



South St. Paul Library General Contractor Award and Budget Reconciliation

**Jerome (Jay) Biedny, Capital Projects Manager
Facilities Management, Dakota County**

**General Government and Policy Committee Meeting
16 August 2022**

- ✓ Progress Since Schematic Design
- ✓ Construction Bid Results
- ✓ Project Budget
- ✓ Funding Gap
- ✓ Actions
- ✓ Questions?

Construction

- Design Development
- Construction Documents
- Bidding

Soft Costs

- Progress on Furniture, Fixtures and Equipment
- Other Soft Costs

Base Bid + Alternates

	<u>Estimate</u>	<u>Actual</u>
○ #1 Net Zero	\$700,000	\$1,100,000
○ #2 Soil Correction	\$120,000	\$ 147,500
○ #3 Clerestory Windows	\$ 50,000	\$ 24,000
○ #4 Brickwork Patterns	\$ 50,000	\$ 63,000

Window Plan

Alternate 3 -
Clerestory Windows
9 More at Childrens



Exterior Images

Alternate 4 – Brick Patterning



Cost Estimate Summary



	Low Bid #	GC Contract	County Costs
Construction Costs			
Base Building	\$8,200,000	\$8,200,000	\$8,200,000
Alternates			
Net Zero	\$1,100,000	\$ 0	
Soil Correction	\$ 147,500	\$ 147,500	
Clerestory Windows	\$ 24,000	\$ 24,000	\$ 24,000
Additional Brick Patterns	\$ 63,000	<u>\$ 63,000</u>	<u>\$ 63,000</u>
		\$ 8,434,500	\$ 8,287,000
Soft Costs			
Professional Services, FF&E, etc.			<u>\$ 3,013,000</u>
Revised Total Project Costs (ARP funding amount)			\$11,300,000

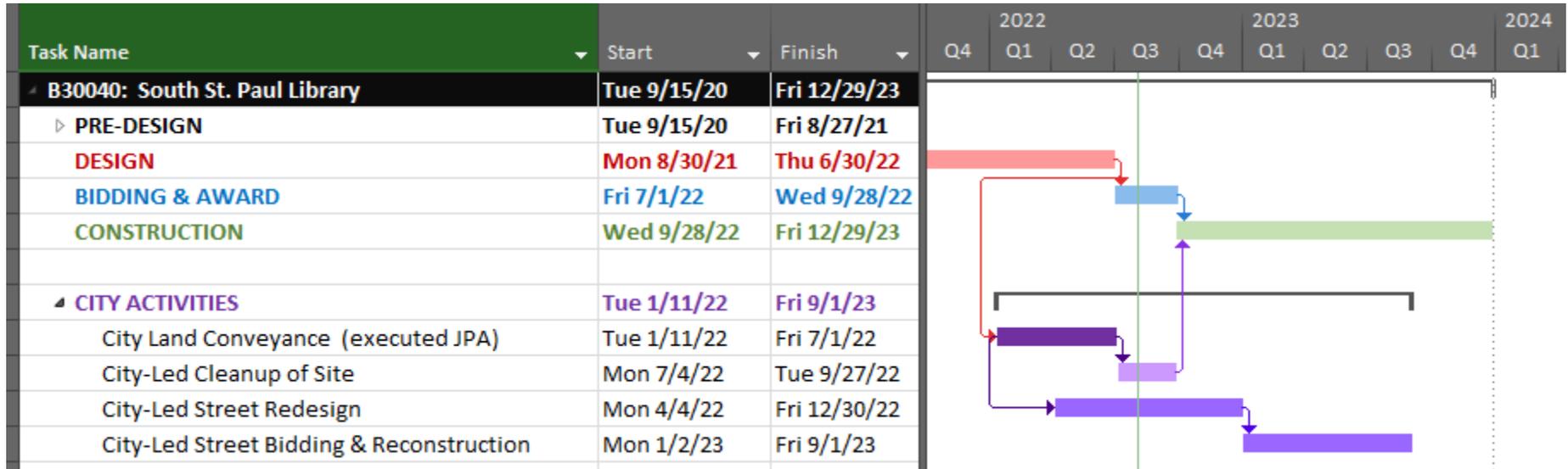
Cost Increases Explained



Labor shortages + Increased material costs = Volatility

Volatility + Uncertainty = Increased Costs

Remaining Project Schedule



Construction - 15 Months, October 2022 to December 2023

FF&E Move-in/setup – January/February 2024

Open to Public - March 2024

Non-building Project Updates



Joint Powers Agreement developed

Land Transfer to coordinate with start of site work

Coordination with City on their redevelopment of the street next summer

- Approve Donlar Construction as the General Contractor for the project and authorize a contract with them in the amount of \$8,434,500 with the understanding that \$147,500 of this amount will be reimbursed to the county by the City of South Saint Paul.
- Amend the project budget to a total of \$11,300,000 which represents not an increase in scope, but rather cost increases driven by unprecedented inflation and logistics.
- Given the lack of state funding for the project, move all funding to the American Rescue Plan with the justification as outlined in the attachment.

- **Questions?**

Schematic Design Attachment

January 11, 2022 - Physical Development Committee of the Whole
 RBA: "Design Review And Approval For South St. Paul Library Project"
 ATTACHMENT A

EXTERIOR MATERIAL LEGEND

	FA-1 FACE BRICK - RED
	FA-2 FACE BRICK - DKG HERRINGBONE
	MA-1 METAL SIDING - GRAY
	ST-1 LIGHT STONE - LIGHT GRAY
	ST-2 GRANITE CEMENT PANELS - LIGHT
	GL-1 GLAZING - LIGHT GREEN
	GL-2 GLAZING - LIGHT BLUE

EXTERIOR ELEVATION GENERAL NOTES

1. DO NOT SCALE THE FINISHED HEIGHTS. DIMENSIONS ARE NOT PROVIDED OR ARE INCLAS.
2. REFLECT SLANTY LAYOUT FROM THE ARCHITECT.
3. REFER TO THE EXTERIOR ELEVATION SECTIONS AROUND THE PERIMETER OF THE BUILDING.
4. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HIDE AREA, FOUR OVER ONE (HIDE AREA), ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPE AND LOCATIONS.
6. REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL THICKS.

REVISED: EXTERIOR ELEVATION

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 Interior Design
 Landscape Architecture
 Engineering

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CONSULTANTS

PROJECT TITLE
 DAKOTA COUNTY
 - SOUTH ST.
 PAUL LIBRARY

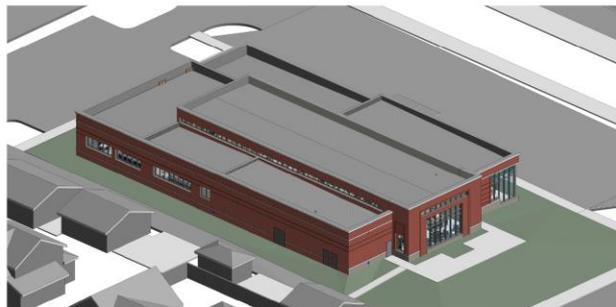
SHEET 1 OF 1 REVISION



3D VIEW FROM NORTHEAST



3D VIEW FROM NORTHWEST



3D VIEW FROM SOUTHWEST



3D VIEW FROM SOUTHEAST

CERTIFICATION

NOT FOR CONSTRUCTION

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 PREPARED BY: [Signature]

SHEET TITLE

AXON VIEWS

SHEET NUMBER

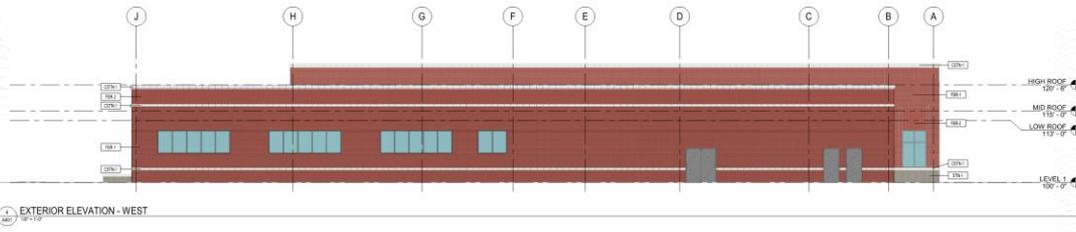
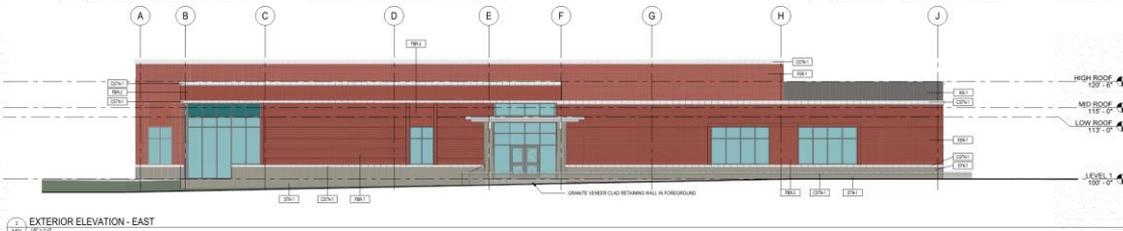
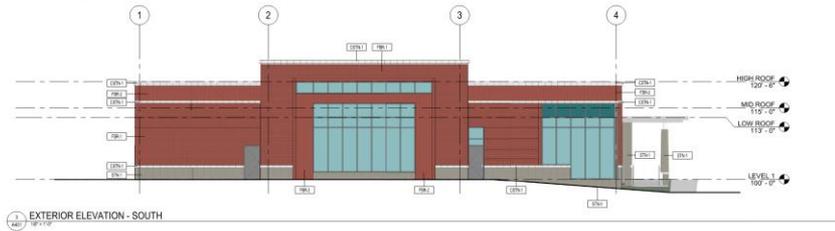
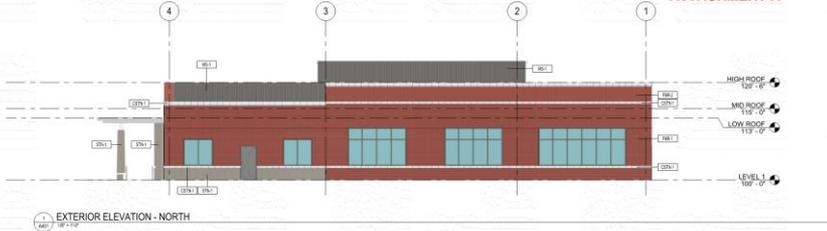
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Schematic Design Attachment



January 11, 2022 - Physical Development Committee of the Whole
 RBA: "Design Review And Approval For South St. Paul Library Project"
 ATTACHMENT A



EXTERIOR ELEVATION GENERAL NOTES

- DO NOT SCALE THE FINISHES, HEIGHTS, DIMENSIONS AND NOT PROVIDED OR ARE UNCLAR.
- VERIFY SLURRY LAYOUT FROM THE ARCHITECT.
- REFER TO THE FINISHES AND ELEVATION SECTIONS AROUND THE PERIMETER OF THE BUILDING.
- REFER TO THE FINISHES AND ELEVATION SECTIONS AROUND THE PERIMETER OF THE BUILDING.
- REFER TO FINISHES AND ELEVATION SECTIONS OF THE RIBA FOR OVERLOOK (SHELL ETC.)
- REFER TO ARCHITECTURAL FINISHES FOR A FINISH LIST (FINISHES, FLOOR AND WALLS).
- REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL THICKS.

RENDERED EXTERIOR ELEVATION

EXTERIOR MATERIAL LEGEND

	M&K FACE BRICK - RED
	M&K FACE BRICK - RED HERMAGIONE
	M&K METAL BOND - GRAY
	M&K METAL BOND - LIGHT GRAY
	M&K GRANITE VENEER PANELS - GRAY
	ALUMINUM VENEER PANELS
	GLASS SPANDREL GLAZING

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CERTIFICATION

NOT FOR
 CONSTRUCTION

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]

SHEET TITLE

OVERALL
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

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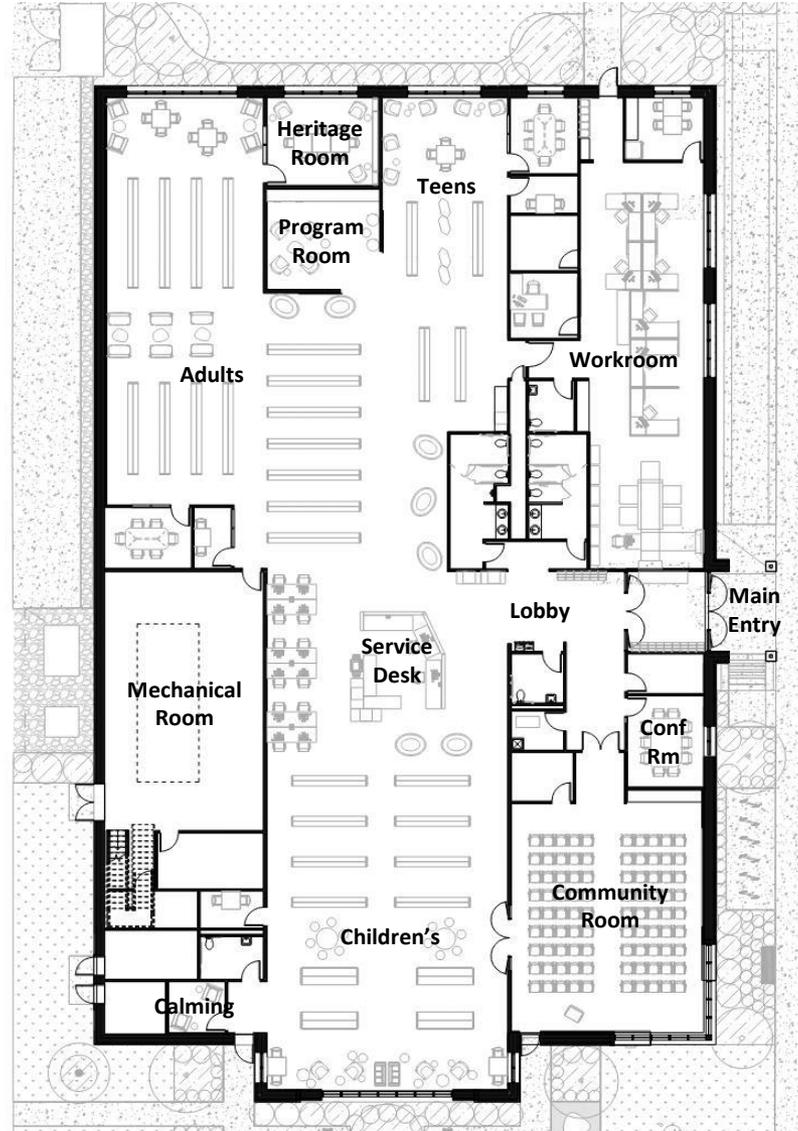
Schematic Design Facade



Final Design Facade



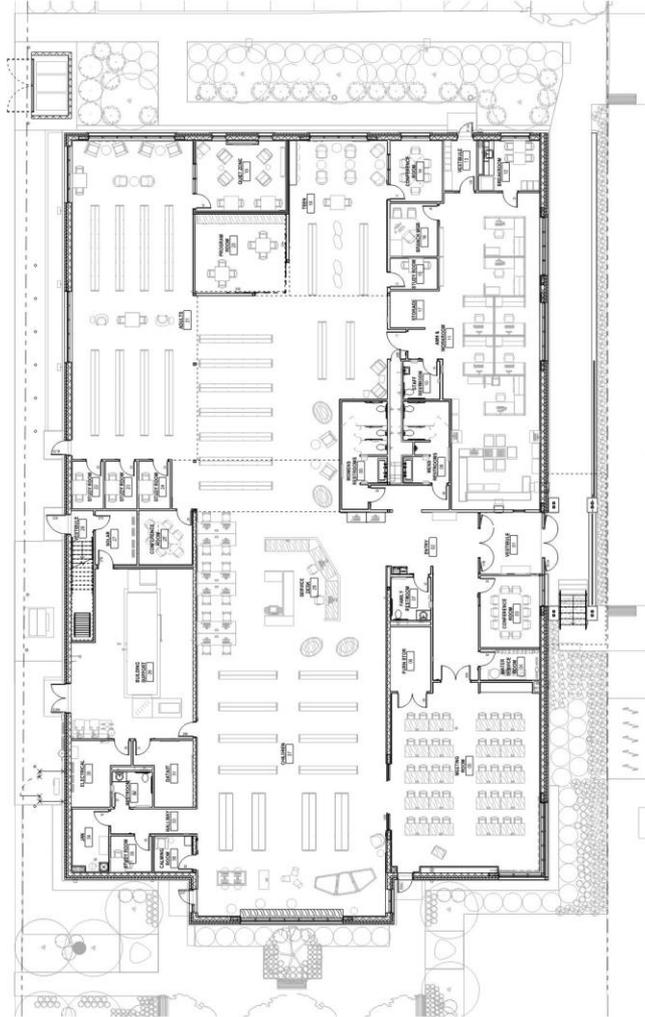
Schematic Floor Plan



7TH AVENUE

MARIE AVENUE

Final Floor Plan



Schematic Interior Images

Community Room with View to Marie Ave



Final Interior Images

Community Room with View to Marie Ave



Schematic Interior Images



Final Interior Images



Final Interior Images



