



Barnes County Correctional Center
Project No. 191400
SOFT COSTS BREAKDOWN - ESTIMATED TOTAL PROJECT COSTS
April 9, 2020

ITEM	BASIS	COST
1	Guaranteed Maximum Price (GMP)	GMP by Adolfson & Peterson \$ 14,115,368
3	Total Guaranteed Maximum Price	A&P Estimate \$ 14,115,368
5	A/E Fees	9% of Total GMP \$ 1,306,383
6	A/E Additional Services Fees	Lump Sum (estimated) \$ 90,000
7	A/E Additional Services - Design Alternates	9% of GMP Alternates \$449,900 \$ 40,491
8	A/E Reimbursable Expenses	Lump Sum - estimated \$ 24,000
10	Surveys	Lump Sum by KLJ \$ 21,617
11	Geotechnical	Lump Sum by Terracon \$ 12,900
12	Construction Advertisement	Included in GMP \$ -
13	Building Permit & Admin. Costs	Included in GMP \$ -
14	Loose Furnishings & Equipment	Lump Sum \$ 200,000
16	Subtotal	\$ 15,810,759
18	Owner's Builders Risk Insurance	.1% of GMP \$ 14,115
19	Owner's Third Party Special Inspections	Lump Sum \$ 25,000
20	Owner's Project Contingency	1% Errors/unforseen conditions \$ 141,154
21	Owner's Project Contingency	Owner additions \$ -
22	City/County Utility Extension	Separate Fund \$ -
24	TOTAL ESTIMATED PROJECT COST	\$ 15,991,028