

JUVENILE PROTOTYPE STUDY

B|W|B|R

INTRODUCTIONS

AGENDA

1. Goals/Vision
2. Concept Development
3. Character and Renderings
4. Cost Estimate

PROJECT OVERVIEW AND PROCESS

GOALS AND VISIONS

Creating a Wisconsin Model



FULFILLING A
REQUIREMENT
(CORRECTIONS)

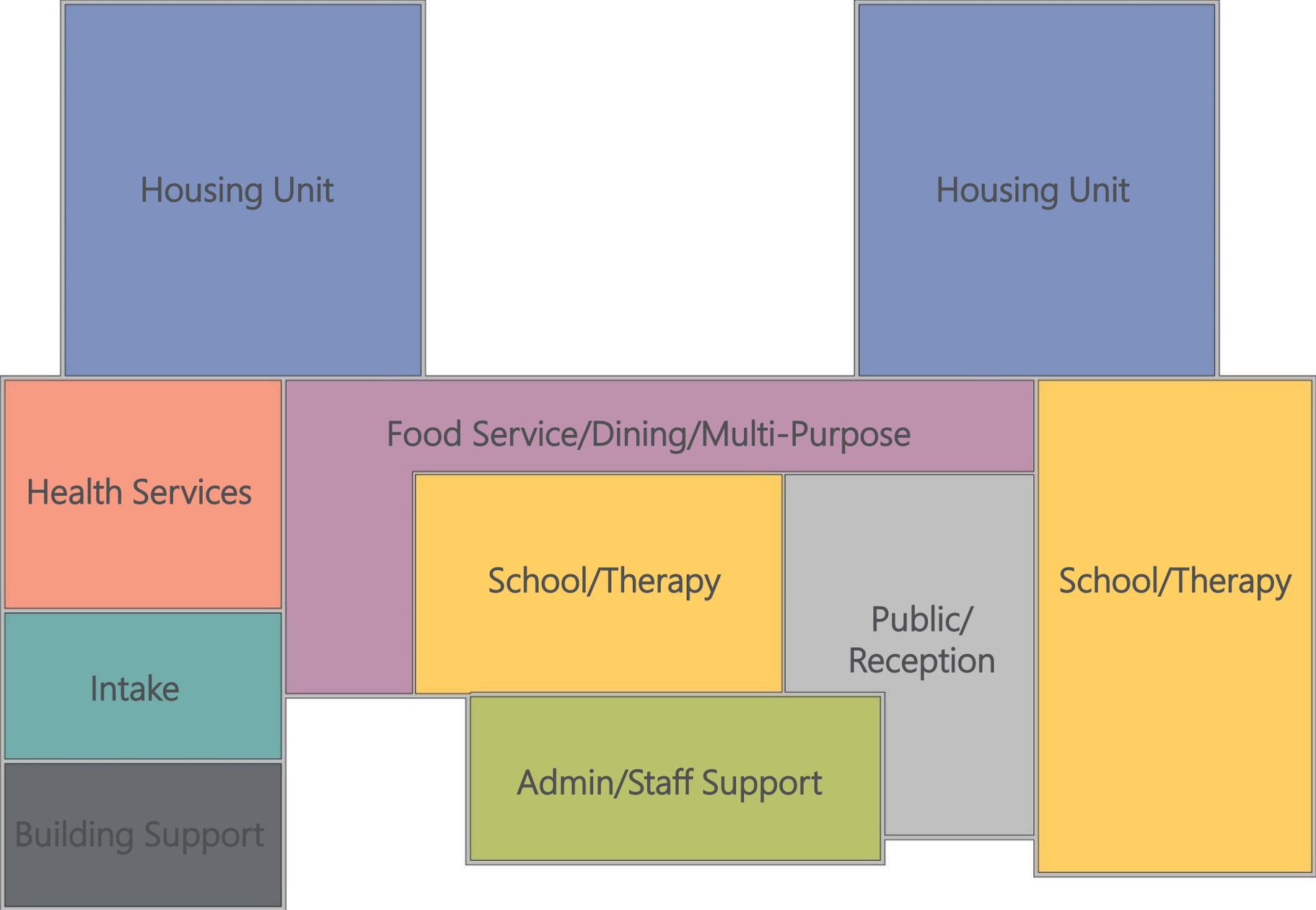


CREATING
A NEW
NATIONAL
MODEL

CONCEPT DEVELOPMENT

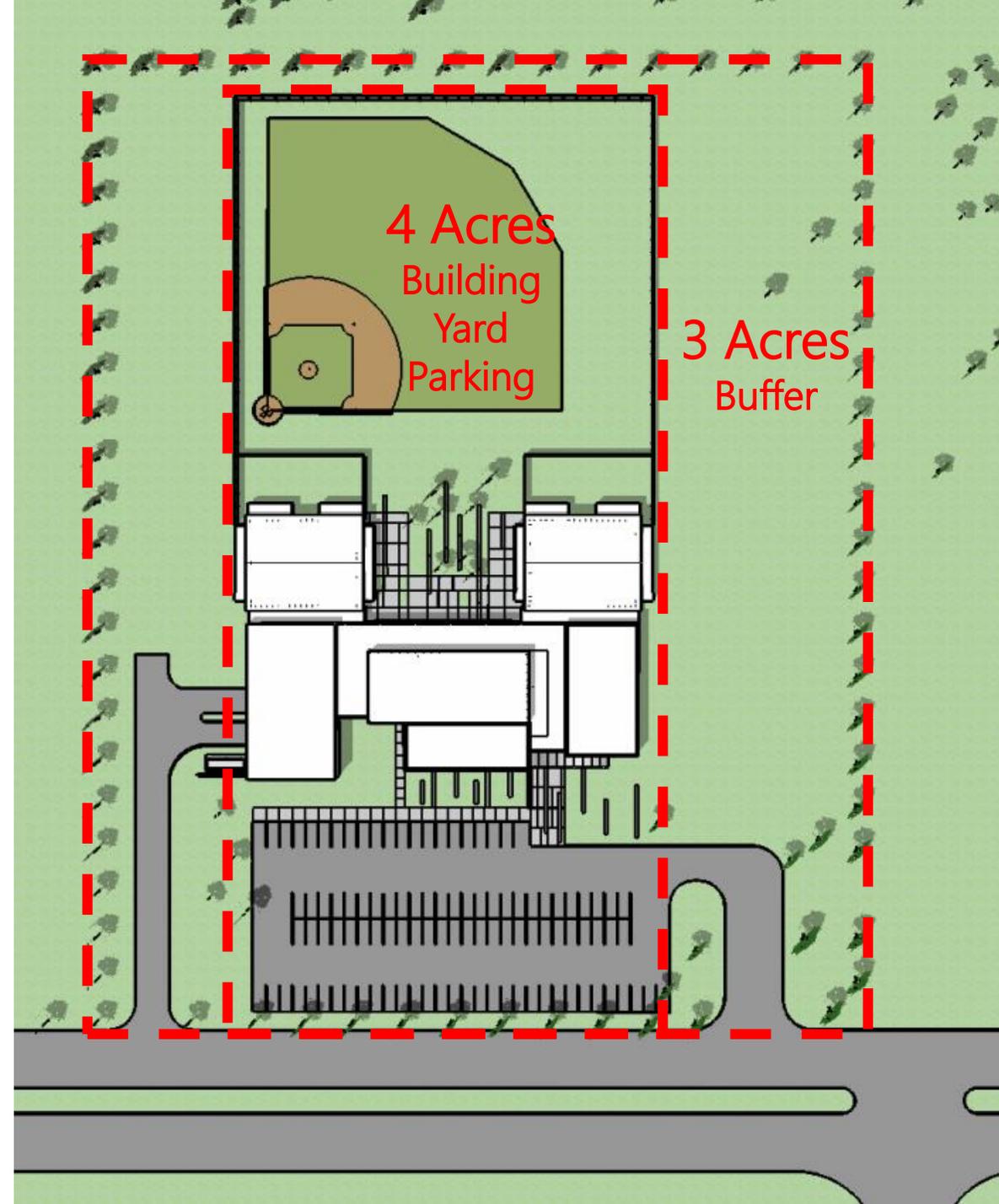
FLOOR PLAN

43,862 SQ FT (46,662 SQ FT w/Mezzanine)



SITE PLAN

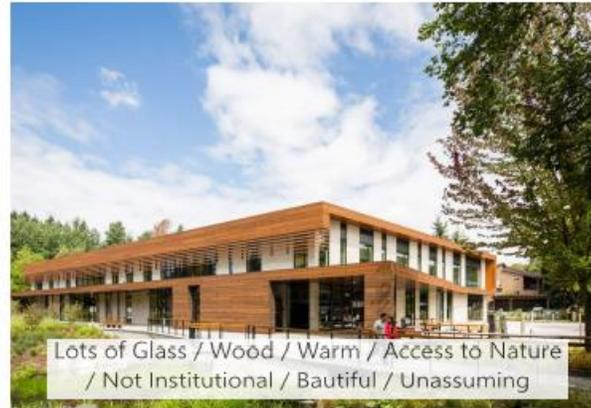
- Minimum 7 acres for site
 - 1 acre for the building, 2 acres for the recreation yard , 1 acre for the parking lot and the remaining 3 acres for entry drive, loading dock drive, and buffer
- 100 Parking Stalls
- Site suitable for standard storm water management
- Utilities at edge of site
- No significant topographic challenges
- No historic or archeologic challenges
- Below grade is favorable for typical foundations
- No remediation or environmental clean-up needed
- Assumes standalone facility with it's own central plant. Potential savings if it is an addition to an existing facility.



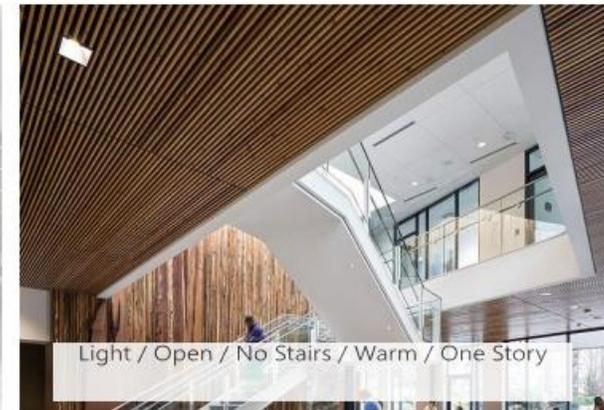
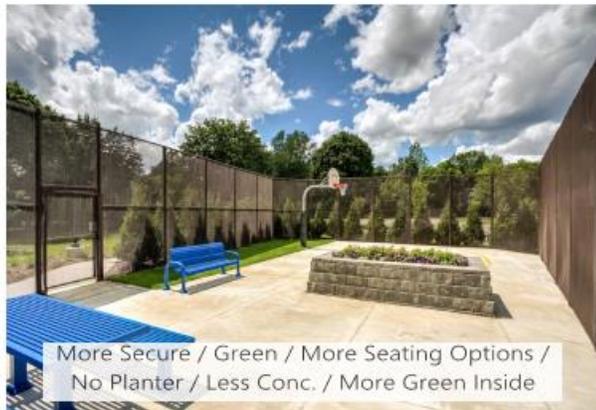
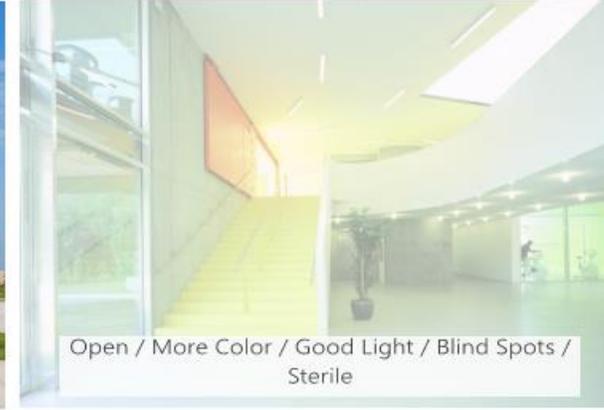
VISUAL DIALOGUE



VISUAL DIALOGUE



VISUAL DIALOGUE



VISUAL DIALOGUE



Modern / Bright / Simple / Beige / Therapeutic / Light / Need Desk / Good Storage / Comfy



Nice / Rooflines / Dated / Boring / Welcoming / Not Threatening / Assisted Living



Open / Light / Too Much Glass / Wasted Space



Too Much Glass / "Wellness" / Trees? / Dated



Open / Light / Warm / Soft / Welcoming / Nice Stone



Not Institutional / Welcoming / Medical Office / Home-like



Too Much Glass / Nice Paving / Office /

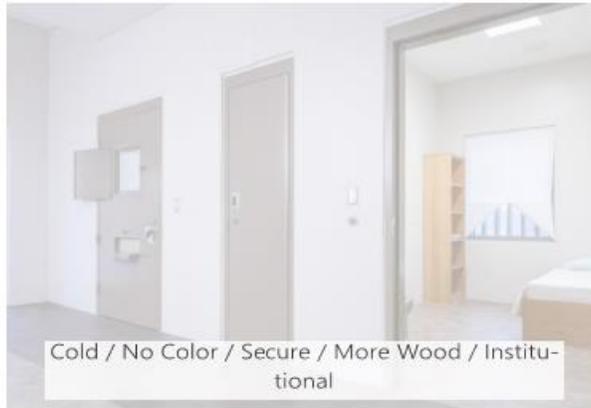


School / Clinic / Blocky / Smaller Windows / Functional / Barn

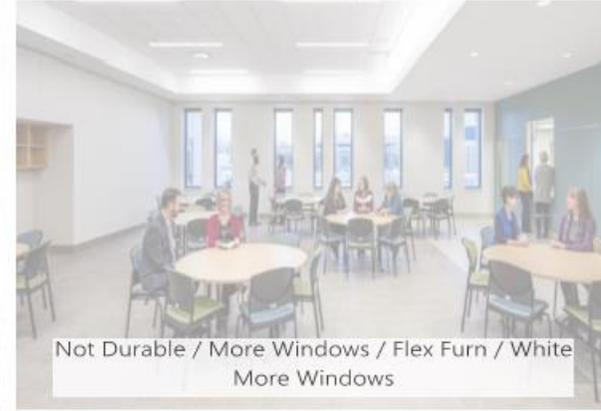


Summer Camp / Nice Wood / Nature

VISUAL DIALOGUE



VISUAL DIALOGUE





WISCONSIN DEPARTMENT OF CORRECTIONS





WISCONSIN DEPARTMENT OF CORRECTIONS







COST ESTIMATE

POTENTIAL COST RANGE

Component		Low End Total	High End Total	Notes
Building		\$14,688,800	\$16,445,800	
Sitework		\$1,591,100	\$1,591,100	
Direct Cost Subtotal		\$16,279,900	\$18,036,900	
General Conditions, OH & Profit		\$2,442,000	\$2,705,600	
Design Contingency		\$1,497,800	\$1,659,400	
Construction Cost Subtotal		\$20,219,700	\$22,401,900	
Labor & Material Escalation		\$1,415,400	\$1,568,200	February 2020 Midpoint of Construction
Escalated Construction Cost		\$21,635,100	\$23,970,100	
Construction Contingency		\$1,839,000	\$2,037,500	
A/E Fees		\$1,730,900	\$1,917,700	
Other Fees		\$216,400	\$239,800	
DFD Fees		\$939,000	\$1,040,400	
Moveable Equipment		\$432,800	\$479,500	Allowance
Estimated Total Project Cost		\$26,793,200	\$29,685,000	

POTENTIAL REDUCTIONS

Program Space Adjustments

- Potential for up to 5,000 sf of reductions identified
- Adjustments to space quantities and sizes (Education, HSU, Offices)
- Double rooms may be also be considered

Depending on Site Selected:

- Omit Property Line Fence
- Foodservice Equipment Reductions
- Mechanical/Electrical System and Space Reductions

