

# 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

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## Notes

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### 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
2. 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:

1. 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
4. Estimate includes pricing as of January 2024

## **Exclusions**

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### **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

**Summary**

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

**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**