

**Historic Fort Snelling Revitalization Project
Cost Projections
February 1, 2008**

	Visitor Center In Building 18	New Visitor Building
Part I—Stabilization		
Building #17	3,190,437	2,548,315
Building #18	3,149,487	2,525,011
Building #22	532,420	532,420
Building #30	<u>610,659</u>	<u>610,659</u>
Subtotal construction	7,483,003	6,216,405
Sitework	<u>411,826</u>	<u>411,826</u>
Total construction costs	7,894,800	6,628,200
Soft costs (contingency, design fees, project management, etc.)	2,226,100	1,767,900
Escalation to midpoint of construction	<u>951,000</u>	<u>786,000</u>
Total bondable stabilization	11,111,900	9,182,100
Part 2- Visitor Center		
New Visitor Center Building		5,850,300
Remodel Building #18 Interiors	6,682,100	
Building #18 Loading Dock and Link	<u>2,000,000</u>	
Subtotal construction	8,682,100	5,850,300
Sitework	<u>3,888,200</u>	<u>3,888,200</u>
Total construction costs	12,570,300	9,738,500
Soft costs (contingency, design fees, project management, etc.)	5,846,800	5,086,900
Escalation to midpoint of construction	<u>1,724,000</u>	<u>1,388,000</u>
Total Bondable Visitor Center	20,141,100	16,213,400

	Visitor Center In Building 18	New Visitor Building
Part 3: Inside Fort Walls/Classrooms		
Officers Quarters	114,629	114,629
Long Barracks	<u>859,394</u>	<u>859,394</u>
Subtotal construction	974,000	974,000
Soft costs	365,000	365,000
Escalation to midpoint of construction	<u>161,000</u>	<u>161,000</u>
Total bondable inside fort walls	1,500,000	1,500,000
Total Parts 1, 2, and 3	32,753,000	26,895,500
Inflation escalation for project delay to 2010 (12.65%)	4,143,255	
Less funds previously appropriated		2,100,000
Legislative request 2008		24,795,500
Legislative request 2010	36,896,255	

Notes:

1. Costs are based on work through Schematic Design. These projections will be recalculated following the Design Development phase and again after construction drawings have been completed.
2. Cost projections for the option that places the visitor center within building 18 do not reflect the same level of precision as those for the new visitor center building as the design for the former has not been developed to the same level of detail as that of the latter.