



**CITY OF MILWAUKEE
POLICE ADMINISTRATION BUILDING MASTER PLANNING
MILWAUKEE, WISCONSIN**

TOTAL CONSTRUCTION COSTS - TOTAL PROJECT

2010-2015 MASTERPLAN EXPENDITURES SUMMARY
COST MODEL
April 1, 2010

Master Plan Expenditures Breakdown		Total System Cost
<u>2010 MASTER PLAN EXPENDITURES</u>		
1.0	CONSTRUCTION COSTS	\$0
2.0	ARCHITECTURAL AND ENGINEERING FEES	\$292,500
3.0	OWNER CONSTRUCTION ADMINISTRATION	\$11,700
4.0	DEVELOPMENT AND SOFT COSTS	\$40,000
5.0	EQUIPMENT AND SYSTEMS	\$0
6.0	FURNITURE AND FIXTURES	\$0
7.0	PROJECT CONTINGENCY	\$29,250
2010 MASTER PLAN EXPENDITURES		\$373,450
<u>2011 MASTER PLAN EXPENDITURES</u>		
1.0	CONSTRUCTION COSTS	\$4,588,614
2.0	ARCHITECTURAL AND ENGINEERING FEES	\$476,455
3.0	OWNER CONSTRUCTION ADMINISTRATION	\$209,694
4.0	DEVELOPMENT AND SOFT COSTS	\$97,861
5.0	EQUIPMENT AND SYSTEMS	\$0
6.0	FURNITURE AND FIXTURES	\$0
7.0	PROJECT CONTINGENCY	\$506,507
2011 MASTER PLAN EXPENDITURES		\$5,879,131
<u>2012 MASTER PLAN EXPENDITURES</u>		
1.0	CONSTRUCTION COSTS	\$10,561,317
2.0	ARCHITECTURAL AND ENGINEERING FEES	\$420,941
3.0	OWNER CONSTRUCTION ADMINISTRATION	\$470,579
4.0	DEVELOPMENT AND SOFT COSTS	\$146,110
5.0	EQUIPMENT AND SYSTEMS	\$874,966
6.0	FURNITURE AND FIXTURES	\$1,130,428
7.0	PROJECT CONTINGENCY	\$1,098,226
2012 MASTER PLAN EXPENDITURES		\$14,702,566
<u>2013 MASTER PLAN EXPENDITURES</u>		
1.0	CONSTRUCTION COSTS	\$9,533,827
2.0	ARCHITECTURAL AND ENGINEERING FEES	\$400,723
3.0	OWNER CONSTRUCTION ADMINISTRATION	\$440,585
4.0	DEVELOPMENT AND SOFT COSTS	\$144,960
5.0	EQUIPMENT AND SYSTEMS	\$150,872
6.0	FURNITURE AND FIXTURES	\$1,201,999
7.0	PROJECT CONTINGENCY	\$993,455
2013 MASTER PLAN EXPENDITURES		\$12,866,420
<u>2014 MASTER PLAN EXPENDITURES</u>		
1.0	CONSTRUCTION COSTS	\$7,675,534
2.0	ARCHITECTURAL AND ENGINEERING FEES	\$172,555
3.0	OWNER CONSTRUCTION ADMINISTRATION	\$360,234
4.0	DEVELOPMENT AND SOFT COSTS	\$137,773
5.0	EQUIPMENT AND SYSTEMS	\$60,000
6.0	FURNITURE AND FIXTURES	\$1,166,621
7.0	PROJECT CONTINGENCY	\$784,809
2014 MASTER PLAN EXPENDITURES		\$10,357,525
<u>2015 MASTER PLAN EXPENDITURES</u>		
1.0	CONSTRUCTION COSTS	\$2,103,210
2.0	ARCHITECTURAL AND ENGINEERING FEES	\$51,914
3.0	OWNER CONSTRUCTION ADMINISTRATION	\$102,384
4.0	DEVELOPMENT AND SOFT COSTS	\$36,362
5.0	EQUIPMENT AND SYSTEMS	\$0
6.0	FURNITURE AND FIXTURES	\$5,836
7.0	PROJECT CONTINGENCY	\$215,512
2015 MASTER PLAN EXPENDITURES		\$2,515,217
TOTAL MASTER PLAN EXPENDITURES		\$46,694,309

*** COSTING ANALYSIS TAKES INTO CONSIDERATION A 3.50% YEARLY COMPOUNDING ESCALATION MODIFIER***

**CITY OF MILWAUKEE
POLICE ADMINISTRATION BUILDING MASTER PLANNING
MILWAUKEE, WISCONSIN**

TOTAL PROJECT BUDGET SUMMARY

COST MODEL
April 1, 2010

Item	Description	Total Estimated Cost	FISCAL YEAR ALLOCATION					Responsibility	Notes
			2010	2011	2012	2013	2014		
1.0	CONSTRUCTION COSTS								
1.10	MEP Infrastructure Upgrades - Exterior Shaft (Supply)	\$3,453,820		\$3,453,820					Mortenson
1.11	High Rise Upgrades	\$1,134,794		\$1,134,794					Mortenson
1.12	Interior Renovations - Level 5	\$4,076,641			\$4,076,641				Mortenson
1.13	Interior Renovations - Level 4	\$6,484,676			\$6,484,676				Mortenson
1.14	Interior Renovations - Level 3	\$5,015,760				\$5,015,760			Mortenson
1.15	Interior Renovations - Level 2	\$4,518,067				\$4,518,067			Mortenson
1.16	Interior Renovations - Level 7	\$4,002,974					\$4,002,974		Mortenson
1.17	Interior Renovations - Level 6	\$2,418,942					\$2,418,942		Mortenson
1.18	Interior Renovations - Basement	\$1,253,617					\$1,253,617		Mortenson
1.19	MEP Infrastructure Upgrades - Exterior Shaft (Return)	\$497,204						\$497,204	Mortenson
1.20	Conveying Systems - Elevator Addition	\$1,606,005						\$1,606,005	Mortenson
	Subtotal	\$34,462,501	\$0	\$4,588,614	\$10,561,317	\$9,533,827	\$7,675,534	\$2,103,210	
2.0	ARCHITECTURAL AND ENGINEERING FEES								
2.10	MEP Infrastructure - HVAC Exterior Shafts	\$208,208	\$172,500	\$35,708					EUA
2.11	High Rise Upgrades	\$141,225	\$105,000	\$36,225					EUA
2.12	Interior Renovations Level 5	\$155,356		\$115,506	\$39,850				EUA
2.13	Interior Renovations Level 4	\$368,552		\$274,016	\$94,536				EUA
2.14	Interior Renovations Level 3	\$193,427			\$143,812	\$49,615			EUA
2.15	Interior Renovations Level 2	\$171,815			\$127,744	\$44,072			EUA
2.16	Interior Renovations Level 7	\$178,276				\$132,547	\$45,729		EUA
2.17	Interior Renovations Level 6	\$91,487				\$68,020	\$23,467		EUA
2.18	Interior Renovations Basement	\$123,026				\$91,469	\$31,557		EUA
2.19	MEP Infrastructure - HVAC Exterior Shafts (Return CA)	\$27,317						\$27,317	EUA
2.20	Conveying Systems- Elevator Addition	\$76,399					\$56,802	\$19,597	EUA
2.21	Reimbursables (Printing/ Courier/ Mileage)	\$80,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$5,000	EUA
2.22	Construction Administration	\$0							EUA
2.23	Plan Review Allowances	\$0							EUA
	Subtotal	\$1,815,087	\$292,500	\$476,455	\$420,941	\$400,723	\$172,555	\$51,914	5.27% of Construction Costs
3.0	OWNER CONSTRUCTION ADMINISTRATION								
3.10	CITY Construction Administration (2%)	\$797,588	\$5,850	\$104,847	\$235,289	\$220,292	\$180,117	\$51,192	City of Milw.
3.11	CITY Contract (2%)	\$797,588	\$5,850	\$104,847	\$235,289	\$220,292	\$180,117	\$51,192	City of Milw.
	Subtotal	\$1,595,176	\$11,700	\$209,694	\$470,579	\$440,585	\$360,234	\$102,384	4.63% of Construction Costs
4.0	DEVELOPMENT AND SOFT COSTS								
4.10	Hazardous Material Abatement (Survey Only)	\$65,500	\$40,000	\$1,500	\$6,000	\$6,000	\$9,000	\$3,000	City of Milw.
4.11	Hazardous Material Abatement	\$0							Mortenson
4.12	Construction Material Testing	\$0							Mortenson
4.13	Building Permit	\$0							Mortenson
4.14	As-Built Documents	\$0							Mortenson
4.15	Builder's Risk Insurance	\$45,527		\$5,699	\$13,576	\$12,684	\$10,569	\$2,998	Mortenson
4.16	GC Payment and Performance Bond	\$244,706		\$30,632	\$72,972	\$68,179	\$56,811	\$16,112	Mortenson
4.17	Construction Parking	\$0							Mortenson
4.18	Test & Balance HVAC System	\$0							Mortenson
4.19	Building Commissioning	\$247,333		\$60,030	\$53,561	\$58,097	\$61,392	\$14,252	City of Milw.
	Subtotal	\$603,065	\$40,000	\$97,861	\$146,110	\$144,960	\$137,773	\$36,362	1.75% of Construction Costs
5.0	EQUIPMENT AND SYSTEMS								
5.10	Audio/Visual Equipment	\$0							City of Milw.
5.11	Fitness Room Equipment	\$110,872				\$110,872			City of Milw.
5.12	Fusion Room Equipment	\$834,966			\$834,966				MKE Police
5.13	Public Address Systems	\$0							Mortenson
5.14	Site Security Systems / CCTV	\$0							Mortenson
5.15	Temperature Controls	\$0							Mortenson
5.16	Fire Alarm System	\$0							Mortenson
5.17	Telephone/Computer Cabling	\$0							Mortenson
5.18	Temporary Data & Comm. Cabling	\$140,000			\$40,000	\$40,000	\$60,000		City of Milw.
5.19	Telephone Systems	\$0							MKE Police
5.20	Computer Systems	\$0							MKE Police
5.21	Janitorial Equipment	\$0							MKE Police
	Subtotal	\$1,085,838	\$0	\$0	\$874,966	\$150,872	\$60,000	\$0	3.15% of Construction Costs
6.0	FURNITURE AND FIXTURES								
6.10	Furniture and Furnishings Level 5	\$147,829			\$147,829				City of Milw.
6.11	Furniture and Furnishings Level 4	\$712,365			\$712,365				City of Milw.
6.12	Furniture and Furnishings Level 3	\$460,118				\$460,118			City of Milw.
6.13	Furniture and Furnishings Level 2	\$456,792				\$456,792			City of Milw.
6.14	Furniture and Furnishings Level 7	\$504,910					\$504,910		City of Milw.
6.15	Furniture and Furnishings Level 6	\$158,358					\$158,358		City of Milw.
6.16	Furniture and Furnishings Basement	\$95,244					\$95,244		City of Milw.
6.17	Interior Signage	\$73,968			\$21,025	\$22,704	\$29,218	\$1,020	City of Milw.
6.18	Temporary Office Construction	\$546,172			\$149,972	\$155,221	\$240,980		City of Milw.
6.19	Moving Costs	\$349,128			\$99,238	\$107,164	\$137,910	\$4,815	City of Milw.
	Subtotal	\$3,504,883	\$0	\$0	\$1,130,428	\$1,201,999	\$1,166,621	\$5,836	10.17% of Construction Costs
7.0	PROJECT CONTINGENCY								
7.10	10% Project Contingency	\$3,627,759	\$29,250	\$506,507	\$1,098,226	\$993,455	\$784,809	\$215,512	City of Milw.
	Subtotal	\$3,627,759	\$29,250	\$506,507	\$1,098,226	\$993,455	\$784,809	\$215,512	10.53% of Construction Costs
TOTAL PROJECT COSTS		\$46,694,309	\$373,450	\$5,879,131	\$14,702,566	\$12,866,420	\$10,357,525	\$2,515,217	