

# Architecture Incorporated

STOUX FALLS

RAPID CITY

May 6, 2014

Codington County Public Safety Center  
14 1<sup>st</sup> Avenue Southeast  
Watertown, SD 57201-3611

RE: Estimate of Probable Cost

The following is an estimation of probable costs on the Codington County Safety Center and renovations to the existing buildings on campus:

## New Safety Center

1. Basement (much unfinished):	34,348 Square Feet at \$80/Square Foot =	\$2,747,840.00
2. First Floor (Jail):	21,718 Square Feet at \$270/Square Foot =	\$5,863,860.00
a. (Sheriff, etc.):	37,602 Square Feet at \$200/Square Foot =	\$7,520,400.00
3. Second Floor (Jail):	13,725 Square Feet at \$270/Square Foot =	\$3,705,750.00
a. (Courts):	38,835 Square Feet at \$200/Square Foot =	\$7,767,000.00
Total Construction:	146,228 Square Feet at \$189/S.F. ave. =	\$27,604,850.00
Sitework:		\$1,000,000.00
FFE:		\$1,000,000.00
Out Building:	60x100 @ \$75/ S.F. =	\$450,000.00
Total Construction Cost:		\$30,054,850.00
Contingency (7%)		\$2,103,839.00
Project Development Costs (Architecture/Electrical/Security/Kitchen/Civil Design Fees, Expenses, Printing, and Special Inspections. (9%))		\$2,894,282.00
<b>Total Public Safety Center Cost:</b>		<b>\$35,052,971.00</b>

\*Not included: soil tests, site survey, work on existing courthouse and jail, communications equipment

## Existing Campus Options:

### Option 1 - Demo Jail and Add Parking

Demo Jail	\$75,000
Parking Lot	\$308,000
Landscaping	\$50,000
Ground Floor Remodel	\$943,500
First Floor Remodel	\$350,000
Second Floor Remodel	\$528,000
Third Floor Remodel	\$100,000
Elevator/Stair Addition	\$1,000,000



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Construction Subtotal:	\$3,354,500
FF & E:	\$250,000
Construction and FF & E Subtotal:	\$3,604,500
10%	
Contingency:	\$360,450
Total Project Cost:	\$3,964,950

Project Development Costs (Design fees & expenses) 9% \$356,846

**Total Option 1 Cost: \$4,321,796**

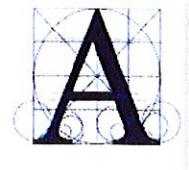
## Option 2 - Remodel Jail

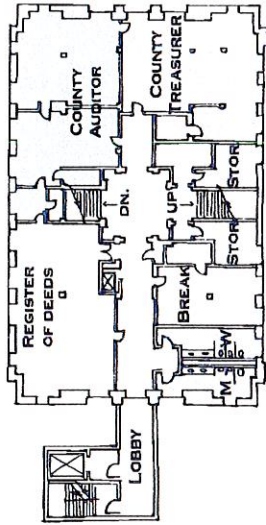
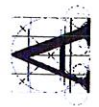
Remodel East Jail - 9240 SF x \$200/SF	\$1,848,000
Remodel Portion of West Jail	\$50,000
Sitework	\$50,000
Ground Floor Remodel	\$928,000
First Floor Remodel	\$298,000
Second Floor Remodel	\$528,000
Third Floor Remodel	\$100,000
Elevator/Stair Addition	\$1,000,000

Construction Subtotal:	\$4,802,000
FF & E:	\$350,000
Construction & FF & E Subtotal:	\$5,152,000
10% Contingency	\$515,200
Total Project Cost:	\$5,667,200

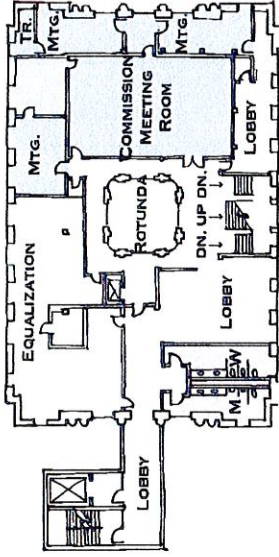
Project Development Costs (Design fees & expenses) 9% \$510,048

**Total Option 2 Cost: \$6,177,248**

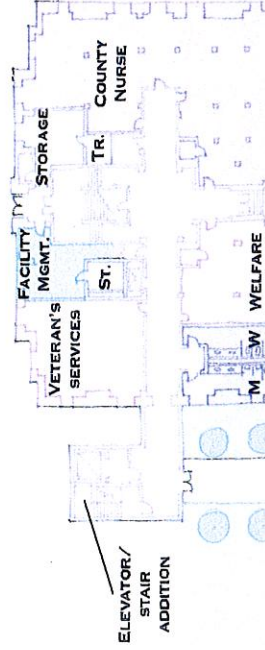




FIRST FLOOR



SECOND FLOOR



ELEVATOR/  
STAIR  
ADDITION

