

Appendix O: Cost Estimates provided by Rockwise, April 21, 2025



Project: South St. Paul Library Reuse Study - Functionality Improvements
 Architect: New History
 Date: 4/21/2025

Building GSF: 10,735

SCOPE OF WORK	Quantity	Unit	Unit Cost	Cost	\$/SF	% of Total
Demolition				\$140,000	\$13.04	7.77%
Abate White Floor Tile (Restroom Area)	1.1.3.1.1	1 LOT	Included Below	\$0	\$0.00	
Abate Pipe Insulate and Mesh Wrap	1.1.3.1.2	1 LOT	Included Below	\$0	\$0.00	
Abate Black Mastic	1.1.3.1.3	1 LOT	Included Below	\$0	\$0.00	
Abate Caulking, Masonry Joints, and Seams	1.1.3.2.1	1 LOT	Included Below	\$0	\$0.00	
Abate Lead Based Paint	1.1.3.3.1	1 LOT	Included Below	\$0	\$0.00	
Hazardous Material Abatement at Library - PULL OUT TO ALTERNATE	1.1.3	4.00 WEEK	\$35,000.00	\$140,000	\$13.04	
Site Elements				\$135,000	\$12.58	7.49%
Install Catch-Basins And Below-Grade PVC Drainage Piping	1.2.1.1	6 EA	\$10,000.00	\$60,000	\$5.59	
Install New Steel Railing At Southwest Entry To 1964 Addition For Mounting Of Door Actuator	1.2.1.2	1 ALLOW	\$5,000.00	\$5,000	\$0.47	
Sawcut Top 4" Off Of Existing Concrete Retaining Wall, Construct New 6Ft Slab At Grade	1.2.1.3	1 ALLOW	\$25,000.00	\$25,000	\$2.33	
Provide New 4" Drain Tile W/Sock Along Building Perimeter Where Excavated	1.2.1.4	450 LF	\$100.00	\$45,000	\$4.19	
Building Shell; Foundations				\$150,000	\$13.97	8.33%
Excavate The Obscured Portion Of The 1927 Building Foundation	1.3.1.1.1	1 ALLOW	\$50,000.00	\$50,000	\$4.66	
Repair, Clean, And Waterproof The Existing Masonry Below Grade	1.3.1.1.2	1 ALLOW	\$75,000.00	\$75,000	\$6.99	
Backfill, Compact, With Clay Cap At Grade, Sloping Away With Positive Drainage For 10Ft	1.3.1.1.3	1 ALLOW	\$25,000.00	\$25,000	\$2.33	
Building Shell; Masonry				\$185,000	\$17.23	10.27%
Re-Pointing: Re-Point 50% Of The Exterior Masonry	1.3.2.1	1 ALLOW	\$100,000.00	\$100,000	\$9.32	
Brick Repair: Remove And Replace Broken Brick (Assume 5% Of Masonry Veneer Area). Infill Book Return	1.3.2.2	1 ALLOW	\$10,000.00	\$10,000	\$0.93	
Sill Cleaning: Remove Biological Growth With Pressure/Steam Washer	1.3.2.3	1 ALLOW	\$2,500.00	\$2,500	\$0.23	
Sill Replacement: Replace 5% Of Window Sills With Limestone, Cut And Textured To Match Existing	1.3.2.4	1 ALLOW	\$5,000.00	\$5,000	\$0.47	
Sill Flashing: At All Window Sills, Remove Existing And Install New Flashing	1.3.2.5	1 ALLOW	\$10,000.00	\$10,000	\$0.93	
Existing Lintels: Wirebrush-Clean And Repaint All Steel Lintels With Epoxy-Paint	1.3.2.6	1 ALLOW	\$7,500.00	\$7,500	\$0.70	
Lintel And Brick Repair: Replace All Masonry Sills And Brick With Matching Materials (5Ft X 15Ft Area)	1.3.2.7.1	1 ALLOW	\$50,000.00	\$50,000	\$4.66	
Building Shell; Non-Masonry				\$35,000	\$3.26	1.94%
Re-Caulk Areas Of Abated Locations (Around Windows, At Joints And Boundaries Of Masonry)	1.3.3.1	1 ALLOW	\$5,000.00	\$5,000	\$0.47	
Replace Infill Aluminum Cladding At Two-Story Bay Of Windows On East Side Of 1927 Building	1.3.3.2	1 ALLOW	\$12,500.00	\$12,500	\$1.16	
1927 Entry: Remove Aluminum Covering And Restore Wood	1.3.3.3	1 ALLOW	\$2,500.00	\$2,500	\$0.23	
Repair/Replace Cornice At 1927 Eaveline	1.3.3.4	1 ALLOW	\$5,000.00	\$5,000	\$0.47	
Fascia And Trim Repairs	1.3.3.5	1 ALLOW	\$10,000.00	\$10,000	\$0.93	
Building Shell; Windows & Doors				\$59,500	\$5.54	3.30%
Replace All Exterior Doors With Similar-Sized Aluminum Frames, Doors, And Hardware	1.3.4.1	4 EA	\$3,500.00	\$14,000	\$1.30	
Replace Windows per HTC Requirements	1.3.2.7.3	1 LOT	\$35,000.00	\$35,000	\$3.26	
Install (3) New Aluminum-Framed Windows At Existing Openings (4'X2')	1.3.2.7.2	3 EA	\$3,500.00	\$10,500	\$0.98	
Building Shell; Roofing				\$225,325	\$20.99	12.51%
Replace Gable Roofing Of 1927 Building	1.3.5.1	2,765 SF	\$25.00	\$69,125	\$6.44	
Replace (Flat) Roofing On 1964 Addition With Fully-Adhered EPDM Roofing Membrane	1.3.5.2	3,905 SF	\$40.00	\$156,200	\$14.55	
Building Shell; Cupola				\$10,000	\$0.93	0.56%
Replace Deteriorated Wood Components On Cupola In Kind (20% Of Material)	1.3.6.1.1	1 ALLOW	\$5,000.00	\$5,000	\$0.47	
Replace Any Damaged Flashing Around Windows Or Fenestration	1.3.6.1.2	1 ALLOW	\$5,000.00	\$5,000	\$0.47	
Building Interior; Architectural				\$35,000	\$3.26	1.94%
Install ½" Structural Glass Set Within An Aluminum Base Shoe At The Inside, Or Floor Side Of The Existing Railing	1.4.2.1	1 ALLOW	\$25,000.00	\$25,000	\$2.33	
Add Accessible Ramp (1:12) With Guard And Handrail To Small Mezzanine Level	1.5.6.1	1 LOT	\$10,000.00	\$10,000	\$0.93	
Building Interior; Mechanical, Electrical, and Plumbing				\$850,175	\$32.62	19.44%
Replace Existing Gas-Fired Hot-Water Boiler With Two Gas-Fired Boilers, Each 100,000Btu Capacity	1.5.2.1	2 EA	\$75,000.00	\$150,000	\$13.97	
Replace Piping Where Necessary To Radiators In 1927 Building (Assume 25% Of All Distribution Piping)	1.5.2.2	1 ALLOW	\$15,000.00	\$15,000	\$1.40	
Replace Existing Rooftop Air-Handling Unit On 1964 Building With New Unit	1.5.2.3	1 ALLOW	\$25,000.00	\$25,000	\$2.33	
Replace Current High-Leg Service With Standard 208Y/120V, 3-Phase, 4-Wire Service, With 800A Capacity	1.5.3.1	1 LOT	\$65,000.00	\$65,000	\$6.05	
Place And Provide New Domestic Water Connections Throughout The Building	1.5.4.1.2	10,735 SF	\$5.00	\$53,675	\$5.00	
Replace Roof Drains With New Cast-Iron Drains	1.5.4.3.1	4 EA	\$3,500.00	\$14,000	\$1.30	
At Roof-Drain Outlets, Provide 'Cow-Tongue' Spout At Outlet Near Ground	1.4.4.2	6 EA	\$2,500.00	\$15,000	\$1.40	
Replace Gutters And Downspouts With 24Gauge Minimum Steel, 5" Square Or Larger	1.5.4.3.2	1 ALLOW	\$12,500.00	\$12,500	\$1.16	
SUB-TOTAL (DIV. 02 - DIV. 33)				\$1,325,000	\$123.43	

Project: South St. Paul Library Reuse Study - Functionality Improvements
 Architect: New History
 Date: 4/21/2025



Building GSF: 10,735

SCOPE OF WORK	Quantity	Unit	Unit Cost	Cost	\$/SF	% of Total
General Requirements				\$178,875	\$16.66	9.93%
General Conditions			10.00%	\$132,500	\$12.34	
Temporary Facilities & Controls			2.00%	\$26,500	\$2.47	
Building Permit, Plan Check Fee and State Surcharge			1.50%	\$19,875	\$1.85	
Contingency, Insurance, Fees				\$297,463	\$27.71	16.51%
General Liability Insurance			1.00%	\$13,250	\$1.23	
Builders Risk Insurance			0.45%	\$5,963	\$0.56	
Payment & Performance Bond			1.00%	\$13,250	\$1.23	
Contractor Fee			5.00%	\$66,250	\$6.17	
Estimate Contingency			15.00%	\$198,750	\$18.51	
Escalation			0.00%	\$0	\$0.00	
Totals:				\$1,801,338	\$167.50	100.00%

Exclusions: Recommend Carrying Roughly 30% of Additional Costs for Exclusions

- Project Phasing Premiums
- Escalation Not Included - Assume 4-5% per Year
- Design/Engineering Related Costs
- Owner Soft Costs
- Furniture, Fixtures, & Equipment
- Special Inspections / Testing
- SAC and WAC and Park Dedication Fees

Alternates:

- | | | |
|----------------------------|------|-----------|
| 1 Build-Out Restrooms | Add: | \$118,956 |
| 2 Fire Alarm and Sprinkler | Add: | \$138,645 |
| 3 Sewer Connection | Add: | \$43,783 |
| 4 Elevator | Add: | \$203,925 |

Project: South St. Paul Library Reuse Study - Interior Build-Out
 Architect: New History
 Date: 4/21/2025



Building GSF: 10,735

SCOPE OF WORK	Quantity	Unit	Unit Cost	Cost	\$/SF	% of Total
Interior Program Build-Out				\$1,720,400	\$160.26	73.56%
Bouldering Area	2,275	SF	\$135.00	\$307,125	\$28.61	
Coffee Shop	560	SF	\$285.00	\$159,600	\$14.87	
Coffee Shop - BOH	255	SF	\$325.00	\$82,875	\$7.72	
Conference	605	SF	\$200.00	\$121,000	\$11.27	
Coworking Center	3,050	SF	\$135.00	\$411,750	\$38.36	
Fitness Studio / Training Room	1,350	SF	\$165.00	\$222,750	\$20.75	
Locker Room	405	SF	\$260.00	\$105,300	\$9.81	
Office	235	SF	\$200.00	\$47,000	\$4.38	
Restrooms	165	SF	\$385.00	\$63,525	\$5.92	
Storage	365	SF	\$85.00	\$31,025	\$2.89	
Utility Room	600	SF	\$85.00	\$51,000	\$4.75	
Circulation	750	SF	\$135.00	\$101,250	\$9.43	
Vestibule	120	SF	\$135.00	\$16,200	\$1.51	
SUB-TOTAL (DIV. 02 - DIV. 33)				\$1,720,400	\$160.26	
General Requirements				\$232,254	\$21.64	9.93%
General Conditions			10.00%	\$172,040	\$16.03	
Temporary Facilities & Controls			2.00%	\$34,408	\$3.21	
Building Permit, Plan Check Fee and State Surcharge			1.50%	\$25,806	\$2.40	
Contingency, Insurance, Fees				\$386,230	\$35.98	16.51%
General Liability Insurance			1.00%	\$17,204	\$1.60	
Builders Risk Insurance			0.45%	\$7,742	\$0.72	
Payment & Performance Bond			1.00%	\$17,204	\$1.60	
Contractor Fee			5.00%	\$86,020	\$8.01	
Estimate Contingency			15.00%	\$258,060	\$24.04	
Escalation			0.00%	\$0	\$0.00	
Totals:				\$2,338,884	\$217.87	100.00%
Exclusions:						
Project Phasing Premiums						
Escalation Not Included - Assume 4-5% per Year						
Design/Engineering Related Costs						
Owner Soft Costs						
Furniture, Fixtures, & Equipment						
Special Inspections / Testing						
SAC and WAC and Park Dedication Fees						

Single Tenant Cost /SF Assumptions		
2.1.1.1	Market/Retail	\$175.00
2.1.1.2	Office	\$150.00
2.1.1.3	Food and Drink Establishment	\$200.00
2.1.1.4	Childcare	\$150.00
2.1.1.5	Teen Center	\$150.00
2.1.1.6	Health/Wellness Services	\$175.00
2.1.1.7	Fitness/Recreation	\$165.00
2.1.1.8	Cultural Center	\$185.00
2.1.1.9	Art Museum	\$195.00