



ABOUT US

ASSUMPTIONS

STAY OPTIONS

GO OPTION

KNUTSON CONSTRUCTION

ABOUT US

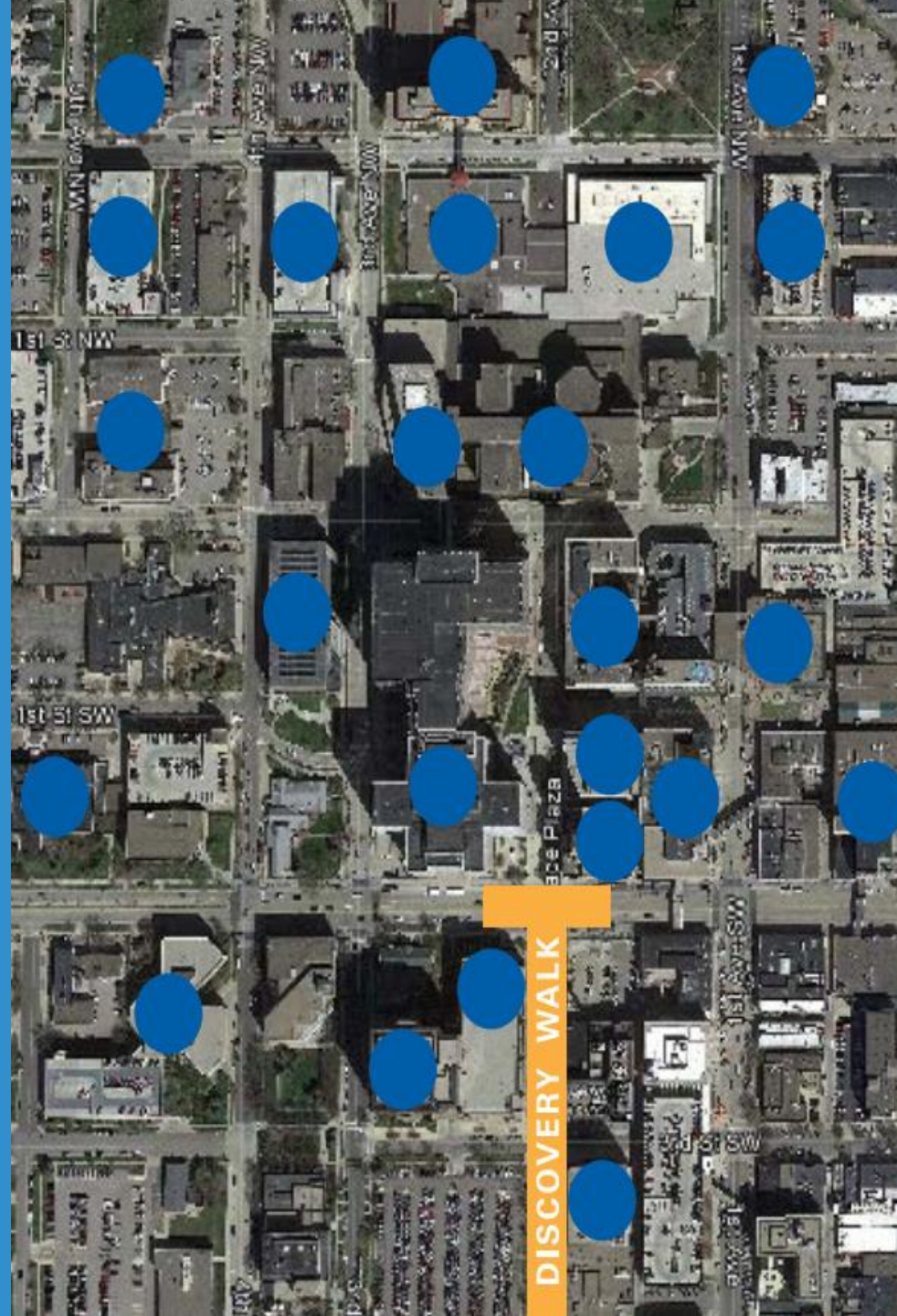
- In continuous operation since 1911 – **111 years in business**
- Family owned
- **Over 150 employees living and working in the Rochester Area**



KNUTSON CONSTRUCTION

Local Experience

- Zumbro Lutheran Church
- Peace United Church
- Faith Lutheran Church – Winona MN
- Life Lutheran Church
- Trinity Presbyterian – Near Century
- Resurrection Lutheran Church
- St Johns Lutheran – Stewartville
- Latter Day Saints Church
- Rochester Public Schools
 - 4 new schools in the last 3 years
- Byron Public Schools



BUDGET ACCURACY



Over 26 projects, totaling over \$600 million in the last 8 years.

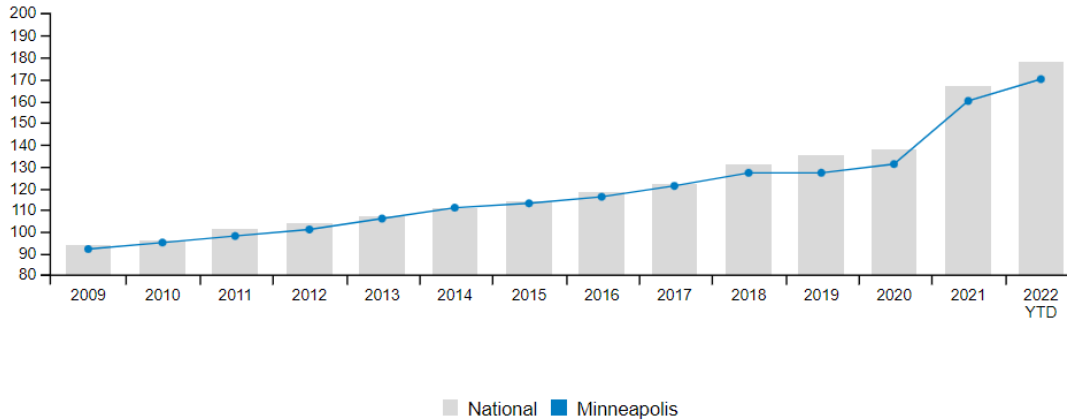
Average budget to bids received delta -1.7%

ABOUT US
ASSUMPTIONS
STAY OPTIONS
GO OPTION

STATE OF THE INDUSTRY

CONSTRUCTION COST INDEX

(JANUARY 2009 = 100)



The *Mortenson Cost Index* showing a single quarter increase of 0.8% nationally and 0.3% in Minneapolis. Over the last twelve months, costs increased 9.6% nationally and 8.7% in Minneapolis.

BUILDING CAPACITY

Program Area	Current	Future
Sanctuary	130	350
Commons / Fellowship	72	200 for meal or 400 stand-up
RE Classrooms + Nursery	102	150 adults or children
Parking	75	88 minimum / 120 goal

- Current membership = 389 (11/20/2022)

GENERAL BUDGET ASSUPTIONS

- Durable and sustainable building to last 50+ years
- Efficient and effective use of space for church mission
- Accounted for working with the existing site conditions.
- Review of Locus's website to budget for similar style and finish of their previous Unitarian Universalist churches.
- The costs on the following slides are turn-key and include construction costs, city fees and permits, insurances, our fees, design fees and contingencies.

ABOUT US
ASSUMPTIONS
STAY OPTIONS
GO OPTION

STAY BUILD NEW

Construct New 17,430 sf building	\$10,042,599
Parking structure -120 cars	\$ 3,852,871
Grand total	\$13,895,470

- Parking: ½ on grade, ½ on elevated deck. Assumes no elevator and ADA parking remains on upper level like existing condition.
- A multi-story new building with an elevator designed to fit the existing site conditions and surrounding topography.

STAY ADDITION/RENOVATION

Construct Addition and renovate existing spaces 18,360 sf building	\$ 7,311,726
Parking structure -120 cars	\$ 3,852,871
Grand total	\$ 11,164,598

- Parking: ½ on grade ½ on elevated deck. Assumes no elevator and ADA parking remains on upper level like existing condition.
- Multi-story additions, demo education wing, extend sanctuary to the west, existing elevator and entrance stays.

ABOUT US
ASSUMPTIONS
STAY OPTIONS
GO OPTION

NEW BUILDING NEW SITE

Construct new 17,430 sf building	\$ 9,221,576
Parking 120 cars	\$ 300,000
Grand total	\$ 9,521,576

- Single story building with parking lot.
- Excludes the cost of acquiring property.
- The topography of the 10-acre site that is being considered does not significantly affect the cost or hinder construction.

Q+A

