



DRAFT

EXHIBIT B - 16-0168R

Zoo Master Plan Estimate



City of Duluth

Project	Forest Discovery Zone	Brown Bear	Main Building	Amphitheater	Miscellaneous - Priority #1	Totals
Construction Costs Budget						
Additions	\$1,883,955	\$1,773,045	\$3,820,553	\$614,184	\$2,866,332	\$10,958,069
Renovations	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
Site (revised parking, drives, walks, landscape)	\$0	\$0	\$0	\$0	\$0	\$0
Demolition and Removals	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$0	\$0	\$0	\$0
General Conditions (6%)	\$113,037	\$106,383	\$229,233	\$36,851	\$171,980	\$657,484
Building & Design Contingency (15%)	\$299,549	\$281,914	\$607,468	\$97,655	\$455,747	\$1,742,333
Total Construction Budget	\$2,296,541	\$2,161,342	\$4,657,254	\$748,690	\$3,494,059	\$13,357,886
Soft Cost Budget						
A/E Fees (Pre-Construction Services)	\$0	\$0	\$0	\$0	\$0	\$0
CM Fees (Pre-Construction Services)	\$7,950	\$7,950	\$7,950	\$7,950	\$7,950	\$39,750
A/E Fees (Structural, Civil, Landscape, M&E)(8%)	\$0	\$172,907	\$372,580	\$59,895	\$279,525	\$884,908
Contractor - Construction Manager Fees (5%)	\$114,827	\$108,067	\$232,863	\$37,435	\$174,703	\$667,894
Bonds & Insurance (2%)	\$45,931	\$43,227	\$93,145	\$14,974	\$69,881	\$267,158
Building Permit / Plan review (0.6%)	\$13,779	\$12,968	\$27,944	\$4,492	\$20,964	\$80,147
SAC & WAC Costs (0.5%)	\$11,483	\$10,807	\$23,286	\$3,743	\$17,470	\$66,789
Site Surveying (0.25%)	\$5,741	\$5,403	\$11,643	\$1,872	\$8,735	\$33,395
Soil Borings (0.25%)	\$5,741	\$5,403	\$11,643	\$1,872	\$8,735	\$33,395
Construction Testing & Special Inspections (0.5%)	\$11,483	\$10,807	\$23,286	\$3,743	\$17,470	\$66,789
Plan Productions / Distribution - Bidding	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000
Total Soft Cost Budget	\$218,935	\$379,539	\$806,340	\$137,976	\$607,434	\$2,150,225
Owner Cost Budget						
Loan Expenses or Bonding Costs	\$0	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment (FF & E)	\$10,000	\$10,000	\$50,000	\$20,000	\$10,000	\$100,000
Exhibit Equipment & Furnishings	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Technology / Equipment / Computer / Network	\$5,000	\$5,000	\$15,000	\$30,000	\$5,000	\$60,000
Security & Monitoring Systems	\$0	\$0	\$0	\$0	\$0	\$0
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0
Project Commissioning/Validation	\$0	\$0	\$40,000	\$0	\$0	\$40,000
Animal Costs(Moving ,Holding, Acquiring)	\$0	\$0	\$0	\$0	\$0	\$0
Misc. Owner Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Total Owner Budget	\$25,000	\$25,000	\$115,000	\$60,000	\$25,000	\$250,000
Total Project Costs	\$2,540,476	\$2,565,881	\$5,578,595	\$946,666	\$4,126,493	\$15,758,111