



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**406 Justice Drive, Lebanon, Ohio 45036**

***www.co.warren.oh.us***

***commissioners@co.warren.oh.us***

**Telephone (513) 695-1250  
Facsimile (513) 695-2054**

***TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – August 7, 2018**

The Board met in regular session pursuant to adjournment of the July 31, 2018, meeting.

Tom Grossmann – absent

Shannon Jones – present

David G. Young – present

Laura Lander, Deputy Clerk – present

- 18-1221      A resolution was adopted to hire Ashleigh Blair as Case Aide, within the Warren County Department of Job and Family Services, Children Services Division.  
Vote: Unanimous
- 18-1222      A resolution was adopted to accept resignation of Tameka Phillips, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective August 10, 2018.  
Vote: Unanimous
- 18-1223      A resolution was adopted to accept resignation of Ted Osner, Deputy Dog Warden, within the Warren County Dog and Kennel Department, effective August 9, 2018. Vote: Unanimous
- 18-1224      A resolution was adopted to authorize the posting of the “Deputy Dog Warden” position within the Warren County Dog and Kennel Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A).  
Vote: Unanimous
- 18-1225      A resolution was adopted to approve Notice of Intent to Award Bid to Diamond Coring Company, Inc. for the Warren County Airport – John Lane Field Runway Grooving project. Vote: Unanimous

MINUTES  
AUGUST 7, 2018  
PAGE 2

- 18-1226 A resolution was adopted to enter into contract with W.E. Smith Construction for the Wilmington Road Drilled Pier Wall project. Vote: Unanimous
- 18-1227 A resolution was adopted to enter into contract with Aero Mark Inc. for the 2018 Striping project. Vote: Unanimous
- 18-1228 A resolution was adopted to approve Technology Equipment Disposal Policy relative to the Warren County Telecommunications Department. Vote: Unanimous
- 18-1229 A resolution was adopted to approve and authorize Tammy Whitaker, Benefits & Risk Manager, to advise Graydon Head & Ritchey LLC of the acceptance of the terms and conditions of the standard Terms of Engagement Memorandum relative to special legal counsel pertaining to the Workers' Compensation. Vote: Unanimous
- 18-1230 A resolution was adopted to authorize the Vice President of the Board to sign a Mutual Release of Claims with C. John Brannon and Shallow Creek Kennels, Inc. Vote: Unanimous
- 18-1231 A resolution was adopted to enter into agreement with Ohio CSEA Directors' Association (O.C.D.A.) on behalf of Warren County CSEA. Vote: Unanimous
- 18-1232 A resolution was adopted to approve and enter into a subscription agreement with Aladtec on behalf of Warren County Emergency Services. Vote: Unanimous
- 18-1233 A resolution was adopted to approve engineering agreement with Arcadis US inc., for the design of the Lower Little Miami Wastewater Treatment Plant maintenance building. Vote: Unanimous
- 18-1234 A resolution was adopted to approve agreement and addendum with Lighthouse Youth Services as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 18-1235 A resolution was adopted to approve and enter into a cooperative agreement between the Warren County Board of Commissioners on behalf of the Warren County Family and Children First Council and Warren County Educational Service Center and Safe Families for Children. Vote: Unanimous
- 18-1236 A resolution was adopted to authorize Vice President of Board to sign the Task Completion Reports 94, 95, 96, and 103 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1237 A resolution was adopted to authorize Vice President of the Board to sign the change order with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous

- 18-1238 A resolution was adopted to authorize Vice President of the Board to sign change orders with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1239 A resolution was adopted to acknowledge receipt of July 2018 financial statement. Vote: Unanimous
- 18-1240 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1241 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 18-1242 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1243 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-1244 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 18-1245 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation for Grants Administration fund #265.  
Vote: Unanimous
- 18-1246 A resolution was adopted to approve operating transfers from Water 510-3219 (Surplus) into 583 Water Revenue Projects and Sewer Revenue Fund 580-3319 (Surplus) into fund 575 Sewer Revenue Projects. Vote: Unanimous
- 18-1247 A resolution was adopted to approve supplemental appropriations into County Court Probation fund #101-1283. Vote: Unanimous
- 18-1248 A resolution was adopted to approve supplemental appropriation into fund #479 Airport Construction. Vote: Unanimous
- 18-1249 A resolution was adopted to approve supplemental appropriation into Jail Construction and Rehab fund #497. Vote: Unanimous
- 18-1250 A resolution was adopted to approve an appropriation adjustment within Prosecutor's Office fund 101-1150. Vote: Unanimous
- 18-1251 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Probation fund #101-1223. Vote: Unanimous
- 18-1252 A resolution was adopted to approve appropriation adjustments within County Court fund #101-1280 and #101-1283. Vote: Unanimous

- 18-1253 A resolution was adopted to approve appropriation adjustment within Children Services fund #273. Vote: Unanimous
- 18-1254 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 18-1255 A resolution was adopted to authorize Vice President of the Board to sign permit application from the Ohio Department of Commerce, Division of Liquor Control for a fundraising event at the Warren County Fairgrounds. Vote: Unanimous
- 18-1256 A resolution was adopted to declare an emergency and waive competitive bidding for the repair to the East Street Refueling Station. Vote: Unanimous
- 18-1257 A resolution was adopted to approve donation of various three ring binders to Warren County Children Services. Vote: Unanimous
- 18-1258 A resolution was adopted to authorize the Purchase Change Order for preconstruction services of the Construction Manager at Risk, Granger Construction Company, for topographical surveying services on the New Jail and Sheriff's Administration Office Project. Vote: Unanimous
- 18-1259 A resolution was adopted pledging revenue from certain service payments in lieu of taxes to the payment of bond service charges and administrative expenses related to revenue bonds to be issued by the Warren County Port Authority to retire General Obligation Notes previously issued by the County for the purpose of financing the acquisition, construction, equipping, installation, and improving of certain public infrastructure improvements; and authorizing a cooperative agreement and other documents relating to the above-referenced bonds. Vote: Unanimous

#### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

---

Martin Russell, Deputy County Administrator, was present for a work session along with Sheriff Sims and staff from the Warren County Sheriff's Office, Gary McAnally of Wachtel & McAnally, and John Woehrle, of Granger Construction Company to provide an update on the new Warren County Jail project.

Mr. McAnally presented a design update and Mr. Woehrle, presented the attached Conceptual Design Estimate.

There was discussion as to the various contingencies included in the estimate.

Commissioner Jones questioned when the project is expected to go out to bid.

Tiffany Zindel, County Administrator, stated that the expected bid date will be some time in April 2019.

Commissioner Young concurred with the estimated budget being within his expectations.

Mr. Russell discussed the need for topographical surveying relative to the updated design and presented a purchase change order to the current agreement with Granger Construction Company for additional related costs.

Upon further discussion, the Board resolved (Resolution #18-1258) to authorize the purchase change order for preconstruction services of the Construction Manager at Risk, Granger Construction Company, for topographical surveying services on the New Jail and Sheriff's Administration Office Project.

---

Martin Russell, Deputy County Administrator, was present to request Board approval of a cooperative agreement with the Warren County Port Authority related to the construction and financing of Public Infrastructure Improvements.

Mr. Russell explained that the agreement would allow the Port Authority to issue revenue bonds for the purpose of retiring notes previously issued by the County for improvements along Union Road and Greentree Road (\$1,950,000 Racino TIF Improvement Notes).

Upon discussion, the Board resolved (Resolution #18-1259) to pledge revenue from certain service payments in lieu of taxes to the payment of bond service charges and administrative expenses related to revenue bonds to be issued by the Warren County Port Authority to retire General Obligation Notes previously issued by the County for the purpose of financing the acquisition, construction, equipping, installation, and improving of certain public infrastructure improvements; and authorizing a cooperative agreement and other documents relating to the above-referenced bonds.

---

Bruce McGary, Assistant County Prosecutor, was present to discuss a parcel of land, which is owned by the County and being held for the benefit of Warren County Developmental Disabilities. The parcel in question is adjacent to the City of Mason's "Common Ground Park" and is currently being leased by the City of Mason.

Mr. McGary explained that Mason has received a grant for the development of the park from the Ohio Department of Natural Resources (ODNR), but because the County owns a portion of the property to be developed, the State requires the County to be a party to the grant agreement.

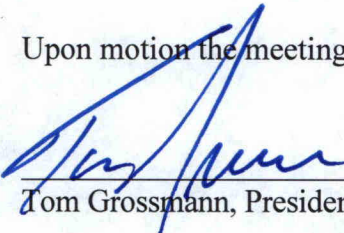
Mr. McGary explained the history of the property as it relates to the transfer of the property from the State of Ohio.

There was discussion relative to the stipulations within the land transfer and the determination from Mr. McGary that the Board cannot be a party to the ODNR grant to the City of Mason.

Upon discussion, the Board determined to proceed with the transfer of ownership from Warren County to the City of Mason.

---

Upon motion the meeting was adjourned.



---

Tom Grossmann, President



---

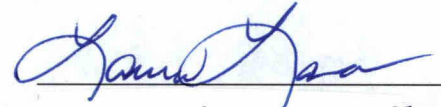
David G. Young



---

Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on August 7, 2018, in compliance with Section 121.22 O.R.C.

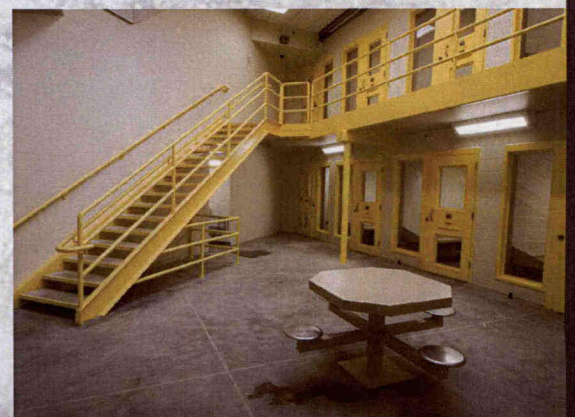


---

Laura Lander, Deputy Clerk  
Board of County Commissioners  
Warren County, Ohio

# WARREN COUNTY JAIL

## Conceptual Design Estimate



# TABLE OF CONTENTS



Budget Summary	1
Building Summary & Detail	2
Clarifications & Assumptions	6



BUDGET SUMMARY

**GRANGER**

ADVANCE THE ART OF BUILDING

WARREN COUNTY JAIL  
CONCEPTUAL ESTIMATE

# CONCEPTUAL ESTIMATE



PROJECT : Warren Co Jail  
 BUILDING : Jail & Sheriff's Administration

Date: 08/07/18

## CONCEPT ESTIMATE

### Trade Costs:

Building Cost	\$	40,931,826
Estimate/Bid Contingency - 7%	\$	2,865,228
<b>SUBTOTAL :</b>	<b>\$</b>	<b>43,797,054</b>

### Contingency:

Construction Manager's Contingency - 2%	\$	875,941
<b>SUBTOTAL :</b>	<b>\$</b>	<b>875,941</b>
<b>SUBTOTAL SUBCONTRACTS + Contingency :</b>	<b>\$</b>	<b>44,672,995</b>

### Construction Manager Fees & General Conditions:

Preconstruction Staffing	\$	132,240
Construction Staffing	\$	806,571
General Conditions	\$	533,080
Construction Manager Fee - 2.5%	\$	1,116,825
General Liability Insurance - .3%	\$	134,019
Performance & Payment Bond	\$	245,700
<b>SUBTOTAL Construction Manager FEES &amp; GC'S :</b>	<b>\$</b>	<b>2,968,435</b>
<b>SUBTOTAL CONSTRUCTION:</b>	<b>\$</b>	<b>47,641,430</b>

### Project Soft Costs:

Owner's Construction Contingency - 4%	\$	1,905,657
Design Fee - 7.5%	\$	3,573,107
Soil Boring/Survey	\$	50,000
Materials Testing	\$	100,000
Legal/Financial	By Owner	
Plan Review Fees	\$	75,000
<b>SUBTOTAL OWNER COSTS :</b>	<b>\$</b>	<b>5,703,764</b>
<b>Subtotal Base Building Budget :</b>	<b>\$</b>	<b>53,345,194</b>

### Additional Costs Due to Road Relocation and Site:

1. Site Cut & Fill	\$	392,035
2. Road Construction	\$	807,500
2b. Road Cut & Fill	\$	250,000
Contingencies & Soft Costs - 15%	\$	217,430
<b>SUBTOTAL SITE COSTS</b>	<b>\$</b>	<b>1,666,965</b>
<b>Subtotal Construction Budget :</b>	<b>\$</b>	<b>55,012,159</b>

### Recommended Additional Budgets:

<b>Owner's FF&amp;E - 3% of Total Construction</b>		
3. FF&E Cost	\$	1,456,797
<b>Total Cost:</b>	<b>\$</b>	<b>1,456,797</b>
<b>Market Adjustment/Tariff - 2%</b>		
4. Market Adjustment Cost	\$	893,460
<b>Total Cost:</b>	<b>\$</b>	<b>893,460</b>
<b>Total Project Budget :</b>	<b>\$</b>	<b>57,362,416</b>

BUILDING SUMMARY  
& DETAIL

**GRANGER**

ADVANCE THE ART OF BUILDING

WARREN COUNTY JAIL  
CONCEPTUAL ESTIMATE

# ESTIMATE SUMMARY



ADVANCE THE ART OF BUILDING

PROJECT : Warren Co Jail  
 BUILDING : Conceptual Estimate  
 DETAILS :

DATE : 07/16/2018  
 GSF : 143,438

## CONSTRUCTION COST

CODE	DESCRIPTION	TOTAL	COST/GSF	% TOTAL
03	CONCRETE	\$2,545,052	\$17.74	6.22 %
04	MASONRY	\$6,661,548	\$46.44	16.27 %
05	METALS	\$2,874,946	\$20.04	7.02 %
06	WOODS, PLASTICS, COMPOSITES	\$3,585,950	\$25.00	8.76 %
07	THERMAL & MOISTURE PROTECTION	\$1,826,217	\$12.73	4.46 %
08	OPENINGS	\$502,033	\$3.50	1.23 %
09	FINISHES	\$1,385,561	\$9.66	3.39 %
11	EQUIPMENT	\$3,227,354	\$22.50	7.88 %
21	FIRE SUPPRESSION	\$645,471	\$4.50	1.58 %
23	HVAC & PLUMBING	\$8,606,280	\$60.00	21.03 %
26	ELECTRICAL	\$4,733,454	\$33.00	11.56 %
28	ELECTRONIC SAFETY & SECURITY	\$2,581,884	\$18.00	6.31 %
31	EARTHWORK	\$941,515	\$6.56	2.30 %
32	EXTERIOR IMPROVEMENTS	\$515,446	\$3.59	1.26 %
33	UTILITIES	\$299,115	\$2.09	0.73 %

CONSTRUCTION COST SUBTOTAL : **\$40,931,826** **\$285.36** **100.00 %**

## ESTIMATE TOTAL

ESTIMATE TOTAL : **\$40,931,826** **\$285.36** **100.00 %**

# ESTIMATE DETAIL

ESTIMATE DETAIL							
CODE	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL	CSI TOTAL	DIV. TOTAL
<b>03</b>	<b>CONCRETE</b>						<b>\$2,545,052</b>
	<b>CONCRETE GENERAL CONDITIONS</b>					<b>\$134,034</b>	
	Conc. Supervision / Layout	16.00	/WK	\$2,178.00	\$34,848		
	Concrete Pumping	20.00	/DY	\$3,000.00	\$60,000		
	Hoisting/ Forklift (Full Time Operator)	16.00	/WK	\$2,449.13	\$39,186		
	<b>CONCRETE FOOTINGS</b>					<b>\$349,186</b>	
	Footing Forms	26,834.00	SF	\$6.57	\$176,299		
	Footing Concrete	782.00	CY	\$146.82	\$114,813		
	Footing Reinforcing Steel	29.33	TON	\$1,980.00	\$58,073		
	<b>SLAB ON GRADE</b>					<b>\$432,199</b>	
	SOG - Edgeforms/Bulkhead	967.00	SF	\$6.79	\$6,568		
	SOG Concrete	1,336.00	CY	\$146.82	\$196,152		
	SOG WWR	107,404.00	/SF	\$0.73	\$78,620		
	Trowel Finish - SOG	107,404.00	/SF	\$0.96	\$103,108		
	Vapor Barrier	107,404.00	/SF	\$0.44	\$47,752		
	<b>MISC CAST-IN-PLACE CONCRETE</b>					<b>\$404,897</b>	
	Anchor Bolts & Plates	940.00	/EA	\$50.00	\$47,000		
	Concrete Stair Pans	2,348.00	/SF	\$10.00	\$23,480		
	Perimeter Insulation	14,612.00	/SF	\$3.00	\$43,836		
	Sealed Concrete	83,023.00	/SF	\$3.50	\$290,581		
	<b>PRECAST CONCRETE</b>					<b>\$1,224,737</b>	
	8" Precast Plank	74,332.00	/SF	\$12.00	\$891,984		
	2" Precast Topping	44,367.00	/SF	\$7.50	\$332,753		
<b>04</b>	<b>MASONRY</b>						<b>\$6,661,548</b>
	<b>CMU</b>					<b>\$4,392,144</b>	
	8" CMU	244,008.00	/SF	\$18.00	\$4,392,144		
	<b>BRICK VENEER</b>					<b>\$2,269,404</b>	
	4" Modular Brick w/ Rigid Insulation	84,052.00	/SF	\$27.00	\$2,269,404		
<b>05</b>	<b>METALS</b>						<b>\$2,874,946</b>
	<b>STRUCTURAL METALS</b>					<b>\$2,874,946</b>	
	Structural Steel	143,438.00	/SF	\$17.00	\$2,438,446		
	Steel Ceiling	14,550.00	/SF	\$30.00	\$436,500		
<b>06</b>	<b>WOODS, PLASTICS, COMPOSITES</b>						<b>\$3,585,950</b>
	<b>ROUGH CARPENTRY</b>					<b>\$3,585,950</b>	
	General Trades	143,438.00	/SF	\$25.00	\$3,585,950		
<b>07</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>						<b>\$1,826,217</b>
	<b>MEMBRANE ROOFING</b>					<b>\$1,611,060</b>	
	R-45 EPDM Roofing	107,404.00	/SF	\$15.00	\$1,611,060		
	<b>JOINT SEALANTS</b>					<b>\$215,157</b>	
	Caulking Allowance	143,438.00	/SF	\$1.50	\$215,157		

PROJECT : Warren Co Jail  
 BUILDING : Conceptual Estimate

# ESTIMATE DETAIL

ESTIMATE DETAIL							
CODE	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL	CSI TOTAL	DIV. TOTAL
<b>08</b>	<b>OPENINGS</b>						<b>\$502,033</b>
	<b>GLAZING</b>						<b>\$502,033</b>
	Glass & Glazing	143,438.00	/SF	\$3.50	\$502,033		
<b>09</b>	<b>FINISHES</b>						<b>\$1,385,561</b>
	<b>DRYWALL &amp; ACOUSTICAL</b>						<b>\$463,412</b>
	2 x 4 ACT	52,816.00	/SF	\$3.00	\$158,448		
	Concealed Grid ACT	15,132.00	/SF	\$5.00	\$75,660		
	3-5/8" studs, 5/8" gypsum-2 sides, sound batt insulation	28,663.00	/SF	\$8.00	\$229,304		
	<b>RESILIENT FLR &amp; CARPET</b>						<b>\$308,418</b>
	Carpet Tile	2,104.00	/SY	\$55.00	\$115,720		
	VCT	36,990.00	/SF	\$4.00	\$147,960		
	Resilient Base	55,923.00	/LF	\$0.80	\$44,738		
	<b>SPECIAL FLOORING</b>						<b>\$8,655</b>
	Rubber Sport Flooring	577.00	/SF	\$15.00	\$8,655		
	<b>PAINTING &amp; WALL COVERING</b>						<b>\$605,076</b>
	Paint Walls	57,325.00	/SF	\$0.90	\$51,593		
	Epoxy Paint Walls	395,345.00	/SF	\$1.40	\$553,483		
<b>11</b>	<b>EQUIPMENT</b>						<b>\$3,227,354</b>
	<b>FOOD SERVICE EQUIPMENT</b>						<b>\$358,594</b>
	Food Service/Kitchen Equipment	143,437.62	/SF	\$2.50	\$358,594		
	<b>DETENTION EQUIPMENT</b>						<b>\$2,868,760</b>
	Detention Equipment	143,438.00	/SF	\$20.00	\$2,868,760		
<b>21</b>	<b>FIRE SUPPRESSION</b>						<b>\$645,471</b>
	<b>FIRE PROTECTION</b>						<b>\$645,471</b>
	Fire Protection	143,438.00	/SF	\$4.50	\$645,471		
<b>23</b>	<b>HVAC &amp; PLUMBING</b>						<b>\$8,606,280</b>
	<b>HVAC &amp; PLUMBING</b>						<b>\$8,606,280</b>
	HVAC & Plumbing	143,438.00	/SF	\$60.00	\$8,606,280		
<b>26</b>	<b>ELECTRICAL</b>						<b>\$4,733,454</b>
	<b>Electrical</b>						<b>\$4,733,454</b>
	Electrical	143,438.00	/SF	\$33.00	\$4,733,454		
<b>31</b>	<b>EARTHWORK</b>						<b>\$941,515</b>
	<b>EARTHWORK</b>						<b>\$941,515</b>
	Earthwork Contractor GC's/Mobilization/Etc	143,438.00	/SF	\$3.00	\$430,314		
	Clearing - Light	5.00	/ACRE	\$2,500.00	\$12,500		
	Strip Topsoil	5,313.00	/CY	\$5.00	\$26,565		
	Excavate Foundations	1,591.00	/CY	\$25.00	\$39,775		
	Backfill & Compact Foundations	796.00	/CY	\$25.00	\$19,900		
	Relocate Earth into Mounds	2,014.00	/CY	\$25.00	\$50,350		

PROJECT : Warren Co Jail  
 BUILDING : Conceptual Estimate

# ESTIMATE DETAIL

## ESTIMATE DETAIL

CODE	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL	CSI TOTAL	DIV. TOTAL
	Excate for On Site Retention	7,991.00	/CY	\$15.00	\$119,865		
	Engineered Fill & Subgrade	3,542.00	/CY	\$30.00	\$106,260		
	Export Spoils	5,313.00	/CY	\$8.00	\$42,504		
	Building 4" Sand Pad	1,326.00	/CY	\$30.00	\$39,780		
	Building Fine Grade Sand Pad	107,404.00	/SF	\$0.50	\$53,702		

**32 EXTERIOR IMPROVEMENTS** **\$515,446**

**ASPHALT PAVING** **\$165,410**

Heavy Duty 5" Paving	566.00	/SY	\$20.00	\$11,320
Heavy Duty 12" Sand Subbase	378.00	/CY	\$17.50	\$6,615
Heavy Duty 10" 21AA	315.00	/CY	\$30.00	\$9,450
Standard Duty 3.5" Paving	2,421.00	/SY	\$17.50	\$42,368
Standard Duty 10" Sand Subbase	2,305.00	/CY	\$17.50	\$40,338
Standard Duty 8" 21AA	1,844.00	/CY	\$30.00	\$55,320

**CURB & GUTTER** **\$14,490**

Curb & Gutter	483.00	/LF	\$20.00	\$9,660
Curb & Gutter 21AA	483.00	/LF	\$5.00	\$2,415
Curb & Gutter Sand Subbase	483.00	/LF	\$5.00	\$2,415

**WALKS** **\$30,704**

Concrete Walk	2,898.00	/SF	\$10.00	\$28,980
Concrete Walk 4" Sand Subbase	36.00	/CY	\$30.00	\$1,080
Concrete Walk Fine Grade	322.00	/SY	\$2.00	\$644

**CONCRETE PAVING** **\$27,620**

Concrete Paving Allowance	2,500.00	/SF	\$10.00	\$25,000
Concrete Paving 6" 21AA	46.00	/CY	\$30.00	\$1,380
Concrete Paving 8" Sand Subbase	62.00	/CY	\$20.00	\$1,240

**FENCES** **\$165,660**

8' Chainlink Fence w/Foundation	3,012.00	/LF	\$55.00	\$165,660
---------------------------------	----------	-----	---------	-----------

**LAWNS & PLANTING** **\$111,562**

Seeding	-15,938.00	/SY	\$2.00	(\$31,876)
Landscaping Allowance	143,438.00	/SF	\$1.00	\$143,438

**33 UTILITIES** **\$299,115**

**SITE DRAINAGE & UTILITIES** **\$299,115**

6" Storm	572.00	/LF	\$35.00	\$20,020
8" Storm	2,724.00	/LF	\$40.00	\$108,960
6" Water	142.00	/LF	\$35.00	\$4,970
8" Water	1,954.00	/LF	\$50.00	\$97,700
6" Sanitary	299.00	/LF	\$35.00	\$10,465
4' Catchbasin	6.00	/EA	\$2,500.00	\$15,000
Fire Hydrant Assembly	12.00	/EA	\$3,500.00	\$42,000

ESTIMATE DETAIL END

CLARIFICATIONS &  
ASSUMPTIONS

**GRANGER**

ADVANCE THE ART OF BUILDING

WARREN COUNTY JAIL  
CONCEPTUAL ESTIMATE



**Conceptual Design Estimate Assumptions**  
**Warren Co Jail**  
August 7, 2018

**GENERAL**

1. This Conceptual Estimate is based on Wachtel & McAnally documents dated 6/19/18. WM drawings from the Monroe Co Jail were also used for reference.
2. A 7% Conceptual Estimate/Bid Contingency has been included in the estimate.
3. A 2% Construction Manager Contingency has been included in the estimate
4. A 2% Market Adjustment/Tariff Contingency has been included.
5. A 4% Owner's Construction Contingency has been included in the estimate.
6. Phasing and overtime are not included.
7. Union-only labor is not included.
8. Liquidated damages are not included.
9. Offsite improvements are not included (utility main extensions, accel/decel lanes, traffic control signals, etc.).
10. Furniture, fixtures and equipment are included at a rate of 3% of the Subtotal of Construction.
11. Body Scanner is not included.
12. Laundry equipment is not included.

**Division 1 – GENERAL REQUIREMENTS**

1. Winter conditions costs are not included.
2. Bonding costs have been included.
3. Builders Risk Insurance is assumed to be By Owner.
4. Utility company fees and assessments are not included.
5. An allowance of \$100,000 has been included for Materials testing.
6. An allowance of \$50,000 has been included for Soil Borings/Surveys.
7. Design Fees have been included at 7.5%.
8. Services to achieve LEED certification are not included.
9. BIM coordination/ integration services are not included.

**Division 2 – EXISTING CONDITIONS**

1. Surveys of the existing site and structures are not included.
2. A geotechnical investigation is not included.
3. Hazardous material surveys, handling, and abatement are not included.
4. Temporary shoring or underpinning of existing structures are not included unless noted otherwise.
5. Estimate assumes there will be utilities along the existing road that will need to be demolished. Included to be demolished are storm, sanitary and water.
6. Demolition of existing road is included.

**Division 3 – CONCRETE**

1. Winter heat has not been included.
2. Estimate includes 16 weeks of supervision for concrete installation.
3. Estimate includes footings/foundations similar to those at Monroe Co Jail.
4. Estimate includes 4" SOG throughout with 5" at Vehicle Processing and Vehicle Sallyport.
5. Estimate includes sealed concrete in areas similar to Monroe Co Jail.
6. Estimate includes 8" Precast plank with a 2" topping above the cells on the first floor and at the catwalk areas.
7. Estimate includes 8" plank roof above cells on second floor and central mechanical areas. Metal roof deck provided at all other roof areas.

**Division 4 – MASONRY**

## Conceptual Design Estimate Assumptions

### Warren Co Jail

August 7, 2018

1. Winter protection has not been included.
2. Interior first floor walls area assumed to be full height, 13'H.
3. Perimeter walls are assumed to be masonry with brick. Walls are 16'H with a 3'H masonry foundation wall at the single level. At the two story building walls are 28'H.
4. Estimate includes a 12' tall mechanical penthouse above the control rooms.

#### Division 5 – METALS

1. Steel has been priced using jail benchmark pricing.

#### Division 6 – WOOD, PLASTICS & COMPOSITES

1. Division 6 has been priced using jail benchmark pricing.

#### Division 7 – THERMAL & MOISTURE PROTECTION

1. Mechanical equipment screens are not included.
2. Estimate includes R-45 EPDM roofing.
3. Estimate includes a caulking allowance.

#### Division 8 – OPENINGS

1. Doors/Glass & Glazing is priced based on jail benchmark pricing. It is assumed that the majority of doors and glass are provided by the detention contractor.

#### Division 9 – FINISHES

1. Ceilings have been modeled based on the Monroe Co Jail project and consist of 2x2 ACT, concealed grid ACT, drywall ceilings.
2. Full height (13'H) drywall walls have been provided in the administration area.
3. Flooring has been modeled based on the Monroe Co Jail project and consists of sealed concrete, carpet tile, VCT with resilient base.
4. Epoxy painted walls have been included in the jail housing area.

#### Division 10 – SPECIALTIES

1. No Comments.

#### Division 11 – EQUIPMENT

1. Food service equipment and detention equipment have been priced using jail benchmark pricing.

#### Division 12 – FURNISHINGS

1. Appliances are not included.

#### Division 13 – SPECIAL CONSTRUCTION

1. No comments.

#### Division 14 – CONVEYING SYSTEMS

1. No comments.

#### Division 21 – FIRE SUPPRESSION

1. Fire suppression has been priced based on jail benchmark pricing.
2. Fire suppression design is based on an Ordinary Hazard level of protection.
3. Incoming municipal water volume and pressure are assumed to be adequate.
4. A fire suppression system pump is not included.

#### Division 22 – PLUMBING

1. Plumbing has been priced based on jail benchmark pricing.

#### Division 23 – HVAC/ MECHANICAL

1. Mechanical has been priced based on jail benchmark pricing.

**Conceptual Design Estimate Assumptions**  
**Warren Co Jail**  
August 7, 2018

2. Air balancing is included.

**Division 26 – ELECTRICAL**

1. Electrical has been priced based on jail benchmark pricing.

**Division 27 – AUXILIARY SYSTEMS**

1. No Comment

**Division 28 – SECURED ELECTRONICS**

1. Secured electronics have been priced based on jail benchmark pricing.

**Division 31 – EARTHWORK**

1. Unforeseen underground conditions or obstructions of any kind are not included.
2. Estimate includes an allowance for earthwork contractor GC's.
3. Estimate includes rough quantities for clearing, stripping of topsoil, balance of site, engineered fill and exporting of soils based on no specific information for this site.

**Division 32 – EXTERIOR IMPROVEMENTS**

1. Estimate includes asphalt paving for parking lots and new road based on site plan provided.
2. Estimate includes an allowance to tie into existing roads.
3. Estimate includes curbs & gutter, sidewalks, concrete paving based on site plan provided.
4. Estimate includes seeding and a landscaping allowance.

**Division 33 – UTILITIES**

1. Estimate includes new utilities running along the newly installed road. Utilities to be added include storm, sanitary, water, fire loop.
2. Estimate includes catch basins, manholes and fire hydrants along the newly installed road.
3. Estimate also includes these utilities around the new jail building and in the new parking lot.

## Conceptual Estimate Budget - Warren County New Jail and Sheriff's Office

	<u>Concept Estimate</u>	<u>Contingencies</u>
<b><u>Trade Costs</u></b>		
Building Cost	\$40,931,826	
Estimate/Bid Contingency (7%)		\$2,865,228
<b><u>Contingency</u></b>		
CM Contingency		\$875,941
<b><u>CM Fees &amp; General Conditions</u></b>		
Preconstruction Staffing	\$132,240	
Construction Staffing	\$806,571	
General Conditions	\$533,080	
CM Fee - 2.5%	\$1,116,825	
General Liability Insurance - .3%	\$134,019	
Performance & Payment Bond	\$245,700	
<b><u>Project Soft Costs</u></b>		
Construction Contingency		\$1,905,657
Design Fee - 7.5%	\$3,573,107	
Soil Boring/Survey	\$50,000	
Materials Testing	\$100,000	
Legal/Financial		
Plan Review Fees	\$75,000	
<b><u>Site Costs</u></b>		
Site Cut & Fill	\$392,035	
Contingencies - 15%		\$58,805
Road Construction	\$807,500	
Road Cut & Fill	\$250,000	
Contingencies - 15%		\$158,625
<b><u>Owner's FFE</u></b>		
FFE - 3%	\$1,456,797	
<b><u>Market Adjustment/Tariff</u></b>		
Tariff - 2%		\$893,460
Total Costs (minus contingencies)	<b>\$50,604,700</b>	
Total Costs (all contingencies)		<b>\$6,757,716</b>
		<b>\$57,362,416</b>