

**1000 Islands Environmental Center
Vestibule Renovation**

Opinion of Probable Cost

Kaukauna, Wisconsin

Client No. O0609 06-25-00132

September 5, 2025



Building Area:

154

CONSTRUCTION COSTS INCLUDING GC's & FEE		\$ 33,310.00
GENERAL CONTRACTOR GC's & FEE	\$ 7,690.00	
RENOVATION OF EXISTING VESTIBULE	\$ 25,620.00	
Demolition	\$ 2,550.00	
Wood Structure/Framing & Insulation	\$ 8,240.00	
Wall Framing, Insulation, Drywall & Finish		
Exterior Siding Patch/Repair		
Interior/Exterior Doors & Window	\$ 11,850.00	
ADA Push Plates with Door Operator		
Interior Finishes	\$ 2,980.00	
Flooring		
Paint (Walls, Doors & Frames)		
Not Included in OPC Breakout Above:		
Sitework or Excavation		
Concrete Foundation, Slab or Exterior Concrete		
Masonry		
Structural or Misc. Steel		
Roofing, Gutters or Downspouts		
Wall Coverings (Wall Paper)		
Window Coverings (Blinds or Curtains)		
Furnishings, Window or Wall Coverings		
Mechanical - Existing to Remain, No Modifications		
Electrical (Including Work Required for Door Operator)		
Plumbing, No Modifications		
ALLOWANCE FOR CONSTRUCTION CONTINGENCY 10.0%		
		\$ 3,331.00
ALLOWANCE FOR FEES		
		\$ -
A/E Fee - Work Completed & Accounted for Separately		\$ -
OWNER PROJECT COSTS		
		\$ -
IT & Equipment	NA	\$ -
Furnishings	NA	\$ -
Utility (Power) Service Connection Fees	NA	\$ -
Utility (Water) Service Connection Fees	NA	\$ -
Utility (Sanitary) Service Connection Fees	NA	\$ -
Permitting Costs	NA	\$ -
Owner Contingency	NA	\$ -
Hazardous Materials Removal	NA	\$ -

TOTAL PROJECT COST - VESTIBULE RENOVATION \$	36,641.00
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Disclaimer: The attached Opinion of Probable Cost was prepared for use by the Owner in planning for future costs of the project. In providing Opinions of Probable Cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the Opinion of Probable Cost provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs, and is subject to change with the normal rise and fall of the local area's economy. This Opinion of Probable Costs must be revised after every change made to the project or after every 30-day laps in time from the original submittal by the Design Professional.