



Adding Value to Everything We Do

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PIERCE COUNTY COURTS ADDITION - CONCEPT BUDGET (10.17.23) - Option B

PROJECT: 555 W Overlook Dr
Ellsworth, WI 54011

Description	Projected Costs	Cost/SF	Comments				
				Preliminary Dwgs. dated			
				Lower Level	22,250	sf	
				Main Level	21,350	sf	
				Main Level - Reno	125	sf	
				Upper Level	18,450	sf	
				Penthouse	2,050	sf	
				64,225 GSF			
Division Breakdown							
Division 2 - Existing Conditions	132,304	2.06					
Division 3 - Concrete	1,918,401	29.87					
Division 4 - Masonry	992,276	15.45					
Division 5 - Metals	2,381,463	37.08					
Division 6 - Wood, Plastics, and Composites	957,335	14.91					
Division 7 - Thermal and Moisture Protection	1,086,328	16.91					
Division 8 - Openings	782,955	12.19					
Division 9 - Finishes	2,047,124	31.87					
Division 10 - Specialties	82,365	1.28					
Division 11 - Equipment	206,000	3.21					
Division 12 - Furnishings	515,000	8.02	4 courtroom Millwork / Casework				
Division 13 - Special Construction	0	0.00	n/a				
Division 14 - Conveying Equipment	386,250	6.01					
Division 21 - Fire Suppression	297,683	4.64					
Division 22 - Plumbing	1,389,187	21.63					
Division 23 - Heating, Ventilating and Air Conditioning	4,299,864	66.95					
Division 26 - Electrical	2,315,311	36.05					
Division 27 - Communications	721,000	11.23	4 courtroom A/V Systems				
Division 28 - Electronic Safety and Security	264,607	4.12					
Division 31 - Earthwork	515,000	8.02					
Division 32 - Exterior Improvements	360,500	5.61					
Division 33 - Utilities	0	0.00					
Builders Risk Insurance	26,780	0.42					
Payment & Performance Bond	0	0.00	n/a				
Contractors Insurance	190,138	2.96					
Building Permits	20,600	0.32					
Testing and Inspections	41,200	0.64					
Sustainability Accreditation	0	0.00	n/a				
General Conditions - Labor	1,112,400	17.32					
General Conditions - Equipment Rental	352,260	5.48					
General Conditions - Indirects / Suppliers / Subs	389,340	6.06					
Winter Conditions / Temp Building Heat	206,000	3.21					
Temporary Utility Consumption	103,000	1.60					
Subtotal	24,092,670	375.13					
Contingencies							
Inflation / Escalation (1 year)	6.00%	1,445,560					
Estimating Contingency	6.00%	1,445,560					
Construction Contingency	4.00%	963,707					
Contingency Subtotal		3,854,827					
Subtotal with Contingencies		27,947,497					
Construction Management Fees							
Preconstruction Services							
Construction Management Services		Included					
Construction Management Subtotal							
Total Construction Cost		27,947,497					

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Total Construction Cost	27,947,497		
Professional Services			
Design Fee 7.00%	1,956,325		
Civil			
Landscape			
Architectural			
Interior Design			
FF&E Design			
Structural			
Fire Protection			
Plumbing			
HVAC			
Electrical			
Printing, Review Fees, & Reimbursement			
Geotechnical Engineering			
Professional Services Subtotal	1,956,325		
TOTAL CONSTRUCTION & DESIGN	29,903,822		
Owner Items			
Furnishings, Fixtures, & Equipment (FF&E)	1,000,000		Allowance - TBD
Site Acquisition			
Financing / Construction Period Interest Expense			
Moving Expenses			
Operational Costs			
Building Life Cycle / Maintenance Costs			
Subtotal of Owner Items	1,000,000		
PROJECT TOTAL	30,903,822		