

**CONCEPTUAL
 COST MANAGEMENT REPORT
 FORT SNELLING MUSEUM VISITOR CENTER IN BUILDING #18
 MINNESOTA HISTORICAL SOCIETY
 MINNEAPOLIS, MINNESOTA
 24 OCTOBER 2007**

Prepared For: Minnesota Historical Society
 Prepared By: **CPMI Inc./HGA**

DESCRIPTION	QUANTITY	UNIT COST	TOTAL AMOUNT
Construction Costs & Program Developed With HGA & MHS			
PART 1 - STABILIZATION			
BUILDING #17	32,390 SF	92.80	3,005,728
BUILDING #18	32,414 SF	92.66	3,003,530
BUILDING #22	5,912 SF	67.19	397,207
BUILDING #30	12,375 SF	49.45	611,920
Subtotal Stabilization	83,091 SF	84.47	7,018,385
SITWORK - Stabilization			411,826
TOTAL CONSTRUCTION COSTS Part 1 - Dec. 2006	83,091 SF	89.42	7,430,200
SOFT COSTS - Part 1			
includes construction contingency, design fees, project management, occupancy, abatement, etc.			2,151,100
SUBTOTAL CONSTRUCTION/SOFT COSTS DEC. 2006			9,581,300
Escalation To Midpoint of Construction			1,456,000
TOTAL BONDABLE PROJECT COSTS			11,037,300
Less Funds Appropriated 2002 & 2005 (Partial for Pre-Construction Design/Management)			725,000
TOTAL STABILIZATION PART 1 - PROJECT COSTS			10,312,300

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DESCRIPTION	QUANTITY	UNIT COST	TOTAL AMOUNT
PART 2 - VISITOR CENTER			
NEW LOBBY BUILDING	4,845 SF	410.52	1,988,969
VISITOR CENTER/TUNNEL LINK/LOADING DOCK	4,800 SF	265.56	1,274,697
REMODEL BUILDING #18 INTERIORS			
(Basement -1,320 SF For M&E & Storage; First Floor Program - 10,700 SF & Remove 4,000 SF 2nd Floor East Wing With Restructure Floors/Walls/Roof For High Bay Exhibit Space)	12,020 SF	243.83	2,930,837
(Remodel Remainder Bldg. #18 - Basic Requirements For Conditioning Including Minimal Upgrades, Temporary Electrical, Mechanical Heating, Ventilation & Fire Protection)	16,714 SF	29.92	500,083
Subtotal Buildings	38,379 SF	174.43	6,694,586
SITWORK - Part 2			3,516,670
TOTAL CONSTRUCTION COSTS - Part 2	38,379 SF	266.06	10,211,300
SOFT COSTS - Part 2			
includes construction contingency, design fees, project management, occupancy, abatement, etc.			5,239,900
SUBTOTAL CONSTRUCTION/SOFT COSTS DEC. 2006			15,451,200
Escalation To Midpoint of Construction			2,349,000
TOTAL BONDABLE PROJECT COSTS - PART 2			17,800,200
Less Funds Appropriated 2002, 2005 & 2006			1,375,000
TOTAL PROJECT COSTS REQUEST- PART 2			16,425,200
INSIDE FORT WALLS/CLASSROOMS/OVERNIGHT SPACE			1,500,000
TOTAL PROJECT COSTS REQUEST- PART 1			10,312,300
TOTAL PART 1 & 2 PROJECT & INSIDE FORT COSTS			28,237,500