



# Don Barnett Arena

Rushmore Plaza Civic Center

Life Safety and ADA Assessment Report

## Opinion of Probable Construction Cost

PHASE	ITEM DESCRIPTION	EST. QUANT.	UNIT	UNIT COST	FOURFRONT ESTIMATE	MORTENSON ESTIMATE
1A	<b>EXTERIOR IMPROVEMENTS / SITE</b>					
	Civil / Site Clearing and Demolition	1	LS	\$63,000.00	\$63,000.00	\$130,000.00
	Civil / Sidewalks/Walls/Railings /Site Improvements	180	LF	\$250.00	\$45,000.00	\$8,820.00
	Civil / Site Paving / Repairs	1500	SF	\$50.00	\$75,000.00	\$357,500.00
	Civil / Misc Painting / Signage	1	LS	\$28,000.00	\$28,000.00	\$30,000.00
	Civil / Utilities (Allowance)	1	LS	\$500,000.00	\$500,000.00	\$500,000.00
	<b>ADDITION &amp; REMODEL IMPROVEMENTS</b>					
2A	New Construction - West Side	27600	SF	\$248.00	\$6,844,800.00	\$7,838,400.00
	Toilets / Concessions / Dressing / Mechanical					
	Elevator - three story (\$100,000 per floor)	3	EA	\$300,000.00	\$900,000.00	\$1,080,000.00
	Upper Stadium ADA Seating Area	2	EA	\$96,000.00	\$192,000.00	\$58,960.00
2B	New Construction - East Side	18160	SF	\$248.00	\$4,503,680.00	\$5,157,440.00
	Toilets / Concessions /Mechanical					
	New Construction / Remodel - East Side	8550	SF	\$150.00	\$1,282,500.00	\$1,607,400.00
	Upper Stadium ADA Seating Area	1	EA	\$96,000.00	\$96,000.00	\$29,480.00
2C	Remodel Concession Areas - West Side	2440	SF	\$200.00	\$488,000.00	\$653,920.00
	Upper Stadium ADA Seating Area	2	EA	\$92,000.00	\$184,000.00	\$58,960.00
2D	Remodel Concession Areas - East Side	2440	SF	\$200.00	\$488,000.00	\$653,920.00
	Upper Stadium ADA Seating Area	2	EA	\$92,000.00	\$184,000.00	\$58,960.00
2E	Remodel Press Box and Access	1420	SF	\$250.00	\$355,000.00	\$457,240.00
3A	Remodel - ADA Seating Conversion	6500	SF	\$400.00	\$2,600,000.00	\$1,625,000.00
3A	Remodel - Elevator Area	200	SF	\$200.00	\$40,000.00	\$43,000.00
	Elevator - Three story (\$100,000 per floor )	1	EA	\$300,000.00	\$300,000.00	\$360,000.00
3C	Remodel Ground Floor North-East Side	2105	SF	\$200.00	\$421,000.00	\$395,740.00
	Toilet & Dressing Rooms					
	Private Elevator - Two Story (\$100,000 per floor)	1	EA	\$200,000.00	\$200,000.00	\$240,000.00
3C	Remodel Ground Floor - Back of house	700	SF	\$200.00	\$140,000.00	\$131,600.00
	Toilets					
3C	Remodel mezzanine - Back of House	8025	SF	\$200.00	\$1,605,000.00	\$1,508,700.00
	Dressing / Meeting / Toilet Rooms					
3D	Remodel Ground Floor North-West Side	2075	SF	\$200.00	\$415,000.00	\$390,100.00
	Concession / Toilet / Dressing Rooms					
3E	Remodel Ground floor South-East Side	1000	SF	\$200.00	\$200,000.00	\$188,000.00
	Concession / Toilet Rooms					
3F	Remodel Ground floor South-West Side	1000	SF	\$200.00	\$200,000.00	\$188,000.00
	Concession / Toilet Rooms					
3C-E	<b>GROUND FLOOR BLEACHER REPLACEMENTS</b>					
	VIP Bleacher Sections 1-4 (per seat)	282	EA	\$575.00	\$162,150.00	\$197,400.00
	VIP Bleacher Sections 7-10	282	EA	\$575.00	\$162,150.00	\$197,400.00
	VIP Bleacher Sections 11 & 12	356	EA	\$575.00	\$204,700.00	\$249,200.00
3A	<b>MEZZANINE BLEACHER REPLACEMENTS</b>					
	South Bleacher Sections (per seat)	265	EA	\$100.00	\$26,500.00	\$23,850.00
	North Bleacher Sections	292	EA	\$100.00	\$29,200.00	\$26,280.00
3B	<b>LIFE SAFETY IMPROVEMENTS</b>					
	Stadium Aisle Step Repairs	528	EA	\$100.00	\$52,800.00	\$124,608.00
	Stadium Aisle Handrails	1152	LF	\$55.00	\$63,360.00	\$93,312.00
	Stadium Wall Handrails	210	LF	\$40.00	\$8,400.00	\$11,340.00
2A	<b>ELECTRONIC SAFETY/SECURITY</b>					
	Fire Alarm System Updates - Included with Addition and Remodel Improvements					
	<b>SUBTOTAL</b>				<b>\$23,059,240.00</b>	<b>\$24,674,530.00</b>
	Construction Bidding Contingency	10%			\$2,305,924.00	\$2,638,668.00
	Cost of Living Upgrades Contingency	10%			\$2,305,924.00	\$1,319,334.00
	Design Changes / Revisions Contingency	10%			\$2,305,924.00	\$2,638,668.00
	A/E Design Fees Contingency	12%			\$2,767,109.00	\$3,166,402.00
	<b>Tentative Range of Total Costs</b>				<b>\$32,744,121.00</b>	<b>\$34,437,602.00</b>
	Allowance for Seating Replacement				\$1,712,150.00	\$1,712,150.00
	Allowance for Revenue Reduction - Lost Seats				\$1,740,000.00	\$1,740,000.00
	<b>Totals</b>				<b>\$36,196,271.00</b>	<b>\$37,889,752.00</b>