

VIGO COUNTY

SHERIFF'S OFFICE AND JAIL

Project Estimate and Schedule
November 20, 2018

ESTIMATE HISTORY

Conceptual Estimates

1.	December 2016	\$66.8mm	180,930 SF	534 Beds
2.	March 2017	\$62.7mm	162,103 SF	534 Beds
3.	August 2018	\$66.7mm	165,000 SF	528 Beds
4.	November 2018	\$57.4mm	126,926 SF	494 Beds

ESTIMATE APPROACH

- Cost per Square Foot Estimate
 - Based upon historical costs
- Cost per Bed Estimate
 - Based upon historical costs

Average of Two Estimates
+ Soft Costs @ 25%

Total Project Cost

SOFT COSTS

What are soft costs?

- Project Contingency
- Bond Issuance
- Design
- Legal
- Local/State Permits
- Construction Mgmt.
- Geotechnical Study
- Property Acquisition
- Site Survey
- Relocation Costs
- FF&E

Why 25% of Construction Cost?

- Jail Design Guide Recommends 20–30% of Construction Costs

HISTORICAL COSTS-INDIANA COUNTY JAILS

HISTORICAL COSTS								
COMPARABLE PROJECTS				ORIGINAL COST	UPDATED COST (ASSUMES 3Q 2019 BID DATE)			
PROJECT	YEAR BID	RATED BEDS	SF	CONSTRUCTION COST	ENR CCI INDEX	CONSTRUCTION COST	COST/BED	COST/SF
MONTGOMERY CO. JAIL	2006	224	65,950	\$ 13,000,000	1.507	\$ 19,591,000	\$ 87,459.82	\$ 297
VANDEBURGH CO. JAIL	2006	553	146,000	\$ 32,750,000	1.507	\$ 49,354,250	\$ 89,248.19	\$ 338
ELKHART CO. CORRECTIONAL COMPLEX	2007	1002	415,890	\$ 83,000,000	1.465	\$ 121,595,000	\$ 121,352.30	\$ 292
PERRY CO. SHERIFF'S OFFICE & DETENTION CTR	2014	143	40,000	\$ 10,200,000	1.195	\$ 12,189,000	\$ 85,237.76	\$ 305
STARKE CO. SHERIFF'S OFFICE & JUSTICE CTR	2015	148	48,000	\$ 13,100,000	1.158	\$ 15,169,800	\$ 102,498.65	\$ 316
POSEY CO. JAIL	2017	208	48,554	\$ 14,025,312	1.095	\$ 15,357,717	\$ 73,835.18	\$ 316
TIPTON CO. JAIL	2018	87	35,280	\$ 11,408,000	1.059	\$ 12,081,072	\$ 138,862.90	\$ 342
RUSH CO. SHERIFF'S OFFICE, JAIL, 911 DISP.	2018	119	42,500	\$ 15,944,272	1.059	\$ 16,884,984	\$ 141,890.62	\$ 397
GREENE CO. JAIL	2018	204	39,935	\$ 13,804,780	1.059	\$ 14,619,262	\$ 71,662.05	\$ 366
AVERAGE							\$ 101,339	\$ 330

COST ESTIMATE-SUMMARY

COST ESTIMATE	
COST PER SQUARE FOOT ESTIMATE	
TOTAL SQUARE FOOTAGE	126,926
HISTORICAL AVERAGE COST/SF	\$ 330
CONSTRUCTION COST	\$ 41,890,412
SOFT COSTS	\$ 10,472,603
TOTAL PROJECT COST	\$ 52,363,015
COST PER BED ESTIMATE	
RATED BEDS	494
HISTORICAL AVERAGE COST/BED	\$ 101,339
CONSTRUCTION COST	\$ 50,061,327
SOFT COSTS	\$ 12,515,332
TOTAL PROJECT COST	\$ 62,576,658
AVERAGE COST ESTIMATE	
TOTAL PROJECT COST	\$ 57,469,837



COST ESTIMATE-COMPARISON

Current Estimate Compared to Previous Estimate

- 23% Reduction in Square Footage (165k/127k)
- 6.4% Reduction in Rated Beds (528/494)
- 13.9% Reduction in Total Project Cost (66.7m/57.4m)

INFLATION ANALYSIS-NATIONALLY

ENR CCI ANNUAL INFLATION RATE	
AUGUST-17	4.40%
SEPTEMBER-17	4.00%
OCTOBER-17	3.70%
NOVEMBER-17	4.10%
DECEMBER-17	3.30%
JANUARY-18	3.30%
FEBRUARY-18	3.50%
MARCH-18	2.70%
APRIL-18	2.80%
MAY-18	3.00%
JUNE-18	3.40%
JULY-18	3.00%
AUGUST-18	2.60%
SEPTEMBER-18	3.40%
OCTOBER-18	2.90%
AVERAGE	3.34%

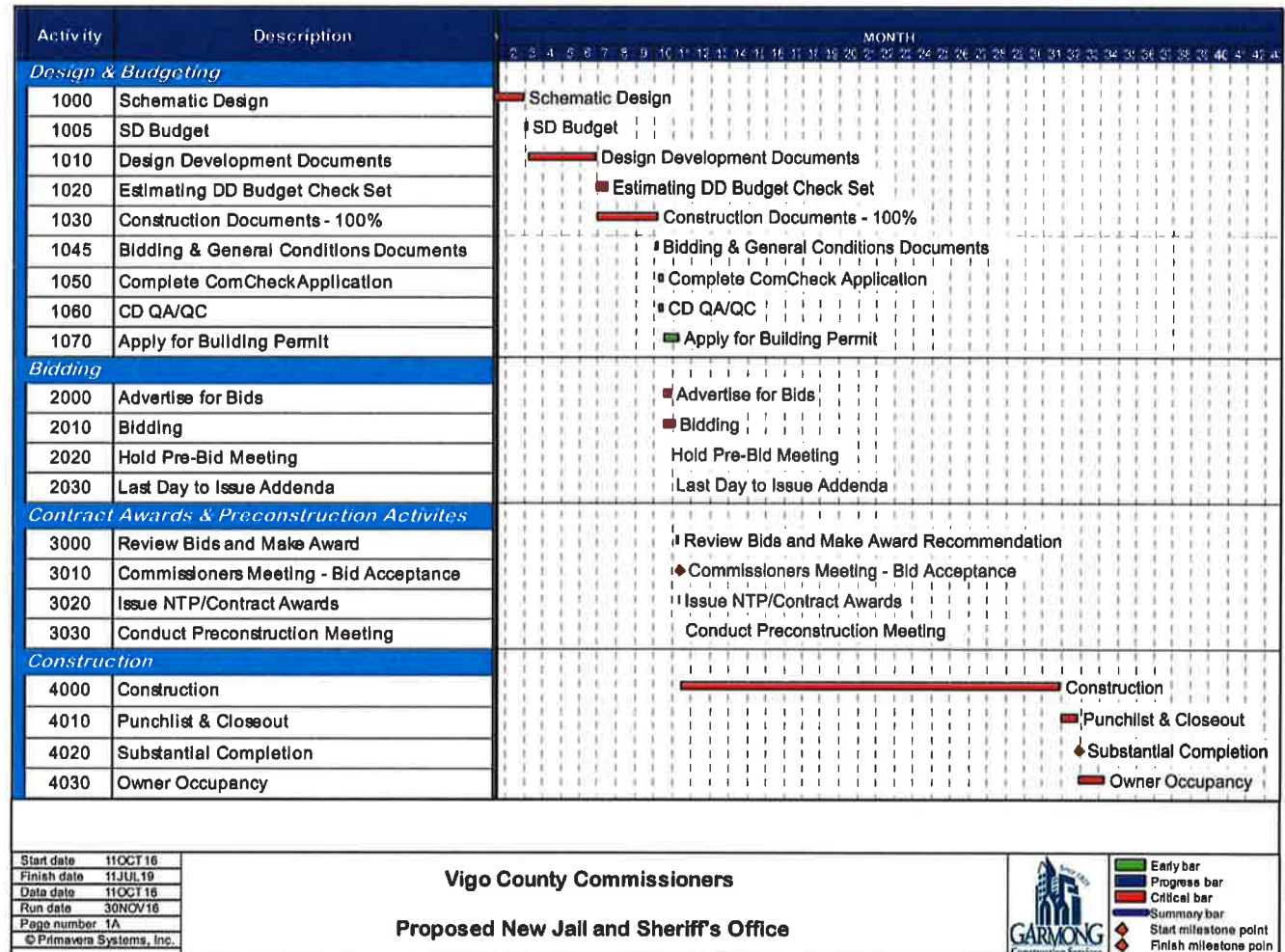
INFLATION ANALYSIS-LOCALY

TERRE HAUTE AREA CONSTRUCTION INFLATION STUDY				
ITEM	DECEMBER 2016	JULY 2018	DIFFERENCE	% INCREASE
1 YARD OF 4000 PSI CONCRETE	\$ 90.33	\$ 102.00	\$ 11.67	12.9%
1 TON OF STRUCTURAL STEEL	\$ 780.00	\$ 1,050.00	\$ 270.00	34.6%
1 SHEET OF 4X8X5/8 DRYWALL	\$ 6.80	\$ 10.24	\$ 3.44	50.6%
20 GAUGE 10' X 3 5/8 METAL STUD	\$ 4.20	\$ 5.67	\$ 1.47	35.0%
PLASTIC PIPE - 6" DIAMETER X 10' SCHEDULE 40	\$ 132.00	\$ 164.00	\$ 32.00	24.2%
1" EMT CONDUIT 10' PER 100LF	\$ 60.15	\$ 128.50	\$ 68.35	113.6%
COPPER WIRE PER 1000 LF	\$ 2,500.00	\$ 4,511.00	\$ 2,011.00	80.4%
CARPENTER HOURLY WAGE + FRINGES	\$ 53.24	\$ 56.93	\$ 3.69	6.9%
ELECTRICIAN HOURLY WAGE + FRINGES	\$ 65.04	\$ 68.15	\$ 3.11	4.8%
1 GALLON OF DIESEL FUEL	\$ 2.43	\$ 3.17	\$ 0.74	30.5%

PROJECT SCHEDULE

1. Design Development and Contract Documents: **7 Months**
2. Bidding and Contract Award: **2 Months**
3. Construction: **20 Months**
4. Owner Occupancy : **1 Month**

Total Project Duration: **30 Months**



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