



# MEMO

**DATE:** March 10, 2023

**TO:** Dirk Davis ([dirkd0400@gmail.com](mailto:dirkd0400@gmail.com))

**FROM:** David Jordan ([david.jordan@arimn.com](mailto:david.jordan@arimn.com))

**CC:** Gabby Laliberte ([gabby.laliberte@arimn.com](mailto:gabby.laliberte@arimn.com))

**SUBJECT:** **Morcom Township  
Community Hall Building Assessment  
Preliminary Project Budget  
ARI Project # 22-163**

The following is a preliminary project budget for both a remodel of the existing Morcom Township building as well as a proposed new build.

Remodel:

The remodel budget outlines the projected costs needed to bring the exterior and interior main level to be “like new” as well as to update the existing ADA features to meet code requirements. This budget does not include funds to remodel the lower level or additional apartment space but does include the costs for new furnaces. Moving forward with the remodel will not allow the building to increase in energy efficiency and will leave the space with only one accessible point of entry.

New Build:

The square footage calculation for the new community hall is based on program spaces that were provided to ARI by the Morcom Township board. The cost per square footage is based upon data and will need to be refined as finishes, equipment, furnishings, and features of the new build are decided.

**Remodel Budget: (photos of the existing conditions are attached)**

1. Existing Building Upgrades
  - a. Septic & Well
  - b. Parking lot, Front Steps, ADA Ramp, & Tuckpointing
  - c. Reroof & Roof Edge
  - d. Doors & Windows
  - e. Floors & Ceilings
  - f. Painting, Lighting, & Lighting Controls
  - g. ADA Restrooms
  - h. Kitchen Upgrade

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## ARCHITECTURAL RESOURCES INC

704 East Howard Street | Hibbing, MN 55746  
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i. Plumbing & Furnace Replacement  
j. Receptacles & Electrical Service  
Subtotal .....\$1,080,000.00

2. Fees & Contingencies  
Inflation (10%).....\$108,000.00  
Soft Costs (25%).....\$297,000.00

**Total Proposed Construction Remodel Budget .....\$1,485,000.00**

**New Build Budget:**

1. Demolition of Existing Township Building  
Subtotal .....\$125,000.00

2. Construction of New Build (\$400.00 / sq.ft.)  
Subtotal .....\$2,000,000.00

3. Fees & Contingencies  
Inflation (10%).....\$212,500.00  
Soft Costs (25%).....\$585,000.00

**Total Proposed Construction Remodel Budget .....\$2,922,500.00**

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**Photos of the existing Morcom Township**

All photos taken February 15<sup>th</sup>, 2023, by Architectural Resources Inc.



*(Morcom Township: Existing Building)*



*(Morcom Township: Entry)*



*(Morcom Township: Kitchen)*

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(Morcom Township: Ceiling Condition)



(Morcom Township: Brick Deteriorating)



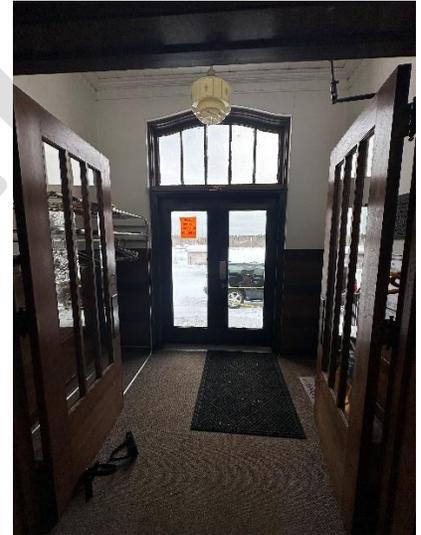
(Morcom Township: Restroom Fixtures)



(Morcom Township: Main Hall)



(Morcom Township: Structure)



(Morcom Township: Vestibule)

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