



Bray Associates Architects, Inc.
 Sheboygan & Milwaukee, Wisconsin

Wednesday | August 12, 2020

PRELIMINARY COST ESTIMATE - SUMMARY

Proposed Building Area:

First Floor:	48,394	sq.ft.
Second Floor:	6,249	sq.ft.
Grossing Factor (mech./misc.):	5% <u>2,732</u>	sq.ft.
Total Proposed Building Area:	57,375	sq.ft.

Site Improvement	\$ 1,377,000.00
Architectural General Construction	\$ 7,389,500.00
Architectural Fixed Equipment	\$ 74,900.00
Architectural Specialty Equipment	\$ 106,000.00
Electrical	\$ 1,834,300.00
Plumbing	\$ 438,300.00
Fire Protection	\$ 143,400.00
Mechanical HVAC	\$ <u>1,618,700.00</u>

New Construction Subtotal:	\$ 12,982,100.00
General Construction Subtotal:	\$ 1,135,960.25
Estimating Contingency:	\$ <u>519,284.00</u>

Construction Cost Estimate:	\$ 14,637,344.25
Construction Contingency:	\$ 731,900.00
Project Soft Costs Subtotal:	\$ <u>1,524,998.64</u>
Total Project Cost Estimate:	\$ 16,894,242.89

Notes:



Bray Associates Architects, Inc.
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PRELIMINARY COST ESTIMATE - DETAILED

Proposed Building Area:

First Floor:	48,394	sq.ft.
Second Floor:	6,249	sq.ft.
Grossing Factor (mech./misc.):	5% <u>2,732</u>	sq.ft.
Total Proposed Building Area:	57,375	sq.ft.

Site Improvement

General	57,375	sq.ft. @ \$	24.00	\$ <u>1,377,000.00</u>	
					\$ 1,377,000.00

Architectural | General Construction

General Conditions	57,375	sq.ft. @ \$	8.00	\$ 459,000.00	
Concrete	57,375	sq.ft. @ \$	15.00	\$ 860,600.00	
Masonry	57,375	sq.ft. @ \$	30.00	\$ 1,721,300.00	
Structural Steel & Metals	57,375	sq.ft. @ \$	25.00	\$ 1,434,400.00	
Wood, Plastics and Composite/ Carpentry	57,375	sq.ft. @ \$	4.00	\$ 229,500.00	
Thermal & Moisture Protection	57,375	sq.ft. @ \$	10.00	\$ 573,800.00	
Openings	57,375	sq.ft. @ \$	10.00	\$ 573,800.00	
FD Overhead Doors	12	sq.ft. @ \$	7,500.00	\$ 90,000.00	
Finishes	57,375	sq.ft. @ \$	18.00	\$ 1,032,800.00	
Specialties	57,375	sq.ft. @ \$	6.00	\$ 344,300.00	
Conveying Equipment	2	stops @ \$	35,000.00	\$ <u>70,000.00</u>	
					\$ 7,389,500.00

Architectural | Fixed Equipment

Shared Space

Exercise Room	9	l.f. @ \$	150.00	\$ 1,400.00
Conference	12	l.f. @ \$	150.00	\$ 1,800.00
Training Room / Court Room	18	l.f. @ \$	150.00	\$ 2,700.00
Kitchenette	30	l.f. @ \$	150.00	\$ 4,500.00

Municipal Court

Conference / Pre-Trial	9	l.f. @ \$	150.00	\$ 1,400.00
Office Clerk of Courts	9	l.f. @ \$	450.00	\$ 4,100.00

Fire Department

Decon / Laundry Room	9	l.f. @ \$	150.00	\$ 1,400.00
Treatment Room	12	l.f. @ \$	150.00	\$ 1,800.00
Public Lobby	9	l.f. @ \$	450.00	\$ 4,100.00
Conference Room	9	l.f. @ \$	150.00	\$ 1,400.00
Station Dispatch Office / Radio Room	24	l.f. @ \$	150.00	\$ 3,600.00
Copier & Electrical Storage	9	l.f. @ \$	150.00	\$ 1,400.00
Day Room	9	l.f. @ \$	150.00	\$ 1,400.00
Kitchen / Dining	30	l.f. @ \$	150.00	\$ 4,500.00
Study / Work Area	12	l.f. @ \$	150.00	\$ 1,800.00
Resource Library	12	l.f. @ \$	150.00	\$ 1,800.00

Police Department

Reception / Waiting Area	9	l.f. @ \$	450.00	\$	4,100.00
Conference Room Soft Interview	9	l.f. @ \$	150.00	\$	1,400.00
Work Room	12	l.f. @ \$	150.00	\$	1,800.00
Copy / Form Supply Area	9	l.f. @ \$	150.00	\$	1,400.00
Break Room	15	l.f. @ \$	150.00	\$	2,300.00
Conference Room Major Case	12	l.f. @ \$	150.00	\$	1,800.00
Booking / Processing	18	l.f. @ \$	300.00	\$	5,400.00
Intoxilator	9	l.f. @ \$	300.00	\$	2,700.00
Evidence Processing Room	18	l.f. @ \$	300.00	\$	5,400.00
Evidence / Property Storage	9	l.f. @ \$	150.00	\$	1,400.00
Briefing / Squad Room	30	l.f. @ \$	150.00	\$	4,500.00
Weapons Cleaning	12	l.f. @ \$	300.00	\$	<u>3,600.00</u>

\$ 74,900.00

Architectural | Specialty Equipment

Specialty Equipment - PD

PD Duty Lockers	32	each @ \$	750.00	\$	24,000.00
PD Evidence Lockers	3	each @ \$	6,000.00	\$	18,000.00
Gun Storage Lockers	2	each @ \$	750.00	\$	1,500.00
Holding - Personal Property Lockers	2	each @ \$	750.00	\$	1,500.00
Safety Eye Wash Station	1	each @ \$	2,500.00	\$	2,500.00
Security Grade Equip. - Interview	3	each @ \$	700.00	\$	2,100.00
Security Grade Equip. - Booking	1	each @ \$	600.00	\$	600.00
Security Grade Ceilings	694	sq.ft. @ \$	12.00	\$	8,300.00
Security Glazing	1	each @ \$	3,000.00	\$	3,000.00

Specialty Equipment - FD

Commercial Kitchen Hood	1	each @ \$	12,000.00	\$	12,000.00
Safety Eye Wash Station	1	each @ \$	1,000.00	\$	1,000.00

Specialty Equipment - Shared

Exercise Room Flooring	900	sq.ft. @ \$	10.00	\$	9,000.00
Owner Provided/ Contractor Installed Equip	1	l.s. @ \$	15,000.00	\$	15,000.00
Flag Poles	3	each @ \$	2,500.00	\$	7,500.00
Wall Images / Branding / Graphics	5	each @ \$	3,000.00	\$	15,000.00
Signage Allowance	1	@ \$	40,000.00	\$	<u>40,000.00</u>

\$ 106,000.00

Electrical

	57,375	sq.ft. @ \$	22.00	\$	1,262,300.00
Parking Lot & Site Lighting	20	each @ \$	3,000.00	\$	60,000.00
Landscape & Walkway Lighting	15	each @ \$	1,500.00	\$	22,500.00
Interview Recording System	6	each @ \$	10,000.00	\$	60,000.00
Emergency Generator	1	each @ \$	75,000.00	\$	75,000.00
Electronic Safety & Security	57,375	sq.ft. @ \$	1.00	\$	57,400.00
Keyless Entry (Fob)	50	each @ \$	2,500.00	\$	125,000.00
Utility Fee, Telephone, Cable, Communications	57,375	sq.ft. @ \$	3.00	\$	<u>172,100.00</u>

\$ 1,834,300.00

Plumbing

	57,375	sq.ft. @ \$	7.50	\$	430,300.00
Truck Filling Stations	4	each @ \$	2,000.00	\$	<u>8,000.00</u>

\$ 438,300.00

Fire Protection

	57,375	sq.ft. @ \$	2.50	\$	<u>143,400.00</u>
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\$ 143,400.00

Mechanical | HVAC

	57,375	sq.ft. @ \$	26.00	\$	1,491,800.00
Vehicle Exhaust System - Whole Space	10,152	sq.ft. @ \$	7.50	\$	76,100.00
In-Floor Radiant - Apparatus Bay	10,152	sq.ft. @ \$	5.00	\$	<u>50,800.00</u>

\$ 1,618,700.00

New Construction | Subtotal: \$ 12,982,100.00

General Construction Costs:

General Conditions		3.50%	\$	454,400.00
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Insurance	1.00%	\$	129,821.00
Performance and Payment Bond	0.75%	\$	97,365.75
Subcontractor and Supplier Bond	0.50%	\$	64,910.50
Contractor's Fee	3.00%	\$	389,463.00
Estimating Contingency	4.00%	\$	<u>519,284.00</u>

General Construction | Subtotal: \$ 1,655,244.25

Construction Cost Estimate:	\$ 14,637,344.25
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Unit Cost: \$ 255.12

Project Soft Costs:

Construction Contingency (5%)		\$	731,900.00
Architectural / Engineering Fee			
Phase 1 - Planning			132,000.00
Phase 2 - Design			460,000.00
Phase 3 - Bidding			22,000.00
Construction Administration (est.)			219,560.16
Geotechnical services			12,000.00
Environmental Engineering Services			5,000.00
Site permitting fees			
Storm water calculation fee			9,000.00
Notice of Intent (WDNR)			2,500.00
General Site Permitting			8,000.00
Reimbursable expenses (Printing, shipping, etc.)			10,000.00
Plan approval and/or review fees			10,000.00
Owner's builder's risk insurance			7,000.00
Moving and/or relocation services			20,000.00
Furniture, Fixtures & Equipment	57,375	sq.ft. @ \$	6.50 372,938.48
Air Compressor(s)			25,000.00
General Equipment			50,000.00
Fire Station Alerting System			25,000.00
Fire Station Pre-emption System			15,000.00
Fire Station Pre-emption Street Signals			10,000.00
General Communications			25,000.00
Air Fiber System			20,000.00
Telephone system			25,000.00
Technology - switches, routers, projectors, etc. (relocate computers)			20,000.00
Legal / insurance / accounting fees			5,000.00
Land survey/CSM			15,000.00
Hazardous material identification/abatement			not included
Borrowing and/or bonding costs			not included
Traffic impact studies			not included
Multiple bid packages			not included
Design of non-conventional foundations			not included
Wetland delineation and/or relocation			not included
Building commissioning			not included
LEED documentation			not included
Impact fees (storm water, sanitary, water, etc.)			not included
Design/specification of furniture			not included
Construction manager/ owners rep. fees			<u>not included</u>

Project Soft Costs | Subtotal: \$ 2,256,898.64

Total Project Cost Estimate:	\$ 16,894,242.89
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