

BARNES COUNTY CORRECTIONAL CENTER

Exterior Perspective 1



KLEIN
MCCARTHY



952.908.9990
www.kleinmccarthy.com

Project # 1914
Board Meeting - 01/07/2020

BARNES COUNTY CORRECTIONAL CENTER

Exterior Perspective 2



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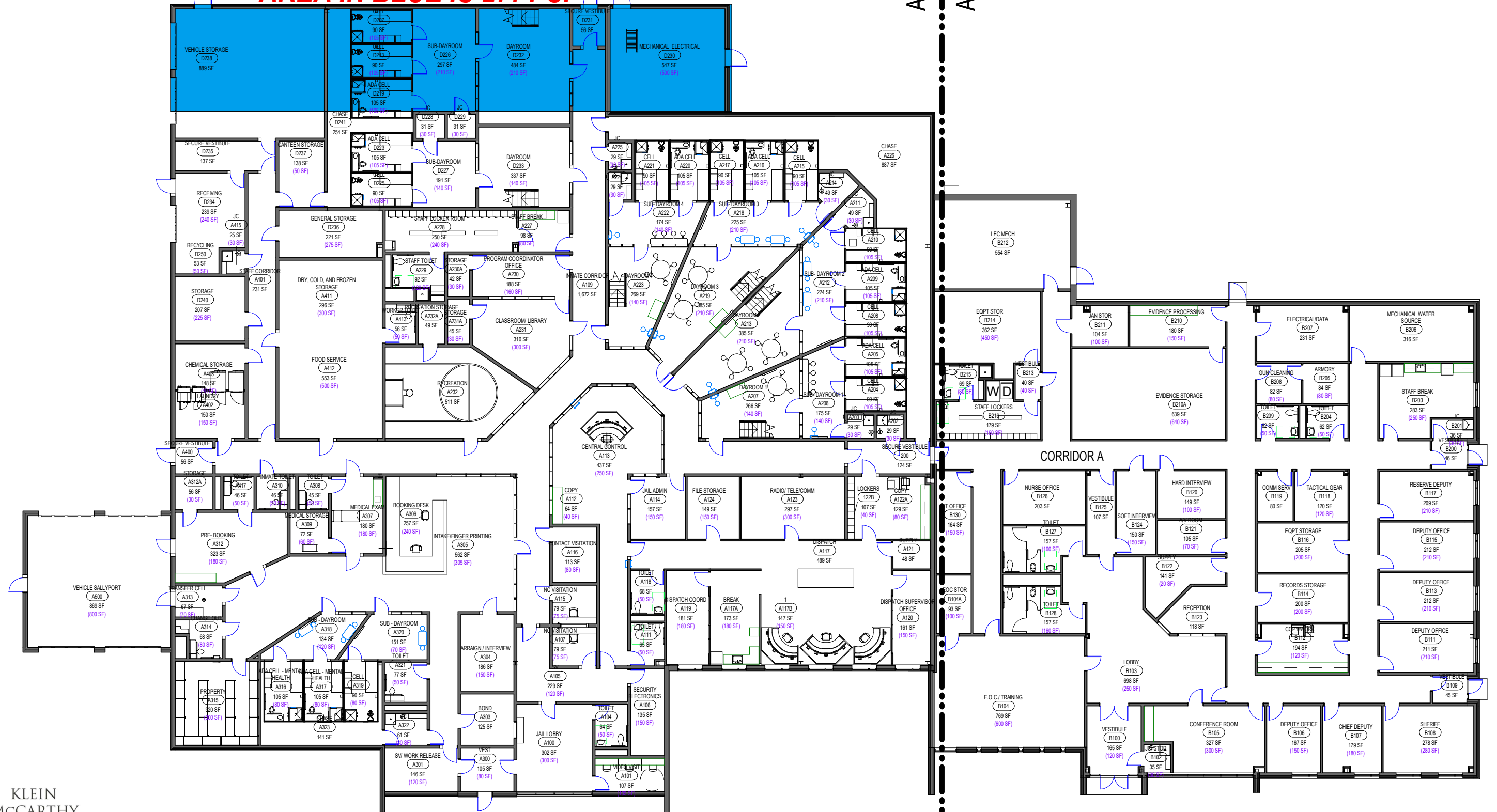
BARNES COUNTY CORRECTIONAL CENTER - SCHEMATIC DESIGN

FLOOR PLAN

Scale: 3/64" = 1'-0"

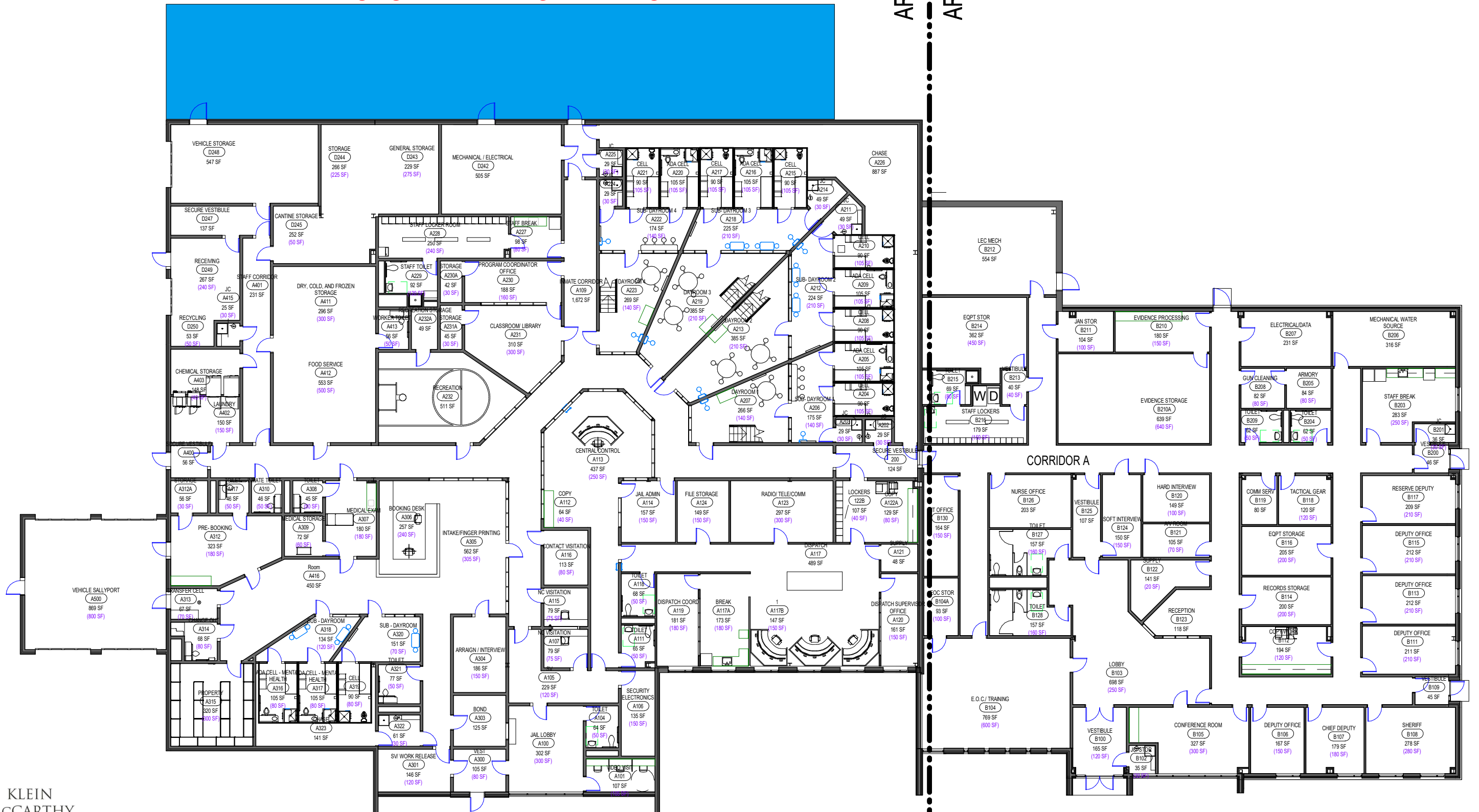
AREA IN BLUE IS 2771 SF

AREA A
AREA B



FUTURE ADDITION IN BLUE

AREA A
AREA B





Barnes County, ND

Project: **Barnes County Correctional**
 Architect: Klein McCarthy Architects
 Estimate: Schematic Design Estimate Summary

Location: Valley City, ND
 Estimate By: MD
 Date: 12/20/2019

Using the costs per gross square foot of new construction, the following summary can be used to infer estimates of probable costs. A 5% range of low to high probable cost is represented below. Owner soft costs are not included.

New Jail and Sheriff's Office				Low Range	High Range	Low Range	High Range
	Jail	25,865	GSF	\$ 438.87	\$ 461.97	\$ 11,351,391	\$ 11,948,833
	Sheriff's Office	12,635	GSF	\$ 331.48	\$ 348.93	\$ 4,188,273	\$ 4,408,708
	Total Construction Cost	38,500	GSF	\$ 403.63	\$ 424.87	\$ 15,539,664	\$ 16,357,541

Barnes County Correctional

Project: Correctional Facility
 Architect: Klein McCarthy
 Estimate: Schematic Design Estimate - Jail

Valley City, ND
 BP
 12/20/2019

Item	Description	Totals		
		Cost/GSF	% of Cost	Total
1	Concrete	\$16.00	3.46%	\$413,840
2	Precast	\$37.00	8.01%	\$957,005
3	Masonry	\$21.00	4.55%	\$543,165
4	Steel Erection	\$5.25	1.14%	\$135,791
5	Steel Supply	\$4.00	0.87%	\$103,460
6	Rough Carpentry/Finish Carpentry and Millwork	\$25.00	5.41%	\$646,625
7	Roofing and Sheetmetal	\$15.00	3.25%	\$387,975
8	Caulking	\$3.50	0.76%	\$90,528
9	Aluminum Entrances and Storefront	\$11.00	2.38%	\$284,515
10	Overhead Sectional Doors	\$4.00	0.87%	\$103,460
11	Gypsum Board Assemblies	\$33.00	7.14%	\$853,545
12	Tiling	\$6.00	1.30%	\$155,190
13	Acoustical Panel Ceilings	\$3.50	0.76%	\$90,528
14	Carpet and Resilient Flooring	\$2.50	0.54%	\$64,663
15	Painting and Wallcovering	\$3.50	0.76%	\$90,528
16	Food Service Equipment	\$10.00	2.16%	\$258,650
17	Detention Equipment	\$40.00	8.66%	\$1,034,600
18	Hydraulic Elevators	\$0.00	0.00%	\$0
19	Fire Protection	\$3.25	0.70%	\$84,061
20	Plumbing/HVAC	\$40.00	8.66%	\$1,034,600
21	Electrical & SEC	\$60.00	12.99%	\$1,551,900
22	Earthwork	\$12.50	2.71%	\$323,313
23	Asphalt Paving	\$3.00	0.65%	\$77,595
24	Landscaping	\$1.00	0.22%	\$25,865
25	Site Utilities	\$3.00	0.65%	\$77,595
26	Concrete Paving	\$2.00	0.43%	\$51,730
27	Subtotal Construction Costs			\$9,440,725
28	Miscellaneous Costs			
29	General Conditions	1	6.32%	\$755,258
30	Architect & Engineering Costs			By Owner
31	Building Permit Costs	1	0.85%	\$101,960
32	SAC/WAC Fees (Allowance)			\$0
33	Testing/Survey/Layout Allowance	1	0.13%	\$15,000
34	Builder's Risk & Deductible Allowance	1	0.86%	\$103,129
35	Performance Bond			Not Included
36	Subcontractor Performance and Payment Bond	1	0.87%	\$104,161
37	General Liability Insurance	1	0.88%	\$105,202
38	Subtotal Construction & Misc.Costs			\$10,625,435
39	Fees & Contingency			
40	Construction Contingency	5.00%	4.45%	\$531,272
41	Adolfson & Peterson Fee	2.00%	1.87%	\$223,134
42	Subtotal Costs			\$11,379,841
43	Design Contingency	5.00%	4.76%	\$568,992
44	Escalation (To Midpoint of Construction)			Not Included
45	Total Construction Budget		100.00%	\$11,948,833

25,865 Sf \$461.97 **\$11,948,833**

Barnes County Correctional

Project: Correctional Facility
Architect: Klein McCarthy
Estimate: Schematic Design Estimate - Sheriff's Office

Valley City, ND
 BP
 12/20/2019

Item	Description	Totals		
		Cost/GSF	% of Cost	Total
1	Concrete	\$16.00	4.59%	\$202,160
2	Precast	\$0.00	0.00%	\$0
3	Masonry	\$21.00	6.02%	\$265,335
4	Steel Erection	\$10.00	2.87%	\$126,350
5	Steel Supply	\$15.00	4.30%	\$189,525
6	Rough Carpentry/Finish Carpentry and Millwork	\$25.00	7.16%	\$315,875
7	Roofing and Sheetmetal	\$15.00	4.30%	\$189,525
8	Caulking	\$3.50	1.00%	\$44,223
9	Aluminum Entrances and Storefront	\$11.00	3.15%	\$138,985
10	Overhead Sectional Doors	\$0.00	0.00%	\$0
11	Gypsum Board Assemblies	\$33.00	9.46%	\$416,955
12	Tiling	\$6.00	1.72%	\$75,810
13	Acoustical Panel Ceilings	\$3.50	1.00%	\$44,223
14	Carpet and Resilient Flooring	\$6.00	1.72%	\$75,810
15	Painting and Wallcovering	\$3.50	1.00%	\$44,223
16	Food Service Equipment	\$0.00	0.00%	\$0
17	Detention Equipment	\$10.00	2.87%	\$126,350
18	Hydraulic Elevators	\$0.00	0.00%	\$0
19	Fire Protection	\$3.25	0.93%	\$41,064
20	Plumbing/HVAC	\$40.00	11.46%	\$505,400
21	Electrical & SEC	\$40.00	11.46%	\$505,400
22	Earthwork	\$5.00	1.43%	\$63,175
23	Asphalt Paving	\$2.25	0.64%	\$28,429
24	Landscaping	\$1.00	0.29%	\$12,635
25	Site Utilities	\$3.00	0.86%	\$37,905
26	Concrete Paving	\$2.00	0.57%	\$25,270
27	Subtotal Construction Costs			\$3,474,625
28	Miscellaneous Costs			
29	General Conditions	1	6.31%	\$277,970
30	Architect & Engineering Costs			By Owner
31	Building Permit Costs	1	0.85%	\$37,526
32	SAC/WAC Fees (Allowance)			\$0
33	Testing/Survey/Layout Allowance	1	0.34%	\$15,000
34	Builder's Risk & Deductible Allowance	1	0.86%	\$38,051
35	Performance Bond			Not Included
36	Subcontractor Performance and Payment Bond	1	0.87%	\$38,432
37	General Liability Insurance	1	0.88%	\$38,816
38	Subtotal Construction & Misc.Costs			\$3,920,420
39	Fees & Contingency			
40	Construction Contingency	5.00%	4.45%	\$196,021
41	Adolfson & Peterson Fee	2.00%	1.87%	\$82,329
42	Subtotal Costs			\$4,198,770
43	Design Contingency	5.00%	4.76%	\$209,938
44	Escalation (To Midpoint of Construction)			Not Included
45	Total Construction Budget		100.00%	\$4,408,708



Barnes County, ND

Project: **Barnes County Jail & Law Enforcement Center**
 Architect: Klein McCarthy Architects
 Estimate: Conceptual Estimate Summary

Location: Valley City, ND
 Estimate By: MD
 Date: 9/18/2019

Using the costs per gross square foot of new construction, the following summary can be used to infer estimates of probable costs. A 10% range of low to high probable cost is represented below. Owner soft costs are not included.

Remote Site - New Jail and Law Enforcement Center				Low Range	High Range
	Site Development	2.64	Acres	\$ 750,000	\$ 1,980,000
	Jail	18,756	GSF	\$ 450	\$ 8,440,200
	Law Enforcement Center	20,912	GSF	\$ 350	\$ 7,319,200
	Total Construction Cost			\$ 17,739,400	\$ 19,513,340
	Blended Cost Per Gross Square Foot	39,668	GSF	\$ 447	\$ 492



Barnes County Correctional Center
Project No. 191400
SOFT COSTS BREAKDOWN - LOW ESTIMATED GMP
December 20, 2019

ITEM	BASIS	COST
1	Guaranteed Maximum Price (GMP)	Low GMP by Adolfson & Peterson \$ 15,539,664.00
2	Generator	Included in GMP included
4	Total Guaranteed Maximum Price	\$ 15,539,664.00
6	A/E Fees	9% of Total GMP + Alternates \$ 1,434,569.76
7	A/E Additional Services Fees	Lump Sum \$ -
8	A/E Reimbursable Expenses	Lump Sum - estimated \$ 24,000.00
		\$ -
10	Surveys	Lump Sum by KLJ \$ 21,616.50
11	Geotechnical	Lump Sum by Terracon \$ 12,900.00
12	Construction Advertisement	Included in GMP \$ -
13	Building Permit & Admin. Costs	Included in GMP \$ -
14	Loose Furnishings & Equipment	2.5% estimated \$ 388,491.60
15	Food Service Equipment	Included in GMP \$ -
17	Subtotal	\$ 17,421,241.86
19	Owner's Project Contingency	1.5% Errors/unforeseen conditions \$ 233,094.96
20	Owner's Project Contingency	1% Owner additions \$ 155,396.64
21	Owner's Project Admin. Labor	Lump Sum unknown
22	Owner's Jail Transition Team	Lump Sum unknown
23	City/County Utility Extension	Separate Fund \$ -
24	Construction Materials Rebate	Sales Tax Rebate Estimate unknown
26	TOTAL ESTIMATED PROJECT COST	\$ 17,809,733.46



Barnes County Correctional Center
Project No. 191400
SOFT COSTS BREAKDOWN - HIGH ESTIMATED GMP
December 20, 2019

ITEM	BASIS	COST
1	Guaranteed Maximum Price (GMP)	High GMP by Adolfson & Peterson \$ 16,357,541.00
2	Generator	Included in GMP included
4	Total Guaranteed Maximum Price	\$ 16,357,541.00
6	A/E Fees	9% of Total GMP + Alternates \$ 1,508,178.69
7	A/E Additional Services Fees	Lump Sum \$ -
8	A/E Reimbursable Expenses	Lump Sum - estimated \$ 24,000.00
		\$ -
10	Surveys	Lump Sum by KLJ \$ 21,616.50
11	Geotechnical	Lump Sum by Terracon \$ 12,900.00
12	Construction Advertisement	Included in GMP \$ -
13	Building Permit & Admin. Costs	Included in GMP \$ -
14	Loose Furnishings & Equipment	2.5% estimated \$ 408,938.53
15	Food Service Equipment	Included in GMP \$ -
17	Subtotal	\$ 18,333,174.72
19	Owner's Project Contingency	1.5% Errors/unforeseen conditions \$ 245,363.12
20	Owner's Project Contingency	1% Owner additions \$ 163,575.41
21	Owner's Project Admin. Labor	Lump Sum unknown
22	Owner's Jail Transition Team	Lump Sum unknown
23	City/County Utility Extension	Separate Fund \$ -
24	Construction Materials Rebate	Sales Tax Rebate Estimate unknown
26	TOTAL ESTIMATED PROJECT COST	\$ 18,742,113.24