The following is a summary of the items considered in preparing the estimate for the German Immersion School project located at 775 Lexington Parkway N, Saint Paul, MN 55104. Pricing was based off of site walks as well as original plans for the building dated June 30, 1950.

**CLASSROOMS – 13,631 sf - $240,578**  
Included:  
- new doors, frames and hardware  
- paint walls  
- carpet with vinyl base (laid over existing flooring)  
- drop in ACT ceilings  

Excluded:  
- demolition of existing finishes  
- electrical and HVAC work (included in Electrical and HVAC respectively)

**REST ROOMS – 1,156 sf - $413,034**  
Included:  
- demolition of tile floors, specialties and plumbing fixtures  
- new doors, frames and hardware  
- tile floors and base  
- paint walls and existing ceilings  
- new stalls and accessories  
- new plumbing fixtures  

Excluded:  
- demolition of existing finishes not listed  
- electrical and HVAC work (included in Electrical and HVAC respectively)

**CORRIDORS – 7,504 sf - $157,576**  
Included:  
- demolition of doors frames and hardware  
- new doors, frames and hardware  
- drop in ACT ceilings  
- VCT and vinyl base (laid over existing flooring)  
- paint walls  
- fire extinguishers as needed per code  
- demolition of existing drinking fountains  
- new drinking fountains  

Excluded:  
- demolition of existing finishes not listed  
- electrical and HVAC work (included in Electrical and HVAC respectively)
OFFICES – 892 sf - $29,287  
**Included:**  
- demolition of doors frames and hardware, existing ACT ceilings  
- new doors, frames and hardware  
- drop in ACT ceilings  
- carpet and vinyl base (laid over existing flooring)  
- paint walls  
**Excluded:**  
- demolition of existing finishes not listed  
- electrical and HVAC work (included in Electrical and HVAC respectively)

GYM/STAGE – 4,159 sf - $28,664  
**Included:**  
- demolition of doors frames and hardware  
- new doors, frames and hardware  
- paint walls  
- all existing flooring and athletic equipment to remain  
**Excluded:**  
- demolition of existing finishes not listed  
- electrical and HVAC work (included in Electrical and HVAC respectively)

KITCHEN – 593 SF - $45,566  
**Included:**  
- demolition of doors frames and hardware, existing tile and ACT ceilings  
- new doors, frames and hardware  
- new serving doors  
- tile floors and base  
- drop in ACT ceilings  
- paint walls  
- all existing equipment to remain  
**Excluded:**  
- demolition of existing finishes not listed  
- electrical and HVAC work (included in Electrical and HVAC respectively)

EXTERIORS – $468,520  
**Included:**  
- demolition of existing windows and doors  
- $25,000 allowance for masonry restoration  
- new storefront entrances and doors  
- paint canopies  
- demo existing area on side of school and construct new drop off point  
- $15,000 allowance for landscaping  
**Excluded:**  
- any demolition not noted above  
- playground/courts/fields to remain as is
FIRE PROTECTION - $162,720
Included:
- provide new sprinkler system throughout building
Excluded:
- demolition of existing finishes

HVAC - $672,840
Included:
- (17) 4-ton Constant Volume Gas/DX rooftop units for classrooms
- (1) 5-ton single zone constant volume gas/dx rooftop unit
- (1) 1,100 CFM MAU for the garage
- (2) 10-ton horizontal split air handling units for the gym
- natural gas piping as needed
Excluded:
- demolition of existing unit ventilators and existing low-pressure steam boilers
- (1) 1,100 CFM exhaust fan for the garage
- (1) 3,100 CFM MAU for the gym
- kitchen modification
- lab gasses at science class
- outside utilities

ELECTRICAL - $577,508
- Service / Distribution
  - Furnish and install a new 800amp 120/208 volt service.
  - CT can with metering on the exterior of the building near the boiler room
  - 800amp Nema 3R distribution board mounted next to the CT can
  - (3) 200amp 120/208 volt panels with breakers as required
- Lighting
  - Provided surface mounted LED lighting throughout. Furnish and install the following:
    - Lighting for (1) Monument signs
    - Two head emergency lights as required to meet code
    - (10) LED wall packs
    - Acoustical Ceilings Required
    - Lighting control as required by the MN energy code
- Devices
  - Furnish and install the following:
    - Existing duplex receptacles to be replaced with tamper resistant devices
    - Duplex receptacles in the ceiling for projectors as required
    - Install GFI receptacles needed per code
    - Provide single button low voltage switches in each classroom
    - Ceiling mounted motion sensors in corridors and classrooms
    - Devices on existing block / CMU walls will be wired with surface mounted Wire-mold
- Mechanical
  - Wire new mechanical units as needed
  - We will provide weatherproof disconnect at each unit
  - Provide weatherproof GFI receptacle at each unit
  - Wire each unit to closest panel
  - Provide wiring to exhaust fans
  - Wire new heating units in classrooms as directed
• Paging system
• Code minimum fire alarm system

• Gymnasium
  • Provide LED high bay fixtures with guards in the gym
  • Provide ceiling mounted motion sensors
  • Provide convenience power on the perimeter of the gym
  • Provide rough in for a scoreboard
  • Provide connection to the mechanical units associated with the gym

• Not included
  • Low Voltage
    • Phone Data cabling
    • AV system

GENERAL REQUIREMENTS - INCLUDED
• on-site superintendent
• construction dumpsters
• reproduction and postage
• small tools and consumables
• general progress cleanup
• final cleanup
• fee
• building permit
• general liability insurance
• builder’s risk insurance
• temporary fencing

EXCLUSIONS
• All work at Current School Building
• architectural design and engineering fees
• utility company charges and distributions
• all work is to be performed during normal working hours
• window treatments
• performance & payment bond
• SAC / WAC
• ph soil testing and remediation
• moisture mitigation
• tenant interior/exterior signage
• testing and abatement of hazardous materials

TOTAL BASE BID – 27,935 sf - $2,796,293
ALTERNATES

HAZARDOUS MATERIALS / ASBESTOS ASSESSMENT & ABATEMENT COST RANGE $350,000 – $400,000
  • TCGIS would need to contract directly with abatement contractors. Approximate cost would be to abate entire building.

GEOTHERMAL HEAT PUMP SYSTEM - $655,860 ADD
  • Change out the unit ventilators in all spaces to be console style heat pumps. This will require (2) 1-1/2 ton heat pumps in each room. This option also utilizes the geothermal heat pump.

INSULATION UPGRADE - $437,452 ADD
  • Due to the new energy code, the city may require us to peel off the inside face of all exterior walls and add rigid foam board insulation to meet current envelope requirements. This will be a significant energy savings and reduce the first cost of the HVAC systems significantly due to capacity reduction.

FUEL OIL STORAGE TANK REMOVAL – $191,027 ADD
  • Existing underground backup boiler fuel oil storage tank north side of boiler room should be removed. It is roughly 20 yrs old and not the original tank. Removal and potential contaminated soils remediation have been included in this number.

EXISTING FACILITY WORK SCOPE REQUESTS

Saving and reconstructing the rose window - $150,780 ADD

Saving stone work form doorway arches - $55,800 ADD

Saving roofing tile / brick – two pallets of each - $9,850 ADD

Saving tan corner stones - $49,650 ADD

Save bell tower - Current Design prohibits - $1,560,800 ADD