

GUILFORD COUNTY, NC
 PROJECT COST ESTIMATE
 ADULT Detention/Corrections

OPTION E
ADD AT GREENSBORO

Across Blandwood from the LEC
 648 NEW BEDS

* Estimated bid date January 2007

Category			Totals
I Site Acquisition			\$0
40 acres @ \$50,000 per Acre			\$0
II Demolition/Disposal Costs			\$200,000
DEMOLITION	\$20/sf x	10,000 sf	\$200,000
III Building Construction Costs			\$73,210,660
NEW CONSTRUCTION - GREENSBORO	\$220/sf x	293,023 sf	\$64,465,060
NEW CONSTRUCTION - HIGH POINT	\$230/sf x	0 sf	\$0
Renovations - Existing Greensboro	\$200/sf x	0 sf	\$4,000,000
Otto Zenke Law Enforcement Replacement Space	\$150/sf x	0 sf	\$0
New Linkage to Old Jail/Courthouse Tunnel	\$180/sf x	1,920 sf	\$345,600
Renovation-High Point	\$120/sf x	10,000 sf	\$1,200,000
Parking Garage - Greensboro	\$40/sf x	80,000 sf	\$3,200,000
	\$190/sf	384,943 sf	
	Avg. Sq. Ft. Cost	Total Sq. Ft.	
IV Site Development Costs			\$684,600
A Utilities removal, relocation, extension			\$200,000
B. Parking - asphalt w/out curbing	\$4.00	20,000 sf	\$80,000
C. Roadways	\$5.00	4,800 sf	\$24,000
D. Sidewalks	\$6.00	2,500 sf	\$15,000
E. Site Lighting (% of Parking & Roadway Costs)	15.0%		\$15,600
F. Landscaping	\$4.00	25,000 sf	\$100,000
G. Street Closing/Roadwork			\$250,000
V Other Project Costs			\$9,829,894
A. Soils Tests & Site Surveys			\$20,000
B. Jail Kitchen & Laundry Equipment			\$1,000,000
C. Furniture & Equipment (assumed all new)	2.00%		\$1,464,213
D. A-E Fees & Reimbursables - NEW.	6.75%		\$4,735,102
E. A-E Fees & Reimbursables - DEMO/RENO.	12.0%		\$593,472
F. Construction Documents Drawing Reproduction			\$35,000
G. Video Arraignment Equipment/Connection			\$250,000
H. Telephone Equipment (% of Construction)	1.0%		\$732,107
I. Phasing Expenses			\$0
J. Operational Transition Team/Services			\$1,000,000
Project Cost Total =			\$83,925,154
Low Preliminary Estimate*	x 0.90 =		\$75,532,638
High Preliminary Estimate*	x 1.10 =		\$92,317,669

*Range in costs attributable to fact that cost competition at time of bid is unknown as is the final space program, facility design, and level of hardware and materials to be used.

KIMME/J. HYATT HAMMOND/HOK

Building Construction Cost =	\$73,210,660
90%	\$65,889,594
110%	\$80,531,726

OPTION "E" COSTS