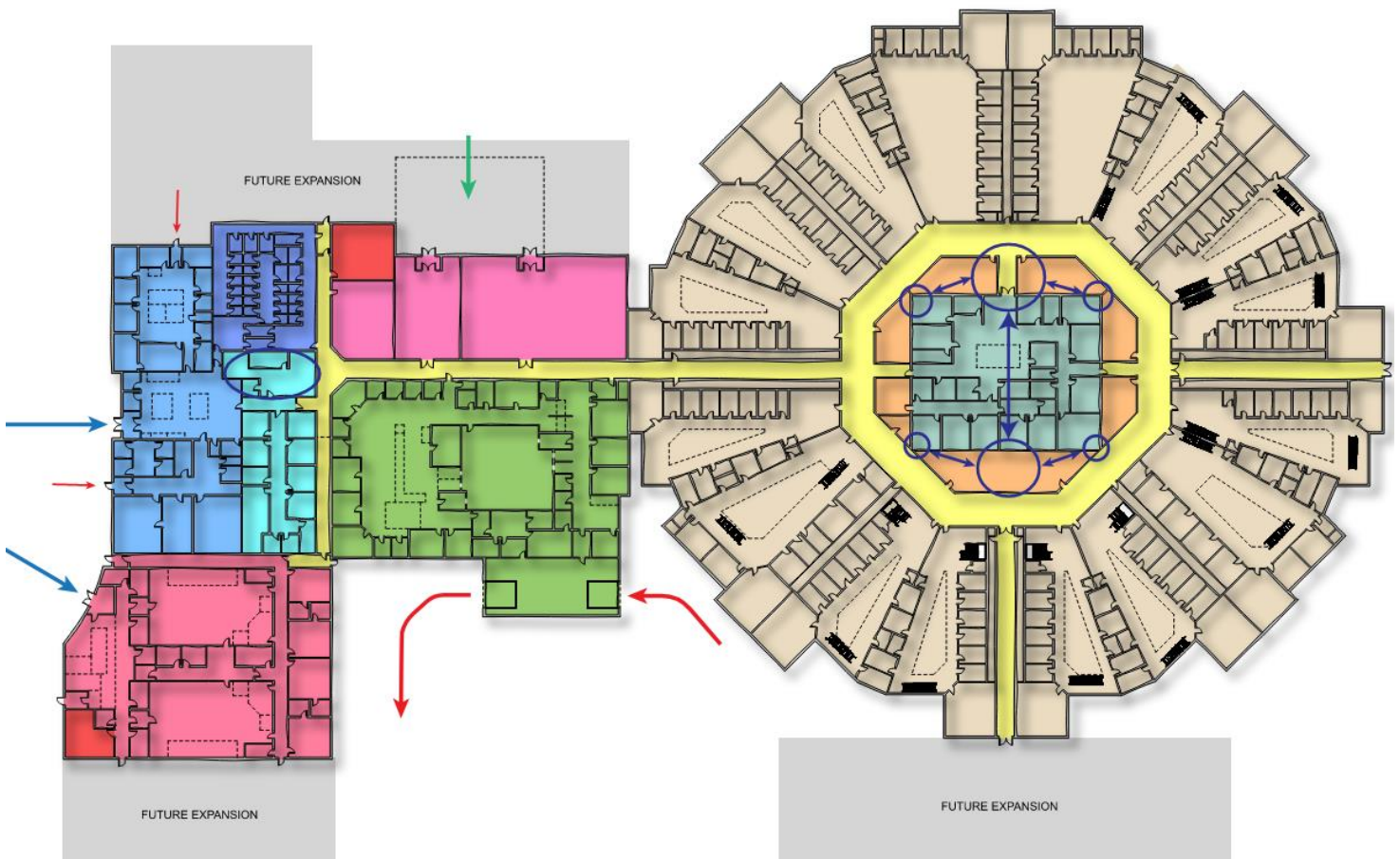


Flathead County Adult Detention Center Masterplan

October 26, 2023



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2.0 Contact List and Responsibilities



Slate Architecture, Inc.
1470 N. Roberts Street
Helena, MT 59601
406.457.0360

Contact: Jacob Augenstein
jacoba@slatearch.com

Responsibilities:

Point of Contact
Windows
Doors
Exterior Cladding
Accessibility



RS Security, LLC
5814A Jergens Road
Nine Mile Falls, WA 99026
509.499.4294

Contact: Rich Siddons

Responsibilities:

Facility Security Evaluations
Detention Facility Planning
Master Planning
Physical Security
Operational Planning

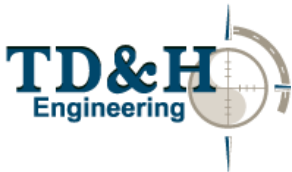


IMEG Corp.
175 N 27th Street, St. 1312
Billings, MT 59101
406.256.1141

Contact: Clint Laferriere

Responsibilities:

Mechanical
Electrical
Plumbing
Special Systems
Security Electronics



TD&H Engineering
1720 9th Ave. St. B
Helena, MT. 59601
406.761.3010

Contact: Kyle Palagi

Responsibilities:

Civil
Structural



Law and Policy Associates
15071 NW Twinflower Drive
Portland, OR. 97229
503.348.9416

Contact: Teri Martin

Responsibilities:

Population Forecasting
Population Projections



Roen Associates Inc.
121 S. Wall Street
Spokane, WA. 99201
509.838.8688

Contact: Roger Roen

Responsibilities:

Cost Estimating

3.0 Executive Summary

This document is the master plan document and the response to the needs assessment document, which reviewed the needs of the County's jail capacity and looked to see if renovating the existing facility would be a viable option. The needs assessment analysis determined that the current jail was well below the necessary capacity and that renovating the existing facility would not be a long-term viable option.

This masterplan document is an in-depth analysis of the county's needs. This report included a full program list of needed spaces. Then, a refined design provides a refined look at how the adjacencies and spaces might be laid out as an optimal solution. The final area of the current layout is 144,753 square feet in size.

We also looked at the minimum size lot required for this size of a building, and the minimum size needed for the current and future expansion should be 20 acres or larger. However, depending on the final building size, a 15-acre lot might be sufficient.

With the plans developed, we worked with the county to establish a Staffing report so the county can understand the operational cost for this proposed facility. In the current jail there are 43 current positions. There are 56 positions needed in this new facility. With the required relief factors, the staffing levels for this solution are 13 civilians and 71 secure staff members.

We have also provided building system narratives that give a little more information on the types of equipment and materials necessary for the implementation of this project.

Lastly, we developed an opinion of probable cost. This is a high-level estimate where some assumptions have been made, but it should give the County a good approximation of the cost of the proposed project. The total project cost is estimated between \$115 million and \$134 million.

We have looked at opportunities to reduce this project's cost and identified nine potential measures. We foresee saving between 25 million and 32 million dollars if all of these are implemented.

Once the site and the final budget and scope of this project are determined, the next step will be to have an official schematic design completed to develop the design further.

4.0 Program

4.1 Overview

In 2023, the consultant team commenced work on the Phase 2 Feasibility Study, which involved the development of a detailed space program and functional adjacency diagrams for Flathead County Justice Center (FHJC). Much of the information relative to the development of space programs emanated from current industry standards, the 2023 population forecast analyses, workshops conducted with subject matter experts, and documents received during the work effort. This program will be a foundation for developing concepts and future design efforts.

The future Flathead Justice Facility will be designed to provide a safe and secure environment meeting all State and professional standards as well as reflecting best practices relating to contemporary jail operations and design. Appropriate housing, treatment, and services necessary to address the needs of the inmate population will be provided; more specifically:

- General population - Male Minimum, Medium and Maximum security Housing
- Special Management - Segregation and Mental Health Housing
- Female housing
- Classification housing

To facilitate the processing of new inmates, the intake operation will be designed to maximize workload efficiencies and minimize the time an inmate is detained in this area – either pending release from custody or assignment to a housing area.

The FHJC Program reflects the operational and space standards/regulations contained within the following:

- American Correctional Association's (ACA) Performance-Based Standards for Adult Local Detention Facilities Health Insurance Portability and Accountability Act (HIPAA)
- National Commission on Correctional Health Care (NCCHC) standards
- Prison Rape Elimination Act (PREA) standards
- U.S. Department of Justice's Americans with Disabilities Act (ADA) Standards for Accessible Design

FHJC is planning for a future average daily population of 155 inmates that, with peaking and classification factors applied, will require 184 beds. Based on developing standardized configurations for housing pods based on efficiencies and constructability coupled with our programming and bed allocations discussions with the client team, it was determined that the

future FHJC will have a total of 156 cells (120 Rated Cells), with a rated Design Capacity of 184 general population beds. The program effort considered a future expansion of 58 additional beds without significant CIP (Capital Improvement Funds). This will lessen future public and county costs. Along with the 184 planned rated beds, 36 beds are provided to address the Special Needs population and Mental Health.

Future Considerations – The base program was based on best practices and national norms for a facility of this size. During the planning process, hard decisions were made to reduce the overall building size requirements to lessen the county's financial burden, given the difficult times and inflated construction costs. With this reduction of square feet in building size, the reader will note highlighted items in the following space lists where the county still felt the facility could be operated safely and securely. As the average length of stay is 13.5 days, there is a better opportunity to provide meaningful programs requiring dedicated space.

4.2 Bed Capacity

The County requested that the bed capacity be large enough for the future. The design was developed to include the following capacity;

	# Cells	Module Size	# Modules	Design Capacity	Emergency Capacity	Future Beds Expansion	Expansion Capacity	Expansion Emergency Capacity
Rated Bed Capacity								
Minimum (4 Room Housings)	12	24	2	36	40	8	40	48
Medium - General Pop.	60	24	5	90	100	20	110	120
Max	24	24	2	32	40	8	44	48
Special Needs/Mental Health (No Mezz)	12	24	1	16	18	6	22	24
Restrictive Custody	12	6	2	10	12	12	40	48
Rated Bed Sub-Total	120			184	210	54	256	288
Non-Rated Bed Capacity								
Disciplinary Housing No Mezz	12	12	1	10	12	0	12	12
Acute Mental Housing No Mezz	12	12	1	10	12	0	12	12
Classification Housing	12	24	1	16	20	4	20	24
Non-Rated Sub-Total	36			36	44	4	44	48
	156			220	254	58	300	336

RECAP

1. Rated capacity of 184 beds based on future population projections
2. Operational capacity of 220 beds
3. Emergency capacity of 254 beds
4. Planned expansion of 58 beds w/o CIP funds
5. Future rated capacity of 256 beds
6. Future Operational capacity of 300 beds

4.3 Summary

This is the Summary of the Program that was developed with the Sheriff's office; this report includes all of the required spaces for a detention center that the Sheriff's department feels are important to operate the center optimally for the future. This program contains elements that fix current deficiencies and has some items that the detention staff feel are best practices and would help them operate this facility safely.

	Component	Net Useable Square Feet	Departmental Gross Square Feet
Flathead County Detention Space Program			
	Program Element Recap		
1.000	Administration	4,967	6,954
2.000	Visitation	1,138	1,593
3.000	Intake/Transfer/Release	6,840	10,602
4.000	Security Operations	2,036	2,850
5.000	Inmate Program Services	1,922	2,595
6.000	Medical Services	2,985	4,179
7.000	Food and Laundry Services	5,829	7,286
8.000	Housing	39,870	61,799
9.000	Courts	10,089	14,125
	Subtotal NSF	75,676	
	TOTAL DGFSF		111,982
	Building Gross @5%	3,784	3,784
	Add for additional vertical circulation @ 4%	0	-
	GRAND TOTAL BGSF		115,766
	Site Influences		
	Staff Parking and Shift change allocation	15 @ 300 Sq. Ft.	4,500
	Public Parking Allocation	25 @ 300 Sq. Ft.	7,500
	Service Yard Allocation	LS 400	400
	TOTAL SITE ALLOCATIONS		12,400

4.4 (1) Administration

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
1.000 ADMINISTRATION						
1.100	Entry Lobby					
1.101	Vestibule	1	1	80	80	
1.102	Receptionist	1	1	80	80	Might include with Central Control
1.103	Public Restrooms	1	2	50	100	Male, Female
1.104	Mail/Package/Receiving Room	1	1	70	70	Central Control
1.105	Security Screening Station	1	1	35	35	Future/Courts
1.106	Display	1	1	5	5	In hallway or wall
1.107	Vending	1	1	60	60	2-3 Machines 1 kiosk
1.108	Gun Locker	6	1	3	18	
1.109	Seating	10	1	10	100	Not including court room seating (Court would have additional)
1.110	Janitor's Closet	1	1	35	35	Service sink, mop rack, shelving
1.111	Public Release Sally Port	6	1	30	180	
1.112	Property Pick Up Locker	1	1	35	35	15 Property Lockers
1.113	Public Lockers	8	1	3	24	
Subtotal (NSF)					822	

1.200	Administrative Offices					
1.201	Commander	5	1	35	175	Windows, 3 files, seating for 4
1.202	Chief	3	2	50	300	Windows seating for 3, 3 file cabinets
1.203	Court Sargent/JSM	2	1	65	130	Jail Support Monitoring, 2 file cabinets
1.204	Administration Assistant	2	2	50	200	seating for 2, 2 File Cabinets
1.205	Finance	2	1	65	130	Seating for 2, 3 File Cabinets
1.206	Training Officer	2	1	60	120	Workstation
1.207	Conference Room	10	1	20	200	casework and sink
1.208	Armory	1	1	150	150	Just Jail Armory Gun locker and shelving Big Door
1.209	Secure File Room	1	1	100	100	
1.210	Locksmith	1	1	150	150	Maintenance Area Work bench and equipment, key control
1.211	Storage/Supplies/Copy Room	1	1	100	100	Work table/counter, copier, fax machine, supplies, lockable files
1.212	IT Equipment Room and Storage	1	1	100	100	Lockable storage area @ 60 SF
1.213	Staff Toilet	1	2	60	120	ADA-compliant, close to conference
1.214	Janitor's Closet	1	1	35	35	Service sink, mop rack, shelving
1.215	Interview/Future Office	3	1	40	120	Shared area
Subtotal (NSF)					2,130	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
1.000 ADMINISTRATION						

1.300	Staff Services					
1.301	Locker Rooms.	30	1	4	120	Half height Lockers are ok
1.302	Showers/ Toilets / Lav	1	4	70	280	(2) Male (2) Female
1.303	Defensive Training	16	1	40	640	
1.304	Staff Workout and Physical Training	12	1	20	240	Training equipment, mats, Tread, Elliptical, Weight System
1.305	Staff Entry	1	1	50	50	Training equipment, mats
1.306	Janitor's Closet	1	1	35	35	
1.307	Staff Training Classroom	30	1	15	450	
1.308	Public Toilet	1	1	50	50	ADA-compliant, Unisex
1.309	Storage	1	1	150	150	
	Subtotal (NSF)				2,015	
	Total Area (NSF)				4,967	
	Dept. Gross @ 40%				1,987	
	TOTAL AREA (DGSF)				6,954	

4.5 (2) Visitation

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
2.000 VISITATION						
2.100	Visitation					
2.101	Lobby and Waiting	10	1	25	250	Foyer, open main lobby
2.102	Custody Station	1	1	48	48	Central control
2.103	Video Visit Booths	2	3	20	120	Individual open booths w/ sound isolation
2.104	Non-contact visiting	2	10	20	400	10 total, 1 ADA compliant - Adjacent to Video Visiting
2.105	Attorney Visit Area	4	2	20	160	(2) Non-Contact w/paper pass
2.106	Contact	4	2	20	160	Contact Visitation
2.107	Officer Station	0	1	100	0	
2.108	Waiting - Inmate	0	2	15	0	
	Subtotal (NSF)				1,138	
	Dept. Gross @ 40%				455	
	TOTAL AREA (DGSF)				1,593	

4.6 (3) Intake Transfer Release

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.000 INTAKE / TRANSFER / RELEASE						
3.100	Reception / Transport Area					
3.101	Vehicle Sally Port	NA	1	1200	1200	2 drive-through lanes for, (6) transport vehicles (4) Parking. Maintain 1 open lane. Bus, 14'x14' door, Bifold
3.102	Gun Locker	1	1	20	20	On outside wall of Vehicle Sally Port, (12) Gun Locker
Subtotal (NSF)					1,220	

3.200	Transport Team					
3.201	Equipment Storage	1	1	60	60	Restraints in cabinets
3.202	Court/Transport Officer Work Station	2	1	75	150	Shared office, 2 workstations
3.203	Report Writing / Staging	6	1	20	120	Open counter
Subtotal (NSF)					330	

3.300	Pre-Booking (Patrol)					
3.301	Pre-Booking Lobby	1	1	120	120	Restraints in cabinets, pass to booking, access to toilet
3.302	DUI Processing	1	1	200	200	Field Test, DUI Line, Intoxilizer, Computer, Table
3.303	DUI Restroom	1	1	50	50	Inmate ADA restroom.
3.304	Intake Sally Port	1	1	80	80	SP
3.305	Secure Intake Vestibule	6	1	20	120	Shower.
3.306	Pre-Booking Rooms	2	1	75	150	Shared office, 2 workstations
Subtotal (NSF)					720	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.000 INTAKE / TRANSFER / RELEASE						

3.400	Inmate Property / Dress					
3.401	Search	1	1	70	70	
3.402	Dress - Male	1	2	35	70	Separated drying area, one ADA-compliant. Pass window to Property Storage
3.403	Showers / Dress - Gender neutral	1	1	80	80	Separated drying area, ADA-compliant; adequate separation from male area. Pass window to Property Storage, Unclosed Body Search
3.404	Pre-Dress out Holding	6	2	25	300	Fixed wall bench, cuffing rings, Cameras, Privacy Screens
3.405	Body Scan	1	1	100	100	Body Scanning Area
3.406	Inmate Property Storage	240	1	3	720	Stacked rail and shelf storage system. Contains inmate valuables storage, bulk items storage, collection / distribution passes to dressing/shower areas.
3.407	Inmate Issue Storage	100	1	5	500	Shelving, work counter, adjacent to property storage areas
Subtotal (NSF)					1,770	

3.500	Intake Processing					
3.501	Search	6	2	20	240	
3.502	Photo ID Station	2	1	30	60	Open counter
3.503	Female Group Holding Cell	6	2	25	300	Fixed wall bench, cuffing rings, Female, Cameras, Privacy Screens
3.504	Group Holding Cell	6	1	25	150	Fixed wall bench, cuffing rings, Cameras, Privacy Screens
3.505	Large Group Holding Cell	10	1	25	250	Fixed wall bench, cuffing rings, Cameras, Privacy Screens
3.506	Individual Holding Cell	1	5	60	300	Fixed wall bench, cuffing rings
3.507	Safety Cell	1	2	60	120	Fixed wall bench, cuffing rings
3.508	Intake Station	3	3	35	315	Interview counter w/ privacy partitions; back up to records section, Medical, Interview, Property
3.509	Finger Print Station	2	1	25	50	
3.510	Interview	2	1	65	130	Separate Interview Rooms
3.511	Storage Closet	1	1	35	35	1-restraint equipment storage, In common Area
3.512	Staff Toilet	1	1	60	60	ADA Unisex
3.513	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
Subtotal (NSF)					2,045	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.000 INTAKE / TRANSFER / RELEASE						

3.600	Inmate Records					
3.601	Inmate Records Storage	2	1	150	300	File Cabinet
3.602	Reproduction	1	1	75	75	
	Subtotal (NSF)				375	

3.700	Release / Transfer Area					
3.701	Pre-Trial Release Counter	1	2	60	120	Interview counter w/ privacy partitions (1) ADA
3.702	Group Holding Cell	6	2	25	300	Fixed wall bench, cuffing rings
3.703	Group Holding Cell	10	1	25	250	Fixed wall bench, cuffing rings
3.704	Small Holding Cell (1-3 person)	1	2	50	100	Fixed wall bench, cuffing rings
3.705	Public Release Sally Port	6	1	30	180	
3.706	Dress out	1	3	50	150	Adjacent to property
	Subtotal (NSF)				1,100	
	Total Dept. (NSF)				6,840	
	Grossing Factor @ 55%				3,762	
	TOTAL DEPT. GSF				10,602	

4.7 (4) Security Operations

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
4.000 SECURITY OPERATIONS						
4.100	Security Operations Command					(Close to Central Control)
4.101	Sargent	4	1	68	272	Shared Space Located in the Booking
4.102	Watch Command Work Room	1	1	100	100	Copy and support
4.103	Storage Room	1	1	100	100	
4.104	Briefing/Break	15	1	20	300	Staff signs in and out here, Mail, Water Cooler
4.105	Lactation Room	1	1	60	60	Lactation Room
4.106	DRT/Muster	1	1	150	150	Detention Response Team, Lockers (12) 18"x18"x30"
4.107	Secure Storage	1	1	120	120	DRT
4.108	Staff Restroom	1	1	60	60	Closer to Breakroom
4.109	Staff Report Writing Station	3	1	50	150	Computer Stations
Subtotal (NSF)					1,312	

4.200	Master Control					
4.201	Master Control Room	2	1	80	160	Complex exterior control; building interior control; raised area, transaction drawer to corridor, view of adjacent circulation; CCTV monitors; may have up to 3 staff. Adjacent to Lobby
4.202	Reception	1	1	80	80	In the same room as Master Control but at floor level, Transaction, Communications
4.203	Security Vestibule	1	1	80	80	Interlocked doors
4.204	Security Equipment Room	1	1	200	200	Security electronics; adjacent to/accessed from Control Room
4.205	Mechanical Equipment Room	1	1	144	144	Separate system for Control Room; adjacent to/accessed from Control Room; positive air pressure
4.206	Toilet	1	1	60	60	Accessed from Control Room; ADA-compliant
Subtotal (NSF)					724	
Total Dept. (NSF)					2,036	
Dept. Gross @ 40%					814	
TOTAL AREA (DGSF)					2,850	

4.8 (5) Inmate Program Services

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
5.000 INMATE PROGRAM SERVICES						
5.100	Program Services - Central					
5.101	Programs Office	1	1	100	100	Workstation
5.102	Copy / Work Room	4	1	25	100	
5.103	Storage Room	1	1	100	100	
5.104	Work Room - Library	1	1	144	144	work table, storage shelving, lockable storage cabinets, counter w/ sink, Carts
5.105	Book Storage Stacks	1	1	144	144	Book shelving - (Note: Does <u>not</u> include law library)
5.106	Law Library Book Storage	1	1	144	144	Electronic
5.107	Religious Services Storage	3	1	50	150	For religious books, pamphlets, vestments
5.108	M.P. office	4	1	45	180	
5.109	Classroom	16	2	15	480	(1)computer lab (1) M.P. Close to housing
5.110	Stall toilet	1	1	70	70	Una sex
5.111	Sm Conference /Break	6	1	25	150	
5.112	IT / Tablet storage / Workroom	4	1	40	160	
	Subtotal (NSF)				1,922	
	Dept. Gross @ 35%				673	
	TOTAL DEPT. GSF				2,595	

4.9 (6) Medical/Mental Health Services

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
6.000 MEDICAL/MENTAL HEALTH SERVICES						
6.100	Staff and Support Areas					
6.101	Medical Provided	3	1	60	180	Combined office; w/ desk/workstations, 2 guest chairs,
6.102	Nurse	1	3	60	180	Shared Office
6.103	Mental Health Provider	1	1	80	80	Work Stations
6.104	Med Storage	1	1	100	100	Secure area w/ pharmaceuticals storage, refrigerator, carts staging, sink, work table
6.105	Staff toil	1	1	70	70	ADA
6.106	Medical Stor	2	1	100	200	Gurney, wheel chair, general.
6.107	Medication storage	2	1	100	200	Duel locking, sm. Frig, sink, lockable storage
Subtotal (NSF)					1,010	

6.200	Clinic					
6.201	Inmate Waiting	4	1	15	60	Control and view from security officer station
6.202	Interview Room	3	1	20	60	Good acoustic separation
6.203	Inmate Toilet	1	1	60	60	ADA compliant
6.204	Exam/Treatment Room	5	1	30	150	Exam table, sink, desk/ small workstation, cabinets
6.205	Dental Operatory	4	1	45	180	1 dental chairs and stations, counter w/ sink, cabinets, workstation
6.206	Dental Storage	1	1	100	100	Dental supplies and equipment; lockable; compressor
6.207	Janitor Closet	1	1	35	35	
6.208	General Storage	1	1	100	100	
Subtotal (NSF)					745	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
6.000 MEDICAL/MENTAL HEALTH SERVICES						

6.300	Infirmery					
6.301	Isolation Room	1	2	180	360	Negative air pressure, toilet and lavatory; shower
6.302	Isolation Vestibule	1	1	180	180	Sink, Shower
6.303	Med Cells	1	3	180	540	Sized for gurney
6.304	O.D. Rec	1	1	150	150	Access from movement corr.
6.305	Shower	0	2	35	0	2 male; ADA-compliant
6.306	Nursing Station	0	1	100	0	No. of area dependent on design
6.307	Clean Linen Room	0	1	80	0	Shelving, small table
6.308	Soiled Linen Room	0	1	50	0	Linen carts, small table
	Subtotal (NSF)				1,230	
	Total Area (NSF)				2,985	
	Dept. Gross @ 40%				1,194	
	TOTAL AREA (DGSF)				4,179	

4.10 (7) Food and Laundry Services

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
7.000 FOOD SERVICE / LAUNDRY						
7.100	Food Services	2 Hot / 1 Cold Meal Per Day - 2 Week Food Supply				
7.101	Loading Dock	1	1	144	144	Open, covered; area calculated at 50%
7.102	Secure Sally Port	2	1	75	150	Supports secure movement
7.103	Food Service Office	2	1	65	130	Lead Cook
7.104	Tool Crib	1	1	120	120	Lockable shadow Board for sharps
7.105	Custody Work Station	1	1	60	60	open work station with good observation of kitchen
7.103	Receiving Area	1	1	200	200	
7.104	Dry Storage	1	1	200	200	
7.105	Cold Storage	2	1	200	400	Refrigerators and freezers
7.106	Production Area	1	1	300	300	
7.107	Tray Assembly	1	1	150	150	Refrigerator, ambient storage, tray line
7.108	Cart Holding	1	1	200	200	
7.109	Tray / Dish wash	1	1	150	150	
7.110	Cart Wash	1	1	60	60	
7.111	Can Wash	1	1	60	60	Locate adjacent to Loading Dock and staging
7.112	Waste Holding	1	1	100	100	Refrigerated, locate adjacent to Loading Dock and staging
7.113	Chemical Storage	1	1	30	30	
7.114	Scullery	1	1	100	100	3-compartment sink; clean pot rack
7.115	Clean Cart Depot	1	1	100	100	
7.116	Dish / Tray Storage	1	1	60	60	
7.117	Toilet	1	2	60	120	ADA-compliant, one to serve staff dining, one in kitchen area
7.118	Inmate Search	1	1	60	60	
7.119	Inmate Pat-down	1	1	25	25	
7.120	Inmate Waiting	4	1	20	80	
7.121	Inmate Break	4	1	35	140	
7.122	Inmate Toilet	1	1	65	65	ADA - Compliant
	Subtotal (NSF)				2,834	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
7.000 FOOD SERVICE / LAUNDRY						

7.200	Laundry Services	Linens, towels, twice a week -clothing 3 times a week - blankets once a month				
7.201	Wash Machine	1	3	70	210	2 machines, 1 space for expansion
7.202	Dryer	1	3	70	210	2 machines, 1 space for expansion
7.203	Soiled Cart Staging	1	1	100	100	Cart staging, work tables
7.204	Folding Area	1	1	80	80	Folding tables
7.205	Sorting Area	1	1	100	100	Sorting tables
7.206	Clean Linen Storage	1	1	90	90	Shelving
7.207	Clean Cart Staging	1	1	80	80	
7.208	Chemical/Cleaning Supply Storage	1	1	40	40	Safety cabinets, vented
7.209	Mending Station	1	1	100	100	
	Subtotal (NSF)				910	

7.300	Maintenance / Janitorial					
7.301	Shop	4	1	100	400	
7.302	Tool Storage	1	3	100	300	Fenced lockable storage
7.303	Carts	1	4	30	120	
7.304	Staff Toilet	1	1	65	65	
7.305	Jan Storage	1	1	100	100	
7.306	paint / chemicals	1	1	100	100	
7.307	Inmate cleaning supplies	1	1	100	100	
7.308	General Storage	1	1	900	900	
	Subtotal (NSF)				2,085	
	Total Dept. (NSF)				5,829	
	Dept. Gross @ 25%				1,457	
	TOTAL AREA (DGSF)				7,286	

4.11 (8) Housing

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						
8.100	Minimum Housing - 2 Modules of 12 / 4 Bed Cells: 1 Female / 1 Male (Phase 1 = 36 rated beds)					
8.101	Inmate Cells	4	5	160	800	Wet cell, writing desk and stool, storage locker - Phase 1 cells to have 4 - 3 bunk cells and 2 -4 bunks cells; All cells designed for 4 beds
8.102	Inmate Cells - H/C Accessible	4	1	180	180	ADA-compliant, wet cell, writing desk and stool, storage locker
8.103	Day Room	24	1	35	840	Fixed tables w/ attached stools
8.104	Multi-Use Room	8	1	20	160	
8.105	Interview / Counseling Room	3	1	35	105	Individual counseling
8.106	Showers	1	4	30	120	1 H/C accessible
8.107	Officer's Station	1	1	80	80	
8.108	Library Resource	1	1	20	20	Book stacks (cart), Casual seating (Dayroom)
8.109	Video Visitation / Commissary Kiosk	1	3	25	75	2 Kiosk / Visitation Booths (1) ADA Compliant
8.110	Medical Room	4	1	30	120	Sick call and med distribution Locate in Program Core
8.111	Storage Room	1	1	60	60	Inmate property and general storage
8.112	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.113	Beverage Counter	1	1	20	20	Area included in Day Room
8.114	Outside Activity Area	24	1	35	500	Direct access from housing
	Subtotal (NSF)				3,115	
	Subtotal (NSF) 1 Modules				6,230	
	Dept. Gross @ 55%				3,427	
	Total				9,657	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.200	Medium Housing - 5 Modules of 12 Cells: 1 Female / 4 Male (Phase 1 = 90 rated beds)					
8.201	Inmate Cells	2	11	80	880	Wet cell, writing desk and stool, storage locker - Phase 1 cells to have 8 - 2 bunk cells and 4 - 1 bunk cells (All cells size for Dbl bunking)
8.202	Inmate Cells - H/C Accessible	2	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.203	Day Room	24	1	35	840	Fixed tables w/ attached stools
8.204	Multi-Use Room	8	1	20	160	
8.205	Interview / Counseling Room	3	1	35	105	Individual counseling
8.206	Showers	1	2	30	60	1 H/C accessible -Main level
8.207	Officer's Station	1	1	80	80	
8.208	Library Resource	1	1	20	20	Book stacks (cart), Casual seating (Dayroom)
8.209	Video Visitation / Commissary Kiosk	1	3	25	75	2 Kiosk / Visitation Booths (1) ADA Compliant
8.210	Medical Room	4	1	30	120	Sick call and med distribution Locate in Program Core
8.211	Storage Room	1	1	60	60	Inmate property and general storage
8.212	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.213	Beverage Counter	1	1	20	20	Area included in Day Room
8.214	Outside Activity Area	24	1	35	500	Direct access from housing
	Subtotal (NSF)				3,055	
	Subtotal (NSF) 5 Modules				15,275	
	Dept. Gross @ 55%				8,401	
	Total				23,676	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.300	Maximum - 2 Modules of 12 Cells (Phase 1 = 32 Rated Beds)					
8.301	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker - Phase 1 cells to have 8 - 2 bunk cells and 4 - 1 bunk cells (All cells size for Dbl bunking)
8.302	Inmate Cells - H/C Accessible	1	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.303	Day Room	24	1	35	840	Fixed tables w/ attached stools
8.304	Multi-Use Room	8	1	20	160	
8.305	Interview / Counseling Room	3	1	35	105	Individual counseling
8.306	Showers	1	2	30	60	(1) H/C accessible (1) Secured with cuff ports
8.307	Officer's Station	1	1	80	80	
8.308	Library Resource	1	1	20	20	Book stacks, casual seating
8.309	Video Visitation / Commissary Kiosk	1	3	25	75	2 Kiosk / Visitation Booths (1) ADA Compliant
8.310	Medical Room	4	1	30	120	Sick call and med distribution
8.311	Storage Room	1	1	60	60	Inmate property and general storage
8.312	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.313	Beverage Counter	1	1	20	20	
8.314	Outside Activity Area	24	2	250	500	Individual separated exercise modules - Dedicated
	Subtotal (NSF)				3,055	
	Subtotal (NSF) 2 Modules				6,110	
	Dept. Gross @ 55%				3,361	
	Total				9,471	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.400	Special Needs / Mental Health - 1 Module of 12 Cells (Phase 1 = 16 Rated Beds) No Mezz					
8.401	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker - Phase 1 cells to have 6 - 2 bunk cells and 6 - 1 bunk cells (All cells size for Dbl bunking)
8.402	Inmate Cells - H/C Accessible	1	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.403	Day Room	24	1	35	840	Fixed tables w/ attached stools
8.404	Multi-Use Room	8	1	20	160	
8.405	Interview / Counseling Room	3	1	35	105	Individual counseling
8.406	Showers	1	2	30	60	1 H/C accessible
8.407	Officer's Station	1	1	80	80	
8.408	Library Resource	1	1	20	20	Book stacks, casual seating
8.409	Video Visitation / Commissary Kiosk	1	3	25	75	2 Kiosk / Visitation Booths (1) ADA Compliant
8.410	Medical Room	4	1	30	120	Sick call and med distribution Located in Program Core
8.411	Storage Room	1	1	60	60	Inmate property and general storage
8.412	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.413	Beverage Counter	1	1	20	20	Area included in Day Room
8.414	Outside Activity Area	24	2	250	500	Individual separated exercise modules
	Subtotal (NSF)				3,055	
	Subtotal (NSF) 1 Modules				3,055	
	Dept. Gross @ 55%				1,680	
	Total				4,735	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.500	Restrictive Housing 2 Module of 6 Cells : 1 Female / 1 Male (Phase 1 = 10 Rated Beds)					
8.501	Inmate Cells	1	5	80	400	Wet cell, writing desk and stool, storage locker; Cells design for Dbl bunking
8.502	Inmate Cells - H/C Accessible	1	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.503	Day Room	12	1	35	420	Fixed tables w/ attached stools
8.504	Multi-Use Room	4	1	20	80	
8.505	Interview / Counseling Room	3	1	35	105	Individual counseling
8.506	Showers	1	1	30	30	1 H/C accessible
8.507	Officer's Station	0	1	80	0	Included in Day Room - Elevated
8.508	Library Resource	1	1	20	20	Book stacks, casual seating
8.509	Video Visitation / Commissary Kiosk	1	1	25	25	(1) ADA Compliant
8.510	Medical Room	3	1	30	0	Sick call and med distribution
8.511	Storage Room	1	1	60	60	Inmate property and general storage
8.512	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.513	Beverage Counter	1	1	20	20	Area included in Day Room
8.514	Outside Activity Area	12	1	250	250	Individual separated exercise modules
	Subtotal (NSF)				1,545	
	Subtotal (NSF) 2 Modules				3,090	
	Dept. Gross @ 55%				1,700	
	Total				4,790	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.600	Disciplinary Housing - 2 Module of 6 Cells (Phase 1 = 10 Non-Rated Beds) No Mezz					
8.601	Inmate Cells	1	5	80	400	Wet cell, writing desk and stool, storage locker; Cells designed for Dbl Bunking
8.602	Inmate Cells - H/C Accessible	1	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.603	Day Room	12	1	35	420	Fixed tables w/ attached stools
8.604	Multi-Use Room	4	1	20	80	
8.605	Interview / Counseling Room	3	1	35	105	Individual counseling
8.606	Showers	1	1	30	30	1 H/C accessible (1) Secure
8.607	Officer's Station	0	1	80	0	Included in Day Room - Elevated
8.608	Library Resource	1	1	20	20	Book stacks, casual seating
8.609	Video Visitation / Commissary Kiosk	1	1	25	25	(1) ADA Compliant
8.610	Medical Room	0	1	30	0	Sick call and med distribution
8.611	Storage Room	1	1	60	60	Inmate property and general storage
8.612	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.613	Beverage Counter	1	1	20	20	Area included in Day Room
8.614	Outside Activity Area	6	1	125	250	Individual separated exercise modules - Sub divide
	Subtotal (NSF)				1,545	
	Subtotal (NSF) 2 Modules				3,090	
	Dept. Gross @ 55%				1,700	
	Total				4,790	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.700	Acute Mental Health - 1 Module of 12 Cells (Phase 1 = 10 Non-Rated Beds) No Mezz					
8.701	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker - Phase 1 cells to have 11 - 1 bunk cells (All cells size for Dbl bunking)
8.702	Inmate Cells - H/C Accessible	1	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.703	Day Room	24	1	35	840	Fixed tables w/ attached stools
8.704	Multi-Use Room	8	1	20	160	
8.705	Interview / Counseling Room	3	1	35	105	Individual counseling
8.706	Showers	1	2	30	60	1 H/C accessible
8.707	Officer's Station	1	1	80	80	
8.708	Library Resource	1	1	20	20	Book stacks, casual seating
8.709	Video Visitation / Commissary Kiosk	1	3	25	75	2 Kiosk / Visitation Booths (1) ADA Compliant
8.710	Medical Room	4	1	30	120	Sick call and med distribution Located in Program Core
8.711	Storage Room	1	1	60	60	Inmate property and general storage
8.712	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.713	Beverage Counter	1	1	20	20	Area included in Day Room
8.714	Outside Activity Area	24	2	250	500	Individual separated exercise modules
	Subtotal (NSF)				3,055	
	Subtotal (NSF) 1 Modules				3,055	
	Dept. Gross @ 55%				1,680	
	Total				4,735	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.000 HOUSING						

8.800	Classification Housing - 1 Module of 12 Cells (Phase 1 = 16 Rated Beds)					
8.801	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker - Phase 1 cells to have 8 - 2 bunk cells and 4 - 1 bunk cells (All cells size for Dbl bunking)
8.802	Inmate Cells - H/C Accessible	1	1	100	100	ADA-compliant, wet cell, writing desk and stool, storage locker
8.803	Day Room	24	1	35	840	Fixed tables w/ attached stools
8.804	Multi-Use Room	8	1	20	160	
8.805	Interview / Counseling Room	3	1	35	105	Individual counseling
8.806	Showers	1	2	30	60	(1) H/C accessible (1) Secured with cuff ports
8.807	Officer's Station	1	1	80	80	
8.808	Library Resource	1	1	20	20	Book stacks, casual seating
8.809	Video Visitation / Commissary Kiosk	1	3	25	75	2 Kiosk / Visitation Booths (1) ADA Compliant
8.810	Medical Room	4	1	30	120	Sick call and med distribution
8.811	Storage Room	1	1	60	60	Inmate property and general storage
8.812	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.813	Beverage Counter	1	1	20	20	
8.814	Outside Activity Area	24	2	250	500	Individual separated exercise modules - Dedicated
	Subtotal (NSF)				3,055	
	Subtotal (NSF) 1 Modules				3,055	
	Dept. Gross @ 55%				1,680	
	Total				4,735	
	Combined Non-Rated Housing Totals					
	TOTAL HOUSING (NSF)				9,200	
	TOTAL HOUSING (GSF)				14,260	
	Total Combined Housing					
	TOTAL HOUSING (NSF)				39,870	
	TOTAL HOUSING (GSF)				61,799	

4.12 (9) Courts

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
9.000 Courts						
9.100 Public						
9.101	Weather Vestibule	NA	1	120	120	ADA Access
9.102	Queuing	6	1	120	120	
9.103	Weapon Storage		1	50	50	Gun Locker (6)
9.104	Screening Station		1	300	300	
9.105	Recovery and Secondary Screening	3	1	60	60	
9.106	Exit Path	6	1	120	120	Exit separate from entry
9.107	Public Restrooms	6	2	270	540	ADA accessible
9.108	Public Lobby / Waiting	40	3	20	2400	Split between court floors
Subtotal (NSF)					3,710	

9.200 Judiciary						
9.201	Courtrooms	50	2	2000	4000	One with gallery - smaller
9.202	Vestibule	4	2	60	120	Courtroom Entry
9.203	Attorney / Client Conference, Mediation	4	2	100	200	Located outside courtroom off public waiting
9.204	Victim / Client Waiting	4	2	100	200	Located outside courtroom off public waiting
9.205	Judges Chamber	6	2	200	400	Close proximity to courtroom with small conf table
9.206	Judges Toilet / Changing	1	2	60	120	Accessible from judges chamber w/ closet
9.207	Coffee Counter	0	2	12	24	Counter w/ coffee maker, sink, mini fridge
9.208	Temp Evidence Storage	0	2	50	100	Adjacent to courts
9.209	Jury	13	1	320	320	Off Privet Circulation
9.210	Jury Toilet Room	1	1	65	65	Off Privet Circulation
9.211	Bailiff	4	2	130	260	Off Privet Circulation
Subtotal (NSF)					5,809	

9.300 Custody Holding						
9.301	Security courtroom access	6	2	130	260	
9.302	Holding cells	2	2	90	180	Concrete bench, toilet
9.303	Custody / Attorney Visiting	2	1	130	130	Communications, document pass
Subtotal (NSF)					570	
Total Dept. (NSF)					10,089	
Dept. Gross @ 25%					4,036	
TOTAL AREA (DGSF)					14,125	

5.0 Building Plans

After completing the needs assessment, our team worked with the County to refine the preferred options. The final design is as follows.

5.1 Site Diagram

The next diagram studies the minimum requirement for potential property sizes. These sites were not based on real locations and are a generic shape. This diagram was developed to help the county begin site selection. We analyzed 15, 20, and 50 acre sites.

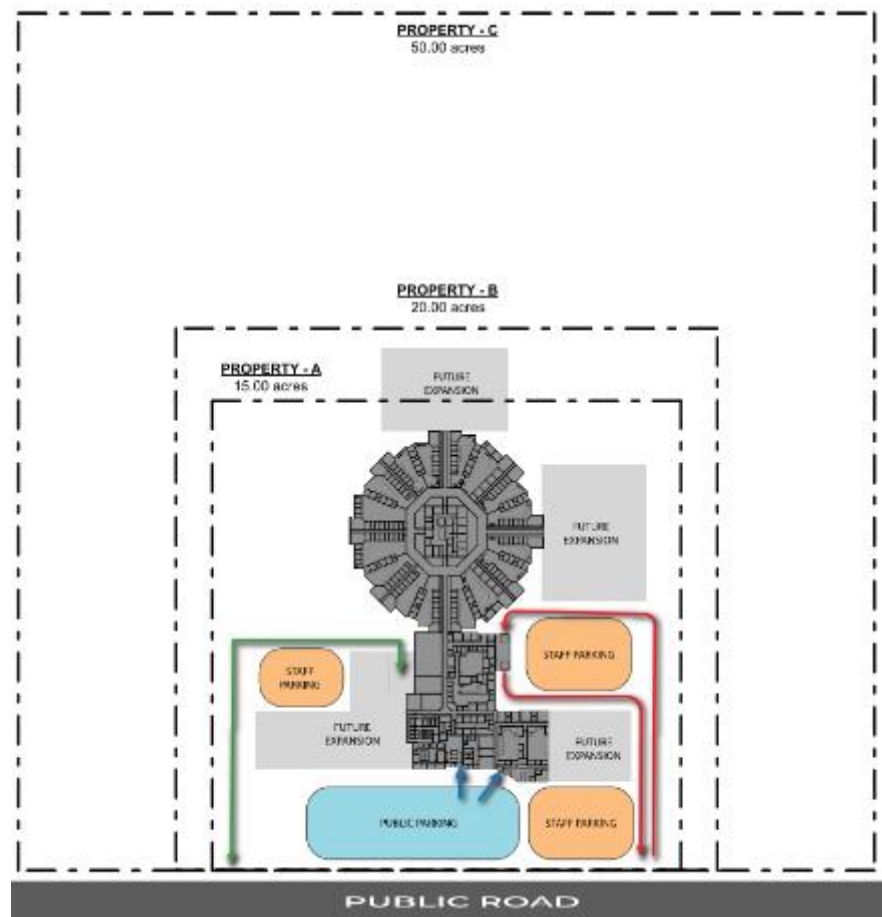
The 15-acre lot can fit the proposed facility but lacks the capacity for expansion or future County Buildings.

The 20-acre site would be the minimum size for the detention center and future expansion.

The 50-acre site would be ideal if the County would like to start developing a Campus for full Detention, Law, and Justice.

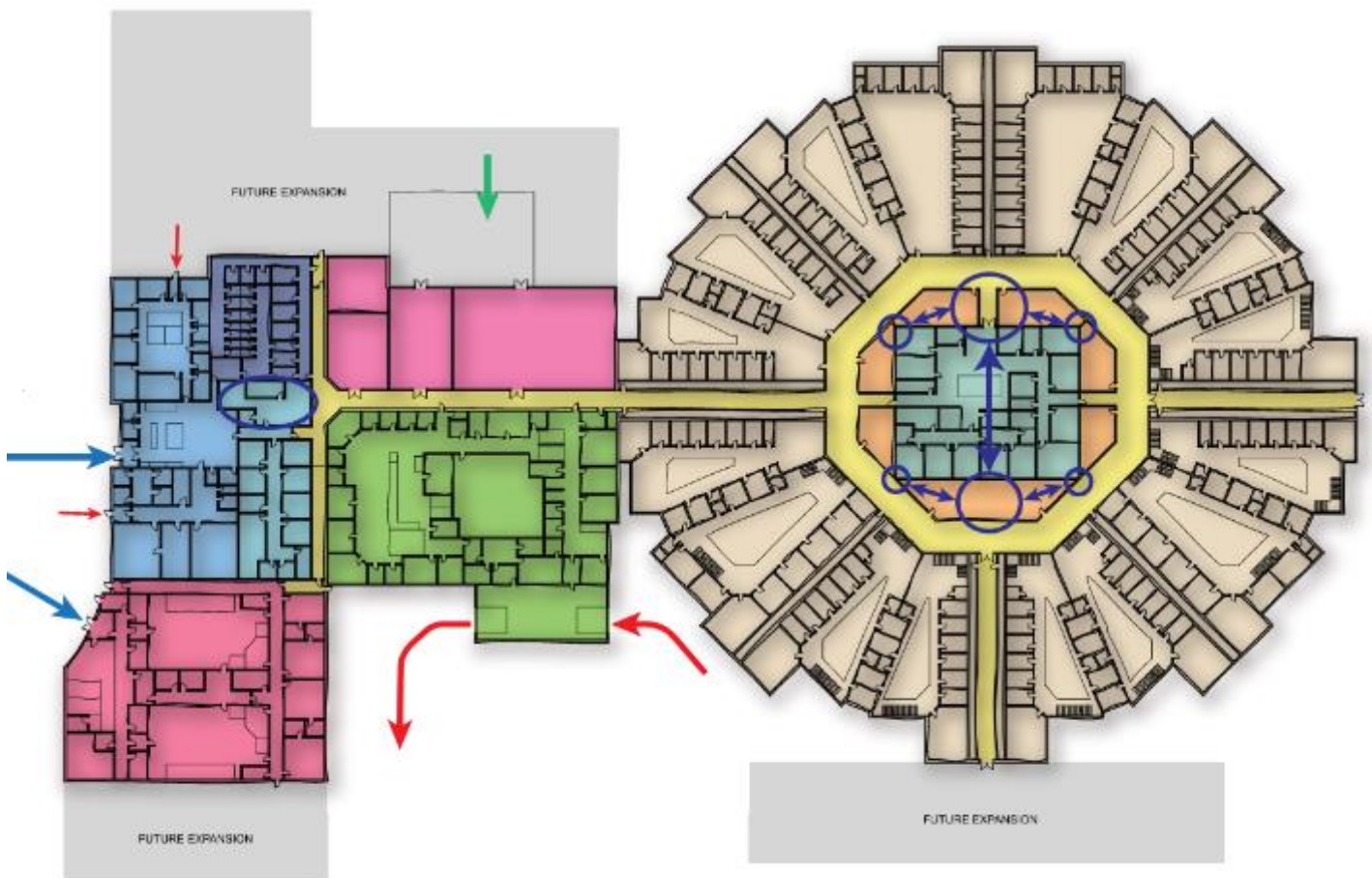
Please see Appendix 'A' for the enlarged plan.

The red arrow indicates detainee traffic circulation. The green arrow indicates the service traffic movement. The blue arrows show the public entrance.



5.2 Department Diagrams

This diagram is the overall layout of the building and departments. The dark blue arrows on the left indicate the main public entrance to the facility. The green arrow on the north suggests the service entrance for deliveries of food and laundry. The Red Arrows indicate staff entrances, including the vehicular Sally port. The dark blue circles are the control locations. The final size of the building is 144,753 square feet.



5.3 Enlarged Department Plans

The following are the enlarged plans that show an enlarged area of the different departments.

5.3.1 1.000 – Administrative

The Administrative department includes the following programs.

- The public lobby
- The administration offices
- Staff Services

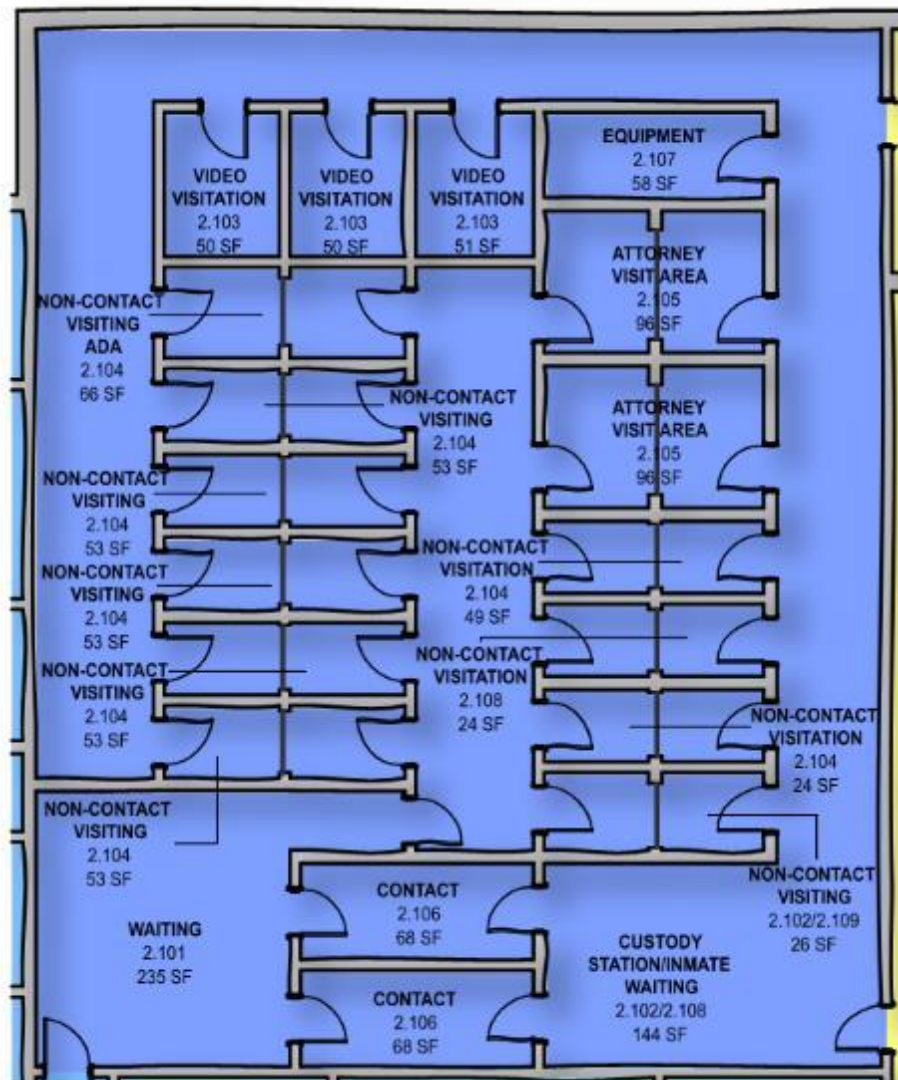
This area is currently planned at 7,534 square feet.



5.3.2 2.000 - Visitation

The visitation department is 2,795 square feet in size. It contains;

- (2) Contact Visitation Rooms
- (10) Non-Contact Visitation Rooms
- (3) Video Visitation Rooms
- (2) Attorney Visit Areas
- And all of the staging and circulation spaces required.

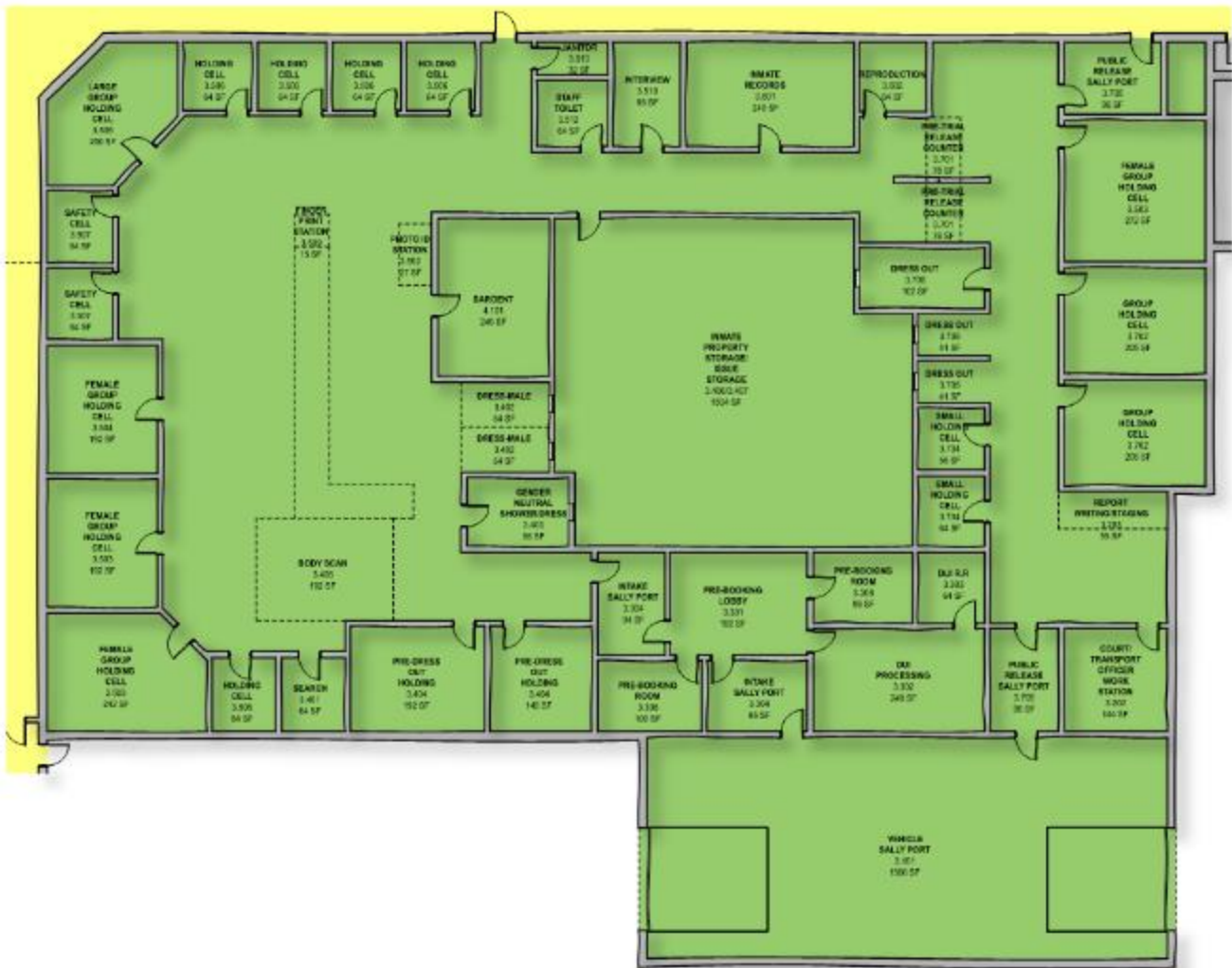


5.3.3 Intake/Transfer/Release

The intake transfer and release department is 12,682 square feet in size. This department is a double flow design where intakes are processed on the left and release/transfers are processed on the right side. This design helps with efficiency and security.

This department currently has 13 holding cells for intake—and five holding cells for transfer/release.

A vehicular Sally port also contains pre-booking homes and DUI processing spaces.

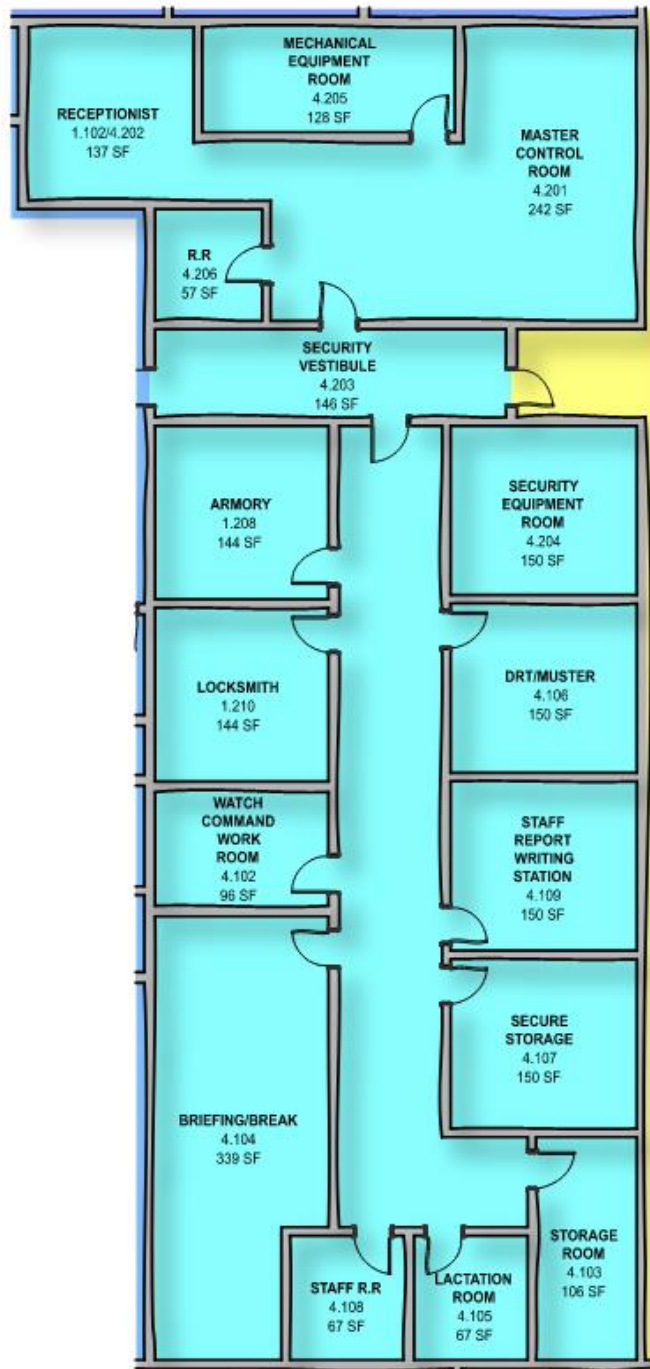


5.3.4 3.000 - Security Operations

The security operations include the controls and the operational support for the facility. The second-floor control rooms for the housing are not shown on these plans.

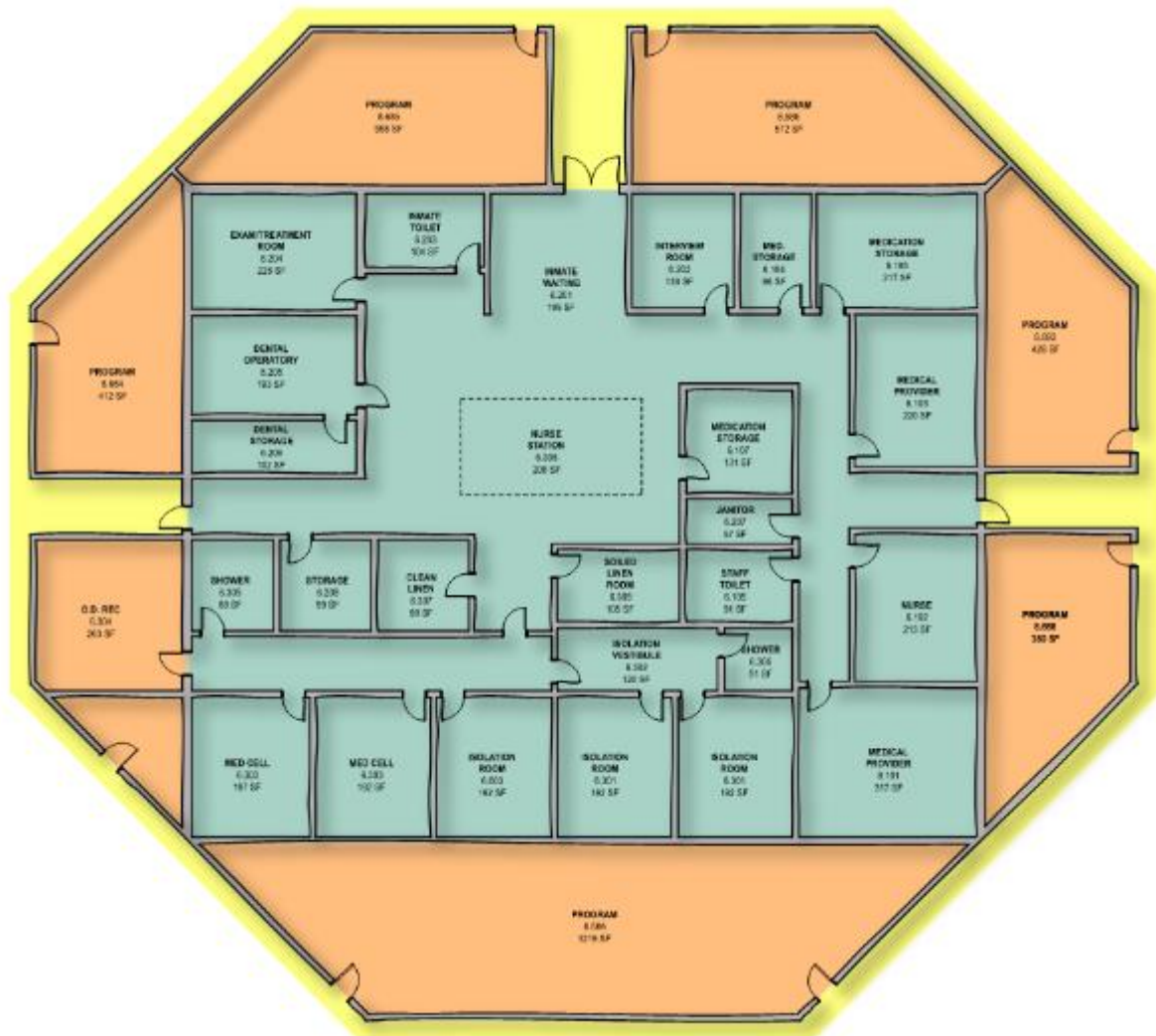
The area of the Security Operations department is 3,209 square feet.

The security operations include the Armory, security equipment, locksmith, briefing and break room, and staff area.



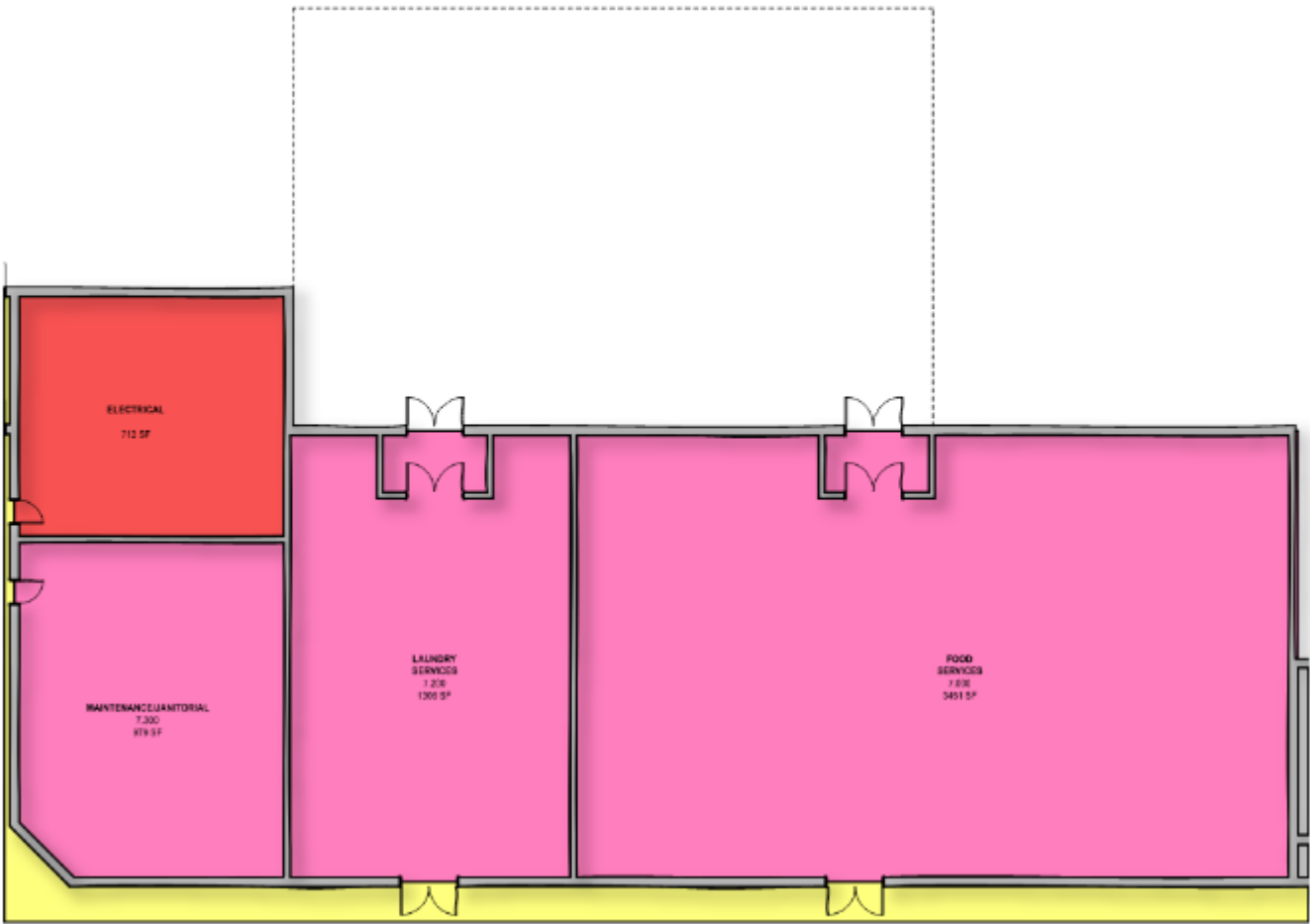
5.3.5 5.000 - Program & 6.000 – Medical Services

This enlarged plan includes both program and medical. The program space is 4,226 square feet, and the medical services are 6,150 square feet. The locations of both departments were to utilize the center core to its fullest.



5.3.6 7.000 – Food and Laundry Services

The food and laundry services are 6,141 square feet in size. These departments have not been fully laid out. This would be developed during the project's design phase when a laundry and food service consultant was included in the team.



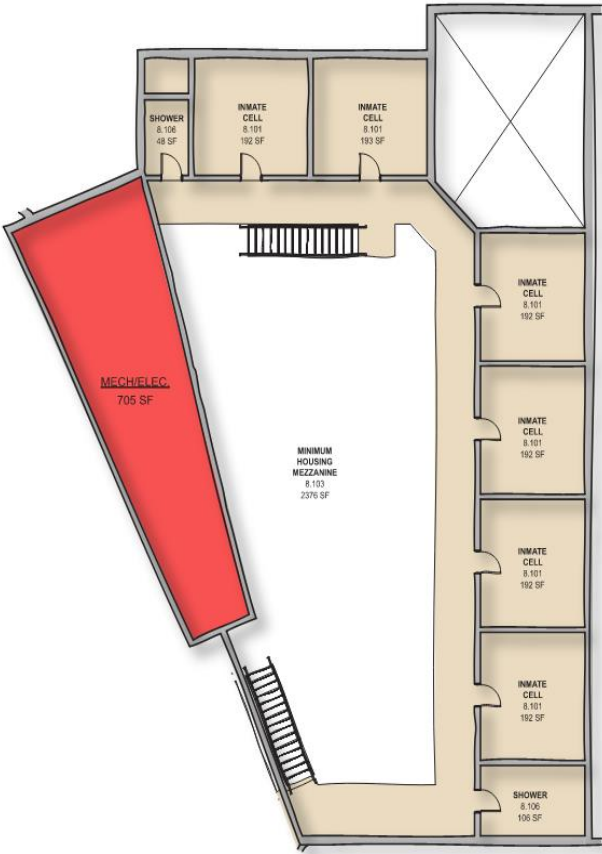
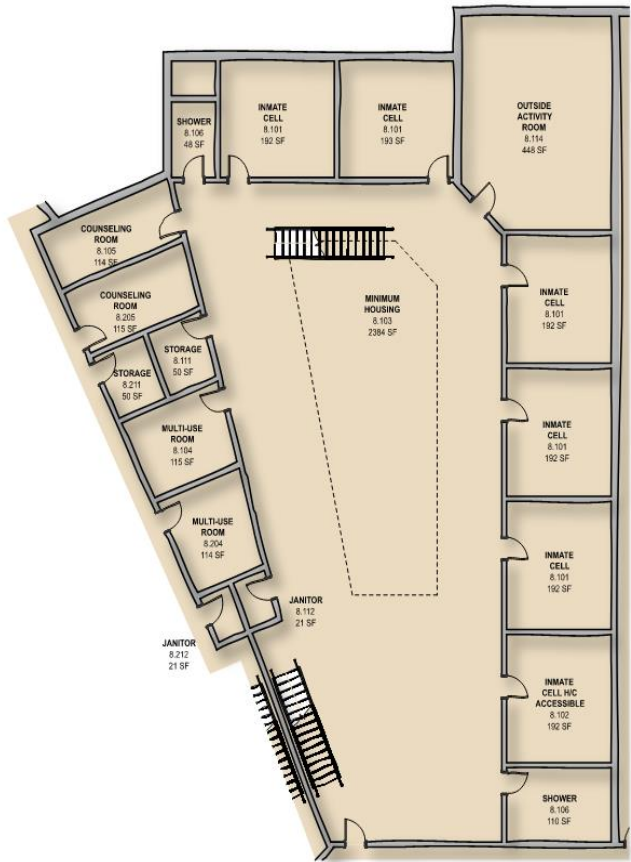
5.3.7 Housing Overview.

The housing is the largest department and is currently 77,325 square feet, for which some of the modules include a mezzanine level.

Each of the modules has its own recreation yard and internal program spaces.

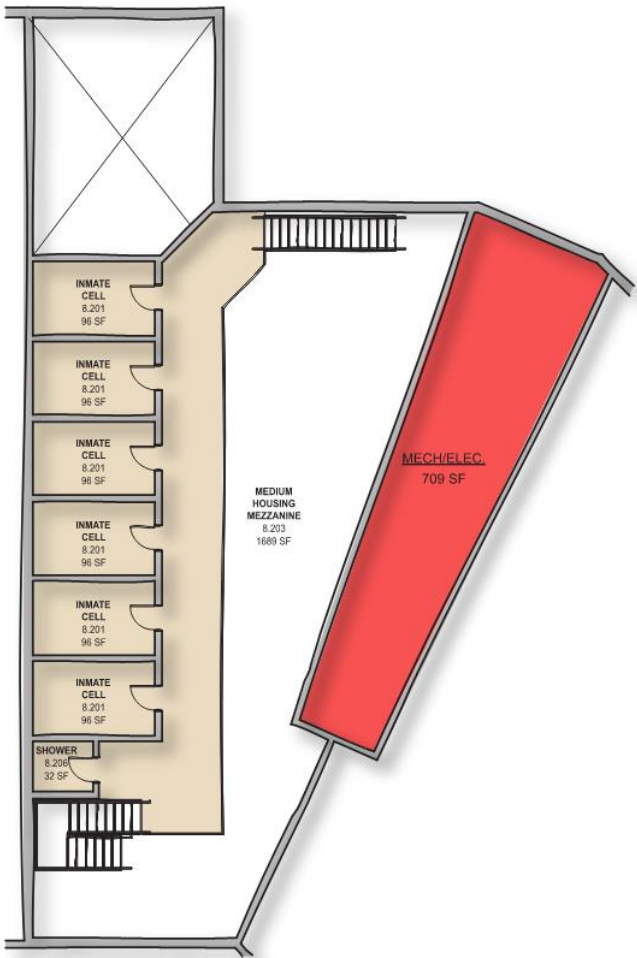
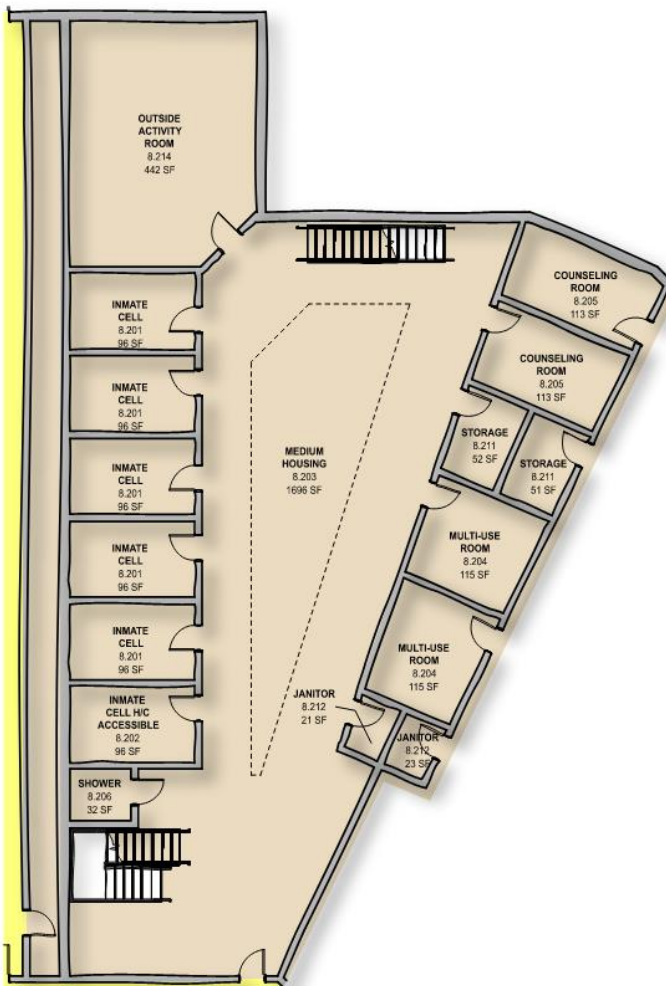
5.3.8 8.000 – Housing – Minimum

There would be (2) modules of minimum housing included in the design.



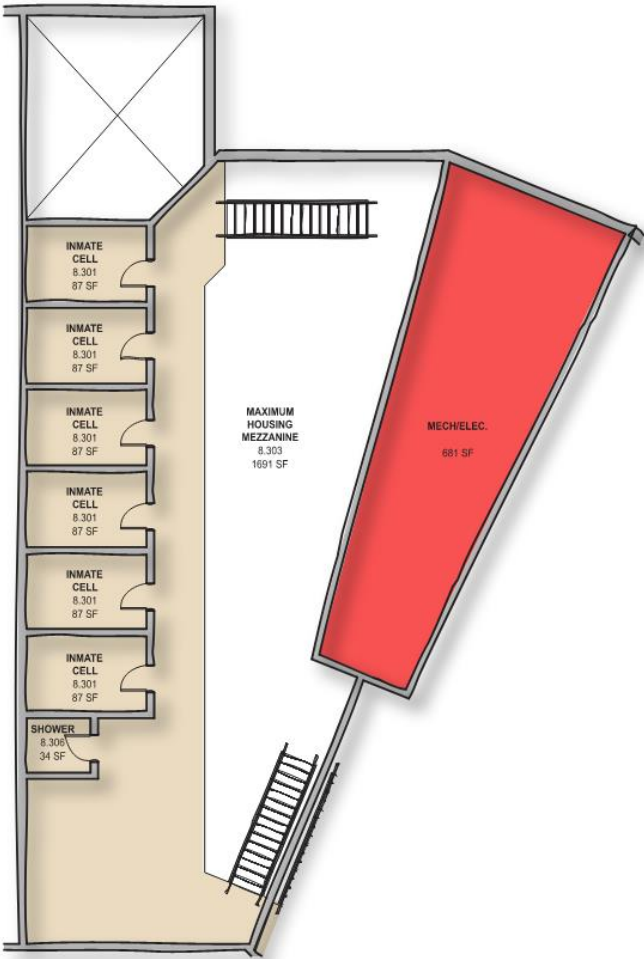
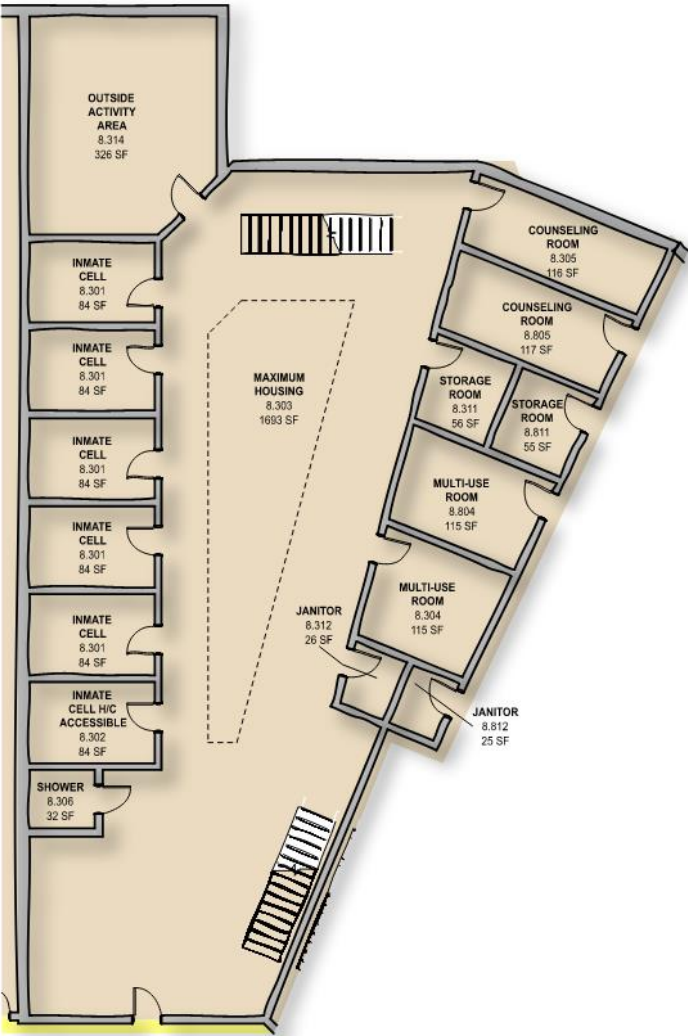
5.3.9 8.000 – Housing – Medium

Currently (5) modules of medium housing are included in the design.



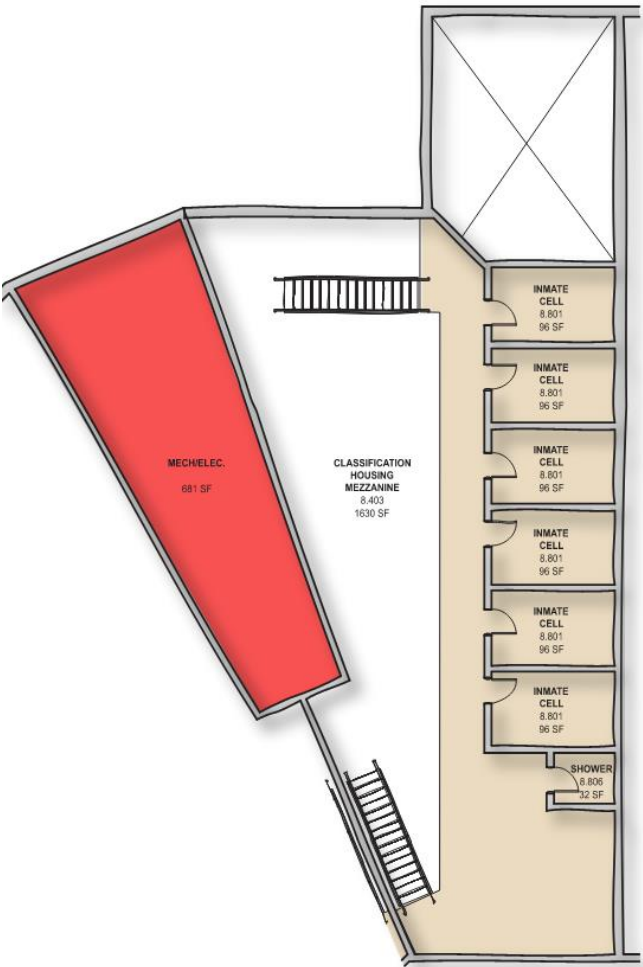
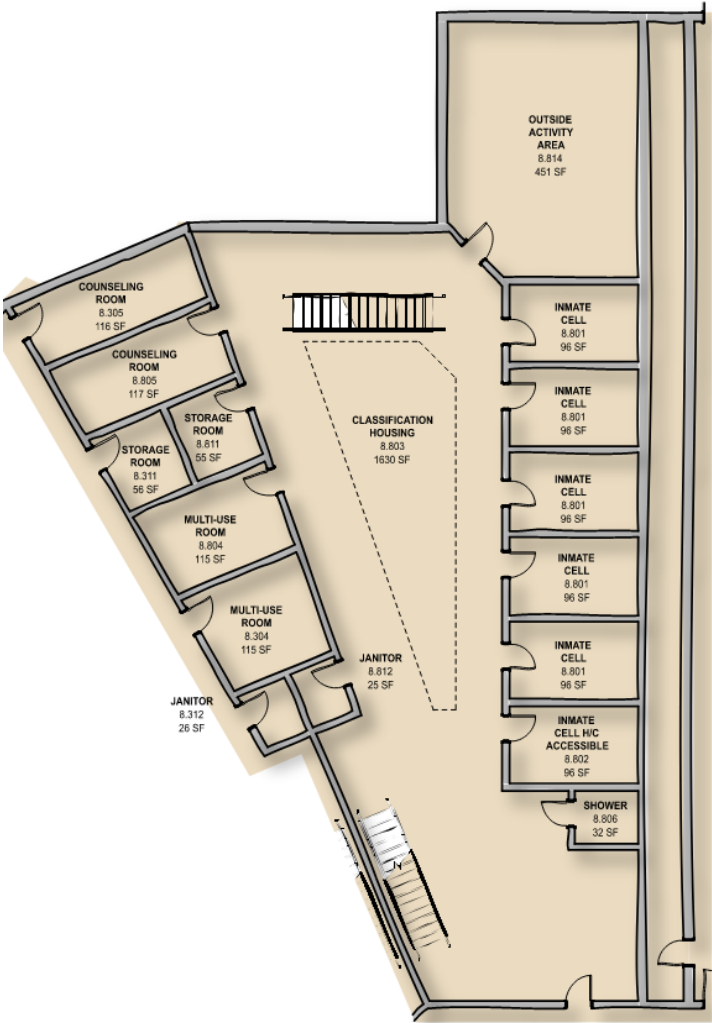
5.3.10 8.000 – Housing – Maximum

There are (2) modules of maximum housing included in the design.



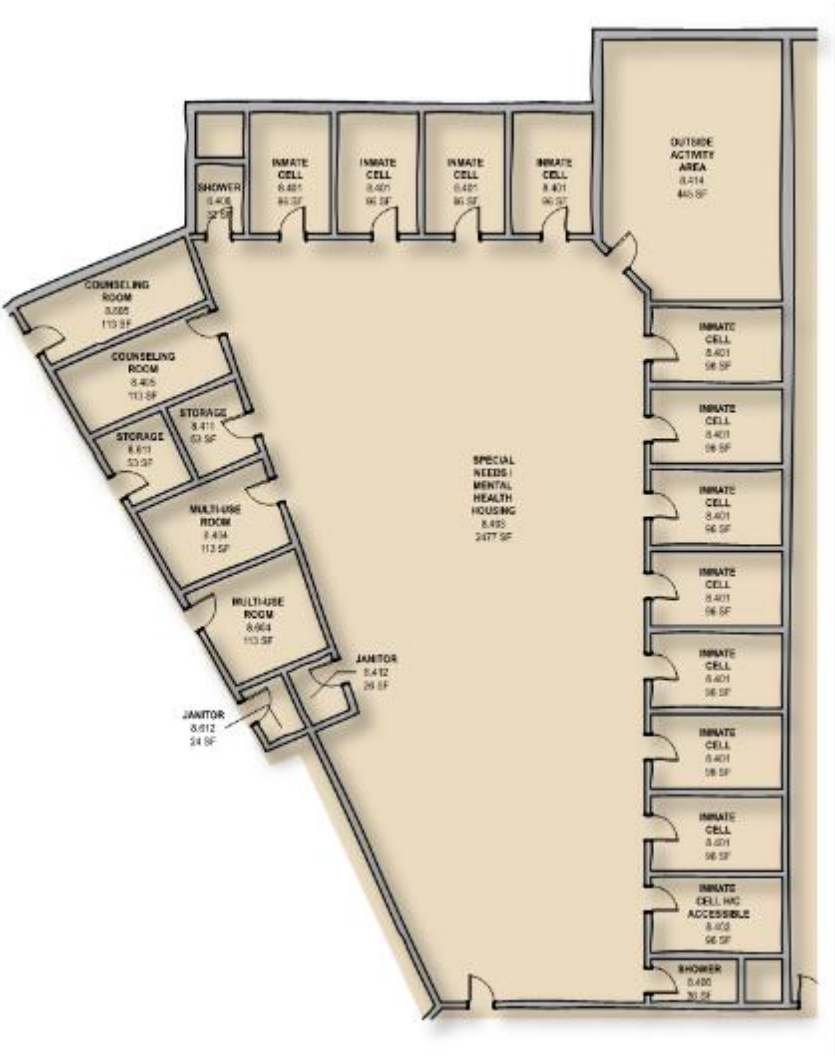
5.3.11 8.000 – Housing – Classification

There is (1) module of the classification housing in the design. This module is a flex pod for staging new detainees.



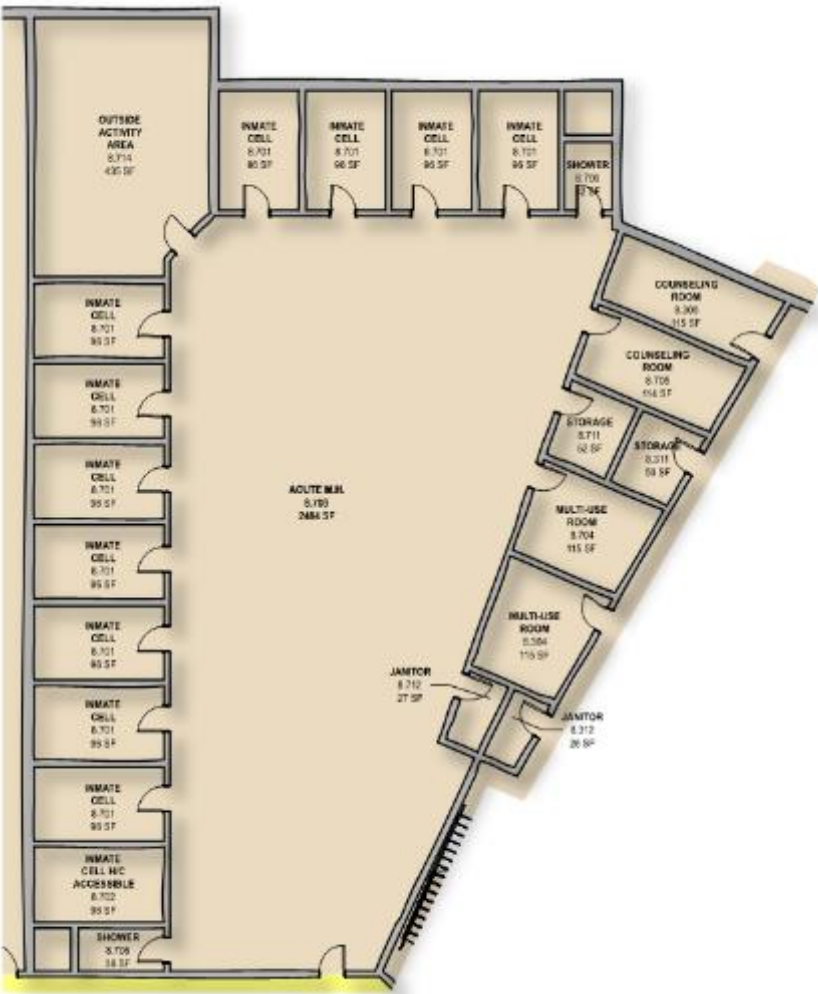
5.3.12 8.000 – Housing – Special Needs Mental Health

There is (1) special needs and mental health module in the design. This single-level unit is developed to help the sheriff and detention offices separate their mental and special needs occupants from other classifications.



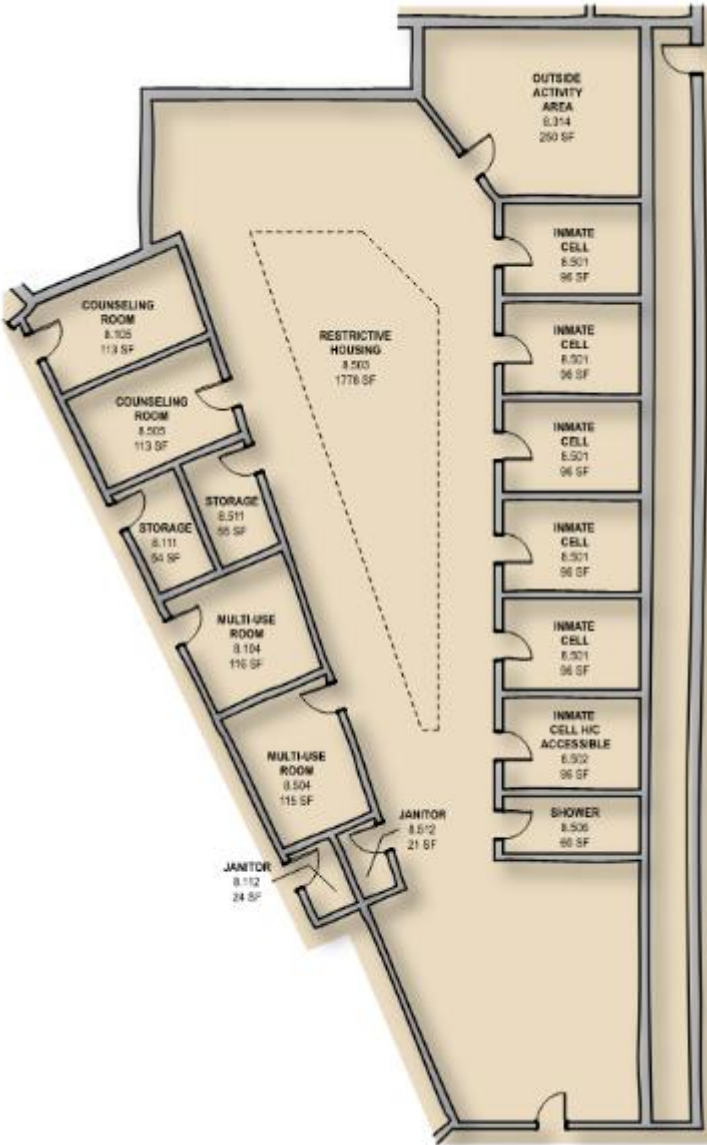
5.3.13 8.000 – Housing – Acute Mental Health

The project also includes (1) single floor module for acute mental health.



5.3.14 8.000 – Housing – Restrictive/Disciplinary

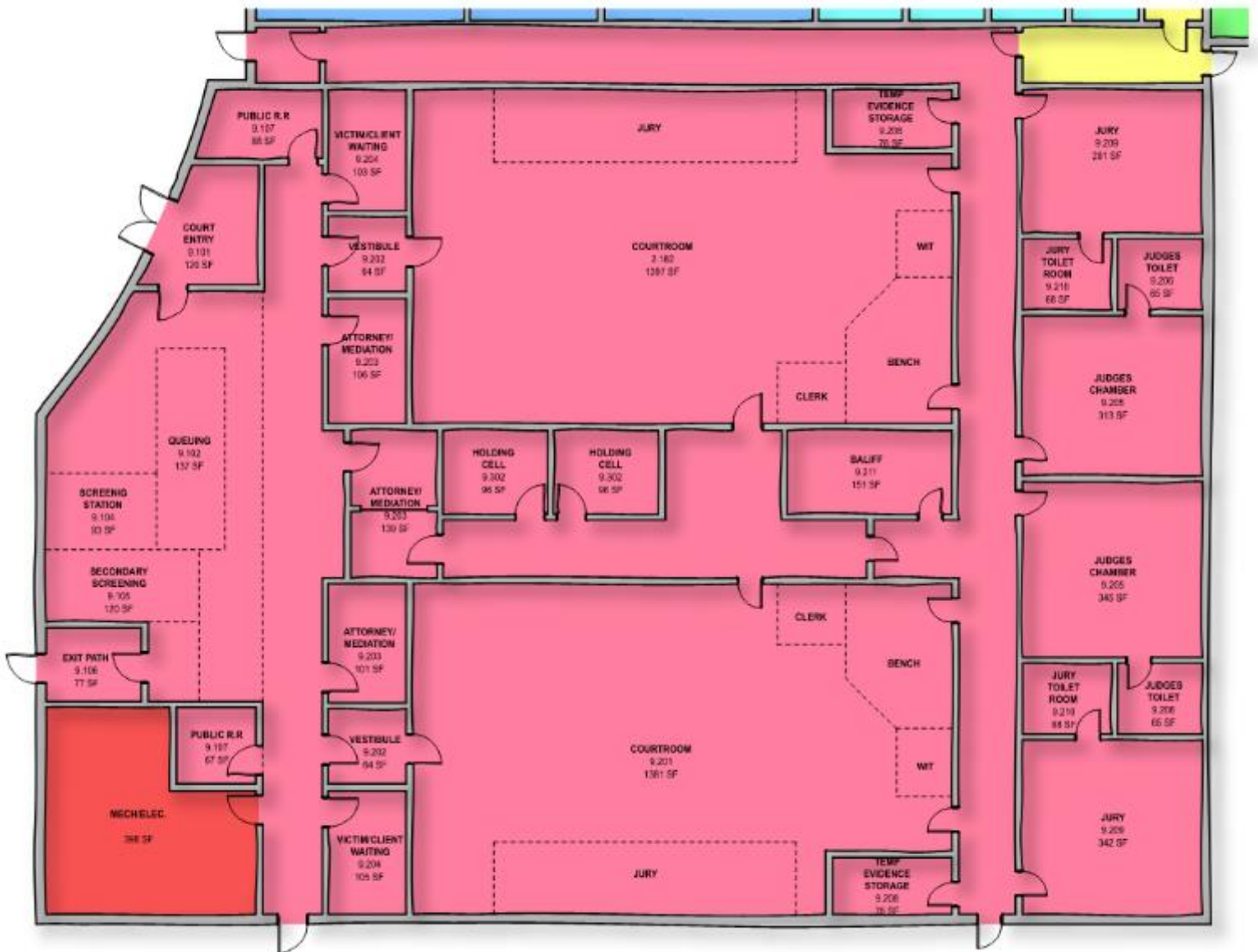
The project includes (2) restrictive and disciplinary housing modules. These are also single-floor pods for the detainees' safety.



5.3.15 9.000 - Courts

The commissioners have asked that the project include (2) courtrooms to help reduce the cost of transporting detainees off-site. The current design of the courts department is 10,461 square feet in size.

This court department has its own public entrance separate from the detention center. Each courtroom is designed as a full juried court, including the judge's chambers, attorneys, and jury deliberation rooms. The detainees will have access to a rear corridor inaccessible to the public.



6.0 Staffing Review

The following staffing count was developed with the Flathead County Detention staff. This is the appropriate number of staff members needed to fully staff this facility as currently designed. In the current jail there are a total of 43 current positions. In the new design there are 56 positions. The total staff needed with the relief factor is 84 staff.

6.1 Staffing Count

Flathead County Justice Center - Staffing Study

ID TAG	Title	Day Per Week	Existing Positions	New Positions	Day Shift	Evening Shift	Hours	Total	Relief Factor	Total Staff	Rounded Total
AD	Administration										
AD-01	Commander	5 Days	1	1	1		9am-5pm	1	1	1	1
AD-02	Chief	5 Days	2	2	2		9am-5pm	2	1	2	2
AD-03	Financial Admin	5 Days	1	1	1		9am-5pm	1	1	1	1
AD-04	Training Officer	5 Days	0	1	1		9am-5pm	1	1	1	1
AD-05	Administrative Assistant	5 Days	0	1	1		9am-5pm	1	1	1	1
AD-06	Administrative Assistant	Future	0	0	0		9am-5pm	0	1	0	0
AD-07	Training Officer	Future	0	0	0		9am-5pm	0	1	0	0
	Sub Total		4	6	6	0		6		6	6
PS	Program Staff										
PS-01	Program Coordinator		0	1	1		9am-5pm	1	1	1	1
	Sub Total		0	1	1	0		1		1	1
SS	Service Staff										
SS-01	RN	5 Days	0	1	1		9am-5pm	1	1	1	1
SS-01A	Nurse	7 Days	2	2	1	1	12hr shifts	2	1.6	3.2	4
SS-02	Mental Health Case Manager	5 Days	0	1	1		9am-5pm	1	1	1	1
SS-03	M.H Therapist	5 Days	0	2	2		10 hour	2	1	1	1
SS-04	IT	5 Days	0	1	1		9am-5pm	1	1	1	1
SS-05	Receptionist	7 Days	1	1	1		7am-7pm	1	1.6	1.6	2
SS-06	Maintenance	5 Days	0	1	1		9am-5pm	1	1	1	1
	Sub Total		3	9	8	1		9		9.8	11
SC	Security/Custody										
SC-01	Floor Sgt	7 Days	4	2	1	1	12 hour shifts	2	1.6	3.2	4
SC-02	Floor Cpl	7 Days	4	2	1	1	12 hour shifts	2	1.6	3.2	4
SC-03	Floor Officers		16								
SC-03A	Master Control	7 Days	above	2	1	1	12 hour shifts	2	1.6	3.2	4
SC-03B	Main Hsg Control1 North	7 Days	above	2	1	1	12 hour shifts	2	1.6	3.2	4
SC-03C	Main Hsg Control 2 South	7 Days	above	2	1	1	12 hour shifts	2	1.6	3.2	4
SC-03D	North HSG Floor Officers	7 Days	above	6	3	3	12 hour shifts	6	1.6	9.6	10
SC-03E	South HSG Floor Officers	7 Days	above	6	3	3	12 hour shifts	6	1.6	9.6	10
SC-03F	Booking Officers	7 Days	above	3	2	1	12 hour shifts	3	1.6	4.8	5
SC-03G	Medical Officer	7 Days	above	2	1	1	12 hour shifts	2	1.6	3.2	4
SC-04	Court Sgt	5 Days	1	1	1		9am-5pm	1	1	1	1
SC-05	Court Cpl	5 Days	1	1	1		9am-5pm	1	1	1	1
SC-06	Court Officers	5 Days	3	4	4		7am-7pm	4	1	1	1
SC-07	Transport Officers	7 Days	2	3	2	1	7am-7pm	3	1	3	3
SC-08	Relief Staff		5	0	0	0	Random	0	7	7	7
SC-09	Detention Public Screening	5 Days	0	2	2	0	Random	2	1	2	2
SC-10	Courts Public Screening	5 Days	0	2	2	0	Random	2	1	2	2
	Sub Total		36	40	26	14		40		60.2	66
SC-11	Additional Transports	If courts off site		3	3		7am-7pm	3	1	3	3
	Sub Total			3	3	0		3		3	3
	Total staff		43	56	41	15		56		77	84
	Civilian Staff		4	11	10	1		11		11.8	13
	Security/Custody Staff		39	45	31	14		45		65.2	71

7.0 Building(s) Systems Basis of Design

The following describes the Building Systems intended to be used in the preferred option.

7.1 Civil and Site

7.1.1 Site Overview:

The Flathead County Justice Center plans to construct a new facility within the city limits of Kalispell, Montana. They are currently evaluating location options. The facility will be designed for 184 Rated Beds with built-in expansion. The total build-out will accommodate 220 beds. The building's gross square footage is estimated at 116,867 square feet.

For this report, the following assumptions were used to outline system requirements as well as applicable regulations and standards:

- The selected site will be relatively flat.
- The selected site will be within the City of Kalispell and must comply with City zoning regulations and design standards.
- The selected site will be adjacent to the existing City of Kalispell water, sewer, and storm drainage infrastructure.
- Municipal utility main extensions will not be required to provide municipal water and sewer services to the site.
- The selected site will be between 15 and 20 acres in size.

7.1.2 Property Development Standards:

The facility is public; therefore, the site development shall comply with Chapter 27.18 of the City of Kalispell Zoning Ordinance for zone P-1 Public. Public Jail Facilities are permitted within all City of Kalispell Zones. Pre-release centers and private jail facilities may be permitted by Conditional Use Permit within the following Zones: B-5, I-1, I-2, and P-1. The development of the site will comply with the applicable zoning standards of the selected location.

7.1.3 Parking:

Allocated parking should comply with the City of Kalispell Zoning Ordinance. The City Planning Department was consulted since the ordinance does not have a category listed in the table of "Minimum Parking Standards by Use" for jails or courts. The Planning Department recommends that the uses are broken out and classified as illustrated in Table X, resulting in a minimum recommended number of 57 parking stalls.

<i>Table X: Parking Needs</i>				
FCDC Program Category	COK Equivalent Use Category	Requirement	Program Unit	# of Parking Stalls
Administration	Business and Professional Offices	1 space per 300 square feet gross floor area	5,017 SF	17
Courts	Auditoriums, Convention Facilities, and Assembly Halls	1 space per 4 fixed seats or 1 space per 40 square feet gross floor area, floor area used for assembly	4,000 SF / 100 persons	25
Housing	Hotels, Motels (Less guest requirement)	1 per each 2 employees	30 Person Staff	15
Minimum Recommended # of Parking Stalls				57

7.1.4 Utilities:

As stated previously, it is assumed that the selected site will be adjacent to existing municipal water, sewer, and storm utilities. It is assumed that municipal utility main extensions will not be required, eliminating the need for design and DEQ review of public utility extension checklists. Services for sanitary sewer, domestic water, and fire suppression services will be sized and designed once the site is selected.

The storm drainage design is dependent on the selected site area and topography. The design will need to comply with City of Kalispell Design Standards and DEQ regulations, including detention and treatment. The City of Kalispell will conduct the review as part of the Municipal Facilities Exclusion (MFE) process.

7.1.5 Site Access:

The Detention Center is a public facility. There are two on-site courtrooms planned. As such, the facility and site shall be developed to comply with ADA and PROWAG standards.

Driveway access and drive aisle widths shall meet City of Kalispell Standards. The parking lot shall accommodate Fire Truck turning movements and provide sufficient access for other emergency vehicles.

7.2 Structural Systems

7.2.1 Foundation & Slab

Geotechnical information for the proposed site is not yet available; however, the design team assumes that the soils will be suitable for a standard shallow foundation located approximately four feet below grade for frost protection. Continuous strip footings are anticipated below all bearing walls, along with a 4-foot concrete stem wall. Columns and pilasters will have isolated spread footings ranging in size based on the amount of load resisted by each element.

The main level floor is expected to be a 4"-8" concrete slab on grade with mild steel reinforcement. Generally, the best performance and economy is a 5" slab commercial structure; however, security considerations in some portions of the detention center could require a thicker floor.

7.2.2 Lateral Systems

The City of Kalispell, MT, and the surrounding area is in a region of high risk for seismic activity. Based on the International Building Code (2021 IBC), Kalispell is considered a Seismic Design Category D. This seismic design category restricts the type of lateral force-resisting system that can be used and imposes a greater degree of detailing on the lateral system. Lateral elements used in this region require detailing for ductility in order to dissipate force during a large seismic event. This detailing is done with the intent of preventing collapse and ensuring life safety during a large earthquake event. Systems that meet the detailing and ductility requirements of the building code are designated as *Special* (i.e., special CMU shear walls, etc.).

In the high-security portions of the facility with an I-3 occupancy category, the lateral system is expected to be a mixture of CMU shear walls for interior walls and pre-cast concrete panels for exterior walls. Masonry shear walls will consist of 8"-10" special reinforced CMU walls located as the dividing walls between housing units. The exterior walls are anticipated to be *Intermediate* precast concrete panels. These panels are often referred to as sandwich panels because they incorporate a layer of insulation sandwiched between prestressed wythes of concrete. The precast panels are required to meet the detailing level of *Intermediate* for use in seismic design category D and can only be used as a lateral force-resisting element on structures 40 feet or less in height.

In the non-high-security areas of the building, namely, the administration, public lobby, and staff services, the construction type can utilize lighter materials; however, they are anticipated to remain Type II, noncombustible materials. While final layout of the building will dictate lateral force requirements, this region of the building is expected to require minimal lateral force elements, utilizing the more heavily reinforced regions of the building to provide lateral support. However, where lateral elements are needed in this area, cold-formed steel shear walls can be utilized.

7.2.3 Bearing Walls

The gravity load-resisting system in the high-security areas (Occupancy I-3) will utilize masonry walls. The interior dividing walls (non-shear walls) can be 6" CMU. In comparison, the main walls between housing units will be 8" CMU and the exterior walls will be precast concrete panels, as described in the lateral system narrative.

Traditional light-framed construction can be implemented in non-high-security areas using cold-formed steel-bearing walls.

7.2.4 Floor & Roof Structure

The floor will be a concrete slab-on-grade in the high-security areas, while the roof is expected to be concrete over a metal deck. The metal deck will provide stay-in-place formwork along with a composite roof construction, allowing longer spans with less material. The concrete topping will deliver the durable security needed for this building area.

A slab-on-grade floor will provide the most economical and uniform construction in the non-high-security areas. The roof of the areas is expected to be a traditional light-gauged metal deck.

7.2.5 Beams and Columns

Steel beams will support the composite concrete and metal deck roofs of the high-security areas. Columns are not anticipated due to the high frequency of CMU walls that will be required; however, if columns are needed, they will likely be steel columns. If high loads are present and overstressing a particular point on the CMU walls, a CMU pilaster can be designed integrally with the bearing wall to handle the additional load.

The main framing can use steel beam and column framing in non-high-security areas. This will simplify the construction and provide future remodeling and facility expansion opportunities.

7.3 Mechanical Systems

The following is a brief description of the criteria that will be used to establish the minimum requirements for designing the HVAC system:

7.3.1 Design Conditions

Season	Winter	Summer
Indoor	72°F	75°F / 50% RH
Outdoor	-20°F	89.3°F db / 61.7°F wb

Minimum Outdoor Air Requirements will meet or exceed the International Mechanical Code - 2021 requirements, Table 403.3, and the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 62.1 - 2022.

7.3.2 General System Requirements and Components

The housing area will have heating and air conditioning using two indoor variable air volume air handling systems. Each dayroom and sleeping area will be their own zone, as will the control room and indoor recreation areas. The connecting corridors will also be unique zones.

The intake and administration areas will be served by a single indoor variable air volume air handling unit. Zoning will be provided to maximize thermal comfort while working within budget constraints.

The court/justice areas will be served by a single indoor variable air volume air handling unit. Zoning will be provided to maximize thermal comfort while working within budget constraints.

A Roof-mounted (gas-fired) make-up air unit and exhaust system will be provided for the kitchen.

Areas to receive heating only include:

Entrance Vestibules

Mechanical Room

Storage Rooms

7.3.3 Air Systems Description and Zoning

Variable air volume air handling systems will be indoor air handling units manufactured by Trane, Daikin, or Johnson Controls.

Variable air volume unit air handling units will be provided with filters, blender box, a hot water heating coil, a chilled water-cooling coil, supply fan, return air fan, and zone VAV boxes with heating coils.

A roof hood or wall louver will provide make-up air for the dryers; the air will travel from the building opening to the dryers without being conditioned. Control of the isolation damper will be interlocked to the operation of the dryers.

Make-up air for the kitchen will be provided by a direct-fired make-up air unit with evaporative cooling. The make-up air unit will be interlocked with the kitchen hood to operate whenever the hood is in use.

7.3.4 Cooling Systems

For those spaces requiring cooling, the cooling will be accomplished using chilled water from a packaged air-cooled chiller.

The air handling units will not be on emergency power except those associated with the engineered smoke exhaust system.

7.3.5 Dedicated Exhaust Systems

Exhaust from the cells will be from dedicated indoor energy recovery ventilators (ERV's). The ERV's will have two fans, one for exhaust air and one for supply air. Heat recovery will occur between the two air streams through the use of a sensible heat wheel. The outdoor air will be discharged from the units to the return air plenum, where it will become part of the return air stream and part of the system ventilation air.

As required by the kitchen and laundry equipment, dedicated exhaust systems will be provided for the kitchen hoods and dish machine. The exhaust system serving the kitchen hoods will be VAV, a dedicated hood control system will modulate the exhaust fans in accordance with the current utilization of the equipment below the hood. Space pressure will be controlled in response to the hood air flow rates. A dedicated exhaust system will be provided for the dryers and connected to a lint extractor; extractor supplied by the laundry equipment package.

7.3.6 Heating Systems

The heat source for the new facility will be a centralized condensing hot water heating plant consisting of multiple gas-fired hot water boilers. Pumping for the system will be variable primary flow.

The design will include two boilers, each boiler sized for 100% of the system heating load.

Hot water will be distributed throughout the building using two variable-speed parallel pumps.

Both boilers will be dual-fuel boilers and use natural gas and propane.

The boilers and associated pumps will be on emergency power.

As applicable in the kitchen and laundry, unit heaters or zone heating coils will be provided for heating.

7.3.7 Humidification

Active control of building humidification is not provided.

7.3.8 Duct systems

The supply air ductwork system will be externally insulated. No lining will be used in the supply air stream.

The return and exhaust air ductwork system will be internally lined where necessary for acoustics only.

All transfer ducts will be lined for acoustics.

All ductwork larger than 8" x 8" penetrating security walls will be provided with security bars. Security bars will be placed where ductwork exists in the building in either horizontal or vertical planes.

7.3.9 Filtration

All air handling units will be equipped with 2" pleated 30% pre-filters and 65 percent efficient cartridge filters.

7.3.10 Terminal Heating Devices

All VAV boxes will be provided with heating coils.

VAV boxes for the housing area will be located in secure areas so that maintenance will not be required in the secure area.

7.3.11 Air Inlets and Outlets

All cells and holding rooms will have medium/maximum security grilles.

Where medium/maximum security grilles are located in potentially wet areas, such as showers, grilles will be specified to be stainless steel construction.

7.3.12 Temperature Controls

Direct digital controls (DDC) with electronic actuation will be used to control the air handling units. Interface between the units and the DDC system will be via BACnet protocol.

All VAV boxes are to have DDC control.

All cabinet unit heaters and unit heaters are to have DDC control.

Factory boiler control will interface the building DDC system.

Space temperature will be sensed using DDC sensors located in the return/exhaust ducts in the holding rooms and the housing unit. Sensor will be located in an accessible location.

A minimum of 16 hours of temperature control training will be specified.

An engineered smoke control system will be provided for this project. The building will be broken into two distinct zones. The engineered smoke control system will be integrated with fire/smoke detection system. Upon receiving a signal from the smoke detection system, the engineered smoke control system will automatically exhaust the zone in alarm. Dedicated smoke exhaust fans will be used for this purpose. The adjacent zones will continue to operate in their normal sequence. Emergency power will be provided for the smoke control exhaust fans.

7.3.13 Indoor Air Quality

To summarize, all air handling systems will incorporate the following Indoor Air Quality features:

Ventilation (outdoor air) quantities will follow the recommendations of ASHRAE 62.1-2022.

Air measuring stations will be provided in the outdoor air duct to monitor and control the amount of ventilation air coming into the building at all times.

Ductwork will be constructed of sheet metal and will not be lined, except where necessary for acoustical purposes.

Ductwork is specified to be covered during construction.

Air handling units will be specified with stainless steel drain pans that are pitched.

Air handling systems will be provided with cartridge final filters.

All VAV boxes will be designed with heating coils, which allow the code-required minimum ventilation airflow at all times without over-cooling the space.

7.4 Plumbing Systems

The following is a brief description of the criteria that will be used to establish the minimum requirements for designing the plumbing system:

7.4.1 Sanitary and Storm Systems

Sanitary waste and vent piping will consist of no-hub cast iron soil pipe and fittings. Piping underfloor in ground and outside the building will be PVC.

Storm piping will consist of insulated cast iron soil pipe and fittings. Piping will be concealed in walls or chases where possible.

Sanitary building sewer and storm drainage with cleanouts will be provided at each location where a sanitary sewer and storm exit the building. Once the storm and sewer lines leave the

building or the vaults and interceptors, they will be addressed by the Civil design and extended as required to connect to new mains.

A 2000-gallon grease interceptor for the kitchen will be located on the exterior of the building near the kitchen, and its discharge will be connected to the sanitary sewer system.

Natural gas for the housing addition will be brought into the building from a new service provided by the gas utility.

7.4.2 Domestic Water Systems

The domestic water system for the housing addition will include a new domestic water service that will serve plumbing fixtures and equipment. Cold, hot, and hot water circulating piping will be routed throughout the entire building as fixture locations dictate. Tempered water will serve penal fixtures and showers.

Domestic water piping will consist of insulated type L copper and fittings. Shut-off valves will be quarter turn ball type.

Remote domestic water shutdown in the housing will be single zone for the entire housing area. This will be controlled through the security touch screen. Manual valving within the chase will then allow specific cells to be isolated for repair work.

Services for the kitchen and laundry will be provided from the building water heating plant.

7.4.3 Natural Gas System

Natural gas will be distributed using schedule 40 black steel pipe. Service will be provided for the housing, kitchen, and laundry. Natural gas service will also be brought to the mechanical room for the boilers and the domestic water heaters.

If no natural gas service is available, propane gas will be provided.

7.4.4 Plumbing Fixtures

Fixtures in cells will be stainless steel, ligature-resistant combination fixtures. Anti-flood feature will be provided with each flush valve.

All showers for inmate use will be pushbutton type, stainless steel showers with front access.

Fixtures for public and staff areas will be vitreous china, exposed sensor operated flush valves, and sensor operated faucets.

Wall hydrants will be provided on the exterior of the building, a minimum of one on each side of the building.

Eyewash will be provided for laundry area chemical storage.

Fixtures and appliances in the kitchen and laundry provided with those consultant packages will be connected with required plumbing services.

7.4.5 Drains

Floor drains will be located adjacent to each shower on the lower level in the housing area. Free area will be provided in the hand rail system of the upper level to allow overflow water to be squeegeed to the lower level in the event of a flood.

Equipment room drains will be provided throughout the mechanical room for drainage of the boiler, water heater and building water entry requirements.

Floor sinks and troughs in the kitchen and laundry will be coordinated with the kitchen and laundry consultants and connected as necessary to the sanitary sewer system.

7.4.6 Plumbing Equipment

Housing addition water heater system: The domestic hot water system will consist of a gas-fired water heater/storage tank that will be sized to operate at 120 degrees F. for sinks and showers. 140 degrees will be provided for all mop sinks. 160–180-degree water will be provided for kitchen and laundry equipment.

Elevators will be provided with sump pumps.

7.5 Fire Protection Systems

The following is a brief description of the criteria that will be used to establish the minimum requirements for designing the fire protection system:

7.5.1 Sprinklers

A wet automatic sprinkler system will be included for the building. If the flow test indicates sufficient pressure exists, the system will be from the fire service. Zone valves will be located in the mechanical room, sprinkler zones will match the smoke control zones for proper enunciation.

Piping will consist of black steel pipe with threaded cast iron and grooved-type couplings. Sprinkler heads will be the chrome pendant type in finished areas and security type in areas where inmates will exist.

A pre-action sprinkler system will be provided for the control room, IT rooms, and any other areas containing sensitive equipment. The water will be fed from the building sprinkler water entry.

A water curtain will be provided for both sides of the glass walls.

The kitchen and laundry will be served from the sprinkler system, piping, and heads as required for the new areas. Dry sidewall heads will be provided in the plenum area behind the dryers to protect them from freezing.

7.6 Electrical Systems

7.6.1 General Items

Maximum 6 receptacles per circuit for general areas. Dedicated 20-amp circuits for refrigerators, copy machines, specialized equipment in the crime lab, coffee, and kitchenette counters.

All circuits and feeders will include a green equipment ground.

All feeders and branch circuit wiring will be copper conductors.

All conduit minimum $\frac{3}{4}$ ".

Motor starters, motor controllers, and variable frequency drives for 3-phase equipment will be provided by Div. 22 and 23. For rooftop mechanical equipment, disconnect switches will be provided integral to the equipment.

The building will have a UL Master Label Lightning Protection System.

Receptacles will have panel and circuit designations labeled on the cover. Receptacles on emergency power will be red.

7.6.2 Electrical Service

Based on the 116,000 SF building for the new Detention Center, the electrical service is estimated at 4,000 amperes at 480Y/277V, 3-phase, 4-wire configuration. Ground fault protection will be required at the service disconnecting means.

Emergency power transfer switches and associated distribution panels, as described below, will be located in a dedicated emergency power equipment room to meet the requirements of NFPA 110 for Level 1 emergency standby power systems because of the smoke control system for the Detention Area.

Surge protection will be provided at the power panelboard for the housing service.

Indoor and outdoor lighting will be fed at 277 volts. Motors 1/2 horsepower and larger at 480 volt, 3 phase.

Transformers will be provided to step-down voltage from 480V to 208Y/120 volt to feed the remainder of loads for receptacles and motors smaller than 1/2 horsepower. In general, motors smaller than $\frac{1}{2}$ horsepower will be fed at 120 volts, single phase.

7.6.3 Emergency Power

Emergency power will be provided from a new standby, outdoor, weather-protected, sound-attenuated diesel generator set with sub-base fuel tank. Power will be generated at 480Y/277 volts. Preliminary size is 1,000 kW. Based on 24 hours of operation at full load, the fuel storage capacity will be approx. 2,000 gallons. The outdoor generator will have water jacket heater, battery charger, main generator circuit breakers, one for life safety, and one sized for the standby loads.

Two branches of emergency power distribution will be provided, one for life safety (code required emergency) and one for standby (equipment/optional). The life safety branch is required to come online within 10 seconds and the optional in 60 seconds or less. Usually, this can be completed for both in 15 seconds.

The life safety branch of emergency power will feed the following:

- Exit lighting.
- Emergency egress lighting
- Fire alarm systems

The equipment/optional branch of emergency power will feed the following:

- HVAC motors to maintain building heat and air circulation.
- Smoke Control mechanical equipment for the Detention area.
- Security systems

Other loads as required by codes for the secure functioning and to maintain life safety of the facility and the public.

Other equipment such as Owner's telephone/data systems, sewage ejectors, overhead doors, or sump pumps, could be fed from this branch.

A remote generator alarm panel will be located in the Detention Housing Control Station as this is a 24/7 occupied space. In addition, if a building automation system exists, we recommend a common alarm output for the generator so maintenance staff can remotely be alerted to a trouble condition.

Emergency battery backup lighting will be provided in addition to emergency generator at key security locations for the transfer time duration and in the event of total normal and emergency power failure. Areas such as Electrical and Security Electronics Equipment Room, Emergency Generator room, and Officer Control Station will be included.

In addition to emergency generation, security electronics systems will be provided with a dedicated uninterruptible power supply (UPS). The battery backup is 8 to 10 minutes to ride through the transfer from normal to generator startup and transfer.

7.6.4 Lighting

Lighting will be provided to meet the Illuminating Engineering Society (IES) requirements and the American Correctional Association (ACA) Standards for the detention areas.

Light sources will be energy-saving LED.

The jail officer control station and surrounding corridor will have dimmable LEDs to allow for adjustment to improve viewing into the dayrooms.

Lighting fixtures will generally be recessed 2' X 2' or 2' X 4' volumetric LED in offices, conference rooms, and similar areas. Lithonia Lighting ALL series or similar.

Utility-type areas and storage rooms will be lit with 2' X 4' recessed fixtures with Standard pattern #19 lens, 0.156" thick, where lay-in ceilings are provided. Lithonia Lighting TLED series or similar. In areas without ceilings, mechanical, electrical, and storage rooms, laundry room, and 4' LED strip fixtures with wire guards will be provided.

Lighting in the kitchen areas will be 1' X 4' recessed LED with prismatic lenses and a smooth outer surface for cleaning and gasketed between the lens and the door frame and between the door frame and fixture body.

Other sources and fixtures will be considered and designed to enhance the architectural features of the building, particularly the entry lobby. These areas will be developed during the design phase.

All exits from the building will require an architectural grade, wall-mounted, LED source fixture circuited to a generator-backed life safety circuit.

Occupancy sensors in all locations where feasible.

7.6.5 Jail Lighting Fixtures

All lighting will utilize LED light sources.

Jail lighting fixtures will be specified for construction for the applicable surrounding area and architectural durability of its location.

In general, fixtures accessible to inmates of the facility without supervision, such as inmate cells or holding cells, will be of maximum detention durability, constructed of 12-gauge steel, 0.375" clear tempered glass/polycarbonate laminate lensing with 0.125" high impact prismatic acrylic lens on the interior. Lights in wet locations will be stainless steel, such as showers.

Areas with supervision but subject to vandalism, such as dayrooms, housing dormitories, rooms with ceilings higher than 10', and toilet rooms, will be surface-mounted high-impact polycarbonate units.

Areas with supervision and where the likelihood of vandalism is low will be standard lay-in type fluorescent with 0.156" high-impact acrylic lens and tamperproof doorframes.

Cell night lighting will be LED light arrays and will be powered 24/7 so that no cell is ever in darkness. These night lights will have an integral dimmer in the fixture that can be set and reviewed by staff during installation and then set for all cell fixtures.

Cell normal lights will be controlled from the security touch screen as a group per dayroom, both lower and upper cells. Other areas will also be controlled, such as exercise rooms and program spaces.

7.6.6 Receptacles

Receptacles for convenience use will be provided as required and located to accommodate the location of furniture, appliances, and other equipment needs.

Cover plates will be primarily thermoset plastic throughout the facility.

Cover plates in inmate-occupied areas such as housing dayrooms and program rooms or other areas where inmates are left unsupervised will be 10 gauge security plates.

A controlled receptacle from the Housing Control station is recommended to be located in each ADA cell for CPAP users. This receptacle will be controlled through the security touch screen control system.

Receptacles on emergency power will be red.

All receptacles will be labeled with the panel and circuit number on the front of the cover plate.

Receptacles are generally circuited as (6) to a circuit or as dictated by need, such as vending machines, large copiers, refrigerators, and other equipment.

7.6.7 Data/Voice Cable and Raceway System

Telephone/data outlets will be provided at two locations in each private office. Owner input is required regarding tele/data outlet locations.

The wall box for data outlets will consist of 4" square boxes with two gang plaster rings and 1" conduit to the accessible ceiling.

7.6.8 Fire Alarm

The fire alarm will be a digital, addressable system. The main panel will be located in the main electrical room.

The fire alarm system will be interfaced to the engineered smoke control system described under HVAC. All initiation devices within a smoke zone shall initiate the automatic smoke control sequence.

All initiating devices will be individually identified on the system as to its device type and location. Pull stations at locations vulnerable to inmate access will be in locked boxes or key-activated, with jail staff required to carry keys.

Pull stations accessible to the public will be break glass types to deter false initiation.

Sprinkler flow and tamper switches will be monitored by the system.

Each group of cells will have a smoke detector mounted in the exhaust duct.

Alarm devices will consist of horns and strobes to meet the requirements of the Americans with Disabilities Act (ADA).

7.7 Safety Systems

7.7.1 Distributed Antenna System (DAS) For Public Safety Networks

The need for a DAS system will be determined once construction has been completed and the building is tested by a DAS system engineer who will provide a full report for review by the local AHJ. The pathways for the DAS system will be provided in construction.

7.7.2 Security Control System (SCS)

The SCS consists of microprocessor-based programmable logic controls (PLC's) along with their associated power supplies, UPS's, input/output cards, multiplex communicators and control relays. Each (PLC) is located within a boundary to be determined during the design process, generally one per building or control area not exceeding control or monitoring of +/- 150 doors. These processors are interconnected to communicate with one another to achieve the various alarms and controls via a copper or fiber optic local area network (LAN). Although interconnected to one another, the failure of the LAN will not affect the controls and monitoring of the individual processor's location.

A PLC will be provided for all door control monitoring and status and networked into the SCS.

7.7.3 Door Monitoring and Control:

Security doors for the movement of staff and inmates should not be controlled from more than one location unless the security system design includes a failsafe method of transferring the controls from one location to another. Failure to do this can result in missed communication between the two locations. Master Control will have the ability to take control of the new housing unit touch screen, and the new housing control station will have the ability to transfer control to Master Control.

Doors under emergency group release should be sequenced 3 or 4 at a time in 2-second intervals. This achieves two objectives: 3`

..03 one, it allows an orderly release, which can more easily be managed by staff, and two, reduces the power supply requirement for the door control equipment and emergency generator should it be necessary to perform this group release.

Emergency group release requires two actions by the operator to initiate this function at the touch screen; a series of pop-up windows requesting confirmation will be used.

Additional close coordination of door hardware and controls is necessary and can save potential field problems. Modifying door frames and hardware in the field is extremely expensive, often requiring torching, grinding, welding, putty filling, and refinishing. To reduce this risk, the contract documents should address the following:

Emphasis must be stressed in the specification for verifying and coordinating lock types provided by Division 8 and/or 11 and the controls provided by the security electronics contractor. Make the General Trade responsible for assigning a specific individual to perform this task.

Include responsibility for the terminations of devices. Depending on where the security electronic controls are specified in the documents, make sure there is a clear definition of responsibility for this.

Architectural specs should detail what is provided with the detention frames, i.e., conduit, boxes, etc.

Allow sufficient time for the architect and security consultant to thoroughly review the door hardware, detention frames, and security electronics.

7.7.4 Door Movement Intercom

Intercom stations for door control and cell/holding communication should be constructed to sustain the long-term abuse placed upon them. A means must be provided for the protection of the speaker to ensure its operation. The assembly should be constructed of heavy gauge material such as 11 gauge brushed stainless steel. Cross baffles should be provided to protect the speaker from projectiles and fluids. The call button should be made of metal

material and flush with the plate. The use of cast horn-type speakers is not recommended as the audibility of these is poor.

Another consideration is to install a handset intercom station in indirect supervision housing pods versus standard wall-mounted intercoms so that inmates can have a confidential conversation with the officer station.

Intercom stations can be wall-mounted in their own back box or within the detention door frame. Drawings should clearly indicate which devices are wall-mounted and which are frame-mounted. The detention contractor needs to be instructed in the specifications to coordinate these with the security electronic drawings.

Wall-mounted stations in frequently occupied inmate areas should be security caulked all around, and this is especially true of block-constructed walls where a truly flat surface is difficult to achieve. Inmate cells and holding rooms should have all frames, escutcheons, and cover plates security caulked.

7.7.5 Video Surveillance System

The video surveillance system will be a new PoE IP high-megapixel system that incorporates various IP cameras specifically located for the maximum viewing possible. POE Ethernet switches will be installed for all new cameras in secure telecommunication cabinets within the designated telecommunications room and the security electronics room. Network Video Recorders will be housed in a secure cabinet in the security electronics room. Each server shall have redundant power supplies and be powered on emergency or backup power. Storage capacity will be designed to provide storage of video as required for each video stream to be stored for a period of 90 days or greater as directed by the owner and state requirements.

All cameras will be color 1080P HD, with a megapixel selection based on camera area of coverage, in general, 5 megapixels.

Exterior cameras are available that automatically switch between color and black and white when the light levels are extremely low. These cameras are better suited to displaying a usable picture than straight color cameras.

Cameras located where the main purpose is for verification of a door control request via an intercom call will be controlled for viewing to a dedicated monitor or monitors depending upon whether there are one or two cameras viewing the door. This reduces the overall monitor quantity.

Camera monitors will use quad split and multi-view monitors cameras on a single monitor or several monitors. Sequencing is also an option but should only be considered for less critical camera locations. There may be certain camera locations, depending upon the nature of their view, that could be viewed at more than one monitor location.

On-screen identification of each camera position is recommended. Each camera scene should include a physical descriptive line, date, and time. This must also be provided on the digital video recording system for any potential litigation.

Intercom call-up monitor/s should be located at the hands-on control level for improved viewing by the operator. Monitors are recommended to be 27" for quad split and 42" for multi-view and overall surveillance. Generally, the quantity of cameras to be viewed on a monitor will depend on the security importance of the camera.

Controls will be microprocessor-based software-driven, with camera select and pan-tilt-zoom controls via a single joystick operation. Monitors must be situated to provide the operator with easy viewing access while maintaining other functions within the operator's control. Depending on the camera quantity and functions, this may be a dedicated staff position.

Cameras should be considered where the possibility of an altercation between inmates and staff and between inmates and each other may present itself. Usually, a camera noticed will be a deterrent to any unacceptable activity. The camera may also capture, via digital video recording, any misconduct that could be used to justify disciplinary action. Cameras designed to be covert are most effective since the occupants of the area cannot determine the camera position. Cameras with smoked domes work well in these locations; however, do not hold up well to direct attack.

The use of auto-pan cameras should be discouraged because they accelerate camera maintenance. Preset positioning may be an option where a camera is covering more than one critical function on a time cycle basis or where a single camera could be used to respond to an intercom/door control from several locations.

Camera housings will be selected based on their location and application. There are minimum, medium, and maximum camera housings for various applications such as recessed ceilings, surface wall mounts, on-corner mounts, and others. Standard covert dome-type cameras are recommended for most locations, with higher security housings for camera locations accessible to inmates.

The competent training and use of the camera system must be well maintained. The system's benefits can only be realized by the efficiency of the operator. Cameras, where positioned to provide a secure environment for staff or visitors, must not be neglected by the operator. Any camera positioned as such cannot create a false sense of security. That security must be real. The use of dummy cameras should not be considered.

Rough-in locations for future cameras should be considered where a camera positioned now would only be a luxury. The rough-in of cameras should be provided anywhere the future possibility exists of staff reduction or the need for improved security surveillance could develop. The Master Control location must also take into consideration potential future cameras for the sizing of monitors and controls.

7.7.6 Duress Alarm

The use of duress alarms at all security control locations is necessary. Each control location with access to a security control panel or touch screen shall have a hardwired emergency pushbutton to alert Master Control to a potential security risk. When a duress alarm is initiated at a location of a hardwired control panel or touch screen, they automatically shuts down and alerts Master Control. The intent of these duress alarms is an attack on the control location itself.

As the security plan develops, there will be a discussion on the locations where wall-mounted pushbuttons or under desk/counter manual alarms may be desired, in addition to those at the security control locations.

7.7.7 Intercom/Clock Paging System

A new intercom/clock paging system will be installed. The intercom/clock paging system to provide general coverage throughout the new building and intercom/clock speakers to offices and spaces as designated by the Owner.

7.7.8 Audio Video Systems

A full audio/video system will be provided in conference rooms and large commons spaces.

Rooms will include video display devices (LED, projectors), a touchscreen control system, source equipment, and amplification.

8.0 Opinion of Probable Cost

This opinion of probable cost includes both a high and a low estimate. We based these numbers on an estimate that ROEN and Associates developed. The low number is 10% lower, and the high number is 5% higher than the ROEN estimate. Please see Appendix B for their full breakdown of costs.

8.1 Cost Overview

This schematic estimate is not intended to be a contractual budget amount. Line item costs provided are estimated based on the preliminary design. The information contained herein is only for use by the project owner. Actual cost may range between 10%-15% - plus or minus.

DESCRIPTION	UNIT TYPE	QUANTITY	LOW UNIT COST	LOW TOTAL	HIGH UNIT COST	HIGH TOTAL
1.000 - ADMINISTRATION	BGSF	7,534	\$ 445.68	\$ 3,357,753.12	\$ 519.96	\$ 3,917,378.64
2.000 - VISITATION	BGSF	2,795	\$ 839.47	\$ 2,346,307.47	\$ 979.38	\$ 2,737,358.72
3.000 - INTAKE/TRANSFER/RELEASE	BGSF	12,682	\$ 602.48	\$ 7,640,626.00	\$ 702.89	\$ 8,914,063.66
4.000 - SECURITY OPERATIONS	BGSF	3,209	\$ 493.30	\$ 1,582,996.49	\$ 575.52	\$ 1,846,829.24
5.000 - PROGRAM SERVICES	BGSF	4,226	\$ 650.56	\$ 2,749,249.65	\$ 758.98	\$ 3,207,457.93
6.000 - MEDICAL SERVICES	BGSF	6,150	\$ 623.06	\$ 3,831,825.15	\$ 726.90	\$ 4,470,462.68
7.000 - FOOD AND LAUNDRY SERVICES	BGSF	6,140	\$ 729.33	\$ 4,478,104.62	\$ 850.89	\$ 5,224,455.39
8.000 - HOUSING	BGSF	77,325	\$ 648.32	\$ 50,130,957.38	\$ 756.37	\$ 58,486,116.94
9.000 - COURTS	BGSF	10,461	\$ 713.65	\$ 7,465,450.81	\$ 832.59	\$ 8,709,692.61
CIRCULATION	BGSF	12,274	\$ 472.19	\$ 5,795,598.69	\$ 550.88	\$ 6,761,531.81
MECHANICAL	BGSF	1,957	\$ 414.43	\$ 811,043.42	\$ 483.50	\$ 946,217.33
FINISHED FLOOR SUBTOTAL		144,753	\$ 623.06	\$ 90,189,912.80	\$ 726.90	\$ 105,221,564.93
SITE WORK ALLOWANCE	CSF	653,400	\$ 10.42	\$ 6,809,734.80	\$ 12.16	\$ 7,944,690.60
GENERAL CONDITIONS	MONTH	24	\$ 85,500.00	\$ 2,052,000.00	\$ 99,750.00	\$ 2,394,000.00
GROSS RECEIPTS TAX	%	1%		\$ 990,516.48		\$ 1,155,602.56
TOTAL CONSTRUCTION COST			\$ 691.12	\$ 100,042,164.07	\$ 806.31	\$ 116,715,858.09

SOFT PROJECT COST					
PROFESSIONAL DESIGN SERVICES		\$ 8,003,373		\$ 9,337,269	
SURVEY		\$ 20,000		\$ 35,000	
GEOTECH		\$ 13,000		\$ 20,000	
PERMITTING		\$ 320,427		\$ 372,949	
TESTING & INSPECTION		\$ 50,000		\$ 60,000	
FF&E COSTS		\$ 1,352,849		\$ 1,578,323	
OWNERS CONTINGENCY		\$ 5,002,108		\$ 5,835,793	
SUBTOTAL		\$ 101.98	\$ 14,761,757	\$ 119.09	\$ 17,239,334
TOTAL PROJECT COST (\$F)		\$ 793 / SF	\$ 114,803,921	\$ 925 / SF	\$ 133,955,192

INFLATION CALCULATION					
3 YEAR INFLATION	4%	\$ 892.13 / SF	\$ 129,138,797	\$ 1040.96 / SF	\$ 150,681,373
5 YEAR INFLATION	3%	\$ 964.93 / SF	\$ 139,676,523	\$ 1125.90 / SF	\$ 162,976,973
10 YEAR INFLATION	3%	\$ 1173.98 / SF	\$ 169,937,847	\$ 1369.83 / SF	\$ 198,286,407

9.0 Conclusion

9.1 Cost Reduction

After reviewing the Cost, we have outlined a few items that can help reduce some of the costs, including the following items;

1. Development of the wall types: The Master Plan wall types were developed as 8" or 12" thick. During the next level of design, these can be reduced to their accurate sizes. Doing so could reduce the area of the building by up to 3,000 square feet.
 - a. \$2,000,000 to \$3,000,000 in savings.
2. Reduce the cell area: The current cell size is 96 square feet. The minimum size for the two-person cell is roughly 80 square feet at the 156 cells, which is a reduction of 2,496 square feet.
 - a. \$1,750,000 to \$2,000,000 in savings.
3. Design Reduction: We also feel that up to 5% of the area could be reduced in further development of the rooms and design. This is 7,250 square feet in reduction.
 - a. \$5,000,000 to \$6,000,000 in savings.
4. Housing Pod Program Space Reduction: Two separate program spaces exist in each pod: 1) Multipurpose and 2) Counseling Room. Reducing these down to only one could save up to 1,840 square feet.
 - a. \$1,270,000 to \$1,500,000 in savings.
5. Reduction in Visitation Rooms: There are currently ten non-contact visitation, two attorney visitation, and two contact visitation rooms. However, removing 2 to 4 of the non-contact visitation rooms could be an option, which would reduce up to 455 square feet from the project.
 - a. \$314,000 to \$681,000 in savings.
6. Reduction in Intake holding cells: there are currently 14 holding cells in intake. These could be reduced by two to four cells, saving 650 to 1,344 square feet.
 - a. \$450,000 to \$1,083,000 in savings.
7. Reduce the number of courtrooms: There are currently two courtrooms included in this design. We could reduce this to one and save 4,175 square feet.
 - a. \$2,885,000 to \$3,365,000 in savings.

None of these cost savings would reduce the number of cells or capacity of the detention center. In addition, some of these functions could be added later if not included in this original scope of work. The sub-total of these cost-saving measures ranges from \$13,669,000 to \$17,629,000 in savings.

If it was determined that additional costs need to be implemented, there are a few other thoughts that could be considered. However, these modifications will reduce the facility's efficiency and capacity.

1. Remove individual outside activity areas and design 2 or 3 shared yards. This could reduce the area of the building by 6,000 square feet.
 - a. \$4,146,000 to \$5,844,000 in savings.

2. Reduce the number of pods and the number of beds from the scope of the project. This could reduce the area by 11,000 square feet.
 - a. \$7,601,000 to \$8,866,000 in savings

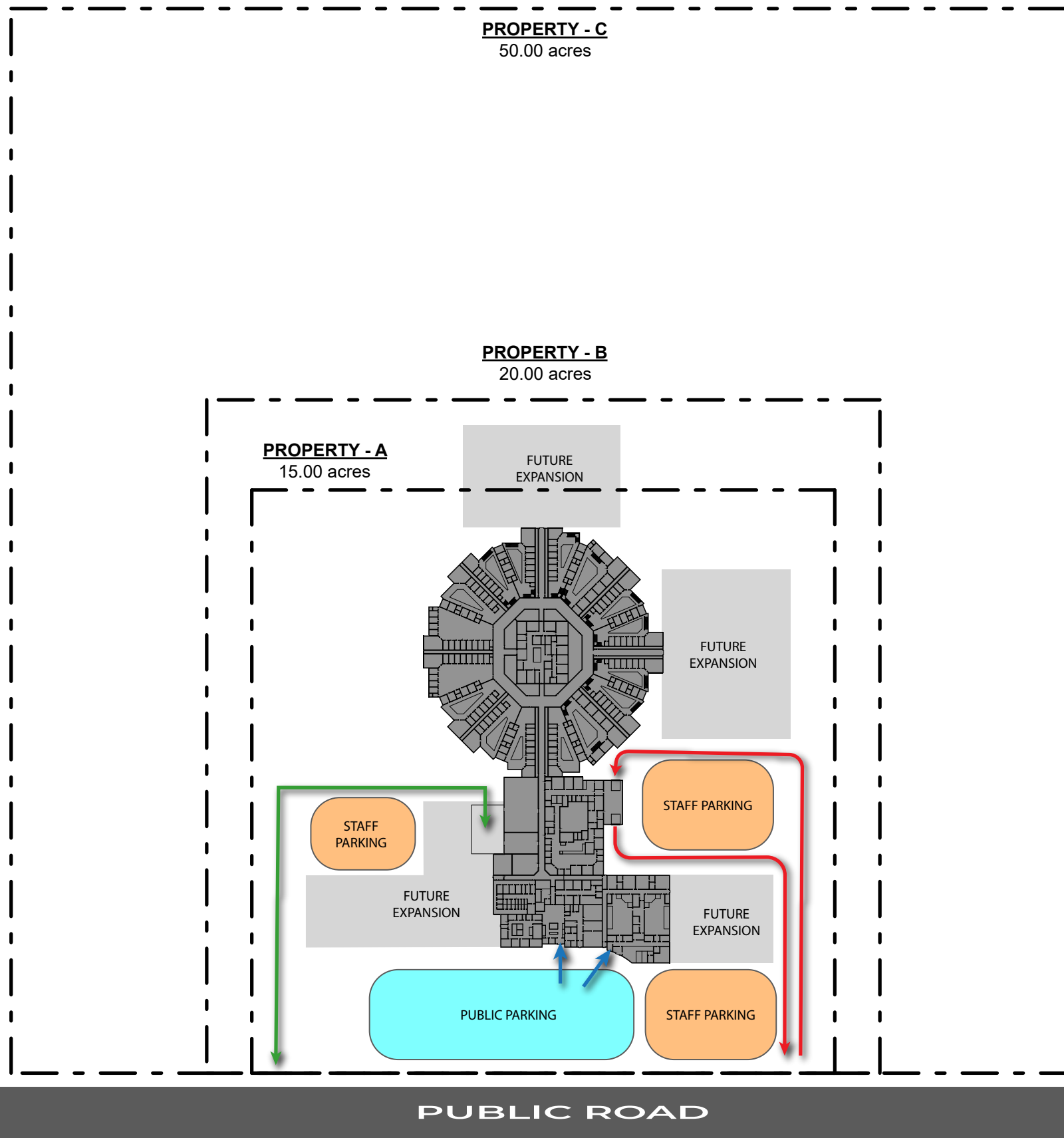
If all of these cost savings measures were included in the next iteration of the design, the total cost savings for this project could range from \$25,416,000 to \$32,339,000

9.2 Next Steps

Once the site is selected and the budget the county would like this project to be constructed for is finalized. A revised master plan or a schematic design will need to be completed to finalize the design and layout of the building.

Appendices

Appendix 'A' – Plans







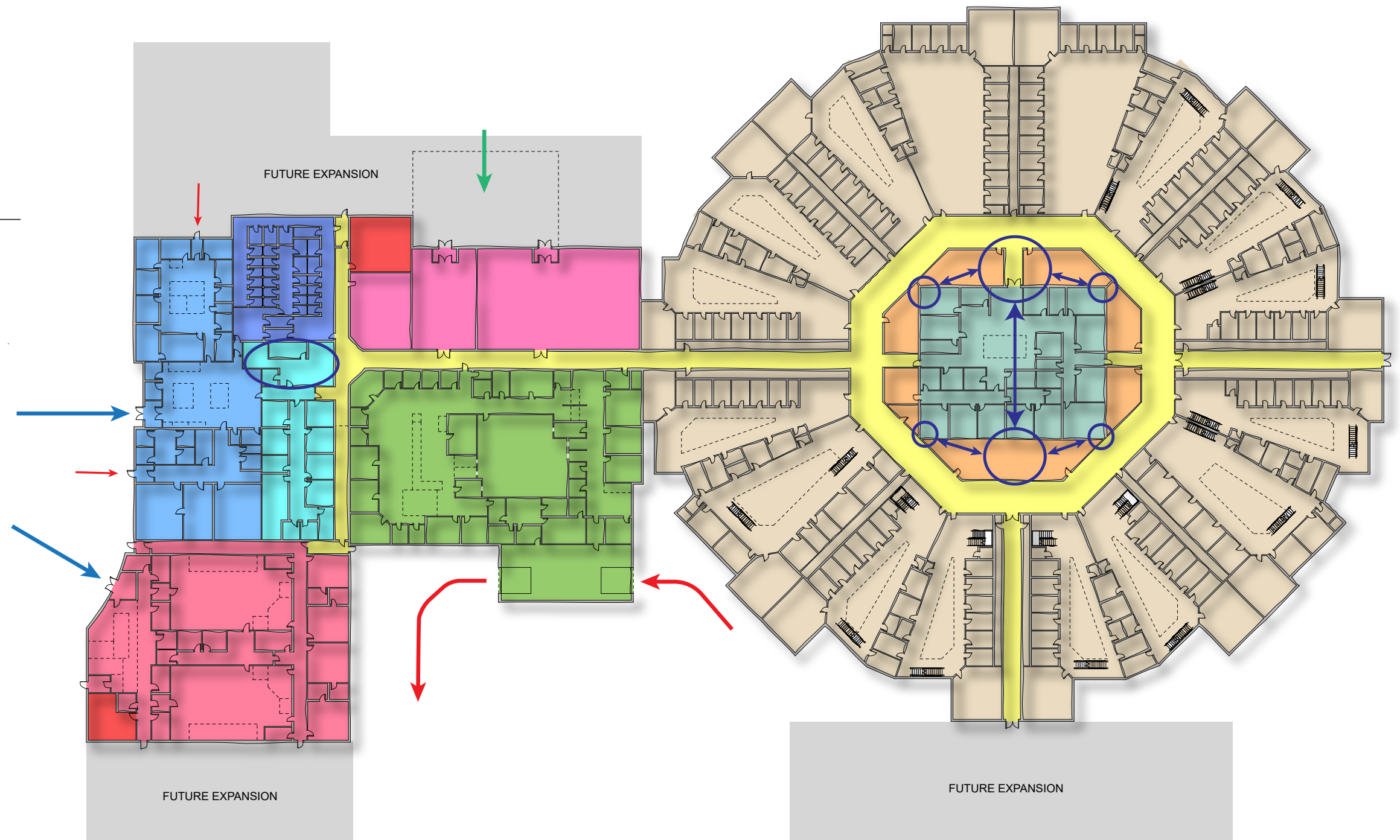
Legend	
	Public Entrances
	Secure Traffic
	Service Traffic

Building Area Legend

7,534 SF	1.000 - ADMINISTRATION
2,795 SF	2.000 - VISITATION
12,682 SF	3.000 - INTAKE/TRANSFER/RELEASE
3,209 SF	4.000 - SECURITY OPERATIONS
4,226 SF	5.000 - PROGRAM SERVICES
6,150 SF	6.000 - MEDICAL SERVICE
6,141 SF	7.000 - FOOD AND LAUNDRY SERVICES
77,325 SF	8.000 - HOUSING
10,461 SF	9.000 - COURTS
12,274 SF	CIRCULATION
1,957 SF	MECH/ELEC.

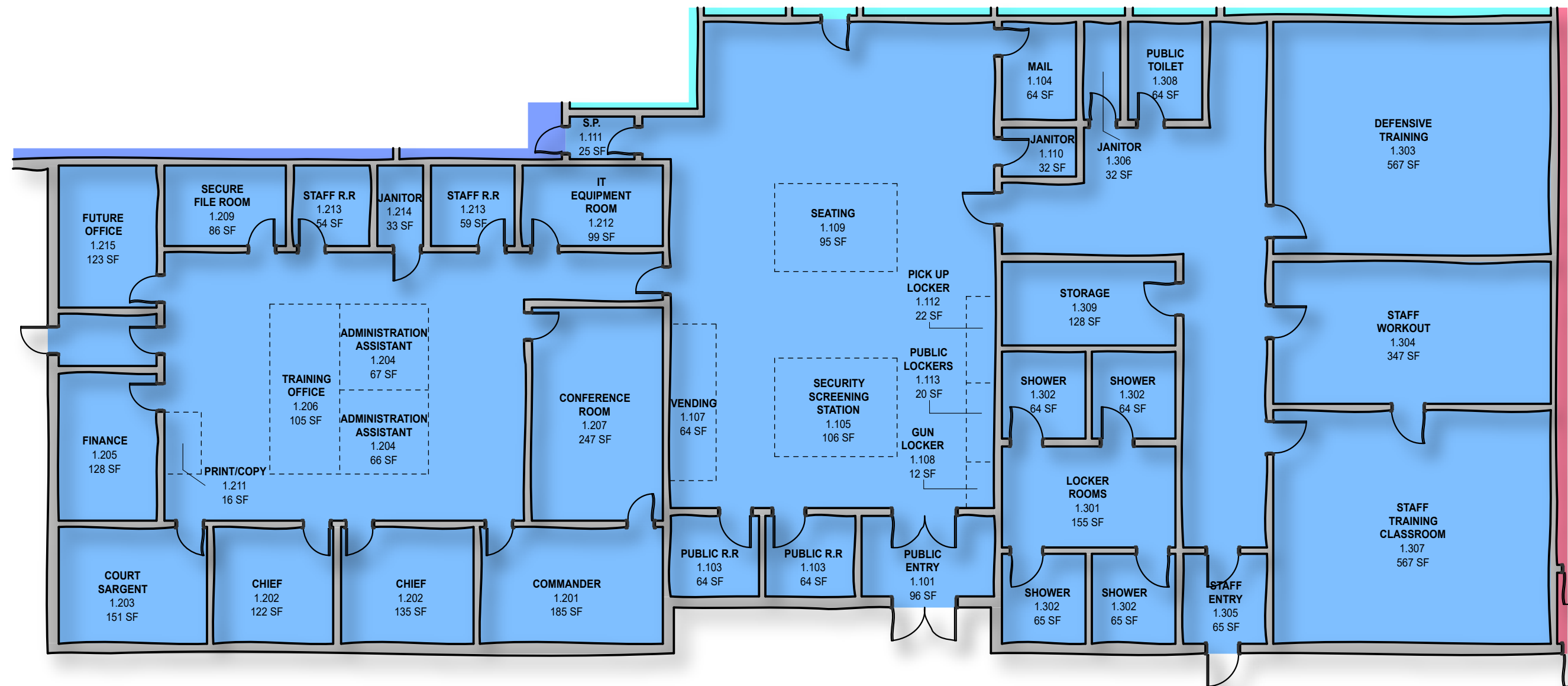
144,753 SF TOTAL

Legend	
	Public Entrances
	Secure/Staff Entry
	Service Entry
	Control Rooms

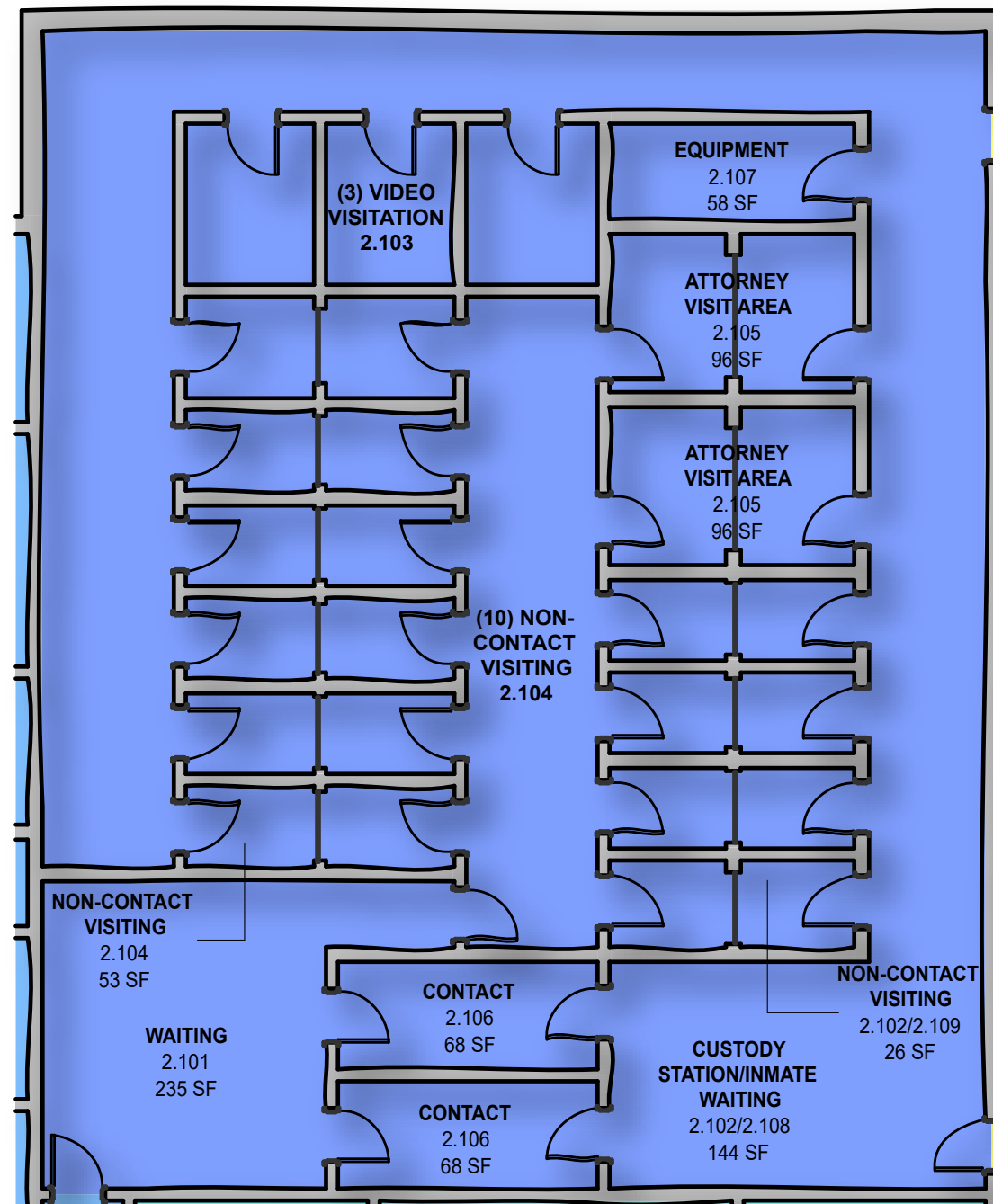


FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT OVERALL FLOOR PLAN

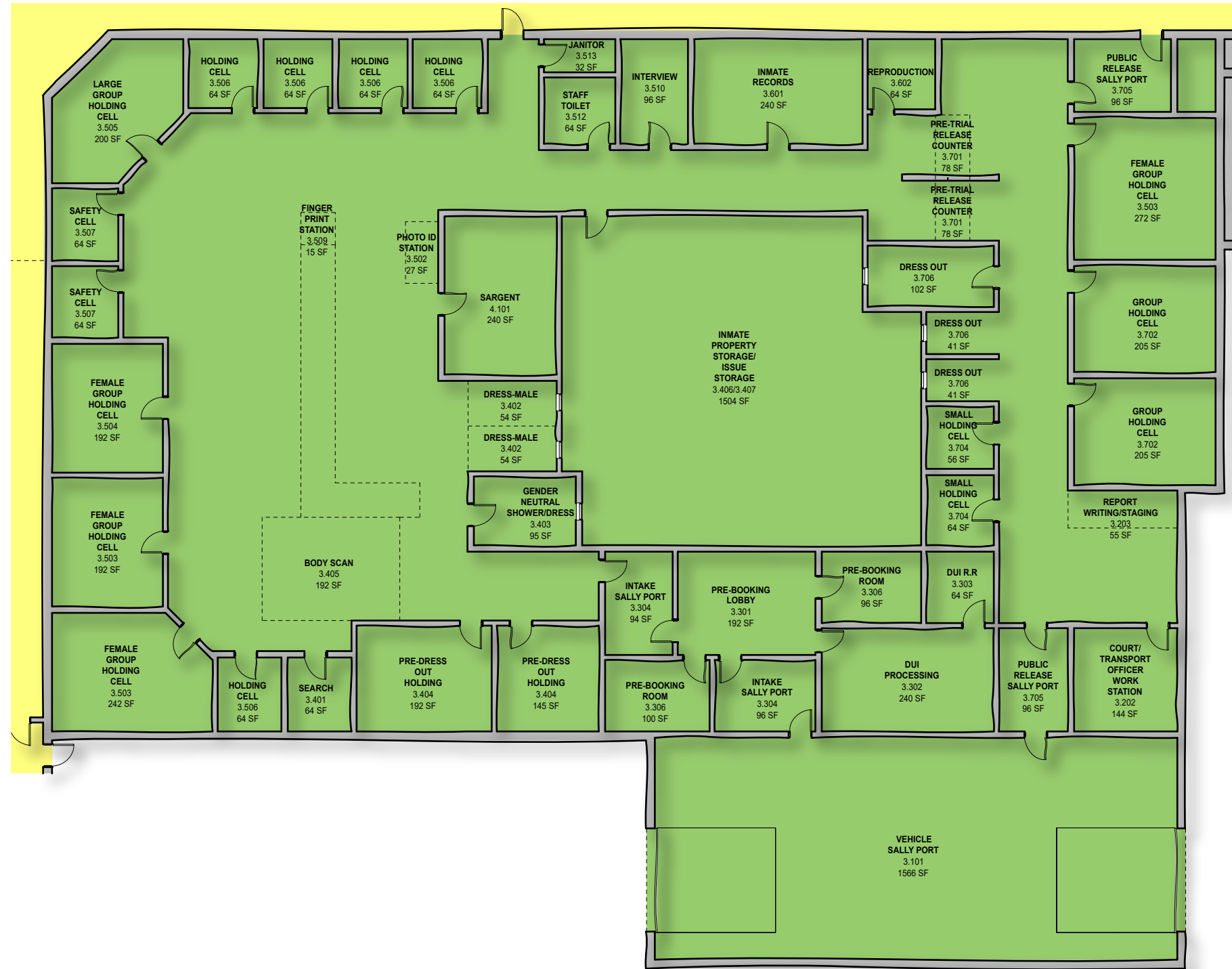
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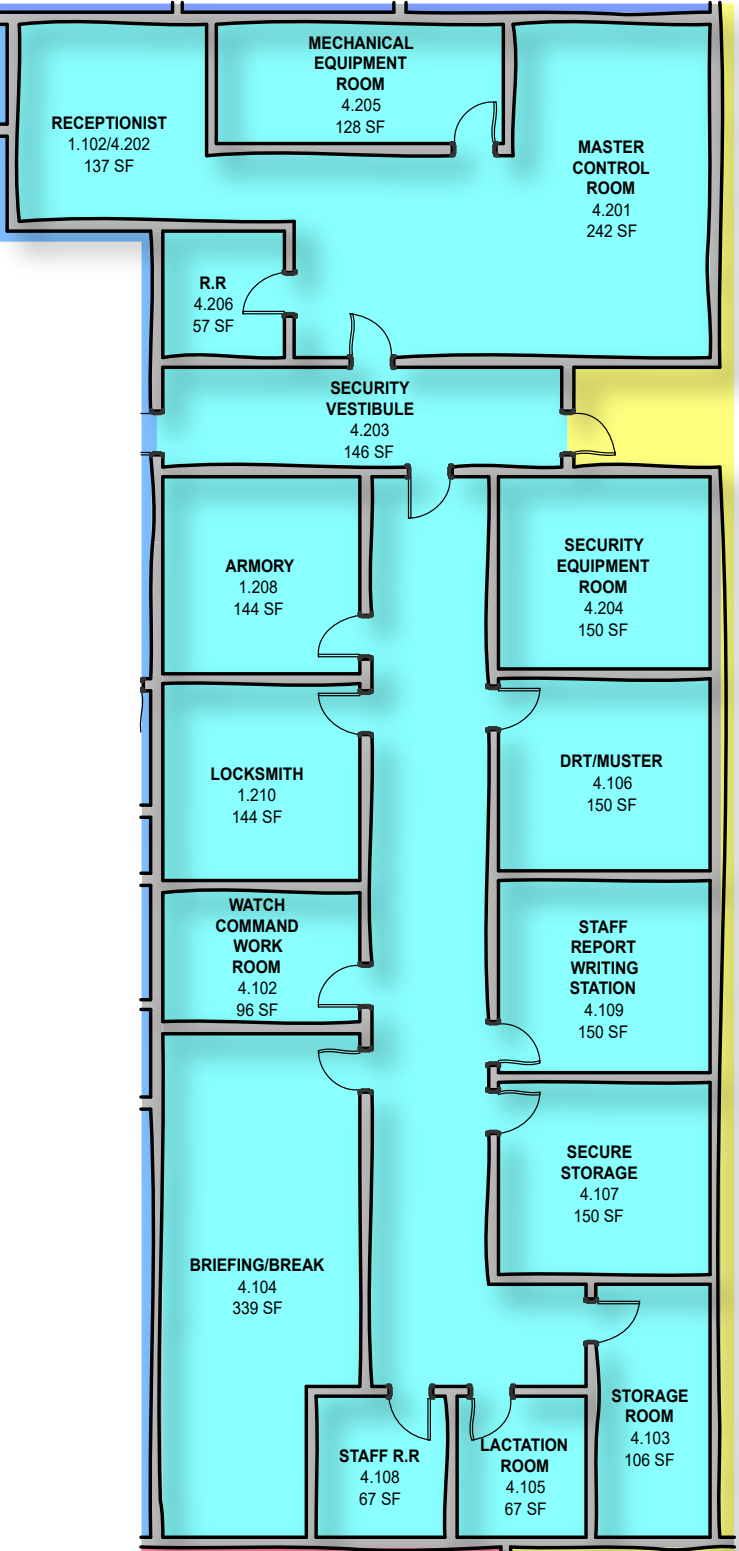
FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT ADMINISTRATION

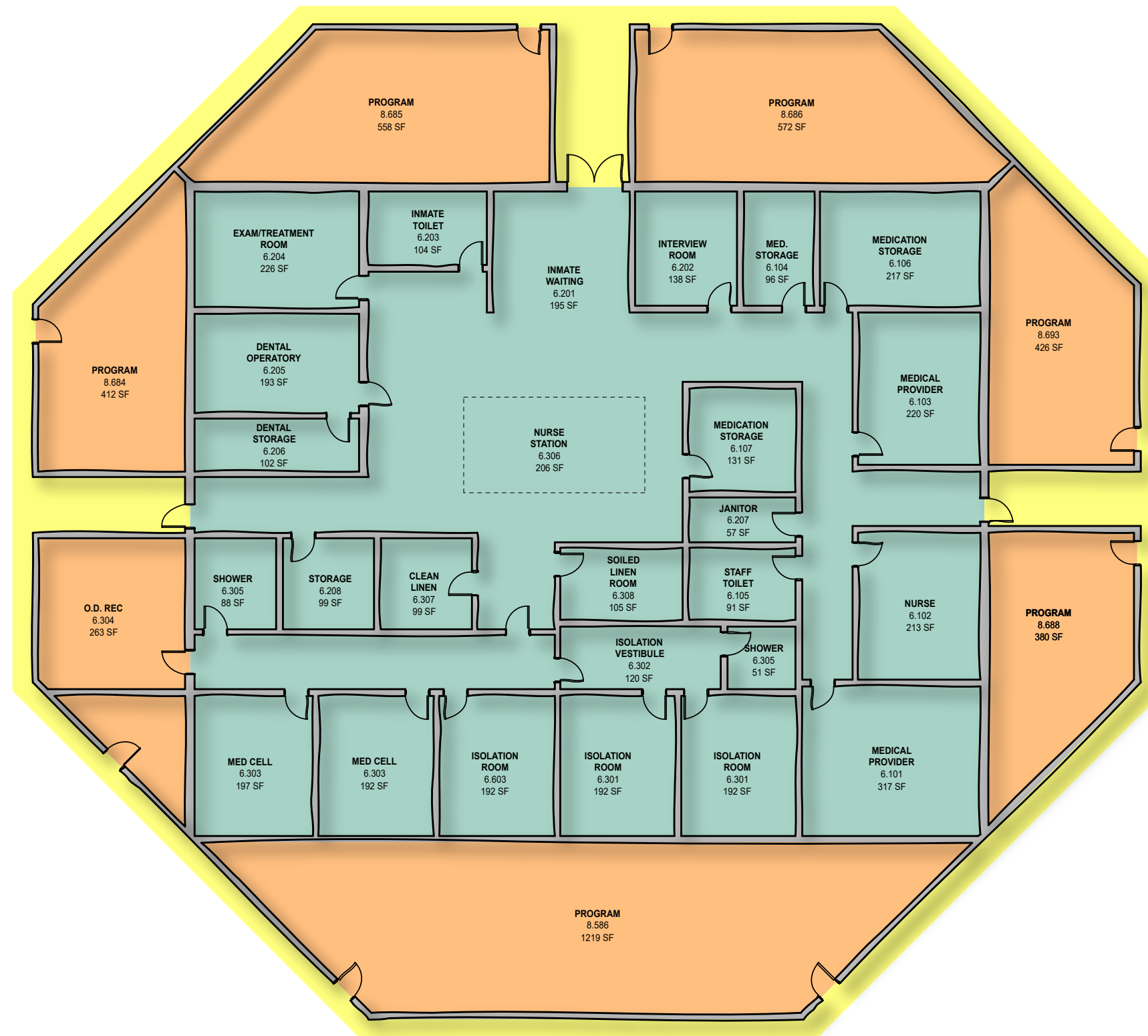


FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT VISITATION

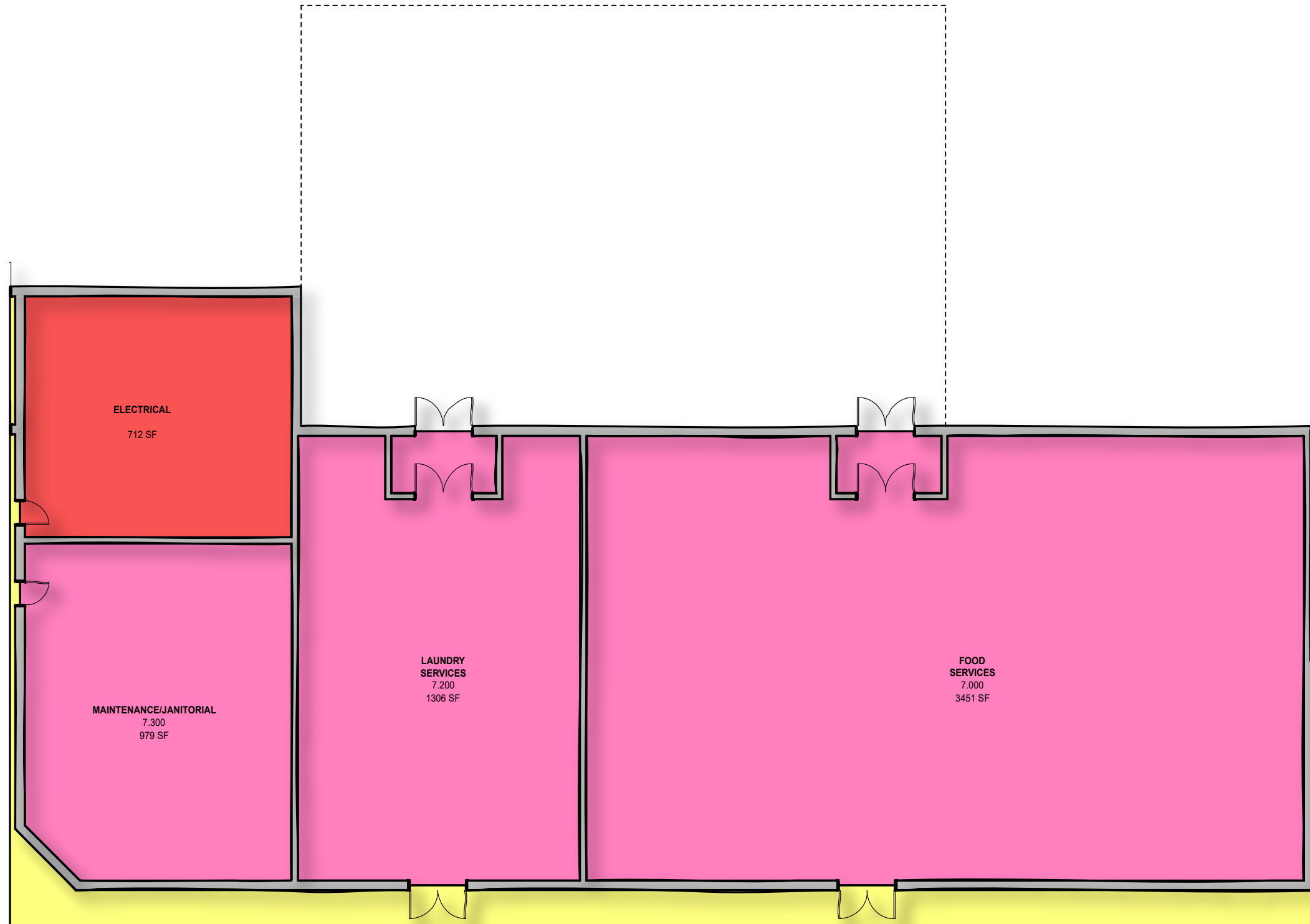


FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT INTAKE / TRANSFER / RELEASE

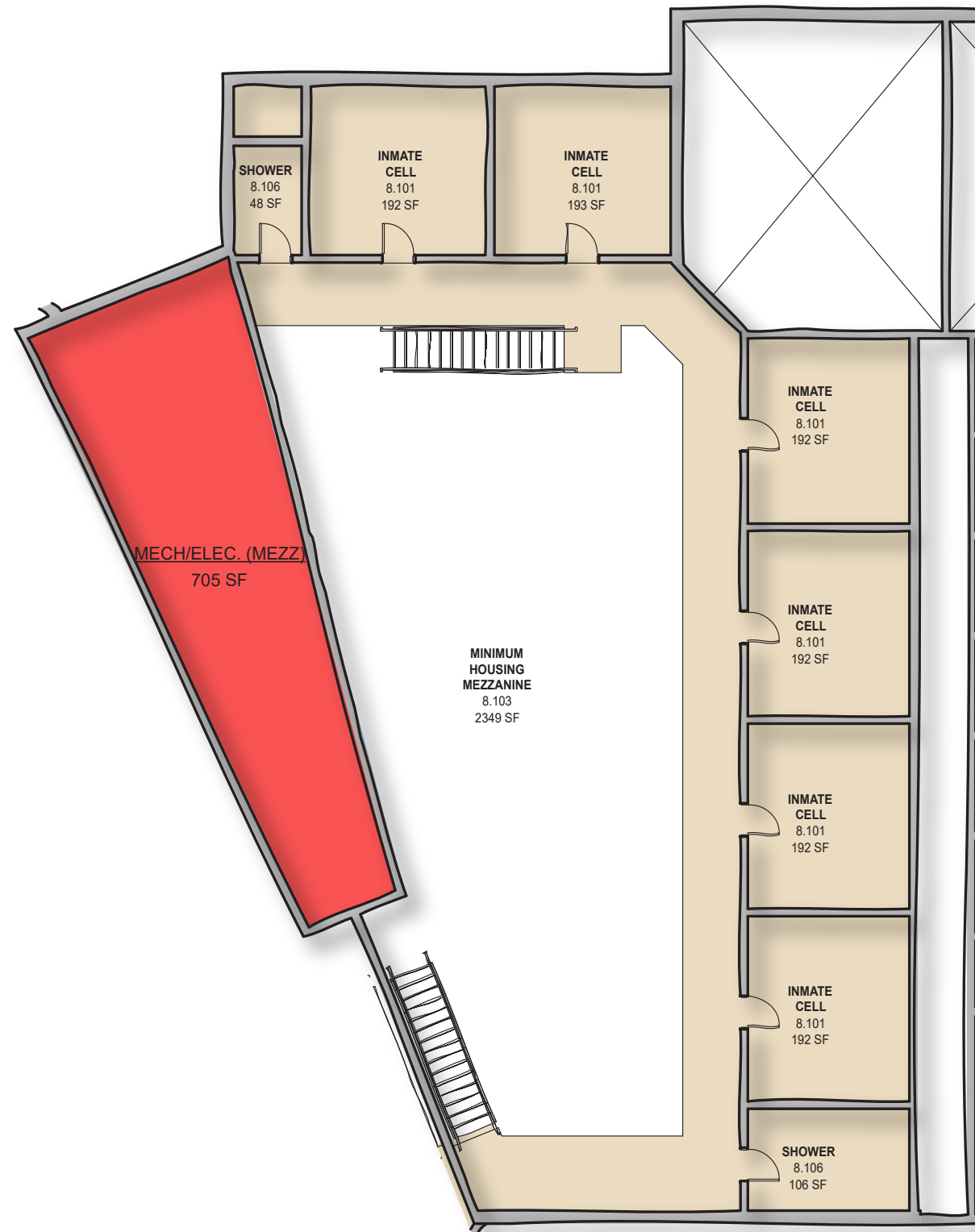
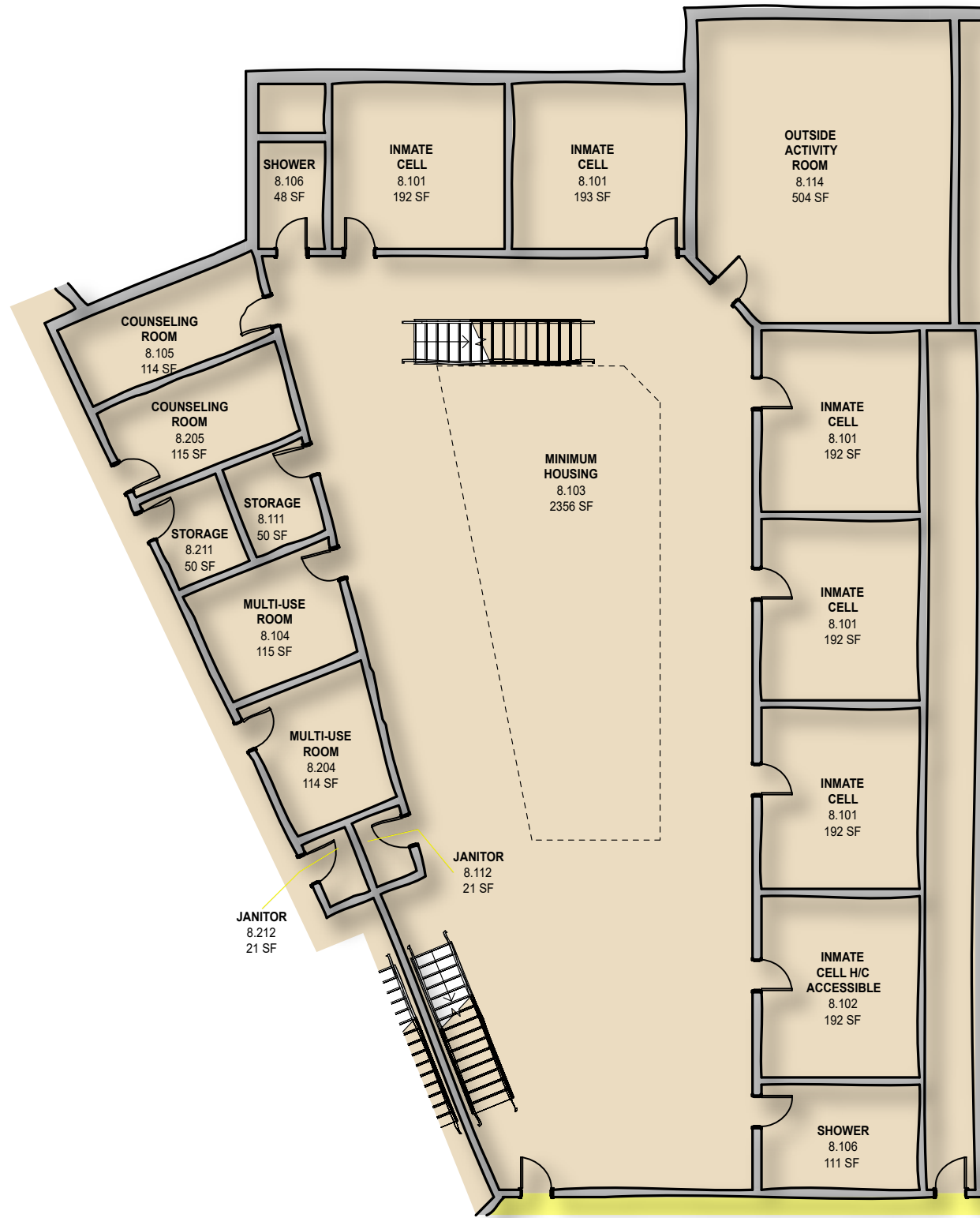


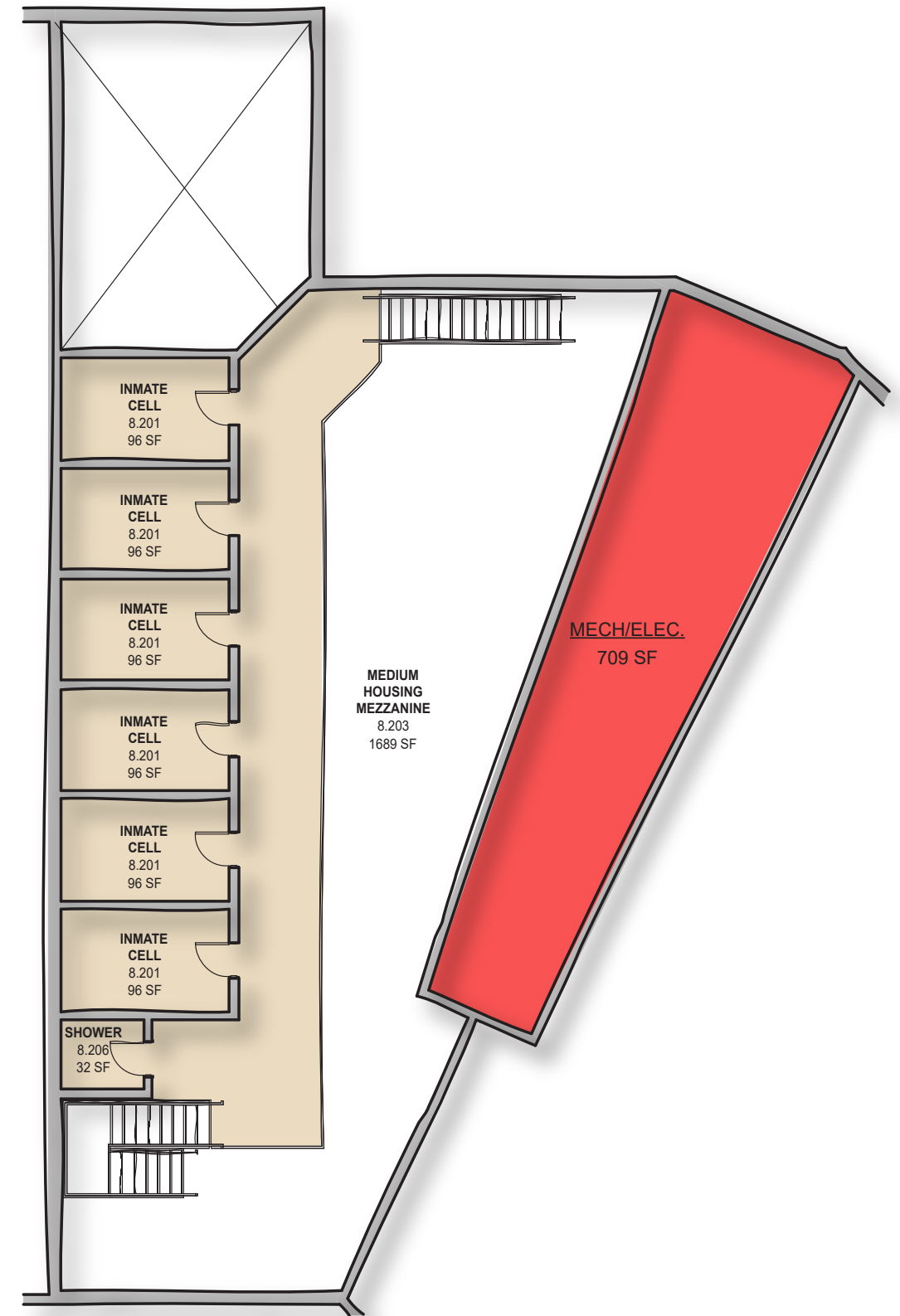
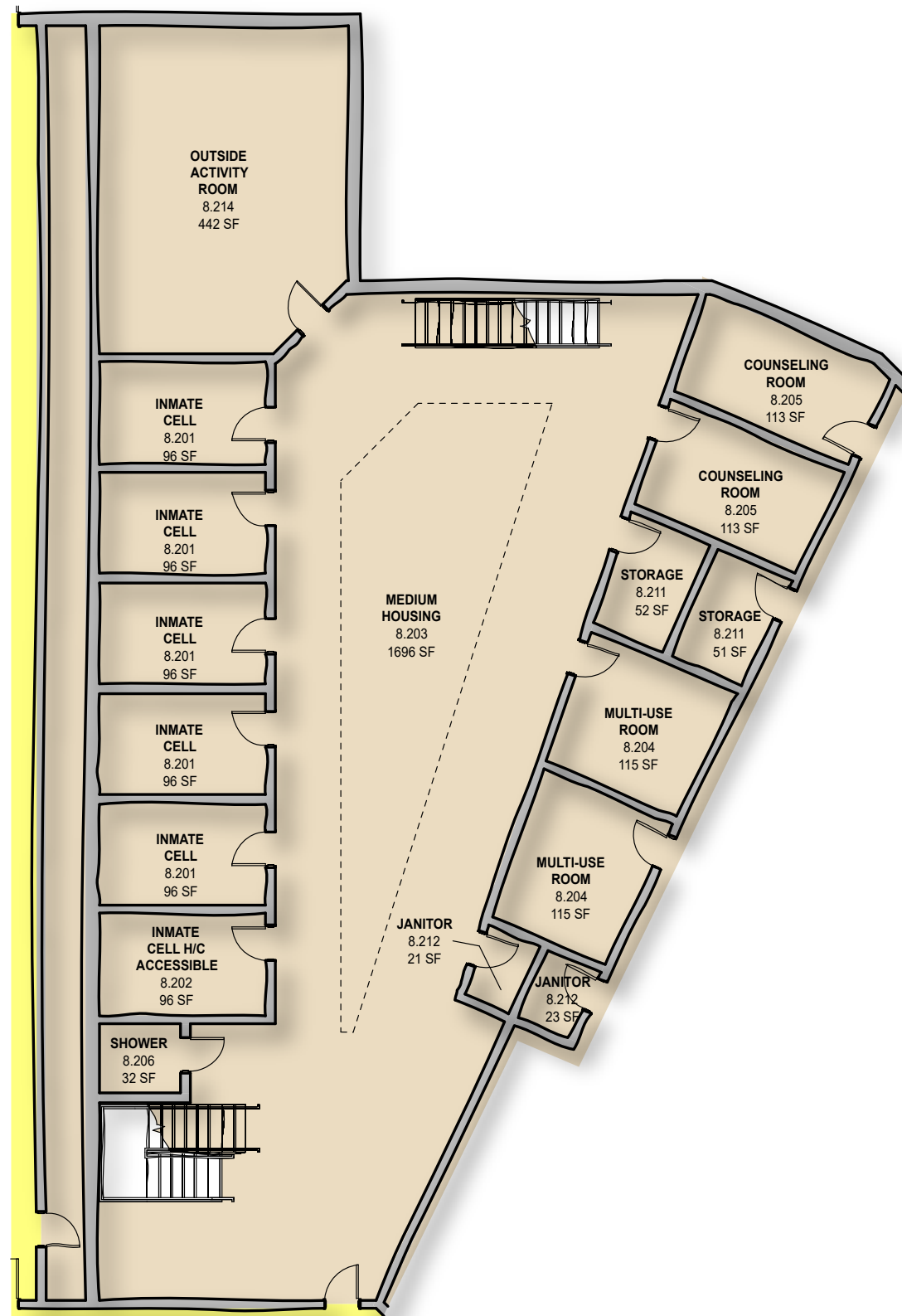


FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT MEDICAL SERVICES

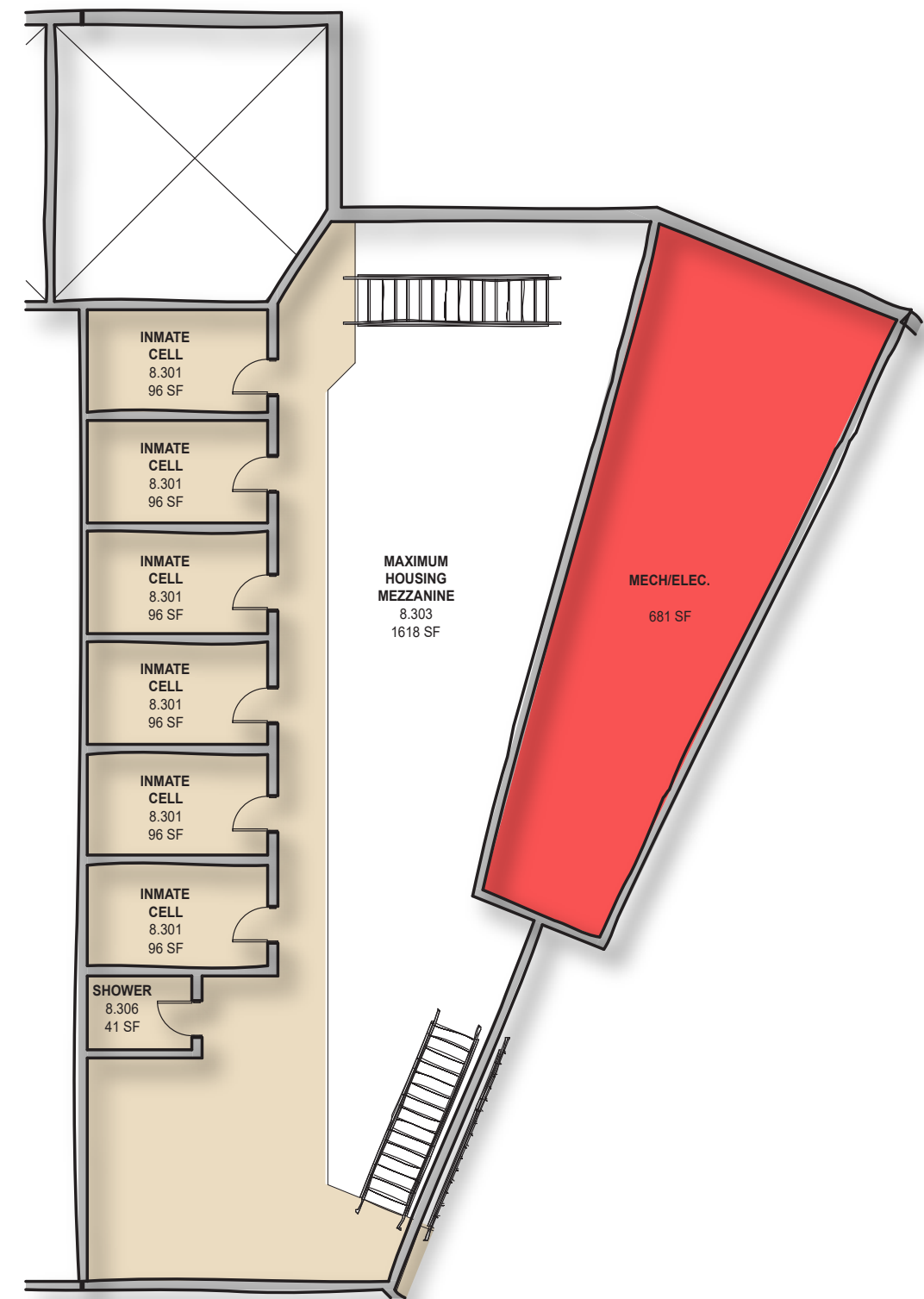
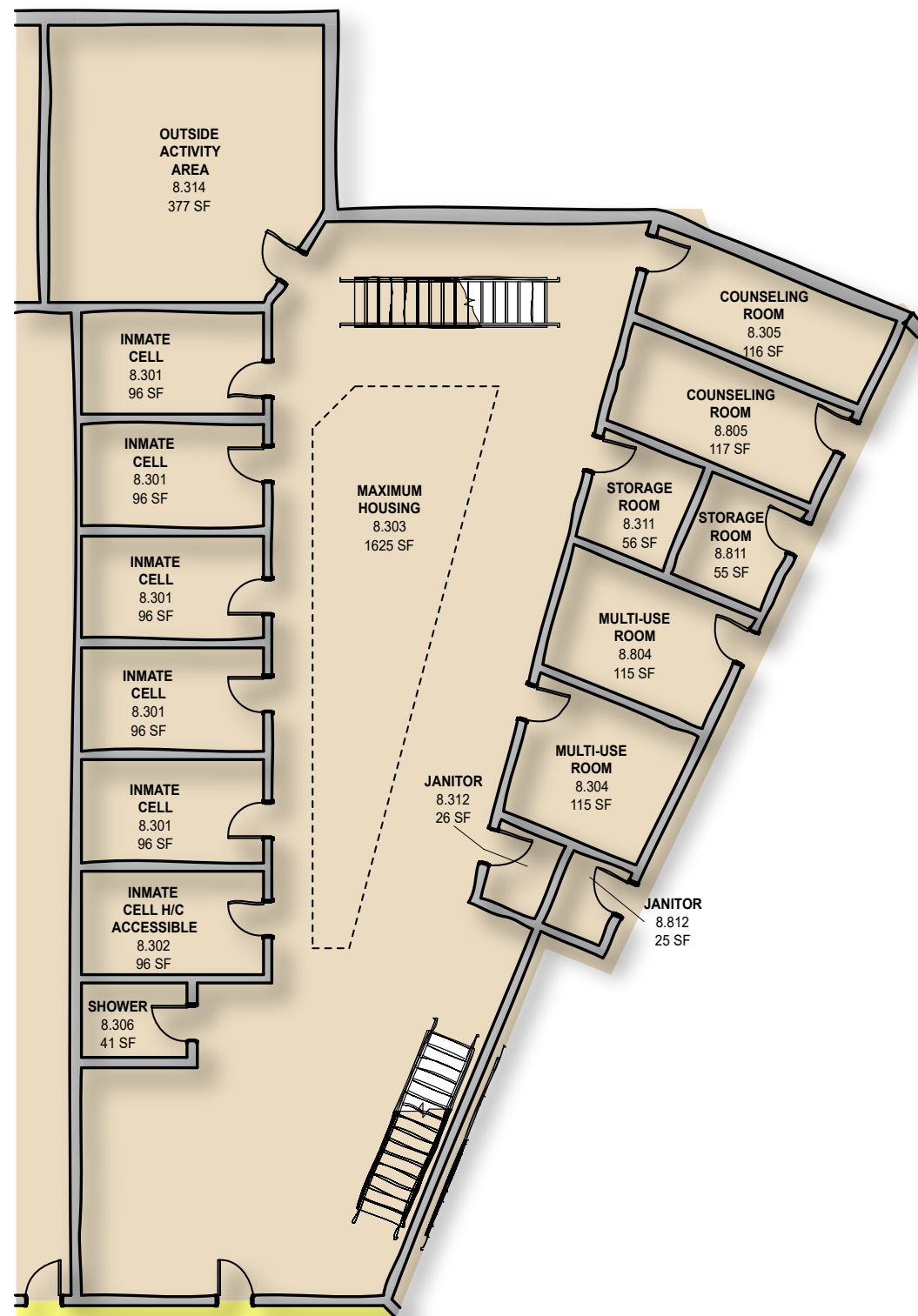


FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT FOOD / LAUNDRY SERVICE

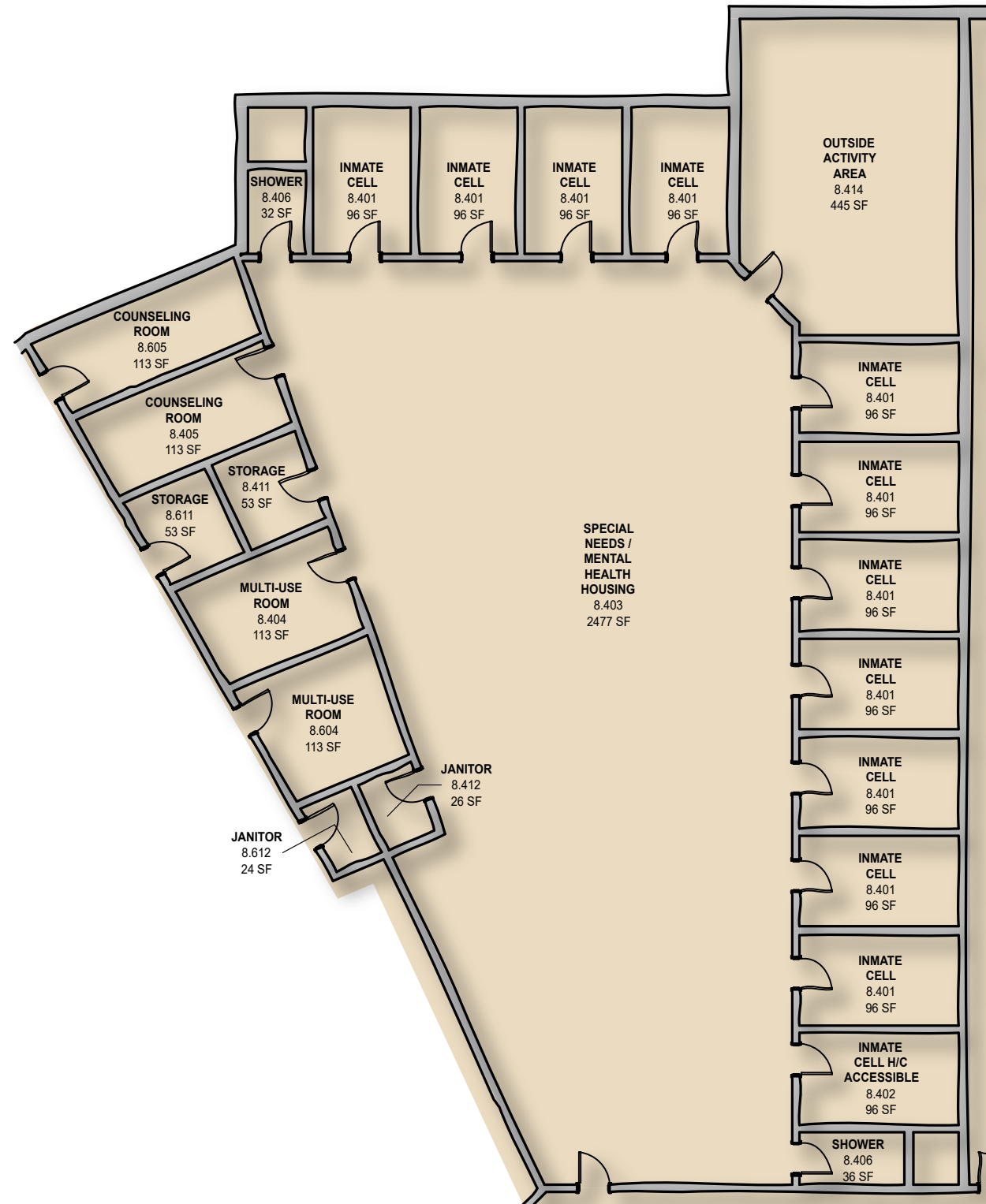




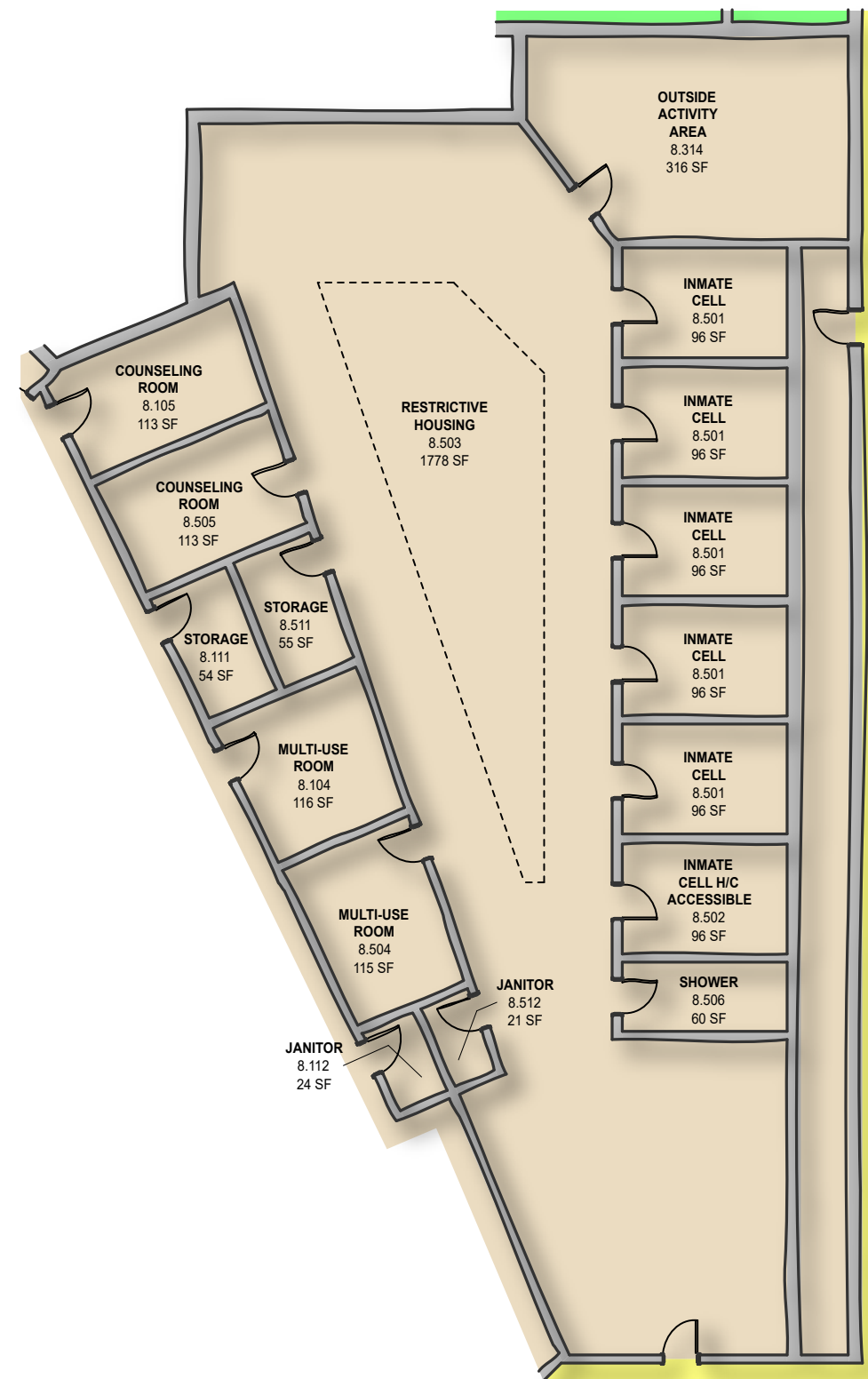
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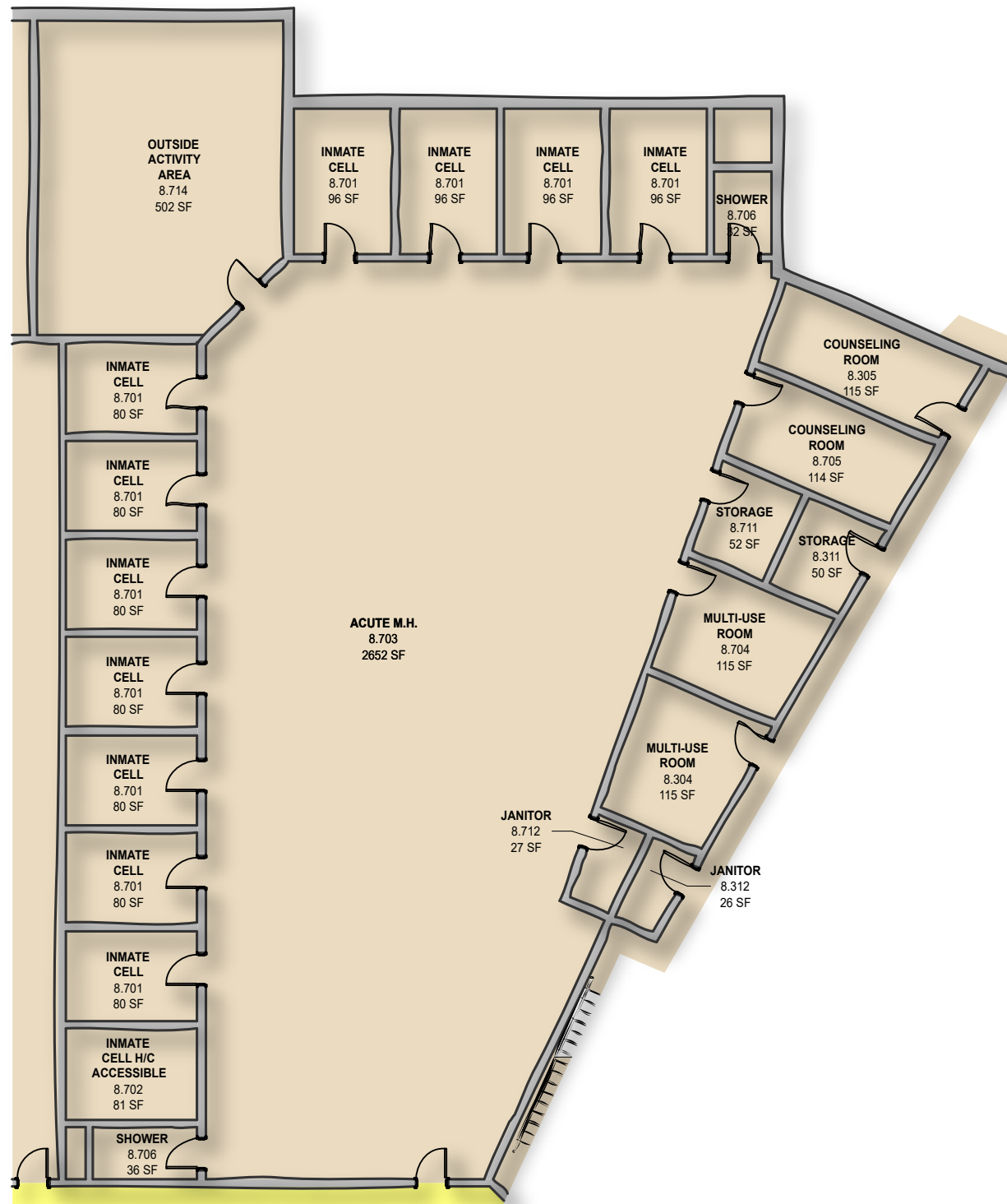
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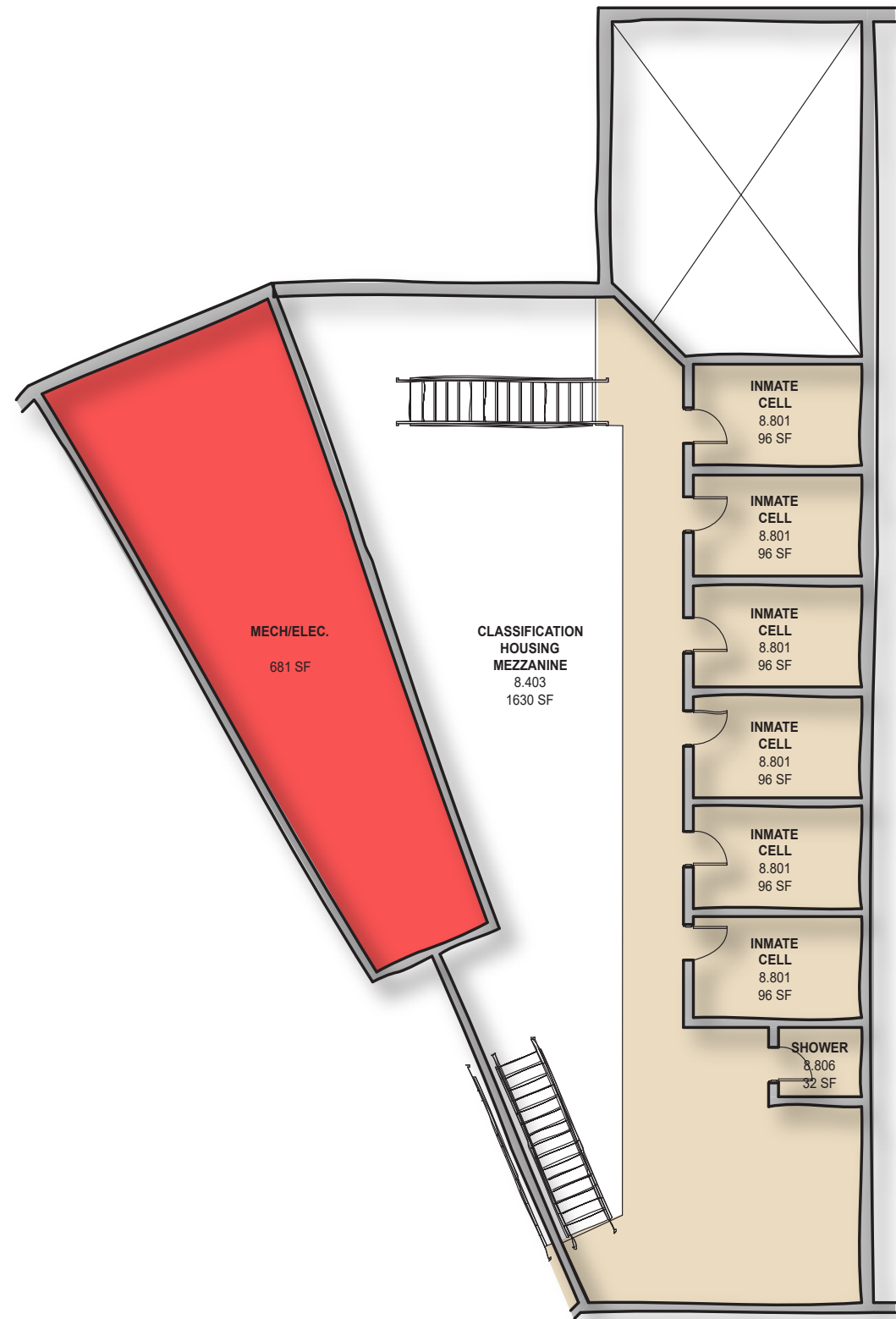
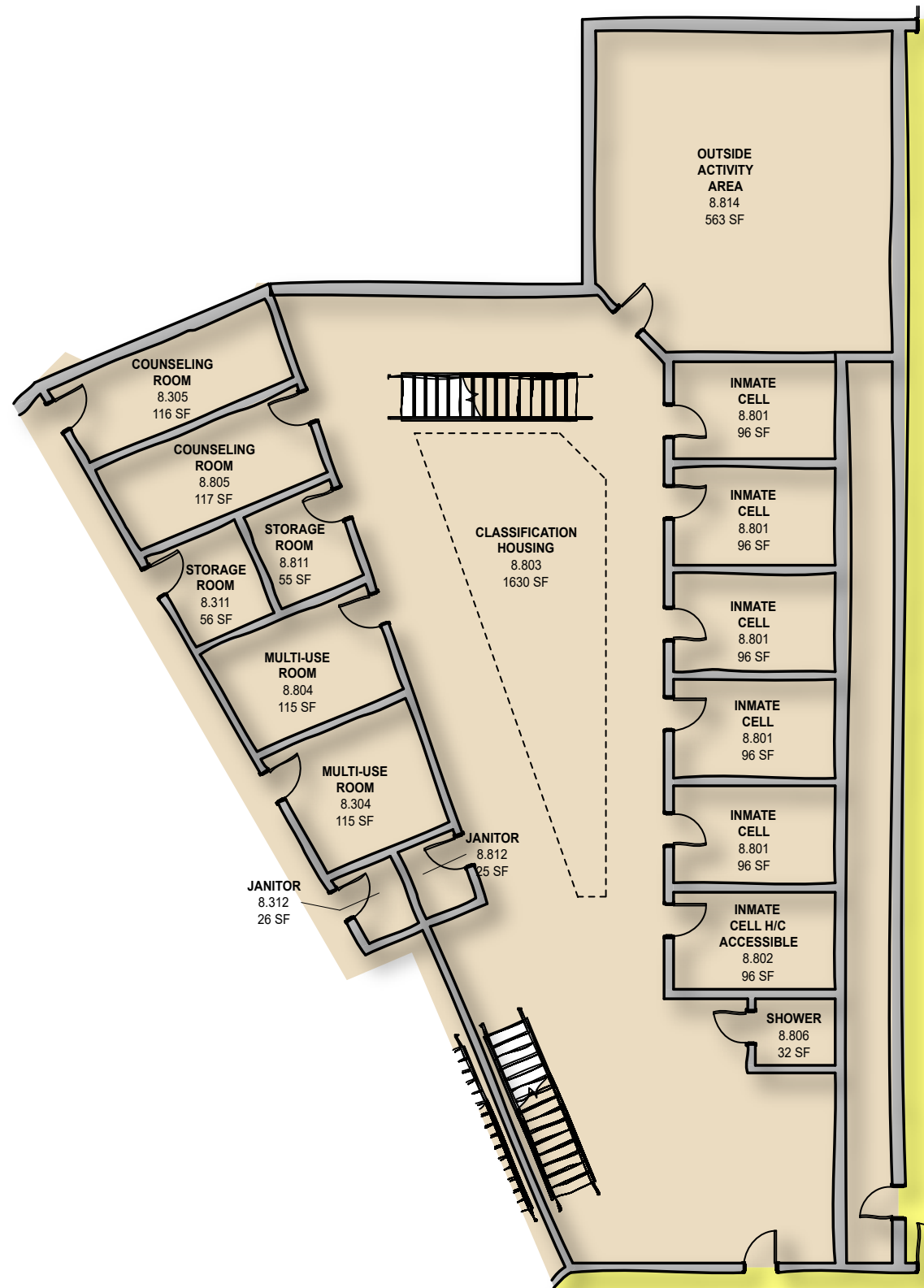
FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT SPECIAL NEEDS / MENTAL HEALTH HOUSING

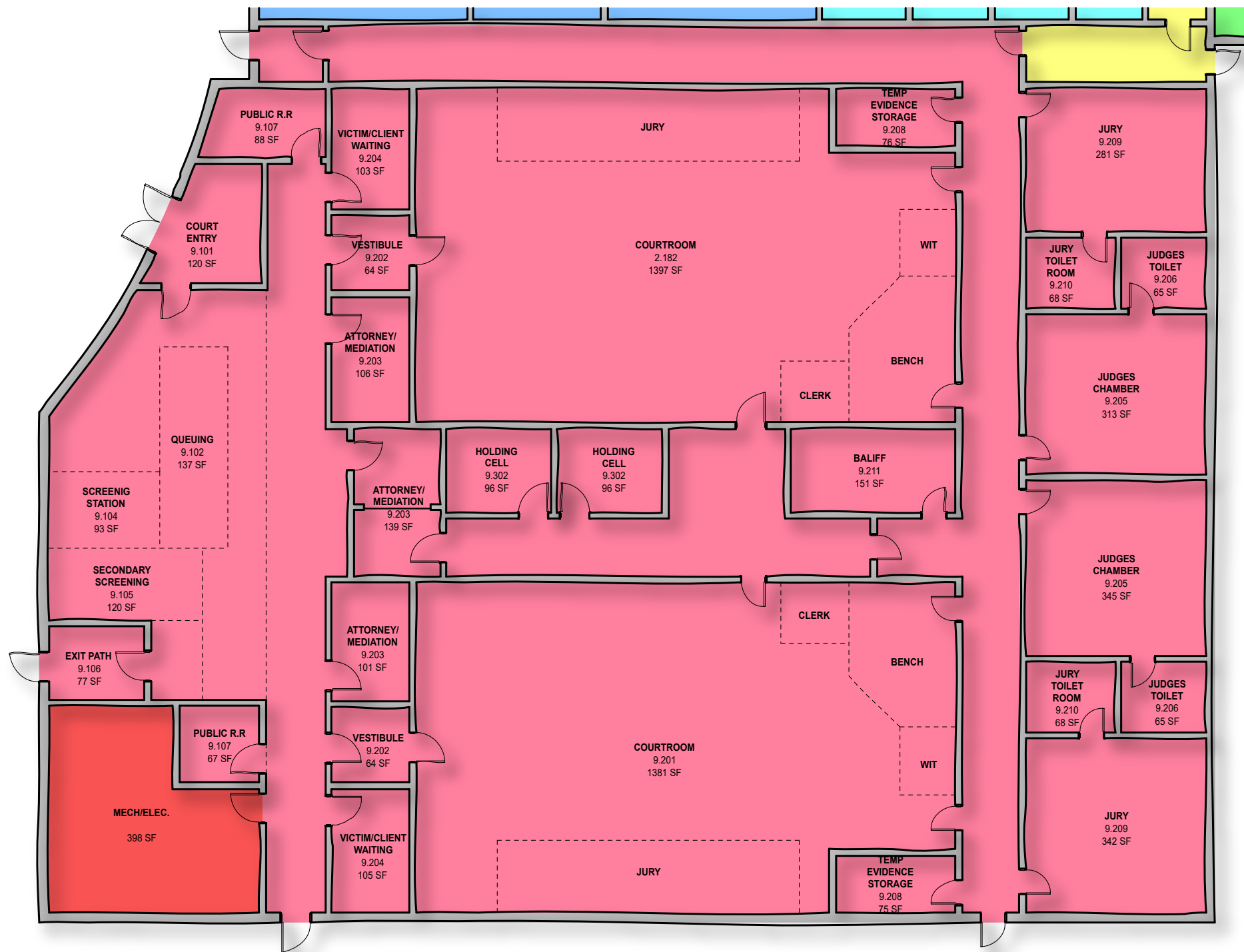


FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT RESTRICTIVE / DISCIPLINARY



FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT ACUTE MENTAL HEALTH





FLATHEAD COUNTY ADULT DETENTION CENTER NEEDS ASSESSMENT COURTS

Appendix ‘B’ – Detailed Cost Estimate



1470 North Roberts Street
Helena, Montana 59601
P | 406.457.0360

Project Name : FLATHEAD COUNTY DETENTION CENTER

Date : 7-Sep-2023

OPINION OF PROBABLE COST

(Note: This estimate is schematic in nature and is not intended to be a contractual budget amount. Line item costs provided are estimate is based on preliminary design. The information contained herein is only for use by the project owner. Actual cost may range between 10%-15% - plus or minus.)

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1.000 - ADMINISTRATION	BGSF	7,534	\$ 445.68	\$ 3,357,753.12	\$ 519.96	\$ 3,917,378.64
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MECHANICAL	BGSF	1,957	\$ 414.43	\$ 811,043.42	\$ 483.50	\$ 946,217.33
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TOTAL CONSTRUCTION COST			\$ 691.12	\$ 100,042,164.07	\$ 806.31	\$ 116,715,858.09

SOFT PROJECT COST				
PROFESSIONAL DESIGN SERVICES		\$ 8,003,373		\$ 9,337,269
SURVEY ALLOWANCE		\$ 20,000		\$ 35,000
GEOTECH ALLOWANCE		\$ 13,000		\$ 20,000
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SUBTOTAL		\$ 101.98	\$ 14,761,757	\$ 119.37 \$ 17,279,334
TOTAL PROJECT COST (SF)		\$ 793 / SF	\$ 114,803,921	\$ 926 / SF \$ 133,995,192

INFLATION CALCULATION				
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5 YEAR INFLATION	3%	\$ 964.93 / SF	\$ 139,676,523	\$ 1126.23 / SF \$ 163,025,639
10 YEAR INFLATION	3%	\$ 1173.98 / SF	\$ 169,937,847	\$ 1370.23 / SF \$ 198,345,617

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate



Construction Cost Summary

Owner: **Flathead County**

Project: **Flathead County Adult Detention**

Final August 28, 2023

ESTIMATED COSTS SUMMARY

Item	Description	QTY	UOM	\$ / UOM	Cost
1.000	ADMINISTRATION	7,534	BGSF	\$495.20	\$3,730,868
2.000	VISITATION	2,795	BGSF	\$932.74	\$2,607,021
3.000	INTAKE / TRANSFER / RELEASE	12,682	BGSF	\$669.42	\$8,489,635
4.000	SECURITY OPERATIONS	3,209	BGSF	\$548.11	\$1,758,892
5.000	PROGRAM SERVICES	4,226	BGSF	\$722.84	\$3,054,736
6.000	MEDICAL SERVICES	6,150	BGSF	\$692.29	\$4,257,598
7.000	FOOD AND LAUNDRY SERVICES	6,140	BGSF	\$810.37	\$4,975,656
8.000	HOUSING	77,325	BGSF	\$720.35	\$55,701,054
9.000	COURTS	10,461	BGSF	\$792.94	\$8,294,943
	CIRCULATION	12,274	BGSF	\$524.65	\$6,439,575
	MECHANICAL / ELECTRICAL	1,957	BGSF	\$460.48	\$901,159
	SITWORK	653,400	GSF	\$11.58	\$7,569,248
	GENERAL CONDITIONS	24	MO	\$95,000	\$2,280,000
Total Estimated Construction Cost		144,753	BGSF	\$760	\$110,060,385
	GROSS RECEIPTS TAX	1%	on	\$110,060,385	\$1,100,604
Total Escalated Construction Cost		144,753	BGSF	\$768	\$111,160,989

COMMENTS:

Design, Bid, Build delivery method is assumed

Assumes a start and a 24 month schedule

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner:	Flathead County	Architect:	Slate
Project Name:	Flathead County Adult Detention	Project Duration:	24 MO
Project Location:	Flathead, MT	Building GSF:	7,534
Project Start Date:	0	Site GSF:	0
Estimate Date:	Final August 28, 2023		
	ADMINISTRATION		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	7,534	BGSF	\$60.00	\$452,040
A20	Basement Construction	7,534	BGSF	\$0.00	\$0
B10	Superstructure	7,534	BGSF	\$65.90	\$496,496
B20	Exterior Enclosure	7,534	BGSF	\$12.21	\$92,000
B30	Roofing	7,534	BGSF	\$33.30	\$250,914
C10	Interior Construction	7,534	BGSF	\$50.05	\$377,104
C20	Stairs	7,534	BGSF	\$0.00	\$0
C30	Interior Finishes	7,534	BGSF	\$32.87	\$247,651
D10	Conveying Systems	7,534	BGSF	\$0.00	\$0
D20	Plumbing	7,534	BGSF	\$12.00	\$90,408
D30	HVAC	7,534	BGSF	\$53.15	\$400,432
D40	Fire Protection	7,534	BGSF	\$6.00	\$45,204
D50	Electrical	7,534	BGSF	\$60.00	\$452,040
E10	Equipment	7,534	BGSF	\$9.62	\$72,500
E20	Casework & Furnishings	7,534	BGSF	\$7.33	\$55,204
F10	Special Construction	7,534	BGSF	\$0.00	\$0
F20	Selective Demolition	7,534	BGSF	\$0.00	\$0
Building Construction Subtotal					\$3,031,994
Design Contingency				15.00%	\$454,799
Subtotal					\$3,486,793
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$244,075
Subtotal					\$3,730,868
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		7,534	BGSF	\$495.20	\$3,730,868

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	7,534	gsf	\$ 20.00	\$150,680
	Special Foundations				
	Foundation System - Premium	7,534	gsf	\$ 25.00	\$188,350
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	7,534	sf	\$ 15.00	\$113,010
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	7,534	BGSF	\$60.00	\$452,040
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	7,534	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 15' high	3,000	sf	\$ 55.00	\$165,000
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	82,874	lbs	\$ 3.00	\$248,622
	Metal Decking				
	Roof Decking	7,534	sf	\$ 4.50	\$33,903
	Misc. Metals - Allowance	7,534	gsf	\$ 2.00	\$15,068
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	7,534	gsf	\$ 4.50	\$33,903
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	7,534	BGSF	\$65.90	\$496,496
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction and Finishes				
	CMU Veneer and Insulating Assembly at New Ext. Wall		above		
	Exterior Windows and Doors				
	Storefront Entry Doors, Hardware, per leaf	4	ea	\$ 7,500.00	\$30,000

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	2	ea	\$ 3,500.00	\$7,000
	Allowance for Windows	300	sf	\$ 100.00	\$30,000
	Exterior Paint & Sealants				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 25,000.00	\$25,000
	Building Graphics				
	None Work Anticipated			\$ -	\$0
	SUBTOTAL EXTERIOR ENCLOSURE	7,534	BGSF	\$12.21	\$92,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	7,534	sf	\$ 24.00	\$180,816
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	200	lf	35.00	\$7,000
	Misc. Roof Flashing & Wood Blocking	15%	on	\$180,816	\$27,122
	Roof Accessories				
	Misc - Walk Pads, etc...	11,992	gsf	\$ 3.00	\$35,976
	SUBTOTAL ROOFING	7,534	BGSF	\$33.30	\$250,914
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWP Partitions at non-secure spaces	8,520	sf	\$ 15.00	\$127,800
	Furr, insulate and sheetrock perimeter	3,000	sf	\$ 12.00	\$36,000
	Misc. Carpentry, Sealants & Firestopping - Allowance	7,534	gsf	\$ 2.00	\$15,068
	Concrete & CMU Walls - See Superstructure Above				
	Interior Glazing				
	HM Relites - Allowance	200	sf	\$ 45.00	\$9,000
	Allowance for ballistics glazing	1	allow	\$ 10,000.00	\$10,000
	Visitation Windows and Security Equipment		below		
	Interior Doors, Frames, Hardware				
	Standard HM Dr, HM Frame, HW, Complete - per leaf	35	ea	\$ 3,500.00	\$122,500
	Coiling Counter Grille - Hand Open (4' x 6')	2	ea	\$2,300.00	\$4,600
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	2	ea	\$ 10,000.00	\$20,000
	Janitorial Accessories	2	ea	\$ 1,000.00	\$2,000
	Signage (Code and Wayfinding)	7,534	gsf	\$ 1.50	\$11,301
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	7,534	gsf	\$ 2.50	\$18,835
	SUBTOTAL INTERIOR CONSTRUCTION	7,534	BGSF	\$50.05	\$377,104

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C20	STAIRS				
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	7,534	BGSF	\$0.00	\$0
C30	INTERIOR FINISHES				
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	7,534	gsf	\$ 4.50	\$33,903
	Restroom Wall Tile - Staff Restrooms	1,600	sf	\$ 30.00	\$48,000
	Floor Finishes				
	Ground and Polished Slab with Rubber Base	7,534	gsf	\$ 12.00	\$90,408
	Floor Prep & Protection	7,534	gsf	\$ 1.00	\$7,534
	Ceiling Finishes				
	ACT / Gyp Ceiling Mix	7,534	sf	\$ 9.00	\$67,806
	SUBTOTAL INTERIOR FINISHES	7,534	BGSF	\$32.87	\$247,651
D10	CONVEYING SYSTEMS				
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	7,534	BGSF	\$0.00	\$0
D20	PLUMBING				
	Plumbing				
	Allowance	7,534	gsf	\$ 12.00	\$90,408
	SUBTOTAL PLUMBING	7,534	BGSF	\$12.00	\$90,408
D30	HVAC				
	HVAC				
	Hydronic Systems and Equipment	7,534	gsf	\$ 15.00	\$113,010
	HVAC Equipment	7,534	gsf	\$ 5.50	\$41,437
	HVAC Ductwork, Grilles and Air Devices	7,534	gsf	\$ 20.00	\$150,680
	Duct Insulation and Sound Lining	7,534	gsf	\$ 3.00	\$22,602
	Controls/EMCS	7,534	gsf	\$ 3.65	\$27,499
	Air Balancing (TAB)	7,534	gsf	\$ 1.00	\$7,534
	Commissioning Assistance	7,534	gsf	\$ 1.50	\$11,301
	Misc. Testing, Equipment Rental, Trucking / Deliveries	7,534	gsf	\$ 3.50	\$26,369

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL HVAC	7,534	BGSF	\$53.15	\$400,432
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	7,534	gsf	\$ 6.00	\$45,204
	SUBTOTAL FIRE PROTECTION	7,534	BGSF	\$6.00	\$45,204
D50 ELECTRICAL					
	Electrical				
	Allowance	7,534	gsf	\$ 60.00	\$452,040
	SUBTOTAL ELECTRICAL	7,534	BGSF	\$60.00	\$452,040
E10 EQUIPMENT					
	Storage Equipment				
	Lockers	1	allow	\$ 10,000.00	\$10,000
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	4	ea	\$ 15,000.00	\$60,000
	Security Glazing Systems	10	sf	\$ 250.00	\$2,500
	SUBTOTAL EQUIPMENT	7,534	BGSF	\$9.62	\$72,500
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Casework Allowance	7,534	gsf	\$ 6.00	\$45,204
	Window Treatment				
	Allowance	1	ls	\$ 10,000.00	\$10,000
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	7,534	BGSF	\$7.33	\$55,204
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	None		ls		\$0
	SUBTOTAL SPECIAL CONSTRUCTION	7,534	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	7,534	BGSF	\$0.00	\$0
Z10	GENERAL REQUIREMENTS				
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	7,534	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner:	Flathead County	Architect:	Slate
Project Name:	Flathead County Adult Detention	Project Duration:	24 MO
Project Location:	Flathead, MT	Building GSF:	2,795
Project Start Date:	0	Site GSF:	0
Estimate Date:	Final August 28, 2023		
	VISITATION		

<i>ESTIMATE SUMMARY</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	2,795	BGSF	\$60.00	\$167,700
A20	Basement Construction	2,795	BGSF	\$0.00	\$0
B10	Superstructure	2,795	BGSF	\$217.88	\$608,980
B20	Exterior Enclosure	2,795	BGSF	\$1.79	\$5,000
B30	Roofing	2,795	BGSF	\$31.43	\$87,837
C10	Interior Construction	2,795	BGSF	\$6.00	\$16,770
C20	Stairs	2,795	BGSF	\$0.00	\$0
C30	Interior Finishes	2,795	BGSF	\$52.76	\$147,473
D10	Conveying Systems	2,795	BGSF	\$0.00	\$0
D20	Plumbing	2,795	BGSF	\$12.00	\$33,540
D30	HVAC	2,795	BGSF	\$53.15	\$148,554
D40	Fire Protection	2,795	BGSF	\$6.00	\$16,770
D50	Electrical	2,795	BGSF	\$70.00	\$195,650
E10	Equipment	2,795	BGSF	\$241.01	\$673,624
E20	Casework & Furnishings	2,795	BGSF	\$6.00	\$16,770
F10	Special Construction	2,795	BGSF	\$0.00	\$0
F20	Selective Demolition	2,795	BGSF	\$0.00	\$0
Building Construction Subtotal					\$2,118,668
Design Contingency				15.00%	\$317,800
Subtotal					\$2,436,468
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$170,553
Subtotal					\$2,607,021
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		2,795	BGSF	\$932.74	\$2,607,021

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	2,795	gsf	\$ 20.00	\$55,900
	Special Foundations				
	Foundation System - Premium	2,795	gsf	\$ 25.00	\$69,875
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	2,795	sf	\$ 15.00	\$41,925
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	2,795	BGSF	\$60.00	\$167,700
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	2,795	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 15' high	990	sf	\$ 55.00	\$54,450
	Interior CMU Partitions - Visitation	9,590	sf	\$ 45.00	\$431,550
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	30,745	lbs	\$ 3.00	\$92,235
	Metal Decking				
	Roof Decking	2,795	sf	\$ 4.50	\$12,578
	Misc. Metals - Allowance	2,795	gsf	\$ 2.00	\$5,590
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	2,795	gsf	\$ 4.50	\$12,578
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	2,795	BGSF	\$217.88	\$608,980
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction and Finishes				
	CMU Veneer and Insulating Assembly at New Ext. Wall		above		
	Exterior Windows and Doors				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Exterior Paint & Sealants				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 5,000.00	\$5,000
	Building Graphics				
	None Work Anticipated			\$ -	\$0
	SUBTOTAL EXTERIOR ENCLOSURE	2,795	BGSF	\$1.79	\$5,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	2,795	sf	\$ 24.00	\$67,080
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	66	lf	35.00	\$2,310
	Misc. Roof Flashing & Wood Blocking	15%	on	\$67,080	\$10,062
	Roof Accessories				
	Misc - Walk Pads, etc...	2,795	gsf	\$ 3.00	\$8,385
	SUBTOTAL ROOFING	2,795	BGSF	\$31.43	\$87,837
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	2,795	gsf	\$ 2.00	\$5,590
	Concrete & CMU Walls - See Superstructure Above				
	Interior Glazing				
	Visitation Windows and Security Equipment		below		
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Signage (Code and Wayfinding)	2,795	gsf	\$ 1.50	\$4,193
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	2,795	gsf	\$ 2.50	\$6,988
	SUBTOTAL INTERIOR CONSTRUCTION	2,795	BGSF	\$6.00	\$16,770
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	2,795	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	2,795	gsf	\$ 4.50	\$12,578
	Floor Finishes				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Ground and Polished Slab with Rubber Base	2,795	gsf	\$ 12.00	\$33,540
	Floor Prep & Protection	2,795	gsf	\$ 1.00	\$2,795
	Ceiling Finishes				
	Temper Resistant Ceiling System - Visitation	2,464	sf	\$ 40.00	\$98,560
	SUBTOTAL INTERIOR FINISHES	2,795	BGSF	\$52.76	\$147,473
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	2,795	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	2,795	gsf	\$ 12.00	\$33,540
	SUBTOTAL PLUMBING	2,795	BGSF	\$12.00	\$33,540
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	2,795	gsf	\$ 15.00	\$41,925
	HVAC Equipment	2,795	gsf	\$ 5.50	\$15,373
	HVAC Ductwork, Grilles and Air Devices	2,795	gsf	\$ 20.00	\$55,900
	Duct Insulation and Sound Lining	2,795	gsf	\$ 3.00	\$8,385
	Controls/EMCS	2,795	gsf	\$ 3.65	\$10,202
	Air Balancing (TAB)	2,795	gsf	\$ 1.00	\$2,795
	Commissioning Assistance	2,795	gsf	\$ 1.50	\$4,193
	Misc. Testing, Equipment Rental, Trucking / Deliveries	2,795	gsf	\$ 3.50	\$9,783
	SUBTOTAL HVAC	2,795	BGSF	\$53.15	\$148,554
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	2,795	gsf	\$ 6.00	\$16,770
	SUBTOTAL FIRE PROTECTION	2,795	BGSF	\$6.00	\$16,770
D50 ELECTRICAL					
	Electrical				
	Allowance	2,795	gsf	\$ 70.00	\$195,650

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL ELECTRICAL	2,795	BGSF	\$70.00	\$195,650
E10 EQUIPMENT					
	Storage Equipment				
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	36	ea	\$ 15,000.00	\$540,000
	Detention Casework and Equipment	1	allow	\$ 50,000.00	\$50,000
	Security Glazing Systems	300	sf	\$ 250.00	\$75,000
	Detention Grade Sealants	2,464	gsf	\$ 3.50	\$8,624
	SUBTOTAL EQUIPMENT	2,795	BGSF	\$241.01	\$673,624
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Casework - with Detention Equipment above	2,795	gsf	\$ 6.00	\$16,770
	Window Treatment				
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	2,795	BGSF	\$6.00	\$16,770
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	None		ls		\$0
	SUBTOTAL SPECIAL CONSTRUCTION	2,795	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	2,795	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	2,795	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner:	Flathead County	Architect:	Slate
Project Name:	Flathead County Adult Detention	Project Duration:	24 MO
Project Location:	Flathead, MT	Building GSF:	12,682
Project Start Date:	0	Site GSF:	0
Estimate Date:	Final August 28, 2023		
	INTAKE / TRANSFER / RELEASE		

<i>ESTIMATE SUMMARY</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	12,682	BGSF	\$60.00	\$760,920
A20	Basement Construction	12,682	BGSF	\$0.00	\$0
B10	Superstructure	12,682	BGSF	\$140.19	\$1,777,926
B20	Exterior Enclosure	12,682	BGSF	\$14.19	\$180,000
B30	Roofing	12,682	BGSF	\$31.49	\$399,319
C10	Interior Construction	12,682	BGSF	\$9.37	\$118,774
C20	Stairs	12,682	BGSF	\$0.00	\$0
C30	Interior Finishes	12,682	BGSF	\$34.05	\$431,874
D10	Conveying Systems	12,682	BGSF	\$0.00	\$0
D20	Plumbing	12,682	BGSF	\$12.00	\$152,184
D30	HVAC	12,682	BGSF	\$53.15	\$674,048
D40	Fire Protection	12,682	BGSF	\$6.00	\$76,092
D50	Electrical	12,682	BGSF	\$70.00	\$887,740
E10	Equipment	12,682	BGSF	\$109.64	\$1,390,460
E20	Casework & Furnishings	12,682	BGSF	\$3.94	\$50,000
F10	Special Construction	12,682	BGSF	\$0.00	\$0
F20	Selective Demolition	12,682	BGSF	\$0.00	\$0
Building Construction Subtotal					\$6,899,338
Design Contingency				15.00%	\$1,034,901
Subtotal					\$7,934,238
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$555,397
Subtotal					\$8,489,635
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		12,682	BGSF	\$669.42	\$8,489,635

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	12,682	gsf	\$ 20.00	\$253,640
	Special Foundations				
	Foundation System	12,682	gsf	\$ 25.00	\$317,050
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	12,682	sf	\$ 15.00	\$190,230
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	12,682	BGSF	\$60.00	\$760,920
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	12,682	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 20' high	5,000	sf	\$ 55.00	\$275,000
	Interior CMU Partitions - secure areas	21,280	sf	\$ 45.00	\$957,600
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Structural Framing (11 psf Allowance for Roof)	139,502	lbs	\$ 3.00	\$418,506
	Metal Decking				
	Roof Decking	12,682	sf	\$ 3.50	\$44,387
	Miscellaneous				
	Allowance	12,682	gsf	\$ 2.00	\$25,364
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	12,682	gsf	\$ 4.50	\$57,069
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	12,682	BGSF	\$140.19	\$1,777,926
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction and Finishes				
	CMU Veneer and Insulating Assembly at New Ext. Wall		above		

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Exterior Windows and Doors				
	Insulated Door with High Speed Motor Operator (12' x 14')	4	ea	\$40,000.00	\$160,000
	Exterior Paint & Sealants				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 20,000.00	\$20,000
	SUBTOTAL EXTERIOR ENCLOSURE	12,682	BGSF	\$14.19	\$180,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	12,682	sf	\$ 24.00	\$304,368
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	250	lf	35.00	\$8,750
	Misc. Roof Flashing & Wood Blocking	15%	on	\$304,368	\$45,655
	Roof Accessories				
	Roof Ladders	1	ea	\$ 2,500.00	\$2,500
	Misc - Walk Pads, etc...	12,682	gsf	\$ 3.00	\$38,046
	SUBTOTAL ROOFING	12,682	BGSF	\$31.49	\$399,319
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWP Partitions Allowance (minimal anticipated, majority of walls to be CMU which is included w/ Superstructure	12,682	gsf	\$ 1.00	\$12,682
	Misc. Carpentry, Sealants & Firestopping - Allowance	12,682	gsf	\$ 2.00	\$25,364
	Concrete & CMU Walls - See Superstructure Above			\$ -	\$0
	Interior Glazing				
	See Detention Equipment Below	200	sf	\$ 45.00	\$9,000
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment			\$ -	\$0
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	2	ea	\$ 10,000.00	\$20,000
	Janitorial Accessories	1	ea	\$ 1,000.00	\$1,000
	Signage (Code and Wayfinding)	12,682	gsf	\$ 1.50	\$19,023
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	12,682	gsf	\$ 2.50	\$31,705
	SUBTOTAL INTERIOR CONSTRUCTION	12,682	BGSF	\$9.37	\$118,774
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL STAIRS	12,682	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	12,682	gsf	\$ 4.00	\$50,728
	Restroom Wall Tile - Staff Restrooms	1,600	sf	\$ 30.00	\$48,000
	Floor Finishes				
	Ground and Polished Slab with Rubber Base	12,682	gsf	\$ 12.00	\$152,184
	Floor Prep & Protection	12,682	gsf	\$ 1.00	\$12,682
	Ceiling Finishes				
	ACT / Gyp Ceiling Mix	9,000	sf	\$ 9.00	\$81,000
	Temper Resistant Ceiling System - Security Areas	2,182	sf	\$ 40.00	\$87,280
	SUBTOTAL INTERIOR FINISHES	12,682	BGSF	\$34.05	\$431,874
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	12,682	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	12,682	gsf	\$ 12.00	\$152,184
	SUBTOTAL PLUMBING	12,682	BGSF	\$12.00	\$152,184
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	12,682	gsf	\$ 15.00	\$190,230
	HVAC Equipment	12,682	gsf	\$ 5.50	\$69,751
	HVAC Ductwork, Grilles and Air Devices	12,682	gsf	\$ 20.00	\$253,640
	Duct Insulation and Sound Lining	12,682	gsf	\$ 3.00	\$38,046
	Controls/EMCS	12,682	gsf	\$ 3.65	\$46,289
	Air Balancing (TAB)	12,682	gsf	\$ 1.00	\$12,682
	Commissioning Assistance	12,682	gsf	\$ 1.50	\$19,023
	Misc. Testing, Equipment Rental, Trucking / Deliveries	12,682	gsf	\$ 3.50	\$44,387
	SUBTOTAL HVAC	12,682	BGSF	\$53.15	\$674,048

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	12,682	gsf	\$ 6.00	\$76,092
	SUBTOTAL FIRE PROTECTION	12,682	BGSF	\$6.00	\$76,092
D50 ELECTRICAL					
	Electrical				
	Allowance	12,682	gsf	\$ 70.00	\$887,740
	SUBTOTAL ELECTRICAL	12,682	BGSF	\$70.00	\$887,740
E10 EQUIPMENT					
	Storage Equipment				
	Allowance - Lockers, Etc..	12,682	gsf	\$ 2.00	\$25,364
	Institutional Equipment				
	Property Storage Equipment - Allowance	1	ls	200,000	\$200,000
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	45	ea	\$ 15,000.00	\$675,000
	Security Ceiling Systems - Allowance	1,500	sf	\$ 80.00	\$120,000
	Security Glazing Systems	12,682	gsf	\$ 10.00	\$126,820
	Detention Grade Sealants	12,682	gsf	\$ 3.00	\$38,046
	Misc Detention Equipment and Construction	12,682	gsf	\$ 15.00	\$190,230
	Detention Toilet Equipment	1,500	sf	\$ 10.00	\$15,000
	SUBTOTAL EQUIPMENT	12,682	BGSF	\$109.64	\$1,390,460
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Processing And Arraignment Areas	1	ls	\$ 50,000.00	\$50,000
	Window Treatment				
	None				
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	12,682	BGSF	\$3.94	\$50,000
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	SUBTOTAL SPECIAL CONSTRUCTION	12,682	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
F20	SELECTIVE BUILDING DEMOLITION				
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	12,682	BGSF	\$0.00	\$0
Z10	GENERAL REQUIREMENTS				
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	12,682	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner:	Flathead County	Architect:	Slate
Project Name:	Flathead County Adult Detention	Project Duration:	24 MO
Project Location:	Flathead, MT	Building GSF:	3,209
Project Start Date:	0	Site GSF:	0
Estimate Date:	Final August 28, 2023		

SECURITY OPERATIONS

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	3,209	BGSF	\$60.00	\$192,540
A20	Basement Construction	3,209	BGSF	\$0.00	\$0
B10	Superstructure	3,209	BGSF	\$69.87	\$224,221
B20	Exterior Enclosure	3,209	BGSF	\$25.24	\$81,000
B30	Roofing	3,209	BGSF	\$38.81	\$124,544
C10	Interior Construction	3,209	BGSF	\$74.46	\$238,954
C20	Stairs	3,209	BGSF	\$0.00	\$0
C30	Interior Finishes	3,209	BGSF	\$32.11	\$103,039
D10	Conveying Systems	3,209	BGSF	\$0.00	\$0
D20	Plumbing	3,209	BGSF	\$12.00	\$38,508
D30	HVAC	3,209	BGSF	\$53.15	\$170,558
D40	Fire Protection	3,209	BGSF	\$6.00	\$19,254
D50	Electrical	3,209	BGSF	\$60.00	\$192,540
E10	Equipment	3,209	BGSF	\$7.79	\$25,000
E20	Casework & Furnishings	3,209	BGSF	\$6.00	\$19,254
F10	Special Construction	3,209	BGSF	\$0.00	\$0
F20	Selective Demolition	3,209	BGSF	\$0.00	\$0
Building Construction Subtotal					\$1,429,412
Design Contingency				15.00%	\$214,412
Subtotal					\$1,643,824
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$115,068
Subtotal					\$1,758,892
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		3,209	BGSF	\$548.11	\$1,758,892

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	3,209	gsf	\$ 20.00	\$64,180
	Special Foundations				
	Foundation System - Premium	3,209	gsf	\$ 25.00	\$80,225
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	3,209	sf	\$ 15.00	\$48,135
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	3,209	BGSF	\$60.00	\$192,540
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	3,209	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	Interior CMU Partitions	1,845	sf	\$ 45.00	\$83,025
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	35,299	lbs	\$ 3.00	\$105,897
	Metal Decking				
	Roof Decking	3,209	sf	\$ 4.50	\$14,441
	Misc. Metals - Allowance	3,209	gsf	\$ 2.00	\$6,418
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	3,209	gsf	\$ 4.50	\$14,441
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	3,209	BGSF	\$69.87	\$224,221
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction and Finishes				
	CMU Wall - demising to corridor	1,800	sf	\$ 45.00	\$81,000
	Exterior Windows and Doors				
	Exterior Paint & Sealants				

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Building Graphics				
	None Work Anticipated			\$ -	\$0
	SUBTOTAL EXTERIOR ENCLOSURE	3,209	BGSF	\$25.24	\$81,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	3,209	sf	\$ 24.00	\$77,016
	Flashing and Sheet Metal				
	Misc. Roof Flashing & Wood Blocking	15%	on	\$77,016	\$11,552
	Roof Accessories				
	Misc - Walk Pads, etc...	11,992	gsf	\$ 3.00	\$35,976
	SUBTOTAL ROOFING	3,209	BGSF	\$38.81	\$124,544
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWP Partitions at non-secure spaces	7,980	sf	\$ 15.00	\$119,700
	Misc. Carpentry, Sealants & Firestopping - Allowance	3,209	gsf	\$ 2.00	\$6,418
	Concrete & CMU Walls - See Superstructure Above				
	Interior Glazing				
	HM Relites - Allowance	200	sf	\$ 45.00	\$9,000
	Interior Doors, Frames, Hardware				
	Standard HM Dr, HM Frame, HW, Complete - per leaf	20	ea	\$ 3,500.00	\$70,000
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	2	ea	\$ 10,000.00	\$20,000
	Janitorial Accessories	1	ea	\$ 1,000.00	\$1,000
	Signage (Code and Wayfinding)	3,209	gsf	\$ 1.50	\$4,814
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	3,209	gsf	\$ 2.50	\$8,023
	SUBTOTAL INTERIOR CONSTRUCTION	3,209	BGSF	\$74.46	\$238,954
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	3,209	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	3,209	gsf	\$ 4.50	\$14,441
	Restroom Wall Tile - Staff Restrooms	600	sf	\$ 30.00	\$18,000

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Floor Finishes				
	Ground and Polished Slab with Rubber Base	3,209	gsf	\$ 12.00	\$38,508
	Floor Prep & Protection	3,209	gsf	\$ 1.00	\$3,209
	Ceiling Finishes				
	ACT w/ Vinyl-Covered Tiles	3,209	sf	\$ 9.00	\$28,881
	SUBTOTAL INTERIOR FINISHES	3,209	BGSF	\$32.11	\$103,039
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	3,209	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	3,209	gsf	\$ 12.00	\$38,508
	SUBTOTAL PLUMBING	3,209	BGSF	\$12.00	\$38,508
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	3,209	gsf	\$ 15.00	\$48,135
	HVAC Equipment	3,209	gsf	\$ 5.50	\$17,650
	HVAC Ductwork, Grilles and Air Devices	3,209	gsf	\$ 20.00	\$64,180
	Duct Insulation and Sound Lining	3,209	gsf	\$ 3.00	\$9,627
	Controls/EMCS	3,209	gsf	\$ 3.65	\$11,713
	Air Balancing (TAB)	3,209	gsf	\$ 1.00	\$3,209
	Commissioning Assistance	3,209	gsf	\$ 1.50	\$4,814
	Misc. Testing, Equipment Rental, Trucking / Deliveries	3,209	gsf	\$ 3.50	\$11,232
	SUBTOTAL HVAC	3,209	BGSF	\$53.15	\$170,558
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	3,209	gsf	\$ 6.00	\$19,254
	SUBTOTAL FIRE PROTECTION	3,209	BGSF	\$6.00	\$19,254
D50 ELECTRICAL					
	Electrical				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Allowance	3,209	gsf	\$ 60.00	\$192,540
	SUBTOTAL ELECTRICAL	3,209	BGSF	\$60.00	\$192,540
E10 EQUIPMENT					
	Storage Equipment				
	Lockers	1	allow	\$ 10,000.00	\$10,000
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	1	ea	\$ 15,000.00	\$15,000
	SUBTOTAL EQUIPMENT	3,209	BGSF	\$7.79	\$25,000
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Casework Allowance	3,209	gsf	\$ 6.00	\$19,254
	Window Treatment				
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	3,209	BGSF	\$6.00	\$19,254
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	None		ls		\$0
	SUBTOTAL SPECIAL CONSTRUCTION	3,209	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	3,209	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	3,209	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: Flathead County	Architect: Slate
Project Name: Flathead County Adult Detention	Project Duration: 24 MO
Project Location: Flathead, MT	Building GSF: 4,226
Project Start Date: 0	Site GSF: 0
Estimate Date: Final August 28, 2023	
PROGRAM SERVICES	

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	4,226	BGSF	\$60.00	\$253,560
A20	Basement Construction	4,226	BGSF	\$0.00	\$0
B10	Superstructure	4,226	BGSF	\$155.92	\$658,903
B20	Exterior Enclosure	4,226	BGSF	\$0.00	\$0
B30	Roofing	4,226	BGSF	\$27.81	\$117,538
C10	Interior Construction	4,226	BGSF	\$13.10	\$55,356
C20	Stairs	4,226	BGSF	\$28.40	\$120,000
C30	Interior Finishes	4,226	BGSF	\$63.63	\$268,880
D10	Conveying Systems	4,226	BGSF	\$0.00	\$0
D20	Plumbing	4,226	BGSF	\$15.00	\$63,390
D30	HVAC	4,226	BGSF	\$55.15	\$233,064
D40	Fire Protection	4,226	BGSF	\$6.00	\$25,356
D50	Electrical	4,226	BGSF	\$80.00	\$338,080
E10	Equipment	4,226	BGSF	\$70.44	\$297,678
E20	Casework & Furnishings	4,226	BGSF	\$12.00	\$50,712
F10	Special Construction	4,226	BGSF	\$0.00	\$0
F20	Selective Demolition	4,226	BGSF	\$0.00	\$0
Building Construction Subtotal					\$2,482,516
Design Contingency				15.00%	\$372,377
Subtotal					\$2,854,894
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$199,843
Subtotal					\$3,054,736
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		4,226	BGSF	\$722.84	\$3,054,736

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	4,226	gsf	\$ 20.00	\$84,520
	Special Foundations				
	Foundation System	4,226	gsf	\$ 25.00	\$105,650
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	4,226	sf	\$ 15.00	\$63,390
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	4,226	BGSF	\$60.00	\$253,560
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	4,226	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	Interior CMU Partitions - secure areas	8,712	sf	\$ 45.00	\$392,040
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	53,459	lbs	\$ 3.00	\$160,377
	Metal Decking				
	Roof Decking	4,226	sf	\$ 3.50	\$14,791
	Viewing Mezzanine Allowance	1,000	sf	\$ 60.00	\$60,000
	Miscellaneous				
	Allowance	4,226	gsf	\$ 3.00	\$12,678
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	4,226	gsf	\$ 4.50	\$19,017
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	4,226	BGSF	\$155.92	\$658,903
B20 EXTERIOR ENCLOSURE					
	Exterior Doors				
	Exterior Paint and Sealants				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Building Graphics				
	Allowance for Building Signage		none		
	SUBTOTAL EXTERIOR ENCLOSURE	4,226	BGSF	\$0.00	\$0
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	4,226	sf	\$ 24.00	\$101,424
	Flashing and Sheet Metal				
	Misc. Roof Flashing & Wood Blocking	15%	on	\$101,424	\$15,214
	Roof Accessories				
	Misc - Walk Pads, etc...	300	gsf	\$ 3.00	\$900
	SUBTOTAL ROOFING	4,226	BGSF	\$27.81	\$117,538
C10 INTERIOR CONSTRUCTION					

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	4,226	gsf	\$ 2.00	\$8,452
	Interior Glazing				
	See Detention Equipment	200	sf	\$ 45.00	\$9,000
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	2	ea	\$ 10,000.00	\$20,000
	Janitorial Accessories	1	ea	\$ 1,000.00	\$1,000
	Signage (Code and Wayfinding)	4,226	gsf	\$ 1.50	\$6,339
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	4,226	gsf	\$ 2.50	\$10,565
	SUBTOTAL INTERIOR CONSTRUCTION	4,226	BGSF	\$13.10	\$55,356
C20	STAIRS				
	Stairs to viewing mezz				
	Stair Allowance	8	ea	\$ 15,000.00	\$120,000
	Precast Concrete				
	SUBTOTAL STAIRS	4,226	BGSF	\$28.40	\$120,000
C30	INTERIOR FINISHES				
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	4,226	gsf	\$ 5.00	\$21,130
	Restroom Wall Tile - Staff Restrooms	600	sf	\$ 30.00	\$18,000
	Floor Finishes				
	Ground and Polished Slab with Rubber Base	4,670	gsf	\$ 12.00	\$56,040
	Floor Prep & Protection	4,670	gsf	\$ 1.00	\$4,670
	Ceiling Finishes				
	Temper Resistant Ceiling System - Security Areas	4,226	sf	\$ 40.00	\$169,040
	SUBTOTAL INTERIOR FINISHES	4,226	BGSF	\$63.63	\$268,880
D10	CONVEYING SYSTEMS				
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	4,226	BGSF	\$0.00	\$0
D20	PLUMBING				
	Plumbing				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Allowance	4,226	gsf	\$ 15.00	\$63,390
	SUBTOTAL PLUMBING	4,226	BGSF	\$15.00	\$63,390
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	4,226	gsf	\$ 15.00	\$63,390
	HVAC Equipment	4,226	gsf	\$ 7.50	\$31,695
	HVAC Ductwork, Grilles and Air Devices	4,226	gsf	\$ 20.00	\$84,520
	Duct Insulation and Sound Lining	4,226	gsf	\$ 3.00	\$12,678
	Controls/EMCS	4,226	gsf	\$ 3.65	\$15,425
	Air Balancing (TAB)	4,226	gsf	\$ 1.00	\$4,226
	Commissioning Assistance	4,226	gsf	\$ 1.50	\$6,339
	Misc. Testing, Equipment Rental, Trucking / Deliveries	4,226	gsf	\$ 3.50	\$14,791
	SUBTOTAL HVAC	4,226	BGSF	\$55.15	\$233,064
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	4,226	gsf	\$ 6.00	\$25,356
	SUBTOTAL FIRE PROTECTION	4,226	BGSF	\$6.00	\$25,356
D50 ELECTRICAL					
	Electrical				
	Allowance	4,226	gsf	\$ 80.00	\$338,080
	SUBTOTAL ELECTRICAL	4,226	BGSF	\$80.00	\$338,080
E10 EQUIPMENT					
	Medical Equipment				
	Storage Equipment				
	Lockers or other storage	1	allow	\$ 10,000.00	\$10,000
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	10	ea	\$ 15,000.00	\$150,000
	Security Glazing Systems	500	sf	\$ 250.00	\$125,000
	Detention Grade Sealants	4,226	gsf	\$ 3.00	\$12,678
	SUBTOTAL EQUIPMENT	4,226	BGSF	\$70.44	\$297,678
E20 CASEWORK & FURNISHINGS					
	Fixed Millwork / Casework				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Casework Allowance	4,226	gsf	\$ 12.00	\$50,712
	Window Treatment				
	None Work Anticipated			\$ -	\$0
	Moveable Furnishings				
	EXCLUDED			\$ -	\$0
	SUBTOTAL FURNISHINGS	4,226	BGSF	\$12.00	\$50,712
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	SUBTOTAL SPECIAL CONSTRUCTION	4,226	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	4,226	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	4,226	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: Flathead County	Architect: Slate
Project Name: Flathead County Adult Detention	Project Duration: 24 MO
Project Location: Flathead, MT	Building GSF: 6,150
Project Start Date: 0	Site GSF: 0
Estimate Date: Final August 28, 2023	
MEDICAL SERVICES	

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	6,150	BGSF	\$60.00	\$369,000
A20	Basement Construction	6,150	BGSF	\$0.00	\$0
B10	Superstructure	6,150	BGSF	\$157.71	\$969,893
B20	Exterior Enclosure	6,150	BGSF	\$0.00	\$0
B30	Roofing	6,150	BGSF	\$30.60	\$188,190
C10	Interior Construction	6,150	BGSF	\$9.58	\$58,900
C20	Stairs	6,150	BGSF	\$0.00	\$0
C30	Interior Finishes	6,150	BGSF	\$67.80	\$417,000
D10	Conveying Systems	6,150	BGSF	\$0.00	\$0
D20	Plumbing	6,150	BGSF	\$15.00	\$92,250
D30	HVAC	6,150	BGSF	\$55.15	\$339,173
D40	Fire Protection	6,150	BGSF	\$6.00	\$36,900
D50	Electrical	6,150	BGSF	\$60.00	\$369,000
E10	Equipment	6,150	BGSF	\$88.77	\$545,950
E20	Casework & Furnishings	6,150	BGSF	\$12.00	\$73,800
F10	Special Construction	6,150	BGSF	\$0.00	\$0
F20	Selective Demolition	6,150	BGSF	\$0.00	\$0
Building Construction Subtotal					\$3,460,055
Design Contingency				15.00%	\$519,008
Subtotal					\$3,979,063
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$278,534
Subtotal					\$4,257,598
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		6,150	BGSF	\$692.29	\$4,257,598

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	6,150	gsf	\$ 20.00	\$123,000
	Special Foundations				
	Foundation System	6,150	gsf	\$ 25.00	\$153,750
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	6,150	sf	\$ 15.00	\$92,250
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	6,150	BGSF	\$60.00	\$369,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	6,150	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	Interior CMU Partitions - secure areas	15,000	sf	\$ 45.00	\$675,000
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	77,798	lbs	\$ 3.00	\$233,393
	Metal Decking				
	Roof Decking	6,150	sf	\$ 3.50	\$21,525
	Miscellaneous				
	Allowance	6,150	gsf	\$ 2.00	\$12,300
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	6,150	gsf	\$ 4.50	\$27,675
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	6,150	BGSF	\$157.71	\$969,893
B20 EXTERIOR ENCLOSURE					
	Exterior Doors				
	Exterior Paint and Sealants				
	Building Graphics				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Allowance for Building Signage		none		
	SUBTOTAL EXTERIOR ENCLOSURE	6,150	BGSF	\$0.00	\$0
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	6,150	sf	\$ 24.00	\$147,600
	Flashing and Sheet Metal				
	Misc. Roof Flashing & Wood Blocking	15%	on	\$147,600	\$22,140
	Roof Accessories				
	Misc - Walk Pads, etc...	6,150	gsf	\$ 3.00	\$18,450
	SUBTOTAL ROOFING	6,150	BGSF	\$30.60	\$188,190
C10 INTERIOR CONSTRUCTION					

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	6,150	gsf	\$ 2.00	\$12,300
	Interior Glazing				
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	2	ea	\$ 10,000.00	\$20,000
	Janitorial Accessories	2	ea	\$ 1,000.00	\$2,000
	Signage (Code and Wayfinding)	6,150	gsf	\$ 1.50	\$9,225
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	6,150	gsf	\$ 2.50	\$15,375
	SUBTOTAL INTERIOR CONSTRUCTION	6,150	BGSF	\$9.58	\$58,900
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	6,150	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	6,150	gsf	\$ 5.00	\$30,750
	Restroom Wall Tile - Staff Restrooms	1,600	sf	\$ 30.00	\$48,000
	Floor Finishes				
	Medical Grade Flooring	6,150	gsf	\$ 14.00	\$86,100
	Floor Prep & Protection	6,150	gsf	\$ 1.00	\$6,150
	Ceiling Finishes				
	Temper Resistant Ceiling System	6,150	sf	\$ 40.00	\$246,000
	SUBTOTAL INTERIOR FINISHES	6,150	BGSF	\$67.80	\$417,000
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	6,150	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	6,150	gsf	\$ 15.00	\$92,250

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL PLUMBING	6,150	BGSF	\$15.00	\$92,250
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	6,150	gsf	\$ 15.00	\$92,250
	HVAC Equipment	6,150	gsf	\$ 7.50	\$46,125
	HVAC Ductwork, Grilles and Air Devices	6,150	gsf	\$ 20.00	\$123,000
	Duct Insulation and Sound Lining	6,150	gsf	\$ 3.00	\$18,450
	Controls/EMCS	6,150	gsf	\$ 3.65	\$22,448
	Air Balancing (TAB)	6,150	gsf	\$ 1.00	\$6,150
	Commissioning Assistance	6,150	gsf	\$ 1.50	\$9,225
	Misc. Testing, Equipment Rental, Trucking / Deliveries	6,150	gsf	\$ 3.50	\$21,525
	SUBTOTAL HVAC	6,150	BGSF	\$55.15	\$339,173
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	6,150	gsf	\$ 6.00	\$36,900
	SUBTOTAL FIRE PROTECTION	6,150	BGSF	\$6.00	\$36,900
D50 ELECTRICAL					
	Electrical				
	Allowance	6,150	gsf	\$ 60.00	\$369,000
	SUBTOTAL ELECTRICAL	6,150	BGSF	\$60.00	\$369,000
E10 EQUIPMENT					
	Medical Equipment				
	Allowance	1	allow	\$ 60,000	\$60,000
	Storage Equipment				
	Lockers or other storage	1	allow	\$ 5,000.00	\$5,000
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	30	ea	\$ 15,000.00	\$450,000
	Security Glazing Systems	50	sf	\$ 250.00	\$12,500
	Detention Grade Sealants	6,150	gsf	\$ 3.00	\$18,450
	SUBTOTAL EQUIPMENT	6,150	BGSF	\$88.77	\$545,950
E20 CASEWORK & FURNISHINGS					
	Fixed Millwork / Casework				
	Casework Allowance	6,150	gsf	\$ 12.00	\$73,800

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Window Treatment				
	None Work Anticipated			\$ -	\$0
	Moveable Furnishings				
	EXCLUDED			\$ -	\$0
	SUBTOTAL FURNISHINGS	6,150	BGSF	\$12.00	\$73,800
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	SUBTOTAL SPECIAL CONSTRUCTION	6,150	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	6,150	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	6,150	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner:	Flathead County	Architect:	Slate
Project Name:	Flathead County Adult Detention	Project Duration:	24 MO
Project Location:	Flathead, MT	Building GSF:	6,141
Project Start Date:	0	Site GSF:	0
Estimate Date:	Final August 28, 2023		
	FOOD AND LAUNDRY SERVICES		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	6,141	BGSF	\$60.00	\$368,460
A20	Basement Construction	6,141	BGSF	\$0.00	\$0
B10	Superstructure	6,141	BGSF	\$113.13	\$694,702
B20	Exterior Enclosure	6,141	BGSF	\$10.58	\$65,000
B30	Roofing	6,141	BGSF	\$30.54	\$187,540
C10	Interior Construction	6,141	BGSF	\$5.90	\$36,232
C20	Stairs	6,141	BGSF	\$0.00	\$0
C30	Interior Finishes	6,141	BGSF	\$75.00	\$460,575
D10	Conveying Systems	6,141	BGSF	\$0.00	\$0
D20	Plumbing	6,141	BGSF	\$90.00	\$552,690
D30	HVAC	6,141	BGSF	\$67.48	\$414,416
D40	Fire Protection	6,141	BGSF	\$6.00	\$36,846
D50	Electrical	6,141	BGSF	\$62.15	\$381,680
E10	Equipment	6,141	BGSF	\$132.89	\$816,104
E20	Casework & Furnishings	6,141	BGSF	\$4.78	\$29,360
F10	Special Construction	6,141	BGSF	\$0.00	\$0
F20	Selective Demolition	6,141	BGSF	\$0.00	\$0
Building Construction Subtotal					\$4,043,605
Design Contingency				15.00%	\$606,541
Subtotal					\$4,650,146
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$325,510
Subtotal					\$4,975,656
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		6,141	BGSF	\$810.24	\$4,975,656

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	6,141	gsf	\$ 20.00	\$122,820
	Special Foundations				
	Foundation System	6,141	gsf	\$ 25.00	\$153,525
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	6,141	sf	\$ 15.00	\$92,115
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	6,141	BGSF	\$60.00	\$368,460
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	6,141	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 20' high	2,600	sf	\$ 55.00	\$143,000
	Interior CMU Partitions - secure areas	5,580	sf	\$ 45.00	\$251,100
	Structural Steel				
	Roof Structure (includes 15% for connections)				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Bar Joists - 11 lb / sf Allowance	77,684	lbs	\$ 3.00	\$233,051
	Metal Decking				
	Roof Decking	6,141	sf	\$ 3.50	\$21,494
	Misc. Metals - Allowance	6,141	gsf	\$ 3.00	\$18,423
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	6,141	gsf	\$ 4.50	\$27,635
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	6,141	BGSF	\$113.13	\$694,702
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction and Finishes				
	CMU Veneer and Insulating Assembly at New Ext. Wall		above		
	Exterior Windows and Doors				
	Security Grade HM Dr, HM Frame, Hardware, Single Door	4	ea	\$ 15,000.00	\$60,000
	Exterior Paint & Sealants				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 5,000.00	\$5,000
	Building Graphics				
	None Work Anticipated			\$ -	\$0
	SUBTOTAL EXTERIOR ENCLOSURE	6,141	BGSF	\$10.58	\$65,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	5,872	sf	\$ 24.00	\$140,928
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	130	lf	35.00	\$4,550
	Misc. Roof Flashing & Wood Blocking	15%	on	\$140,928	\$21,139
	Roof Accessories				
	Roof Ladders	1	ea	\$ 2,500.00	\$2,500
	Misc - Walk Pads, etc...	6,141	gsf	\$ 3.00	\$18,423
	SUBTOTAL ROOFING	6,141	BGSF	\$30.54	\$187,540
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	5,872	gsf	\$ 2.00	\$11,744
	Concrete & CMU Walls - See Superstructure Above			\$ -	\$0
	Interior Glazing				
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment			\$ -	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Fittings / Specialties				
	Janitorial Accessories	1	ea	\$ 1,000.00	\$1,000
	Signage (Code and Wayfinding)	5,872	gsf	\$ 1.50	\$8,808
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	5,872	gsf	\$ 2.50	\$14,680
	SUBTOTAL INTERIOR CONSTRUCTION	6,141	BGSF	\$5.90	\$36,232
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	6,141	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	6,141	gsf	\$ 4.00	\$24,564
	Floor Finishes				
	Allowance (Epoxy)	6,141	gsf	\$ 30.00	\$184,230
	Floor Prep & Protection	6,141	gsf	\$ 1.00	\$6,141
	Ceiling Finishes				
	Temper Resistant Ceiling System - Security Areas	6,141	sf	\$ 40.00	\$245,640
	SUBTOTAL INTERIOR FINISHES	6,141	BGSF	\$75.00	\$460,575
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	6,141	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	Allowance	6,141	gsf	\$ 90.00	\$552,690
	SUBTOTAL PLUMBING	6,141	BGSF	\$90.00	\$552,690
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	6,141	gsf	\$ 10.00	\$61,410
	HVAC Equipment (includes Type 1 Kitchen hood w/ welded duct & fire wrap, exhaust fans, makeup air unit, dishwasher hood)	6,141	gsf	\$ 23.72	\$145,675
	HVAC Ductwork, Grilles and Air Devices	6,141	gsf	\$ 20.44	\$125,500
	Duct Insulation and Sound Lining	6,141	gsf	\$ 2.63	\$16,122
	Controls/EMCS	6,141	gsf	\$ 3.70	\$22,722
	Air Balancing (TAB)	6,141	gsf	\$ 2.00	\$12,282
	Commissioning Assistance	6,141	gsf	\$ 1.50	\$9,212
	Misc. Testing, Equipment Rental, Trucking / Deliveries	6,141	gsf	\$ 3.50	\$21,494
	SUBTOTAL HVAC	6,141	BGSF	\$67.48	\$414,416
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	6,141	gsf	\$ 6.00	\$36,846
	SUBTOTAL FIRE PROTECTION	6,141	BGSF	\$6.00	\$36,846
D50 ELECTRICAL					
	Electrical				
	Allowance	5,872	gsf	\$ 65.00	\$381,680
	SUBTOTAL ELECTRICAL	6,141	BGSF	\$62.15	\$381,680
E10 EQUIPMENT					
	Storage Equipment				
	Food Storage	1	ls	\$ 75,000	\$75,000
	Misc., Lockers, Etc.. - Allowance	5,872	gsf	\$ 2.00	\$11,744
	Commercial Equipment				
	Kitchen Equipment - Allowance	1	ls	500,000	\$500,000
	Laundry Equipment - Allowance	1	ls	200,000	\$200,000
	Detention Equipment				
	Misc.	5,872	gsf	\$ 5.00	\$29,360

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL EQUIPMENT	6,141	BGSF	\$132.89	\$816,104
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Misc. Non Kitchen Equipment Casework Allowance	5,872	sf	\$ 5.00	\$29,360
	Window Treatment				
	None anticipated				\$0
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	6,141	BGSF	\$4.78	\$29,360
F10 SPECIAL CONSTRUCTION					
	Special Facilities				\$0
	SUBTOTAL SPECIAL CONSTRUCTION	6,141	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Building Structural Demolition				
	Building Exterior Demolition				
	Building Interior Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	6,141	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	6,141	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: **Flathead County**
Project Name: **Flathead County Adult Detention**
Project Location: Flathead, MT
Project Start Date:
Estimate Date: August 11, 2023
HOUSING

Architect: Slate
Project Duration:
Building GSF: 77,325
Site GSF:

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	77,325	BGSF	\$65.00	\$5,026,125
A20	Basement Construction	77,325	BGSF	\$0.00	\$0
B10	Superstructure	77,325	BGSF	\$125.81	\$9,728,060
B20	Exterior Enclosure	77,325	BGSF	\$6.85	\$529,600
B30	Roofing	77,325	BGSF	\$34.09	\$2,635,895
C10	Interior Construction	77,325	BGSF	\$11.82	\$914,250
C20	Stairs	77,325	BGSF	\$7.76	\$600,000
C30	Interior Finishes	77,325	BGSF	\$34.50	\$2,667,713
D10	Conveying Systems	77,325	BGSF	\$0.00	\$0
D20	Plumbing	77,325	BGSF	\$50.00	\$3,866,250
D30	HVAC	77,325	BGSF	\$80.91	\$6,256,366
D40	Fire Protection	77,325	BGSF	\$10.00	\$773,250
D50	Electrical	77,325	BGSF	\$75.00	\$5,799,375
E10	Equipment	77,325	BGSF	\$83.67	\$6,470,125
E20	Casework & Furnishings	77,325	BGSF	\$0.00	\$0
F10	Special Construction	77,325	BGSF	\$0.00	\$0
F20	Selective Demolition	77,325	BGSF	\$0.00	\$0
Building Construction Subtotal					\$45,267,008
Design Contingency				15.00%	\$6,790,051
Subtotal					\$52,057,059
Contractor Mark Up (Overhead, Profit, Insurance, B&O Tax)				7.00%	\$3,643,994
Escalation to Mid-Point					See Summary
BUILDING TOTAL		77,325	BGSF	\$720.35	\$55,701,054

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundations				
	Footings and Footing Excavation	77,325	gsf	\$ 20.00	\$1,546,500
	Special Foundations				
	Foundation System	77,325	gsf	\$ 25.00	\$1,933,125
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	77,325	sf	\$ 20.00	\$1,546,500
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	77,325	BGSF	\$65.00	\$5,026,125
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	77,325	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	Vertical Structure				
	12" CMU Walls - perimeter x 20'	25,200	sf	55.00	\$1,386,000
	12" CMU Walls at Pod Entries x 20'	12,600	sf	50.00	\$630,000
	8" CMU Walls between cell pods x 20'	30,080	sf	45.00	\$1,353,600
	CMU Cell Walls - 6"	66,904	lf	\$ 40.00	\$2,676,160
	Structural Steel				
	Security Floor Panels @ Jail Mezz. - See Detention Equip.			-	
	Roof Structure				
	Bar Joists - 11 lb / sf Allowance	850,575	lbs	3.00	\$2,551,725
	Metal Decking				
	Roof Decking	77,325	sf	3.50	\$270,638
	Catwalk / Viewing Platform	7,000	sf	40.00	\$280,000
	Misc. Metals - Allowance	77,325	gsf	\$ 3.00	\$231,975
	Fireproofing				
	Structural Steel Fireproofing - None Required	77,325	gsf	4.50	\$347,963
	Firestopping - See Interior Partitions			-	\$0
	SUBTOTAL SUPERSTRUCTURE	77,325	BGSF	\$125.81	\$9,728,060

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction and Finishes				
	12" Ext CMU Walls		above		\$0
	Mechanical Unit Screen Walls	1	ls	\$ 250,000	\$250,000
	Exterior Windows and Doors				
	See Detention Equipment			\$ -	\$0
	Exterior Paint & Sealants				
	Misc. Paint, Caulking and Joint Sealants	37,800	sf	\$ 7.00	\$264,600
	Building Graphics				
	Allowance	1	ls	\$ 15,000.00	\$15,000
	SUBTOTAL EXTERIOR ENCLOSURE	77,325	BGSF	\$6.85	\$529,600
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	77,325	sf	\$ 24.00	\$1,855,800
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	840	lf	35.00	\$29,400
	Misc. Roof Flashing & Wood Blocking	15%	on	\$1,855,800	\$278,370
	Skylights				
	Unit Skylight - 4'x6'	64	ea	\$ 2,400.00	\$153,600
	Roof Accessories				
	Smoke Hatches	16	ea	\$ 3,500.00	\$56,000
	Roof Rails @ Jail	330	lf	\$ 75.00	\$24,750
	Roof Ladders	2	ea	\$ 3,000.00	\$6,000
	Misc - Walk Pads, etc...	77,325	gsf	\$ 3.00	\$231,975
	SUBTOTAL ROOFING	77,325	BGSF	\$34.09	\$2,635,895
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	77,325	gsf	\$ 7.00	\$541,275
	Concrete & CMU Walls - See Superstructure Above			\$ -	\$0
	Railings				
	Mezz. Guardrails	940	lf	\$ 150.00	\$141,000
	Interior Glazing				
	See Detention Equipment			\$ -	\$0
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment			\$ -	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Fittings / Specialties				
	Toilet Accessories - See Detention Equipment			\$ -	\$0
	Signage (Code and Wayfinding)	77,325	gsf	\$ 2.00	\$154,650
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	77,325	gsf	\$ 1.00	\$77,325
	SUBTOTAL INTERIOR CONSTRUCTION	77,325	BGSF	\$11.82	\$914,250
C20 STAIRS					
	Stair Construction (inc. concrete, finishes & guard / hand rails)				
	Pre-Engineered Steel Stairs	20	flights	\$ 30,000.00	\$600,000
	SUBTOTAL STAIRS	77,325	BGSF	\$7.76	\$600,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	77,325	gsf	\$ 5.00	\$386,625
	Floor Finishes				
	Allowance - Sealed Concrete in Day Rooms, Prime Coat in Cells	77,325	sf	\$ 25.00	\$1,933,125
	Floor Prep & Protection	77,325	sf	\$ 1.00	\$77,325
	Ceiling Finishes				
	Detention Ceilings - See Detention Equipment				
	Spray Applied High Density Acoustical Treatment, K13	77,325	sf	\$ 3.50	\$270,638
	SUBTOTAL INTERIOR FINISHES	77,325	BGSF	\$34.50	\$2,667,713
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	None Work Anticipated			\$ -	\$0
	SUBTOTAL CONVEYING SYSTEMS	77,325	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	Allowance	77,325	gsf	\$ 50.00	\$3,866,250
	SUBTOTAL PLUMBING	77,325	BGSF	\$50.00	\$3,866,250
D30 HVAC					
	HVAC (Stand Alone System)				
	HVAC Equipment	77,325	gsf	\$ 30.00	\$2,319,750
	HVAC Ductwork, Grilles and Air Devices	77,325	gsf	\$ 35.00	\$2,706,375
	Duct Insulation and Sound Lining	77,325	gsf	\$ 4.83	\$373,480
	Controls/EMCS	77,325	gsf	\$ 5.83	\$450,805
	Air Balancing (TAB)	77,325	gsf	\$ 0.75	\$57,994
	Commissioning Assistance	77,325	gsf	\$ 1.00	\$77,325
	Misc. Testing, Equipment Rental, Trucking / Deliveries	77,325	gsf	\$ 3.50	\$270,638
	SUBTOTAL HVAC	77,325	BGSF	\$80.91	\$6,256,366
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	77,325	gsf	\$ 10.00	\$773,250
	SUBTOTAL FIRE PROTECTION	77,325	BGSF	\$10.00	\$773,250
D50 ELECTRICAL					
	Electrical and LV Systems				
	Allowance	77,325	gsf	\$ 75.00	\$5,799,375
	SUBTOTAL ELECTRICAL	77,325	BGSF	\$75.00	\$5,799,375
E10 EQUIPMENT					
	Equipment				
	Misc	77,325	gsf	\$ 4.00	\$309,300

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Detention Equipment				
	Detention Mezzanine Floor System - Bidder Designed	12,920	sf	\$ 75.00	\$969,000
	Doors, Frames, Hardware - Allowance	220	ea	\$ 15,000.00	\$3,300,000
	Security Ceiling Systems	7,608	sf	\$ 75.00	\$570,600
	Security Glazing Systems - Allowance	77,325	gsf	\$ 10.00	\$773,250
	Detention Grade Sealants - Allowance	77,325	gsf	\$ 3.00	\$231,975
	Cell Bunks / Holding Wall Mount Benches	220	ea	\$ 300.00	\$66,000
	Misc Cell Furnishings	1	ls	\$ 200,000	\$200,000
	Misc. Detention Shower Accessories	1	ls	\$ 50,000.00	\$50,000
	SUBTOTAL EQUIPMENT	77,325	BGSF	\$83.67	\$6,470,125
E20 CASEWORK & FURNISHINGS					
	Fixed Millwork / Casework				
	See detention equipment above			\$ -	\$0
	Window Treatment				
	No Work Anticipated			\$ -	\$0
	Moveable Furnishings				
	EXCLUDED			\$ -	\$0
	SUBTOTAL FURNISHINGS	77,325	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
					\$0
	SUBTOTAL SPECIAL CONSTRUCTION	77,325	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	See Sitework Estimate			\$ -	\$0
	Hazardous Components Abatement				
	See Sitework Estimate			\$ -	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	77,325	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary			\$ -	\$0
	SUBTOTAL GENERAL REQUIREMENTS	77,325	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: Flathead County	Architect: Slate
Project Name: Flathead County Adult Detention	Project Duration: 24 MO
Project Location: Flathead, MT	Building GSF: 10,461
Project Start Date: 0	Site GSF: 0
Estimate Date: Final August 28, 2023	
Courts	

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	10,461	BGSF	\$60.00	\$627,660
A20	Basement Construction	10,461	BGSF	\$0.00	\$0
B10	Superstructure	10,461	BGSF	\$94.00	\$983,316
B20	Exterior Enclosure	10,461	BGSF	\$83.61	\$874,600
B30	Roofing	10,461	BGSF	\$31.76	\$332,232
C10	Interior Construction	10,461	BGSF	\$165.69	\$1,733,247
C20	Stairs	10,461	BGSF	\$0.00	\$0
C30	Interior Finishes	10,461	BGSF	\$44.02	\$460,526
D10	Conveying Systems	10,461	BGSF	\$0.00	\$0
D20	Plumbing	10,461	BGSF	\$12.00	\$125,532
D30	HVAC	10,461	BGSF	\$53.15	\$556,002
D40	Fire Protection	10,461	BGSF	\$6.00	\$62,766
D50	Electrical	10,461	BGSF	\$70.00	\$732,270
E10	Equipment	10,461	BGSF	\$18.18	\$190,200
E20	Casework & Furnishings	10,461	BGSF	\$6.00	\$62,766
F10	Special Construction	10,461	BGSF	\$0.00	\$0
F20	Selective Demolition	10,461	BGSF	\$0.00	\$0
Building Construction Subtotal					\$6,741,116
Design Contingency				15.00%	\$1,011,167
Subtotal					\$7,752,284
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$542,660
Subtotal					\$8,294,943
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		10,461	BGSF	\$792.94	\$8,294,943

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	10,461	gsf	\$ 20.00	\$209,220
	Special Foundations				
	Foundation System	10,461	gsf	\$ 25.00	\$261,525
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	10,461	sf	\$ 15.00	\$156,915
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	10,461	BGSF	\$60.00	\$627,660
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	10,461	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 20' high	5,500	sf	\$ 55.00	\$302,500
	8" CMU at holding areas	3,750	sf	\$ 45.00	\$168,750
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Structural Framing (11 psf Allowance for Roof)	132,332	lbs	\$ 3.00	\$396,995
	Metal Decking				
	Roof Decking	10,461	sf	\$ 3.50	\$36,614
	Miscellaneous				
	Allowance	10,461	gsf	\$ 3.00	\$31,383
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	10,461	gsf	\$ 4.50	\$47,075
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	10,461	BGSF	\$94.00	\$983,316

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, 6" metal studs, R-19/R-21 batt insulation, sheathing, 2" rigid insulation, WRB)	9,000	sf	\$ 24.00	\$216,000
	Exterior Wall Finish				
	Mix of Brick and Composite Metal Panel with vapor barrier	8,000	sf	\$ 55.00	\$440,000
	Exterior Soffits				
	Finish to Soffits (Entry and/or Overhangs)	500	sf	\$ 30.00	\$15,000
	Exterior Windows				
	Storefront/Windows, Standard Clear Anodized with Flashing	1,000	sf	\$ 110.00	\$110,000
	Exterior Sunscreens - Allowance	100	lf	\$ 200.00	\$20,000
	Exterior Doors				
	Storefront Entry Doors, Hardware, per leaf	4	ea	\$ 3,500.00	\$14,000
	Push Button ADA Auto Operators	2	ea	\$ 4,000.00	\$8,000
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	3	ea	\$ 2,200.00	\$6,600
	Exterior Paint and Sealants				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 25,000.00	\$25,000
	Building Graphics				
	Allowance for Building Signage	1	ls	\$ 20,000.00	\$20,000
	SUBTOTAL EXTERIOR ENCLOSURE	10,461	BGSF	\$83.61	\$874,600
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	10,461	sf	\$ 24.00	\$251,064
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	275	lf	35.00	\$9,625
	Misc. Roof Flashing & Wood Blocking	15%	on	\$251,064	\$37,660
	Roof Accessories				
	Roof Ladders	1	ea	\$ 2,500.00	\$2,500
	Misc - Walk Pads, etc...	10,461	gsf	\$ 3.00	\$31,383
	SUBTOTAL ROOFING	10,461	BGSF	\$31.76	\$332,232
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWB Partition (GWB - Finish 2 Sides, 6" metal studs, sound batts)	74,750	sf	\$ 15.00	\$1,121,250
	Add for Upgrade construction in Courtrooms	4,300	sf	\$ 80.00	\$344,000
	Misc. Carpentry, Sealants & Firestopping - Allowance	10,461	gsf	\$ 2.50	\$26,153
	Interior Glazing				
	HM Relites - Allowance	200	sf	\$ 45.00	\$9,000
	Allowance for ballistics glazing	1	allow	\$ 10,000.00	\$10,000
	Visitation Windows and Security Equipment		elow		

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Interior Doors, Frames, Hardware				
	Standard HM Dr, HM Frame, HW, Complete - per leaf	40	ea	\$ 3,500.00	\$140,000
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	4	ea	\$ 10,000.00	\$40,000
	Janitorial Accessories	1	ea	\$ 1,000.00	\$1,000
	Signage (Code and Wayfinding)	10,461	gsf	\$ 1.50	\$15,692
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	10,461	gsf	\$ 2.50	\$26,153
	SUBTOTAL INTERIOR CONSTRUCTION	10,461	BGSF	\$165.69	\$1,733,247
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	10,461	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	10,461	gsf	\$ 4.00	\$41,844
	Upgrade Trim in Courtrooms	4,300	sf	\$ 25.00	\$107,500
	Restroom Wall Tile - Staff Restrooms	1,200	sf	\$ 30.00	\$36,000
	Floor Finishes				
	Ground and Polished Slab with Rubber Base	5,781	gsf	\$ 12.00	\$69,372
	Upgrade Flooring in Courtrooms	4,680	sf	\$ 15.00	\$70,200
	Floor Prep & Protection	10,461	gsf	\$ 1.00	\$10,461
	Ceiling Finishes				
	Temper Resistant Ceiling System - Security Areas	1,000	sf	\$ 40.00	\$40,000
	ACT w/ Vinyl-Covered Tiles	9,461	sf	\$ 9.00	\$85,149
	SUBTOTAL INTERIOR FINISHES	10,461	BGSF	\$44.02	\$460,526
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	10,461	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	10,461	gsf	\$ 12.00	\$125,532

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL PLUMBING	10,461	BGSF	\$12.00	\$125,532
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	10,461	gsf	\$ 15.00	\$156,915
	HVAC Equipment	10,461	gsf	\$ 5.50	\$57,536
	HVAC Ductwork, Grilles and Air Devices	10,461	gsf	\$ 20.00	\$209,220
	Duct Insulation and Sound Lining	10,461	gsf	\$ 3.00	\$31,383
	Controls/EMCS	10,461	gsf	\$ 3.65	\$38,183
	Air Balancing (TAB)	10,461	gsf	\$ 1.00	\$10,461
	Commissioning Assistance	10,461	gsf	\$ 1.50	\$15,692
	Misc. Testing, Equipment Rental, Trucking / Deliveries	10,461	gsf	\$ 3.50	\$36,614
	SUBTOTAL HVAC	10,461	BGSF	\$53.15	\$556,002
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	10,461	gsf	\$ 6.00	\$62,766
	SUBTOTAL FIRE PROTECTION	10,461	BGSF	\$6.00	\$62,766
D50 ELECTRICAL					
	Electrical				
	Allowance	10,461	gsf	\$ 70.00	\$732,270
	SUBTOTAL ELECTRICAL	10,461	BGSF	\$70.00	\$732,270
E10 EQUIPMENT					
	Storage Equipment				
	Lockers or other storage	1	allow	\$ 5,000.00	\$5,000
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	8	ea	\$ 15,000.00	\$120,000
	Misc Detention Equipment	1	ls	\$ 50,000.00	\$50,000
	Security Glazing Systems	50	sf	\$ 250.00	\$12,500
	Detention Grade Sealants	900	gsf	\$ 3.00	\$2,700
	SUBTOTAL EQUIPMENT	10,461	BGSF	\$18.18	\$190,200
E20 CASEWORK & FURNISHINGS					
	Fixed Millwork / Casework				
	Staff Area Casework Allowance	10,461	gsf	\$ 6.00	\$62,766

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Window Treatment				
	None Work Anticipated			\$ -	\$0
	Moveable Furnishings				
	EXCLUDED			\$ -	\$0
	SUBTOTAL FURNISHINGS	10,461	BGSF	\$6.00	\$62,766
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	SUBTOTAL SPECIAL CONSTRUCTION	10,461	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	10,461	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	10,461	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: Flathead County	Architect: Slate
Project Name: Flathead County Adult Detention	Project Duration: 24 MO
Project Location: Flathead, MT	Building GSF: 12,274
Project Start Date: 0	Site GSF: 0
Estimate Date: Final August 28, 2023	

CIRCULATION

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	12,274	BGSF	\$60.00	\$736,440
A20	Basement Construction	12,274	BGSF	\$0.00	\$0
B10	Superstructure	12,274	BGSF	\$108.31	\$1,329,412
B20	Exterior Enclosure	12,274	BGSF	\$10.59	\$130,000
B30	Roofing	12,274	BGSF	\$30.92	\$379,484
C10	Interior Construction	12,274	BGSF	\$11.05	\$135,644
C20	Stairs	12,274	BGSF	\$0.00	\$0
C30	Interior Finishes	12,274	BGSF	\$58.00	\$711,892
D10	Conveying Systems	12,274	BGSF	\$0.00	\$0
D20	Plumbing	12,274	BGSF	\$15.00	\$184,110
D30	HVAC	12,274	BGSF	\$55.15	\$676,911
D40	Fire Protection	12,274	BGSF	\$6.00	\$73,644
D50	Electrical	12,274	BGSF	\$60.00	\$736,440
E10	Equipment	12,274	BGSF	\$11.35	\$139,322
E20	Casework & Furnishings	12,274	BGSF	\$0.00	\$0
F10	Special Construction	12,274	BGSF	\$0.00	\$0
F20	Selective Demolition	12,274	BGSF	\$0.00	\$0
Building Construction Subtotal					\$5,233,300
Design Contingency				15.00%	\$784,995
Subtotal					\$6,018,295
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$421,281
Subtotal					\$6,439,575
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		12,274	BGSF	\$524.65	\$6,439,575

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	12,274	gsf	\$ 20.00	\$245,480
	Special Foundations				
	Foundation System	12,274	gsf	\$ 25.00	\$306,850
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	12,274	sf	\$ 15.00	\$184,110
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	12,274	BGSF	\$60.00	\$736,440
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	12,274	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 20' high	6,080	sf	\$ 55.00	\$334,400
	Interior CMU Partitions - secure areas	8,760	sf	\$ 45.00	\$394,200
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	155,266	lbs	\$ 3.00	\$465,798
	Metal Decking				
	Roof Decking	12,274	sf	\$ 3.50	\$42,959
	Miscellaneous				
	Allowance	12,274	gsf	\$ 3.00	\$36,822
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	12,274	gsf	\$ 4.50	\$55,233
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	12,274	BGSF	\$108.31	\$1,329,412
B20 EXTERIOR ENCLOSURE					
	Exterior Doors				
	Security Grade HM Dr, HM Frame, Hardware, Single Door	7	ea	\$ 15,000.00	\$105,000

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Exterior Paint and Sealants				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 25,000.00	\$25,000
	Building Graphics				
	Allowance for Building Signage		none		
	SUBTOTAL EXTERIOR ENCLOSURE	12,274	BGSF	\$10.59	\$130,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	12,274	sf	\$ 24.00	\$294,576
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	40	lf	35.00	\$1,400
	Misc. Roof Flashing & Wood Blocking	15%	on	\$294,576	\$44,186
	Roof Accessories				
	Roof Ladders	1	ea	\$ 2,500.00	\$2,500
	Misc - Walk Pads, etc...	12,274	gsf	\$ 3.00	\$36,822
	SUBTOTAL ROOFING	12,274	BGSF	\$30.92	\$379,484
C10 INTERIOR CONSTRUCTION					

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	12,274	gsf	\$ 2.00	\$24,548
	Interior Glazing				
	Interior Doors, Frames, Hardware				
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Toilet Partitions & Accessories - Staff Restrooms	6	ea	\$ 10,000.00	\$60,000
	Janitorial Accessories	2	ea	\$ 1,000.00	\$2,000
	Signage (Code and Wayfinding)	12,274	gsf	\$ 1.50	\$18,411
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	12,274	gsf	\$ 2.50	\$30,685
	SUBTOTAL INTERIOR CONSTRUCTION	12,274	BGSF	\$11.05	\$135,644
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	12,274	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	12,274	gsf	\$ 5.00	\$61,370
	Floor Finishes				
	Ground and Polished Slab with Rubber Base	12,274	gsf	\$ 12.00	\$147,288
	Floor Prep & Protection	12,274	gsf	\$ 1.00	\$12,274
	Ceiling Finishes				
	Temper Resistant Ceiling System - Security Areas	12,274	sf	\$ 40.00	\$490,960
	SUBTOTAL INTERIOR FINISHES	12,274	BGSF	\$58.00	\$711,892
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	12,274	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	12,274	gsf	\$ 15.00	\$184,110
	SUBTOTAL PLUMBING	12,274	BGSF	\$15.00	\$184,110

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	12,274	gsf	\$ 15.00	\$184,110
	HVAC Equipment	12,274	gsf	\$ 7.50	\$92,055
	HVAC Ductwork, Grilles and Air Devices	12,274	gsf	\$ 20.00	\$245,480
	Duct Insulation and Sound Lining	12,274	gsf	\$ 3.00	\$36,822
	Controls/EMCS	12,274	gsf	\$ 3.65	\$44,800
	Air Balancing (TAB)	12,274	gsf	\$ 1.00	\$12,274
	Commissioning Assistance	12,274	gsf	\$ 1.50	\$18,411
	Misc. Testing, Equipment Rental, Trucking / Deliveries	12,274	gsf	\$ 3.50	\$42,959
	SUBTOTAL HVAC	12,274	BGSF	\$55.15	\$676,911
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	12,274	gsf	\$ 6.00	\$73,644
	SUBTOTAL FIRE PROTECTION	12,274	BGSF	\$6.00	\$73,644
D50 ELECTRICAL					
	Electrical				
	Allowance	12,274	gsf	\$ 60.00	\$736,440
	SUBTOTAL ELECTRICAL	12,274	BGSF	\$60.00	\$736,440
E10 EQUIPMENT					
	Medical Equipment				
	Storage Equipment				
	Detention Equipment				
	Doors, Frames, Hardware - Allowance	6	ea	\$ 15,000.00	\$90,000
	Security Glazing Systems	50	sf	\$ 250.00	\$12,500
	Detention Grade Sealants	12,274	gsf	\$ 3.00	\$36,822
	SUBTOTAL EQUIPMENT	12,274	BGSF	\$11.35	\$139,322
E20 CASEWORK & FURNISHINGS					
	Fixed Millwork / Casework				
	Casework Allowance			\$ -	\$0
	Window Treatment				
	None Work Anticipated			\$ -	\$0
	Moveable Furnishings				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	EXCLUDED			\$ -	\$0
	SUBTOTAL FURNISHINGS	12,274	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	SUBTOTAL SPECIAL CONSTRUCTION	12,274	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	12,274	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	12,274	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: Flathead County	Architect: Slate
Project Name: Flathead County Adult Detention	Project Duration: 24 MO
Project Location: Flathead, MT	Building GSF: 1,957
Project Start Date: 0	Site GSF: 0
Estimate Date: Final August 28, 2023	
MECHANICAL ELECTRICAL	

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Concrete Work	1,957	BGSF	\$60.00	\$117,420
A20	Basement Construction	1,957	BGSF	\$0.00	\$0
B10	Superstructure	1,957	BGSF	\$129.34	\$253,115
B20	Exterior Enclosure	1,957	BGSF	\$3.83	\$7,500
B30	Roofing	1,957	BGSF	\$29.67	\$58,063
C10	Interior Construction	1,957	BGSF	\$9.07	\$17,742
C20	Stairs	1,957	BGSF	\$0.00	\$0
C30	Interior Finishes	1,957	BGSF	\$16.17	\$31,636
D10	Conveying Systems	1,957	BGSF	\$0.00	\$0
D20	Plumbing	1,957	BGSF	\$15.00	\$29,355
D30	HVAC	1,957	BGSF	\$55.15	\$107,929
D40	Fire Protection	1,957	BGSF	\$6.00	\$11,742
D50	Electrical	1,957	BGSF	\$50.00	\$97,850
E10	Equipment	1,957	BGSF	\$0.00	\$0
E20	Casework & Furnishings	1,957	BGSF	\$0.00	\$0
F10	Special Construction	1,957	BGSF	\$0.00	\$0
F20	Selective Demolition	1,957	BGSF	\$0.00	\$0
Building Construction Subtotal					\$732,352
Design Contingency				15.00%	\$109,853
Subtotal					\$842,205
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$58,954
Subtotal					\$901,159
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		1,957	BGSF	\$460.48	\$901,159

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundations				
	Footings and Footing Excavation	1,957	gsf	\$ 20.00	\$39,140
	Special Foundations				
	Foundation System	1,957	gsf	\$ 25.00	\$48,925
	Slab-on-Grade				
	Structural Slab on Grade w/ Reinforcing	1,957	sf	\$ 15.00	\$29,355
	Misc. Concrete				
	Elevator Pits - None			\$ -	\$0
	Perimeter Insulation / Waterproofing				
	Included w/ Foundation Allowance			\$ -	\$0
	SUBTOTAL FOUNDATIONS	1,957	BGSF	\$60.00	\$117,420
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	1,957	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural CMU and Masonry				
	12" CMU Perimeter - 20' high	1,800	sf	\$ 55.00	\$99,000
	Interior CMU Partitions - secure areas	1,296	sf	\$ 45.00	\$58,320
	Structural Steel				
	Roof Structure (includes 15% for connections)				
	Bar Joists - 11 lb / sf Allowance	24,756	lbs	\$ 3.00	\$74,268
	Metal Decking				
	Roof Decking	1,957	sf	\$ 3.50	\$6,850
	Miscellaneous				
	Allowance	1,957	gsf	\$ 3.00	\$5,871
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	1,957	gsf	\$ 4.50	\$8,807
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	1,957	BGSF	\$129.34	\$253,115
B20 EXTERIOR ENCLOSURE					
	Exterior Doors				
	Exterior Paint and Sealants				

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Misc. Paint, Caulking and Joint Sealants	1	ls	\$ 7,500.00	\$7,500
	Building Graphics				
	Allowance for Building Signage		none		
	SUBTOTAL EXTERIOR ENCLOSURE	1,957	BGSF	\$3.83	\$7,500
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	1,957	sf	\$ 24.00	\$46,968
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings & Fascia	90	lf	35.00	\$3,150
	Misc. Roof Flashing & Wood Blocking	15%	on	\$46,968	\$7,045
	Roof Accessories				
	Misc - Walk Pads, etc...	300	gsf	\$ 3.00	\$900
	SUBTOTAL ROOFING	1,957	BGSF	\$29.67	\$58,063
C10 INTERIOR CONSTRUCTION					

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Partitions				
	Misc. Carpentry, Sealants & Firestopping - Allowance	1,957	gsf	\$ 2.00	\$3,914
	Interior Glazing				
	Interior Doors, Frames, Hardware				
	Standard HM Dr, HM Frame, HW, Complete - per leaf	2	ea	\$ 3,000.00	\$6,000
	Detention Rated Doors - See Detention Equipment		below		
	Fittings / Specialties				
	Signage (Code and Wayfinding)	1,957	gsf	\$ 1.50	\$2,936
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	1,957	gsf	\$ 2.50	\$4,893
	SUBTOTAL INTERIOR CONSTRUCTION	1,957	BGSF	\$9.07	\$17,742
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Precast Concrete				
	SUBTOTAL STAIRS	1,957	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Misc.	1,957	gsf	\$ 5.00	\$9,785
	Floor Finishes				
	Sealed Concrete Floor	4,670	gsf	\$ 3.00	\$14,010
	Floor Prep & Protection	4,670	gsf	\$ 1.00	\$4,670
	Ceiling Finishes				
	Painted Open to Structure	1,057	sf	\$ 3.00	\$3,171
	SUBTOTAL INTERIOR FINISHES	1,957	BGSF	\$16.17	\$31,636
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator () Stops		ea		\$0
	Electric Traction Elevator () Stops		ea		\$0
	SUBTOTAL CONVEYING SYSTEMS	1,957	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Allowance	1,957	gsf	\$ 15.00	\$29,355
	SUBTOTAL PLUMBING	1,957	BGSF	\$15.00	\$29,355

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D30 HVAC					
	HVAC				
	Hydronic Systems and Equipment	1,957	gsf	\$ 15.00	\$29,355
	HVAC Equipment	1,957	gsf	\$ 7.50	\$14,678
	HVAC Ductwork, Grilles and Air Devices	1,957	gsf	\$ 20.00	\$39,140
	Duct Insulation and Sound Lining	1,957	gsf	\$ 3.00	\$5,871
	Controls/EMCS	1,957	gsf	\$ 3.65	\$7,143
	Air Balancing (TAB)	1,957	gsf	\$ 1.00	\$1,957
	Commissioning Assistance	1,957	gsf	\$ 1.50	\$2,936
	Misc. Testing, Equipment Rental, Trucking / Deliveries	1,957	gsf	\$ 3.50	\$6,850
	SUBTOTAL HVAC	1,957	BGSF	\$55.15	\$107,929
D40 FIRE PROTECTION					
	Fire Protection				
	Allowance	1,957	gsf	\$ 6.00	\$11,742
	SUBTOTAL FIRE PROTECTION	1,957	BGSF	\$6.00	\$11,742
D50 ELECTRICAL					
	Electrical				
	Allowance	1,957	gsf	\$ 50.00	\$97,850
	SUBTOTAL ELECTRICAL	1,957	BGSF	\$50.00	\$97,850
E10 EQUIPMENT					
	Medical Equipment				
	Storage Equipment				
	Detention Equipment				
	SUBTOTAL EQUIPMENT	1,957	BGSF	\$0.00	\$0
E20 CASEWORK & FURNISHINGS					
	Fixed Millwork / Casework				
	Casework Allowance			\$ -	\$0
	Window Treatment				
	None Work Anticipated			\$ -	\$0
	Moveable Furnishings				
	EXCLUDED			\$ -	\$0
	SUBTOTAL FURNISHINGS	1,957	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
F10 SPECIAL CONSTRUCTION					
	Special Construction				
	SUBTOTAL SPECIAL CONSTRUCTION	1,957	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	1,957	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	1,957	BGSF	\$0.00	\$0

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

Project Owner: **Flathead County**
 Project Name: **Flathead County Adult Detention**
 Project Location: Flathead, MT
 Start Date: 0
 Estimate Date: Final August 28, 2023
 Site

Architect: Slate
 Project Duration: 24 MO
 Building GSF: 120,140
 Site GSF: 653,400

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10	Site Preparation	653,400	gsf	\$2.31	\$1,506,800
G20	Site Improvements	653,400	gsf	\$5.09	\$3,324,560
G30	Site Civil / Mech Utilities	653,400	gsf	\$1.15	\$750,000
G40	Site Electrical Utilities	653,400	gsf	\$0.87	\$570,000
G50	Other Site Construction	653,400	gsf	\$0.00	\$0
Sitework Subtotal					\$6,151,360
Design Contingency				15.00%	\$922,704
Subtotal					\$7,074,064
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$495,184
Subtotal					\$7,569,248
Escalation to Mid-Point (See Summary)				0.00%	\$0
SITE GRAND TOTAL		653,400	BGSF	\$11.58	\$7,569,248
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

Flathead County Adult Detention

Flathead, MT

Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATON					
	Mobilization	1	ls	50,000.00	\$50,000
	Site Earthwork				
	Site Earthwork				
	TESC and Tree Protection	653,400	sf	0.50	\$326,700
	Excavation and Grading	653,400	sf	1.50	\$980,100
	Hazardous Waste Remediation				
	Allowance - Minimal Work Assumed	50,000	sf	\$ 3.00	\$150,000
	Foundation Earthwork				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	SUBTOTAL SITE PREPARATON	653,400	SGA	\$2.31	\$1,506,800
G20 SITE IMPROVEMENTS					
	Asphalt Paving (Base Courses Included)				
	Site Improvements - Includes New Parking (paving, landscaping, etc..	533,260	sf	6.00	\$3,199,560
	Fencing				
	New Security Fence (servie yard plus misc)	500	lf	250.00	\$125,000
	SUBTOTAL SITE IMPROVEMENTS	653,400	SGA	\$5.09	\$3,324,560
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Water Service				
	Allowance	1	ls	\$ 250,000	\$250,000
	Sanitary Sewer Systems				
	Allowance	1	ls	\$ 250,000	\$250,000
	Storm Sewer Systems				
	Allowance	1	ls	\$ 250,000	\$250,000
	Other Civil / Mechanical Utilities				
	None			\$ -	\$0
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES	653,400	SGA	\$1.15	\$750,000
G40 SITE ELECTRICAL UTILITIES					
	Electrical and Telecom Utilities				
	Misc Utilities	1	ls	\$ 250,000	\$250,000
	Exterior Lighting Allowance	40	ea	\$ 8,000.00	\$320,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	653,400	SGA	\$0.87	\$570,000
G50 OTHER SITE CONSTRUCTION					

Flathead County Adult Detention
Flathead, MT
Pre-Design Estimate

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Other Site Construction				
	None		sf	\$ 8.00	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	653,400	SGA	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	653,400	SGA	\$0.00	\$0