



Adding Value to Everything We Do

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**Concept Cost Option F - Jail Addition, Gov Center Renovation**

**PROJECT:** Rusk County  
Lady Smith, WI

**DATE:** 1/23/2023

Description	Units	U/P	Extended	\$/SF	Comments
<b>Breakdown</b>					
Jail Addition	16,000	558	8,928,000		wonana jail to jan 23
Jail Medium Reno	4,000	251	1,004,000		last pricing plus 0.3% increase
Light Renovation	3,295	150.5	495,898		last pricing plus 0.3% increase
Medium Renovation	4,520	201	908,520		last pricing plus 0.3% increase
Heavy Renovation	9,080	251	2,279,080		last pricing plus 0.3% increase
Addition	5,912	401.5	2,373,668		last pricing plus 0.3% increase
Deferred Maintehance	1	1,960,000	1,960,000		
Demolition	26,000	10.04	261,040		last pricing plus 0.3% increase
<b>Subtotal</b>			<b>18,210,206</b>		
<b>Construction Contingencies</b>					
Construction Contingency	5.00%		910,510		
<b>Construction Contingency Subtotal</b>			<b>910,510</b>		
<b>Subtotal with Contingencies</b>			<b>19,120,716</b>		
<b>Construction Management Fees</b>					
Construction Management Services	2.75%		525,820		
<b>Construction Management Subtotal</b>			<b>525,820</b>		
<b>Total Construction Cost</b>			<b>19,646,535</b>		
<b>Volatility/Contingencies</b>					
Escalation/Market Volatility	8.00%		1,571,723		
Estimating Contingency	10.00%		1,964,654		
<b>Volatility/Contingency Subtotal</b>			<b>3,536,376</b>		
<b>GRAND TOTAL CONSTRUCTION WITH VOLITILITY/CONTINGENCIES</b>			<b>23,182,912</b>		
<b>Professional Services</b>					
Design Fee	8.00%		1,854,633		
<b>Professional Services Subtotal</b>			<b>1,854,633</b>		
<b>TOTAL CONSTRUCTION &amp; DESIGN</b>			<b>25,037,545</b>		
<b>Owner Items</b>					
Furnishings, Fixtures, & Equipment (FF&E)	5.00%		1,251,877		
Site Acquisition					
Financing / Construction Period Interest Expense					
Moving Expenses					
Operational Costs					
Building Life Cycle / Maintenance Costs					
<b>Subtotal of Owner Items</b>			<b>1,251,877</b>		
<b>PROJECT TOTAL</b>			<b>26,289,422</b>		