

# Dane County

# Dane County Jail Consolidation South Tower & PSB Renovation

115 W. Doty St.  
Madison, WI 53703

## **Pre-Bid Estimate**

March 20, 2023

Project: 2018B357

### **Prepared For:**

Dane County Sheriff Department  
115 W Doty St.  
Madison, WI 53703

## NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Mead & Hunt:

1. DCJ 100% CD QC Drawings Volumes 1-7 dated January 31, 2023.
2. DCJ 100% CD QC Specifications Volumes 1-6 dated January 31, 2023.
3. 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 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 The Concord Group 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 The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

## CURRENT MARKET CONDITIONS

It should be noted that there is ongoing volatility in the construction materials market due to the effects of the pandemic on both the production and supply of materials. Due to the lack of in stock materials suppliers are struggling to fulfill orders in a timely manner, which in turn leads to much longer than normal lead times. The impact of ongoing global raw material shortages and fuel price increases adds to the overall spike in material pricing coupled with the increased demand for construction that the construction industry is now seeing. These factors should be considered when determining the bidding strategy and schedule for projects.

## ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. South Tower Addition & PSB Renovation Schedule
  - Enabling Work: September 2020 to March 2021 (3 Months)
  - New Construction: August 2023 to March 2025 (19 Months)
  - PSB Renovation: August 2024 to January 2026 (16.5 Months)
2. The contract will be competitively bid to multiple contractors.
3. All contractors will be required to pay prevailing wages.
4. The contractors will have full access to the site during normal working hours

## **EXCLUSIONS**

The following are excluded from the cost of this estimate:

1. Premium Time / Restrictions on Contractor Working Hours
2. Finance and Legal Charges
3. Environmental Abatement Costs at PSB Building (Assumes Not Required)
4. Contaminated Soil Removal
5. Unsuitable Soil Removal
6. Deep Foundations
7. Lead and Radio Frequency Shielding
8. Temporary Facilities
9. Inmate Transportation & Relocations
10. Backfilling of Vacated Spaces
11. Storm Water Retention Tanks
12. Temporary Swing Space
13. Land Acquisition
14. Moving Expenses
15. Operating Costs
16. Roof Replacement at Existing PSB
17. Existing Façade Restoration
18. Existing Stair Renovation
19. Removal of Precast Façade at Building Connection
20. Renovation to Existing 1st Floor Courtroom and Adjacent Rooms
21. Medical Equipment (Included FF&E in Soft Costs)
22. Warehouse Equipment
23. Waste Handling Equipment (Included FF&E in Soft Costs)
24. Muffin Monster Sewage Grinder
25. Steam Pressure Reducing Station
26. Future Cost Impacts Based on Supply Chain Impacts

<b>COST SUMMARY</b>	<b>GFA SF</b>	<b>\$/SF</b>	<b>BUILDING TOTAL</b>
ENABLING WORK (LOW BID)	N/A	N/A	\$1,100,000
SOUTH TOWER ADDITION & SITEWORK	150,576	\$611.26	\$92,040,953
PSB RENOVATION	58,048	\$486.42	\$28,235,451
<b>SUBTOTAL</b>	<b>208,624</b>	<b>\$581.80</b>	<b>\$121,376,405</b>
DESIGN/ESTIMATING CONTINGENCY	0.0%	\$0.00	\$0
GENERAL REQUIREMENTS	LSUM	\$32.02	\$6,680,565
GENERAL CONDITIONS	LSUM	\$30.78	\$6,422,120
GENERAL LIABILITY INSURANCE	0.75%	\$4.32	\$902,073
PAYMENT & PERFORMANCE BONDS	0.60%	\$3.46	\$721,658
CONTRACTOR'S FEES	2.0%	\$12.94	\$2,700,056
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>	<b>208,624</b>	<b>\$665.33</b>	<b>\$138,802,877</b>
OWNER CONTINGENCY	10.0%	\$66.53	\$13,880,288
SOFT COSTS	LSUM	\$108.37	\$22,608,992
FF&E ALLOWANCE	LSUM	\$19.19	\$4,004,271
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>208,624</b>	<b>\$859.42</b>	<b>\$179,296,428</b>