

ESTIMATE OF PROBABLE COSTS
3/2/2021



	ITEM DESCRIPTION	Quantity	Unit	Rate	Total	% of Total
NOTE						
(1)	Detention High Security	15,000	SF	\$ 440.00	\$ 6,600,000	35.47%
(2)	Detention Medium Security (Incl 200sf for cooler/freezer walk-in)	4,345	SF	\$ 365.00	\$ 1,585,925	8.52%
(3)	Non Detention (200sf add to facility overall)	4,508	SF	\$ 275.00	\$ 1,239,700	6.66%
	Total SF	23,853	SF			
(4)	Site Development	130,680	SF	\$ 11.50	\$ 1,502,820	8.08%
	ESTIMATED COST OF THE WORK SUBTOTAL				\$ 10,928,445	58.74%
	Contractor Insurance			0.75%	\$ 81,963.34	0.44%
	Performance/Payment Bonds			1.50%	\$ 163,926.68	0.88%
	Contractor Fee			4.75%	\$ 519,101.14	2.79%
	GRT 1%			1.00%	\$ 116,934.36	0.63%
	ESTIMATED TOTAL CONSTRUCTION				\$ 11,810,371	63.48%
					Rate/SF \$ 495.13	
	SOFT COSTS AND CONTINGENCY					
NOTE	Owner Contingency design/escalation			12.50%	\$ 1,476,296	7.93%
	Bond Cost/Legal/OCR/Advertising			5.50%	\$ 649,570	3.49%
	Builders Risk Insurance Owner provided			0.45%	\$ 53,147	0.29%
	Design Fees			10.00%	\$ 1,181,037	6.35%
	Geotech		LS		\$ 27,000	0.15%
	Permitting		LS		\$ 65,000	0.35%
(6)	System Development Fees		LS		\$ -	0.00%
	Commissioning MEP Systems		LS		\$ 45,000	0.24%
	Commissioning Security Electronics/Security Hardware		LS		\$ 28,000	0.15%
	Special Inspections		LS		\$ 80,000	0.43%
	Owner F/F/E (Not in Div 11/12 Above - 53 bed)		LS		\$ 175,000	0.94%
	Kitchen equipment Full Service		LS		\$ 185,000	0.99%
	Commercial Washer/Dryer		LS		\$ 60,000	0.32%
	Freezer/Cooler commercial (additional footage above)		LS		\$ 50,000	0.27%
	Back-up Generator		LS		\$ 150,000	0.81%
	OWNER OFF-SITE COSTS					
NOTE	Electrical Service to Site (owner)	1	LS		\$ 20,000	0.11%
	Gas Service to Site (Propane currently budgeted)	1	LS		\$ 300,000	1.61%
	Sewer/Water Service to Site	1	LS		\$ 2,000,000	10.75%
	Data/Fiber to Site	1	LS		\$ 20,000	0.11%
(5)	DOT permitting/Traffic Study/Approach permits	1	LS		\$ 30,000	0.16%
	Off site development HWY 212 Contingency	1	LS		\$ 200,000	1.07%
	TOTAL ESTIMATED SOFT COSTS/CONTINGENCY/OFF SITE				\$ 6,795,050	36.52%
	PROJECT TOTAL				\$ 18,605,421	100.00%
	ESCALATION START OF CONSTRUCTION APRIL 2022			3.50%	\$ 19,018,784	
	ESCALATION START OF CONSTRUCTION APRIL 2023			3.50%		

NOTE

- (1) Based on fully grouted re-inforced CMU
- (2) Based on CMU limited grout/re-inforced
- (3) Based on standard steel stud construction
- (4) Includes raised building and adjacent improvements
- (5) MDT to provide requirements for access, approach, and permitting to HWY 212
- (6) Carbon County/Joliet to provide system development fee amount as may be required
 RS Means cost index for 2017-2021 shows 14.5% escalation
 YCDC in 2017=\$420 SF (with **MINIMAL** site development). Escalated 14.5% to 2021=\$481 SF