



BARTILLON HOMELESS SHELTER

Madison, WI

Construction Document Level Estimate

January 9, 2024

Prepared For:

Dimension IV Architects 6515 Grand Teton Plaza Suite 120 Madison, WI 53719



Bartillon Homeless Shelter

Notes

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Dimension IV Architects

- 1. Design Development Drawings received 12/16/2023. and follow up correspondence
- Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

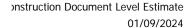
Pricing reflects probable construction costs obtainable in the Madison, Wisconsin area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Middleton Consulting has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Middleton Consulting's best judgment as professional construction cost consultants familiar with the construction industry. However, Middleton Consulting cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

- Construction Start date of Spring 2024.
- 2. The contract will be competitively bid to multiple contractors.
- 3. The contractors will have full access to the site during normal working hours
- Estimate includes pricing as of January 2024





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Exclusions

EXCLUSIONS

The following are excluded from the cost of this estimate:

- 1. Professional Design Fees
- 2. Testing Fees
- 3. Owner Contingencies/Scope Changes
- 4. Construction Contingency
- 5. Premium Time / Restrictions on Contractor Working Hours
- 6. Premium Costs For Any Local WBE/MBE Participation Requirements
- 7. Cost Escalation Beyond the Noted Start Date
- 8. Finance and Legal Charges
- 9. Temporary Facilities
- 10. Environmental Abatement
- 11. Kitchen Equipment



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Summary

	BASE BUILDING	43,605 GSF	\$/GSF	BUILDING TOTAL
01000 02000	GENERAL REQUIREMENTS EXISTING CONDITIONS		\$0.00 \$0.00	\$0 \$0
03000 04000 05000	CONCRETE MASONRY METALS		\$18.43 \$14.70 \$9.98	\$803,621 \$641,149 \$435,123
06000 07000 08000	WOODS, PLASTICS & COMPOSITES THERMAL & MOISTURE PROTECTION SYSTEM OPENINGS		\$57.70 \$22.89 \$15.90	\$2,515,809 \$998,085 \$693,159
09000 10000 11000	FINISHES-BUILDOUTS SPECIALTIES EQUIPMENT		\$31.65 \$2.91 \$2.71	\$1,380,143 \$127,067 \$118,085
12000 13000 14000	FURNISHINGS SPECIAL CONSTRUCTION CONVEYING EQUIPMENT		\$3.39 \$0.00 \$3.16	\$147,655 \$0 \$137,729
21000 22000 23000	FIRE SUPPRESSION PLUMBING HEATING, VENTILATING & AIR CONDITIONING		\$5.54 \$27.11 \$64.39	\$241,393 \$1,181,920 \$2,807,533
26000 27000 28000	ELECTRICAL COMMUNICATIONS ELECTRONIC SAFETY AND SECURITY		\$35.37 \$3.16 \$13.40	\$1,542,179 \$137,787 \$584,165
31000 32000 33000	EARTHWORK EXTERIOR IMPROVEMENTS UTILITIES		\$4.21 \$17.73 \$6.86	\$183,596 \$772,975 \$299,280
	SUBTOTAL		\$361.16	\$15,748,453
	ESCALATION TO MIDPOINT OF CONSTRUCTION 08/2024 GENERAL CONDITIONS/BOND/INSURANCE CONTRACTOR'S FEES DESIGN CONTINGENCY	3.0% 7.0% 7.0% 0.0%	\$10.83 \$26.04 \$27.86 \$0.00	\$472,454 \$1,135,463 \$1,214,946 \$0
	TOTAL ESTIMATED CONSTRUCTION		\$425.90	\$18,571,316
	BPW CONTINGENCY	8.0%		\$1,485,705
	TOTAL ESTIMATED BID		\$459.97	\$20,057,021
	ALTERNATE PHOTOVOLTAIC SYSTEM-SIZE TBD	nominal 200 kW at \$2,500-3,000/kW installed		\$300,000

Not Included: Multi Use Path and 3709 Kinsman Blvd Demolition

Not Included: Document Changes from Dec 2023 - March 2024

Not Included: Addendum 1 and Addendum 2 Changes