



**Rice County Jail & Law Enforcement Center  
Option Study**

11/19/2020

Annex Site Option	Qty	Unit	Low Price	High Price	Low Range	High Range
New Sheriff's Office	33,390	GSF	\$ 350	\$ 368	\$ 11,686,500	\$ 12,270,825
New Sheriff's Office - Garage	6,250	GSF	\$ 150	\$ 158	\$ 937,500	\$ 984,375
New Jail - Main Level	38,123	GSF	\$ 550	\$ 578	\$ 20,967,650	\$ 22,016,033
New Jail - Housing Dayroom Mezzanine Level	2,300	GSF	\$ 550	\$ 578	\$ 1,265,000	\$ 1,328,250
Demo Existing Work Release Building	1	LS	\$ 100,000	\$ 105,000	\$ 100,000	\$ 105,000
Partial Demo of Storage Building	1	LS	\$ 25,000	\$ 26,250	\$ 25,000	\$ 26,250
<b>Total Annex Option</b>	<b>80,063</b>	<b>GSF</b>	<b>\$ 437</b>	<b>\$ 459</b>	<b>\$ 34,981,650</b>	<b>\$ 36,730,733</b>
Owner Direct Soft Costs - Typically 20% of Construction Value					\$ 6,996,330	\$ 7,346,147
<b>Total Project Costs</b>					<b>\$ 41,977,980</b>	<b>\$ 44,076,879</b>

**Owner Direct Soft Costs**

- Architectural / Engineering Fees & Reimbursables
- Private Utility Company Charges
- Third Party Commissioning
- Dispatch Equipment
- Communications Tower
- Portable Radio System
- Security Screening Equipment / Metal Detectors
- Video Visitation
- Computers / Phones / Televisions
- Residential Appliances
- Fingerprint Machine
- Medical Equipment
- Fitness Equipment
- Inmate Property Rack System
- Office Furnishings
- Movable Jail Furnishings
- Construction Advertisements
- Owner's Project Contingency
- Land Acquisition
- Bond/Financing Costs
- Upgrades if Required to Service Utilities, i.e. Sewer, Water, Storm, Electrical, Telecom

**Annex Site - Alternates (Not Included Above)**

Remodel Existing Downtown LEC	40,033	GSF	\$ 250	\$ 263	\$ 10,008,250	\$ 10,508,663
-------------------------------	--------	-----	--------	--------	---------------	---------------

**Anticipated Construction Schedule: 22 Months**



Rice County Jail & Law Enforcement Center  
Option Study

11/19/2020

Greenfield Site Option	Qty	Unit	Low Price	High Price	Low Range	High Range
New Sheriff's Office	34,205	GSF	\$ 350	\$ 368	\$ 11,971,750	\$ 12,570,338
New Sheriff's Office - Garage	6,250	GSF	\$ 150	\$ 158	\$ 937,500	\$ 984,375
New Jail - Main Level	38,123	GSF	\$ 550	\$ 578	\$ 20,967,650	\$ 22,016,033
New Jail - Mezzanine Level	2,300	GSF	\$ 550	\$ 578	\$ 1,265,000	\$ 1,328,250
Training/Indoor Storage	20,520	GSF	\$ 150	\$ 158	\$ 3,078,000	\$ 3,231,900
<b>Total Greenfield Site Option</b>	<b>101,398</b>	<b>GSF</b>	<b>\$ 377</b>	<b>\$ 396</b>	<b>\$ 38,219,900</b>	<b>\$ 40,130,895</b>
Owner Direct Soft Costs - Typically 20% of Construction Value					\$ 7,643,980	\$ 8,026,179
<b>Total Project Costs</b>					<b>\$ 45,863,880</b>	<b>\$ 48,157,074</b>

**Owner Direct Soft Costs**

- Architectural / Engineering Fees & Reimbursables
- Private Utility Company Charges
- Third Party Commissioning
- Dispatch Equipment
- Communications Tower
- Portable Radio System
- Security Screening Equipment / Metal Detectors
- Video Visitation
- Computers / Phones / Televisions
- Residential Appliances
- Fingerprint Machine
- Medical Equipment
- Fitness Equipment
- Inmate Property Rack System
- Office Furnishings
- Movable Jail Furnishings
- Construction Advertisements
- Owner's Project Contingency
- Land Acquisition
- Bond/Financing Costs
- Upgrades if Required to Service Utilities, i.e. Sewer, Water, Storm, Electrical, Telecom

**Greenfield Site - Alternates (Not Included Above)**

Remodel Existing Downtown LEC	40,033	GSF	\$ 250	\$ 263	\$ 10,008,250	\$ 10,508,663
-------------------------------	--------	-----	--------	--------	---------------	---------------

**Anticipated Construction Schedule: 22 Months**



**Rice County Jail & Law Enforcement Center  
Option Study**

11/19/2020

<b>Downtown Option - New Jail &amp; Remodel Existing LEC</b>	<b>Qty</b>	<b>Unit</b>	<b>Low Price</b>	<b>High Price</b>	<b>Low Range</b>	<b>High Range</b>
New Jail Ground Level	13,890	GSF	\$ 550	\$ 578	\$ 7,639,500	\$ 8,021,475
New Jail First Level	39,220	GSF	\$ 550	\$ 578	\$ 21,571,000	\$ 22,649,550
New Jail - Housing Dayroom Mezzanine Level	2,300	GSF	\$ 550	\$ 578	\$ 1,265,000	\$ 1,328,250
New Secure Garage	25,872	GSF	\$ 150	\$ 158	\$ 3,880,800	\$ 4,074,840
New Facility Garage	4,500	GSF	\$ 150	\$ 158	\$ 675,000	\$ 708,750
New Two-Level Shared Public Lobby	1,350	GSF	\$ 350	\$ 368	\$ 472,500	\$ 496,125
Remodel Existing LEC	40,033	GSF	\$ 250	\$ 263	\$ 10,008,250	\$ 10,508,663
Demo Existing Facility Garage	1	EA	\$ 50,000	\$ 52,500	\$ 50,000	\$ 52,500
Demo Existing Buildings	5	EA	\$ 50,000	\$ 52,500	\$ 250,000	\$ 262,500
Extended Schedule due to Phasing/Logistics	8	MOS	\$ 95,000	\$ 99,750	\$ 760,000	\$ 798,000
<b>Total Downtown Option</b>	<b>127,165</b>	<b>GSF</b>	<b>\$ 366</b>	<b>\$ 385</b>	<b>\$ 46,572,050</b>	<b>\$ 48,900,653</b>
Owner Direct Soft Costs - Typically 20% of Construction Value					\$ 9,314,410	\$ 9,780,131
<b>Total Project Costs</b>					<b>\$ 55,886,460</b>	<b>\$ 58,680,783</b>

**Owner Direct Soft Costs**

- Architectural / Engineering Fees & Reimbursables
- Private Utility Company Charges
- Third Party Commissioning
- Dispatch Equipment
- Communications Tower
- Portable Radio System
- Security Screening Equipment / Metal Detectors
- Video Visitation
- Computers / Phones / Televisions
- Residential Appliances
- Fingerprint Machine
- Medical Equipment
- Fitness Equipment
- Inmate Property Rack System
- Office Furnishings
- Movable Jail Furnishings
- Construction Advertisements
- Owner's Project Contingency
- Land Acquisition
- Bond/Financing Costs
- Upgrades if Required to Service Utilities, i.e. Sewer, Water, Storm, Electrical, Telecom

**Downtown Option Alternates (Not Included Above)**

Close 1st Ave NW & Convert to Parking	\$ 750,000	\$ 787,500
Purchase Annex Site	\$ 2,500,000	\$ 2,500,000
Premium for New LEC versus Remodel Existing LEC	\$ 4,253,300	\$ 4,465,965

**Anticipated Construction Schedule: 30 Months (22 Months for New Jail & 8 Months for LEC Remodel)**



**Rice County Jail & Law Enforcement Center  
Option Study**

11/19/2020

Jail Only Option	Qty	Unit	Low Price	High Price	Low Range	High Range
New Jail - Main Level	38,123	GSF	\$ 550	\$ 578	\$ 20,967,650	\$ 22,016,033
New Jail - Mezzanine Level	2,300	GSF	\$ 550	\$ 578	\$ 1,265,000	\$ 1,328,250
<b>Total Jail Only Option</b>	<b>40,423</b>	<b>GSF</b>	<b>\$ 550</b>	<b>\$ 578</b>	<b>\$ 22,232,650</b>	<b>\$ 23,344,283</b>
Owner Direct Soft Costs - Typically 20% of Construction Value					\$ 4,446,530	\$ 4,668,857
<b>Total Project Costs</b>					<b>\$ 26,679,180</b>	<b>\$ 28,013,139</b>

**Owner Direct Soft Costs**

- Architectural / Engineering Fees & Reimbursables
- Private Utility Company Charges
- Third Party Commissioning
- Dispatch Equipment
- Communications Tower
- Portable Radio System
- Security Screening Equipment / Metal Detectors
- Video Visitation
- Computers / Phones / Televisions
- Residential Appliances
- Fingerprint Machine
- Medical Equipment
- Fitness Equipment
- Inmate Property Rack System
- Office Furnishings
- Movable Jail Furnishings
- Construction Advertisements
- Owner's Project Contingency
- Land Acquisition
- Bond/Financing Costs
- Upgrades if Required to Service Utilities, i.e. Sewer, Water, Storm, Electrical, Telecom

**Anticipated Construction Schedule: 22 Months**

**Jail Only Alternates (Not Included Above) - Annex Site**

Existing Work Release Building to Remain							
Partial Demo of Storage Building	1	LS	\$ 25,000	\$ 26,250	\$ 25,000	\$ 26,250	

**Jail Only Alternates (Not Included Above) - Greenfield Site**

No Demolition Required

**Jail Only Alternates (Not Included Above) - Downtown Site**

Demo Existing Facility Garage	1	EA	\$ 50,000	\$ 52,500	\$ 50,000	\$ 52,500
Demo Existing Buildings	5	EA	\$ 50,000	\$ 52,500	\$ 250,000	\$ 262,500

**Clarifications**

Option Study budgets are based on the following information provided by Klein McCarthy Architects:

- Space Program Summary dated November 12, 2020
- Downtown Site Plan Option 6 Drawings dated October 20, 2020
- Jail Annex Option 5 Drawings dated November 12, 2020
- Green Site Plan dated October 19, 2020
- Green Site Plan - With Training and Storage Buildings dated October 22, 2020
- 29 Dormitory Housing Beds
- 32 Cells, 47 Beds (15 Double Bunked; 17 Single Bunked)

The following items are typically included as Construction Costs and reflect AP's historical pricing data:

- Construction Surveying & Staking
- Final Cleaning
- Cast-In-Place Concrete
- Precast Concrete
- Masonry
- Structural Steel & Miscellaneous Metals
- Rough & Finish Carpentry
- Architectural Wood Casework & Solid Surface Countertops
- Waterproofing & Air Barriers
- Roofing & Metal Wall Panels
- Firestopping & Joint Sealants
- Hollow Metal Doors, Frames, Hardware
- Detention Doors, Frames, Hardware
- Overhead Doors
- Aluminum Framed Entrances & Storefronts
- Gypsum Board Assemblies
- Tiling
- Acoustical Ceilings
- Carpet & Resilient Flooring
- Painting & Wall Coverings
- Signage
- Folding Panel Partitions
- Laboratory Fume Hood
- Food Service Equipment
- Laundry Equipment
- Gymnasium Equipment
- Evidence Storage Lockers
- Window Treatments
- Detention Equipment
- Elevators
- Fire Suppression Systems
- Plumbing & HVAC
- Electrical & Security Electronics
- Asphalt & Concrete Paving
- Landscaping & Irrigation & Fencing
- General Requirements & Building Permits
- Project Staffing
- Bonds, Taxes, Insurances
- Contingencies & Construction Manager Fee