



730 Second Avenue South
Suite 1233
Minneapolis, MN 55402
612-326-6377

6.18.24

Chad Ronchetti
Director, Planning and Economic Development
City of Duluth
cronchetti@duluthmn.gov

Re: New Gerrick Parking Garage
Duluth MN

Dear Mr: Ronchetti

Thank you for the opportunity to provide BUDGET pricing for the New Gerrick Parking Garage project. Our pricing is as follows:

Total Proposal: \$1,574,396

CLARIFICATIONS:

- No. 1: All work to be completed during normal business hours unless otherwise noted.
- No. 2: All Low Voltage work by others unless noted otherwise (data/phone, A/V, etc.)
- No. 3: Includes no work for furniture, existing or new.
- No. 4: Does not include sewer or water access charges.
- No. 5: All hazardous abatement or remediation is excluded.
- No. 6: Costs for special inspections excluded.
- No. 7: Proposal based on plans issued by Architectural Advantage dated NA.
- No. 8: Does not include additional costs, schedule or adjustments to procurement of material or labor due to COVID-19.

Thank you for the opportunity to provide this pricing. Feel free to contact our office if you have any questions or comments.

Respectfully,
Gardner Builders

A handwritten signature in green ink that reads 'Curtis Martinson'.

Curtis Martinson
curtism@gardner-builders.com
Cell (218) 576-8876

Project: New Gerrick Parking Garage

Location: Duluth MN

USF: NA

Date: 6.18.24



	Estimated Total Cost	Notes
01 - General Requirements		
Supervision	\$71,680	16 Week duration assumed with setup, demolition and site prep and new structural additions
General Conditions	\$84,058	Safety, dumpsters, misc. consumables, etc.
Testing and Inspecting Services	\$7,500	Allowance for 3rd party special inspector to verify connection point locations.
TOTAL	\$163,238	
02 - Existing Conditions		
Site Preparation	\$8,800	Site prep setup. Temp fencing and signage for safety and site security.
Demolition	\$779,920	Building separation and parking structural removals. Price includes shoring and design. Interior demolitions scopes of existing building to expose connections for determination of shoring and structural components.
Removal and Disposal of Contaminated Soils	\$0	
Asbestos Remediation	\$0	Assumes this work scope would be budgeted directly by owner. GC will coordinate effort if needed. Dollar value hard to determine until hazardous waste survey has been completed.
TOTAL	\$788,720	
03 - Concrete		
Cast-in-Place Concrete	\$20,000	200' long 36"x12" footing to support 8" CMU wall above. Includes rebar.
TOTAL	\$20,000	
04 - Masonry		
Unit Masonry	\$189,880	New 8" CMU wall. 202'-0" long by 40'-0" tall. This would bear on new continuous footing. We propose to provide continuous core filled bond beam location at the floor and roof locations to allow the existing floor structure to bear on. Anchor steel ledger along wall.
TOTAL	\$189,880	

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05 - Metals		
Metal Fabrications	\$86,000	Provide and install steel ledger along CMU wall to support existing floor and roof structures.
TOTAL	\$86,000	
06 - Wood, Plastics, and Composites		
Rough Carpentry	\$28,100	Misc reframing work as needed. Additional wood joists and beams to extend floor system on to the steel ledger as needed.
TOTAL	\$28,100	
07 - Thermal and Moisture Protection		
Membrane Roofing	\$25,000	Misc roofing tie in locations along the length of the wall. Assumes exist roof can be patched in.
Flashing and Sheet Metal	\$15,000	Misc flashing details needed to tie in CMU details at existing walls.
TOTAL	\$40,000	
08 - Openings		
TOTAL	\$0	
09 - Finishes		
TOTAL	\$0	
10 - Specialties		
TOTAL	\$0	
11 - Equipment		
TOTAL	\$0	
12 - Furnishings		
TOTAL	\$0	
13 - Special Construction		
TOTAL	\$0	
14 - Conveying Equipment		
TOTAL	\$0	
21, 22 & 23 - Mechanical		
Fire Suppression	\$0	
Mechanical	\$15,000	Assumes small amount of plumbing connections need to be rerouted based on removal of under parking structure basement space.
TOTAL	\$15,000	
26, 27 & 28 - Electrical		
Electrical	\$12,320	Allowance for unknown electrical disconnects for the parking garage and the building during demolition.
TOTAL	\$12,320	

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31, 32 & 33 - Sitework, Landscaping and Utilities		
Earthwork	\$35,000	Excavations and backfill for the footing details. Rough grading of site after structure removals. Assumes no soil corrections are needed for footing.
TOTAL	\$35,000	
Final Clean	\$0	
Insurance and Permits		
General Liability Insurance	\$19,247	
Bond	\$14,472	1 % PP Bond Allowance
Subcontractor Default Insurance	\$0	
Building Permit	\$18,535	Does not include SAC/WAC charges.
Contingencies		
Design Contingency	\$0	
Contractor Contingency	\$68,913	Have a 5% estimate contingency
Contractor Fee	\$74,971	
TOTAL	\$1,574,396	