



330 East Kilbourn Ave.  
Suite 565  
Milwaukee, WI 53202  
414.716.4400 P

[www.middleton-cc.com](http://www.middleton-cc.com)

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# BUILDING 503 RENOVATION KING VA VETERANS HOME

King, WI

## Conceptual Estimate Draft

April 4, 2014

## Based upon King , WI Wage Rates

### Prepared For:

Berners-Schober Associates

310 Pine Street

Green Bay, WI 54301

## **NOTES REGARDING PREPARATION OF ESTIMATE**

This estimate was prepared based on the following documents provided by Berners-Schober Associates

1. 1st & 2nd floor plans - undated.  
Building 503 Original Floor Plan dated 2/16/1970  
The Project Description, Scope & Timeline dated 2/16/2014
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 obtained from historical records and/or discussion with contractors. 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 King, WI 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. A construction start date of Fall 2014
  2. Construction Costs have been adjusted to anticipated start dates.
  3. The contract will be competitively bid to multiple general contractors.
  4. All contractors will be required to pay prevailing wages.
  5. The general contractors will have full access to the site during normal working hours
  6. Estimate includes pricing as of April 2014.
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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. Cost Escalation Beyond a Start Date of Fall 2014
7. Finance and Legal Charges
8. Environmental Abatement Costs
9. Contaminated Soil Removal
10. Temporary Facilities
11. Loose Furniture
12. Equipment (Owner Furnished/Installed)
13. Artwork
14. Non-fixed Audio/Visual Equipment
15. Telephone / Data Equipment
16. Intercom System

		<b>GSF</b>		
<b>COST SUMMARY</b>		<b>8,342</b>	<b>\$/GSF</b>	<b>BUILDING TOTAL</b>
<b>01000</b>	GENERAL REQUIREMENTS		\$0.00	\$0
<b>02000</b>	EXISTING CONDITIONS - DEMOLITION		\$3.73	\$31,131
<b>03000</b>	CONCRETE & PRECAST		\$0.00	\$0
<b>04000</b>	MASONRY		\$0.00	\$0
<b>05000</b>	METALS		\$0.00	\$0
<b>06000</b>	WOODS, PLASTICS & COMPOSITES		\$5.96	\$49,749
<b>07000</b>	THERMAL & MOISTURE PROTECTION SYSTEM		\$3.63	\$30,240
<b>08000</b>	OPENINGS		\$4.89	\$40,834
<b>09000</b>	FINISHES		\$12.57	\$104,865
<b>10000</b>	SPECIALTIES		\$2.57	\$21,472
<b>11000</b>	EQUIPMENT		\$0.51	\$4,248
<b>12000</b>	FURNISHINGS		\$0.53	\$4,458
<b>13000</b>	SPECIAL CONSTRUCTION		\$1.20	\$10,000
<b>14000</b>	CONVEYING EQUIPMENT		\$0.00	\$0
<b>21000</b>	FIRE SUPPRESSION		\$4.37	\$36,456
<b>22000</b>	PLUMBING		\$10.94	\$91,224
<b>23000</b>	HEATING, VENTILATING & AIR CONDITIONING		\$15.00	\$125,130
<b>26000</b>	ELECTRICAL		\$10.83	\$90,374
<b>27000</b>	COMMUNICATIONS		\$4.65	\$38,796
<b>28000</b>	ELECTRONIC SAFETY AND SECURITY		\$2.23	\$18,578
<b>31000</b>	EARTHWORK		\$0.00	\$0
<b>32000</b>	EXTERIOR IMPROVEMENTS		\$0.12	\$1,000
<b>33000</b>	UTILITIES		\$2.17	\$18,081
<b>SUBTOTAL</b>			<b>\$85.91</b>	<b>\$716,636</b>
	TRAVEL PREMIUM	5.0%	\$4.30	\$35,832
	GENERAL CONDITIONS/BONDS	7.0%	\$6.31	\$52,673
	OVERHEAD AND PROFIT	5.0%	\$4.83	\$40,257
	ESCALATION TO MID-POINT OF CONSTRUCTION	2.0%	\$2.03	\$16,908
<b>TOTAL ESTIMATED BID</b>			<b>\$103.37</b>	<b>\$862,306</b>
	DESIGN CONTINGENCY	7.5%	\$7.75	\$64,673
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>			<b>\$111.12</b>	<b>\$926,978</b>

		GSF		
COST SUMMARY		8,342	\$/GSF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS		\$0.00	\$0
02000	EXISTING CONDITIONS - DEMOLITION		\$0.00	\$0
03000	CONCRETE & PRECAST		\$0.00	\$0
04000	MASONRY		\$0.00	\$0
05000	METALS		\$0.00	\$0
06000	WOODS, PLASTICS & COMPOSITES		\$3.91	\$32,600
07000	THERMAL & MOISTURE PROTECTION SYSTEM		\$0.81	\$6,746
08000	OPENINGS		\$0.00	\$0
09000	FINISHES		\$0.00	\$0
10000	SPECIALTIES		\$0.00	\$0
11000	EQUIPMENT		\$0.00	\$0
12000	FURNISHINGS		\$0.00	\$0
13000	SPECIAL CONSTRUCTION		\$0.00	\$0
14000	CONVEYING EQUIPMENT		\$0.00	\$0
21000	FIRE SUPPRESSION		\$1.50	\$12,514
22000	PLUMBING		\$0.00	\$0
23000	HEATING, VENTILATING & AIR CONDITIONING		\$0.00	\$0
26000	ELECTRICAL		\$0.00	\$0
27000	COMMUNICATIONS		\$0.00	\$0
28000	ELECTRONIC SAFETY AND SECURITY		\$0.00	\$0
31000	EARTHWORK		\$0.00	\$0
32000	EXTERIOR IMPROVEMENTS		\$0.00	\$0
33000	UTILITIES		\$0.00	\$0
<b>SUBTOTAL</b>			<b>\$6.22</b>	<b>\$51,860</b>
	TRAVEL PREMIUM	5.0%	\$0.31	\$2,593
	GENERAL CONDITIONS/BONDS	7.0%	\$0.46	\$3,812
	OVERHEAD AND PROFIT	5.0%	\$0.35	\$2,913
	ESCALATION TO MID-POINT OF CONSTRUCTION	2.0%	\$0.15	\$1,224
<b>TOTAL ESTIMATED BID</b>			<b>\$7.48</b>	<b>\$62,402</b>
	DESIGN CONTINGENCY	7.5%	\$0.56	\$4,680
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>			<b>\$8.04</b>	<b>\$67,082</b>

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>00 BASE BID</b>				
<b>02000 EXISTING CONDITIONS</b>				
<b>02100 Selective Demolition</b>				
Remove toilets	20	EACH	15.98	320
Remove sinks	22	EACH	15.98	352
Remove bathtubs	20	EACH	63.92	1,278
Remove remaining piping after wall removal	1	LSUM	639.20	639
Remove remaining electrical wiring after wall/ceiling removal	1	LSUM	1,022.72	1,023
Remove window sills	190	LNFT	3.16	601
Remove exterior single door and frame	4	EACH	99.59	398
Remove wood stud partition w/ drywall	7,552	SQFT	0.93	7,046
Remove drywall only	11,136	SQFT	0.69	7,673
Remove drywall only - ceiling	7,500	SQFT	1.01	7,557
Remove floor covering	7,500	SQFT	0.44	3,320
Remove door and frame, single	20	EACH	27.99	560
Remove wall hung cabinets	16	LNFT	11.07	177
Remove base cabinets & countertops	16	LNFT	11.80	189
			<b>Subtotal: Selective Demolition</b>	<b>\$31,131</b>
			<b>SUBTOTAL: EXISTING CONDITIONS</b>	<b>\$31,131</b>
<b>06000 WOODS, PLASTICS &amp; COMPOSITES</b>				
<b>06200 Rough Carpentry</b>				
Miscellaneous wood blocking & rough carpentry	7,500	SQFT	0.09	700
Wood ramp @1"/ft rise to 2nd level, includes landings	620	SQFT	33.71	20,900
Floor patching / prep	8,342	SQFT	0.60	5,005
			<b>Subtotal: Rough Carpentry</b>	<b>\$26,605</b>
<b>06300 Millwork</b>				
P-lam base cabinets and P-lam countertops	26	LNFT	236.42	6,147
P-lam wall hung cabinets	26	LNFT	185.05	4,811
Open full-height shelving	23	LNFT	219.22	5,042
Simulated marble window sill	190	LNFT	37.60	7,144
			<b>Subtotal: Millwork</b>	<b>\$23,144</b>
			<b>SUBTOTAL: WOODS, PLASTICS &amp; COMPOSITES</b>	<b>\$49,749</b>
<b>07000 THERMAL &amp; MOISTURE PROTECTION</b>				
<b>07400 Roofing</b>				
Modified bitumen SBS roofing, R30 insulation	4,500	SQFT	6.20	27,900
Tear off existing roofing	4,500	SQFT	0.52	2,340
			<b>Subtotal: Roofing</b>	<b>\$30,240</b>
			<b>SUBTOTAL: THERMAL &amp; MOISTURE PROTECTION</b>	<b>\$30,240</b>
<b>08000 OPENINGS</b>				
<b>08300 Exterior Doors, Frames, &amp; Hardware</b>				
Exterior door, HM frame, hardware	4	EACH	1,801.37	7,205
			<b>Subtotal: Exterior Doors, Frames, &amp; Hardware</b>	<b>\$7,205</b>
<b>08400 Interior Doors, Frames, &amp; Hardware</b>				
Interior SC wood door, HM frame, hardware	21	EACH	1,601.37	33,629

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
			<b>Subtotal: Interior Doors, Frames, &amp; Hardware</b>	<b>\$33,629</b>
			<b>SUBTOTAL: OPENINGS</b>	<b>\$40,834</b>
<b>09000 FINISHES</b>				
<b>09100 Plaster &amp; Gypsum Board</b>				
5/8" type x gypsum on existing walls	11,336	SQFT	1.66	18,848
Drywall partition - gyp 1 side	366	SQFT	4.37	1,600
Standard drywall partition	1,537	SQFT	6.06	9,313
			<b>Subtotal: Plaster &amp; Gypsum Board</b>	<b>\$29,761</b>
<b>09200 Floor Finishes</b>				
Ceramic tile floor, 6"x6"	571	SQFT	10.68	6,100
Ceramic tile base, 6" high	240	LNFT	15.42	3,701
VCT	1,855	SQFT	2.73	5,063
Vinyl base, 4" high	1,474	LNFT	1.71	2,515
Rubber stair tread, 12" wide	52	LNFT	20.81	1,082
Rubber stair tread nosing, 3" wide	52	LNFT	10.20	530
Carpet tile	4,674	SQFT	4.15	19,402
			<b>Subtotal: Floor Finishes</b>	<b>\$38,394</b>
<b>09400 Ceiling Finishes</b>				
ACT system, 2'-0" x 2'-0"	7,500	SQFT	3.97	29,792
			<b>Subtotal: Ceiling Finishes</b>	<b>\$29,792</b>
<b>09600 Paints &amp; Coatings</b>				
Paint exterior door	4	EACH	67.60	270
Stain interior door	21	EACH	62.78	1,318
Prime & paint drywall walls, by sprayer, 2 coats	14,576	SQFT	0.37	5,329
			<b>Subtotal: Paints &amp; Coatings</b>	<b>\$6,918</b>
			<b>SUBTOTAL: FINISHES</b>	<b>\$104,865</b>
<b>10000 SPECIALTIES</b>				
<b>10300 Movable Partitions</b>				
Accordian folding partition	255	SQFT	29.71	7,577
			<b>Subtotal: Movable Partitions</b>	<b>\$7,577</b>
<b>10400 Toilet Accessories</b>				
Toilet partition, accessible	4	EACH	1,038.20	4,153
Toilet partition, standard	6	EACH	810.56	4,863
Urinal screen	2	EACH	357.94	716
Toilet paper dispenser, double roll	10	EACH	98.03	980
Paper towel dispenser, surface mounted	4	EACH	79.55	318
Napkin disposal, stainless steel, surface mounted	8	EACH	104.55	836
Soap dispenser	8	EACH	69.55	556
Grab bar set, three piece	4	EACH	218.65	875
Mirror	8	EACH	74.55	596
			<b>Subtotal: Toilet Accessories</b>	<b>\$13,894</b>
			<b>SUBTOTAL: SPECIALTIES</b>	<b>\$21,472</b>
<b>11000 EQUIPMENT</b>				
<b>11300 Food Service Equipment</b>				
Microwave oven	1	EACH	532.99	533

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Refrigerator	1	EACH	2,119.53	2,120
Range	1	EACH	1,595.62	1,596
<b>Subtotal: Food Service Equipment</b>				<b>\$4,248</b>
<b>SUBTOTAL: EQUIPMENT</b>				<b>\$4,248</b>
<b>12000 FURNISHINGS</b>				
<b>12100 Window Treatment</b>				
Blinds	760	SQFT	5.87	4,458
<b>Subtotal: Window Treatment</b>				<b>\$4,458</b>
<b>SUBTOTAL: FURNISHINGS</b>				<b>\$4,458</b>
<b>13000 SPECIAL CONSTRUCTION</b>				
<b>13200 Special Purpose Rooms</b>				
Computer Server Storage Closet - in basement - ALLOWANCE	1	LSUM	10,000.00	10,000
<b>Subtotal: Special Purpose Rooms</b>				<b>\$10,000</b>
<b>SUBTOTAL: SPECIAL CONSTRUCTION</b>				<b>\$10,000</b>
<b>21000 FIRE SUPPRESSION</b>				
<b>21200 Fire Sprinkler Equipment &amp; Specialties</b>				
Wet sprinkler system - \$/SF	8,342	SQFT	3.85	32,119
Double check detector valve, 4"	1	EACH	4,336.70	4,337
<b>Subtotal: Fire Sprinkler Equipment &amp; Specialties</b>				<b>\$36,456</b>
<b>SUBTOTAL: FIRE SUPPRESSION</b>				<b>\$36,456</b>
<b>22000 PLUMBING</b>				
<b>22100 Selective Demolition</b>				
Drain cut & cap to allow for demolition	1	EACH	1,364.64	1,365
<b>Subtotal: Selective Demolition</b>				<b>\$1,365</b>
<b>22200 Plumbing Fixtures</b>				
Water closet, wall hung, manual flush valve	10	EACH	1,842.54	18,425
Lavatory, wall hung, manual faucet	8	EACH	1,614.31	12,914
Urinal, wall hung, manual flush valve	2	EACH	1,685.52	3,371
Sink, kitchen, stainless steel, double basin self-rimming, manual faucet	1	EACH	1,964.82	1,965
Mop basin, floor fixture	2	EACH	1,981.75	3,964
<b>Subtotal: Plumbing Fixtures</b>				<b>\$40,639</b>
<b>22400 Domestic Water, Waste &amp; Vent, &amp; Storm Drainage Piping</b>				
Domestic water, waste & vent piping - avg 50lf per fixture	1,150	LNFT	42.80	49,221
<b>Subtotal: Domestic Water, Waste &amp; Vent, &amp; Storm Drainage Piping</b>				<b>\$49,221</b>
<b>SUBTOTAL: PLUMBING</b>				<b>\$91,224</b>
<b>23000 HEATING VENTILATION &amp; AIR CONDITIONING</b>				
<b>23200 Ventilation &amp; Exhaust</b>				
HVAC Allowance	8,342	EACH	15.00	125,130
<b>Subtotal: Ventilation &amp; Exhaust</b>				<b>\$125,130</b>
<b>SUBTOTAL: HEATING VENTILATION &amp; AIR CONDITIONING</b>				<b>\$125,130</b>
<b>26000 ELECTRICAL</b>				
<b>26100 Selective Demolition</b>				
Disconnect and make safe for demolition	1	LSUM	513.76	514



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>Subtotal: Selective Demolition</b>				<b>\$514</b>
<b>26200 Main Power Distribution</b>				
Service and distribution - Branch panelboards and associated feeders	8,342	SQFT	1.55	12,927
<b>Subtotal: Main Power Distribution</b>				<b>\$12,927</b>
<b>26500 Lighting</b>				
Lighting System - Light fixtures including installation and hook up	8,342	SQFT	4.33	36,143
Lighting System - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A, includes switches	8,342	SQFT	1.74	14,503
<b>Subtotal: Lighting</b>				<b>\$50,645</b>
<b>26600 Branch Power Distribution &amp; Devices</b>				
Branch Power - Miscellaneous receptacles and electrical equipment hook up	8,342	SQFT	2.87	23,915
<b>Subtotal: Branch Power Distribution &amp; Devices</b>				<b>\$23,915</b>
<b>26700 Mechanical Equipment Connections &amp; Feeders</b>				
Motors connection, disconnect switches and associated feeders -	1	LSUM	2,373.56	2,374
<b>Subtotal: Mechanical Equipment Connections &amp; Feeders</b>				<b>\$2,374</b>
<b>SUBTOTAL: ELECTRICAL</b>				<b>\$90,374</b>
<b>27000 COMMUNICATIONS</b>				
<b>27200 Tele/Data Systems</b>				
Telecommunication/Data & Television System, complete	8,342	SQFT	4.65	38,796
<b>Subtotal: Tele/Data Systems</b>				<b>\$38,796</b>
<b>SUBTOTAL: COMMUNICATIONS</b>				<b>\$38,796</b>
<b>28000 ELECTRONIC SAFETY &amp; SECURITY</b>				
<b>28200 Fire Alarm Systems</b>				
Fire alarm System, complete	8,342	SQFT	1.74	14,547
<b>Subtotal: Fire Alarm Systems</b>				<b>\$14,547</b>
<b>28300 Intrusion Detection &amp; Access Control Systems</b>				
Intrusion Detection System, complete	8,342	SQFT	0.48	4,032
<b>Subtotal: Intrusion Detection &amp; Access Control Systems</b>				<b>\$4,032</b>
<b>SUBTOTAL: ELECTRONIC SAFETY &amp; SECURITY</b>				<b>\$18,578</b>
<b>32000 EXTERIOR IMPROVEMENTS</b>				
<b>32600 Landscaping</b>				
Miscellaneous landscape restoration allowance (water service)	1	LSUM	1,000.00	1,000
<b>Subtotal: Landscaping</b>				<b>\$1,000</b>
<b>SUBTOTAL: EXTERIOR IMPROVEMENTS</b>				<b>\$1,000</b>
<b>33000 UTILITIES</b>				
<b>33200 Site Water Service</b>				
Remove tree (water service)	2	EACH	677.08	1,354
Asphalt cutting and patching (lf of water service pipe)	10	LNFT	95.51	955
New combined domestic & fire water service pipe and fittings, DIP, 6"	45	LNFT	25.53	1,149
Gate valve, 6"	1	EACH	931.16	931
Valve vault	1	EACH	7,145.55	7,146
Incoming service, 6", w/3" meter & backflow preventers	1	EACH	4,143.48	4,143
Trench excavation, pipe bedding, and backfill (<=18" pipe)	45	LNFT	23.88	1,075
Line flushing, cleaning, and testing	1	LSUM	1,327.92	1,328

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
<b>Subtotal: Site Water Service</b>				<b>\$18,081</b>
<b>SUBTOTAL: UTILITIES</b>				<b>\$18,081</b>
<b>TOTAL: BASE BID</b>				<b>\$716,638</b>
<b>01</b>	<b>ALTERNATE #1 - 4/12 Sloped Roof</b>			
<b>06000</b>	<b>WOODS, PLASTICS &amp; COMPOSITES</b>			
<b>06200</b>	<b>Rough Carpentry</b>			
Wood trusses	6,000	SQFT	3.48	20,870
¾" T&G plywood at roof	6,000	SQFT	1.96	11,730
<b>Subtotal: Rough Carpentry</b>				<b>\$32,600</b>
<b>SUBTOTAL: WOODS, PLASTICS &amp; COMPOSITES</b>				<b>\$32,600</b>
<b>07000</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>			
<b>07200</b>	<b>Thermal Insulation</b>			
R30 blown insulation	5,600	SQFT	1.74	9,744
<b>Subtotal: Thermal Insulation</b>				<b>\$9,744</b>
<b>07400</b>	<b>Roofing</b>			
Fiberglass shingles - 260-300lb dimensional	60	SQS	237.00	14,220
30 lb felt 216 sqft roll	28	ROLL	86.04	2,409
Ice and water shield 3'x65' roll	6	ROLL	276.25	1,657
Ridge shingle	187	LNFT	2.98	557
Ridge vent	50	LNFT	3.65	183
Vinyl soffit	628	SQFT	3.52	2,212
Modified bitumen SBS roofing, R30 insulation	-4,500	SQFT	6.20	-27,900
<b>Subtotal: Roofing</b>				<b>(\$6,661)</b>
<b>07500</b>	<b>Roofing Specialties</b>			
6" aluminum gutter	310	LNFT	5.95	1,844
3x4 aluminum downspout	320	LNFT	5.69	1,820
<b>Subtotal: Roofing Specialties</b>				<b>\$3,663</b>
<b>SUBTOTAL: THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$6,746</b>
<b>21000</b>	<b>FIRE SUPPRESSION</b>			
<b>21200</b>	<b>Fire Sprinkler Equipment &amp; Specialties</b>			
Dry pipe sprinkler system - \$/SF	4,171	SQFT	3.00	12,514
<b>Subtotal: Fire Sprinkler Equipment &amp; Specialties</b>				<b>\$12,514</b>
<b>SUBTOTAL: FIRE SUPPRESSION</b>				<b>\$12,514</b>
<b>TOTAL: ALTERNATE #1 - 4/12 Sloped Roof</b>				<b>\$51,860</b>