



Minnesota Historical Society
March 2007

Historic Fort Snelling Building Repair Study

Predesign Document



section

1.1 Buildings

Historic Fort Repair and Maintenance (Figure 1.1.1)

Since the Fort Snelling Historic Fort was reconstructed in 1965, ongoing work has continued within the walls of the Fort to repair and upgrade the aging buildings. The following Fort Buildings will be repaired and/or upgraded.

Commanding Officer's Quarters

The exterior of this building will receive minor repointing, repainted wood trim, a new cedar shake roof, new metal roofs at the dormers, and ADA access to the building.

The North Battery, Sutler's Store and South Battery

Although the exteriors of these structures are in good condition, each building needs a new cedar shake roof and repainted wood trim.

Powder Magazine

The repair work for this structure will include: a new cedar shake roof, repainted wood structure and siding, roof (underside) cleaning, and replacement of three hand-hewn columns and one bracket at the southeast column.

School

The repair work for this structure will include a new cedar shake roof, new copper step flashing at the chimney, and 15%-20% repointing at the chimney.

Gun Shed

The repair work for this structure will include a new cedar shake roof, and minor carpentry work.

Fortress Wall

The repair work for the stone wall around the Historic Fort will start from the South Battery and extend east around to the North Battery. The scope of work will include approximately 20-25% repointing and rock replacement.

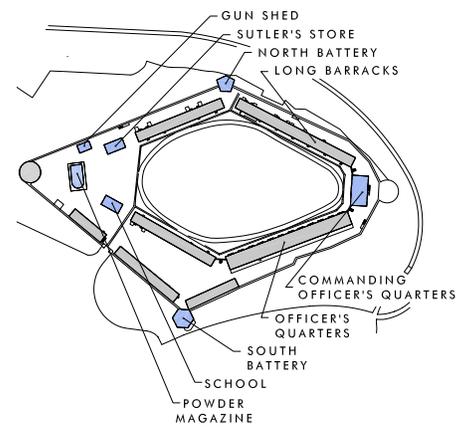


Figure 1.1.1 Historic Fort Snelling

**CONCEPTUAL
 COST MANAGEMENT REPORT
 NEW FORT SNELLING VISITOR CENTER
 MINNESOTA HISTORICAL SOCIETY
 MINNEAPOLIS, MINNESOTA
 23 MARCH 2007**

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

DESCRIPTION	QUANTITY	UNIT COST	TOTAL AMOUNT
Part 3B			
Asset Preservation			
INSIDE FORT WALLS			
Commandant's House	1,200 SF	132.39	158,867
Sutler Store	1,166 SF	259.09	302,098
North Battery	710 SF	28.62	20,317
Powder Magazine	2,465 SF	22.07	54,397
School House	766 SF	32.43	24,843
Gun Shed	556 SF	46.54	25,878
South Battery	710 SF	28.62	20,319
Northeast & Southeast Walls			377,129
Furnace Replacement	7,573 SF	10.33	78,211
Subtotal Building Areas	7,573 SF	140.25	1,062,100
SITWORK - Included In Individual Packages			
TOTAL CONSTRUCTION COSTS - Feb. 2007	7,573 SF	140.25	1,062,100

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DESCRIPTION	QUANTITY	UNIT COST	TOTAL AMOUNT
SOFT COSTS - Part 3B			
Construction Contingency			
New & Remodel - 10.00%			106,200
Subtotal Construction Contingency			<u>106,200</u>
Total Construction			1,168,300
Design Fees			
HGA - 11.0% of Construction			116,800
FFE Design Fee			0
Misc Reimbursables/Other Consultants/Printing			4,800
Project Management			
MHS Internal Costs/Project Management - By MHS Staff			0
Testing//Survey/Special Inspections			8,000
Legal Fees			1,500
Builders Risk			1,800
Bid Advertisement			1,000
Non-State PM/Administration - 0%			0
Archaeology/SHIPO			0
Plan Check			5,000
Art (NIC)			0
Occupancy			
Exhibits -			0
Relocation			10,000
Tables & Chairs			0
Signage			0
Telecommunications Equip/Cabling (Incl With Construction)			0
Security Equipment/Cabling			0
Other			
Hazardous Material Abatement & Survey			10,000
Soft Costs Contingency			<u>17,000</u>
TOTAL SOFT COSTS - Part 3B			282,100
Subtotal Construction/Soft Costs Feb. 2007		177.50	1,344,200
Escalation To Midpoint of Construction - 12.00%			
Start July 2008 10 Mo. Constr.			
(Start 07/2008 - 5 Months Midpoint 12/2008)		21.30	161,300
TOTAL PROJECT COSTS - Part 3B			198.80 1,505,500