



Green County Jail and LEC

Board Update

12.9.2025



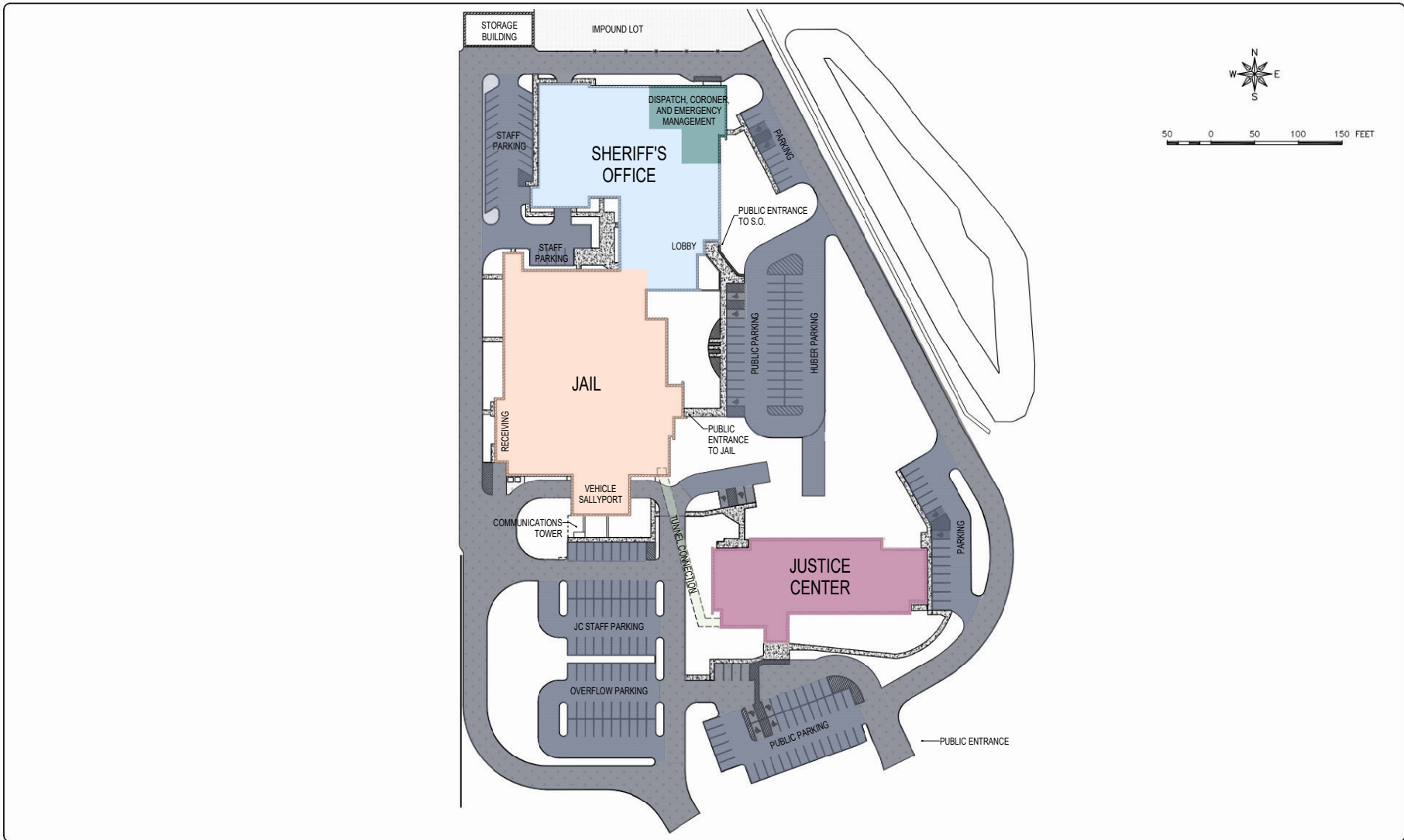


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Design Update



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

PROJECT AND LOCATION:

DRAWN BY:
APPROVED BY:
DATE:
SCALE:

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

IMPOUND EXHIBIT

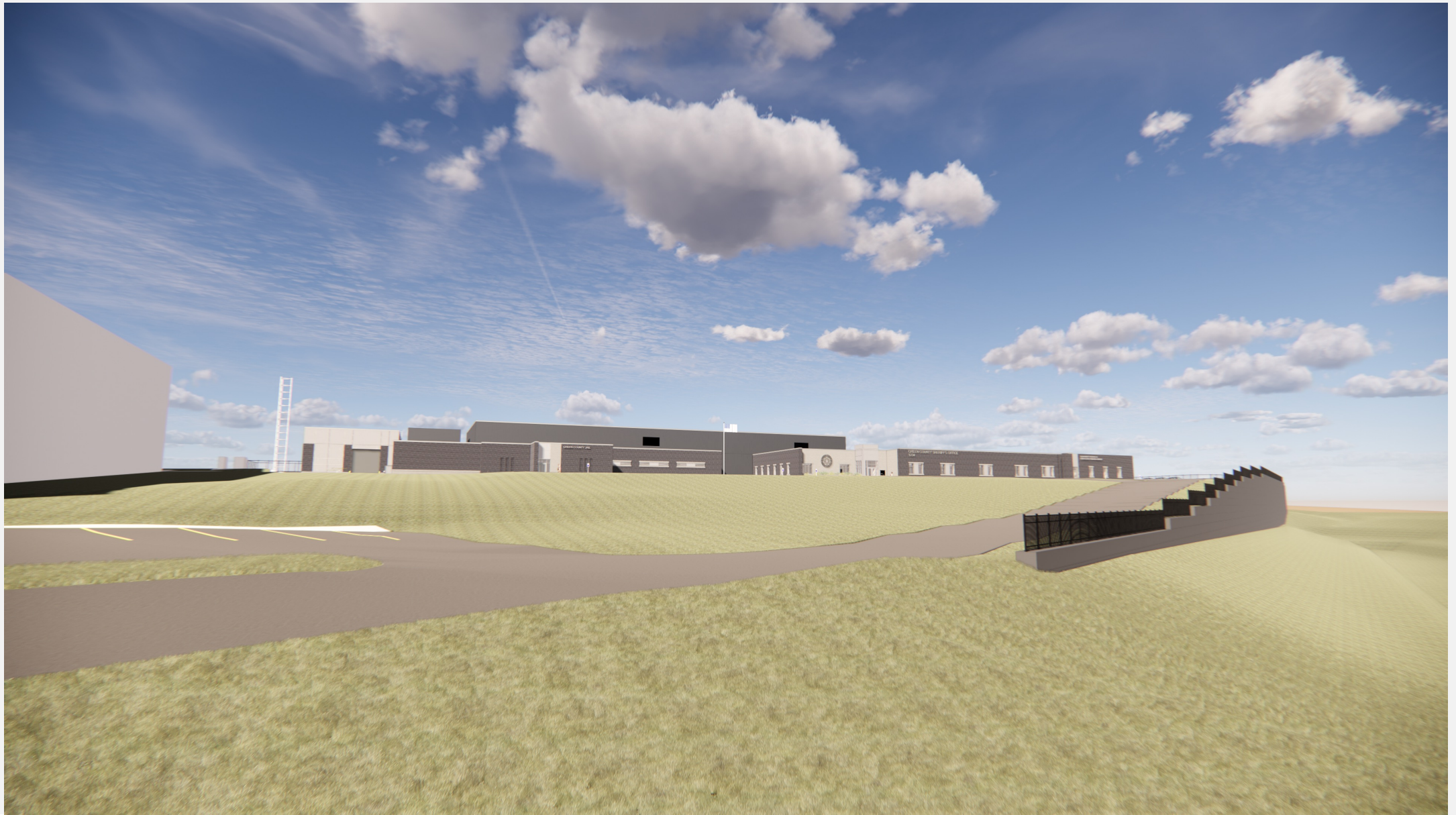
JOB NUMBER:
25-620

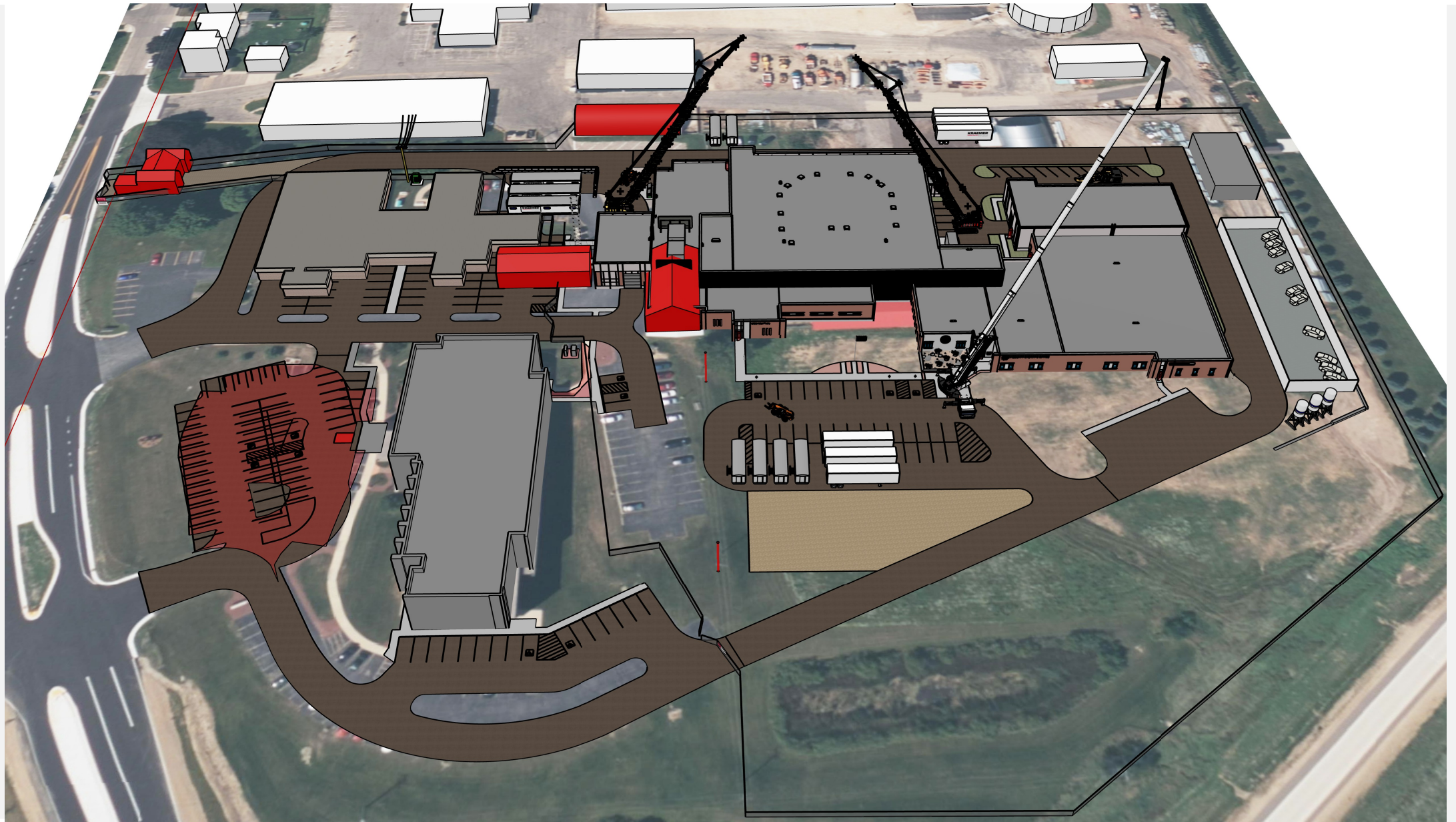
SET TYPE: PRELIMINARY

SHEET NUMBER:
of

NOT DATE 12/4/25 © 2025 FEHR GRAHAM







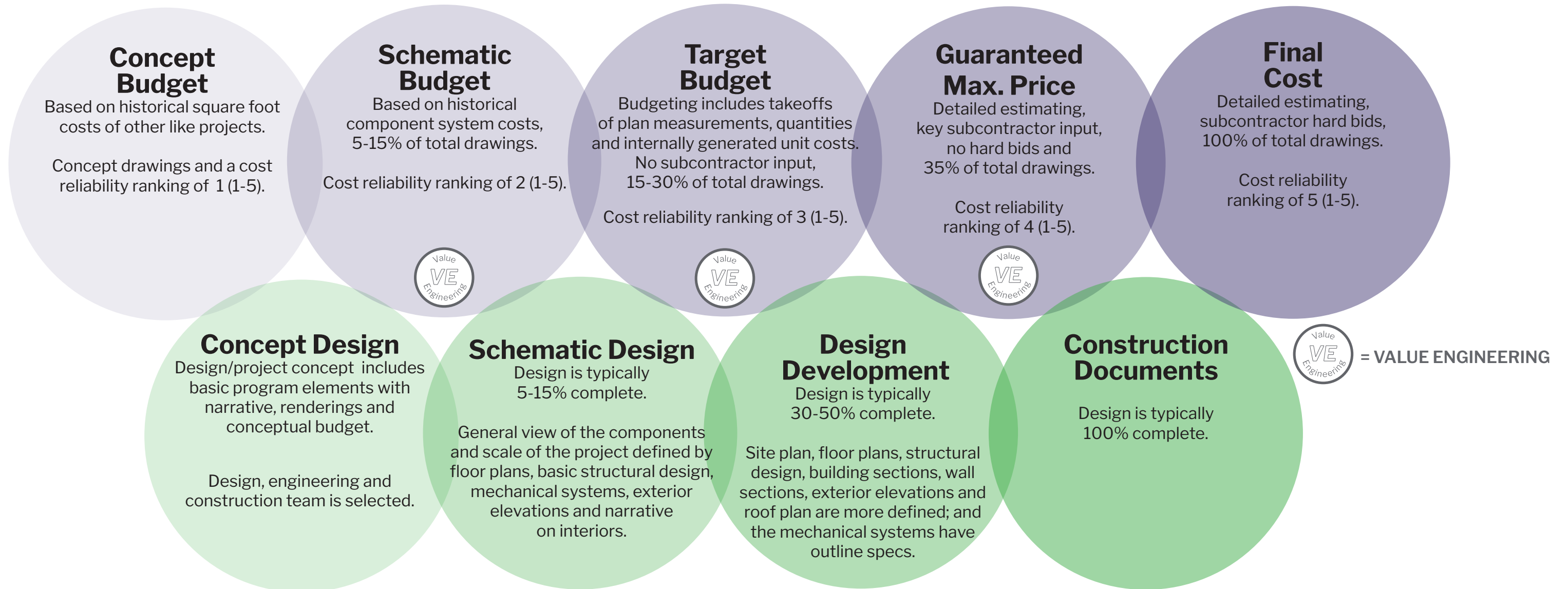




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Budget Update

HOW PROJECT COSTS EVOLVE



December 9, 2025

**Green County Jail & Law Enforcement Center
Monroe, WI**

SCHEMATIC BUDGET

PROJECT DEVELOPMENT TEAM

Green County
Klein McCarthy Architects
Fehr Graham
IMEG
Kraemer Brothers LLC

BUILDING AREA DATA:

Bed Count	132	
Jail, Jail Penthouse,	61,514	SF
Jail Tier Housing		
LEC, Garage,	45,076	SF
Penthouse, Misc.		
Tunnel	2,363	SF
Total Area	108,953	SF

Budget based on 20% DD plan set dated October 3, 2025

Site Development (Includes Items Listed below) \$ 11,200,000.00

Earthwork, Grading, Topsoil Restoration
Site Layout, Engineering & Soil Compaction Testing
Excavation, Trucking & Disposal Fees for Impacted Soils
Excavation & Trucking for Unsuitable Soils
Asphalt Paving
Site Concrete Paving, Sidewalks, Pads
Concrete Curb & Gutter
Dumpster Pad
Landscaping
Retaining Walls
Site Furnishings, Signage, & Misc. Items
Site Fencing
Site Utilities

General Construction \$ 29,930,000.00

General Conditions
Gas & Electrical Utility Connection Fees
Testing & Special Inspections
Selective Demolition
Building Concrete
Precast Concrete
Masonry
Structural Steel, Steel Joist & Deck & Miscellaneous Steel
Rough Carpentry
Waterproofing & Air Barriers
Applied Fireproofing
Roofing and Sheet Metal
Joint Sealants & Firestopping
Metal Wall Panels
Hollow Metal Frames & Doors, Wood Doors & Door hardware
Entrances, Windows, Skylights & Glass
Overhead & Special Doors
Steel Stud Framing, Insulation and Drywall
Resinous Flooring
Access Flooring
Tile, Resilient & Carpet Flooring
Acoustical Ceilings & Wall Panels
Painting & High Performance Coatings
Miscellaneous Specialties

Mechanical/Electrical \$ 21,940,000.00

Fire Suppression
Plumbing
HVAC
Electrical, Communications, Electronic Safety and Security, Site Electrical

Miscellaneous Items: \$ 9,400,000.00

Finish Carpentry, Casework & Millwork
Toilet Partitions & Accessories, Visual Display Units,
Folding Panel Partitions
Lockers
Records/Large Evidence Mobile Storage Systems
Dock Leveler
Laundry and Foodservice Equipment
Detention Materials & Equipment
Window Treatment
Site Storage Building (40' x 80'--3200SF)
Elevator
Performance & Payment Bonds
Builder's Risk Insurance
General Liability Insurance
Building Permit

Subtotal \$ 72,470,000.00

Construction Fee \$ 1,630,000.00

TOTAL SCHEMATIC CONSTRUCTION BUDGET 12/9/25 \$ 74,100,000.00

CONSTRUCTION CONTINGENCY \$ 2,100,000.00

TOTAL SCHEMATIC CONSTRUCTION BUDGET WITH CONTINGENCY 12/9/25 76,200,000.00

December 9, 2025

**Green County Jail & Law Enforcement Center
Monroe, WI**

Schematic Budget Exclusions

1. Architectural/engineering fees, plan printing or State of Wisconsin approval fees.
2. Cost for printing and shipping project construction documents including plans, specifications, shop drawings, etc.
3. "All-Risk" Builder's Risk Insurance; any deductible to be assumed by building owner.
4. Financing costs.
5. Site survey, Site Environmental Study and soil borings cost.
6. Costs to remove and dispose of any underground storage tanks encountered during construction.
7. Costs resulting from subsequent plan reviews by Wisconsin DOC, Department of Corrections, Wisconsin DNR, City of Monroe, Green County or any other plan review authority.
8. Investigation and subsequent abatement costs of hazardous materials, if any, including asbestos.
9. Cost to remove asbestos or other hazardous materials, if any, and related dust protection or enclosures for same.
10. Items noted on Owner Soft Cost spreadsheet that are not designated as "Budget Source-Construction"
11. Final cleaning or washing of glass; Kraemer Brothers to leave building broom clean.



December 9, 2025

**Green County Jail & Law Enforcement Center
Monroe, WI**

**SCHEMATIC BUDGET
TOTAL PROJECT COSTS**

PROJECT DEVELOPMENT TEAM

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<u>BUDGET</u>	<u>COST</u>
TOTAL CONSTRUCTION COST	\$ 76,200,000
TOTAL OWNER/SOFT COST	\$ 8,800,000
TOTAL PROJECT COST	\$ 85,000,000

A wide-angle photograph of a construction site under a cloudy sky. The site features several tall, cylindrical concrete columns in various stages of construction. Some columns have rebar protruding from their tops. In the background, a multi-story building's framework is visible, partially covered with white plastic sheeting. Two large tower cranes are positioned around the site. A worker in a high-visibility vest is walking in the foreground. A white pickup truck is parked on the left. A large pile of gravel sits on the right. The overall scene is one of active construction.

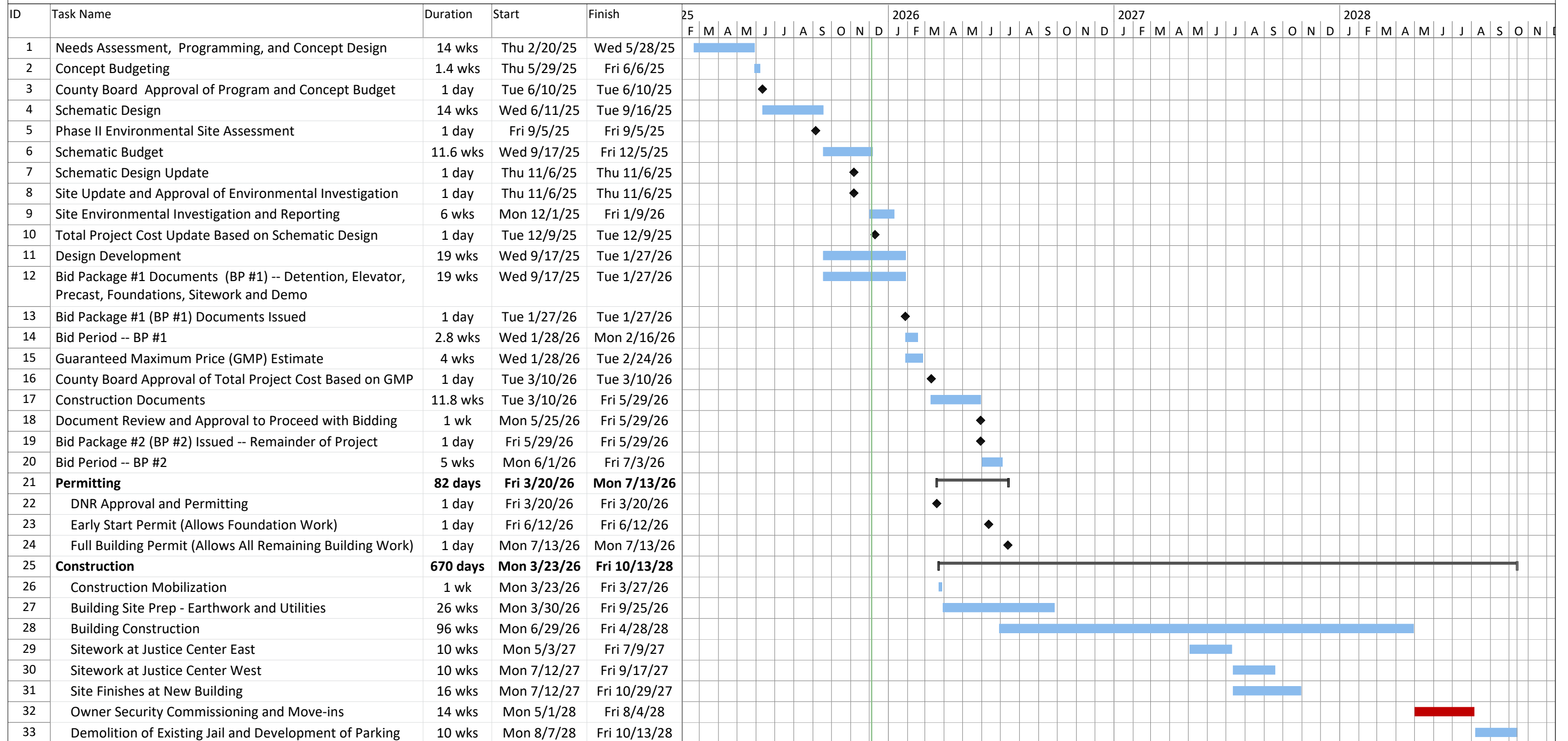
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Schedule Update



Green County Jail and Law Enforcement Center

Monroe, WI



Milestone Schedule - Rev 1
Issue Date: December 5, 2025



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Questions & Answers
