

STARBUCK - IB WORLD SCHOOL



PROJECT UPDATE:

Planning and Design on-going. RFP for CM services have been received and are being reviewed. This work is part of Group 1 projects.

NOTE: Jefferson Lighthouse and West Ridge will merge with Starbuck when it becomes a K-8 IB school in fall 2025.

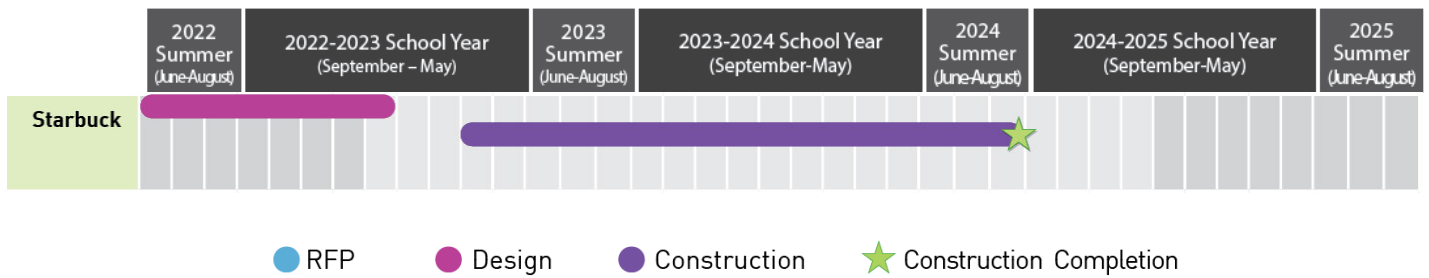
Original Construction 1961	Building Additions None	Site Size 17.2 acres
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	Current (2022-23)	Projected(2027-28)
Grade Configuration	6-8	K-8
Enrollment	509 / 912	824 / 1,242
Feeder	N/A	N/A
Gross Square Footage	145,890 ft ²	TBD
Facility Utilization	55.8%	66.3%

PROJECT SCOPE

- Safety and security updates
- Modernization of learning spaces to accommodate enrollment projections
- Addition to support a 4 section K-8 grade configuration
- Site improvements, including new playground and vehicle circulation
- Infrastructure improvements and building maintenance

PROJECT TIMELINE



BUDGET SUMMARY

PROJECT	Starbuck MS	AREA BREAKDOWN	
OWNER	Racine Unified School District	ADDITION	97,283 GSF
LOCATION	Racine, WI	HEAVY	15,498 GSF
TYPE OF BUDGET	Cost Model Estimate	MEDIUM	45,844 GSF
DATE	September 1, 2022	LIGHT	34,218 GSF
		GYM CEILING & BLEACHERS	7,285 GSF
		CORRIDOR CEILING	26,651 GSF
		SITWORK	510,402 GSF
			12 ACRE
		PARKING	
		Structured Parking	- Stalls
		Surface Parking	222 Stalls

GROUP CODE	DESCRIPTION	QUANTITY	UNIT PRICE	BUDGET COST
10	ADDITION	97,283 GSF	\$ 281.90	\$ 27,424,134
20	HEAVY	15,498 GSF	\$ 170.81	\$ 2,647,254
30	MEDIUM	45,844 GSF	\$ 127.20	\$ 5,831,309
40	LIGHT	34,218 GSF	\$ 51.26	\$ 1,753,928
50	GYM CEILING & BLEACHERS	7,285 GSF	\$ 47.06	\$ 342,813
60	CORRIDOR CEILING	26,651 GSF	\$ 29.34	\$ 781,838
70	ENCLOSURE REPAIR ALLOWANCE	1 LSUM	\$ 65,047	\$ 65,047
90	SITWORK	12 ACRE	\$ 532,552	\$ 6,240,029
	REDUCE TO 4 SECTION K-8			\$ (5,833,334)
TOTAL CONSTRUCTION BUDGET				\$ 39,253,018
	SOFT COSTS	20%		\$ 7,850,604
TOTAL CONSTRUCTION BUDGET				\$ 47,103,622

10 ADDITION

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A SUBSTRUCTURE			97,283	Building Footprint	SF	\$ 27.99	\$ 2,723,135
10	A1010	Standard Foundations	97,283	Building Footprint	SQFT	\$ 17.24	\$ 1,677,348
10	A1020	Special Foundations	-	Piles or Caissons	LNFT		\$ -
10	A2010	Basement Construction	-	Basement Footprint	SQFT		\$ -
10	A4010	Slabs-on-Grade	97,283	Building Footprint	SQFT	\$ 6.15	\$ 598,287
10	A9010	Substructure Excavation	97,283	Building Footprint	SQFT	\$ 4.60	\$ 447,500
10	A9030	Excavation Support	-	Retained Contact Area	SQFT		\$ -
B SHELL			97,283	Gross Floor Area	GSF	\$ 73.10	\$ 7,111,351
10	B1010	Superstructure	97,283	Supported Floors & Roof	GSF	\$ 22.50	\$ 2,188,856
10	B1080	Stairs	97,283	Stair Risers	EACH	\$ 1.20	\$ 116,739
10	B2010	Exterior Walls	-	Exterior Wall Area	SQFT		\$ 3,035,214
10	B2020	Exterior Glass & Glazing	97,283	Exterior Glass Area	EACH	\$ 8.20	\$ 797,717
10	B2050	Exterior Doors	-	Number of Openings	SQFT		\$ 97,283
10	B3010	Roofing	97,283	Roof Area	SQFT	\$ 9.00	\$ 875,543
10	B3060	Skylights	-	Roof Area	SQFT		\$ -
C INTERIOR CONSTRUCTION			97,283	Gross Floor Area	GSF	\$ 53.70	\$ 5,224,070
10	C1010	Interior Partitions	97,283	Wall Area	SQFT	\$ 18.30	\$ 1,780,270
10	C1020	Interior Glass & Glazing	-	Interior Glass Area	SQFT		\$ 170,244
10	C1030	Interior Doors	-	Number of Openings	EACH		\$ 423,179
10	C1060	Raised Floor Construction	-	Floor Area	SF		\$ -
10	C1070	Suspended Ceiling Construction	-	Ceiling Area	SF		\$ 393,994
10	C1090	Interior Specialties	97,283	Gross Floor Area	GSF	\$ 3.85	\$ 374,538
10	C2010	Wall / Ceiling Finishes	97,283	Gross Floor Area	GSF	\$ 4.35	\$ 423,179
10	C2020	Interior Fabrications	97,283	Gross Floor Area	GSF	\$ 8.80	\$ 856,086
10	C2030	Flooring	97,283	Floor Area	SF	\$ 8.25	\$ 802,581
D SERVICES			97,283	Gross Floor Area	GSF	\$ 58.85	\$ 5,725,075
10	D1010	Vertical Conveying Systems	97,283	Elevator Stops	STOP	\$ -	\$ -
10	D2010	Plumbing Systems	97,283	Gross Floor Area	GSF	\$ 4.50	\$ 437,771
10	D3020	Heating & Cooling Systems	97,283	Gross Floor Area	GSF	\$ 26.50	\$ 2,577,986
10	D4010	Fire Protection Systems	97,283	Gross Floor Area	GSF	\$ 3.55	\$ 345,353
10	D5020	Electrical Service and Distribution	97,283	Gross Floor Area	GSF	\$ 21.65	\$ 2,106,166
10	D6010	Voice & Data Communications	-	Gross Floor Area	GSF		\$ 257,799
E EQUIPMENT & FURNISHINGS			97,283	Gross Floor Area	GSF	\$ 2.75	\$ 267,527
10	E1030	Equipment	-		LSUM		\$ -
10	E2010	Furnishings	-		LSUM		\$ 267,527
F SPECIAL CONST & DEMO			97,283	Gross Floor Area	GSF	\$ 0.30	\$ 29,185
10	F1010	Special Construction	-		LSUM		\$ -
10	F3010	Demolition	97,283		GSF	\$ 0.30	\$ 29,185
G SITEWORK				Site Area	ACRE	\$	-
10	G1010	Site Preparation	-	Site Area	ACRE		\$ -
10	G2010	Site Improvements	-	Paving Area	SQFT		\$ -
10	G2060	Landscaping	-	Site Area	SQFT		\$ -
10	G3010	Site Utilities	-	Paving Area	SQFT		\$ -
10	G4050	Site Electrical / Lighting	-	Number of Fixtures	EACH		\$ -
Z GENERAL REQUIREMENTS			97,283	Gross Floor Area	GSF	\$ 13.00	\$ 1,264,821
10	Z1020	General Conditions	97,283	Gross Floor Area	GSF	\$ 13.00	\$ 1,264,821
10	Z1050	Hoisting	-	Gross Floor Area	GSF		\$ -
SUBTOTAL - NET COST				\$ 229.69 Cost / SF			\$ 22,345,163
				Escalation	6.00%		\$ 1,340,710
				Construction Contingency	5.00%		\$ 1,184,294
				Design Fee	5.00%		\$ 1,243,508
				Insurance	0.95%		\$ 248,080
				Fee	3.00%		\$ 790,853
				Bonds	1.00%		\$ 271,526
TOTAL CONSTRUCTION COST				Cost / SF	\$ 281.90		\$ 27,424,134

20 HEAVY

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A SUBSTRUCTURE			-	Building Footprint	SF	\$	-
20	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
20	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
20	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
20	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
20	A9010	Substructure Excavation	-	Building Footprint	SQFT	\$	-
20	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B SHELL			15,498	Gross Floor Area	GSF	\$	-
20	B1010	Superstructure	15,498	Supported Floors & Roof	GSF	\$	-
20	B1080	Stairs	-	Stair Risers	EACH	\$	-
20	B2010	Exterior Walls	-	Exterior Wall Area	SQFT	\$	-
20	B2020	Exterior Glass & Glazing	-	Exterior Glass Area	EACH	\$	-
20	B2050	Exterior Doors	-	Number of Openings	SQFT	\$	-
20	B3010	Roofing	-	Roof Area	SQFT	\$	-
20	B3060	Skylights	-	Roof Area	SQFT	\$	-
C INTERIOR CONSTRUCTION			15,498	Gross Floor Area	GSF	\$	53.70
20	C1010	Interior Partitions	15,498	Wall Area	SQFT	\$	18.30
20	C1020	Interior Glass & Glazing	-	Interior Glass Area	SQFT	\$	-
20	C1030	Interior Doors	-	Number of Openings	EACH	\$	-
20	C1060	Raised Floor Construction	-	Floor Area	SF	\$	-
20	C1070	Suspended Ceiling Construction	-	Ceiling Area	SF	\$	-
20	C1090	Interior Specialties	15,498	Gross Floor Area	GSF	\$	3.85
20	C2010	Wall / Ceiling Finishes	15,498	Gross Floor Area	GSF	\$	4.35
20	C2020	Interior Fabrications	15,498	Gross Floor Area	GSF	\$	8.80
20	C2030	Flooring	15,498	Floor Area	SF	\$	8.25
D SERVICES			15,498	Gross Floor Area	GSF	\$	58.85
20	D1010	Vertical Conveying Systems	15,498	Elevator Stops	STOP	\$	-
20	D2010	Plumbing Systems	15,498	Gross Floor Area	GSF	\$	4.50
20	D3020	Heating & Cooling Systems	15,498	Gross Floor Area	GSF	\$	26.50
20	D4010	Fire Protection Systems	15,498	Gross Floor Area	GSF	\$	3.55
20	D5020	Electrical Service and Distribution	15,498	Gross Floor Area	GSF	\$	21.65
20	D6010	Voice & Data Communications	-	Gross Floor Area	GSF	\$	-
E EQUIPMENT & FURNISHINGS			15,498	Gross Floor Area	GSF	\$	2.75
20	E1030	Equipment	-		LSUM	\$	-
20	E2010	Furnishings	-		LSUM	\$	-
F SPECIAL CONST & DEMO			15,498	Gross Floor Area	GSF	\$	16.00
20	F1010	Special Construction	-		LSUM	\$	-
20	F3010	Demolition	15,498		GSF	\$	16.00
G SITEWORK				Site Area	ACRE	\$	-
20	G1010	Site Preparation	-	Site Area	ACRE	\$	-
20	G2010	Site Improvements	-	Paving Area	SQFT	\$	-
20	G2060	Landscaping	-	Site Area	SQFT	\$	-
20	G3010	Site Utilities	-	Paving Area	SQFT	\$	-
20	G4050	Site Electrical / Lighting	-	Number of Fixtures	EACH	\$	-
Z GENERAL REQUIREMENTS			15,498	Gross Floor Area	GSF	\$	7.88
20	Z1020	General Conditions	15,498	Gross Floor Area	GSF	\$	7.88
20	Z1050	Hoisting	-	Gross Floor Area	GSF	\$	-

SUBTOTAL - NET COST **\$ 139.18 Cost / SF** **\$ 2,156,981**

Escalation	6.00%	\$	129,419
Construction Contingency	5.00%	\$	114,320
Design Fee	5.00%	\$	120,036
Insurance	0.95%	\$	23,947
Fee	3.00%	\$	76,341
Bonds	1.00%	\$	26,210

TOTAL CONSTRUCTION COST **Cost / SF \$ 170.81** **\$ 2,647,254**
#DIV/0! Cost / STALL
#DIV/0! SF / STALL

30 MEDIUM

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A		SUBSTRUCTURE		Building Footprint	SF	\$	-
30	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
30	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
30	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
30	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
30	A9010	Substructure Excavation	-	Volume	CUYD	\$	-
30	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B		SHELL		Gross Floor Area	GSF	\$	-
30	B1010	Superstructure		Supported Floors & Roof	GSF	\$	-
30	B1080	Stairs		Stair Risers	EACH	\$	-
30	B2010	Exterior Walls		Exterior Wall Area	SQFT	\$	-
30	B2020	Exterior Glass & Glazing		Exterior Glass Area	EACH	\$	-
30	B2050	Exterior Doors		Number of Openings	SQFT	\$	-
30	B3010	Roofing		Roof Area	SQFT	\$	-
30	B3060	Skylights		Roof Area	SQFT	\$	-
C		INTERIOR CONSTRUCTION	45,844	Gross Floor Area	GSF	\$ 37.98	\$ 1,740,928
30	C1010	Interior Partitions	45,844	Wall Area	SQFT	\$ 9.15	\$ 419,473
30	C1020	Interior Glass & Glazing	45,844	Interior Glass Area	SQFT	\$ 1.75	\$ 80,227
30	C1030	Interior Doors	45,844	Number of Openings	EACH	\$ 2.18	\$ 99,711
30	C1060	Raised Floor Construction		Floor Area	SF	\$	-
30	C1070	Suspended Ceiling Construction	45,844	Ceiling Area	SF	\$ 4.05	\$ 185,668
30	C1090	Interior Specialties	45,844	Gross Floor Area	GSF	\$ 3.85	\$ 176,500
30	C2010	Wall / Ceiling Finishes	45,844	Gross Floor Area	GSF	\$ 4.35	\$ 199,422
30	C2020	Interior Fabrications	45,844	Gross Floor Area	GSF	\$ 4.40	\$ 201,714
30	C2030	Flooring	45,844	Floor Area	SF	\$ 8.25	\$ 378,213
D		SERVICES	45,844	Gross Floor Area	GSF	\$ 45.05	\$ 2,065,274
30	D1010	Vertical Conveying Systems		Elevator Stops	STOP	\$	-
30	D2010	Plumbing Systems	45,844	Gross Floor Area	GSF	\$ 4.50	\$ 206,298
30	D3020	Heating & Cooling Systems	45,844	Gross Floor Area	GSF	\$ 18.50	\$ 848,115
30	D4010	Fire Protection Systems	45,844	Gross Floor Area	GSF	\$ 3.55	\$ 162,746
30	D5020	Electrical Service and Distribution	45,844	Gross Floor Area	GSF	\$ 16.50	\$ 756,427
30	D6010	Voice & Data Communications	45,844	Gross Floor Area	GSF	\$ 2.00	\$ 91,688
E		EQUIPMENT & FURNISHINGS	45,844	Gross Floor Area	GSF	\$ 2.75	\$ 126,071
30	E1030	Equipment			LSUM	\$	-
30	E2010	Furnishings	45,844		LSUM	\$ 2.75	\$ 126,071
F		SPECIAL CONST & DEMO	45,844	Gross Floor Area	GSF	\$ 12.00	\$ 550,129
30	F1010	Special Construction			LSUM	\$	-
30	F3010	Demolition	45,844		GSF	\$ 12.00	\$ 550,129
G		SITWORK		Site Area	ACRE	\$	-
30	G1010	Site Preparation		Site Area	ACRE	\$	-
30	G2010	Site Improvements		Paving Area	SQFT	\$	-
30	G2060	Landscaping		Site Area	SQFT	\$	-
30	G3010	Site Utilities		Paving Area	SQFT	\$	-
30	G4050	Site Electrical / Lighting		Number of Fixtures	EACH	\$	-
Z		GENERAL REQUIREMENTS	45,844	Gross Floor Area	GSF	\$ 5.87	\$ 268,944
30	Z1020	General Conditions	45,844	Gross Floor Area	GSF	\$ 5.87	\$ 268,944
30	Z1050	Hoisting		Gross Floor Area	GSF	\$	-
SUBTOTAL - NET COST				103.6415	Cost / SF	\$	4,751,346
				Escalation	6.00%	\$	285,081
				Construction Contingency	5.00%	\$	251,821
				Design Fee	5.00%	\$	264,412
				Insurance	0.95%	\$	52,750
				Fee	3.00%	\$	168,162
				Bonds	1.00%	\$	57,736
TOTAL CONSTRUCTION COST						\$ 127.20 Cost / SF	\$ 5,831,309

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A		SUBSTRUCTURE		Building Footprint	SF	\$	-
40	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
40	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
40	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
40	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
40	A9010	Substructure Excavation	-	Volume	CUYD	\$	-
40	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B		SHELL		Gross Floor Area	GSF	\$	-
40	B1010	Superstructure		Supported Floors & Roof	GSF	\$	-
40	B1080	Stairs		Stair Risers	EACH	\$	-
40	B2010	Exterior Walls		Exterior Wall Area	SQFT	\$	-
40	B2020	Exterior Glass & Glazing		Exterior Glass Area	EACH	\$	-
40	B2050	Exterior Doors		Number of Openings	SQFT	\$	-
40	B3010	Roofing		Roof Area	SQFT	\$	-
40	B3060	Skylights		Roof Area	SQFT	\$	-
C		INTERIOR CONSTRUCTION	34,218	Gross Floor Area	GSF	\$ 17.85	\$ 610,799
40	C1010	Interior Partitions		Wall Area	SQFT	\$	-
40	C1020	Interior Glass & Glazing		Interior Glass Area	SQFT	\$	-
40	C1030	Interior Doors		Number of Openings	EACH	\$	-
40	C1060	Raised Floor Construction		Floor Area	SF	\$	-
40	C1070	Suspended Ceiling Construction	34,218	Ceiling Area	SF	\$ 5.25	\$ 179,647
40	C1090	Interior Specialties		Gross Floor Area	GSF	\$	-
40	C2010	Wall / Ceiling Finishes	34,218	Gross Floor Area	GSF	\$ 4.35	\$ 148,850
40	C2020	Interior Fabrications		Gross Floor Area	GSF	\$	-
40	C2030	Flooring	34,218	Floor Area	SF	\$ 8.25	\$ 282,302
D		SERVICES	34,218	Gross Floor Area	GSF	\$ 15.55	\$ 532,097
40	D1010	Vertical Conveying Systems		Elevator Stops	STOP	\$	-
40	D2010	Plumbing Systems		Gross Floor Area	GSF	\$	-
40	D3020	Heating & Cooling Systems	34,218	Gross Floor Area	GSF	\$ 6.00	\$ 205,311
40	D4010	Fire Protection Systems	34,218	Gross Floor Area	GSF	\$ 3.55	\$ 121,475
40	D5020	Electrical Service and Distribution	34,218	Gross Floor Area	GSF	\$ 6.00	\$ 205,311
40	D6010	Voice & Data Communications		Gross Floor Area	GSF	\$	-
E		EQUIPMENT & FURNISHINGS		Gross Floor Area	GSF	\$	-
40	E1030	Equipment			LSUM	\$	-
40	E2010	Furnishings			LSUM	\$	-
F		SPECIAL CONST & DEMO	34,218	Gross Floor Area	GSF	\$ 6.00	\$ 205,311
40	F1010	Special Construction			LSUM	\$	-
40	F3010	Demolition	34,218		GSF	\$ 6.00	\$ 205,311
G		SITWORK		Site Area	ACRE	\$	-
40	G1010	Site Preparation	-	Site Area	ACRE	\$	-
40	G2010	Site Improvements	-	Paving Area	SQFT	\$	-
40	G2060	Landscaping	-	Site Area	SQFT	\$	-
40	G3010	Site Utilities	-	Paving Area	SQFT	\$	-
40	G4050	Site Electrical / Lighting	-	Number of Fixtures	EACH	\$	-
Z		GENERAL REQUIREMENTS	34,218	Gross Floor Area	GSF	\$ 2.36	\$ 80,892
40	Z1020	General Conditions	34,218	Gross Floor Area	GSF	\$ 2.36	\$ 80,892
40	Z1050	Hoisting		Gross Floor Area	GSF	\$	-
SUBTOTAL - NET COST				41.764	Cost / SF	\$	1,429,099
				Escalation	6.00%	\$	85,746
				Construction Contingency	5.00%	\$	75,742
				Design Fee	5.00%	\$	79,529
				Insurance	0.95%	\$	15,866
				Fee	3.00%	\$	50,579
				Bonds	1.00%	\$	17,366
TOTAL CONSTRUCTION COST						\$ 51.26 Cost / SF	\$ 1,753,928

40 GYM CEILING & BLEACHERS

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A		SUBSTRUCTURE		Building Footprint	SF	\$	-
40	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
40	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
40	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
40	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
40	A9010	Substructure Excavation	-	Volume	CUYD	\$	-
40	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B		SHELL		Gross Floor Area	GSF	\$	-
40	B1010	Superstructure		Supported Floors & Roof	GSF	\$	-
40	B1080	Stairs		Stair Risers	EACH	\$	-
40	B2010	Exterior Walls		Exterior Wall Area	SQFT	\$	-
40	B2020	Exterior Glass & Glazing		Exterior Glass Area	EACH	\$	-
40	B2050	Exterior Doors		Number of Openings	SQFT	\$	-
40	B3010	Roofing		Roof Area	SQFT	\$	-
40	B3060	Skylights		Roof Area	SQFT	\$	-
C		INTERIOR CONSTRUCTION	7,285	Gross Floor Area	GSF	\$ 10.00	\$ 72,849
40	C1010	Interior Partitions		Wall Area	SQFT	\$	-
40	C1020	Interior Glass & Glazing		Interior Glass Area	SQFT	\$	-
40	C1030	Interior Doors		Number of Openings	EACH	\$	-
40	C1060	Raised Floor Construction		Floor Area	SF	\$	-
40	C1070	Suspended Ceiling Construction	7,285	Ceiling Area	SF	\$ 10.00	72,849
40	C1090	Interior Specialties		Gross Floor Area	GSF	\$	-
40	C2010	Wall / Ceiling Finishes		Gross Floor Area	GSF	\$	-
40	C2020	Interior Fabrications		Gross Floor Area	GSF	\$	-
40	C2030	Flooring		Floor Area	SF	\$	-
D		SERVICES	7,285	Gross Floor Area	GSF	\$ 15.55	\$ 113,280
40	D1010	Vertical Conveying Systems		Elevator Stops	STOP	\$	-
40	D2010	Plumbing Systems		Gross Floor Area	GSF	\$	-
40	D3020	Heating & Cooling Systems	7,285	Gross Floor Area	GSF	\$ 6.00	43,709
40	D4010	Fire Protection Systems	7,285	Gross Floor Area	GSF	\$ 3.55	25,861
40	D5020	Electrical Service and Distribution	7,285	Gross Floor Area	GSF	\$ 6.00	43,709
40	D6010	Voice & Data Communications		Gross Floor Area	GSF	\$	-
E		EQUIPMENT & FURNISHINGS	7,285	Gross Floor Area	GSF	\$ 7.55	\$ 55,000
40	E1030	Equipment	1		LSUM	\$ -	-
40	E2010	Furnishings			LSUM	\$	55,000
F		SPECIAL CONST & DEMO	7,285	Gross Floor Area	GSF	\$ 3.50	\$ 25,497
40	F1010	Special Construction			GSF	\$	-
40	F3010	Demolition	7,285		LSUM	\$ 3.50	25,497
G		SITWORK		Site Area	ACRE	\$	-
40	G1010	Site Preparation	-	Site Area	ACRE	\$	-
40	G2010	Site Improvements	-	Paving Area	SQFT	\$	-
40	G2060	Landscaping	-	Site Area	SQFT	\$	-
40	G3010	Site Utilities	-	Paving Area	SQFT	\$	-
40	G4050	Site Electrical / Lighting	-	Number of Fixtures	EACH	\$	-
Z		GENERAL REQUIREMENTS	7,285	Gross Floor Area	GSF	\$ 1.74	\$ 12,698
40	Z1020	General Conditions	7,285	Gross Floor Area	GSF	\$ 1.74	12,698
40	Z1050	Hoisting		Gross Floor Area	GSF	\$	-
SUBTOTAL - NET COST				38,34286342	Cost / SF	\$	279,324
				Escalation	6.00%	\$	16,759
				Construction Contingency	5.00%	\$	14,804
				Design Fee	5.00%	\$	15,544
				Insurance	0.95%	\$	3,101
				Fee	3.00%	\$	9,886
				Bonds	1.00%	\$	3,394
TOTAL CONSTRUCTION COST						\$ 47.06 Cost / SF	\$ 342,813

40 CORRIDOR CEILING

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A		SUBSTRUCTURE		Building Footprint	SF	\$	-
40	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
40	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
40	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
40	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
40	A9010	Substructure Excavation	-	Volume	CUYD	\$	-
40	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B		SHELL		Gross Floor Area	GSF	\$	-
40	B1010	Superstructure		Supported Floors & Roof	GSF	\$	-
40	B1080	Stairs		Stair Risers	EACH	\$	-
40	B2010	Exterior Walls		Exterior Wall Area	SQFT	\$	-
40	B2020	Exterior Glass & Glazing		Exterior Glass Area	EACH	\$	-
40	B2050	Exterior Doors		Number of Openings	SQFT	\$	-
40	B3010	Roofing		Roof Area	SQFT	\$	-
40	B3060	Skylights		Roof Area	SQFT	\$	-
C		INTERIOR CONSTRUCTION	26,651	Gross Floor Area	GSF	\$ 5.25	\$ 139,918
40	C1010	Interior Partitions		Wall Area	SQFT	\$	-
40	C1020	Interior Glass & Glazing		Interior Glass Area	SQFT	\$	-
40	C1030	Interior Doors		Number of Openings	EACH	\$	-
40	C1060	Raised Floor Construction		Floor Area	SF	\$	-
40	C1070	Suspended Ceiling Construction	26,651	Ceiling Area	SF	\$ 5.25	139,918
40	C1090	Interior Specialties		Gross Floor Area	GSF	\$	-
40	C2010	Wall / Ceiling Finishes		Gross Floor Area	GSF	\$	-
40	C2020	Interior Fabrications		Gross Floor Area	GSF	\$	-
40	C2030	Flooring		Floor Area	SF	\$	-
D		SERVICES	26,651	Gross Floor Area	GSF	\$ 15.55	\$ 414,425
40	D1010	Vertical Conveying Systems		Elevator Stops	STOP	\$	-
40	D2010	Plumbing Systems		Gross Floor Area	GSF	\$	-
40	D3020	Heating & Cooling Systems	26,651	Gross Floor Area	GSF	\$ 6.00	159,907
40	D4010	Fire Protection Systems	26,651	Gross Floor Area	GSF	\$ 3.55	94,611
40	D5020	Electrical Service and Distribution	26,651	Gross Floor Area	GSF	\$ 6.00	159,907
40	D6010	Voice & Data Communications		Gross Floor Area	GSF	\$	-
E		EQUIPMENT & FURNISHINGS		Gross Floor Area	GSF	\$	-
40	E1030	Equipment			LSUM	\$	-
40	E2010	Furnishings			LSUM	\$	-
F		SPECIAL CONST & DEMO	26,651	Gross Floor Area	GSF	\$ 1.75	\$ 46,639
40	F1010	Special Construction			LSUM	\$	-
40	F3010	Demolition	26,651		LSUM	\$ 1.75	46,639
G		SITWORK		Site Area	ACRE	\$	-
40	G1010	Site Preparation	-	Site Area	ACRE	\$	-
40	G2010	Site Improvements	-	Paving Area	SQFT	\$	-
40	G2060	Landscaping	-	Site Area	SQFT	\$	-
40	G3010	Site Utilities	-	Paving Area	SQFT	\$	-
40	G4050	Site Electrical / Lighting	-	Number of Fixtures	EACH	\$	-
Z		GENERAL REQUIREMENTS	26,651	Gross Floor Area	GSF	\$ 1.35	\$ 36,059
40	Z1020	General Conditions	26,651	Gross Floor Area	GSF	\$ 1.35	36,059
40	Z1050	Hoisting		Gross Floor Area	GSF	\$	-
SUBTOTAL - NET COST				23.903	Cost / SF	\$	637,041
				Escalation	6.00%	\$	38,222
				Construction Contingency	5.00%	\$	33,763
				Design Fee	5.00%	\$	35,451
				Insurance	0.95%	\$	7,073
				Fee	3.00%	\$	22,547
				Bonds	1.00%	\$	7,741
TOTAL CONSTRUCTION COST						\$ 29.34 Cost / SF	\$ 781,838

40 ENCLOSURE REPAIR ALLOWANCE

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A		SUBSTRUCTURE		Building Footprint	SF	\$	-
40	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
40	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
40	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
40	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
40	A9010	Substructure Excavation	-	Volume	CUYD	\$	-
40	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B		SHELL		Gross Floor Area	GSF	\$	50,000
40	B1010	Superstructure		Supported Floors & Roof	GSF	\$	-
40	B1080	Stairs		Stair Risers	EACH	\$	-
40	B2010	Exterior Walls		Exterior Wall Area	SQFT	\$	50,000
40	B2020	Exterior Glass & Glazing		Exterior Glass Area	EACH	\$	-
40	B2050	Exterior Doors		Number of Openings	SQFT	\$	-
40	B3010	Roofing		Roof Area	SQFT	\$	-
40	B3060	Skylights		Roof Area	SQFT	\$	-
C		INTERIOR CONSTRUCTION		Gross Floor Area	GSF	\$	-
40	C1010	Interior Partitions		Wall Area	SQFT	\$	-
40	C1020	Interior Glass & Glazing		Interior Glass Area	SQFT	\$	-
40	C1030	Interior Doors		Number of Openings	EACH	\$	-
40	C1060	Raised Floor Construction		Floor Area	SF	\$	-
40	C1070	Suspended Ceiling Construction		Ceiling Area	SF	\$	-
40	C1090	Interior Specialties		Gross Floor Area	GSF	\$	-
40	C2010	Wall / Ceiling Finishes		Gross Floor Area	GSF	\$	-
40	C2020	Interior Fabrications		Gross Floor Area	GSF	\$	-
40	C2030	Flooring		Floor Area	SF	\$	-
D		SERVICES		Gross Floor Area	GSF	\$	-
40	D1010	Vertical Conveying Systems		Elevator Stops	STOP	\$	-
40	D2010	Plumbing Systems		Gross Floor Area	GSF	\$	-
40	D3020	Heating & Cooling Systems		Gross Floor Area	GSF	\$	-
40	D4010	Fire Protection Systems		Gross Floor Area	GSF	\$	-
40	D5020	Electrical Service and Distribution		Gross Floor Area	GSF	\$	-
40	D6010	Voice & Data Communications		Gross Floor Area	GSF	\$	-
E		EQUIPMENT & FURNISHINGS		Gross Floor Area	GSF	\$	-
40	E1030	Equipment			LSUM	\$	-
40	E2010	Furnishings			LSUM	\$	-
F		SPECIAL CONST & DEMO		Gross Floor Area	GSF	\$	-
40	F1010	Special Construction			LSUM	\$	-
40	F3010	Demolition			LSUM	\$	-
G		SITWORK		Site Area	ACRE	\$	-
40	G1010	Site Preparation	-	Site Area	ACRE	\$	-
40	G2010	Site Improvements	-	Paving Area	SQFT	\$	-
40	G2060	Landscaping	-	Site Area	SQFT	\$	-
40	G3010	Site Utilities	-	Paving Area	SQFT	\$	-
40	G4050	Site Electrical / Lighting	-	Number of Fixtures	EACH	\$	-
Z		GENERAL REQUIREMENTS		Gross Floor Area	GSF	\$	3,000
40	Z1020	General Conditions	-	Gross Floor Area	GSF	\$	3,000
40	Z1050	Hoisting	-	Gross Floor Area	GSF	\$	-
SUBTOTAL - NET COST				#DIV/0!	Cost / SF	\$	53,000
				Escalation	6.00%	\$	3,180
				Construction Contingency	5.00%	\$	2,809
				Design Fee	5.00%	\$	2,949
				Insurance	0.95%	\$	588
				Fee	3.00%	\$	1,876
				Bonds	1.00%	\$	644
TOTAL CONSTRUCTION COST				#DIV/0!	Cost / SF	\$	65,047

90 SITEWORK

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A SUBSTRUCTURE			-	Building Footprint	SF	\$	-
90	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
90	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
90	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
90	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
90	A9010	Substructure Excavation	-	Building Footprint	SQFT	\$	-
90	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B SHELL			-	Gross Floor Area	GSF	\$	-
90	B1010	Superstructure	-	Supported Floors & Roof	GSF	\$	-
90	B1080	Stairs	-	Stair Risers	EACH	\$	-
90	B2010	Exterior Walls	-	Exterior Wall Area	SQFT	\$	-
90	B2020	Exterior Glass & Glazing	-	Exterior Glass Area	SQFT	\$	-
90	B2050	Exterior Doors	-	Number of Openings	EACH	\$	-
90	B3010	Roofing	-	Roof Area	SQFT	\$	-
90	B3060	Skylights	-	Roof Area	SQFT	\$	-
C INTERIOR CONSTRUCTION			-	Gross Floor Area	GSF	\$	-
90	C1010	Interior Partitions	-	Wall Area	SQFT	\$	-
90	C1020	Interior Glass & Glazing	-	Interior Glass Area	SQFT	\$	-
90	C1030	Interior Doors	-	Number of Openings	EACH	\$	-
90	C1060	Raised Floor Construction	-	Floor Area	LSUM	\$	-
90	C1070	Suspended Ceiling Construction	-	Ceiling Area	LSUM	\$	-
90	C1090	Interior Specialties	-	Gross Floor Area	GSF	\$	-
90	C2010	Wall / Ceiling Finishes	-	Gross Floor Area	GSF	\$	-
90	C2020	Interior Fabrications	-	Gross Floor Area	GSF	\$	-
90	C2030	Flooring	-	Floor Area	GSF	\$	-
D SERVICES			-	Gross Floor Area	GSF	\$	-
90	D1010	Vertical Conveying Systems	-	Elevator Stops	STOP	\$	-
90	D2010	Plumbing Systems	-	Gross Floor Area	GSF	\$	-
90	D3020	Heating & Cooling Systems	-	Gross Floor Area	GSF	\$	-
90	D4010	Fire Protection Systems	-	Gross Floor Area	GSF	\$	-
90	D5020	Electrical Service and Distribution	-	Gross Floor Area	GSF	\$	-
90	D6010	Voice & Data Communications	-	Gross Floor Area	GSF	\$	-
E EQUIPMENT & FURNISHINGS			-	Gross Floor Area	GSF	\$	-
90	E1030	Equipment	-		LSUM	\$	-
90	E2010	Furnishings	-		LSUM	\$	-
F SPECIAL CONST & DEMO			-	Gross Floor Area	GSF	\$	-
90	F1010	Special Construction	-		LSUM	\$	-
90	F3010	Demolition	-		LSUM	\$	-
G SITEWORK			11.72	Site Area	ACRE	\$	409,361
90	G1010	Site Preparation	12	Site Area	ACRE	\$ 103,495.82	\$ 1,212,683
90	G2010	Site Improvements	202,837	Paving Area	SQFT	\$ 6.24	\$ 1,265,718
90	G2060	Landscaping	510,402	Site Area	SQFT	\$ 3.13	\$ 1,598,978
90	G3010	Site Utilities	202,837	Paving Area	SQFT	\$ 2.56	\$ 519,198
90	G4050	Site Lighting	25	Number of Fixtures	EACH	\$ 8,000.00	\$ 200,000
Z GENERAL REQUIREMENTS			510,402	Gross Floor Area	GSF	\$	0.56
90	Z1020	General Conditions	510,402	Gross Floor Area	GSF	\$ 0.56	\$ 287,795
90	Z1050	Hoisting	510,402	Gross Floor Area	GSF	\$ -	\$ -
SUBTOTAL - NET COST					\$9.96 /GSF	\$	5,084,371
				Escalation	6.00%	\$	305,062
				Construction Contingency	5.00%	\$	269,472
				Design Fee	5.00%	\$	282,945
				Insurance	0.95%	\$	56,448
				Fee	3.00%	\$	179,949
				Bonds	1.00%	\$	61,782
TOTAL PROJECT COST					\$12.23 /GSF	\$	6,240,029

90 SITEWORK

Starbuck MS
Racine, WI



Thursday, September 1, 2022

Group Code	Element Code	Description	Quantity	Unit Description	Unit	Unit Price	Budget Cost
A SUBSTRUCTURE			-	Building Footprint	SF	\$	-
90	A1010	Standard Foundations	-	Building Footprint	SQFT	\$	-
90	A1020	Special Foundations	-	Piles or Caissons	LNFT	\$	-
90	A2010	Basement Construction	-	Basement Footprint	SQFT	\$	-
90	A4010	Slabs-on-Grade	-	Building Footprint	SQFT	\$	-
90	A9010	Substructure Excavation	-	Building Footprint	SQFT	\$	-
90	A9030	Excavation Support	-	Retained Contact Area	SQFT	\$	-
B SHELL			-	Gross Floor Area	GSF	\$	-
90	B1010	Superstructure	-	Supported Floors & Roof	GSF	\$	-
90	B1080	Stairs	-	Stair Risers	EACH	\$	-
90	B2010	Exterior Walls	-	Exterior Wall Area	SQFT	\$	-
90	B2020	Exterior Glass & Glazing	-	Exterior Glass Area	SQFT	\$	-
90	B2050	Exterior Doors	-	Number of Openings	EACH	\$	-
90	B3010	Roofing	-	Roof Area	SQFT	\$	-
90	B3060	Skylights	-	Roof Area	SQFT	\$	-
C INTERIOR CONSTRUCTION			-	Gross Floor Area	GSF	\$	-
90	C1010	Interior Partitions	-	Wall Area	SQFT	\$	-
90	C1020	Interior Glass & Glazing	-	Interior Glass Area	SQFT	\$	-
90	C1030	Interior Doors	-	Number of Openings	EACH	\$	-
90	C1060	Raised Floor Construction	-	Floor Area	LSUM	\$	-
90	C1070	Suspended Ceiling Construction	-	Ceiling Area	LSUM	\$	-
90	C1090	Interior Specialties	-	Gross Floor Area	GSF	\$	-
90	C2010	Wall / Ceiling Finishes	-	Gross Floor Area	GSF	\$	-
90	C2020	Interior Fabrications	-	Gross Floor Area	GSF	\$	-
90	C2030	Flooring	-	Floor Area	GSF	\$	-
D SERVICES			-	Gross Floor Area	GSF	\$	-
90	D1010	Vertical Conveying Systems	-	Elevator Stops	STOP	\$	-
90	D2010	Plumbing Systems	-	Gross Floor Area	GSF	\$	-
90	D3020	Heating & Cooling Systems	-	Gross Floor Area	GSF	\$	-
90	D4010	Fire Protection Systems	-	Gross Floor Area	GSF	\$	-
90	D5020	Electrical Service and Distribution	-	Gross Floor Area	GSF	\$	-
90	D6010	Voice & Data Communications	-	Gross Floor Area	GSF	\$	-
E EQUIPMENT & FURNISHINGS			-	Gross Floor Area	GSF	\$	-
90	E1030	Equipment	-		LSUM	\$	-
90	E2010	Furnishings	-		LSUM	\$	-
F SPECIAL CONST & DEMO			-	Gross Floor Area	GSF	\$	-
90	F1010	Special Construction	-		LSUM	\$	-
90	F3010	Demolition	-		LSUM	\$	-
G SITEWORK			11.72	Site Area	ACRE	\$	409,361
90	G1010	Site Preparation	12	Site Area	ACRE	\$ 103,495.82	\$ 1,212,683
90	G2010	Site Improvements	202,837	Paving Area	SQFT	\$ 6.24	\$ 1,265,718
90	G2060	Landscaping	510,402	Site Area	SQFT	\$ 3.13	\$ 1,598,978
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90	G4050	Site Lighting	25	Number of Fixtures	EACH	\$ 8,000.00	\$ 200,000
Z GENERAL REQUIREMENTS			510,402	Gross Floor Area	GSF	\$	0.56
90	Z1020	General Conditions	510,402	Gross Floor Area	GSF	\$ 0.56	\$ 287,795
90	Z1050	Hoisting	510,402	Gross Floor Area	GSF	\$ -	\$ -
SUBTOTAL - NET COST				\$9.96 /GSF		\$	5,084,371
				Escalation	6.00%	\$	305,062
				Construction Contingency	5.00%	\$	269,472
				Design Fee	5.00%	\$	282,945
				Insurance	0.95%	\$	56,448
				Fee	3.00%	\$	179,949
				Bonds	1.00%	\$	61,782
TOTAL PROJECT COST				\$12.23 /GSF		\$	6,240,029