

31-Aug-16



**Codington County Justice Facilities Study**

**Preliminary Draft Cost Estimate Review**

**Site Concept 1A: Auditorium Site**

	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
New In custody court area	1,000	\$285	\$285,000
Sheriff's Operations (Remodeling of Auditorium)	15,623	\$145	\$2,265,335
Estimated Auditorium Upgrades Required			\$1,200,000
LEC Garage	4,356	\$120	\$522,720
Remodeled Courthouse	2,083	\$135	\$281,205
New Court Services Area	16,208	\$255	\$4,133,040
New Courthouse Secured Entry	5,637	\$270	\$1,521,990
		Sub Total	\$20,617,490
Emergency Generator			\$250,000
Site Development Cost			\$500,000
		Sub Total	\$21,367,490
		12% Design & Construction Contingency	\$2,564,099
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$23,931,589</b>
		Estimated Construction Inflation to Construct in 2019	\$2,153,843
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$26,085,432</b>
Property Purchase (anticipate trade or minimal purchase cost)			\$0
Estimated Soft Cost			\$5,738,795
<b>Total Estimated Project Cost</b>			<b>\$31,824,227</b>

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**Codington County Justice Facilities Study**

**Preliminary Draft Cost Estimate Review**

**Site Concept 1B: Auditorium Site**

	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
Sheriff's Operations (Remodeling of Auditorium)	15,623	\$145	\$2,265,335
Estimated Auditorium Upgrades Required			\$1,200,000
LEC Garage	4,356	\$120	\$522,720
Compete New Court Services	29,638	\$255	\$7,557,690
		Sub Total	\$21,953,945
Emergency Generator			\$250,000
Site Development Cost			\$500,000
		Sub Total	\$22,703,945
		12% Design & Construction Contingency	\$2,724,473
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$25,428,418</b>
		Estimated Construction Inflation to Construct in 2019	<b>\$2,288,558</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$27,716,976</b>
		Property Purchase (anticipate trade or minimal purchase cost)	\$0
		Estimated Soft Cost	<b>\$6,097,735</b>
		<b>Total Estimated Project Cost</b>	<b>\$33,814,711</b>

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**Codington County Justice Facilities Study**

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**Site Concept 2A: County Highway Department**

	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
New In custody court area	1,000	\$285	\$285,000
Sheriff's Operations	15,623	\$230	\$3,593,290
LEC Garage	4,356	\$120	\$522,720
Replacement of Highway Shop Building	5,000	\$110	\$550,000
Remodeled Courthouse	2,083	\$135	\$281,205
New Court Services Area	16,208	\$255	\$4,133,040
Existing Building Demolition			\$30,000
New Courthouse Secured Entry	5637	\$270	\$1,521,990
		Sub Total	\$21,325,445
Emergency Generator			\$250,000
Site Development Cost			\$650,000
		Sub Total	\$22,225,445
		10% Design & Construction Contingency	\$2,222,545
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$24,447,990</b>
		Estimated Construction Inflation to Construct in 2019	\$2,200,319
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$26,648,309</b>
		Estimated Soft Cost	\$5,862,628
		<b>Total Estimated Project Cost</b>	<b>\$32,510,936</b>

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**Codington County Justice Facilities Study**

**Preliminary Draft Cost Estimate Review**

**Site Concept 2B: County Highway Department**

	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
Sheriff's Operations	15,623	\$230	\$3,593,290
LEC Garage	4,356	\$120	\$522,720
Replacement of Highway Shop Building	5,000	\$110	\$550,000
Compete New Court Services	29,638	\$255	\$7,557,690
Existing Building Demolition			\$30,000
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		Sub Total	\$22,661,900
Emergency Generator			\$250,000
Site Development Cost			\$650,000
		Sub Total	\$23,561,900
		10% Design & Construction Contingency	\$2,356,190
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$25,918,090</b>
		Estimated Construction Inflation to Construct in 2019	<b>\$2,332,628</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$28,250,718</b>
		Estimated Soft Cost	<b>\$6,215,158</b>
		<b>Total Estimated Project Cost</b>	<b>\$34,465,876</b>

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**Codington County Justice Facilities Study** **Preliminary Draft Cost Estimate Review**

<b>Site Concept 3A: West 212</b>			
	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
New In custody court area	1,000	\$285	\$285,000
Sheriff's Operations	15,623	\$230	\$3,593,290
LEC Garage	4,356	\$120	\$522,720
Remodeled Courthouse	2,083	\$135	\$281,205
New Court Services Area	16,208	\$255	\$4,133,040
New Courthouse Secured Entry	5637	\$270	\$1,521,990
		Sub Total	\$20,745,445
Emergency Generator			\$250,000
Site Development Cost			\$800,000
		Sub Total	\$21,795,445
		10% Design & Construction Contingency	\$2,179,545
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$23,974,990</b>
		Estimated Construction Inflation to Construct in 2019	<b>\$2,157,749</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$26,132,739</b>
		Estimated Soft Cost	<b>\$5,749,202</b>
		<b>Total Estimated Project Cost</b>	<b>\$31,881,941</b>

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**Codington County Justice Facilities Study**

**Preliminary Draft Cost Estimate Review**

**Site Concept 3B: West 212**

	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
Sheriff's Operations	15,623	\$230	\$3,593,290
LEC Garage	4,356	\$120	\$522,720
Compete New Court Services	29,638	\$255	\$7,557,690
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Emergency Generator		Sub Total	\$22,081,900
Site Development Cost			\$250,000
			\$800,000
		Sub Total	\$23,131,900
		10% Design & Construction Contingency	\$2,313,190
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$25,445,090</b>
Estimated Construction Inflation to Construct in 2019			<b>\$2,290,058</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$27,735,148</b>
Estimated Soft Cost			<b>\$6,101,733</b>
<b>Total Estimated Project Cost</b>			<b>\$33,836,881</b>

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**Codington County Justice Facilities Study Preliminary Draft Cost Estimate Review**

**Site Concept 4A: Existing jail demolished, existing courthouse for courts services, Gov move to Midland, new jail and courts area built**

	Area	Cost / SF	Estimated Total
Jail	37,240	\$300	\$11,172,000
Sheriff's Operations	11,032	\$230	\$2,537,360
LEC Garage	4,356	\$120	\$522,720
New Court Services Area	4,656	\$255	\$1,187,280
Existing Courthouse Remodeling	19,857	\$135	\$2,680,695
Estimated Remodeling Cost for the Midland Building	17,000	\$100	\$1,700,000
Estimated Midland Building Upgrades Requirements			\$1,000,000
New Courthouse Secured Entry	6556	\$270	\$1,770,120
Jail Demolition			\$100,000
		Sub Total	\$22,670,175
Building Phasing Impact			\$100,000
Emergency Generator			\$250,000
Site Development Cost			\$600,000
		Sub Total	\$23,620,175
		12% Design & Construction Contingency	\$2,834,421
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$26,454,596</b>
		Estimated Construction Inflation to Construct in 2019	<b>\$2,380,914</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$28,835,510</b>
Property Purchase			\$900,000
Estimated Soft Cost			<b>\$6,343,812</b>
<b>Total Estimated Project Cost</b>			<b>\$36,079,322</b>

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**Codington County Justice Facilities Study**

**Preliminary Draft Cost Estimate Review**

**Site Concept 4B: Existing jail remodeled for Gov Services, existing courthouse for courts services, new jail, sheriff operations and courts area built**

	Area	Cost / SF	Estimated Total
Jail	34,694	\$300	\$10,408,200
Sheriff's Operations	16,717	\$230	\$3,844,910
LEC Garage	4,354	\$120	\$522,480
New Court Services Area	4,689	\$255	\$1,195,695
Existing Courthouse Remodeling	11,384	\$135	\$1,536,840
Existing Jail to Gov't Services Remodeling	17,000	\$170	\$2,890,000
New Courthouse Secured Entry	5631	\$270	\$1,520,370
		<b>Sub Total</b>	<b>\$20,398,125</b>
Building Phasing Impact			\$175,000
Emergency Generator			\$250,000
Site Development Cost			\$400,000
		<b>Sub Total</b>	<b>\$21,223,125</b>
		12% Design & Construction Contingency	\$2,546,775
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$23,769,900</b>
Estimated Construction Inflation to Construct in 2019			<b>\$2,139,291</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$25,909,191</b>
Estimated Soft Cost			<b>\$5,700,022</b>
<b>Total Estimated Project Cost</b>			<b>\$31,609,213</b>

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**Codington County Justice Facilities Study**

**Preliminary Draft Cost Estimate Review**

**Site Concept 4C: Existing jail remodeled for Sheriffs Operations, existing courthouse remains a mix of courts and gov services, new jail and courts area built**

	Area	Cost / SF	Estimated Total
Jail	38,154	\$300	\$11,446,200
LEC Garage	4,440	\$120	\$532,800
New Court Services Area	15,131	\$255	\$3,858,405
Existing Courthouse Remodeling	2,083	\$135	\$281,205
New Courthouse Secured Entry	8454	\$270	\$2,282,580
New Sheriffs Operations Area	2621	\$230	\$602,830
Existing Jail to Sheriffs Operations Remodeling	14,052	\$165	\$2,318,580
		<b>Sub Total</b>	<b>\$21,322,600</b>
Building Phasing Impact			\$100,000
Emergency Generator			\$250,000
Site Development Cost			\$400,000
		<b>Sub Total</b>	<b>\$22,072,600</b>
		12% Design & Construction Contingency	\$2,648,712
		<b>Total Estimated Construction Cost in 2017</b>	<b>\$24,721,312</b>
		Estimated Construction Inflation to Construct in 2019	<b>\$2,224,918</b>
		<b>Total Estimated Construction Cost in 2019</b>	<b>\$26,946,230</b>
		Estimated Soft Cost	<b>\$5,928,171</b>
		<b>Total Estimated Project Cost</b>	<b>\$32,874,401</b>

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