

# Manufacturing Facilities Proposal

*Smart Options for Growing Businesses*



# Construction Proposal

## Building Options for Area Communities and Expanding Businesses

Building a new facility or modifying an existing one can be time consuming and overwhelming – but often necessary for continued growth.

To assist business owners with expansion projects, Wisconsin Public Service Corporation has compiled information and renderings of common building types in business and industrial parks in Northeastern Wisconsin, Central Wisconsin and Upper Michigan. This proposal includes floor plans, timetables and construction costs for conventional and modified pre-engineered buildings.

Plans are based on the following:

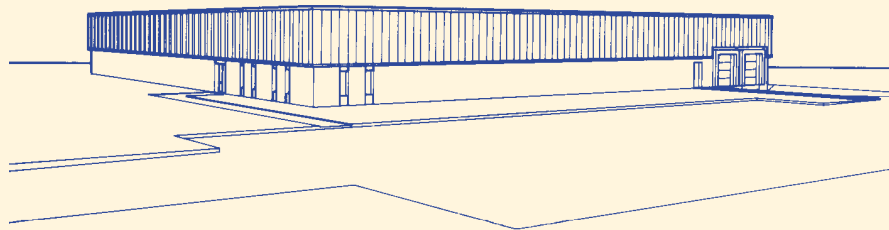
- n Typical manufacturing layout
- n Ease of warehousing
- n Layout versatility
- n Energy efficiency

Estimated costs include:

- n Site work
- n Concrete
- n Masonry
- n Steel and metal
- n Carpentry
- n Roofing, thermal and moisture protection
- n Doors and windows
- n Specialties
- n 2 truck-height loading docks and equipment
- n Plumbing
- n HVAC
- n Fire protection
- n Electrical

Consideration should be given to the types of buildings allowed in the business and industrial parks in each community. *(Some communities require certain building types and prohibit others.)*

Local development corporations will help identify appropriate sites and funding sources available for business expansion projects.



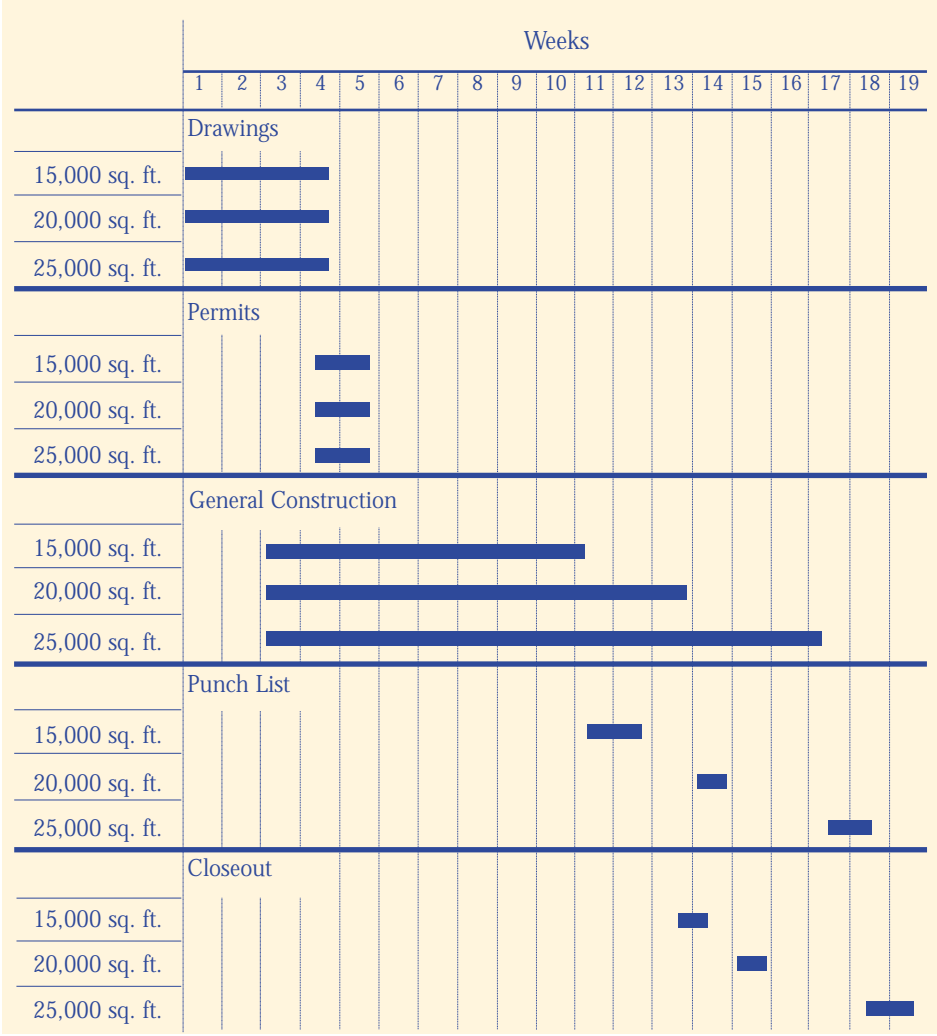
PERSPECTIVE VIEW

# Fast-track Scheduling

The chart below indicates schedules for upgraded pre-engineered and conventional buildings at three spec sizes: 15,000 square feet, 20,000 square feet and 25,000 square feet.

**Examples** (time from preliminary drawings through closeout)

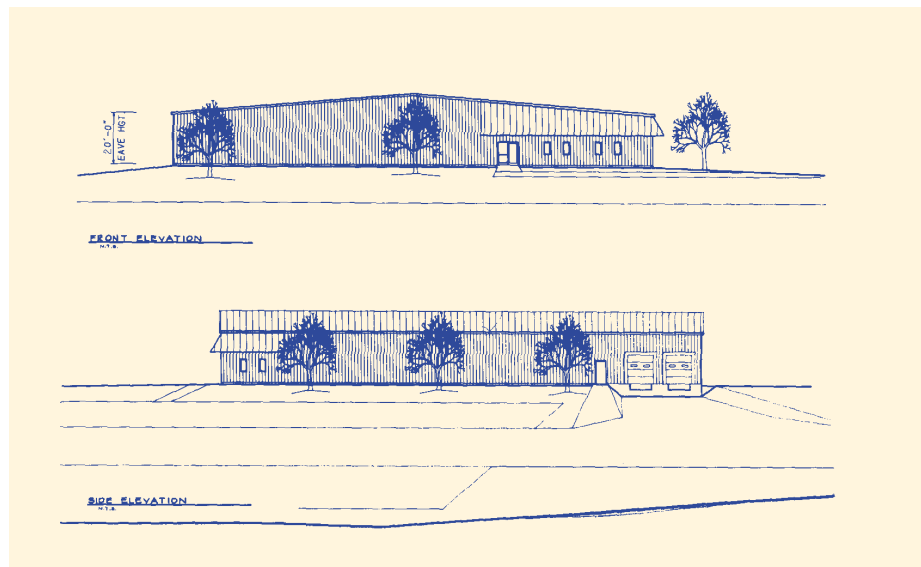
- Facility Size**
- 15,000 square feet . . . . .14 weeks
- 20,000 square feet . . . . .15 weeks
- 25,000 square feet . . . . .19 weeks



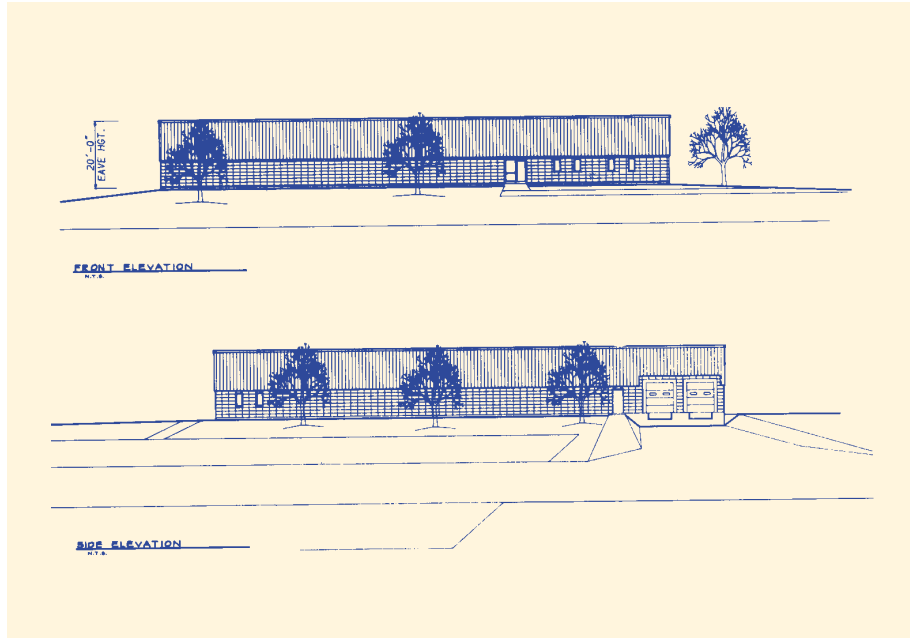
# Manufacturing Facilities Project Description

Specifications for these buildings include:

- n State building permit
- n ADA code
- n ASHRAE 90.1 code
- n Local permit
- n Supervision of all general construction
- n Footing and foundation excavation and backfill
- n Rough grade site
- n 6-inch slab on grade
- n 6-inch fiberglass roof and wall insulation
- n Interior wall framing
- n Doors, frames and hardware
- n Insulated metal overhead doors
- n Carpet
- n 2 x 4 ceiling tile
- n 2 truck-height loading docks and equipment
- n Plumbing
- n Fire protection
- n High-efficiency, gas-fired unit heaters (*plant*)



*Upgraded Pre-engineered  
Elevations (not to scale, based on  
20,000-square-foot facility)*



*Conventional  
Elevations (not to scale, based  
on 20,000-square-foot facility)*

Specifications (*cont'd.*)

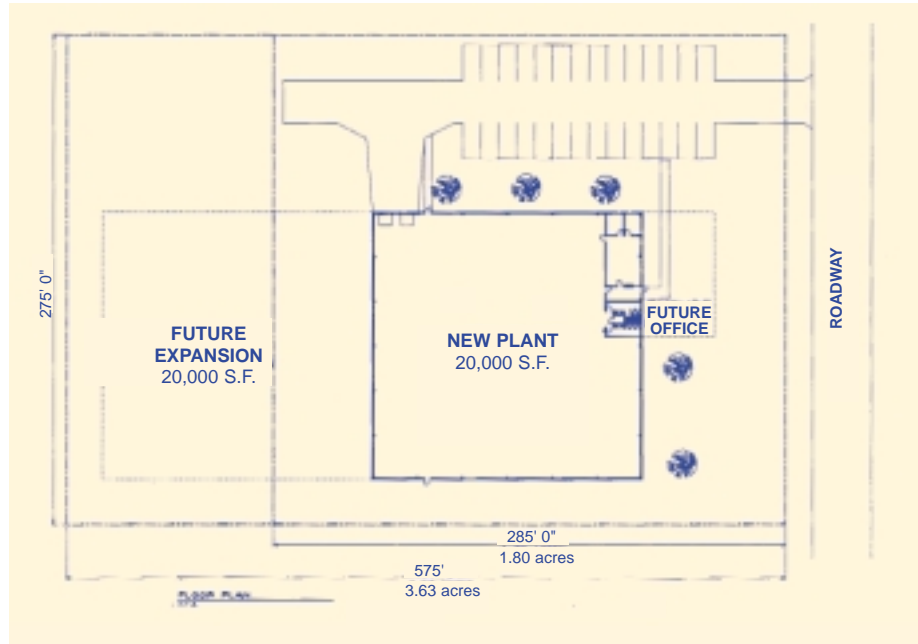
- n High-efficiency, gas-fired forced air heating and cooling (*office*)
- n 600-amp electrical service
- n High-pressure sodium 70-foot candles (*plant*)
- n 2 x 4 fluorescent recessed light fixtures (*office*)
- n Ceiling fans (*plant*)
- n High-pressure sodium exterior lighting
- n Building eave height: 20 feet



# Site and Floor Plan

This site plan features a 20,000-square-foot spec building. *(It would need to be modified to hold a 15,000-square-foot or 25,000-square-foot building.)*

The price for a 15,000-square-foot or 25,000-square-foot facility is based on enlarging the warehouse/plant area only, not the office space.



(not to scale)

Drawings and estimates were provided by:



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P.O. Box 28046  
Green Bay, WI 54304-0046  
Phone: (920) 499-0827  
Fax: (920) 337-6337  
Wats: (800) 544-4112

# Building Costs

	Conventional	Upgraded, Pre-Engineered
<b>15,000-square-foot facility</b>		
General construction	\$367,950	\$289,950
Plumbing	29,300	29,300
HVAC	48,000	48,000
Electrical	45,700	45,700
Total project cost	\$490,950	\$412,950
Price/square foot	\$32.73	\$27.53
<b>20,000-square-foot facility</b>		
General construction	\$438,100	\$353,100
Plumbing	29,300	29,300
HVAC	61,000	61,000
Electrical	65,000	65,000
Total project cost	\$593,400	\$508,400
Price/square foot	\$29.67	\$25.42
<b>25,000-square-foot facility</b>		
General construction	\$533,700	\$436,200
Plumbing	29,300	29,300
HVAC	76,250	76,250
Electrical	81,250	81,250
Total project cost	\$720,500	\$623,000
Price/square foot	\$28.82	\$24.92

General construction includes: general conditions, fire protection, site work, concrete, masonry, steel and metal, carpentry, doors and windows and two truck-height docks.

Prices were estimated as of 8/00 and may vary, depending on conditions.





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