

INDOOR AQUATICS FACILITY @ CHOICE HEALTH AND FITNESS Grand Forks, North Dakota							
Conceptual Design Opinion Of Probable Construction Cost							SUMMARY
Construction Costs	BRS	Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Median
Square Foot	42,006	42,000	42,000	42,000	42,000	42,000	42,000
Building Cost	\$ 21,688,134	\$ 24,206,834	\$ 26,056,882	\$ 22,050,000	\$ 28,034,192	\$ 22,742,934	\$ 23,474,884
\$/SF	\$ 516.31	\$ 576.35	\$ 620.40	\$ 525.00	\$ 667.48	\$ 541.50	\$ 558.93
Site Costs	\$ 1,136,541	\$ 2,953,314	\$ 1,250,000	\$ 950,000	\$ 1,296,281	\$ 1,793,085	\$ 1,273,141
\$/SF	\$ 27.06	\$ 70.32	\$ 29.76	\$ 22.62	\$ 30.86	\$ 42.69	\$ 30.31
Construction Hard Costs - Subtotal	22,824,675	27,160,148	27,306,882	23,000,000	29,330,473	24,536,019	24,748,025
\$/SF	\$ 543.37	\$ 646.67	\$ 650.16	\$ 547.62	\$ 698.34	\$ 584.19	\$ 589.24
Owner Cont. %	7.65%	15.00%	5.00%	10.00%	10.00%	7.96%	8.59%
Design/Owner Contingency	\$ 1,746,306	\$ 4,074,022	\$ 1,365,344	\$ 2,300,000	\$ 2,933,047	\$ 1,954,103	\$ 2,127,052
Construction Cont. %	5.10%	9.20%	3.00%	5.00%	3.30%	2.99%	4.28%
Construction Contingency	\$ 1,164,204	\$ 2,498,734	\$ 819,206	\$ 1,150,000	\$ 967,906	\$ 732,789	\$ 1,058,953
Construction Hard Costs - Total	25,735,185	33,732,904	29,491,432	26,450,000	33,231,426	27,222,911	27,934,029
\$/SF	\$ 612.65	\$ 803.16	\$ 702.18	\$ 629.76	\$ 791.22	\$ 648.16	\$ 665.10
SOFT COSTS							
Soft Costs - Total	\$ 3,884,935	\$ 3,269,974	\$ 4,357,649	\$ 4,100,000	\$ 3,667,657	-	\$ 3,884,935
Owner Contingency	\$ -	\$ -	\$ -	\$ -	-	-	-
Owner Cont. %	0%	0%	0%	0%	0%	0%	0%
Construction Contingency	\$ -	\$ 1,700,000	\$ -	\$ -	-	-	-
Construction Cont. %	0%	5%	0%	0%	0%	0%	0%
TOTAL PROJECT COST - (July 2023)	\$ 29,620,120	\$ 38,702,878	\$ 33,849,081	\$ 30,550,000	\$ 36,899,083	27,222,911	\$ 31,818,964
Estimated Annual Escalation Rate	5%	5%	5%	5%	5%	5%	5%
Funding Approval (6 months)	3%	3%	3%	3%	3%	3%	3%
Design (12 months)	5%	5%	5%	5%	5%	5%	5%
Construction Mid-Point (24 months)	5%	5%	5%	5%	5%	5%	5%
Delay decision until 2024	0%	0%	0%	0%	0%	0%	0%
Total Escalation	13%	13%	13%	13%	13%	13%	13%
Total with Escalation	\$ 33,322,635	\$ 43,540,738	\$ 38,080,217	\$ 34,368,750	\$ 41,511,469	\$ 30,625,775	\$ 37,986,812

INDOOR SPORTS FACILITY @ ALERUS SITE							
Grand Forks, North Dakota							
Conceptual Design Opinion Of Probable Construction Cost							SUMMARY
Construction Costs	BRS	Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Median
Square Foot Building Cost	208,022	208,000	208,036	208,000	208,000	214,357	214,357
	\$ 61,552,550	\$ 56,847,009	\$ 60,061,023	\$ 53,040,000	\$ 84,974,266	\$ 65,347,543	\$ 60,806,787
	\$/SF \$ 295.89	\$ 273.30	\$ 288.70	\$ 255.00	\$ 408.53	\$ 304.85	\$ 283.67
Site Costs	\$ 2,767,995	\$ 6,163,741	\$ 3,000,000	\$ 3,700,000	\$ 2,789,335	\$ 4,019,553	\$ 3,350,000
	\$/SF \$ 13.31	\$ 29.63	\$ 14.42	\$ 17.79	\$ 13.41	\$ 18.75	\$ 15.63
Construction Hard Costs - Subtotal	64,320,545	63,010,750	63,061,023	56,740,000	87,763,601	69,367,096	64,156,787
\$/SF	\$ 309.20	\$ 302.94	\$ 303.13	\$ 272.79	\$ 421.94	\$ 323.61	\$ 299.30
Owner Cont. %	5.25%	15.00%	5.00%	10.16%	10.00%	7.97%	8.80%
Design/Owner Contingency	\$ 3,375,186	\$ 9,451,612	\$ 3,153,051	\$ 5,764,000	\$ 8,776,360	\$ 5,525,103	\$ 5,644,552
Construction Cont. %	5.25%	9.20%	3.00%	5.00%	3.30%	2.99%	4.47%
Construction Contingency	\$ 3,375,186	\$ 5,796,989	\$ 1,891,831	\$ 2,837,000	\$ 2,896,199	\$ 2,071,914	\$ 2,866,600
Construction Hard Costs - Total	71,070,917	78,259,351	68,105,905	65,341,000	99,436,160	76,964,113	72,667,938
\$/SF	\$ 341.65	\$ 376.25	\$ 327.38	\$ 314.14	\$ 478.06	\$ 359.05	\$ 339.00
SOFT COSTS							
Soft Costs - Total	\$ 10,276,570	\$ 7,315,000	\$ 9,348,121	\$ 10,011,000	\$ 11,190,523	\$ -	\$ 10,011,000
Owner Contingency	\$ -	\$ -	\$ -	\$ -	-	-	-
Owner Cont. %	0%	0%	0%	0%	0%	0%	0%
Construction Contingency	\$ -	\$ 3,500,000	\$ -	\$ -	-	-	-
Construction Cont. %	0%	4%	0%	0%	0%	0%	0%
TOTAL PROJECT COST - (July 2023)	\$ 81,347,487	\$ 89,074,351	\$ 77,454,026	\$ 75,352,000	\$ 110,626,683	76,964,113	\$ 82,678,938
Estimated Annual Escalation Rate	5%	5%	5%	5%	5%	5%	5%
Funding Approval (6 months)	3%	3%	3%	3%	3%	3%	3%
Design (12 months)	5%	5%	5%	5%	5%	5%	5%
Construction Mid-Point (24 months)	5%	5%	5%	5%	5%	5%	5%
Delay decision until 2024	0%	0%	0%	0%	0%	0%	0%
Total Escalation	13%	13%	13%	13%	13%	13%	13%
Total with Escalation	\$ 91,515,922	\$ 100,208,645	\$ 87,135,780	\$ 84,771,000	\$ 124,455,018	\$ 86,584,627	\$ 92,953,449