



MAX GRAY CONSTRUCTION

GENERAL BUILDING CONTRACTORS / HIBBING / DULUTH

JPJ Engineering
425 Grant St
Hibbing, MN 55746

(218) 262-5528
jtarnowski@jppeng.com

Ms. Tarnowski,

Max Gray Construction has reviewed the preliminary floor plan for the Soudan Warming House and using the provided information has performed a rough order of magnitude (ROM) budgetary estimate. This estimate is based off of information given by JPJ Engineering and Tom from Breitung Township. **To renovate the existing warming house and add on a 16' x 25' addition the preliminary ROM budget reached is \$504,302.** The total square footage of the existing building and new addition is assumed at **1,080 square feet**. Assumptions, inclusions and exclusions are listed below.

Assumptions

- Utilities Will Be Provided During Construction
- Standard Slab on Grade Preparations
- Existing Water and Sanitary Utilities will be Sufficient
- New Heating System will be a Propane Forced Air System
- 14 Week Construction Duration

Inclusions

- 10% Contingency
- Building Permit
- Performance and Payment Bond
- Temporary Construction Fence
- Equipment
- Demolition and Proper Disposal of:



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- Existing Interior Walls as Discussed with Tom
- Existing Ceiling
- Existing Siding
- Existing Asphalt Shingles
- Existing Garage Door
- Miscellaneous Item Removal (example: wooden benches and shelving)
- 4" Slab on Grade for New Addition
- (5) Stoops
- New Interior Wall Construction Creating the Following Spaces:
 - Kitchen
 - (2) Bathrooms
 - Mechanical Room
- Fiberglass Reinforced Panels (FRP) in Bathrooms and Kitchen
- Reinsulating the Entirety of the Existing Building
- Replacing the Existing Walls to Remain with Gypsum Board Walls
- Gypsum Board Ceilings in All Spaces with the Exception of the Mechanical Room
- Infill of Exterior Wall at Existing Garage Door Location
- New Asphalt Shingle Roof on Existing Building Matching New Addition
- New Hardie Siding on Existing Building to Match New Addition
- (5) Exterior Hollow Metal Doors
- (2) Coiling Doors Utilized for the Kitchen
 - (1) For Servicing the Outdoor Recreation Areas
 - (1) For Servicing the Indoor Warming House Space
- (4) Interior Hollow Metal Doors
- (16) Windows
- Sealed Concrete Floors in the New Addition
- 4" Rubber Base at Sealed Concrete Floors
- Quarry Tile at Kitchen Floor
- Painting of Interior Walls
- Toilet Accessories Supply and Install
- Allowance of **\$7,000** for Casework
- Allowance of **\$48 per square foot** for Mechanical Systems
- Allowance of **\$30 per square foot** for Electrical Systems



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Exclusions

- Design Fees
- Winter Conditions
- Surveying and Testing
- Rubber Snap-In Type Flooring
- Kitchen Equipment Supply and Install
- Fireplace
- In-Floor Heating
- Landscaping and Site Development
- Soil Corrections
- Furniture
- Hazardous Material Abatement

The following documents are attached for reference:

- Max Gray Construction Standard Estimate Report
- Floor Plans provided by JPJ
- Proposed New Floor Plan – Edited Per Conversation with Tom

Sincerely,

Morgan Seopa

Morgan Seopa
Project Manager/Estimator
218-966-2120
mseopa@maxgrayconstruction.com

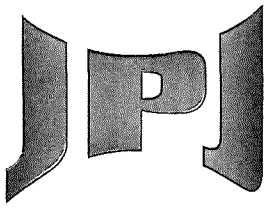


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Description	Quantity	Amount							Percent of Total
		Labor	Material	Subcontract	Equipment	Other	Total		
01 General Condition									
02 Demo		21,331	1,715				900	35,708	59,654
02 Silework		11,265	2,697				2,400	1,080	12,345
03 Concrete		2,832	7,766		11,613		116	2,400	21,942
06 FRP		6,156	5,370		1,650			49	15,738
06 Rough Carpentry		4,900	5,370				3,500		10,269
06 Trusses		20,590	11,248						36,337
07 Insulation		4,220	4,745						8,964
07 Roofing		3,548	2,854						6,402
07 siding		8,843	2,919						11,761
08 colling doors		21,820	8,863						30,683
08 DFH		1,492	6,743						8,234
08 Openings		5,594	19,778						25,372
08 Windows		16,795	21,805						38,600
09 Flooring		4,475	5,394						9,869
09 Gyp Systems		620	445			6,170			7,235
09 Painting		7,097	1,493						8,590
10 Toilet Accs.		1,112	1,886			3,303			3,303
12 Casework		4,449	3,371						2,798
15 Mechanical						51,840			7,820
16 Electrical						32,400			51,840
									32,400

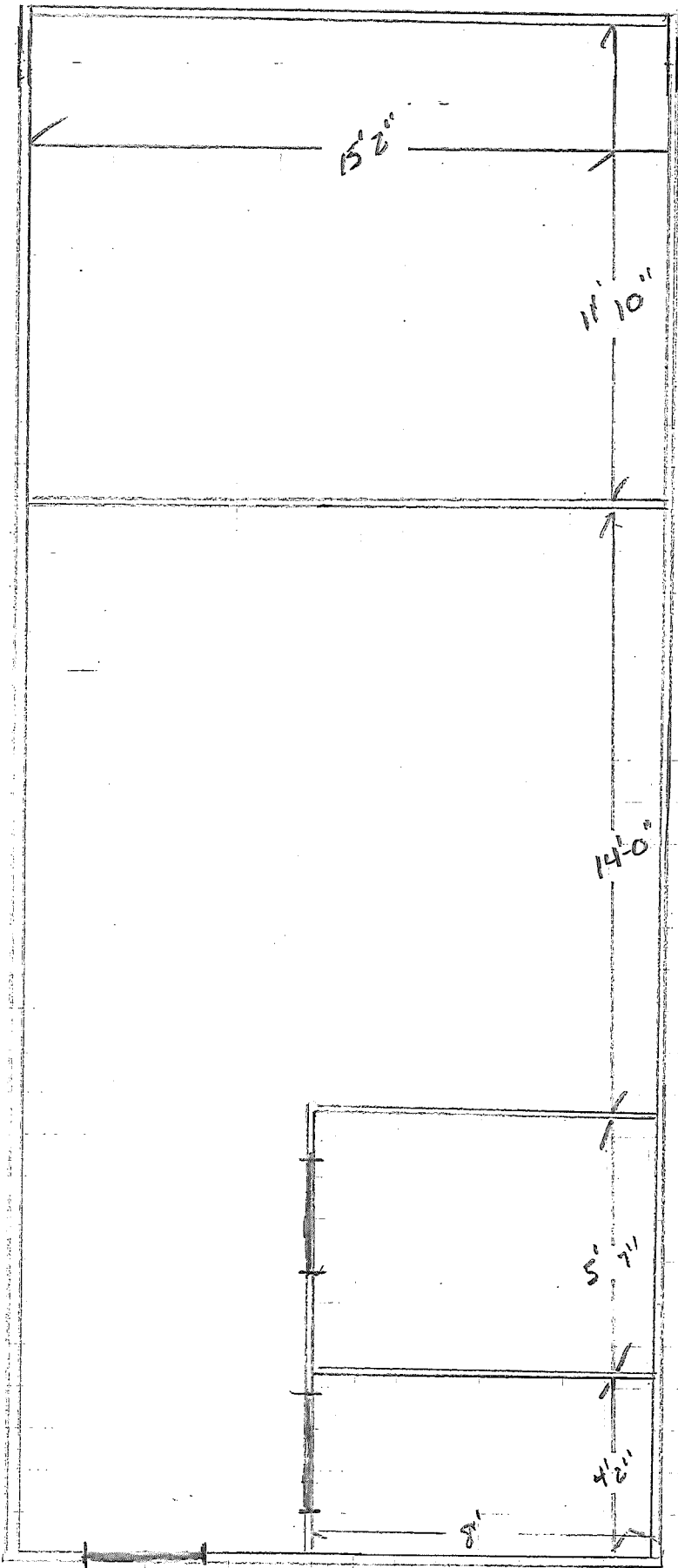
Estimate Totals

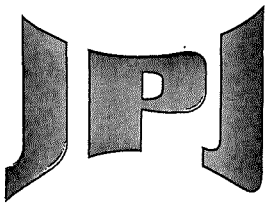
Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	147,138		1,532.676 hrs				29.18%
Material	108,890						21.59%
Subcontract	106,975						21.21%
Equipment	6,916		0.727 hrs				1.37%
Other	39,237						7.78%
Misc Extra Expense	409,156	409,156					81.13%
Performance & Payment Bond	4,833			1,000 %			0.96%
Building Permit by % of Cost	5,043			10,000 %			1.00%
Contingency - Percentage	41,903			1,750 %			8.31%
Misc Overhead	8,066			7,000 %			1.60%
Net Margin on Current Total	35,301	504,302					7.00%
Markup & Bond	95,146	504,302					18.87%
Total		504,302					100.00%



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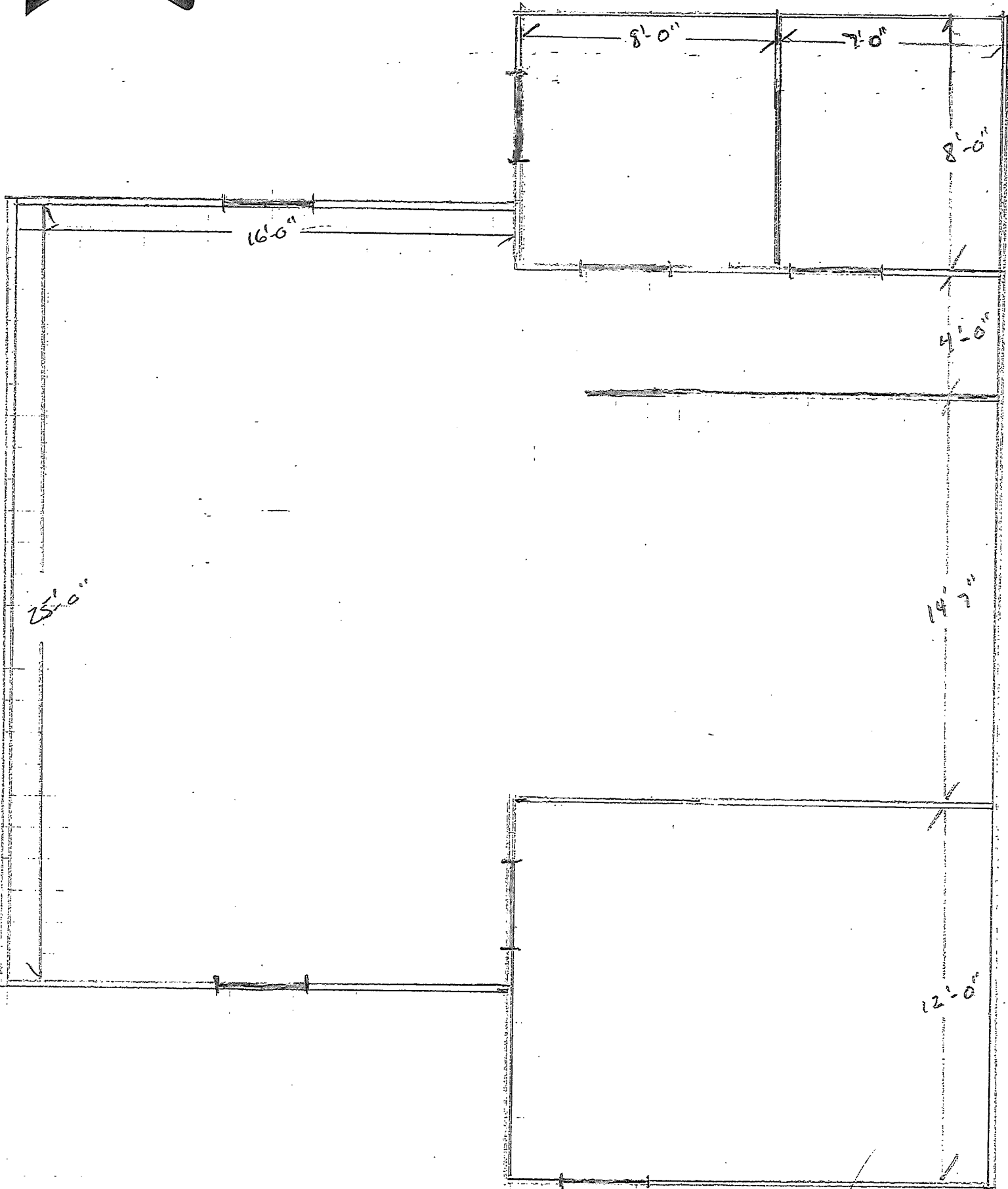
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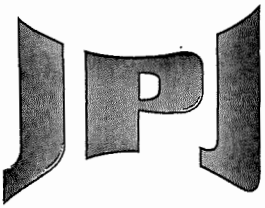




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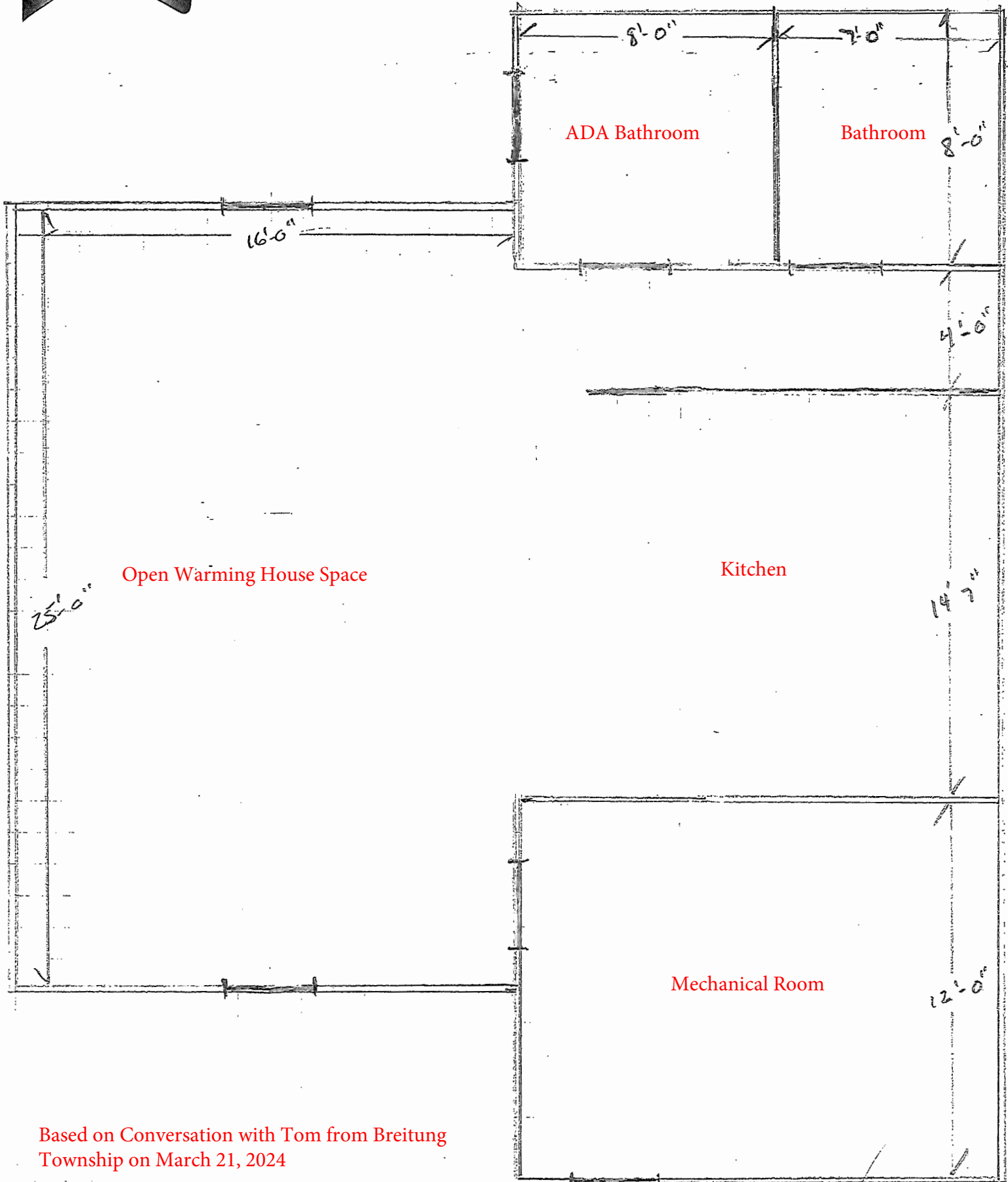




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Based on Conversation with Tom from Breitung Township on March 21, 2024