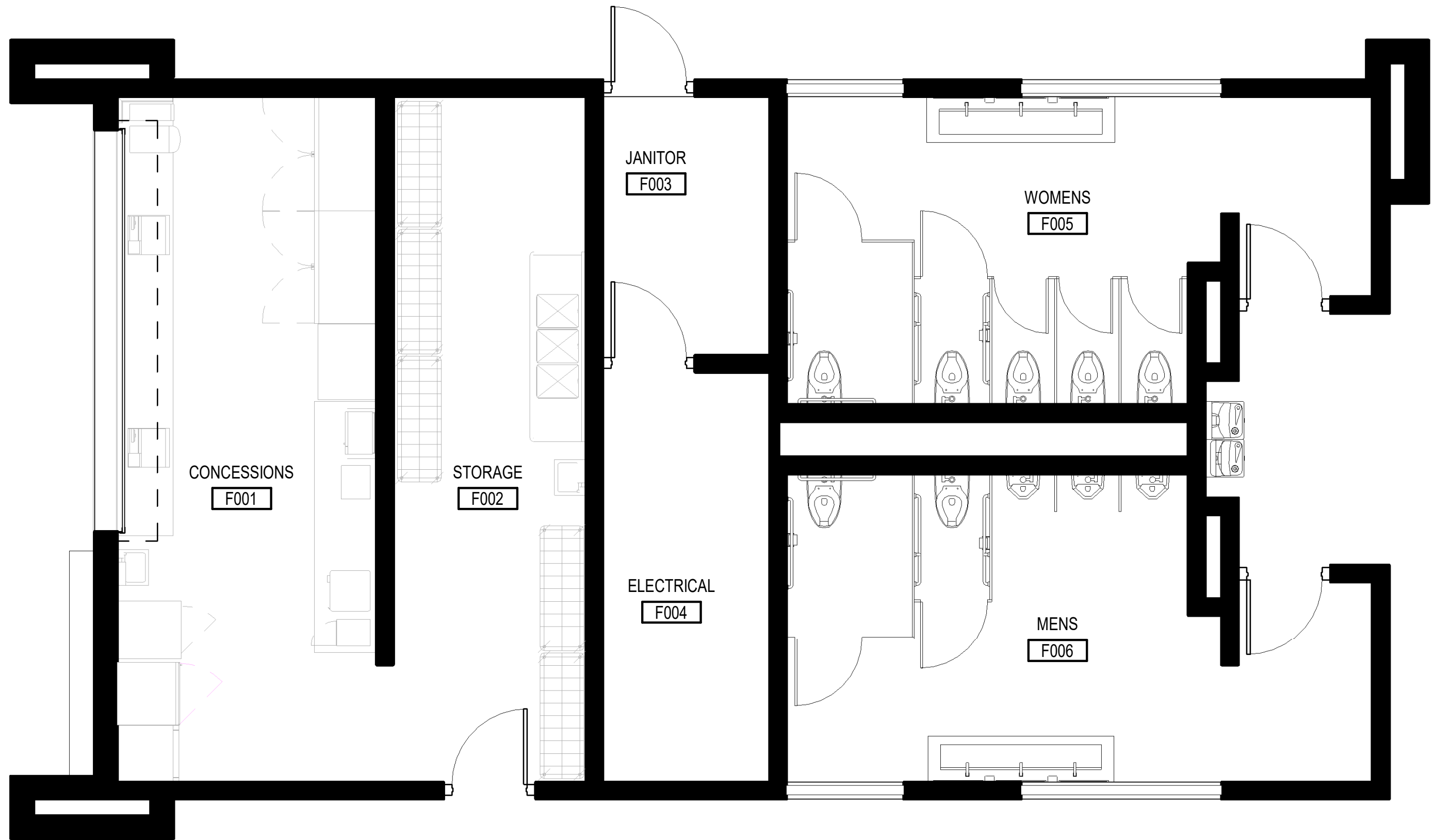
12/19: Bid Package #3 Bid Opening



THANK YOU
Board Workshop 11.8.2017

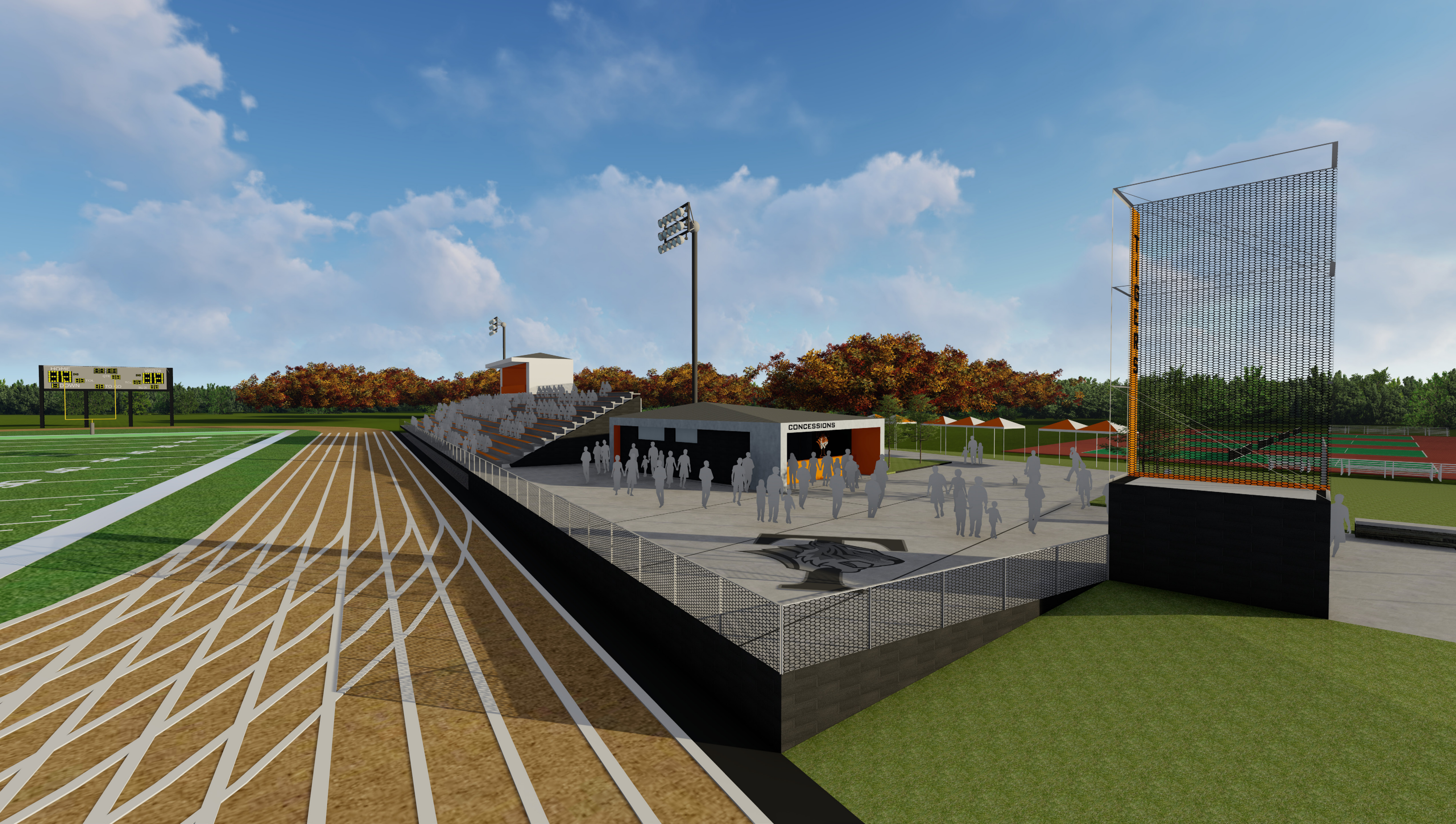


EXTERIOR CONCESSIONS REVIEW



Concessions Floor Plan





Concessions Rendering

ALTERNATES

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

SITE ESTIMATE		\$ 15,163,840
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

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

Alternates which have been incorporated to-date as reductions:

- Terrazzo Floors changed to polished concrete
- Folding curtainwall to overhead doors
- Concrete plaza to standard concrete

Alternates unable to be realized:

- Reuse of existing Orchestra Shell (not in good enough condition to reuse)
- Reuse of existing Pool Timing System (not in good enough condition to reuse)

Remaining Alternates and Allowances:

- 3rd Softball Field
- Softball and Baseball Field Lighting
- All Site Buildings (including Concessions)