

SCHOOL DISTRICT OF LA CROSSE  
 LA CROSSE, WISCONSIN  
 BRAY PROJECT NO. 3517

Bray Associates Architects, Inc.  
 Davenport, Milwaukee, Moline, Sheboygan

Wednesday | August 17, 2022



# PRELIMINARY BUDGET ANALYSIS

## New High School at Trane Site

### Budget Analysis

New Construction			
Site Improvements - General		\$ 11,164,400.00	
Includes - storm water retainage, site utilities, site lighting, site signage, fencing, clearing/grading, landscaping, parking lots, and sidewalks			
Site Improvements - athletic / co-curricular facilities		<u>3,250,000.00</u>	14,414,400.00
New Construction - Performing Arts Center, Band, Orchestra, Choir, and Support Spaces			
General Construction		10,803,000.00	
Fire Protection		151,300.00	
Plumbing		583,400.00	
HVAC (geothermal)		1,971,200.00	
Electrical (including solar array allowance)		1,772,800.00	
Specialty Equipment		<u>2,070,000.00</u>	
Includes - elevators, acoustical treatments, casework/cabinetry, lockers, auditorium seating & equipment, and specialized flooring			
			17,351,700.00
New Construction - Career and Technical Education Labs / Shops			
General Construction		7,968,900.00	
Fire Protection		143,000.00	
Plumbing		931,200.00	
HVAC (geothermal)		1,909,700.00	
Electrical (including solar array allowance)		1,505,700.00	
Specialty Equipment		<u>1,810,000.00</u>	
Includes - elevators, acoustical treatments, casework/cabinetry, kitchen equipment, lockers, automotive lifts, and specialized flooring			
			14,268,500.00
New Construction - Competition Gym, Practice Gym, Fitness/Dance, Weight Room, Locker Rooms, and Support Spaces			
General Construction		16,107,000.00	
Fire Protection		289,100.00	
Plumbing		1,115,100.00	
HVAC (geothermal)		3,593,100.00	
Electrical (including solar array allowance)		2,643,200.00	
Specialty Equipment		<u>2,584,600.00</u>	
Includes - acoustical treatments, lockers, specialized flooring, gymnasium equipment, and bleachers			
			26,332,100.00

New Construction - General Classrooms, Collaborative Learning Spaces, Library, and Support Spaces		
General Construction	13,048,700.00	
Fire Protection	226,300.00	
Plumbing	949,000.00	
HVAC (geothermal)	2,839,600.00	
Electrical (including solar array allowance)	2,209,100.00	
Specialty Equipment	<u>1,574,900.00</u>	
Includes - elevators, acoustical treatments, casework/cabinetry, and lockers		20,847,600.00
New Construction - Commons/Cafeteria, Kitchen, and Support Spaces		
General Construction	7,800,000.00	
Fire Protection	140,000.00	
Plumbing	540,000.00	
HVAC (geothermal)	1,740,000.00	
Electrical (including solar array allowance)	1,280,000.00	
Specialty Equipment	<u>1,765,000.00</u>	
Includes - elevators, acoustical treatments, kitchen equipment, and cafeteria sound system		13,265,000.00
New Construction - Science Labs and Support Spaces		
General Construction	5,957,300.00	
Fire Protection	106,900.00	
Plumbing	412,400.00	
HVAC (geothermal)	1,328,900.00	
Electrical (including solar array allowance)	977,600.00	
Specialty Equipment	<u>1,200,000.00</u>	
Includes - casework/cabinetry		9,983,100.00
Renovation of Existing Building for General Classrooms, Collaborative Learning, and Support Spaces		
Demolition	381,050.00	
General Construction	16,046,500.00	
Fire Protection	713,900.00	
Plumbing	2,224,000.00	
HVAC (geothermal)	8,873,400.00	
Electrical	5,305,200.00	
Specialty Equipment	<u>3,073,000.00</u>	
Includes - elevators, acoustical treatments, casework/cabinetry, lockers, and specialized flooring		<u>36,617,050.00</u>
	Subtotal:	\$ 153,079,450.00
General Conditions, payment & performance bond, insurance, general contractor overhead, profit, & fee		<u>\$ 6,236,300.00</u>
	Subtotal Construction Cost:	\$ 159,315,750.00

**Total Construction Cost from Page 2:** **\$ 159,315,750.00**

**Soft Costs**

Estimating / design / construction contingencies	12,833,600.00
Estimated architectural / engineering fee, acoustical design/analysis, theatrical design, food service design, approval fees, building permit	8,208,350.00
Land survey, geotechnical / soil borings, hazardous material allowance, traffic impact analysis	518,000.00
Builders risk insurance	75,000.00
Environmental branding, signage, furniture, furnishings & fixed equipment allowance	4,399,300.00
Construction allowance to convert existing High School buildings into Middle Schools	500,000.00
Technology, tech. ed. (shop), fitness, equipment	1,750,000.00
Land acquisition	<u>7,100,000.00</u>

35,384,250.00

**TOTAL PROJECT COST:** **\$ 194,700,000.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a March 2024 bid date.
2. Cost estimate assumes (24) months of construction
3. All testing, documentation, surveying, handling, remediation and/or mitigation of hazardous materials or contaminated materials are not included in this cost estimate