



Barnes County Jail and LEC
Project No. 191400
SOFT COSTS BREAKDOWN - ESTIMATED TOTAL PROJECT COSTS
August 20, 2020

GMP WITH ALTS 1, 3, 6, AND 8 ACCEPTED

- 1. DEDUCT LEC
- 3. DEDUCT DAMPPROOFING
- 6. ADD GENERATOR
- 8. DEDUCT BOLLARDS

ITEM	BASIS	COST
1 Guaranteed Maximum Price (GMP)	GMP by Adolfson & Peterson	\$ 13,830,011
2 A/E Fees	9% of Total GMP	\$ 1,244,701
3 A/E Additional Services Fees for VE	Lump Sum	\$ 128,500
4 A/E Reimbursable Expenses	Lump Sum - estimated	\$ 24,000
5 A/E Fees for Design of ALTs not accepted	75% of 9% of All ALts not accepted	\$ 194,286
6 Initial Survey	Lump Sum by KLJ	\$ 21,617
7 Geotechnical	Lump Sum by Terracon	\$ 12,900
8 Loose Furnishings & Equipment	Henricksen Estimate - JAIL ONLY	\$ 205,438
9	18% Furniture Install & Inflation	\$ 36,979
10 Subtotal		\$ 15,698,431
11 Owner's Third Party Special Inspections	Lump Sum	\$ 25,000
12 Owner's Project Contingency	1% Errors/unforseen conditions	\$ 138,300
13 Owner's Project Contingency	1% Owner additions	\$ 138,300
14 City/County Utility Extension	Separate Fund	\$ -
15 TOTAL ESTIMATED PROJECT COST		\$ 16,000,031



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GMP WITH ALTS 1, 3, 6, AND 8 ACCEPTED AND ALT 5 ACCEPTED

- 1. DEDUCT LEC
- 3. DEDUCT DAMPPROOFING
- 5. ADD KITCHEN EQUIPMENT**
- 6. ADD GENERATOR
- 8. DEDUCT BOLLARDS

ITEM	BASIS	COST	
1 Guaranteed Maximum Price (GMP)	GMP by Adolfson & Peterson	\$	14,034,278
2 A/E Fees	9% of Total GMP	\$	1,263,085
3 A/E Additional Services Fees for VE	Lump Sum	\$	128,500
4 A/E Reimbursable Expenses	Lump Sum - estimated	\$	24,000
5 A/E Fees for Design of ALTs not accepted	75% of 9% of All ALts not accepted	\$	180,498
6 Initial Survey	Lump Sum by KLJ	\$	21,617
7 Geotechnical	Lump Sum by Terracon	\$	12,900
8 Loose Furnishings & Equipment	Henricksen Estimate - JAIL ONLY	\$	205,438
9	18% Furniture Install & Inflation	\$	36,979
10 Subtotal		\$	15,907,294
11 Owner's Third Party Special Inspections	Lump Sum	\$	25,000
12 Owner's Project Contingency	1% Errors/unforeseen conditions	\$	140,343
13 Owner's Project Contingency	1% Owner additions	\$	140,343
14 City/County Utility Extension	Separate Fund	\$	-
15 TOTAL ESTIMATED PROJECT COST		\$	16,212,980