



Design Redefined

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Architecture
Engineering
Planning

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Proposed New Municipal Liquor Store
City of Northfield, Minnesota
#05161283

General Description

New 10,000 – 12,000 sq. ft. off-sale liquor store to be constructed in Downtown Northfield at one of the following locations presented in the three options. The various design elements being considered are: building with a basement, building without a basement, mezzanine office space, and second floor tenant space.

Preliminary Project Budget

Construction Estimates

Construction (Option 1A no basement)

- Site Development.....\$160,000
- Building Construction.....\$2,340,000 - \$2,540,000

Construction (Option 1B with basement)

- Site Development.....\$225,000
- Building Construction.....\$2,775,000 - \$2,975,000

Construction (Option 2A no basement)

- Site Development.....\$235,000
- Building Construction.....\$3,365,000 - \$3,565,000

Construction (Option 2B with basement)

- Site Development.....\$315,000
- Building Construction.....\$4,085,000 - \$4,285,000

Construction (Option 3A no basement)

- Site Development.....\$205,000
- Building Construction.....\$3,395,000 - \$3,595,000

Construction (Option 3B with basement)

- Site Development.....\$285,000
- Building Construction.....\$4,115,000 - \$4,315,000

Subtotal Construction Estimate.....\$2,500,000 - \$4,600,000

* Building Construction amount(s) includes an 8% Estimating Contingency for the value of Site Development and Building Construction amounts combined.

Marshalltown, IA
Excelsior, MN
Rochester, MN
Omaha, NE
Rapid City, SD
Sioux Falls, SD
Sheridan, WY

Furniture, Fixtures & Equipment Budget

- 20 Ft. Deep X 90 Ft, 34 Door Cooler w/Racking.....\$215,000
- Furnishings & Equipment.....\$175,000 - \$200,000
 - Store Fixtures & Equipment
 - POS System
 - Phone/PA System
 - IT / Data Cabling
 - Fiber Network
 - Security Systems
 - Misc. Equipment
 - Specialties/Interior Signage
 - Furniture
- Exterior Signage.....\$25,000 - \$75,000

Subtotal FF&E Budget.....\$415,000 - \$440,000

Fees & Services

- Architectural/Eng. Services (8.75 % – 10.00% of Construction Cost)
 - low range (\$2,500,000 x 8.75% - 10%) ...\$218,750 - \$250,000
 - high range (\$4,600,000 x 8.75% - 10%)...\$402,500 - \$460,000
- Landscape Architect Services.....\$5,000 - \$10,000
- Reimbursable Expenses.....\$15,000 - \$20,000
- Topographic Survey.....\$2,000
- Soils Testing.....\$500 - \$4,500
- Special Inspections / Testing.....\$3,000
- State Plan Review (Plumbing).....\$800 - \$1,000

Subtotal Fees & Services.....\$245,050 - \$500,500

cc. City of Northfield