

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

All Buildings	107,479,200
Education	100,672,400
Elementary & Combined Elementary / Middle Schools	50,330,700
Carl Traeger Elementary / Middle School	4,085,200
Emmeline Cook Elementary School	1,515,900
Franklin Elementary School	2,309,400
Jefferson Elementary School	1,060,400
Lakeside Elementary School	1,994,100
Merrill Elementary / Middle School	12,121,900
Oaklawn Elementary School	0
Oakwood Elementary School	4,125,000
Read Elementary School	2,705,100
Roosevelt Elementary School	4,798,300
Jacob Shapiro Elementary School	2,789,100
Smith Elementary School	3,318,300
Washington Elementary School	2,996,800
Webster Stanley Elementary / Middle School	6,511,200
Middle Schools	12,044,200
South Park Middle School	7,832,700
Perry Tipler Middle School	4,211,500
High Schools	38,297,500
North High School	13,613,700
West High School	24,683,800
Administration / Support	6,806,800
OASD Administration Building	760,900
OASD Maintenance Building	1,504,600
OASD Recreation Building	4,541,300

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Facility Study Budget

Description	Interior & Exterior Building Upgrades				Building Systems			Exterior Improvements Site	Estimated Project Cost
	ADA Accessibility	Building Envelope	Building Interior	Owner Items / FFE	Plumbing	HVAC	Electrical		
All Buildings	9,890,600	23,901,700	31,873,000	6,187,300	14,477,800	3,177,800	9,094,000	8,877,000	107,479,200
Education	8,737,300	22,714,800	30,454,900	5,968,900	14,073,700	1,376,600	8,632,900	8,713,300	100,672,400
Elementary & Combined Elementary / Middle Schools	4,997,000	10,641,500	14,910,700	3,062,400	6,905,000	872,800	3,999,500	4,941,800	50,330,700
Carl Traeger Elementary / Middle School	97,400	514,800	1,494,900	98,400	305,700	169,300	43,100	1,361,600	4,085,200
Emmeline Cook Elementary School	63,200	561,700	233,000	214,000	269,300	0	104,100	70,600	1,515,900
Franklin Elementary School	163,600	397,000	359,400	207,000	540,900	0	329,500	312,000	2,309,400
Jefferson Elementary School	31,800	282,600	205,500	0	4,200	403,700	27,700	104,900	1,060,400
Lakeside Elementary School	465,300	276,000	520,100	242,200	372,600	0	19,300	98,600	1,994,100
Merrill Elementary / Middle School	1,177,700	2,342,200	3,580,000	581,000	1,772,800	69,000	2,015,400	583,800	12,121,900
Oaklawn Elementary School	0	0	0	0	0	0	0	0	0
Oakwood Elementary School	558,800	1,147,100	926,700	207,000	424,800	0	320,600	540,000	4,125,000
Read Elementary School	246,200	571,500	526,000	217,300	527,300	214,200	87,000	315,600	2,705,100
Roosevelt Elementary School	935,000	1,068,600	1,706,700	242,900	480,600	0	82,600	281,900	4,798,300
Jacob Shapiro Elementary School	50,100	392,500	1,127,100	53,900	241,800	16,600	382,100	525,000	2,789,100
Smith Elementary School	484,100	897,000	1,149,000	0	540,300	0	85,400	162,500	3,318,300
Washington Elementary School	437,700	896,200	636,900	269,800	316,000	0	191,300	248,900	2,996,800
Webster Stanley Elementary / Middle School	286,100	1,294,300	2,445,400	728,900	1,108,700	0	311,400	336,400	6,511,200
Middle Schools	1,667,600	2,359,100	3,542,000	909,600	1,616,900	434,800	891,400	622,800	12,044,200
South Park Middle School	1,105,700	1,851,700	2,228,400	397,700	1,056,900	434,800	376,900	380,600	7,832,700
Perry Tipler Middle School	561,900	507,400	1,313,600	511,900	560,000	0	514,500	242,200	4,211,500
High Schools	2,072,700	9,714,200	12,002,200	1,996,900	5,551,800	69,000	3,742,000	3,148,700	38,297,500
North High School	952,400	2,412,100	3,594,300	820,600	2,210,200	69,000	1,558,700	1,996,400	13,613,700
West High School	1,120,300	7,302,100	8,407,900	1,176,300	3,341,600	0	2,183,300	1,152,300	24,683,800
Administration / Support	1,153,300	1,186,900	1,418,100	218,400	0 404,100	1,801,200	461,100	163,700	6,806,800
OASD Administration Building	25,600	276,000	179,900	69,000	74,600	48,400	65,000	22,400	760,900
OASD Maintenance Building	126,200	418,800	384,700	69,000	107,000	55,200	226,900	116,800	1,504,600
OASD Recreation Building	1,001,500	492,100	853,500	80,400	222,500	1,697,600	169,200	24,500	4,541,300

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Facility Study Budget

Overall Assumptions	
No.	Description
1	All projected costs are based on 2018 pricing; future projected costs would need to account for inflation, which has typically been +/- 4% annually.
2	Estimated Project Costs account for supplementary items that include, but are not limited to the following: overhead / profit, insurance, bond payment performance, estimated construction cost, estimated soft cost, legal fees, etc.
3	ADA Accessibility Analysis is based on building code requirements under the Americans with Disability Act (ADA) and regulated by the American National Standard (ANSI) Accessible and Usable Buildings and Facilities.
4	Exterior Cleaning / Tuckpointing estimates are based on existing building size, as well as a dollar allowance corresponding to an evaluation of need at a Minimal, Moderate, or Excessive level.
5	Interior Wall Repair / Replacement estimates are based on a dollar per square foot allowance corresponding to an evaluation of need at a Minimal, Moderate, or Excessive level.
6	Casework estimates that are Non-Science, Non-ADA conforming are based on a dollar allowance corresponding to building typology of the following categories: Elementary School, Middle School, High School, and Advisory buildings.
7	Science Casework estimates are based on a dollar allowance corresponding to building typology of the following categories: Middle School and High School.
8	Roof Replacement estimates are not calculated by Bray Architects, but refer to total Roof Replacement dollars included in the "10 Year Budget 2016-17" provided by the District. The District reported that these estimates are based upon roofing information, analysis and estimates denoted from a previous roof report completed in 2014 by Industrial Roofing Services, Inc.
9	Infrastructure Improvement - Interior & Exterior Building Upgrades estimates reflect information and analysis included in the Facilities Study Document and provided by Bray Architects.
10	Building Systems estimates reflect information and analysis included in the Facilities Study Document and are provided by the associated consulting engineers. Plumbing and Electrical estimates are provided by Muermann Engineering, LLC; Mechanical estimates are provided by Fredericksen Engineering, Inc.
11	Exterior Improvements - Site Development estimates reflect information and analysis included in the Facilities Study Document and are provided by Point of Beginning.

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Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Carl Traeger Elementary & Middle School				2,959,600				4,085,200
Infrastructure Improvement				2,959,600				4,085,200
Interior & Exterior Building Upgrades				1,598,000				2,205,500
ADA Accessibility								
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	16	46,600	7,000	53,600	10,700	64,300
Remount Drinking Fountains that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	2	900	100	1,000	200	1,200
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	66	23,100	3,500	26,600	5,300	31,900
ADA Accessibility Subtotal				70,600				97,400
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	288	23,000	3,500	26,500	5,300	31,800
Partial Roof Replacement	\$ 100,000.00	Total	1	100,000	15,000	115,000	23,000	138,000
Building Envelope Subtotal				373,000				514,800
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	188,541	377,100	56,600	433,700	86,700	520,400
Partition Wall @ Gymnasium - New Track / Wall	\$ 20,000.00	Per Unit	1	20,000	3,000	23,000	4,600	27,600
Interior Door Replacement	\$ 3,000.00	Per Unit	82	246,000	36,900	282,900	56,600	339,500
Ceiling Replacement	\$ 3.00	Per Sq-Ft	14,141	42,400	6,400	48,800	9,800	58,600
Flooring Replacement	\$ 10.50	Per Sq-Ft	35,351	371,200	55,700	426,900	85,400	512,300
Railing Replacement	\$ 200.00	Per Lineal Ft	132	26,400	4,000	30,400	6,100	36,500
Building Interior Subtotal				1,083,100				1,494,900
Owner Items								
FFE								
Lockers	\$ 150.00	Per Unit	475	71,300	10,700	82,000	16,400	98,400
Owner Items Subtotal				71,300				98,400
Building Systems				375,400				518,100
Plumbing								
Domestic Water and Plumbing Equipment								
New Water Service	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400

Sanitary and Storm Piping

Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800

Plumbing Fixtures

Add Bottle Fillers to Existing Water Coolers	\$	1,500.00	Per Fixture	12	18,000	2,700	20,700	4,100	24,800
Replace Existing Shower Valves	\$	2,000.00	Per Fixture	16	32,000	4,800	36,800	7,400	44,200
Replace Classroom Faucets with ADA Compliant Ones	\$	1,500.00	Per Fixture	57	85,500	12,800	98,300	19,700	118,000
Pipe Drain on Safety Fixtures to Sanitary Hub or Site Drain	\$	3,000.00	Per Fixture	12	36,000	5,400	41,400	8,300	49,700
Plumbing Subtotal					221,500				305,700

HVAC**Heating System**

Replace Inline Boiler Pumps	\$	2.00	Per Sq-Ft	7500	15,000	2,300	17,300	3,500	20,800
Replace System Pumps	\$	2.00	Per Sq-Ft	10000	20,000	3,000	23,000	4,600	27,600

Ventilation & Air Conditioning Systems

Refurbish Relief Fan Serving AHU-2	\$	1.00	Per Sq-Ft	10000	10,000	1,500	11,500	2,300	13,800
Replace Gas Fired Make-Up Air Unit Serving Manufacturing Lab	\$	1.00	Per Sq-Ft	40000	40,000	6,000	46,000	9,200	55,200
Replace DX Cooling Coil and Branch Piping Serving the Offices	\$	1.00	Per Sq-Ft	15000	15,000	2,300	17,300	3,500	20,800
Replace Hot Water Coil and Branch Piping Serving the Cafeteria	\$	1.00	Per Sq-Ft	15000	15,000	2,300	17,300	3,500	20,800
Replace the Outside Air Duct Serving the Cafeteria	\$	1.00	Per Sq-Ft	7500	7,500	1,100	8,600	1,700	10,300
HVAC Subtotal					122,500				169,300

Electrical**Electric Service**

Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800

Light Fixtures & Controls

Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	30	4,500	700	5,200	1,000	6,200
Replace Faulty Motion Sensors	\$	150.00	Per Sensor	10	1,500	200	1,700	300	2,000
Exit Plan Review and Exit Light Additions	\$	150.00	Per Fixture	10	1,500	200	1,700	300	2,000
Improve Corridor Lighting Control	\$	200.00	Per Sensor	40	8,000	1,200	9,200	1,800	11,000

Wiring Devices

Addition of Circuits to Teachers Lounge	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Correct Science Room GFI Receptacles	\$	50.00	Per Circuit	8	400	100	500	100	600

Phone System

None					0	0	0	0	0
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Data System

None					0	0	0	0	0
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Keyless Entry System

Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
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Intercom System									
None				0	0	0	0	0	0
CCTV System									
None				0	0	0	0	0	0
Clock System									
None				0	0	0	0	0	0
Fire Alarm System									
None				0	0	0	0	0	0
Electrical Subtotal				31,400					43,100
Exterior Improvements				986,200					1,361,600
Site Development									
Area 1 Asphalt Walking Path on Northwest Side of School - Remove & Re-Pave									
Pavement Removal	\$	6,507.50	Total	1	6,500	1,000	7,500	1,500	9,000
12" Base and Subgrade Removal	\$	3,395.00	Total	1	3,400	500	3,900	800	4,700
12" Base Aggregate Dense	\$	22,880.00	Total	1	22,900	3,400	26,300	5,300	31,600
4" HMA E-1 (9.5mm)	\$	29,250.00	Total	1	29,300	4,400	33,700	6,700	40,400
Grading at Low Spot Near Back of Baseball Diamond	\$	900.00	Total	1	900	100	1,000	200	1,200
Raise Low Spot 1', Feather Out 100' Along Path	\$	1,040.00	Total	1	1,000	200	1,200	200	1,400
Drain Pipe	\$	7,500.00	Total	1	7,500	1,100	8,600	1,700	10,300
Area 1 Asphalt Walking Path on Northwest Side of School - Remove & Re-Pave Subtotal				\$ 71,472.50		71,500			98,600
Area 2 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	7,907.50	Total	1	7,900	1,200	9,100	1,800	10,900
4" HMA E-1 (9.5mm)	\$	35,550.00	Total	1	35,600	5,300	40,900	8,200	49,100
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 2 Asphalt Play Area - Remove & Re-Pave Subtotal				\$ 44,457.50		44,500			61,400
Area 3 Asphalt Walking Path on NE Side of School - Remove & Re-Pave									
Pavement Removal	\$	3,600.00	Total	1	3,600	500	4,100	800	4,900
12" Base and Subgrade Removal	\$	1,260.00	Total	1	1,300	200	1,500	300	1,800
12" Base Aggregate Dense	\$	4,680.00	Total	1	4,700	700	5,400	1,100	6,500
4" HMA E-1 (9.5mm)	\$	12,500.00	Total	1	12,500	1,900	14,400	2,900	17,300
Area 3 Asphalt Walking Path on NE Side of School - Remove & Re-Pave Subtotal				\$ 22,040.00		22,100			30,500
Area 4 Asphalt Walking Path on East Side of School - Remove & Re-Pave									
Pavement Removal	\$	1,526.25	Total	1	1,500	200	1,700	300	2,000
12" Base and Subgrade Removal	\$	800.00	Total	1	800	100	900	200	1,100
12" Base Aggregate Dense	\$	2,080.00	Total	1	2,100	300	2,400	500	2,900
4" HMA E-1 (9.5mm)	\$	5,500.00	Total	1	5,500	800	6,300	1,300	7,600
Area 4 Asphalt Walking Path on East Side of School - Remove & Re-Pave Subtotal				\$ 9,906.25		9,900			13,600

Area 5 Staff Parking / Staff Entrance - Remove & Re-Pave									
Pavement Removal	\$	25,669.00	Total	1	25,700	3,900	29,600	5,900	35,500
12" Base and Subgrade Removal	\$	19,040.00	Total	1	19,000	2,900	21,900	4,400	26,300
12" Base Aggregate Dense	\$	70,720.00	Total	1	70,700	10,600	81,300	16,300	97,600
4" HMA E-1 (12.5mm)	\$	164,700.00	Total	1	164,700	24,700	189,400	37,900	227,300
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 5 Staff Parking / Staff Entrance - Remove & Re-Pave Subtotal		#####			281,100				388,100
Area 6 Student Drop-Off Loop - Remove & Re-Pave									
Pavement Removal	\$	7,160.00	Total	1	7,200	1,100	8,300	1,700	10,000
12" Base and Subgrade Removal	\$	3,745.00	Total	1	3,700	600	4,300	900	5,200
12" Base Aggregate Dense	\$	13,910.00	Total	1	13,900	2,100	16,000	3,200	19,200
4" HMA E-1 (12.5mm)	\$	34,200.00	Total	1	34,200	5,100	39,300	7,900	47,200
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 6 - Student Drop-Off Loop - Remove & Re-Pave Subtotal		\$ 60,015.00			60,000				83,000
Area 7 Visitor Parking - Remove & Re-Pave									
Pavement Removal	\$	20,762.00	Total	1	20,800	3,100	23,900	4,800	28,700
12" Base and Subgrade Removal	\$	15,400.00	Total	1	15,400	2,300	17,700	3,500	21,200
12" Base Aggregate Dense	\$	57,200.00	Total	1	57,200	8,600	65,800	13,200	79,000
4" HMA E-1 (12.5mm)	\$	133,200.00	Total	1	133,200	20,000	153,200	30,600	183,800
Pavement Marking	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Area 7 - Visitor Parking - Remove & Re-Pave Subtotal		#####			228,600				315,500
Area 8 Asphalt Basketball Courts / Asphalt Next to the School - Surface Mill & Re-Pave									
Surface Mill 2"	\$	6,947.50	Total	1	6,900	1,000	7,900	1,600	9,500
2" HMA E-1 (9.5mm)	\$	18,000.00	Total	1	18,000	2,700	20,700	4,100	24,800
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 8 Asphalt Basketball Courts / Asphalt Next to the School - Surface Mill & Re-Pave Subtotal		\$ 25,447.50			25,400				35,000
Area 9 Main Entrance Driveway - Surface Mill & Re-Pave									
Surface Mill 2"	\$	12,910.00	Total	1	12,900	1,900	14,800	3,000	17,800
Base Patching	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
2" HMA E-1 (12.5mm)	\$	30,875.00	Total	1	30,900	4,600	35,500	7,100	42,600
Area 9 Main Entrance Driveway - Surface Mill & Re-Pave Subtotal		\$ 47,785.00			47,800				65,900
Area 10 Asphalt Walking Path on SE Side of School - Remove & Re-Pave									
Pavement Removal	\$	3,348.75	Total	1	3,300	500	3,800	800	4,600
12" Base and Subgrade Removal	\$	1,190.00	Total	1	1,200	200	1,400	300	1,700
12" Base Aggregate Dense	\$	4,420.00	Total	1	4,400	700	5,100	1,000	6,100
4" HMA E-1 (9.5mm)	\$	10,350.00	Total	1	10,400	1,600	12,000	2,400	14,400
Area 10 Asphalt Walking Path on SE Side of School - Remove & Re-Pave Subtotal		\$ 19,308.75			19,300				26,800
Area 11 Soccer Field / Practice Fields on North Side of School - Patch & Add Ditch									
Stipping Topsoil (Salvage)	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Fine Grading	\$	18,000.00	Total	1	18,000	2,700	20,700	4,100	24,800
Placing 6" Topsoil	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Grading (Ditch Along West and South Side of Soccer Field)	\$	9,405.00	Total	1	9,400	1,400	10,800	2,200	13,000
Fertilizer, Seed, Mulch	\$	14,985.00	Total	1	15,000	2,300	17,300	3,500	20,800
Area 11 Soccer Field / Practice Fields on North Side of School - Patch & Add Ditch Subtotal		\$ 82,390.00			82,400				113,800
Site Concrete - Repair & Add ADA Accessibility									

Sidewalk R&R	\$ 10,424.00	Total	1	10,400	1,600	12,000	2,400	14,400
ADA Panels	\$ 5,000.00	Total	1	5,000	800	5,800	1,200	7,000
Site Concrete - Repair & Add ADA Accessibility Subtotal				15,400				21,400
Stormwater Management								
Stormwater Management	\$ 75,000.00	Total	1	75,000	11,300	86,300	17,300	103,600
Stormwater Management Subtotal				75,000				103,600
Greenspace								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal				0				0
Football Fields								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Football Fields Subtotal				0				0
Playground - Grading & Add Wood Chips								
Grading	\$ 1,250.00	Total	1	1,300	200	1,500	300	1,800
Add Wood Chips	\$ 1,900.00	Total	1	1,900	300	2,200	400	2,600
				3,200				4,400

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Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Emmeline Cook Elementary School				1,097,900				1,515,900
Infrastructure Improvement				1,097,900				1,515,900
Interior & Exterior Building Upgrades				776,600				1,071,900
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	115	6,300	900	7,200	1,400	8,600
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	8	3,400	500	3,900	800	4,700
Remove / Replace Thresholds that do not meet ADA Requirements	\$ 250.00	Per Lineal Ft	9	2,300	300	2,600	500	3,100
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	9	2,300	300	2,600	500	3,100
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	5	500	100	600	100	700
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	75	30,000	4,500	34,500	6,900	41,400
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	3	1,100	200	1,300	300	1,600
ADA Accessibility Subtotal				45,900				63,200
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	1,962	157,000	23,600	180,600	36,100	216,700
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				407,000				561,700
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	30,856	61,700	9,300	71,000	14,200	85,200
Interior Window Sill Replacement	\$ 75.00	Per Lineal Ft	185	13,900	2,100	16,000	3,200	19,200
Interior Door Replacement	\$ 3,000.00	Per Unit	5	15,000	2,300	17,300	3,500	20,800
Ceiling Replacement	\$ 3.00	Per Sq-Ft	5,786	17,400	2,600	20,000	4,000	24,000
Flooring Replacement	\$ 10.50	Per Sq-Ft	5,786	60,700	9,100	69,800	14,000	83,800
Building Interior Subtotal				168,700				233,000
Owner Items								
FFE								
Casework - Non-Science, Non-ADA	\$ 150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Basketball Hoops - Replace	\$ 2,500.00	Per Unit	2	5,000	800	5,800	1,200	7,000
Owner Items Subtotal				155,000				214,000

Building Systems				270,200				373,400
Plumbing								
Domestic Water and Plumbing Equipment								
New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	41,400
Sanitary and Storm Piping								
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	13,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	13,800
Plumbing Fixtures								
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	14	42,000	6,300	48,300	58,000
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	6	18,000	2,700	20,700	24,800
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	15	45,000	6,800	51,800	62,200
Add Bottle Fillers to Existing Water Coolers	\$	1,500.00	Per Fixture	6	9,000	1,400	10,400	12,500
Replace Faucets and Bubblers on Classroom Sinks	\$	2,000.00	Per Sink	15	30,000	4,500	34,500	41,400
Demolish Unused Shower and Associated Piping	\$	1,000.00	Total	1	1,000	200	1,200	1,400
Plumbing Subtotal					195,000			269,300
HVAC								
None					0	0	0	0
HVAC Subtotal					0			0
Electrical								
Electric Service								
Prepare Documented One-Line Diagram	\$	2,000.00	Total	1	2,000	300	2,300	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	13,800
Replace Electric Service w/ Panelboard and SPD	\$	35,000.00	Total	1	35,000	5,300	40,300	48,400
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	4	16,000	2,400	18,400	22,100
Light Fixtures & Controls								
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0				
Emergency Egress Lighting - Battery Lights	\$	450.00	Per Fixture	16	7,200	1,100	8,300	10,000
Improve Corridor Lighting Control	\$	200.00	Per Sensor	10	2,000	300	2,300	2,800
Wiring Devices								
None					0	0	0	0
Phone System								
None					0	0	0	0
Data System								
None					0	0	0	0
Keyless Entry System								
Addition of Keyless Entry Door	\$	500.00	Per Door		0	0	0	0
Intercom System								
None					0	0	0	0

CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	20	3,000	500	3,500	700	4,200
Electrical Subtotal					75,200				104,100
Exterior Improvements					51,100				70,600
Site Development									
Area 1 Parking Lot - Crack Seal									
Crack Filling	\$	900.00	Total	1	900	100	1,000	200	1,200
Area 1 Parking Lot - Crack Seal Subtotal					\$ 900.00				1,200
Area 2 Asphaltic Play Area - Remove & Re-Pave									
Pavement Removal	\$	7,665.00	Total	1	7,700	1,200	8,900	1,800	10,700
Base Patching	\$	7,000.00	Total	1	7,000	1,100	8,100	1,600	9,700
4" HMA E-1 (9.5mm)	\$	34,650.00	Total	1	34,700	5,200	39,900	8,000	47,900
Pavement Marking	\$	800.00	Total	1	800	100	900	200	1,100
Area 2 Asphaltic Play Area - Remove & Re-Pave Subtotal					\$ 50,115.00				69,400
Greenspace									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Greenspace Subtotal					\$ -				0
Playground									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Playground Subtotal					\$ -				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Franklin Elementary School				1,672,500				2,309,400
Infrastructure Improvement				1,672,500				2,309,400
Interior & Exterior Building Upgrades				816,400				1,127,000
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	116	6,400	1,000	7,400	1,500	8,900
Add Lift for Areas that do not meet ADA Requirements	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	39	16,800	2,500	19,300	3,900	23,200
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	3	8,700	1,300	10,000	2,000	12,000
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	41	10,300	1,500	11,800	2,400	14,200
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	7	700	100	800	200	1,000
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	6	15,500	2,300	17,800	3,600	21,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	75	30,000	4,500	34,500	6,900	41,400
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	4	2,900	400	3,300	700	4,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	6	2,100	300	2,400	500	2,900
ADA Accessibility Subtotal				118,400				163,600
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	408	32,600	4,900	37,500	7,500	45,000
Replace Exterior Doors	\$ 5,000.00	Per Unit	1	5,000	800	5,800	1,200	7,000
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				287,600				397,000
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	49,824	99,600	14,900	114,500	22,900	137,400
Interior Window Sill Replacement	\$ 75.00	Per Lineal Ft	16	1,200	200	1,400	300	1,700
Interior Door Replacement	\$ 3,000.00	Per Unit	3	9,000	1,400	10,400	2,100	12,500
Ceiling Replacement	\$ 3.00	Per Sq-Ft	18,684	56,100	8,400	64,500	12,900	77,400
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	18,446	55,300	8,300	63,600	12,700	76,300
Flooring Replacement	\$ 10.50	Per Sq-Ft	3,737	39,200	5,900	45,100	9,000	54,100
Building Interior Subtotal				260,400				359,400

Owner Items									
FFE									
Casework - Non-Science, Non-ADA	\$	150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Owner Items Subtotal					150,000				207,000
Building Systems					630,400				870,400
Plumbing									
Domestic Water and Plumbing Equipment									
New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Water Piping	\$	1.00	Per Sq-Ft	49,824.00	49,800	7,500	57,300	11,500	68,800
Remove Abandoned Water Heater and Cap Piping	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	33	99,000	14,900	113,900	22,800	136,700
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	19	57,000	8,600	65,600	13,100	78,700
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	29	87,000	13,100	100,100	20,000	120,100
Replace Water Coolers with New Fixtures	\$	2,500.00	Per Fixture	8	20,000	3,000	23,000	4,600	27,600
Replace Faucets on Classroom Sinks	\$	800.00	Per Sink	25	20,000	3,000	23,000	4,600	27,600
Demolish Unused Shower and Associated Piping	\$	1,000.00	Per Fixture	8	8,000	1,200	9,200	1,800	11,000
Plumbing Subtotal					391,800				540,900
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Electric Service w/ Panelboard and SPD	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	6	24,000	3,600	27,600	5,500	33,100
Remove East Addition Transformers and Service Equipment	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Emergency Power System - New Generator	\$	45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
Emergency Power System - New Room for Emergency Distribution 6'x8'	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Emergency Egress Lighting - Battery Lights	\$	450.00	Per Fixture	35	15,800	2,400	18,200	3,600	21,800
Improve Corridor Lighting Control	\$	200.00	Per Sensor	20	4,000	600	4,600	900	5,500
Exit Plan Review and Exit Light Additions	\$	150.00	Per Fixture	10	1,500	200	1,700	300	2,000
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	20	3,000	500	3,500	700	4,200
Wiring Devices									
Correct Improperly Installed Low Voltage Cables	\$	200.00	Total	1	200	0	200	0	200

Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	50500	63,100	9,500	72,600	14,500	87,100
Electrical Subtotal					238,600				329,500
Exterior Improvements					225,700				312,000
Site Development									
Area 1 Asphalt for Bike Rack - Remove & Re-Pave									
Pavement Removal	\$	2,650.00	Total	1	2,700	400	3,100	600	3,700
12" Base and Subgrade Removal	\$	700.00	Total	1	700	100	800	200	1,000
12" Base Aggregate Dense	\$	2,600.00	Total	1	2,600	400	3,000	600	3,600
3" HMA E-1 (9.5mm)	\$	4,950.00	Total	1	5,000	800	5,800	1,200	7,000
Area 1 Asphalt for Bike Rack - Remove & Re-Pave Subtotal					\$ 10,900.00				15,300
Area 2 Staff / Visitor Parking - Seal Coat & Patch									
Seal Coat	\$	15,268.50	Total	1	15,300	2,300	17,600	3,500	21,100
Patching	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 2 Staff / Visitor Parking - Seal Coat & Patch Subtotal					\$ 18,268.50				25,300
Area 3 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	17,310.00	Total	1	17,300	2,600	19,900	4,000	23,900
12" Base and Subgrade Removal	\$	8,995.00	Total	1	9,000	1,400	10,400	2,100	12,500
12" Base Aggregate Dense	\$	33,410.00	Total	1	33,400	5,000	38,400	7,700	46,100
4" HMA E-1 (12.5mm)	\$	58,500.00	Total	1	58,500	8,800	67,300	13,500	80,800
Pavement Marking	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Area 3 Asphalt Play Area - Remove & Re-Pave Subtotal					#####				119,700
Area 3 Asphalt Play Area - Remove & Re-Pave Subtotal					##				165,300
Area 4 Asphalt Walking Path East of School - Remove & Re-Pave									
Pavement Removal	\$	4,030.00	Total	1	4,000	600	4,600	900	5,500
Base Aggregate Dense	\$	1,300.00	Total	1	1,300	200	1,500	300	1,800
3" HMA E-1 (9.5mm)	\$	7,200.00	Total	1	7,200	1,100	8,300	1,700	10,000
Area 4 Asphalt Walking Path East of School - Remove & Re-Pave Subtotal					\$ 12,530.00				17,300

Area 5 Asphalt Walking Path South of School - Remove & Re-Pave								
Pavement Removal	\$ 5,677.50	Total	1	5,700	900	6,600	1,300	7,900
12" Base and Subgrade Removal	\$ 1,995.00	Total	1	2,000	300	2,300	500	2,800
12" Base Aggregate Dense	\$ 7,410.00	Total	1	7,400	1,100	8,500	1,700	10,200
3" HMA E-1 (9.5mm)	\$ 13,050.00	Total	1	13,100	2,000	15,100	3,000	18,100
Area 5 Asphalt Walking Path South of School - Remove & Re-Pave Subtotal		\$ 28,132.50		28,200				39,000
Site Concrete - Remove & Replace								
Sidewalk R&R	\$ 11,000.00	Total	1	11,000	1,700	12,700	2,500	15,200
Site Concrete - Remove & Replace Subtotal		\$ 11,000.00		11,000				15,200
Stormwater Management								
Stormwater Management	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Stormwater Management Subtotal		\$ 25,000.00		25,000				34,600
Greenspace								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal		\$ -		0				0
Playground								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Playground Subtotal		\$ -		0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Jefferson Elementary School				768,100				1,060,400
Infrastructure Improvement				768,100				1,060,400
Interior & Exterior Building Upgrades				376,800				519,900
ADA Accessibility								
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	1	2,900	400	3,300	700	4,000
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	4	400	100	500	100	600
Replace Drinking Fountains that do not meet ADA Requirements	\$ 440.00	Per Unit	2	900	100	1,000	200	1,200
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	54	18,900	2,800	21,700	4,300	26,000
ADA Accessibility Subtotal				23,100				31,800
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Exterior Railing Replacement	\$ 200.00	Per Lineal Ft	24	4,800	700	5,500	1,100	6,600
Building Envelope Subtotal				204,800				282,600
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	59,059	118,100	17,700	135,800	27,200	163,000
Interior Window Sill Replacement	\$ 75.00	Per Lineal Ft	13	900	100	1,000	200	1,200
Ceiling Replacement	\$ 3.00	Per Sq-Ft	2,215	6,600	1,000	7,600	1,500	9,100
Flooring Replacement	\$ 10.50	Per Sq-Ft	2,215	23,300	3,500	26,800	5,400	32,200
Building Interior Subtotal				148,900				205,500
Owner Items								
FFE								
None				0	0	0	0	0
Owner Items Subtotal				0				0
Building Systems				315,500				435,600
Plumbing								
Sanitary & Storm Piping								
Replace Corroded Sink Traps with PVC Trap	\$ 150.00	Per Location	20	3,000	500	3,500	700	4,200
Plumbing Subtotal				3,000				4,200

HVAC									
Heating System									
Replace Boilers	\$	1.00	Per Sq-Ft	150000	150,000	22,500	172,500	34,500	207,000
Replace System Pumps	\$	2.00	Per Sq-Ft	10000	20,000	3,000	23,000	4,600	27,600
Ventilation & Air Conditioning Systems									
Replace CV Air Handling Unit Serving the Gym	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace VAV Air Handling Unit Serving the Classrooms	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace the Fan Coil Units Serving the Offices	\$	3.00	Per Sq-Ft	7500	22,500	3,400	25,900	5,200	31,100
HVAC Subtotal					292,500				403,700
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalent)	\$	350.00	Per Fixture	0	0	0	0	0	0
Exterior Light Fixture Replacement (LED Equivalent)	\$	150.00	Per Fixture	20	3,000	500	3,500	700	4,200
Improve Corridor Lighting Control	\$	200.00	Per Sensor	15	3,000	500	3,500	700	4,200
Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
None					0	0	0	0	0
Electrical Subtotal					20,000				27,700

Exterior Improvements							75,800			104,900
Site Development										
Area 1 Asphalt Play Area - Remove & Re-Pave										
Pavement Removal	\$	6,877.50	Total	1	6,900	1,000	7,900	1,600	9,500	
12" Base and Subgrade Removal	\$	2,415.00	Total	1	2,400	400	2,800	600	3,400	
12" Base Aggregate Dense	\$	8,970.00	Total	1	9,000	1,400	10,400	2,100	12,500	
4" HMA E-1 (9.5mm)	\$	20,700.00	Total	1	20,700	3,100	23,800	4,800	28,600	
Storm Sewer Inlet w/ Pipe to Next Inlet	\$	9,500.00	Total	1	9,500	1,400	10,900	2,200	13,100	
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400	
		Area 1 Asphalt Play Area - Remove & Re-Pave Subtotal			\$ 49,462.50		49,500		68,500	
Area 2 Asphalt Play Area - Remove & Re-Pave										
Pavement Removal	\$	3,390.00	Total	1	3,400	500	3,900	800	4,700	
12" Base and Subgrade Removal	\$	1,190.00	Total	1	1,200	200	1,400	300	1,700	
12" Base Aggregate Dense	\$	4,420.00	Total	1	4,400	700	5,100	1,000	6,100	
4" HMA E-1 (9.5mm)	\$	10,350.00	Total	1	10,400	1,600	12,000	2,400	14,400	
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700	
		Area 2 Asphalt Play Area - Remove & Re-Pave Subtotal			\$ 19,850.00		19,900		27,600	
Area 3 Playground - Add a Concrete Border										
6" Wide Concrete Border between Woodchips and Grass	\$	5,600.00	Total	1	5,600	800	6,400	1,300	7,700	
		Area 3 Playground - Add a Concrete Border Subtotal			\$ 5,600.00		5,600		7,700	
Site Concrete - Remove & Replace										
Sidewalk R&R	\$	800.00	Total	1	800	100	900	200	1,100	
		Site Concrete - Remove & Replace Subtotal			\$ 800.00		800		1,100	
Greenspace										
No improvements needed	\$	-	Total	1	0	0	0	0	0	
		Greenspace Subtotal			\$ -		0		0	

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Lakeside Elementary School				1,444,700				1,994,100
Infrastructure Improvement				1,444,700				1,994,100
Interior & Exterior Building Upgrades				1,089,400				1,503,600
ADA Accessibility								
Add Elevator to Areas that do not meet ADA Requirements	\$ 67,500.00	Total	1	67,500	10,100	77,600	15,500	93,100
General Construction & Electrical for Elevator	\$ 150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	62	26,400	4,000	30,400	6,100	36,500
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	3	8,700	1,300	10,000	2,000	12,000
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	13	3,300	500	3,800	800	4,600
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	2	200	0	200	0	200
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	6	15,500	2,300	17,800	3,600	21,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	150	60,000	9,000	69,000	13,800	82,800
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	2	1,400	200	1,600	300	1,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	12	4,200	600	4,800	1,000	5,800
ADA Accessibility Subtotal				337,200				465,300
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				200,000				276,000
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	38,518	77,000	11,600	88,600	17,700	106,300
Interior Door Replacement	\$ 3,000.00	Per Unit	43	129,000	19,400	148,400	29,700	178,100
Ceiling Replacement	\$ 3.00	Per Sq-Ft	7,222	21,700	3,300	25,000	5,000	30,000
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	6,648	19,900	3,000	22,900	4,600	27,500
Flooring Replacement	\$ 10.50	Per Sq-Ft	7,222	75,800	11,400	87,200	17,400	104,600
Flooring Replacement - Gymnasium Wood Floor	\$ 11.50	Per Sq-Ft	4,635	53,300	8,000	61,300	12,300	73,600
Building Interior Subtotal				376,700				520,100

Owner Items									
FFE									
Casework - Non-Science, Non-ADA	\$	150,000.00	Per Lineal Ft	1	150,000	22,500	172,500	34,500	207,000
Gymnasium Bleachers	\$	150.00	Per Seat	170	25,500	3,800	29,300	5,900	35,200
Owner Items Subtotal					175,500				242,200
Building Systems					284,000				391,900
Plumbing									
Domestic Water and Plumbing Equipment									
Replace Existing Galvanized Water Piping	\$	3.50	Per Sq-Ft	38,518.00	134,800	20,200	155,000	31,000	186,000
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Install Solids Trap on Artroom Sink	\$	2,700.00	Per Sink	4	10,800	1,600	12,400	2,500	14,900
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	14	42,000	6,300	48,300	9,700	58,000
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	6	18,000	2,700	20,700	4,100	24,800
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	8	24,000	3,600	27,600	5,500	33,100
Replace China Drinking Fountains with New Electric Water Coolers	\$	2,500.00	Per Fixture	4	10,000	1,500	11,500	2,300	13,800
Replace Faucets on Classroom Sinks	\$	800.00	Per Sink	13	10,400	1,600	12,000	2,400	14,400
Plumbing Subtotal					270,000				372,600
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0

Intercom System									
None				0		0		0	0
CCTV System									
None				0		0		0	0
Clock System									
None				0		0		0	0
Fire Alarm System									
None				0		0		0	0
Electrical Subtotal				14,000					19,300
Exterior Improvements				71,300					98,600
Site Development									
Area 1 Handicap Parking Area / Student Drop-Off - Remove & Re-Pave									
Pavement Removal	\$	6,895.00	Total	1	6,900	1,000	7,900	1,600	9,500
12" Base and Subgrade Removal	\$	3,605.00	Total	1	3,600	500	4,100	800	4,900
12" Base Aggregate Dense	\$	13,390.00	Total	1	13,400	2,000	15,400	3,100	18,500
4" HMA E-1 (12.5mm)	\$	31,050.00	Total	1	31,100	4,700	35,800	7,200	43,000
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Handicap Parking Area / Student Drop-Off - Remove & Re-Pave Subtotal				\$ 55,940.00		56,000			77,300
Area 2 Water Drainage Issues - Grade, Seed & Mulch									
Grading	\$	1,100.00	Total	1	1,100	200	1,300	300	1,600
Seed, Fertilizer, Mulch	\$	1,050.00	Total	1	1,100	200	1,300	300	1,600
Area 2 Water Drainage Issues - Grade, Seed & Mulch Subtotal				\$ 2,150.00		2,200			3,200
Drain Pipe for Baseball Diamond and Downspouts									
Downspouts on South Side of Gym to Storm Pond (6" Dia.)	\$	7,800.00	Total	1	7,800	1,200	9,000	1,800	10,800
Drain Tile Around Baseball Diamond (4" Dia.)	\$	5,250.00	Total	1	5,300	800	6,100	1,200	7,300
Drain Pipe for Baseball Diamond and Downspouts Subtotal				\$ 13,050.00		13,100			18,100
Greenspace									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Greenspace Subtotal				\$ -		0			0
Staff Parking Lot, Curb and Sidewalk on North / West Side of School									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Staff Parking Lot, Curb and Sidewalk on North / West Side of School Subtotal				\$ -		0			0
Playground									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Playground Subtotal				\$ -		0			0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Merrill Elementary & Middle School				8,783,500				12,121,900
Infrastructure Improvement				8,783,500				12,121,900
Interior & Exterior Building Upgrades				5,565,900				7,680,900
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	115	6,300	900	7,200	1,400	8,600
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	6	150,000	22,500	172,500	34,500	207,000
Add Elevator to Areas that do not meet ADA Requirements	\$ 90,000.00	Total	1	90,000	13,500	103,500	20,700	124,200
General Construction & Electrical for Elevator	\$ 150,000.00	Total	1					
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	688	295,800	44,400	340,200	68,000	408,200
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	31	90,200	13,500	103,700	20,700	124,400
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	2	3,500	500	4,000	800	4,800
Remove / Replace Thresholds that do not meet ADA Requirements	\$ 250.00	Per Unit	2	500	100	600	100	700
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	42	10,500	1,600	12,100	2,400	14,500
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	4	400	100	500	100	600
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	11	28,500	4,300	32,800	6,600	39,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	375	150,000	22,500	172,500	34,500	207,000
Remount Sinks that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	2	900	100	1,000	200	1,200
Remount Drinking Fountains that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	12	5,300	800	6,100	1,200	7,300
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 720.00	Per Unit	8	5,800	900	6,700	1,300	8,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	45	15,800	2,400	18,200	3,600	21,800
ADA Accessibility Subtotal				853,500				1,177,700

Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	11,003	880,200	132,000	1,012,200	202,400	1,214,600
Replace Exterior Doors	\$ 5,000.00	Per Unit	10	50,000	7,500	57,500	11,500	69,000
Partial Roof Replacement	\$ 505,000.00	Total	1	505,000	75,800	580,800	116,200	697,000
Exterior Railing Replacement	\$ 300.00	Per Lineal Ft	40	12,000	1,800	13,800	2,800	16,600
Building Envelope Subtotal				1,697,200				2,342,200
Building Interior								
Wall Repair / Replacement	\$ 6.00	Per Sq-Ft	154,795	928,800	139,300	1,068,100	213,600	1,281,700
Interior Window Sill Replacement	\$ 75.00	Per Lineal Ft	70	5,300	800	6,100	1,200	7,300
Interior Door Replacement	\$ 3,000.00	Per Unit	16	48,000	7,200	55,200	11,000	66,200
Ceiling Replacement	\$ 3.00	Per Sq-Ft	87,072	261,200	39,200	300,400	60,100	360,500
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	17,465	52,400	7,900	60,300	12,100	72,400
Flooring Replacement	\$ 10.50	Per Sq-Ft	116,096	1,219,000	182,900	1,401,900	280,400	1,682,300
Flooring Replacement - Gymnasium Wood Floor	\$ 11.50	Per Sq-Ft	6,900	79,400	11,900	91,300	18,300	109,600
Building Interior Subtotal				2,594,100				3,580,000
Owner Items								
FFE								
Casework - Non-Science, Non-ADA	\$ 200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Casework - Science	\$ 70,000.00	Total	1	70,000	10,500	80,500	16,100	96,600
Cubbies / Hooks	\$ 150.00	Per Unit	255	38,300	5,700	44,000	8,800	52,800
Lockers	\$ 150.00	Per Unit	470	70,500	10,600	81,100	16,200	97,300
Lockers - Gymnasium	\$ 150.00	Per Unit	282	42,300	6,300	48,600	9,700	58,300
Owner Items Subtotal				421,100				581,000
Building Systems				2,794,900				3,857,200
Plumbing								
Domestic Water and Plumbing Equipment								
New Water Service	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Sanitary and Storm Piping								
Replace Galvanized Water Piping	\$ 4.50	Per Sq-Ft	154,795	696,600	104,500	801,100	160,200	961,300
Camera Existing Sanitary Sewer and Document Condition	\$ 50,000.00	Total	1	50,000	7,500	57,500	11,500	69,000
Camera Existing Storm Sewer and Document Condition	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Provide Acid Basin for Science Room Waste	\$ 6,000.00	Total	1	6,000	900	6,900	1,400	8,300
Plumbing Fixtures								
Replace Water Closets with New Fixtures	\$ 3,000.00	Per Fixture	60	180,000	27,000	207,000	41,400	248,400
Replace Lavatories with New Fixtures	\$ 3,000.00	Per Fixture	30	90,000	13,500	103,500	20,700	124,200
Demolish Existing Showers and Cap Associated Piping	\$ 10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Glass Acid Waste Piping with Polypropylene Acid Piping	\$ 40,000.00	Total	1	40,000	6,000	46,000	9,200	55,200
Replace Classroom Sinks	\$ 3,000.00	Per Fixture	40	120,000	18,000	138,000	27,600	165,600
Add Floor Drain at Emergency Showers	\$ 4,000.00	Per Fixture	8	32,000	4,800	36,800	7,400	44,200
Plumbing Subtotal				1,284,600				1,772,800

HVAC

Dust Collector

Replace Dust Collector	\$	1.00	Per Sq-Ft	50,000	50,000	7,500	57,500	11,500	69,000
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HVAC Subtotal					50,000				69,000
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Electrical

Electric Service

Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
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Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
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Replace Aged Fusible Distribution Panels in Facility	\$	8,000.00	Total	2	16,000	2,400	18,400	3,700	22,100
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Replace Aged Panels in Facility	\$	4,000.00	Per Panel	16	64,000	9,600	73,600	14,700	88,300
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Emergency Power System - New Generator	\$	85,000.00	Total	1	85,000	12,800	97,800	19,600	117,400
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Emergency Power System - New Room for Emergency Distribution 10'x8'	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
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Light Fixtures & Controls

Interior Light Fixture Replacement (LED Equivalents)	\$	2.50	Per Sq-Ft	154,795	387,000	58,100	445,100	89,000	534,100
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Improve Corridor Lighting Control	\$	200.00	Per Sensor	50	10,000	1,500	11,500	2,300	13,800
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Exit Plan Review and Exit Light Additions / Replacements	\$	150.00	Per Fixture	30	4,500	700	5,200	1,000	6,200
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Emergency Egress Lighting	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
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Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	50	7,500	1,100	8,600	1,700	10,300
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Wiring Devices

Replace Questionable Wiring	\$	5.00	Per Sq-Ft	166,950	834,800	125,200	960,000	192,000	1,152,000
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Phone System

None					0	0	0	0	0
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Data System

None					0	0	0	0	0
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Keyless Entry System

Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
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Intercom System

Upgrades to Paging System					0	0	0	0	0
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CCTV System

None					0	0	0	0	0
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Clock System

None					0	0	0	0	0
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Fire Alarm System

Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	50	7,500	1,100	8,600	1,700	10,300
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Electrical Subtotal					1,460,300				2,015,400
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Exterior Improvements				422,700					583,800
Site Development									
Area 1 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	14,130.00	Total	1	14,100	2,100	16,200	3,200	19,400
Base Patching	\$	8,400.00	Total	1	8,400	1,300	9,700	1,900	11,600
4" HMA E-1 (12.5mm)	\$	63,900.00	Total	1	63,900	9,600	73,500	14,700	88,200
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 1 Asphalt Play Area - Remove & Re-Pave Subtotal					86,900				119,900
Area 2 Bike Rack - Remove & Re-Pave									
12" Base and Subgrade Removal	\$	315.00	Total	1	300	0	300	100	400
12" Base Aggregate Dense	\$	1,170.00	Total	1	1,200	200	1,400	300	1,700
3" HMA E-1 (9.5mm)	\$	2,500.00	Total	1	2,500	400	2,900	600	3,500
Area 2 Bike Rack - Remove & Re-Pave Subtotal					4,000				5,600
Area 3 Visitor Parking MS - Remove & Re-Pave									
Pavement Removal	\$	1,740.00	Total	1	1,700	300	2,000	400	2,400
Base Patching	\$	2,340.00	Total	1	2,300	300	2,600	500	3,100
4" HMA E-1 (12.5mm)	\$	5,850.00	Total	1	5,900	900	6,800	1,400	8,200
Pavement Marking	\$	750.00	Total	1	800	100	900	200	1,100
Area 3 Visitor Parking MS - Remove & Re-Pave Subtotal					10,700				14,800
Area 4 MS Playground Area - Drainage Remediation									
6" Concrete Curb on Eastern Edge	\$	1,600.00	Total	1	1,600	200	1,800	400	2,200
Drain Tile	\$	7,380.00	Total	1	7,400	1,100	8,500	1,700	10,200
PVC Pipe to Inlet	\$	1,125.00	Total	1	1,100	200	1,300	300	1,600
Area 4 MS Playground Area - Drainage Remediation - Remove & Re-Pave Subtotal					10,100				14,000
Area 5 Visitor Parking ES - Thermal Cracking & Surface Weathering Remediation									
Seal Coat	\$	1,552.00	Total	1	1,600	200	1,800	400	2,200
Crack Fill	\$	240.00	Total	1	200	0	200	0	200
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 5 Visitor Parking ES - Thermal Cracking & Surface Weathering Remediation - Remove & Re-Pave Subtotal					2,300				3,100
Area 6 - Track / Long Jump / High Jump / Pole Vault - Remove Track & Return to Turf									
6" Base Removal	\$	1,050.00	Total	1	1,100	200	1,300	300	1,600
6" Topsoil	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Seed, Fertilizer, Mulch	\$	1,350.00	Total	1	1,400	200	1,600	300	1,900
Area 6 - Track / Long Jump / High Jump / Pole Vault - Remove Track & Return to Turf Subtotal					4,000				5,500
Long Jump / High Jump / Pole Vault - Remove Pole Vault & Return to Turf; Thermal Cracking & Raveling Remediation									
Pavement Removal	\$	3,700.00	Total	1	3,700	600	4,300	900	5,200
Fine Grade Existing Long Jump and High Jump	\$	1,800.00	Total	1	1,800	300	2,100	400	2,500
4" HMA E-1 (9.5mm)	\$	6,750.00	Total	1	6,800	1,000	7,800	1,600	9,400
Place 6" Topsoil Where Pole Vault was Removed From	\$	450.00	Total	1	500	100	600	100	700
Seed, Fertilizer, Mulch	\$	450.00	Total	1	500	100	600	100	700
Long Jump / High Jump / Pole Vault - Remove Pole Vault & Return to Turf; Thermal Cracking & Raveling Remediation Subtotal					13,300				18,500

Area 7 Parking Near Track - Remove & Re-Pave									
12" Base and Subgrade Removal	\$	3,220.00	Total	1	3,200	500	3,700	700	4,400
12" Base Aggregate Dense	\$	11,960.00	Total	1	12,000	1,800	13,800	2,800	16,600
4" HMA E-1 (12.5mm)	\$	27,900.00	Total	1	27,900	4,200	32,100	6,400	38,500
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 7 Parking Near Track - Remove & Re-Pave Subtotal					44,100				60,900
Area 8 Staff Parking - Remove & Re-Pave									
Pavement Removal	\$	7,275.00	Total	1	7,300	1,100	8,400	1,700	10,100
12" Base and Subgrade Removal	\$	2,555.00	Total	1	2,600	400	3,000	600	3,600
12" Base Aggregate Dense	\$	9,490.00	Total	1	9,500	1,400	10,900	2,200	13,100
4" HMA E-1 (9.5mm)	\$	22,050.00	Total	1	22,100	3,300	25,400	5,100	30,500
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 8 Staff Parking - Remove & Re-Pave Subtotal					42,500				58,700
Site Concrete - Remove & Replace									
Sidewalk R&R	\$	9,000.00	Total	1	9,000	1,400	10,400	2,100	12,500
Stairs in Sidewalk near Door #5	\$	2,500.00	Total	1	2,500	400	2,900	600	3,500
Stone Step at Door #5	\$	500.00	Total	1	500	100	600	100	700
Site Concrete - Remove & Replace Subtotal					12,000				16,700
Soccer Field									
Press Box - Replace	\$	80,000.00	Total	1	80,000	12,000	92,000	18,400	110,400
Scoreboard - Replace	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Concrete Pad for Bleachers	\$	8,000.00	Total	1	8,000	1,200	9,200	1,800	11,000
Bleachers - New	\$	70,000.00	Total	1	70,000	10,500	80,500	16,100	96,600
Soccer Field Subtotal					183,000				252,600
Provide ADA Accessibility to Bleachers from Parking Lot									
Stripping Topsoil	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Grading	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
12" Base Aggregate Dense	\$	2,275.00	Total	1	2,300	300	2,600	500	3,100
3.5" HMA E-1 (9.5mm)	\$	5,500.00	Total	1	5,500	800	6,300	1,300	7,600
Provide ADA Accessibility to Bleachers from Parking Lot - Upgrades Subtotal					9,800				13,500
Playground Equipment									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Playground Equipment Subtotal					0				0
Tennis Courts									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Tennis Courts Subtotal					0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Oaklawn Elementary School				0				0
Infrastructure Improvement				0				0
Interior & Exterior Building Upgrades				0				0
ADA Accessibility								
None			0	0	0	0	0	0
ADA Accessibility Subtotal				0				0
Building Envelope								
None			0	0	0	0	0	0
Building Envelope Subtotal				0				0
Building Interior								
None			0	0	0	0	0	0
Building Interior Subtotal				0				0
Owner Items								
FFE								
None			0	0	0	0	0	0
Owner Items Subtotal				0				0
Building Systems				0				0
Plumbing								
None			0	0	0	0	0	0
Plumbing Subtotal				0				0
HVAC								
Ventilation & Air Conditioning Systems								
Replace Refrigerant Coil in Energy Recovery Unit	\$ -	Per Sq-Ft	0	0	0	0	0	0
HVAC Subtotal				0				0
Electrical								
Electric Service								
Prepare Documented One-Line Diagram	\$ -	Total	0	0	0	0	0	0
Prepare Fault Current / Coordination / Arc Flash Analysis	\$ -	Total	0	0	0	0	0	0
Light Fixtures & Controls								
Relocate Gymnasium Lighting Controls	\$ -	Total	0	0	0	0	0	0

Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door			\$ - Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Investigate & Correct Fire Alarm Testing and Reset Functions			\$ - Total	0	0	0	0	0	0
Electrical Subtotal					0				0
Exterior Improvements					0				0
Site Development									
Area 1 Asphalt Walking Path - Crack Fill & Seal Coat									
Crack Filling			\$ - Total	0	0	0	0	0	0
Seal Coat			\$ - Total	0	0	0	0	0	0
Area 1 Asphalt Walking Path - Crack Fill & Seal Coat Subtotal					\$ -				0
Area 2 Hand Railing on Steps to Gym - Sand Blast & Repaint									
Sand Blast			\$ - Total	0	0	0	0	0	0
Paint			\$ - Total	0	0	0	0	0	0
Area 2 Hand Railing on Steps to Gym - Sand Blast & Repaint Subtotal					\$ -				0
Site Concrete - Remove & Replace									
Sidewalk R&R			\$ - Total	0	0	0	0	0	0
Curb & Gutter			\$ - Total	0	0	0	0	0	0
Site Concrete Subtotal					\$ -				0
Greenspace									
No improvements needed			\$ - Total	0	0	0	0	0	0
Greenspace Subtotal					\$ -				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Oakwood Elementary School				2,988,300				4,125,000
Infrastructure Improvement				2,988,300				4,125,000
Interior & Exterior Building Upgrades				2,057,400				2,839,600
ADA Accessibility								
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Add Elevator to Areas that do not meet ADA Requirements	\$ 45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
General Construction & Electrical for Elevator	\$ 150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	118	50,600	7,600	58,200	11,600	69,800
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	8	23,300	3,500	26,800	5,400	32,200
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	1	1,800	300	2,100	400	2,500
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	13	3,300	500	3,800	800	4,600
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	3	300	0	300	100	400
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	4	10,400	1,600	12,000	2,400	14,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	225	90,000	13,500	103,500	20,700	124,200
Remount Sinks that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	3	1,300	200	1,500	300	1,800
Remount Drinking Fountains that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	2	900	100	1,000	200	1,200
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	1	700	100	800	200	1,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	6	2,100	300	2,400	500	2,900
ADA Accessibility Subtotal				404,700				558,800
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 350,000.00	Total	1	350,000	52,500	402,500	80,500	483,000
Replace Windows	\$ 80.00	Per Sq-Ft	685	54,800	8,200	63,000	12,600	75,600
Replace Exterior Doors	\$ 5,000.00	Per Unit	1	5,000	800	5,800	1,200	7,000
Partial Roof Replacement	\$ 404,000.00	Total	1	404,000	60,600	464,600	92,900	557,500
Exterior Railing Replacement	\$ 200.00	Per Lineal Ft	87	17,400	2,600	20,000	4,000	24,000
Building Envelope Subtotal				831,200				1,147,100

Building Interior									
Wall Repair / Replacement	\$	4.00	Per Sq-Ft	52,107	208,400	31,300	239,700	47,900	287,600
Interior Door Replacement	\$	3,000.00	Per Unit	17	51,000	7,700	58,700	11,700	70,400
Ceiling Replacement	\$	3.00	Per Sq-Ft	5,862	17,600	2,600	20,200	4,000	24,200
Spline Ceiling Demo	\$	3.00	Per Sq-Ft	5,776	17,300	2,600	19,900	4,000	23,900
Flooring Replacement	\$	10.50	Per Sq-Ft	29,310	307,800	46,200	354,000	70,800	424,800
Flooring Replacement - Gymnasium Wood Floor	\$	11.50	Per Sq-Ft	6,035	69,400	10,400	79,800	16,000	95,800
Building Interior Subtotal					671,500				926,700
Owner Items									
FFE									
Casework - Non-Science, Non-ADA	\$	150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Owner Items Subtotal					150,000				207,000
Building Systems					539,800				745,400
Plumbing									
Domestic Water and Plumbing Equipment									
Replace Corroded Piping at Backflow Preventer	\$	3,000.00	Total	1	3,000	500	3,500	700	4,200
Replace Water Heaters with New Heaters	\$	6,000.00	Per Heater	3	18,000	2,700	20,700	4,100	24,800
Install Hot Water Recirculation Systems - Pump & Expansion Tank	\$	800.00	Total	1	800	100	900	200	1,100
Install New Recirculation System Piping	\$	1.50	Per Sq-Ft	52,107.00	78,200	11,700	89,900	18,000	107,900
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	22	66,000	9,900	75,900	15,200	91,100
Replace Urinal Flush Valves	\$	600.00	Per Fixture	10	6,000	900	6,900	1,400	8,300
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	19	57,000	8,600	65,600	13,100	78,700
Replace Sinks with New Fixtures	\$	3,000.00	Per Fixture	9	27,000	4,100	31,100	6,200	37,300
Replace Water Coolers with New Fixtures	\$	2,500.00	Per Fixture	8	20,000	3,000	23,000	4,600	27,600
Demolish Existing Shower and All Associated Piping	\$	1,600.00	Total	1	1,600	200	1,800	400	2,200
Plumbing Subtotal					307,600				424,800
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Electric Service w/ Panelboard and SPD	\$	40,000.00	Total	1	40,000	6,000	46,000	9,200	55,200
Replace Distribution Board w/ Panelboard	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	4	16,000	2,400	18,400	3,700	22,100
Emergency Power System - New Generator	\$	35,000.00	Total	1	35,000	5,300	40,300	8,100	48,400

Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Emergency Egress Lighting - Battery Lights	\$	450.00	Per Fixture	40	18,000	2,700	20,700	4,100	24,800
Improve Corridor Lighting Control	\$	200.00	Per Sensor	20	4,000	600	4,600	900	5,500
Exit Plan Review and Exit Light Replacements	\$	150.00	Per Fixture	25	3,800	600	4,400	900	5,300
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	30	4,500	700	5,200	1,000	6,200
Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Removal of Unused Security System Components	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	51920	64,900	9,700	74,600	14,900	89,500
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	20	3,000	500	3,500	700	4,200
Electrical Subtotal					232,200				320,600
Exterior Improvements					391,100				540,000
Site Development									
Area 1 Parent Pick-Up; West Side of School - Remove & Re-Pave									
Pavement Removal	\$	16,650.00	Total	1	16,700	2,500	19,200	3,800	23,000
12" Base and Subgrade Removal	\$	8,645.00	Total	1	8,600	1,300	9,900	2,000	11,900
12" Base Aggregate Dense	\$	32,110.00	Total	1	32,100	4,800	36,900	7,400	44,300
4" HMA E-1 (12.5mm)	\$	74,700.00	Total	1	74,700	11,200	85,900	17,200	103,100
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Parent Pick-Up; West Side of School - Remove & Re-Pave Subtotal					\$ 133,105.00	133,100			183,700
Area 2 Border for Playground									
6" Concrete Border	\$	8,900.00	Total	1	8,900	1,300	10,200	2,000	12,200
Area 2 Border for Playground Subtotal					\$ 8,900.00	8,900			12,200

Area 3 Asphalt Play Area / Walking Path - Remove & Re-Pave									
Pavement Removal	\$	10,870.00	Total	1	10,900	1,600	12,500	2,500	15,000
12" Base and Subgrade Removal	\$	5,670.00	Total	1	5,700	900	6,600	1,300	7,900
12" Base Aggregate Dense	\$	21,060.00	Total	1	21,100	3,200	24,300	4,900	29,200
4" HMA E-1 (12.5mm)	\$	49,050.00	Total	1	49,100	7,400	56,500	11,300	67,800
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 3 Asphalt Play Area / Walking Path - Remove & Re-Pave Subtotal		\$	87,650.00		87,800				121,300
Area 4 Staff / Visitor Parking Lot & Bus Drop-off - Remove & Re-Pave									
Pavement Removal	\$	16,450.00	Total	1	16,500	2,500	19,000	3,800	22,800
4" HMA E-1 (12.5mm)	\$	73,800.00	Total	1	73,800	11,100	84,900	17,000	101,900
Base Patching	\$	13,200.00	Total	1	13,200	2,000	15,200	3,000	18,200
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 4 Staff / Visitor Parking Lot & Bus Drop-off - Remove & Re-Pave Subtotal		\$	104,450.00		104,500				144,300
Drain Pipe for Downspout Drainage									
6" Diameter PVC	\$	3,600.00	Total	1	3,600	500	4,100	800	4,900
Drain Pipe for Downspout Drainage Subtotal		\$	3,600.00		3,600				4,900
Site Concrete - Remove & Replace									
Sidewalk R&R	\$	2,480.00	Total	1	2,500	400	2,900	600	3,500
Site Concrete - Remove & Replace Subtotal		\$	2,480.00		2,500				3,500
Greenspace / Baseball Diamond									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Greenspace / Baseball Diamond Subtotal		\$	-		0				0
ADA Ramp at Entrance - Re-grade & Replace									
Concrete Removal	\$	1,650.00	Total	1	1,700	300	2,000	400	2,400
Grading (Extend Top Landing to be ADA Compliant)	\$	3,000.00	Total	1	3,000	500	3,500	700	4,200
Hand Railing for Both Sides	\$	9,450.00	Total	1	9,500	1,400	10,900	2,200	13,100
4" Concrete	\$	6,480.00	Total	1	6,500	1,000	7,500	1,500	9,000
ADA Ramp at Entrance - Re-grade & Replace Subtotal		\$	20,580.00		20,700				28,700
Stormwater Management									
Stormwater Management	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Stormwater Management Subtotal		\$	30,000.00		30,000				41,400

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Read Elementary School				1,959,300				2,705,100
Infrastructure Improvement				1,959,300				2,705,100
Interior & Exterior Building Upgrades				1,131,000				1,561,000
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	115	6,300	900	7,200	1,400	8,600
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	8	3,400	500	3,900	800	4,700
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	11	32,000	4,800	36,800	7,400	44,200
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	2	3,500	500	4,000	800	4,800
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	4	10,400	1,600	12,000	2,400	14,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	300	120,000	18,000	138,000	27,600	165,600
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	1	700	100	800	200	1,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	6	2,100	300	2,400	500	2,900
ADA Accessibility Subtotal				178,400				246,200
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	1,488	119,000	17,900	136,900	27,400	164,300
Partial Roof Replacement	\$ 45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
Building Envelope Subtotal				414,000				571,500
Building Interior								
Wall Repair / Replacement	\$ 4.00	Per Sq-Ft	51,956	207,800	31,200	239,000	47,800	286,800
Interior Window Sill Replacement	\$ 75.00	Per Lineal Ft	12	900	100	1,000	200	1,200
Interior Door Replacement	\$ 3,000.00	Per Unit	5	15,000	2,300	17,300	3,500	20,800
Ceiling Replacement	\$ 3.00	Per Sq-Ft	9,742	29,200	4,400	33,600	6,700	40,300
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	8,626	25,900	3,900	29,800	6,000	35,800
Flooring Replacement	\$ 10.50	Per Sq-Ft	9,742	102,300	15,300	117,600	23,500	141,100
Building Interior Subtotal				381,100				526,000

Owner Items									
FFE									
Casework - Non-Science, Non-ADA	\$	150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Gymnasium Bleachers / Benches	\$	150.00	Per Seat	50	7,500	1,100	8,600	1,700	10,300
Owner Items Subtotal					157,500				217,300
Building Systems					599,800				828,500
Plumbing									
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	51	153,000	23,000	176,000	35,200	211,200
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	30	90,000	13,500	103,500	20,700	124,200
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	21	63,000	9,500	72,500	14,500	87,000
Replace Water Coolers and Drinking Fountains with New Electric Water Coolers	\$	2,500.00	Per Fixture	10	25,000	3,800	28,800	5,800	34,600
Replace Faucets on Classroom Sinks	\$	800.00	Per Sink	26	20,800	3,100	23,900	4,800	28,700
Plumbing Subtotal					381,800				527,300
HVAC									
Heating System									
Replace Inline System Pumps	\$	2.00	Per Sq-Ft	10000	20,000	3,000	23,000	4,600	27,600
Ventilation & Air Conditioning Systems									
Refurbish Toilet Exhaust System	\$	1.00	Per Sq-Ft	15000	15,000	2,300	17,300	3,500	20,800
Install Fan Coil Unit to Serve Each Office and Health Room	\$	3.00	Per Sq-Ft	15000	45,000	6,800	51,800	10,400	62,200
Control System									
Replace Pneumatic Controls with DDC	\$	3.00	Per Sq-Ft	25000	75,000	11,300	86,300	17,300	103,600
HVAC Subtotal					155,000				214,200
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	4	16,000	2,400	18,400	3,700	22,100
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	30	4,500	700	5,200	1,000	6,200
Emergency Egress Lighting - Battery Lights	\$	450.00	Per Fixture	50	22,500	3,400	25,900	5,200	31,100
Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0

Data System									
None				0	0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None				0	0	0	0	0	0
CCTV System									
None				0	0	0	0	0	0
Clock System									
None				0	0	0	0	0	0
Fire Alarm System									
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	40	6,000	900	6,900	1,400	8,300
Electrical Subtotal					63,000				87,000
Exterior Improvements					228,500				315,600
Site Development									
Area 1 Swing Set Relocation									
Swing Set Relocation	\$	8,000.00	Total	1	8,000	1,200	9,200	1,800	11,000
Area 1 Swing Set Relocation Subtotal					\$ 8,000.00				11,000
Area 2 Dumpster Area / Rear Entrance - Seal Coat									
Seal Coat	\$	1,781.00	Total	1	1,800	300	2,100	400	2,500
Area 2 Dumpster Area / Rear Entrance - Seal Coat Subtotal					\$ 1,781.00				2,500
Area 3 Staff / Visitor Parking; Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	16,647.75	Total	1	16,600	2,500	19,100	3,800	22,900
12" Base and Subgrade Removal	\$	12,355.00	Total	1	12,400	1,900	14,300	2,900	17,200
12" Base Aggregate Dense	\$	45,890.00	Total	1	45,900	6,900	52,800	10,600	63,400
4" HMA E-1 (12.5mm)	\$	106,650.00	Total	1	106,700	16,000	122,700	24,500	147,200
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 3 Staff / Visitor Parking; Asphalt Play Area - Remove & Re-Pave Subtotal					###				252,100
General Fence Repair									
Fence Repair	\$	2,500.00	Total	1	2,500	400	2,900	600	3,500
Fence Post Repair	\$	3,500.00	Total	1	3,500	500	4,000	800	4,800
General Fence Repair Subtotal					\$ 6,000.00				8,300
Site Concrete - Remove & Replace									
Sidewalk R&R	\$	5,120.00	Total	1	5,100	800	5,900	1,200	7,100
Site Concrete - Remove & Replace Subtotal					\$ 5,120.00				7,100
Stormwater Management									
Stormwater Management	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Stormwater Management Subtotal					\$ 25,000.00				34,600

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Roosevelt Elementary School				3,476,300				4,798,300
Infrastructure Improvement				3,476,300				4,798,300
Interior & Exterior Building Upgrades				2,864,400				3,953,200
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	95	5,200	800	6,000	1,200	7,200
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	3	75,000	11,300	86,300	17,300	103,600
Add Elevator to Areas that do not meet ADA Requirements	\$ 45,000.00	Total	2	90,000	13,500	103,500	20,700	124,200
General Construction & Electrical for Elevator	\$ 150,000.00	Total	2	300,000	45,000	345,000	69,000	414,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	176	75,500	11,300	86,800	17,400	104,200
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	8	23,300	3,500	26,800	5,400	32,200
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	46	11,500	1,700	13,200	2,600	15,800
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	1	100	0	100	0	100
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	225	90,000	13,500	103,500	20,700	124,200
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	8	5,700	900	6,600	1,300	7,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	3	1,100	200	1,300	300	1,600
ADA Accessibility Subtotal				677,400				935,000
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 350,000.00	Total	1	350,000	52,500	402,500	80,500	483,000
Replace Windows	\$ 80.00	Per Sq-Ft	4,234	338,700	50,800	389,500	77,900	467,400
Replace Exterior Doors	\$ 5,000.00	Per Unit	2	10,000	1,500	11,500	2,300	13,800
Partial Roof Replacement	\$ 35,000.00	Total	1	35,000	5,300	40,300	8,100	48,400
Exterior Railing Replacement	\$ 200.00	Per Lineal Ft	203	40,600	6,100	46,700	9,300	56,000
Building Envelope Subtotal				774,300				1,068,600
Building Interior								
Wall Repair / Replacement	\$ 6.00	Per Sq-Ft	53,017	318,100	47,700	365,800	73,200	439,000
Interior Door Replacement	\$ 3,000.00	Per Unit	133	399,000	59,900	458,900	91,800	550,700
Ceiling Replacement	\$ 3.00	Per Sq-Ft	19,881	59,600	8,900	68,500	13,700	82,200
Flooring Replacement	\$ 10.50	Per Sq-Ft	39,763	417,500	62,600	480,100	96,000	576,100
Flooring Replacement - Gymnasium Wood Floor	\$ 11.50	Per Sq-Ft	3,694	42,500	6,400	48,900	9,800	58,700
Building Interior Subtotal				1,236,700				1,706,700

Owner Items									
FFE									
Cafeteria Tables - Removal & Replace	\$	6,500.00	Per Table	4	26,000	3,900	29,900	6,000	35,900
Casework - Non-Science, Non-ADA	\$	150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Owner Items Subtotal					176,000				242,900
Building Systems									
Plumbing									
Domestic Water and Plumbing Equipment									
New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	51	153,000	23,000	176,000	35,200	211,200
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	24	72,000	10,800	82,800	16,600	99,400
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	3	9,000	1,400	10,400	2,100	12,500
Replace Water Coolers and Drinking Fountains with New Electric Water Coolers	\$	2,500.00	Per Fixture	12	30,000	4,500	34,500	6,900	41,400
Replace Faucets on Classroom Sinks	\$	800.00	Per Sink	22	17,600	2,600	20,200	4,000	24,200
Demolish Existing Showers and All Associated Piping	\$	1,600.00	Per Fixture	4	6,400	1,000	7,400	1,500	8,900
Plumbing Subtotal					348,000				480,600
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	6	24,000	3,600	27,600	5,500	33,100
Light Fixtures & Controls									
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	25	3,800	600	4,400	900	5,300
Wiring Devices									
Replace Stage Controls	\$	12,000.00	Total	1	12,000	1,800	13,800	2,800	16,600
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0

Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	40	6,000	900	6,900	1,400	8,300
Electrical Subtotal					59,800				82,600
Exterior Improvements					204,100				281,900
Site Development									
Area 1 Visitor / Handicap Entrance - Remove & Re-Pave									
Pavement Removal	\$	7,290.00	Total	1	7,300	1,100	8,400	1,700	10,100
Base Patching	\$	3,900.00	Total	1	3,900	600	4,500	900	5,400
4" HMA E-1 (12.5mm)	\$	22,050.00	Total	1	22,100	3,300	25,400	5,100	30,500
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Visitor / Handicap Entrance - Remove & Re-Pave Subtotal					\$ 34,240.00				47,400
Area 2 Playground - Drainage Remediation & Remove Woodchips									
Salvage top 6" - 12" of Wood Chips, Re-Use	\$	3,000.00	Total	1	3,000	500	3,500	700	4,200
Remove 6" of Base	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Underdrain	\$	6,450.00	Total	1	6,500	1,000	7,500	1,500	9,000
Area 2 Playground - Drainage Remediation & Remove Woodchips Subtotal					\$ 11,450.00				16,000
Area 3 Custodian Parking - Remove & Re-Pave									
Pavement Removal	\$	3,423.75	Total	1	3,400	500	3,900	800	4,700
4" HMA E-1 (12.5mm)	\$	10,350.00	Total	1	10,400	1,600	12,000	2,400	14,400
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 3 Custodian Parking - Remove & Re-Pave Subtotal					\$ 14,273.75				19,800
Area 4 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	10,879.75	Total	1	10,900	1,600	12,500	2,500	15,000
12" Base and Subgrade Removal	\$	8,085.00	Total	1	8,100	1,200	9,300	1,900	11,200
12" Base Aggregate Dense	\$	30,030.00	Total	1	30,000	4,500	34,500	6,900	41,400
4" HMA E-1 (12.5mm)	\$	69,750.00	Total	1	69,800	10,500	80,300	16,100	96,400
Pavement Marking	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Area 4 Asphalt Play Area - Remove & Re-Pave Subtotal					#####				166,800
					###				
General Fence Repair									
Fence Post	\$	2,500.00	Total	1	2,500	400	2,900	600	3,500
Chain-link Fence	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
General Fence Repair Subtotal					\$ 4,000.00				5,500

Site Concrete - Remove & Replace									
Sidewalk R&R	\$	4,160.00	Total	1	4,200	600	4,800	1,000	5,800
Stoop Repair (Doors #2 & #8)	\$	3,200.00	Total	1	3,200	500	3,700	700	4,400
Concrete Landing at Handicap Entrance	\$	3,200.00	Total	1	3,200	500	3,700	700	4,400
Stairs on South Side of School (Door #3)	\$	8,000.00	Total	1	8,000	1,200	9,200	1,800	11,000
Site Concrete - Remove & Replace Subtotal		\$ 18,560.00			18,600				25,600
City Sidewalk Adjacent to Property									
Sidewalk R&R	\$	600.00	Total	1	600	100	700	100	800
City Sidewalk Adjacent to Property Subtotal		\$ 600.00			600				800
Greenspace									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Greenspace Subtotal		\$ -			0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Jacob Shapiro Elementary School				2,020,800				2,789,100
Infrastructure Improvement				2,020,800				2,789,100
Interior & Exterior Building Upgrades				1,176,600				1,623,600
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	145	8,000	1,200	9,200	1,800	11,000
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	2	5,800	900	6,700	1,300	8,000
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	14	3,500	500	4,000	800	4,800
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	2	200	0	200	0	200
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	4	10,400	1,600	12,000	2,400	14,400
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	6	4,300	600	4,900	1,000	5,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	12	4,200	600	4,800	1,000	5,800
ADA Accessibility Subtotal				36,400				50,100
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	430	34,400	5,200	39,600	7,900	47,500
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				284,400				392,500
Building Interior								
Wall Repair / Replacement	\$ 6.00	Per Sq-Ft	62,683	376,100	56,400	432,500	86,500	519,000
Ceiling Replacement	\$ 3.00	Per Sq-Ft	23,506	70,500	10,600	81,100	16,200	97,300
Flooring Replacement	\$ 10.50	Per Sq-Ft	35,259	370,200	55,500	425,700	85,100	510,800
Building Interior Subtotal				816,800				1,127,100
Owner Items								
FFE								
Cubbies / Hooks	\$ 150.00	Per Unit	260	39,000	5,900	44,900	9,000	53,900
Owner Items Subtotal				39,000				53,900
Building Systems				464,000				640,500
Plumbing								
Domestic Water and Plumbing Equipment								
New Water Service	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Domestic Water Piping	\$ 2.00	Per Sq-Ft	62,683.00	125,400	18,800	144,200	28,800	173,000

Sanitary and Storm Piping									
Add Solids Trap at Art Room Sinks	\$	2,700.00	Per Sink	4	10,800	1,600	12,400	2,500	14,900
Plumbing Fixtures									
Replace Wash Fountain in Art Room with Sink with Solids Trap	\$	4,500.00	Per Location	2	9,000	1,400	10,400	2,100	12,500
Plumbing Subtotal					175,200				241,800
HVAC									
Ventilation & Air Conditioning Systems									
Install Access Door in Ductwork to Service Relief Fans	\$	1.00	Per Sq-Ft	2000	2,000	300	2,300	500	2,800
Install Destratification Fans in the Open Area	\$	10.00	Per Sq-Ft	1000	10,000	1,500	11,500	2,300	13,800
HVAC Subtotal					12,000				16,600
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Boiler Room Electric Service w/ Panelboard and SPD	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Replace Fan Room Distribution w/ Panelboard	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	4	16,000	2,400	18,400	3,700	22,100
Emergency Power System - New Generator	\$	45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
Emergency Power System - New Room for Emergency Distribution 6'x8'	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
IMC Light Fixture Replacement (LED Equivalents)	\$	5.00	Per Sq-Ft	10000	50,000	7,500	57,500	11,500	69,000
Emergency Egress Lighting - Battery Lights	\$	450.00	Per Fixture	40	18,000	2,700	20,700	4,100	24,800
Improve Corridor Lighting Control	\$	200.00	Per Sensor	20	4,000	600	4,600	900	5,500
Correct Kindergarten Lighting Controls	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Wiring Devices									
Removal of Unused IMC Floor Boxes	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0

CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	63000	78,800	11,800	90,600	18,100	108,700
Electrical Subtotal					276,800				382,100
Exterior Improvements					380,200				525,000
Site Development									
Area 1 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	9,210.00	Total	1	9,200	1,400	10,600	2,100	12,700
12" Base and Subgrade Removal	\$	4,795.00	Total	1	4,800	700	5,500	1,100	6,600
12" Base Aggregate Dense	\$	17,810.00	Total	1	17,800	2,700	20,500	4,100	24,600
4" HMA E-1 (9.5mm)	\$	41,400.00	Total	1	41,400	6,200	47,600	9,500	57,100
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Asphalt Play Area - Remove & Re-Pave Subtotal					\$ 74,215.00				102,400
Area 2 Asphalt Basketball Court - Crack Fill & Seal Coat									
Crack Filling	\$	720.00	Total	1	700	100	800	200	1,000
Seal Coat	\$	1,870.00	Total	1	1,900	300	2,200	400	2,600
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 2 Asphalt Basketball Court - Crack Fill & Seal Coat Subtotal					\$ 3,090.00				4,300
Area 3 - Add Concrete Pavement to Gravel Driveway									
6" Base and Subgrade Removal	\$	350.00	Total	1	400	100	500	100	600
6" Base Aggregate Dense	\$	6,160.00	Total	1	6,200	900	7,100	1,400	8,500
6" Concrete Pavement	\$	16,092.00	Total	1	16,100	2,400	18,500	3,700	22,200
Area 3 - Add Concrete Pavement to Gravel Driveway Subtotal					\$ 22,602.00				31,300
Area 4 Egress Sidewalk - Remove & Replace									
6" Base and Subgrade Removal	\$	144.00	Total	1	100	0	100	0	100
6" Base Aggregate Dense	\$	312.00	Total	1	300	0	300	100	400
4" Thick Sidewalk	\$	3,270.00	Total	1	3,300	500	3,800	800	4,600
Area 4 Egress Sidewalk - Remove & Replace Subtotal					\$ 3,726.00				5,100
Area 5 Slope Issues Along the Front of the School - Grade, Seed & Mulch									
Grading	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Landscape Rock	\$	800.00	Total	1	800	100	900	200	1,100
Seed, Mulch	\$	900.00	Total	1	900	100	1,000	200	1,200
Area 5 Slope Issues Along the Front of the School - Grade, Seed & Mulch Subtotal					\$ 2,700.00				3,700
Area 6 Drop-Off Loop - Remove & Re-Pave									
Pavement Removal	\$	7,012.50	Total	1	7,000	1,100	8,100	1,600	9,700
12" Base and Subgrade Removal	\$	2,450.00	Total	1	2,500	400	2,900	600	3,500
12" Base Aggregate Dense	\$	9,100.00	Total	1	9,100	1,400	10,500	2,100	12,600
4" HMA E-1 (12.5mm)	\$	21,150.00	Total	1	21,200	3,200	24,400	4,900	29,300
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 6 Drop-Off Loop - Remove & Re-Pave Subtotal					\$ 40,212.50				55,800

Area 7 Visitor / Staff Parking - Remove & Re-Pave

Pavement Removal	\$ 19,842.50	Total	1	19,800	3,000	22,800	4,600	27,400
12" Base and Subgrade Removal	\$ 10,325.00	Total	1	10,300	1,500	11,800	2,400	14,200
12" Base Aggregate Dense	\$ 38,350.00	Total	1	38,400	5,800	44,200	8,800	53,000
4" HMA E-1 (12.5mm)	\$ 89,100.00	Total	1	89,100	13,400	102,500	20,500	123,000
Pavement Marking	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 7 - Visitor Parking - Remove & Re-Pave Subtotal		#####		158,600				219,000
Site Concrete								
Sidewalk R&R	\$ 21,300.00	Total	1	21,300	3,200	24,500	4,900	29,400
Curb & Gutter	\$ 13,400.00	Total	1	13,400	2,000	15,400	3,100	18,500
ADA Panels	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Site Concrete Subtotal		\$ 35,700.00		35,700				49,300
Drain Pipe for Gutters (if added)								
Pavement Removal	\$ 750.00	Total	1	800	100	900	200	1,100
Pavement Patching	\$ 2,850.00	Total	1	2,900	400	3,300	700	4,000
6" diameter PVC	\$ 5,500.00	Total	1	5,500	800	6,300	1,300	7,600
Drain Pipe for Gutters (if added) Subtotal		\$ 9,100.00		9,200				12,700
Stormwater Management								
Stormwater Management	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Stormwater Management Subtotal		\$ 30,000.00		30,000				41,400
Greenspace								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal		\$ -		0				0
Playground / Playground Equipment								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Playground / Playground Equipment Subtotal		\$ -		0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Smith Elementary School				2,404,100				3,318,300
Infrastructure Improvement				2,404,100				3,318,300
Interior & Exterior Building Upgrades				1,833,400				2,530,100
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	130	7,200	1,100	8,300	1,700	10,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	385	165,600	24,800	190,400	38,100	228,500
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	8	23,300	3,500	26,800	5,400	32,200
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	3	5,300	800	6,100	1,200	7,300
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	14	3,500	500	4,000	800	4,800
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	1	100	0	100	0	100
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	6	15,500	2,300	17,800	3,600	21,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	300	120,000	18,000	138,000	27,600	165,600
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	4	2,900	400	3,300	700	4,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	21	7,400	1,100	8,500	1,700	10,200
ADA Accessibility Subtotal				350,800				484,100
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 350,000.00	Total	1	350,000	52,500	402,500	80,500	483,000
Partial Roof Replacement	\$ 300,000.00	Total	1	300,000	45,000	345,000	69,000	414,000
Building Envelope Subtotal				650,000				897,000
Building Interior								
Wall Repair / Replacement	\$ 6.00	Per Sq-Ft	39,209	235,300	35,300	270,600	54,100	324,700
Interior Window Sill Replacement	\$ 75.00	Per Lineal Ft	335	25,100	3,800	28,900	5,800	34,700
Interior Door Replacement	\$ 3,000.00	Per Unit	71	213,800	32,100	245,900	49,200	295,100
Ceiling Replacement	\$ 3.00	Per Sq-Ft	14,703	44,100	6,600	50,700	10,100	60,800
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	1,840	5,500	800	6,300	1,300	7,600
Flooring Replacement	\$ 10.50	Per Sq-Ft	29,407	308,800	46,300	355,100	71,000	426,100
Building Interior Subtotal				832,600				1,149,000
Owner Items								
FFE								

None					0	0	0	0	0
Owner Items Subtotal					0				0
Building Systems					453,200				625,700
Plumbing									
Domestic Water and Plumbing Equipment									
New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Galvanized Water Piping	\$	2.50	Per Sq-Ft	39,209.00	98,000	14,700	112,700	22,500	135,200
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Install Solid Traps on Art Room Sinks	\$	2,700.00	Per Sink	2	5,400	800	6,200	1,200	7,400
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	30	90,000	13,500	103,500	20,700	124,200
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	10	30,000	4,500	34,500	6,900	41,400
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	22	66,000	9,900	75,900	15,200	91,100
Replace Drinking Fountains with New Electric Water Coolers	\$	2,500.00	Per Fixture	12	30,000	4,500	34,500	6,900	41,400
Replace Wall Mount Utility Sinks with Floor Mount Mop Sinks	\$	3,000.00	Per Fixture	4	12,000	1,800	13,800	2,800	16,600
Plumbing Subtotal					391,400				540,300
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	8	32,000	4,800	36,800	7,400	44,200
Light Fixtures & Controls									
Improve Corridor Lighting Control	\$	200.00	Per Sensor	30	6,000	900	6,900	1,400	8,300
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	25	3,800	600	4,400	900	5,300
Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0

CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	40	6,000	900	6,900	1,400	8,300
Electrical Subtotal					61,800				85,400
Exterior Improvements					117,500				162,500
Site Development									
Area 1 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	7,927.50	Total	1	7,900	1,200	9,100	1,800	10,900
12" Base and Subgrade Removal	\$	5,880.00	Total	1	5,900	900	6,800	1,400	8,200
12" Base Aggregate Dense	\$	21,840.00	Total	1	21,800	3,300	25,100	5,000	30,100
4" HMA E-1 (12.5mm)	\$	50,850.00	Total	1	50,900	7,600	58,500	11,700	70,200
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Asphalt Play Area - Remove & Re-Pave Subtotal					\$ 87,497.50				120,800
Area 2 - Pavement Removal & Return to Greenspace									
Pavement Removal	\$	2,890.00	Total	1	2,900	400	3,300	700	4,000
6" Base Removal	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
6" Topsoil	\$	1,300.00	Total	1	1,300	200	1,500	300	1,800
Seed, Mulch & Fertilize	\$	812.50	Total	1	800	100	900	200	1,100
Area 2 - Pavement Removal & Return to Greenspace Subtotal					\$ 6,502.50				8,900
Area 3 Custodian Parking - Remove & Re-Pave									
Pavement Removal	\$	1,110.00	Total	1	1,100	200	1,300	300	1,600
4" HMA E-1 (12.5mm)	\$	3,000.00	Total	1	3,000	500	3,500	700	4,200
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 3 Custodian Parking - Remove & Re-Pave Subtotal					\$ 4,610.00				6,500
Area 4 On-Street Bus Drop-off - Remove & Re-Pave									
Pavement Removal	\$	1,120.00	Total	1	1,100	200	1,300	300	1,600
4" HMA E-1 (12.5mm)	\$	3,000.00	Total	1	3,000	500	3,500	700	4,200
Pavement Marking	\$	500.00	Total	1	500	100	600	100	700
Area 4 On-Street Bus Drop-off - Remove & Re-Pave Subtotal					\$ 4,620.00				6,500
General Fence Repair									
Fence Post Repair	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Repair Fence / Gate	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
General Fence Repair Subtotal					\$ 3,500.00				4,800
Site Concrete - Remove & Replace									
Sidewalk R&R	\$	3,840.00	Total	1	3,800	600	4,400	900	5,300
Stair Repair (Door #4)	\$	7,000.00	Total	1	7,000	1,100	8,100	1,600	9,700
Site Concrete - Remove & Replace Subtotal					\$ 10,840.00				15,000
Greenspace									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Greenspace Subtotal					\$ -				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Washington Elementary School				2,170,900				2,996,800
Infrastructure Improvement				2,170,900				2,996,800
Interior & Exterior Building Upgrades				1,623,300				2,240,600
ADA Accessibility								
Add Elevator to Areas that do not meet ADA Requirements	\$ 45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
General Construction & Electrical for Elevator	\$ 150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Replace Railings that do not meet ADA Requirements - Straight Run	\$ 430.00	Per Lineal Ft	54	23,300	3,500	26,800	5,400	32,200
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	15	43,700	6,600	50,300	10,100	60,400
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	1	1,800	300	2,100	400	2,500
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	16	4,000	600	4,600	900	5,500
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	4	400	100	500	100	600
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	6	15,500	2,300	17,800	3,600	21,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	75	30,000	4,500	34,500	6,900	41,400
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	3	2,100	300	2,400	500	2,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	3	1,100	200	1,300	300	1,600
ADA Accessibility Subtotal				316,900				437,700
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows	\$ 80.00	Per Sq-Ft	3,668	293,400	44,000	337,400	67,500	404,900
Partial Roof Replacement	\$ 106,000.00	Total	1	106,000	15,900	121,900	24,400	146,300
Building Envelope Subtotal				649,400				896,200
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	39,672	79,300	11,900	91,200	18,200	109,400
Interior Door Replacement	\$ 3,000.00	Per Unit	117	351,000	52,700	403,700	80,700	484,400
Flooring Replacement	\$ 10.50	Per Sq-Ft	2,975	31,200	4,700	35,900	7,200	43,100
Building Interior Subtotal				461,500				636,900

Owner Items								
FFE								
Cafeteria Tables - Removal & Replace	\$ 6,500.00	Per Table	7	45,500	6,800	52,300	10,500	62,800
Casework - Non-Science, Non-ADA	\$ 150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Owner Items Subtotal				195,500				269,800
Building Systems								
Plumbing								
Domestic Water and Plumbing Equipment								
New Water Service	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Sanitary and Storm Piping								
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$ 15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$ 15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Plumbing Fixtures								
Replace Water Closets with New Fixtures	\$ 3,000.00	Per Fixture	20	60,000	9,000	69,000	13,800	82,800
Replace Urinals with New Fixtures	\$ 3,000.00	Per Fixture	8	24,000	3,600	27,600	5,500	33,100
Replace Lavatories with New Fixtures	\$ 3,000.00	Per Fixture	19	57,000	8,600	65,600	13,100	78,700
Replace Water Coolers with New Fixtures	\$ 2,500.00	Per Fixture	6	15,000	2,300	17,300	3,500	20,800
Replace Faucets on Classroom Sinks	\$ 800.00	Per Sink	16	12,800	1,900	14,700	2,900	17,600
Plumbing Subtotal				228,800				316,000
HVAC								
None				0	0	0	0	0
HVAC Subtotal				0				0
Electrical								
Electric Service								
Prepare Documented One-Line Diagram	\$ 2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$ 10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Electric Service w/ 3-Phase Panelboard & SPD	\$ 45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
Replace Aged Panels in Facility	\$ 4,000.00	Per Panel	8	32,000	4,800	36,800	7,400	44,200
Light Fixtures & Controls								
Interior Light Fixture Replacement (LED Equivalent)	\$ 350.00	Per Fixture	0	0	0	0	0	0
Replace Faulty Motion Sensors	\$ 150.00	Per Sensor	10	1,500	200	1,700	300	2,000
Exterior Light Fixture Replacement (LED Equivalent)	\$ 150.00	Per Fixture	50	7,500	1,100	8,600	1,700	10,300
Wiring Devices								
Correct Improperly Installed Low Voltage Cables	\$ 200.00	Total	1	200	0	200	0	200
Phone System								
None				0	0	0	0	0
Data System								
None				0	0	0	0	0

Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	32290	40,400	6,100	46,500	9,300	55,800
Electrical Subtotal					138,600				191,300
Exterior Improvements					180,200				248,900
Site Development									
Area 1 Staff / Visitor Parking - Remove & Re-Pave									
Pavement Removal	\$	6,552.00	Total	1	6,600	1,000	7,600	1,500	9,100
12" Base and Subgrade Removal	\$	3,780.00	Total	1	3,800	600	4,400	900	5,300
12" Base Aggregate Dense	\$	14,040.00	Total	1	14,000	2,100	16,100	3,200	19,300
4" HMA E-1 (12.5mm)	\$	32,850.00	Total	1	32,900	4,900	37,800	7,600	45,400
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Staff / Visitor Parking - Remove & Re-Pave Subtotal		\$ 58,222.00			58,300				80,500
Area 2 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	8,904.00	Total	1	8,900	1,300	10,200	2,000	12,200
Base Patching	\$	12,000.00	Total	1	12,000	1,800	13,800	2,800	16,600
4" HMA E-1 (12.5mm)	\$	57,150.00	Total	1	57,200	8,600	65,800	13,200	79,000
4" PVC Pipe for Downspout Drainage	\$	3,750.00	Total	1	3,800	600	4,400	900	5,300
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 2 Asphalt Play Area - Remove & Re-Pave Subtotal		\$ 82,804.00			82,900				114,500
Area 3 Playground - Pea Gravel Removal									
Pea Gravel Removal	\$	4,080.00	Total	1	4,100	600	4,700	900	5,600
18" Wood Chips for Play Area Fall Protection	\$	17,000.00	Total	1	17,000	2,600	19,600	3,900	23,500
6" Concrete Border	\$	7,000.00	Total	1	7,000	1,100	8,100	1,600	9,700
Area 3 Playground - Pea Gravel Removal Subtotal		\$ 28,080.00			28,100				38,800
Landscaped Areas near Front Entrance - Pea Gravel Removal									
Pea Gravel Removal	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Landscape Stone	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Landscaped Areas near Front Entrance - Pea Gravel Removal Subtotal		\$ 2,000.00			2,000				2,800
Site Concrete - Remove & Replace									
Sidewalk R&R	\$	7,120.00	Total	1	7,100	1,100	8,200	1,600	9,800
ADA Panels	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Site Concrete - Remove & Replace Subtotal		\$ 8,120.00			8,100				11,200

City Sidewalk - Remove & Replace									
Sidewalk R&R	\$	800.00	Total	1	800	100	900	200	1,100
City Sidewalk - Remove & Replace Subtotal		\$	800.00		800				1,100
Greenspace / Baseball Diamond									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Greenspace / Baseball Diamond Subtotal		\$	-		0				0
Playground Equipment									
No improvements needed	\$	-	Total	1	0	0	0	0	0
Playground Equipment Subtotal		\$	-		0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Webster Stanley Elementary / Middle School				4,717,900				6,511,200
Infrastructure Improvement				4,717,900				6,511,200
Interior & Exterior Building Upgrades				3,445,300				4,754,700
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	343	18,900	2,800	21,700	4,300	26,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	124	53,300	8,000	61,300	12,300	73,600
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	5	14,600	2,200	16,800	3,400	20,200
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	6	10,600	1,600	12,200	2,400	14,600
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	59	14,800	2,200	17,000	3,400	20,400
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	5	500	100	600	100	700
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	8	20,700	3,100	23,800	4,800	28,600
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	150	60,000	9,000	69,000	13,800	82,800
Remount Drinking Fountains that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	2	900	100	1,000	200	1,200
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	5	3,600	500	4,100	800	4,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	27	9,500	1,400	10,900	2,200	13,100
ADA Accessibility Subtotal				207,400				286,100
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 350,000.00	Total	1	350,000	52,500	402,500	80,500	483,000
Gymnasium Skylight - Patch / Repair	\$ 100.00	Per Sq-Ft	320	32,000	4,800	36,800	7,400	44,200
Replace Exterior Doors	\$ 5,000.00	Per Unit	2	10,000	1,500	11,500	2,300	13,800
Replace Overhead Door	\$ 4,500.00	Per Unit	2	9,000	1,400	10,400	2,100	12,500
Partial Roof Replacement	\$ 530,000.00	Total	1	530,000	79,500	609,500	121,900	731,400
Exterior Railing Replacement	\$ 200.00	Per Lineal Ft	34	6,800	1,000	7,800	1,600	9,400
Building Envelope Subtotal				937,800				1,294,300

Building Interior									
Wall Repair / Replacement	\$	4.00	Per Sq-Ft	115,127	460,500	69,100	529,600	105,900	635,500
Partition Wall - Replace Track	\$	20,000.00	Per Unit	1	20,000	3,000	23,000	4,600	27,600
Interior Window Sill Replacement	\$	75.00	Per Lineal Ft	1,152	86,400	13,000	99,400	19,900	119,300
Servery Coiling Door & Frame Replacement	\$	5,000.00	Per Unit	1	5,000	800	5,800	1,200	7,000
Interior Door Replacement	\$	3,000.00	Per Unit	250	750,000	112,500	862,500	172,500	1,035,000
Ceiling Replacement	\$	3.00	Per Sq-Ft	43,173	129,500	19,400	148,900	29,800	178,700
Spline Ceiling Demo	\$	3.00	Per Sq-Ft	31,261	93,800	14,100	107,900	21,600	129,500
Flooring Replacement	\$	10.50	Per Sq-Ft	21,586	226,700	34,000	260,700	52,100	312,800
Building Interior Subtotal					1,771,900				2,445,400
Owner Items									
FFE									
Cafeteria Tables - Removal & Replace	\$	6,500.00	Per Table	17	110,500	16,600	127,100	25,400	152,500
Casework - Non-Science, Non-ADA	\$	200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Casework - Science	\$	70,000.00	Total	1	70,000	10,500	80,500	16,100	96,600
Lockers	\$	150.00	Per Unit	365	54,800	8,200	63,000	12,600	75,600
Lockers - Gymnasium	\$	150.00	Per Unit	219	32,900	4,900	37,800	7,600	45,400
Gymnasium Bleachers	\$	150.00	Per Seat	400	60,000	9,000	69,000	13,800	82,800
Owner Items Subtotal					528,200				728,900
Building Systems					1,028,900				1,420,100
Plumbing									
Domestic Water and Plumbing Equipment									
Replace Galvanized Water Piping	\$	3.00	Per Sq-Ft	115,127	345,400	51,800	397,200	79,400	476,600
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Provide Acid Basin for Science Room Waste	\$	6,000.00	Total	1	6,000	900	6,900	1,400	8,300
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	40	120,000	18,000	138,000	27,600	165,600
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	32	96,000	14,400	110,400	22,100	132,500
Demolish Existing Showers and Cap Associated Piping	\$	5,000.00	Per Shower Rm	2	10,000	1,500	11,500	2,300	13,800
Replace Glass Acid Waste Piping with Polypropylene Acid Piping	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Classroom Sinks	\$	3,000.00	Per Fixture	52	156,000	23,400	179,400	35,900	215,300
Plumbing Subtotal					803,400				1,108,700
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Main Electric Service and Distribution Panels w/ Switchboard and SPD	\$	65,000.00	Total	1	65,000	9,800	74,800	15,000	89,800
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	24	96,000	14,400	110,400	22,100	132,500

Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Emergency Egress Lighting - Battery Lights	\$	450.00	Per Fixture	50	22,500	3,400	25,900	5,200	31,100
Improve Corridor Lighting Control	\$	200.00	Per Sensor	40	8,000	1,200	9,200	1,800	11,000
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	40	6,000	900	6,900	1,400	8,300
Exit Plan Review and Exit Light Additions / Replacements	\$	150.00	Per Fixture	40	6,000	900	6,900	1,400	8,300
Wiring Devices									
Removal of Unused Floor Boxes	\$	4,000.00	Per Door	1	4,000	600	4,600	900	5,500
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
Replace Remaining Synchronized Clocks	\$	150.00	Per Device	0	0	0	0	0	0
Fire Alarm System									
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	40	6,000	900	6,900	1,400	8,300
Electrical Subtotal						225,500			311,400
Exterior Improvements						243,700			336,400
Site Development									
Area 1 Asphalt Play Area - Remove & Re-Pave									
Pavement Removal	\$	5,566.50	Total	1	5,600	800	6,400	1,300	7,700
12" Base and Subgrade Removal	\$	3,220.00	Total	1	3,200	500	3,700	700	4,400
12" Base Aggregate Dense	\$	11,960.00	Total	1	12,000	1,800	13,800	2,800	16,600
4" HMA E-1 (9.5mm)	\$	27,900.00	Total	1	27,900	4,200	32,100	6,400	38,500
Existing Sidewalk Removal (Runs in Middle of Asphalt Play Area)	\$	1,070.00	Total	1	1,100	200	1,300	300	1,600
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Asphalt Play Area - Remove & Re-Pave Subtotal						\$ 50,716.50			70,200
Area 2 Playground - Underdrain									
Remove Existing Underdrain	\$	2,800.00	Total	1	2,800	400	3,200	600	3,800
Underdrain	\$	8,400.00	Total	1	8,400	1,300	9,700	1,900	11,600
Area 2 Playground - Underdrain Subtotal						\$ 11,200.00			15,400

Area 3 Asphalt Basketball Court - Crack Fill & Seal Coat								
Seal Coat	\$ 2,344.50	Total	1	2,300	300	2,600	500	3,100
Crack Fill	\$ 200.00	Total	1	200	0	200	0	200
Pavement Marking	\$ 500.00	Total	1	500	100	600	100	700
Area 3 Asphalt Basketball Court - Crack Fill & Seal Coat Subtotal		\$ 3,044.50		3,000				4,000
Area 4 Visitor / Staff Parking - Remove & Re-Pave								
Pavement Removal	\$ 13,028.00	Total	1	13,000	2,000	15,000	3,000	18,000
12" Base and Subgrade Removal	\$ 8,645.00	Total	1	8,600	1,300	9,900	2,000	11,900
12" Base Aggregate Dense	\$ 32,110.00	Total	1	32,100	4,800	36,900	7,400	44,300
4" HMA E-1 (12.5mm)	\$ 74,700.00	Total	1	74,700	11,200	85,900	17,200	103,100
Pavement Marking	\$ 1,200.00	Total	1	1,200	200	1,400	300	1,700
Area 4 Visitor / Staff Parking - Remove & Re-Pave Subtotal		#####		129,600				179,000
Area 5 Asphalt for Bike Rack - Crack Fill & Seal Coat								
Crack Fill	\$ 600.00	Total	1	600	100	700	100	800
Seal Coat	\$ 1,620.00	Total	1	1,600	200	1,800	400	2,200
Area 5 Asphalt for Bike Rack - Crack Fill & Seal Coat Subtotal		\$ 2,220.00		2,200				3,000
Railing Maintenance at Elementary Entrance								
Sand Blast	\$ 1,500.00	Total	1	1,500	200	1,700	300	2,000
Paint	\$ 500.00	Total	1	500	100	600	100	700
Railing Maintenance at Elementary Entrance Subtotal		\$ 2,000.00		2,000				2,700
Site Concrete - Remove & Replace								
Sidewalk R&R	\$ 9,880.00	Total	1	9,900	1,500	11,400	2,300	13,700
Dumpster Pads	\$ 2,000.00	Total	1	2,000	300	2,300	500	2,800
Stairs at Door #4 and Elementary Entrance	\$ 8,000.00	Total	1	8,000	1,200	9,200	1,800	11,000
Site Concrete - Remove & Replace Subtotal		\$ 19,880.00		19,900				27,500
Stormwater Management								
Stormwater Management	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Stormwater Management Subtotal		\$ 25,000.00		25,000				34,600
Greenspace								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal		\$ -		0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
South Park Middle School				5,683,400				7,832,700
Infrastructure Improvement				5,683,400				7,832,700
Interior & Exterior Building Upgrades				4,046,000				5,583,500
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	100	5,500	800	6,300	1,300	7,600
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	929	399,500	59,900	459,400	91,900	551,300
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	46	133,900	20,100	154,000	30,800	184,800
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	9	15,800	2,400	18,200	3,600	21,800
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	107	26,800	4,000	30,800	6,200	37,000
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	4	400	100	500	100	600
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	12	31,100	4,700	35,800	7,200	43,000
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	375	150,000	22,500	172,500	34,500	207,000
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	5	3,600	500	4,100	800	4,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	27	9,500	1,400	10,900	2,200	13,100
ADA Accessibility Subtotal				801,100				1,105,700
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 350,000.00	Total	1	350,000	52,500	402,500	80,500	483,000
Replace Windows	\$ 80.00	Per Sq-Ft	8,010	640,800	96,100	736,900	147,400	884,300
Replace Exterior Doors	\$ 5,000.00	Per Unit	6	30,000	4,500	34,500	6,900	41,400
Partial Roof Replacement	\$ 321,000.00	Total	1	321,000	48,200	369,200	73,800	443,000
Building Envelope Subtotal				1,341,800				1,851,700

Building Interior

Wall Repair / Replacement	\$	6.00	Per Sq-Ft	143,927	863,600	129,500	993,100	198,600	1,191,700
Interior Window Sill Replacement	\$	75.00	Per Lineal Ft	81	6,100	900	7,000	1,400	8,400
Interior Door Replacement	\$	3,000.00	Per Unit	26	78,000	11,700	89,700	17,900	107,600
Ceiling Replacement	\$	3.00	Per Sq-Ft	26,986	81,000	12,200	93,200	18,600	111,800
Spline Ceiling Demo	\$	3.00	Per Sq-Ft	6,502	19,500	2,900	22,400	4,500	26,900
Flooring Replacement	\$	10.50	Per Sq-Ft	53,973	566,700	85,000	651,700	130,300	782,000
Building Interior Subtotal					1,614,900				2,228,400

Owner Items**FFE**

Casework - Non-Science, Non-ADA	\$	200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Casework - Science	\$	70,000.00	Total	1	70,000	10,500	80,500	16,100	96,600
Lockers - Gymnasium	\$	150.00	Per Unit	121	18,200	2,700	20,900	4,200	25,100
Owner Items Subtotal					288,200				397,700

Building Systems**Plumbing****Domestic Water and Plumbing Equipment**

New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Original Water Piping	\$	3.00	Per Sq-Ft	143,927.00	431,800	64,800	496,600	99,300	595,900
Repipe water to CDB and Science Rooms	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800

Sanitary and Storm Piping

Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600

Plumbing Fixtures

Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	49	147,000	22,100	169,100	33,800	202,900
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	28	84,000	12,600	96,600	19,300	115,900
Replace Wall Mount Utility Sinks with Floor Mount Mop Basins	\$	3,000.00	Per Fixture	6	18,000	2,700	20,700	4,100	24,800
Plumbing Subtotal					765,800				1,056,900

HVAC**Ventilation & Air Conditioning Systems**

Replace the CV Air Handling Unit Serving the IMC	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace the CV Air Handling Unit Serving the Computer Lab	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace the CV Air Handling Unit Serving the Band Rooms	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace the CV Air Handling Unit Serving the 1996 Classrooms	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace the CV Air Handling Unit Serving the Cafeteria	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
Replace the Furnaces Serving the Office Area	\$	4.00	Per Sq-Ft	5000	20,000	3,000	23,000	4,600	27,600
Replace the Condensing Unit Serving the IMC	\$	1.00	Per Sq-Ft	15000	15,000	2,300	17,300	3,500	20,800
Replace the Exhaust System Serving the 3-Story Bathrooms	\$	1.00	Per Sq-Ft	30000	30,000	4,500	34,500	6,900	41,400
HVAC Subtotal					315,000				434,800

Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Back-fed Old Service Equipment	\$	50,000.00	Total	1	50,000	7,500	57,500	11,500	69,000
Replace 240V Distribution Switchboard	\$	50,000.00	Total	1	50,000	7,500	57,500	11,500	69,000
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	15	60,000	9,000	69,000	13,800	82,800
Emergency Power System - New Generator	\$	65,000.00	Total	1	65,000	9,800	74,800	15,000	89,800
Emergency Power System - New Room for Emergency Distribution 6'x8'	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Improve Corridor Lighting Control	\$	200.00	Per Sensor	30	6,000	900	6,900	1,400	8,300
Exit Plan Review and Exit Light Additions / Replacements	\$	150.00	Per Fixture	50	7,500	1,100	8,600	1,700	10,300
Wiring Devices									
None					0	0	0	0	0
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
Upgrades to Paging System to Address Inadequate Speaker Coverage					0	0	0	0	0
Upgrades to Bell System to Address Inadequate Coverage					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Add Initiating & Notification Devices to Existing System	\$	150.00	Per Device	50	7,500	1,100	8,600	1,700	10,300
Electrical Subtotal					273,000				376,900

Exterior Improvements				283,600				380,600
Site Development								
Area 1 Staff / Visitor Parking - Remove & Re-Pave								
Pavement Removal	\$ 7,900.00	Total	1	7,900	1,200	9,100	1,800	10,900
12" Base and Subgrade Removal	\$ 8,260.00	Total	1	8,300	0	0	0	0
12" Base Aggregate Dense	\$ 30,680.00	Total	1	30,700	4,600	35,300	7,100	42,400
4" HMA E-1 (12.5mm)	\$ 71,100.00	Total	1	71,100	10,700	81,800	16,400	98,200
Pavement Marking	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Staff / Visitor Parking - Remove & Re-Pave Subtotal				#######				
				##	119,000			152,900
Area 2 Concrete Walk to Access Dumpsters with Carts - Remove & Replace								
12" Base Subgrade Removal	\$ 840.00	Total	1	800	100	900	200	1,100
8" Base Aggregate Dense	\$ 490.00	Total	1	500	100	600	100	700
4" Concrete Sidewalk	\$ 1,720.00	Total	1	1,700	300	2,000	400	2,400
Area 2 Concrete Walk to Access Dumpsters with Carts - Remove & Replace Subtotal				\$ 3,050.00	3,000			4,200
Area 3 Gravel Parking / Driveway - Remove & Re-Pave								
12" Base and Subgrade Removal	\$ 1,380.00	Total	1	1,400	200	1,600	300	1,900
12" Base Aggregate Dense	\$ 6,500.00	Total	1	6,500	1,000	7,500	1,500	9,000
4" HMA E-1 (12.5mm)	\$ 21,150.00	Total	1	21,200	3,200	24,400	4,900	29,300
Area 3 Gravel Parking / Driveway - Remove & Re-Pave Subtotal				\$ 29,030.00	29,100			40,200
Area 4 Handicap Parking - Crack Fill & Seal Coat								
Seal Coat	\$ 26,814.00	Total	1	26,800	4,000	30,800	6,200	37,000
Crack Fill	\$ 3,315.00	Total	1	3,300	500	3,800	800	4,600
Pavement Marking	\$ 750.00	Total	1	800	100	900	200	1,100
Area 4 Handicap Parking - Crack Fill & Seal Coat Subtotal				\$ 30,879.00	30,900			42,700
Area 5 Asphalt Play Area / 100m Dash - Remove, Re-Pave & Patch								
Pavement Removal	\$ 7,005.00	Total	1	7,000	1,100	8,100	1,600	9,700
Base Patching	\$ 3,720.00	Total	1	3,700	600	4,300	900	5,200
3" HMA E-1 (9.5mm)	\$ 21,150.00	Total	1	21,200	3,200	24,400	4,900	29,300
Fertilizer, Seed & Mulch Area Disturbed by Plowing Operations	\$ 667.50	Total	1	700	100	800	200	1,000
Pavement Marking	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 5 Asphalt Play Area / 100m Dash - Remove, Re-Pave & Patch Subtotal				\$ 33,542.50	33,600			46,600
Area 6 Asphalt Area for the Bike Rack - Remove & Re-Pave								
Pavement Removal	\$ 6,214.50	Total	1	6,200	900	7,100	1,400	8,500
Base Patching	\$ 800.00	Total	1	800	100	900	200	1,100
Concrete Pad for Bike Rack	\$ 3,080.00	Total	1	3,100	500	3,600	700	4,300
4" HMA E-1 (12.5mm)	\$ 14,400.00	Total	1	14,400	2,200	16,600	3,300	19,900
Area 6 Asphalt Area for the Bike Rack - Remove & Re-Pave Subtotal				\$ 24,494.50	24,500			33,800
Site Concrete - Remove & Replace								
Sidewalk R&R	\$ 7,440.00	Total	1	7,400	1,100	8,500	1,700	10,200
Curb & Gutter	\$ 1,100.00	Total	1	1,100	200	1,300	300	1,600
Concrete Stair Repairs	\$ 10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Site Concrete - Remove & Replace Subtotal				\$ 18,540.00	18,500			25,600

Stormwater Management								
Stormwater Management	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Stormwater Management Subtotal		\$ 25,000.00		25,000				34,600
Greenspace								
No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal		\$ -		0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
Perry Tipler Middle School				3,051,100				4,211,500
Infrastructure Improvement				3,051,100				4,211,500
Interior & Exterior Building Upgrades				2,097,300				2,894,800
ADA Accessibility								
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	2	50,000	7,500	57,500	11,500	69,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	247	106,200	15,900	122,100	24,400	146,500
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	33	96,000	14,400	110,400	22,100	132,500
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	3	5,300	800	6,100	1,200	7,300
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	88	22,000	3,300	25,300	5,100	30,400
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	7	700	100	800	200	1,000
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	4	10,400	1,600	12,000	2,400	14,400
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	225	90,000	13,500	103,500	20,700	124,200
Remount Drinking Fountains that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	1	400	100	500	100	600
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	7	5,000	800	5,800	1,200	7,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	60	21,000	3,200	24,200	4,800	29,000
ADA Accessibility Subtotal				407,000				561,900
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 350,000.00	Total	1	350,000	52,500	402,500	80,500	483,000
Replace Windows	\$ 80.00	Per Sq-Ft	157	12,600	1,900	14,500	2,900	17,400
Replace Exterior Doors	\$ 5,000.00	Per Unit	1	5,000	800	5,800	1,200	7,000
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				367,600				507,400
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	87,761	175,500	26,300	201,800	40,400	242,200
Partition Wall - Replace Track	\$ 20,000.00	Per Lineal Ft	1	20,000	3,000	23,000	4,600	27,600
Interior Door Replacement	\$ 3,000.00	Per Unit	26	78,900	11,800	90,700	18,100	108,800
Ceiling Replacement	\$ 3.00	Per Sq-Ft	49,366	148,100	22,200	170,300	34,100	204,400
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	3,688	11,100	1,700	12,800	2,600	15,400
Flooring Replacement	\$ 10.50	Per Sq-Ft	49,366	518,300	77,700	596,000	119,200	715,200
Building Interior Subtotal				951,900				1,313,600

Owner Items

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Casework - Non-Science, Non-ADA	\$ 200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Casework - Science	\$ 70,000.00	Total	1	70,000	10,500	80,500	16,100	96,600
Lockers	\$ 150.00	Per Unit	155	23,300	3,500	26,800	5,400	32,200
Instrument Storage	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Gymnasium Bleachers	\$ 150.00	Per Seat	350	52,500	7,900	60,400	12,100	72,500

Owner Items Subtotal **370,800** **511,900**

Building Systems **778,200** **1,074,500**

Plumbing

Domestic Water and Plumbing Equipment

New Water Service	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
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Sanitary and Storm Piping

Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$ 20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$ 20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Provide Acid Basin for Science Room Waste	\$ 6,000.00	Total	1	6,000	900	6,900	1,400	8,300
Replace Galvanized Water Piping (Original Building Only)	\$ 2.00	Per Sq-Ft	87,761.00	175,500	26,300	201,800	40,400	242,200

Plumbing Fixtures

Replace Water Closets with New Fixtures	\$ 3,000.00	Per Fixture	35	105,000	15,800	120,800	24,200	145,000
Replace Lavatories with New Fixtures	\$ 3,000.00	Per Fixture	10	30,000	4,500	34,500	6,900	41,400
Demolish Existing Showers and All Associated Piping	\$ 1,600.00	Per Fixture	12	19,200	2,900	22,100	4,400	26,500

Plumbing Subtotal **405,700** **560,000**

HVAC

None				0	0	0	0	0
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HVAC Subtotal **0** **0**

Electrical

Electric Service

Prepare Documented One-Line Diagram	\$ 2,000.00	Total	1	2,000	300	2,300	500	2,800
Prepare Fault Current / Coordination / Arc Flash Analysis	\$ 10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Service Entrance Equipment	\$ 35,000.00	Total	1	35,000	5,300	40,300	8,100	48,400
Replace Boiler Room Switchboard	\$ 75,000.00	Total	1	75,000	11,300	86,300	17,300	103,600
Replace Boiler Room MCC w/ Panelboard	\$ 10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Aged Panels in Facility	\$ 4,000.00	Per Panel	10	40,000	6,000	46,000	9,200	55,200
Emergency Power System - New Generator	\$ 65,000.00	Total	1	65,000	9,800	74,800	15,000	89,800

Light Fixtures & Controls

Interior Light Fixture Replacement (LED Equivalents)	\$ 350.00	Per Fixture	0	0	0	0	0	0
Improve Corridor Lighting Control	\$ 200.00	Per Sensor	40	8,000	1,200	9,200	1,800	11,000
Exit Plan Review and Exit Light Replacements	\$ 150.00	Per Fixture	40	6,000	900	6,900	1,400	8,300
Exterior Light Fixture Replacement (LED Equivalents)	\$ 150.00	Per Fixture	30	4,500	700	5,200	1,000	6,200

Wiring Devices									
Removal of Unused Cooking / Sewing Floor Boxes	\$	2,500.00	Total	1	2,500	400	2,900	600	3,500
Correct Cooking Equipment Circuits to Prevent Tripping	\$	5,000.00	Total	1	5,000	800	5,800	1,200	7,000
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
Upgrades to Paging System to Address Inadequate Speaker Coverage					0	0	0	0	0
Upgrades to Bell System to Address Inadequate Coverage					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
Replace Remaining Synchronized Clocks	\$	150.00	Per Device	0	0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	87560	109,500	16,400	125,900	25,200	151,100
Electrical Subtotal					372,500				514,500
Exterior Improvements					175,600				242,200
Site Development									
Area 1 Visitor Parking / Bus Drop-off - Crack Fill & Seal Coat									
Crack Filling	\$	650.00	Total	1	700	100	800	200	1,000
Seal Coat	\$	6,156.00	Total	1	6,200	900	7,100	1,400	8,500
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Visitor Parking / Bus Drop-off - Crack Fill & Seal Coat Subtotal					\$ 7,806.00	7,900			10,900
Area 2 Asphalt for Bike Racks - Change to Concrete									
Pavement Removal	\$	2,265.00	Total	1	2,300	300	2,600	500	3,100
Concrete Pavement (4" slab)	\$	24,160.00	Total	1	24,200	3,600	27,800	5,600	33,400
18 Stall Bike Rack	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Area 2 Asphalt for Bike Racks - Change to Concrete Subtotal					\$ 27,925.00	28,000			38,500
Area 3 Staff Parking - Crack Fill & Seal Coat									
Crack Filling	\$	500.00	Total	1	500	100	600	100	700
Seal Coat	\$	9,558.00	Total	1	9,600	1,400	11,000	2,200	13,200
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 3 Staff Parking - Crack Fill & Seal Coat Subtotal					\$ 11,058.00	11,100			15,300

Area 4 Asphalt Play Area - Remove & Re-Pave

Pavement Removal	\$ 9,382.50	Total	1	9,400	1,400	10,800	2,200	13,000
12" Base and Subgrade Removal	\$ 4,900.00	Total	1	4,900	700	5,600	1,100	6,700
12" Base Aggregate Dense	\$ 18,200.00	Total	1	18,200	2,700	20,900	4,200	25,100
4" HMA E-1 (9.5mm)	\$ 42,300.00	Total	1	42,300	6,300	48,600	9,700	58,300
Pavement Marking	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 4 Asphalt Play Area - Remove & Re-Pave Subtotal				75,800				104,500

Area 5 - Underdrain Around Playground

Remove Existing Underdrain	\$ 2,440.00	Total	1	2,400	400	2,800	600	3,400
Install New Underdrain	\$ 6,100.00	Total	1	6,100	900	7,000	1,400	8,400
Area 5 - Underdrain Around Playground Subtotal				8,500				11,800

Site Concrete - Remove & Replace

Sidewalk R&R	\$ 13,960.00	Total	1	14,000	2,100	16,100	3,200	19,300
Curb & Gutter	\$ 2,000.00	Total	1	2,000	300	2,300	500	2,800
Apron at Main Entrance	\$ 1,400.00	Total	1	1,400	200	1,600	300	1,900
Concrete Border Around Trees by Outdoor Classroom	\$ 1,900.00	Total	1	1,900	300	2,200	400	2,600
Stairs for Wood Shop (2 Sets)	\$ 20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Outdoor Classroom Seating	\$ 5,000.00	Total	1	5,000	800	5,800	1,200	7,000
Site Concrete - Remove & Replace Subtotal				44,300				61,200

Greenspace

No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal				0				0

Playground / Playground Equipment

No improvements needed	\$ -	Total	1	0	0	0	0	0
Playground / Playground Equipment Subtotal				0				0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
North High School				9,864,100				13,613,700
Infrastructure Improvement				9,864,100				13,613,700
Interior & Exterior Building Upgrades				5,636,900				7,779,400
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	85	4,700	700	5,400	1,100	6,500
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	2	50,000	7,500	57,500	11,500	69,000
Add Elevator to Areas that do not meet ADA Requirements	\$ 45,000.00	Per Sq-Ft	1	45,000	6,800	51,800	10,400	62,200
General Construction & Electrical for Elevator	\$ 150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	401	172,400	25,900	198,300	39,700	238,000
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	28	81,500	12,200	93,700	18,700	112,400
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	4	7,000	1,100	8,100	1,600	9,700
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	165	41,300	6,200	47,500	9,500	57,000
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	4	400	100	500	100	600
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	21	54,400	8,200	62,600	12,500	75,100
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	150	60,000	9,000	69,000	13,800	82,800
Remount Drinking Fountains that do not meet ADA Requirements to ADA required height	\$ 440.00	Per Unit	2	900	100	1,000	200	1,200
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	12	8,600	1,300	9,900	2,000	11,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	39	13,700	2,100	15,800	3,200	19,000
ADA Accessibility Subtotal				689,900				952,400
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 650,000.00	Total	1	650,000	97,500	747,500	149,500	897,000
Replace Windows (Panels)	\$ 80.00	Per Sq-Ft	224	17,900	2,700	20,600	4,100	24,700
Replace Exterior Doors	\$ 5,000.00	Per Unit	6	30,000	4,500	34,500	6,900	41,400
Partial Roof Replacement	\$ 1,050,000.00	Total	1	1,050,000	157,500	1,207,500	241,500	1,449,000
Building Envelope Subtotal				1,747,900				2,412,100

Building Interior									
Wall Repair / Replacement	\$	4.00	Per Sq-Ft	295,135	1,180,500	177,100	1,357,600	271,500	1,629,100
Interior Window Sill Replacement	\$	75.00	Per Lineal Ft	128	9,600	1,400	11,000	2,200	13,200
Interior Door Replacement	\$	3,000.00	Per Unit	211	633,000	95,000	728,000	145,600	873,600
Ceiling Replacement	\$	3.00	Per Sq-Ft	55,338	166,000	24,900	190,900	38,200	229,100
Spline Ceiling Demo	\$	3.00	Per Sq-Ft	4,887	14,700	2,200	16,900	3,400	20,300
Flooring Replacement	\$	10.50	Per Sq-Ft	55,338	581,000	87,200	668,200	133,600	801,800
Replace Railings @ Gymnasium Mezzanine	\$	200.00	Per Lineal Ft	99	19,700	3,000	22,700	4,500	27,200
Building Interior Subtotal					2,604,500				3,594,300
Owner Items									
FFE									
Auditorium Seating	\$	300.00	Per Unit	473	141,900	21,300	163,200	32,600	195,800
Casework - Non-Science, Non-ADA	\$	300,000.00	Total	1	300,000	45,000	345,000	69,000	414,000
Casework - Science	\$	90,000.00	Total	1	90,000	13,500	103,500	20,700	124,200
Lockers - Pool	\$	150.00	Per Unit	120	18,000	2,700	20,700	4,100	24,800
Instrument Storage	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Replace Railings @ Gymnasium Mezzanine	\$	200.00	Per Lineal Ft	99	19,700	3,000	22,700	4,500	27,200
Owner Items Subtotal					594,600				820,600
Building Systems					2,780,900				3,837,900
Plumbing									
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Glass Acid Waste Piping with Polypropylene Acid Piping	\$	60,000.00	Total	1	60,000	9,000	69,000	13,800	82,800
Install Solid Trap on Graphic Art Room Sinks	\$	2,700.00	Per Sink	8	21,600	3,200	24,800	5,000	29,800
Repair Tech Ed Air Compressor and Dryer	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Gas Valves in Science Room	\$	800.00	Per Valve	7	5,600	800	6,400	1,300	7,700
Install Master Gas Shut-off in Science Rooms	\$	3,500.00	Per Room	7	24,500	3,700	28,200	5,600	33,800
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	110	330,000	49,500	379,500	75,900	455,400
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	110	330,000	49,500	379,500	75,900	455,400
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	176	528,000	79,200	607,200	121,400	728,600
Replace Water Coolers with New Fixtures	\$	2,500.00	Per Fixture	16	40,000	6,000	46,000	9,200	55,200
Add Bottle Fillers to Newer Electric Water Coolers	\$	1,500.00	Per Fixture	12	18,000	2,700	20,700	4,100	24,800
Provide Hard-piped Drains on All Emergency Fixtures	\$	3,000.00	Per Fixture	20	60,000	9,000	69,000	13,800	82,800
Replace Existing Shower Heads and Valves with New	\$	1,500.00	Per Shower	40	60,000	9,000	69,000	13,800	82,800
Replace Existing Wash Fountains with New	\$	4,500.00	Per Fixture	12	54,000	8,100	62,100	12,400	74,500
Plumbing Subtotal					1,601,700				2,210,200
HVAC									
Dust Collector									
Replace Dust Collector	\$	1.00	Per Sq-Ft	50000	50,000	7,500	57,500	11,500	69,000
HVAC Subtotal					50,000				69,000

Electrical

Electric Service									
Prepare Documented One-Line Diagram	\$ 4,000.00	Total	1	4,000	600	4,600	900	5,500	
Prepare Fault Current / Coordination / Arc Flash Analysis	\$ 10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800	
Replace 13.2kV Interior Service Entrance Equipment with Exterior 480V Service	\$ 100,000.00	Total	1	100,000	15,000	115,000	23,000	138,000	
Replace 4 Unit Substations with 480V Switchboards	\$ 425,000.00	Total	1	425,000	63,800	488,800	97,800	586,600	
Replace Aged Fusible Distribution Panels in Facility	\$ 8,000.00	Per Panel	2	16,000	2,400	18,400	3,700	22,100	
Replace Aged Panels and Transformers in Facility	\$ 7,000.00	Per Panel	35	245,000	36,800	281,800	56,400	338,200	
Emergency Power System - New Generator	\$ 125,000.00	Total	1	125,000	18,800	143,800	28,800	172,600	
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$ 350.00	Per Fixture	0	0	0	0	0	0	
Improve Corridor Lighting Control	\$ 200.00	Per Sensor	80	16,000	2,400	18,400	3,700	22,100	
Exit Plan Review and Exit Light Replacements	\$ 150.00	Per Fixture	80	12,000	1,800	13,800	2,800	16,600	
Emergency Egress Lighting	\$ 15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800	
Replace Existing 4x4 Common Area Lighting	\$ 600.00	Per Fixture	24	14,400	2,200	16,600	3,300	19,900	
Wiring Devices									
Removal of Unused Floor Boxes	\$ 2,500.00	Total	1	2,500	400	2,900	600	3,500	
Provide Additional Circuits to Prevent Tripping	\$ 8,000.00	Total	1	8,000	1,200	9,200	1,800	11,000	
Phone System									
None				0	0	0	0	0	
Data System									
None				0	0	0	0	0	
Keyless Entry System									
Addition of Keyless Entry Door	\$ 500.00	Per Door	0	0	0	0	0	0	
Intercom System									
Replace Speakers that can no longer be Securely Mounted	\$ 150.00	Per Device	0	0	0	0	0	0	
Upgrades to Bell System to Address Inadequate Coverage				0	0	0	0	0	
CCTV System									
None				0	0	0	0	0	
Clock System									
Replace Remaining Synchronized Clocks				0	0	0	0	0	
Fire Alarm System									
Expand Existing Addressable Fire Alarm System	\$ 1.25	Per Sq-Ft	103000	128,800	19,300	148,100	29,600	177,700	
Add Initiating and Notification Devices to Existing System	\$ 150.00	Per Device	50	7,500	1,100	8,600	1,700	10,300	
Electrical Subtotal				1,129,200				1,558,700	

Exterior Improvements				1,446,300					1,996,400	
Site Development										
Area 1 Delivery / Custodial Parking - Remove & Re-Pave										
Pavement Removal	\$ 15,895.00	Total	1	15,900	2,400	18,300	3,700	22,000		
Base Patching	\$ 12,000.00	Total	1	12,000	1,800	13,800	2,800	16,600		
4" HMA E-1 (12.5mm)	\$ 71,550.00	Total	1	71,600	10,700	82,300	16,500	98,800		
Pavement Marking	\$ 500.00	Total	1	500	100	600	100	700		
Area 1 Delivery / Custodial Parking - Remove & Re-Pave Subtotal				\$ 99,945.00					100,000	138,100
Area 2 Student / Visitor Parking; Main Lot - Remove & Re-Pave										
Pavement Removal	\$ 34,265.00	Total	1	34,300	5,100	39,400	7,900	47,300		
Base Patching	\$ 30,750.00	Total	1	30,800	4,600	35,400	7,100	42,500		
4" HMA E-1 (9.5mm)	\$ 307,800.00	Total	1	307,800	46,200	354,000	70,800	424,800		
Pavement Marking	\$ 2,000.00	Total	1	2,000	300	2,300	500	2,800		
Area 2 Student / Visitor Parking; Main Lot - Remove & Re-Pave Subtotal				#####					374,900	517,400
Area 3 Bus Drop-off Loop - Remove & Re-Pave										
Pavement Removal	\$ 6,495.00	Total	1	6,500	1,000	7,500	1,500	9,000		
12" Base and Subgrade Removal	\$ 3,395.00	Total	1	3,400	500	3,900	800	4,700		
12" Base Aggregate Dense	\$ 12,610.00	Total	1	12,600	1,900	14,500	2,900	17,400		
4" HMA E-1 (12.5mm)	\$ 29,250.00	Total	1	29,300	4,400	33,700	6,700	40,400		
Area 3 Bus Drop-off Loop - Remove & Re-Pave Subtotal				\$ 51,750.00					51,800	71,500
Area 4 Visitor / Staff Parking - Remove & Re-Pave										
Pavement Removal	\$ 30,188.75	Total	1	30,200	4,500	34,700	6,900	41,600		
12" Base and Subgrade Removal	\$ 31,325.00	Total	1	31,300	4,700	36,000	7,200	43,200		
12" Base Aggregate Dense	\$ 116,350.00	Total	1	116,400	17,500	133,900	26,800	160,700		
4" HMA E-1 (12.5mm)	\$ 270,900.00	Total	1	270,900	40,600	311,500	62,300	373,800		
Pavement Marking	\$ 3,000.00	Total	1	3,000	500	3,500	700	4,200		
Area 4 Asphalt Walking Path on East Side of School - Remove & Re-Pave Subtotal				#####					451,800	623,500
Area 5 Asphalt Around Baseball Bleachers - Remove & Re-Pave										
Pavement Removal	\$ 5,005.00	Total	1	5,000	800	5,800	1,200	7,000		
4" HMA E-1 (12.5mm)	\$ 22,500.00	Total	1	22,500	3,400	25,900	5,200	31,100		
Area 5 Asphalt Around Baseball Bleachers - Remove & Re-Pave Subtotal				\$ 27,505.00					27,500	38,100
Area 5 Bleachers - Replace										
Bleachers Under the Awning (2 Awnings)	\$ 78,000.00	Total	1	78,000	11,700	89,700	17,900	107,600		
Bleachers Behind Home Plate	\$ 12,000.00	Total	1	12,000	1,800	13,800	2,800	16,600		
Concrete Pad for Bleachers	\$ 16,208.00	Total	1	16,200	2,400	18,600	3,700	22,300		
Area 5 Bleachers - Replace Subtotal				#####					106,200	146,500
Area 6 Football Field - Improve Drainage & Upgrades										
Stripping Topsoil	\$ 12,687.00	Total	1	12,700	1,900	14,600	2,900	17,500		
Add Crown Sloping 1% Down and Out from Center of Field	\$ 14,400.00	Total	1	14,400	2,200	16,600	3,300	19,900		
Placing 6" Topsoil	\$ 7,280.00	Total	1	7,300	1,100	8,400	1,700	10,100		
Fertilizer, Seed, Mulch	\$ 16,312.00	Total	1	16,300	2,400	18,700	3,700	22,400		
Field Goal Post	\$ 16,000.00	Total	1	16,000	2,400	18,400	3,700	22,100		
Scoreboard	\$ 35,000.00	Total	1	35,000	5,300	40,300	8,100	48,400		
Area 6 Football Field - Improve Drainage & Upgrades Subtotal				#####					101,700	140,400

Area 7 Asphalt Walking Path between Football & Soccer Fields - Remove & Re-Pave

Pavement Removal	\$ 3,476.25	Total	1	3,500	500	4,000	800	4,800
12" Base and Subgrade Removal	\$ 1,400.00	Total	1	1,400	200	1,600	300	1,900
12" Base Aggregate Dense	\$ 4,550.00	Total	1	4,600	700	5,300	1,100	6,400
4" HMA E-1 (9.5mm)	\$ 10,800.00	Total	1	10,800	1,600	12,400	2,500	14,900
4" Concrete Sidewalk	\$ 400.00	Total	1	400	100	500	100	600
ADA Panels at Crosswalk (Southern End of Walkway)	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 7 Asphalt Walking Path between Football & Soccer Fields - Remove & Re-Pave Subtotal				\$ 21,626.25		21,700		30,000

Area 8 Morgan Ave Entrance - Remove & Re-Pave

Pavement Removal	\$ 4,935.00	Total	1	4,900	700	5,600	1,100	6,700
12" Base and Subgrade Removal	\$ 3,700.00	Total	1	3,700	600	4,300	900	5,200
12" Base Aggregate Dense	\$ 9,620.00	Total	1	9,600	1,400	11,000	2,200	13,200
4" HMA E-1 (12.5mm)	\$ 22,230.00	Total	1	22,200	3,300	25,500	5,100	30,600
Area 8 Morgan Ave Entrance - Remove & Re-Pave Subtotal				\$ 40,485.00		40,400		55,700

Site Concrete - Remove & Replace

Sidewalk R&R	\$ 73,880.00	Total	1	73,900	11,100	85,000	17,000	102,000
Curb & Gutter	\$ 20,400.00	Total	1	20,400	3,100	23,500	4,700	28,200
ADA Panels	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Site Concrete - Remove & Replace Subtotal				\$ 95,280.00		95,300		131,600

Stormwater Management

Stormwater Management	\$ 75,000.00	Total	1	75,000	11,300	86,300	17,300	103,600
Stormwater Management Subtotal				\$ 75,000.00		75,000		103,600

Greenspace / Soccer Fields

No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace / Soccer Fields Subtotal				\$ -		0		0

Baseball / Softball Diamonds

No improvements needed	\$ -	Total	1	0	0	0	0	0
Baseball / Softball Diamonds Subtotal				\$ -		0		0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
West High School				17,885,800				24,683,800
Infrastructure Improvement				17,885,800				24,683,800
Interior & Exterior Building Upgrades				13,047,900				18,006,600
ADA Accessibility								
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	3	75,000	11,300	86,300	17,300	103,600
Add Elevator to Areas that do not meet ADA Requirements	\$ 45,000.00	Total	2	90,000	13,500	103,500	20,700	124,200
General Construction & Electrical for Elevator	\$ 150,000.00	Total	2	300,000	45,000	345,000	69,000	414,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	353	151,800	22,800	174,600	34,900	209,500
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	15	43,700	6,600	50,300	10,100	60,400
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	7	12,300	1,800	14,100	2,800	16,900
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	122	30,500	4,600	35,100	7,000	42,100
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	7	700	100	800	200	1,000
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	19	49,200	7,400	56,600	11,300	67,900
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	75	30,000	4,500	34,500	6,900	41,400
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	6	4,300	600	4,900	1,000	5,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	69	24,200	3,600	27,800	5,600	33,400
ADA Accessibility Subtotal				811,700				1,120,300
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 650,000.00	Total	1	650,000	97,500	747,500	149,500	897,000
Replace Windows	\$ 80.00	Per Sq-Ft	36,174	2,893,900	434,100	3,328,000	665,600	3,993,600
Replace Skylights	\$ 250.00	Per Sq-Ft	68	17,000	2,600	19,600	3,900	23,500
Replace Exterior Doors	\$ 5,000.00	Per Unit	30	150,000	22,500	172,500	34,500	207,000
Replace Overhead Door	\$ 4,500.00	Per Sq-Ft	126	567,000	85,100	652,100	130,400	782,500
Partial Roof Replacement	\$ 1,000,000.00	Total	1	1,000,000	150,000	1,150,000	230,000	1,380,000
Exterior Railing Replacement	\$ 200.00	Per Lineal Ft	67	13,400	2,000	15,400	3,100	18,500
Building Envelope Subtotal				5,291,300				7,302,100

Building Interior

Wall Repair / Replacement	\$	6.00	Per Sq-Ft	331,365	1,988,200	298,200	2,286,400	457,300	2,743,700
Wood Partition Wall Tracks @ Cafeteria - Replacement	\$	20,000.00	Per Lineal Ft	1	20,000	3,000	23,000	4,600	27,600
Interior Window Sill Replacement	\$	75.00	Per Lineal Ft	90	6,800	1,000	7,800	1,600	9,400
Interior Door Replacement	\$	3,000.00	Per Unit	435	1,305,000	195,800	1,500,800	300,200	1,801,000
Interior Door Replacement - Coiling Doors	\$	7,500.00	Per Unit	1	7,500	1,100	8,600	1,700	10,300
Ceiling Replacement	\$	3.00	Per Sq-Ft	248,524	745,600	111,800	857,400	171,500	1,028,900
Spline Ceiling Demo	\$	3.00	Per Sq-Ft	20,786	62,400	9,400	71,800	14,400	86,200
Flooring Replacement	\$	10.50	Per Sq-Ft	186,393	1,957,100	293,600	2,250,700	450,100	2,700,800
Building Interior Subtotal					6,092,600				8,407,900

Owner Items

FFE									
Casework - Non-Science, Non-ADA	\$	300,000.00	Total	1	300,000	45,000	345,000	69,000	414,000
Casework - Science	\$	90,000.00	Total	1	90,000	13,500	103,500	20,700	124,200
Auditorium Seating	\$	300.00	Per Unit	992	297,600	44,600	342,200	68,400	410,600
Lockers	\$	150.00	Per Unit	423	63,500	9,500	73,000	14,600	87,600
Lockers - Girls' PE	\$	150.00	Per Unit	448	67,200	10,100	77,300	15,500	92,800
Lockers - Pool	\$	150.00	Per Unit	60	9,000	1,400	10,400	2,100	12,500
Instrument Storage	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Owner Items Subtotal					852,300				1,176,300

Building Systems

					4,003,100				5,524,900
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Plumbing

Domestic Water and Plumbing Equipment									
New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Replace Domestic Water Piping in Kitchen	\$	35,000.00	Total	1	35,000	5,300	40,300	8,100	48,400
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	40,000.00	Total	1	40,000	6,000	46,000	9,200	55,200
Replace Cast Iron Sanitary Mains in the South End of the Building	\$	40,000.00	Per Lineal Ft	1	40,000	6,000	46,000	9,200	55,200
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Install Solids Trap on Art Room Sink	\$	2,700.00	Per Sink	4	10,800	1,600	12,400	2,500	14,900
Replace Interior Grease Interceptors	\$	7,000.00	Per Fixture	4	28,000	4,200	32,200	6,400	38,600
Replace Exterior Grease Interceptor	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Replace Greasy Waste Piping in Kitchen to Grease Interceptors	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace (3) Air Compressors & Dryers	\$	8,000.00	Per Unit	3	24,000	3,600	27,600	5,500	33,100
Install Garbage Disposal on Breakroom Sink	\$	2,000.00	Per Sink	1	2,000	300	2,300	500	2,800

Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	200	600,000	90,000	690,000	138,000	828,000
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	150	450,000	67,500	517,500	103,500	621,000
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	160	480,000	72,000	552,000	110,400	662,400
Replace Sinks with New Fixtures	\$	3,000.00	Per Fixture	100	300,000	45,000	345,000	69,000	414,000
Replace Water Coolers with New Fixtures	\$	2,500.00	Per Fixture	40	100,000	15,000	115,000	23,000	138,000
Add Bottle Fillers to Newer Electric Water Coolers	\$	1,500.00	Per Fixture	20	30,000	4,500	34,500	6,900	41,400
Replace Existing Showers with New Fixtures	\$	3,000.00	Per Fixture	60	180,000	27,000	207,000	41,400	248,400
Provide Emergency Eyewash in the Auto Shop	\$	5,000.00	Total	1	5,000	800	5,800	1,200	7,000
Remove Physics Room Sink and All Associated Piping	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Plumbing Subtotal					2,421,300				3,341,600
HVAC									
None					0	0	0	0	0
HVAC Subtotal					0				0
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Replace 4.16kV Interior Service Entrance Equipment with Two 480V Services	\$	150,000.00	Total	2	300,000	45,000	345,000	69,000	414,000
Replace Five Unit Substations with 480V Panels, Transformers and 208 Distribution	\$	75,000.00	Total	5	375,000	56,300	431,300	86,300	517,600
Replace Unit H Mezzanine Substation with 480V Panel and Transformer	\$	35,000.00	Total	1	35,000	5,300	40,300	8,100	48,400
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	45	180,000	27,000	207,000	41,400	248,400
Emergency Power System - New Generator	\$	150,000.00	Total	1	150,000	22,500	172,500	34,500	207,000
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Improve Corridor Lighting Control	\$	200.00	Per Sensor	80	16,000	2,400	18,400	3,700	22,100
Exit Plan Review and Exit Light Replacements	\$	150.00	Per Fixture	120	18,000	2,700	20,700	4,100	24,800
Emergency Egress Lighting	\$	25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	100	15,000	2,300	17,300	3,500	20,800
Wiring Devices									
Removal of Unused Floor Boxes	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Provide Additional Circuits to Prevent Tripping	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Replace Auditorium Dimming System	\$	250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Electronics Lab Power Supply	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0

Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
Upgrades to Bell System to Address Inadequate Coverage					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
Replace Remaining Synchronized Clocks					0	0	0	0	0
Fire Alarm System									
Expand Existing Addressable Fire Alarm System	\$	1.25	Per Sq-Ft	113817	142,300	21,300	163,600	32,700	196,300
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	50	7,500	1,100	8,600	1,700	10,300
Electrical Subtotal					1,581,800				2,183,300
Exterior Improvements					834,800				1,152,300
Site Development									
Area 1 Asphalt by Baseball Diamond - Remove & Re-Pave									
Pavement Removal	\$	3,600.00	Total	1	3,600	500	4,100	800	4,900
12" Base and Subgrade Removal	\$	1,350.00	Total	1	1,400	200	1,600	300	1,900
12" Base Aggregate Dense	\$	3,510.00	Total	1	3,500	500	4,000	800	4,800
3.5" HMA E-1 (9.5mm)	\$	7,200.00	Total	1	7,200	1,100	8,300	1,700	10,000
Area 1 Asphalt by Baseball Diamond - Remove & Re-Pave Subtotal					\$ 15,660.00		15,700		21,600
Area 2 Student / Visitor Parking; Main Lot - Remove & Re-Pave									
Pavement Removal	\$	42,972.50	Total	1	43,000	6,500	49,500	9,900	59,400
Base Patching	\$	68,760.00	Total	1	68,800	10,300	79,100	15,800	94,900
4" HMA E-1 (12.5mm)	\$	385,200.00	Total	1	385,200	57,800	443,000	88,600	531,600
Pavement Marking	\$	2,000.00	Total	1	2,000	300	2,300	500	2,800
Area 2 Student / Visitor Parking; Main Lot - Remove & Re-Pave Subtotal					\$498,932.50		499,000		688,700
Area 3 Concrete Path Addition - Remove & Re-Pave									
12" Base and Subgrade Removal	\$	600.00	Total	1	600	100	700	100	800
12" Base Aggregate Dense	\$	1,280.00	Total	1	1,300	200	1,500	300	1,800
6" Concrete Pavement	\$	7,856.00	Total	1	7,900	1,200	9,100	1,800	10,900
Area 3 Concrete Path Addition - Remove & Re-Pave Subtotal					\$ 9,736.00		9,800		13,500
Area 4 Driveway to Back of School and to Storage Buildings - Remove & Re-Pave									
Pavement Removal	\$	10,744.00	Total	1	10,700	1,600	12,300	2,500	14,800
Base Patching	\$	10,400.00	Total	1	10,400	1,600	12,000	2,400	14,400
4" HMA E-1 (12.5mm)	\$	60,300.00	Total	1	60,300	9,000	69,300	13,900	83,200
Area 4 Driveway to Back of School and to Storage Buildings - Remove & Re-Pave Subtotal					\$ 81,444.00		81,400		112,400

Area 5 Staff Parking - Remove & Re-Pave

Pavement Removal	\$ 16,763.00	Total	1	16,800	2,500	19,300	3,900	23,200
12" Base and Subgrade Removal	\$ 5,915.00	Total	1	5,900	900	6,800	1,400	8,200
12" Base Aggregate Dense	\$ 21,970.00	Total	1	22,000	3,300	25,300	5,100	30,400
4" HMA E-1 (12.5mm)	\$ 107,550.00	Total	1	107,600	16,100	123,700	24,700	148,400
Pavement Marking	\$ 1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 5 Staff Parking - Remove & Re-Pave Subtotal				\$153,198.00		153,300		211,600

Site Concrete - Remove & Replace

Sidewalk R&R	\$ 44,800.00	Total	1	44,800	6,700	51,500	10,300	61,800
Curb & Gutter	\$ 3,800.00	Total	1	3,800	600	4,400	900	5,300
ADA Panels	\$ 2,000.00	Total	1	2,000	300	2,300	500	2,800
Site Concrete - Remove & Replace Subtotal				\$ 50,600.00		50,600		69,900

Stormwater Management

Stormwater Management	\$ 25,000.00	Total	1	25,000	3,800	28,800	5,800	34,600
Stormwater Management Subtotal				\$ 25,000.00		25,000		34,600

Greenspace

No improvements needed	\$ -	Total	1	0	0	0	0	0
Greenspace Subtotal				\$ -		0		0

Baseball / Softball Diamonds / Tennis Courts / Football Field

No improvements needed	\$ -	Total	1	0	0	0	0	0
Baseball / Softball Diamonds / Tennis Courts / Football Field Subtotal				\$ -		0		0

Track

No improvements needed	\$ -	Total	1	0	0	0	0	0
Track Subtotal				\$ -		0		0

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
OASD Administration Building				551,000				760,900
Infrastructure Improvement				551,000				760,900
Interior & Exterior Building Upgrades				398,800				550,500
ADA Accessibility								
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	1	2,900	400	3,300	700	4,000
Modifications for Maneuvering that do not meet ADA Requirements	\$ 1,760.00	Per Unit	1	1,800	300	2,100	400	2,500
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	20	5,000	800	5,800	1,200	7,000
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	1	100	0	100	0	100
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	2	5,200	800	6,000	1,200	7,200
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	2	1,400	200	1,600	300	1,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	6	2,100	300	2,400	500	2,900
ADA Accessibility Subtotal				18,500				25,600
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				200,000				276,000
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	16,255	32,500	4,900	37,400	7,500	44,900
Ceiling Replacement	\$ 3.00	Per Sq-Ft	610	1,800	300	2,100	400	2,500
Flooring Replacement	\$ 10.50	Per Sq-Ft	9,143	96,000	14,400	110,400	22,100	132,500
Building Interior Subtotal				130,300				179,900
Owner Items								
FFE								
Casework - Non-Science, Non-ADA	\$ 50,000.00	Total	1	50,000	7,500	57,500	11,500	69,000
Owner Items Subtotal				50,000				69,000
Building Systems				136,000				188,000
Plumbing								
Domestic Water and Plumbing Equipment								
New Water Service	\$ 30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400

Sanitary and Storm Piping									
None	\$	-	0	0	0	0	0	0	
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	4	12,000	1,800	13,800	2,800	16,600
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	4	12,000	1,800	13,800	2,800	16,600
Plumbing Subtotal					54,000				74,600
HVAC									
Ventilation & Air Conditioning Systems									
Replace RTU Serving the Board Room	\$	1.00	Per Sq-Ft	15000	15,000	2,300	17,300	3,500	20,800
Replace RTU Serving the Cubicles	\$	1.00	Per Sq-Ft	20000	20,000	3,000	23,000	4,600	27,600
HVAC Subtotal					35,000				48,400
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Aged Panels in Facility	\$	1,000.00	Per Panel	5	5,000	800	5,800	1,200	7,000
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Improve Corridor Lighting Control	\$	200.00	Per Sensor	12	2,400	400	2,800	600	3,400
Exit Plan Review and Exit Light Additions / Replacements	\$	150.00	Per Fixture	10	1,500	200	1,700	300	2,000
Exterior Light Fixture Replacement (LED Equivalents)	\$	150.00	Per Fixture	5	800	100	900	200	1,100
Wiring Devices									
Replace Improper Wiring	\$	3,000.00	Total	1	3,000	500	3,500	700	4,200
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0

Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	16260	20,300	3,000	23,300	4,700	28,000
Electrical Subtotal					47,000				65,000
Exterior Improvements					16,200				22,400
Site Development									
Area 1 Staff / Visitor Parking - Crack Fill & Seal Coat									
Crack Filling	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Seal Coat	\$	11,929.50	Total	1	11,900	1,800	13,700	2,700	16,400
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 1 Staff / Visitor Parking - Crack Fill & Seal Coat Subtotal					\$ 13,929.50				19,200
Site Concrete - Remove & Replace									
Sidewalk R&R	\$	1,250.00	Total	1	1,300	200	1,500	300	1,800
Curb & Gutter	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Site Concrete - Remove & Replace Subtotal					\$ 2,250.00				3,200

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
OASD Maintenance Building				1,090,100				1,504,600
Infrastructure Improvement				1,090,100				1,504,600
Interior & Exterior Building Upgrades				723,600				998,700
ADA Accessibility								
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	91	39,100	5,900	45,000	9,000	54,000
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	1	2,900	400	3,300	700	4,000
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	45	11,300	1,700	13,000	2,600	15,600
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	1	100	0	100	0	100
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	2	5,200	800	6,000	1,200	7,200
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	75	30,000	4,500	34,500	6,900	41,400
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	1	700	100	800	200	1,000
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	6	2,100	300	2,400	500	2,900
ADA Accessibility Subtotal				91,400				126,200
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 200,000.00	Total	1	200,000	30,000	230,000	46,000	276,000
Replace Skylights	\$ 250.00	Per Sq-Ft	394	98,400	14,800	113,200	22,600	135,800
Replace Exterior Doors	\$ 5,000.00	Per Unit	1	5,000	800	5,800	1,200	7,000
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				303,400				418,800
Building Interior								
Wall Repair / Replacement	\$ 2.00	Per Sq-Ft	37,754	75,500	11,300	86,800	17,400	104,200
Interior Window Sill Repair / Paint	\$ 75.00	Per Lineal Ft	62	4,700	700	5,400	1,100	6,500
Interior Door Replacement	\$ 3,000.00	Per Unit	44	130,500	19,600	150,100	30,000	180,100
Ceiling Replacement	\$ 3.00	Per Sq-Ft	4,719	14,200	2,100	16,300	3,300	19,600
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	1,422	4,300	600	4,900	1,000	5,900
Flooring Replacement	\$ 10.50	Per Sq-Ft	4,719	49,600	7,400	57,000	11,400	68,400
Building Interior Subtotal				278,800				384,700

Owner Items									
FFE									
Casework - Non-Science, Non-ADA	\$	50,000.00	Total	1	50,000	7,500	57,500	11,500	69,000
Owner Items Subtotal					50,000				69,000
Building Systems					281,900				389,100
Plumbing									
Domestic Water and Plumbing Equipment									
None	\$	-	-	0	0	0	0	0	0
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	20,000.00	Total	1	20,000	3,000	23,000	4,600	27,600
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	4	12,000	1,800	13,800	2,800	16,600
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	4	12,000	1,800	13,800	2,800	16,600
Replace Utility Sinks with New Fixtures	\$	3,000.00	Per Fixture	4	12,000	1,800	13,800	2,800	16,600
Hard-pipe Vent from Utility Sink	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Plumbing Subtotal					77,500				107,000
HVAC									
Heating System									
None	\$	-	-	0	0	0	0	0	0
Ventilation & Air Conditioning Systems									
Replace Exhaust Fan Serving the Garage	\$	1.00	Per Sq-Ft	10000	10,000	1,500	11,500	2,300	13,800
Install Rooftop Unit to Serve 2nd Floor Occupied Spaces	\$	1.00	Per Sq-Ft	30000	30,000	4,500	34,500	6,900	41,400
Control System									
None	\$	-	-	0	0	0	0	0	0
HVAC Subtotal					40,000				55,200
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Service Entrance Equipment	\$	45,000.00	Total	1	45,000	6,800	51,800	10,400	62,200
Replace Aged Panels in Facility	\$	4,000.00	Per Panel	10	40,000	6,000	46,000	9,200	55,200
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Exit Plan Review and Exit Light Additions / Replacements	\$	150.00	Per Fixture	20	3,000	500	3,500	700	4,200
Emergency Egress Lighting - Battery Lights	\$	250.00	Per Fixture	25	6,300	900	7,200	1,400	8,600
Wiring Devices									
Multi-voltage Outlets in Shop Areas	\$	8,000.00	Total	1	8,000	1,200	9,200	1,800	11,000

Phone System									
None				0	0	0	0	0	0
Data System									
None				0	0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None				0	0	0	0	0	0
CCTV System									
None				0	0	0	0	0	0
Clock System									
None				0	0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	38500	48,100	7,200	55,300	11,100	66,400
Electrical Subtotal					164,400				226,900
Exterior Improvements					84,600				116,800
Site Development									
Area 1 Driveway to Garage - Remove & Re-Pave									
Pavement Removal	\$	1,222.50	Total	1	1,200	200	1,400	300	1,700
12" Base and Subgrade Removal	\$	520.00	Total	1	500	100	600	100	700
12" Base Aggregate Dense	\$	1,690.00	Total	1	1,700	300	2,000	400	2,400
4" HMA E-1 (12.5mm)	\$	4,275.00	Total	1	4,300	600	4,900	1,000	5,900
Area 1 Driveway to Garage - Remove & Re-Pave Subtotal					\$ 7,707.50				10,700
Area 2 - Staff / Visitor Parking									
Pavement Removal	\$	9,210.00	Total	1	9,200	1,400	10,600	2,100	12,700
12" Base and Subgrade Removal	\$	4,795.00	Total	1	4,800	700	5,500	1,100	6,600
12" Base Aggregate Dense	\$	17,810.00	Total	1	17,800	2,700	20,500	4,100	24,600
4" HMA E-1 (12.5mm)	\$	41,850.00	Total	1	41,900	6,300	48,200	9,600	57,800
Pavement Marking	\$	1,000.00	Total	1	1,000	200	1,200	200	1,400
Area 2 - Staff / Visitor Parking Subtotal					\$ 74,665.00				103,100
Site Concrete									
Sidewalk R&R	\$	1,440.00	Total	1	1,400	200	1,600	300	1,900
Curb & Gutter	\$	750.00	Total	1	800	100	900	200	1,100
Site Concrete Subtotal					\$ 2,190.00				3,000

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
 Milwaukee & Sheboygan, Wisconsin

Wednesday, October 10th, 2018

Facility Study Budget

Description	Unit Cost	Unit	Estimated Units	Subtotal	Overhead / Profit / Insurance / Bond	Estimated Construction Cost	Estimated Soft Costs (20%)	Estimated Project Cost
OASD Recreation Building				3,290,300				4,541,300
Infrastructure Improvement				3,290,300				4,541,300
Interior & Exterior Building Upgrades				1,759,000				2,427,500
ADA Accessibility								
Add Ramps that do not meet ADA Requirements	\$ 55.00	Per Sq-Ft	130	7,200	1,100	8,300	1,700	10,000
Add Lift to Areas that do not meet ADA Requirements	\$ 25,000.00	Total	2	50,000	7,500	57,500	11,500	69,000
Add Elevator to Areas that do not meet ADA Requirements	\$ 67,500.00	Total	2	135,000	20,300	155,300	31,100	186,400
General Construction & Electrical for Elevator	\$ 150,000.00	Total	2	300,000	45,000	345,000	69,000	414,000
Replace Railings that do not meet ADA Requirements	\$ 430.00	Per Lineal Ft	278	119,500	17,900	137,400	27,500	164,900
Replace Push/Pulls that do not meet ADA Requirements	\$ 2,910.00	Per Unit	12	34,900	5,200	40,100	8,000	48,100
Replace Door Hardware that do not meet ADA Requirements	\$ 250.00	Per Unit	34	8,500	1,300	9,800	2,000	11,800
Add / Replace Grab Bars to Restrooms that do not meet ADA Requirements	\$ 100.00	Per Unit	2	200	0	200	0	200
Add / Modify to Allow for (1) ADA Compliant Stall for Restrooms that do not meet ADA Requirements	\$ 2,590.00	Per Unit	3	7,800	1,200	9,000	1,800	10,800
Add Unisex ADA Compliant Bathroom for Buildings that do not have at least (1) ADA Compliant Restroom per Floor Level	\$ 400.00	Per Sq-Ft	150	60,000	9,000	69,000	13,800	82,800
Add 2' Wing Walls at each Drinking Fountain that does not meet ADA Requirements & Obstructs the Corridor	\$ 715.00	Per Unit	2	1,400	200	1,600	300	1,900
Replace Casework that does not meet ADA Requirements	\$ 350.00	Per Lineal Ft	3	1,100	200	1,300	300	1,600
ADA Accessibility Subtotal				725,600				1,001,500
Building Envelope								
Repair Exterior Walls - Tuckpointing, Cleaning, etc.	\$ 250,000.00	Total	1	250,000	37,500	287,500	57,500	345,000
Replace Windows @ Gymnasium	\$ 80.00	Per Sq-Ft	1,332	106,600	16,000	122,600	24,500	147,100
Partial Roof Replacement	\$ -	Total	1	0	0	0	0	0
Building Envelope Subtotal				356,600				492,100
Building Interior								
Wall Repair / Replacement	\$ 6.00	Per Sq-Ft	26,996	162,000	24,300	186,300	37,300	223,600
Interior Door Replacement	\$ 3,000.00	Per Unit	48	144,000	21,600	165,600	33,100	198,700
Ceiling Replacement	\$ 3.00	Per Sq-Ft	20,247	60,700	9,100	69,800	14,000	83,800
Spline Ceiling Demo	\$ 3.00	Per Sq-Ft	9,179	27,500	4,100	31,600	6,300	37,900
Flooring Replacement	\$ 10.50	Per Sq-Ft	15,185	159,400	23,900	183,300	36,700	220,000
Flooring Replacement - Gymnasium Wood Floor	\$ 11.50	Per Sq-Ft	5,640	64,900	9,700	74,600	14,900	89,500
Building Interior Subtotal				618,500				853,500

Owner Items									
FFE									
Casework - Non-Science, Non-ADA	\$	50,000.00	Total	1	50,000	7,500	57,500	11,500	69,000
Lockers - Gym	\$	150.00	Per Unit	50	7,500	1,100	8,600	1,700	10,300
Gymnasium Bleachers	\$	150.00	Per Seat	5	800	100	900	200	1,100
Owner Items Subtotal					58,300				80,400
Building Systems					1,513,500				2,089,300
Plumbing									
Domestic Water and Plumbing Equipment									
New Water Service	\$	30,000.00	Total	1	30,000	4,500	34,500	6,900	41,400
Sanitary and Storm Piping									
Camera Existing Sanitary Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Camera Existing Storm Sewer, Document Condition, and Replace Defective Portions	\$	15,000.00	Total	1	15,000	2,300	17,300	3,500	20,800
Plumbing Fixtures									
Replace Water Closets with New Fixtures	\$	3,000.00	Per Fixture	12	36,000	5,400	41,400	8,300	49,700
Replace Urinals with New Fixtures	\$	3,000.00	Per Fixture	8	24,000	3,600	27,600	5,500	33,100
Replace Lavatories with New Fixtures	\$	3,000.00	Per Fixture	12	36,000	5,400	41,400	8,300	49,700
Replace Water Coolers with New Fixtures	\$	2,500.00	Per Fixture	2	5,000	800	5,800	1,200	7,000
Plumbing Subtotal					161,000				222,500
HVAC									
Heating System									
Replace Boilers & Convert to Hot Water Systems	\$	20.00	Per Sq-Ft	45000	900,000	135,000	1,035,000	207,000	1,242,000
Ventilation & Air Conditioning Systems									
Install Exhaust System for Basement Locker Rooms	\$	2.00	Per Sq-Ft	30000	60,000	9,000	69,000	13,800	82,800
Install Blower Coil Unit for Basement Office / Meeting Rooms	\$	1.00	Per Sq-Ft	20000	20,000	3,000	23,000	4,600	27,600
Replace Air Handling Unit Serving the Gym	\$	1.00	Per Sq-Ft	75000	75,000	11,300	86,300	17,300	103,600
Install VAV RTU to Serve the Upper Offices	\$	1.00	Per Sq-Ft	40000	40,000	6,000	46,000	9,200	55,200
Control System									
Convert Pnuematic Controls to DDC	\$	3.00	Per Sq-Ft	45000	135,000	20,300	155,300	31,100	186,400
HVAC Subtotal					1,230,000				1,697,600
Electrical									
Electric Service									
Prepare Documented One-Line Diagram	\$	4,000.00	Total	1	4,000	600	4,600	900	5,500
Prepare Fault Current / Coordination / Arc Flash Analysis	\$	10,000.00	Total	1	10,000	1,500	11,500	2,300	13,800
Replace Scoreboard Room Electrical Equipment	\$	2,500.00	Total	1	2,500	400	2,900	600	3,500
Light Fixtures & Controls									
Interior Light Fixture Replacement (LED Equivalents)	\$	350.00	Per Fixture	0	0	0	0	0	0
Exit Plan Review and Exit Light Additions / Replacements	\$	150.00	Per Fixture	10	1,500	200	1,700	300	2,000
Emergency Egress Lighting - Battery Lights	\$	250.00	Per Fixture	20	5,000	800	5,800	1,200	7,000

Wiring Devices									
Replace Aged Wiring Devices and Wiring	\$	2.00	Per Sq-Ft	29700	59,400	8,900	68,300	13,700	82,000
Phone System									
None					0	0	0	0	0
Data System									
None					0	0	0	0	0
Keyless Entry System									
Addition of Keyless Entry Door	\$	500.00	Per Door	0	0	0	0	0	0
Intercom System									
None					0	0	0	0	0
CCTV System									
None					0	0	0	0	0
Clock System									
None					0	0	0	0	0
Fire Alarm System									
Provide New Fire Alarm System	\$	1.25	Per Sq-Ft	29700	37,100	5,600	42,700	8,500	51,200
Add Initiating and Notification Devices to Existing System	\$	150.00	Per Device	20	3,000	500	3,500	700	4,200
Electrical Subtotal					122,500				169,200
Exterior Improvements					17,800				24,500
Site Development									
Area 1 Staff / Visitor Parking - Remove & Re-Pave									
Concrete Pavement Removal	\$	1,950.00	Total	1	2,000	300	2,300	500	2,800
12" Base and Subgrade Removal	\$	455.00	Total	1	500	100	600	100	700
12" Base Aggregate Dense	\$	1,690.00	Total	1	1,700	300	2,000	400	2,400
4" HMA E-1 (12.5mm)	\$	4,275.00	Total	1	4,300	600	4,900	1,000	5,900
Area 1 Staff / Visitor Parking - Remove & Re-Pave Subtotal					\$ 8,370.00		8,500		11,800
Area 2 Parking Lot - Crack Fill & Seal Coat									
Crack Filling	\$	900.00	Total	1	900	100	1,000	200	1,200
Seal Coat	\$	6,915.00	Total	1	6,900	1,000	7,900	1,600	9,500
Pavement Marking	\$	1,500.00	Total	1	1,500	200	1,700	300	2,000
Area 2 Parking Lot - Crack Fill & Seal Coat Subtotal					\$ 9,315.00		9,300		12,700

OSHKOSH AREA SCHOOL DISTRICT
 OSHKOSH, WISCONSIN
 BRAY PROJECT NO. 3315

Bray Associates Architects, Inc.
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Budget Pricing / Allowance Calculations

Exterior Tuckpointing / Cleaning

Building Size	Need		
	Minimal	Moderate	Extensive
Small (<100,000sf)	\$ 200,000	\$ 250,000	\$ 350,000
Medium (100,000sf - 200,000sf)	\$ 250,000	\$ 350,000	\$ 450,000
Large (>200,000sf)	\$ 350,000	\$ 500,000	\$ 650,000

Interior Wall Repair / Replacement

Need	Total
Minimal	\$ 2
Moderate	\$ 4
Extensive	\$ 6

Casework - Non-Science / Non-ADA

Building Type	Total
Elementary School	\$ 150,000
Middle School	\$ 200,000
High School	\$ 300,000
Advisory	\$ 50,000

Casework - Science

Building Type	Total
Elementary School	\$ -
Middle School	\$ 70,000
High School	\$ 90,000