AGENDA

• Interiors Meeting Report-Out
• Estimate Review
• Permit Update
• Construction Update
• Next Steps
INTERIORS MEETING REPORT-OUT
presentation recap
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
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.

**Meriam-Webster**
## 50% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY & ALTERNATE OPTIONS

### 50% CONSTRUCTION DOCUMENT ESTIMATE

<table>
<thead>
<tr>
<th>PROPOSED ALTERNATES</th>
<th>BUDGET AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen Equipment, Cafeteria and Culinary</td>
<td>$ 250,000</td>
</tr>
<tr>
<td>Acoustical Treatments Reduction</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Visualization Lab Lighting</td>
<td>$ 40,000</td>
</tr>
<tr>
<td>Baseball and Softball Field Lighting</td>
<td>$ 450,000</td>
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</tbody>
</table>

### TOTAL POTENTIAL ALTERNATES

| TOTAL POTENTIAL ALTERNATES | $ 765,000 |

### TOTAL SUMMARY

<table>
<thead>
<tr>
<th>3 Construction Budget + Xcel Rebate</th>
<th>$ 86,320,000</th>
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</thead>
<tbody>
<tr>
<td>4 50% Construction Document Estimate</td>
<td>$ 88,586,750</td>
</tr>
<tr>
<td>Estimate vs Budget</td>
<td>(2,266,750)</td>
</tr>
<tr>
<td>5 SITE BLDG ALLOWANCE (Concession, Storage, Maint, Ticket)</td>
<td>$ 1,515,000</td>
</tr>
<tr>
<td>6 ALTERNATES and SITE BLDG ALLOWANCE (2+5)</td>
<td>$ 2,280,000</td>
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<tr>
<td>7 Estimate (4) MINUS Alternates and Site Bldgs (6)</td>
<td>$ 86,306,750</td>
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<tr>
<td>8 BUDGET MINUS REVISED ESTIMATE (4 - 9)</td>
<td>$ 13,250</td>
</tr>
<tr>
<td>DESIGN CONTINGENCY (Included in Total Estimate)</td>
<td>$ 1,275,493</td>
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**PROJECT:** St Cloud Tech High School  
**LOCATION:** St Cloud, MN  
**CM:** ICS  
**ARCH:** Cuningham / iiw  
**DATE:** 10/26/17  
**BUILDING SF:** 318,632 SF
PERMIT/SCHEDULE UPDATE
<table>
<thead>
<tr>
<th>Governing Body</th>
<th>Permit/App/Submittal</th>
<th>Submission Date</th>
<th>Anticipated Approval Date</th>
<th>Status</th>
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<tbody>
<tr>
<td>Zoning Board of Appeals</td>
<td>Conditional Use Permit</td>
<td>4/28/2017</td>
<td>5/16/2017</td>
<td>Complete</td>
</tr>
<tr>
<td>Stearns Co., DNR, MPCA and others</td>
<td>Technical Evaluation Panel (TEP)</td>
<td>5/26/2017</td>
<td>6/14/2017</td>
<td>Complete</td>
</tr>
<tr>
<td>Stearns County</td>
<td>Wetland</td>
<td>5/26/2017</td>
<td>6/27/2017</td>
<td>Complete</td>
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<tr>
<td>Army Corp</td>
<td>Creek Crossing</td>
<td>5/26/2017</td>
<td>8/7/2017</td>
<td>Complete</td>
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<tr>
<td>DNR</td>
<td>Creek Crossing</td>
<td>5/26/2017</td>
<td>1/1/2018</td>
<td>In-Progress</td>
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<tr>
<td>City of St. Cloud and DNR</td>
<td>Stormwater</td>
<td>5/26/2017</td>
<td>9/1/2018</td>
<td>Complete</td>
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<tr>
<td>City of St. Cloud</td>
<td>Land Disturbance</td>
<td>8/1/2017</td>
<td>8/24/2017</td>
<td>Complete</td>
</tr>
<tr>
<td>State of Minnesota</td>
<td>Utilities</td>
<td>7/14/2017</td>
<td>8/31/2017</td>
<td>Complete</td>
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<tr>
<td>MPCA</td>
<td>SWPPP</td>
<td>7/14/2017</td>
<td>8/14/2017</td>
<td>Complete</td>
</tr>
<tr>
<td>City of St. Cloud Planning</td>
<td>Plat</td>
<td>5/22/2017</td>
<td>6/13/2017</td>
<td>Complete</td>
</tr>
<tr>
<td>St. Cloud City Council</td>
<td>Plat/Subdivision Agreement</td>
<td>6/13/2017</td>
<td>7/10/2017</td>
<td>Complete</td>
</tr>
</tbody>
</table>
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
NEXT STEPS

11/17:  Bid Package #3 Document Release

12/19:  Bid Package #3 Bid Opening
EXTERIOR CONCESSIONS REVIEW
Concessions Floor Plan
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)