



October 26, 2022

DRAFT

HUSTISFORD, WISCONSIN

Concept Budgets

Project Development Team

Hustisford School District
 HSR Architects
 Kraemer Brothers

Based on concept sketches
 provided by HSR Architects,
 October 2022.

Project Assumptions:

April 2023 Referendum
 Design Start - April 2023
 Construction Start - Fall 2023

CONCEPT A		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
MEP Upgrades Only - Both Buildings			New	96,300	SF	\$	\$	\$	\$
MEP Upgrades - General Construction			New			\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
General Construction - Demolition, New Ceilings, Wall Patching						\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections 8% - 10%	8%-10%					\$	\$	\$	\$
District Soft Costs (Design) 6% - 8%	6%-8%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$	\$	\$
TOTAL MEP UPGRADES - BOTH BUILDINGS						\$ -	\$ -	\$ -	\$ -

CONCEPT B		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
MEP Upgrades - Both Buildings			New	96,300	SF	\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
Safety & Security Upgrades - Both Buildings			Heavy	4,030	SF	\$	\$	\$	\$
General Construction - Demolition, New Ceilings, Wall Patching						\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections 8% - 10%	8%-10%					\$	\$	\$	\$
District Soft Costs (Design, FF&E, etc.) - 12% - 14%	12%-14%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$	\$	\$
TOTAL WITH A & SAFETY & SECURITY UPGRADES						\$ -	\$ -	\$ -	\$ -

CONCEPT C		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
MEP Upgrades - Both Buildings			New	96,300	SF	\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
Safety & Security Upgrades			Heavy	4,030	SF	\$	\$	\$	\$
Light Remodeling - Painting, Flooring, & Lighting			Light	33,060	SF	\$	\$	\$	\$
General Construction - Demolition, New Ceilings, Wall Patching						\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections	8%-10%					\$	\$	\$	\$
District Soft Costs (Design, FF&E, etc.) - 12% - 14%	12%-14%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$	\$	\$
TOTAL WITH A, B, & LIGHT REMODELING UPGRADES						\$ -	\$ -	\$ -	\$ -

CONCEPT D		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
MEP Upgrades - Both Buildings			New	96,300	SF	\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
Safety & Security Upgrades			Heavy	4,030	SF	\$	\$	\$	\$
Light Remodeling - Painting, Flooring, & Lighting			Light	33,060	SF	\$	\$	\$	\$
Medium Remodeling - Light Remodeling & Heavier Demo/Rebuild				9,040	SF	\$	\$	\$	\$
General Construction						\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections 8% - 10%	8%-10%					\$	\$	\$	\$
District Soft Costs (Design, FF&E, etc.) - 12% - 14%	12%-14%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$	\$	\$
TOTAL WITH A, B, C, & MEDIUM REMODELING UPGRADES						\$ -	\$ -	\$ -	\$ -

CONCEPT E		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
MEP Upgrades - Both Buildings			New	96,300	SF	\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
Safety & Security Upgrades			Heavy	4,030	SF	\$	\$	\$	\$
Light Remodeling - Painting, Flooring, & Lighting			Light	33,060	SF	\$	\$	\$	\$
Medium Remodeling - Light Remodeling & Heavier Demo			Medium	6,440	SF	\$	\$	\$	\$
Heavy Remodeling			Heavy	19,190	SF	\$	\$	\$	\$
White Space - No Construction			None	22,335	SF	\$	\$	\$	\$
General Construction						\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections 8% - 10%	8%-10%					\$	\$	\$	\$
District Soft Costs (Design, FF&E, etc.) - 12% - 14%	12%-14%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$	\$	\$
TOTAL WITH A, B, C, D, & HEAVY REMODELING UPGRADES						\$ -	\$ -	\$ -	\$ -

CONCEPT F		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
MEP Upgrades - Both Buildings			New	96,300	SF	\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
Safety & Security Upgrades			Heavy	2,600	SF	\$	\$	\$	\$
Light Remodeling - Painting, Flooring, & Lighting			Light	33,060	SF	\$	\$	\$	\$
Medium Remodeling - Light Remodeling & Heavier Demo			Medium	6,440	SF	\$	\$	\$	\$
Heavy Remodeling			Heavy	19,190	SF	\$	\$	\$	\$
White Space - No Construction				22,335	SF	\$	\$	\$	\$
New Addition at JHE			New	6,615	SF	\$	\$	\$	\$
Site Development - New or Resurfaced Asphalt, Site Concrete						\$	\$	\$	\$
General Construction						\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections 8% - 10%	8%-10%					\$	\$	\$	\$
District Soft Costs (Design, FF&E, etc.) - 12% - 14%	12%-14%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$	\$	\$
TOTAL WITH A, B, C, D, E & NEW ADDITION AT JHE						\$ -	\$ -	\$ -	\$ -

CONCEPT G		%	Intensity	Area		Low \$/SF	Low Range	High \$/SF	High Range
Demo JHE			New	32,300	SF	\$	\$	\$	\$
Site Development - New or Resurfaced Asphalt, Site Concrete				113,195	SF	\$	\$	\$	\$
MEP Upgrades - Existing Building				64,000	SF	\$	\$	\$	\$
New Roof MS/HS			New	64,000	SF	\$	\$	\$	\$
Light Remodeling - Painting, Flooring, & Lighting			New	2,285	SF	\$	\$	\$	\$
Medium Remodeling - Light Remodeling & Heavier Demo				22,405	SF	\$	\$	\$	\$
Heavy Remodeling				29,370	SF	\$	\$	\$	\$
White Space - No Construction				22,335	SF	\$	\$	\$	\$
New Addition at MS/HS Only - Incl MEPs, S&S Upgrade				23,225	SF	\$	\$	\$	\$
Phasing, General Conditions, & Temporary Protections 8% - 10%	8%-10%					\$	\$	\$	\$
District Soft Costs (Design, FF&E, etc.) - 12% - 14%	12%-14%					\$	\$	\$	\$
Contingency 10%	10%					\$	\$ -	\$	\$ -
TOTAL K-12 CONCEPT						\$ -	\$ -	\$ -	\$ -

SUMMARY OF ALL CONCEPTS		
CONCEPT	LOW RANGE	HIGH RANGE
CONCEPT A	\$	\$
CONCEPT B	\$	\$
CONCEPT C	\$	\$
CONCEPT D	\$	\$
CONCEPT E	\$	\$
CONCEPT F	\$	\$
CONCEPT G	\$	\$
TOTAL OF ACCEPTED CONCEPTS		

BUDGET TYPE	ESTIMATING METHODOLOGY	% OF TOTAL DRAWINGS	COST RELIABILITY	RECOMMENDED CONTINGENCY
Concept Budget	Based on historical square foot costs	0%	1	10%
Schematic Budget	Historical component systems costs	5%	2	10%
Target Budget	Internally generated unit costs, limited subcontractor input	15%	3	7.5%
Guaranteed Max. Price (GMP)	Detailed estimating, subcontractor input, limited hard bids	35%	4	5%
Final Cost	Detailed estimating, subcontractor hard bids	100%	5	5%