



Del Norte County Jail Rehab Project Community Facilities Program (USDA RD)

Del Norte County Board of Supervisors
Public Hearing
August 8, 2023



Federal Award

- As part of the FY 22 Omnibus Federal Spending Bill, Senator Feinstein secured \$3.08-million dollars in Congressionally Designated Spending (CDS) for Del Norte County for rehabilitation of the county jail.
- In order to disburse these funds, Congress has directed the United States Department of Agriculture's (USDA) Rural Development (RD) to program the CDS using the USDA RD's Community Facilities Program.
- Since the time of the federal award, County staff have been working to develop a final approach to a project in order to develop the federal application needing to be submitted to the USDA RD office.



Compliance and Condition Assessment

- Title 24 of the California Code of Regulations specifies minimum standards for local detention facilities.
- The Board of State and Community Corrections (BSCC) conducts biannual physical inspections of the County jail and prepares reports detailing any noted compliance issues with regard to both Title 15 (Procedures) and Title 24 (physical space).
- In order to translate the BSCC's Title 24 findings as well as other physical issues existing within the jail into a feasible project, a Request for Proposals (RFP) was developed for a Conditions Assessment of the Jail.



Conditions Assessment

- The RFP was posted in April of 2022. Unfortunately, no responses to the RFP were received.
- After discussion with the BSCC on the lack of response to the County's RFP, the BSCC offered to provide technical assistance in order to develop a scope of work and to work with the County on identifying a qualified design professional to assist with pre-design efforts.



Conditions Assessment

- In June of 2022, a Field Representative from the BSCC Facilities Standards and Operations Division toured the jail with County staff to further clarify issues relating to the Title 24 review for future construction purposes.
- During this technical assistance meeting and tour of the jail, County staff inventoried the noted issues and incorporated recommendations from the BSCC into a summary document.
- The conclusion of this technical assistance process was the development of a scope of work for pre-design work, cost estimation, development of phasing, and an opinion of probable cost for the tasks identified.



Pre-Design Work

- After the conclusion of the technical assistance process with the BSCC, a contract was awarded to Nichols, Melburg & Rossetto Architects + Engineers (NMR) in order to assist with project formulation.
- As part of the BSCC technical assistance a prioritization of efforts was developed based on the criticality of the various issues identified during Title 24 inspections as well as during the technical assistance site visit.
- As part of their early efforts in developing this project, NMR distilled the BSCC prioritization into a set of thirteen distinct potential areas of effort which were classified by the portion of the jail facility in which they existed.



**NICHOLS
MELBORG
ROSSETTO**
ARCHITECTS + ENGINEERS

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http://www.nmrseigs.com

CONSULTANTS

JAIL PROJECT PRIORITY LIST

1 PODS A-C:

- REMOVE ALL BARS AND HAVE SOME OTHER LINKS FOR POD C IF NOT CONVERTED TO PROGRAM ROOM;
- NEW BARS FOR POD C IF NOT CONVERTED TO PROGRAM ROOM;
- REPLACE TOILETS (SINKS - REPLACE COMB UNIT);
- REPLACE CEILING VENTS;
- SHOWERS - CLEAN/REPLACE OR USE LINE-X - ADDRESS ADA (FOR POD C IF NOT CONVERTED TO PROGRAM ROOM);
- PAINT ENTIRE POD;
- REPLACE TILE FLOOR;
- ADDRESS ISSUES WITH WINDOW LEAKS;
- REPLACE TABLES;
- REPLACE LIGHT FIXTURES;
- SEAL / COVER CEILING TILES;
- REPLACE TABLE WITH WALL UNIT PROVIDING MORE SPACE (POD B);
- CONVERT TO POTENTIAL PROGRAM ROOM IF NOT CONVERTED THERE IS NO NEED FOR BUNKER OR BATHROOM (POD C);

2 MENTAL HEALTH AREA:

- ADDRESS ADA CONCERNS;
- SEEK IMPROVEMENTS FOR BETTER MENTAL HEALTH SERVICES (COMPLETE TO PREVIOUS DESIGN FROM MSHA PROJECT);

3 INTAKE / HOLDING:

- OBSERVATION ROOM - INITIAL MOUNTED BED BACKS FOR MEDICAL OVERFLOW;
- CREATE HOLDING CELL THAT MEET TITLE 24 STANDARDS;
- CONVERT 1 HOLDING CELL INTO TITLE 24 COMPLIANT SAFETY CELL;

4 CLINIC / INFIRMARY:

- INSTALLATION OF AN ACCEPTABLE AIRBORNE INFECTION ISOLATION ROOM (NEGATIVE PRESSURE ROOM) (INFIRMARY / CLINIC AREA);

5 EXCHANGE ROOM:

- ADDRESS ADA CONCERNS;
- PAINT;

6 VISITATION:

- ADDRESS ADA CONCERNS;
- PRIVACY MODIFICATIONS TO ALLOW FOR EASIER ATTORNEY / CLIENT VISITATION;
- SEEK IMPROVEMENTS FOR BETTER MENTAL HEALTH SERVICES (COMPLETE TO PREVIOUS DESIGN FROM MSHA PROJECT);
- ATTORNEY ROOM - ALLOW FOR PASS THROUGH FOR DOCUMENTS / PRIVACY;

7 PODS D & E:

- SHOWERS - CLEAN/REPLACE UNIT - ADDRESS ADA;
- ADDRESS ISSUES WITH WINDOW LEAKS;
- PAINT ENTIRE POD;
- REPLACE TILE FLOOR;
- REPLACE CEILING VENTS;
- REPLACE LIGHT FIXTURES;
- SEAL / COVER CEILING TILES;

8 ENTIRE FACILITY:

- ADDRESS HVAC ISSUES FACILITY WIDE;
- ADDRESS POTENTIAL CONCERNS RELATING TO EXTERIOR WATER INTRUSION;
- ADDRESS POTENTIAL CONCERNS RELATING TO LEAKAGE FROM INTERIOR WATER SOURCES;
- PAINT (BUILDING - INSIDE AND OUT);

9 PODS F-K:

- PAINT ENTIRE POD;
- SEAL / COVER CEILING TILES;
- REPLACE CEILING VENTS;
- ADDRESS BATHROOMS - ADA;
- ADDRESS ISSUES WITH WINDOW LEAKS;
- IMPROVEMENTS NECESSARY TO DISTRIB VENTILATION SYSTEM / EXHAUST SYSTEM (POD G);

10 REC 2:

- ADD / ADDRESS ISSUES WITH INTERCOM / VIDEO CAMERAS;
- DIAGNOSIS OF NATURAL AIR FLOW (UPDATE CURRENT);
- BRIGHTEN WITH ELECTRONIC CONTROLS;
- ADD / ADDRESS LACK OF NATURAL LIGHT (UPDATE CURRENT LIGHTING FIXTURES);
- BRIGHTEN WITH ELECTRONIC CONTROLS;
- PAINT;
- BATHROOM;
- ADD / ADDRESS ISSUES WITH NO WINDOWS;

11 CLASSROOM:

- PAINT ENTIRE CLASSROOM;
- SEAL / COVER CEILING TILES;
- REPLACE CEILING VENTS;

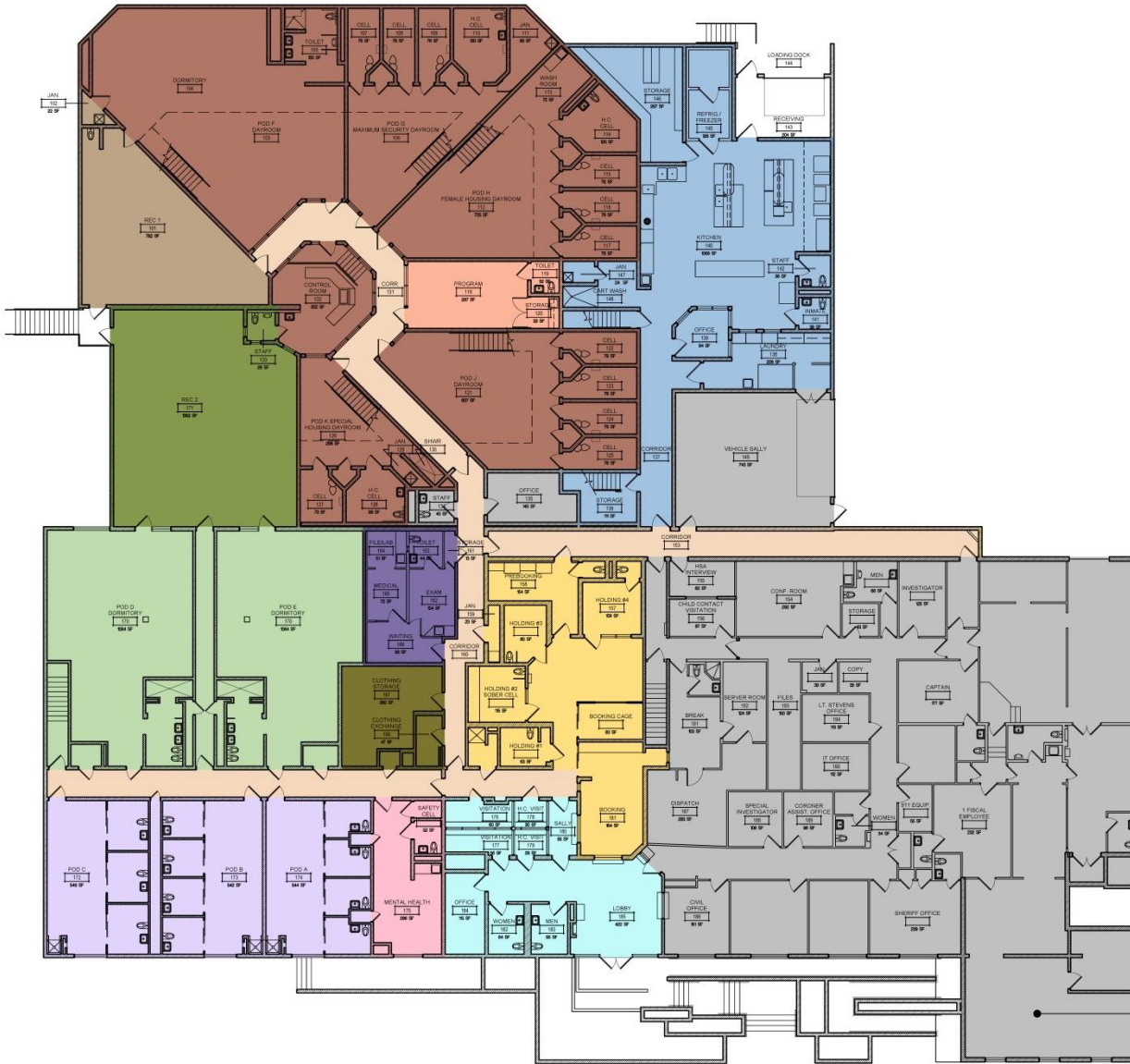
12 KITCHEN:

- REMOVE GARAGE DISPOSAL & REPLACE SINK;
- LOOK AT PURCHASING NEW STEAMER;
- LOOK AT PURCHASING NEW COMMERCIAL MIXER;

13 REC 1:

- PAINT;
- INTERCOM;

NO BSSC REVIEW COMMENTS



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LICENSE STAMPS

PROJECT NAME

DEL NORTE COUNTY JAIL

880 8TH ST, 88011
CRENSHAW CITY, CA

SHEET TITLE

FIRST FLOOR PLAN

DRAWING STATUS

DESIGN DEVELOPMENT

REVISIONS

Rev.	Description	Date

Drawn By	NGG
Date Issued	3/20/2022
Scale	1/8" = 1'-0"
Project No.	22-0014

SHEET No
A100

DATE PLOTTED: 3/20/2022 10:48:31 AM
PLOTTER: HP DesignJet T1300PS
PLOT FILE: \\BSSC\ADMIN\PROJECTS\2022\03\22-0014\22-0014-01-FIRST FLOOR PLAN.dwg
PLOT SCALE: 1/8" = 1'-0"



Pre-Design Work

- After visiting the jail facility, speaking with jail staff, familiarizing themselves with the BSCC technical assistance information, and conducting preliminary analysis as to the structural integrity of the jail, NMR has assisted the County in developing a project consisting of rehabilitation to be conducted within the following areas of the jail:
 - Pods A-C (Priority #1)
 - Mental Health (#2)
 - Recreation Yard Modifications (#10 and #13)
 - Intake Reconfiguration (#3)
 - Visitation (#6)
 - Nurse/Exam (#4)
 - **Opinion of Probable Cost: \$9,198,836**



LEGEND	
	PODS A-C..... \$2,494,954
	MENTAL HEALTH..... \$479,350
	REC ROOM / STORAGE..... \$1,273,496
	INTAKE / PROCESSING..... \$2,556,295
	VISITATION..... \$799,854
	MEDICAL..... \$1,594,887

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CONSULTANTS

LICENSE STAMPS

PROJECT NAME

**DEL NORTE
COUNTY JAIL**

880 8TH ST, 88851
CRENSHAW CITY, CA

SHEET TITLE

FIRST FLOOR PLAN

DRAWING STATUS

DESIGN DEVELOPMENT

REVISIONS		
Sym.	Description	Date

Drawn By	NGS
Date Issued	6/12/2023
Scale	1/8" = 1'-0"
Project No.	23-0014

SHEET No.

A101

NEW WORK FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO. 23-0014
 SHEET NO. A101
 PROJECT NAME: DEL NORTE COUNTY JAIL
 DRAWING STATUS: DESIGN DEVELOPMENT
 DATE ISSUED: 6/12/2023
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 23-0014



Pre-Design Work: Budget Phasing

- While it is clear that the work needing to be done within the jail exceeds the CDS, in order to access this federal award, it is imperative to determine a feasible approach that fits within the amount of the federal award provided, \$3.08-million, otherwise this funding may be lost.
- As such, County staff including the Sheriff, Undersheriff, and Jail Captain, County Administration, and Building Maintenance have met with NMR to develop an element of this project consisting of several of the higher priority items from the prioritization list as Phase I of the project.
- Through these efforts, rehabilitation under a phased funding approach will occur within the following areas under Phase I:
 - Pods A-C (Priority #1)
 - Mental Health (#2)
 - Visitation Area (#6)
 - **Opinion of Probable Cost: \$3,080,000**



Pre-Design Work: Project Details

- NMR has developed a detailed Opinion of Probable Cost for implementation of the Phase I tasks and has included these details in a Preliminary Architectural Report (PAR) specific to Phase I.
- The PAR is a required element of the federal application and provides details relating to the project budget, construction procurement, and anticipated construction details to be included in the final design plans.
- County staff have developed a preliminary environmental information survey in order to assist USDA RD in rendering a determination on the level of environmental review required under NEPA, which is anticipated to result in a Categorical Exemption.
- County staff have remained in communication with the BSCC on the progress of these efforts and we anticipate continued conversations once the CDS is obligated in order to fully account for state requirements in our next steps.



Federal Award: Application

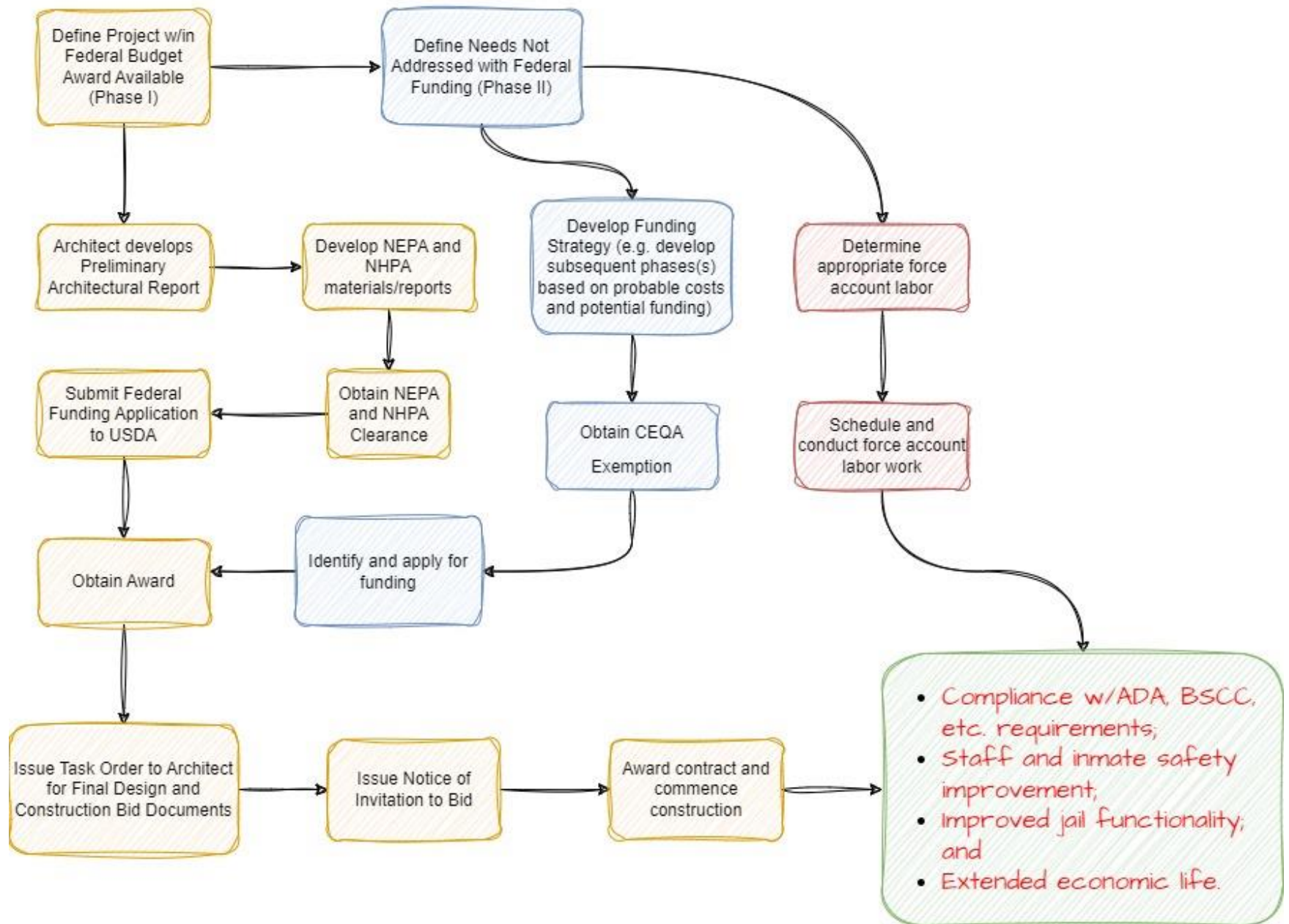
- The deadline to obligate the CDS is September 30, 2023.
- The Board authorized staff to submit an application to USDA RD for the CDS on July 11th.
- After completing the final elements of the federal application, it was transmitted to USDA RD on July 19th.
- Staff has remained in contact with USDA RD staff during the development of the materials relating to this project and no issues are anticipated based on the approach being taken.



Post-Award: Next Steps

- While it would be technically possible to immediately begin implementation of the Phase I elements of the project identified, this project is being viewed as containing two distinct elements, or phases, for funding purposes, with the goal of completing all work included in the overall project as identified.
- With that in mind, it is anticipated that the next immediate steps, post award, will be to continue working with NMR to develop a PAR (or similar pre-design package) for the items not addressed with this funding which will serve as the basis of conversations with other potential funders in order to raise the entire budget necessary for the project (\$9,198,836).
- At a minimum, with Phase I, we have developed a feasible project to address the most pressing of priorities however the goal is to complete the entire project as identified. As such, efforts will shift to securing the additional funding needed once the CDS is obligated.

Del Norte County Jail Rehabilitation Project





Future Work

- While the Phase I and II elements of the project developed in consultation with NMR address a number of the priorities from the BSCC technical assistance and prior Title 24 inspections, a number of items will remain unaddressed. Specifically:
 - Pods D and E (Priority #7)
 - Misc. Entire Facility (#8)
 - Pods F-K (#9)
 - Classroom (#11)
 - Kitchen (#12)
- As these items generally represent lower priority tasks and exist within the “newer” portion of the facility they have not been included in this project however they will require attention at some point, likely in the not distant future as a future project.
- It is also possible that these elements could be added to Phase II through additional consultation with NMR should it appear likely that supplemental funding may be available.



Questions?

- Del Norte County Sheriff's Office
 - Garrett Scott, Del Norte County Sheriff-Coroner
 - 650 5th Street. Crescent City, CA 95531
 - (707) 464-4191
- Del Norte County Administration
 - Neal Lopez, County Administrative Officer
 - 981 H Street, Suite 210. Crescent City, CA 95531
 - (707) 464-7214
- Nichols, Melburg & Rossetto Architects + Engineers
 - Deven Carter, Associate Principal Architect
 - 300 Knollcrest Drive. Redding, CA 96002
 - (530) 222-3300



Preliminary Architectural Report

Del Norte County Jail

Crescent City, California

June 2023



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I. GENERAL INFORMATION

A. Need for the Project

Del Norte County Jail Remodel - Project Summary

The Del Norte County Jail is located at 650 5th Street, Crescent City, California. Constructed in 1963, with a major addition in 1994, this is the only Jail operated by the Del Norte County Sheriff. The Del Norte County jail is a type II – local detention facility with a rate capacity of 146 inmates. The Jail is part of an existing building that also includes offices for the Sheriff’s administration and patrol as well as a single courtroom. The building is two stories for most of the original 1963 structure and one story with mezzanine level housing in the 1994 addition. The majority of the building is constructed of concrete masonry unit walls, concrete floors and roofs.

Existing housing units A, B, and C, the Mental Health Services space, and Visitation will be remodeled with this project. The proposed design is to convert housing units A, B, & C into two separate dormitory housing units with a shared dayroom for 20 inmates. The mental health space will be remodeled to include a safety cell. Visitation will be remodeled to have more space for visitors and inmates. This remodel will address several accessibility and safety issues present in the existing spaces.

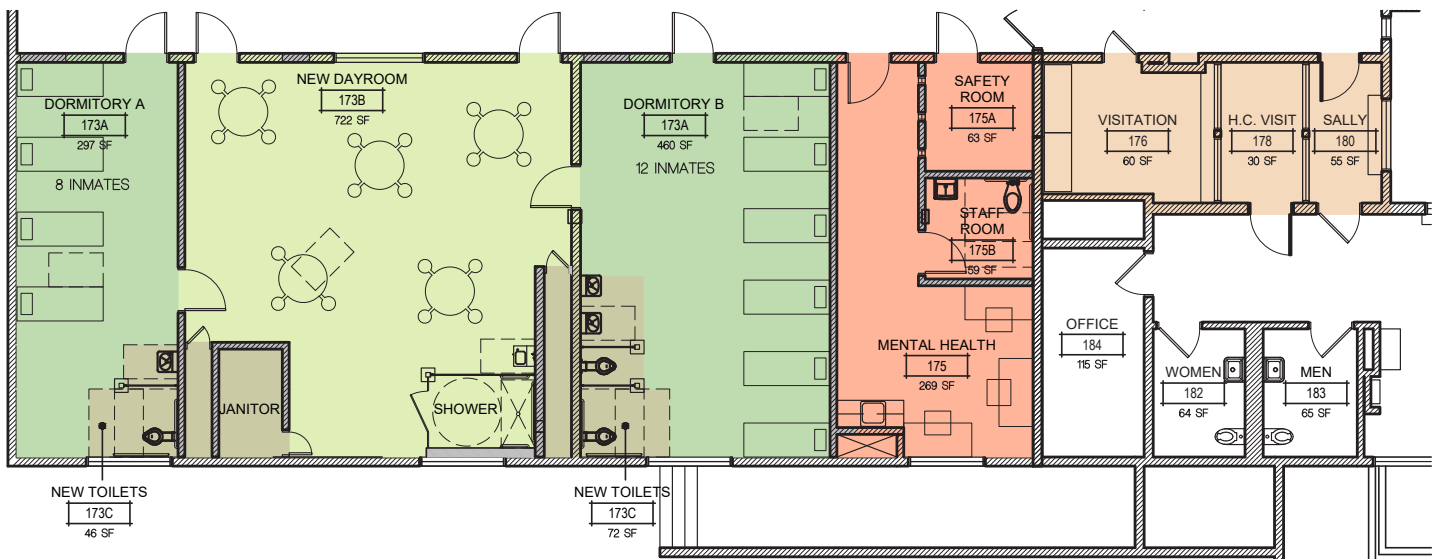
B. Map Showing the Location of the Project



I. GENERAL INFORMATION

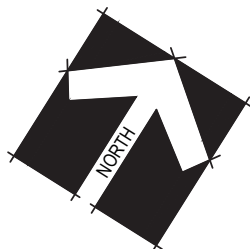
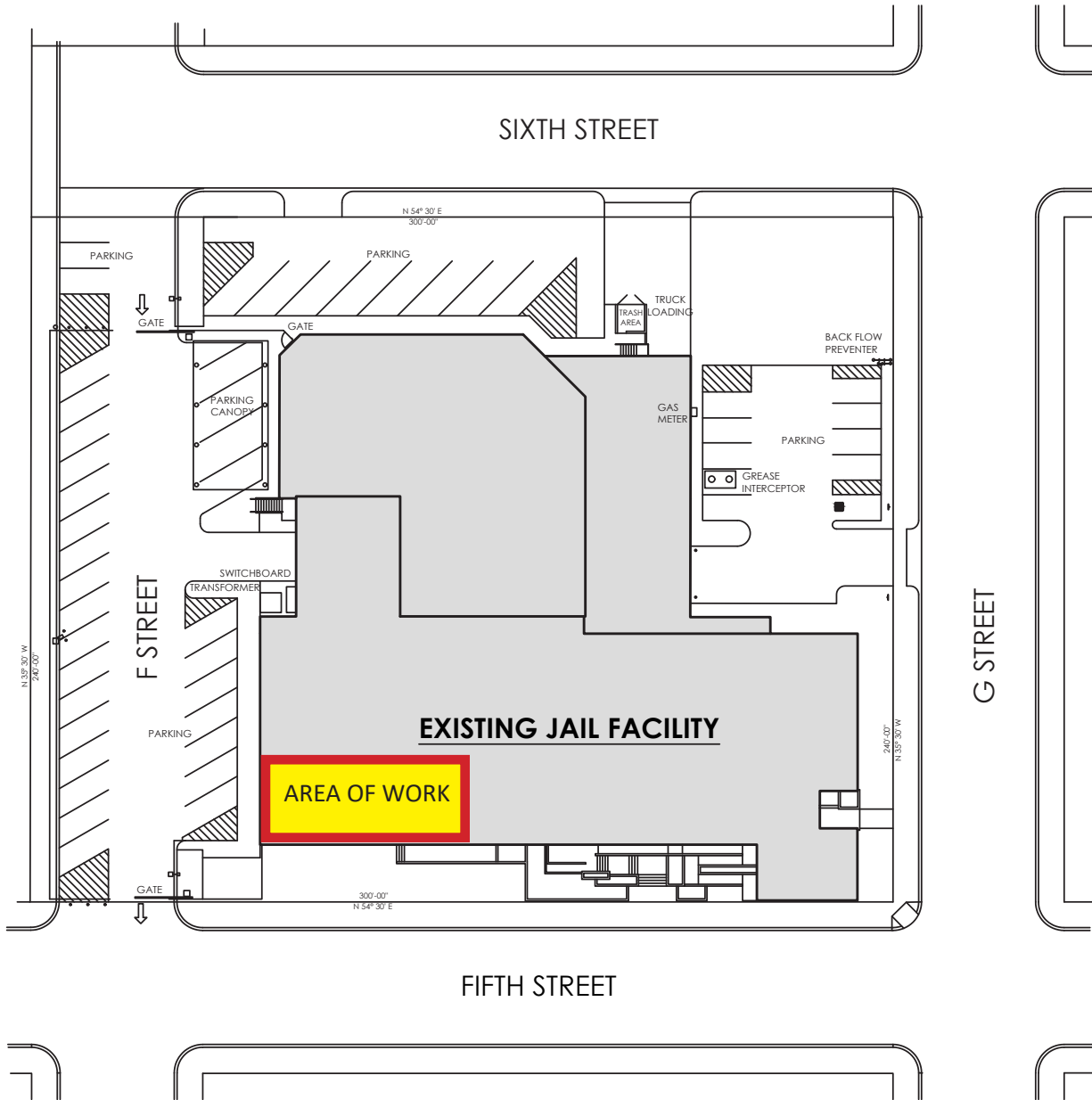
C. Description of the Proposed Facility:

- a) Square Footage: 2,518 sq ft
- b) New Construction or rehabilitation: Rehabilitation
- c) Type of construction: I-3
- d) Proposed Floor Plan:



I. GENERAL INFORMATION

D. Site Plan



SITE PLAN

SCALE: 1" = 60'-0"



I. GENERAL INFORMATION

E. Photographs

Building Exterior



Building Exterior



Roof



Sally between Visitation & Booking



Intake



Intake



I. GENERAL INFORMATION

Prebooking



Clothing Storage



Exam Room



Mental Health Office



Pod A Cell



Pod A Shower



I. GENERAL INFORMATION

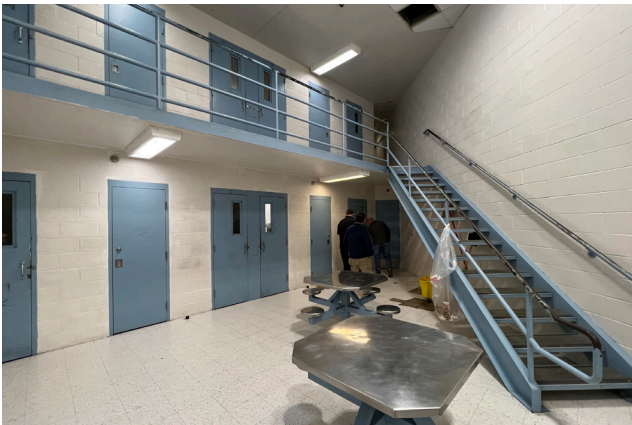
Corridor between Pod D & Pod E



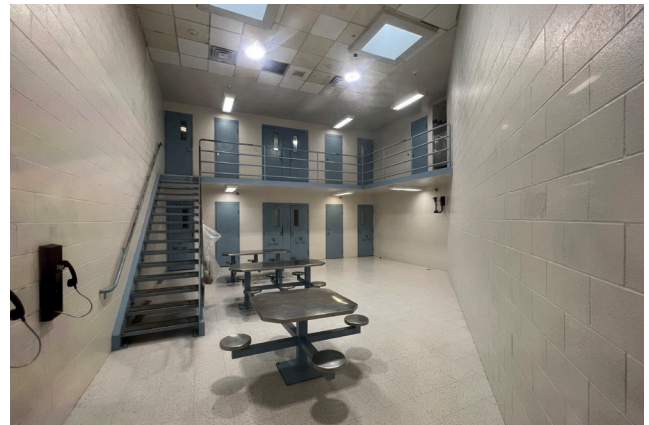
Pod C



Pod G



Pod J



Kitchen

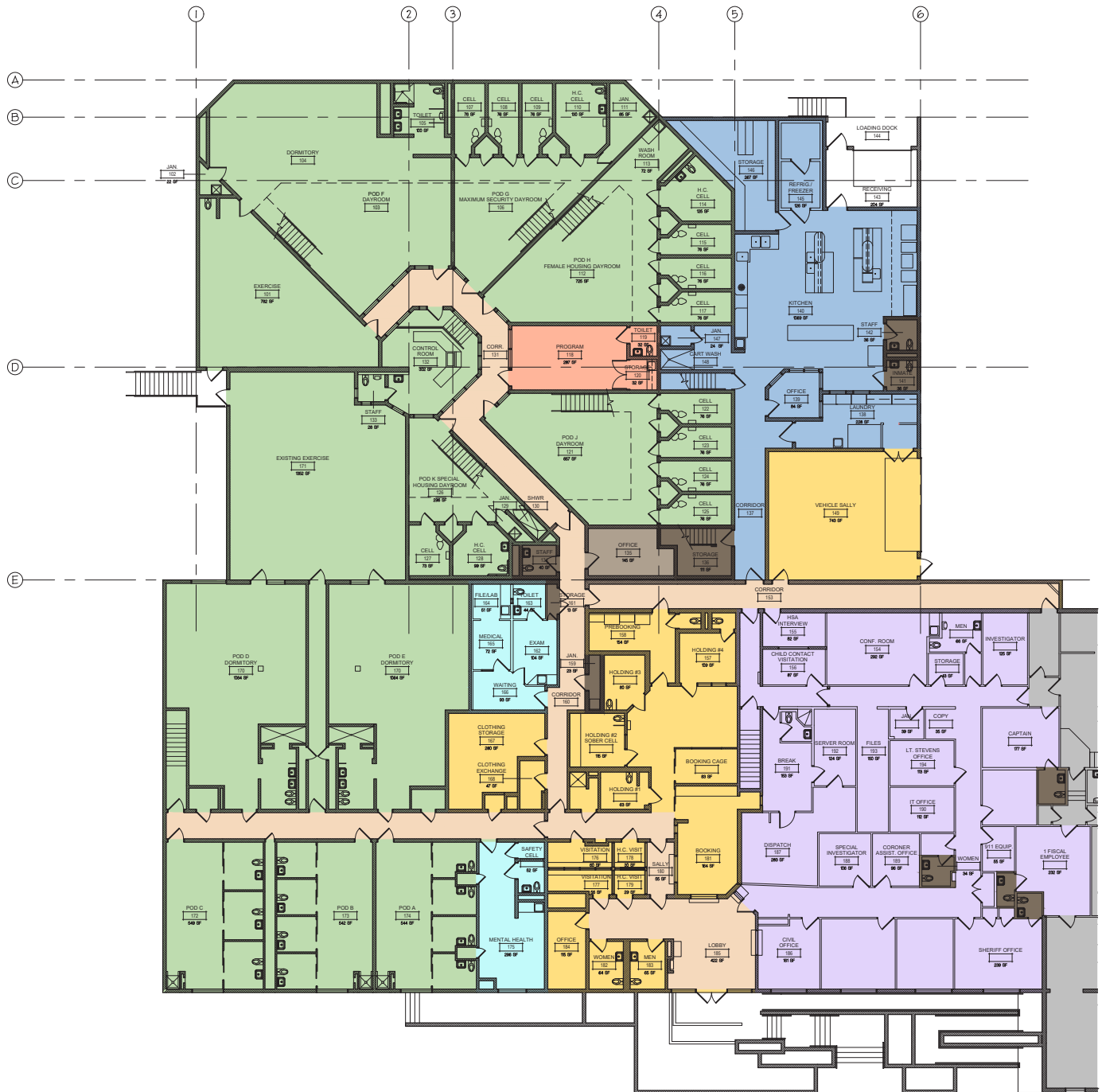


Plumbing Chase



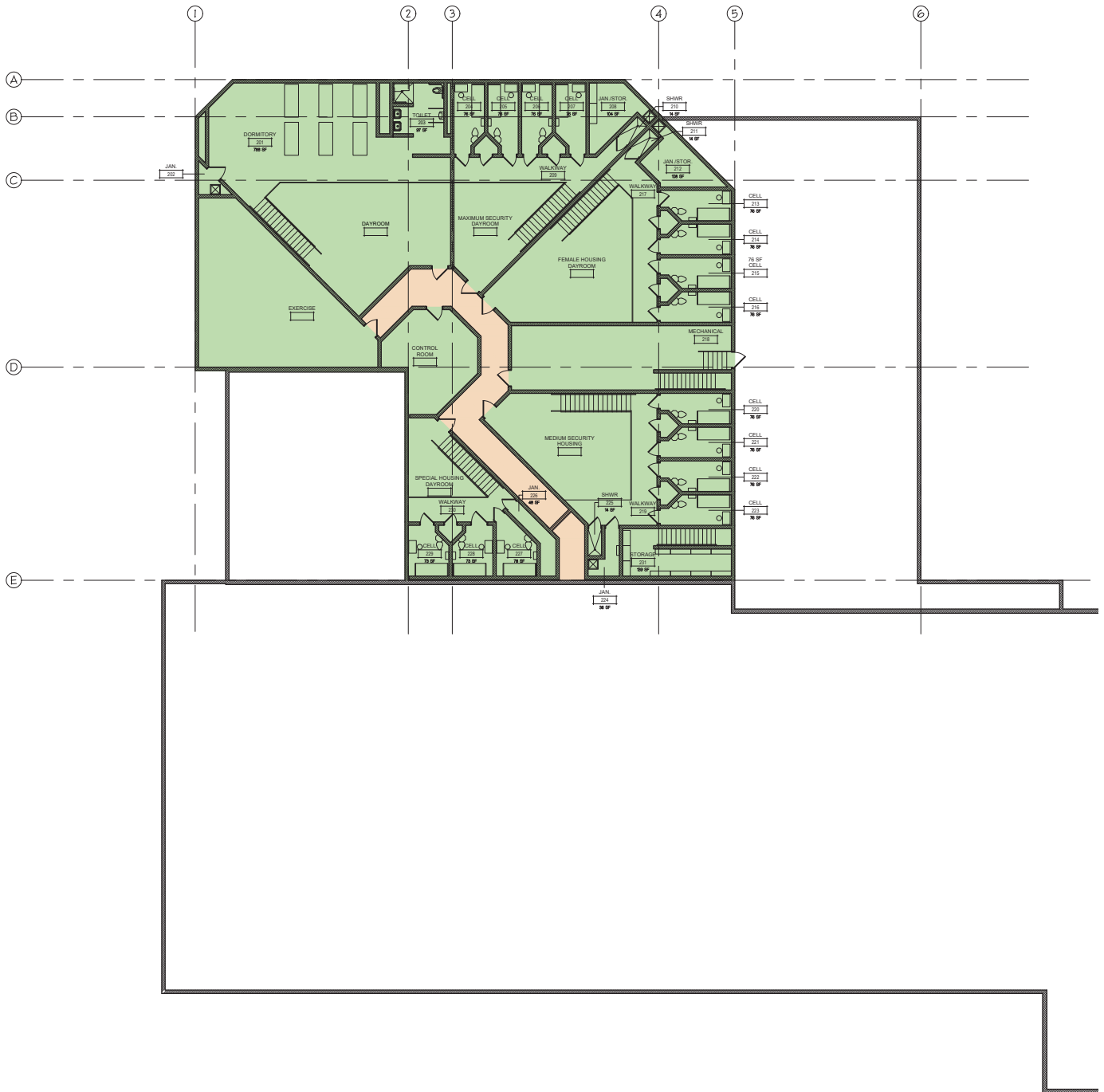
I. GENERAL INFORMATION

F. Existing First Floor Plan



I. GENERAL INFORMATION

F. Existing Second Floor Plan



II. PLANNING/ZONING ISSUES

A. Status for obtaining approval from the Planning & Zoning Departments:

Government services buildings are a “Principally Permitted Use” in Crescent City’s C-1 zone.

B. Zoning Variance- discuss if one is required and status of the Conditional Use Permit.

Not required.

C. Discuss any Ingress/Egress, Set-Back, and Parking Issues.

There are no Ingress/Egress, Set-Back, or Parking Issues for this project.

D. Environmental- discuss any environmental issues that may impact the project.

The project will not create any adverse environmental impacts. The proposed improvements are contained within the existing structure.

E. Availability of Utilities: Will serve letters

Existing site has all necessary utilities available including electricity, water, sewer, and gas.



III. LAND/EASEMENTS

A. Land Acquisition status- if applicable.

Not applicable.

B. Alternate Sites considered- if applicable.

Not applicable.

C. Easements/Right-of Way Issues

There are no easements/right-of-way issues with the proposed project.

D. Suitability of Site for Project (i.e. slopes, soils, drainage,etc.)

Site is suitable for this interior remodel. The exterior envelope of the building and utilities are in good conditions to move forward with this project.



IV. PERMIT/CODE REQUIREMENTS

A. Required Permits- discuss status and any special code issues.

This project will require standard approvals for a jail project. There are no special permits required. Approval by the local fire authority building department and the California Board of State and Community Corrections.

B. Discuss accessibility compliance including compliance with Section 504 of the Rehab Act and the Architectural Barriers Act Accessibility Standards (ABAAS).

This project will upgrade the proposed areas within the original 1963 facility to be in compliance with Section 504 of the Rehab Act (circa 1973) and subsequent accessibility legislation (ADA). The project will provide new accessibility features to the jail facility, which will be a significant benefit to the overall functionality of the facility.

C. Fire Hazard Severity Zone.

This project is not located in a fire hazard severity zone.



V. TOTAL OVERALL PROJECT COST ESTIMATE

A. Detailed Construction Cost Estimate

See attached for detailed construction cost estimate.

B. Discuss Potential Construction Problems that may impact cost.

There are no anticipated construction problems that may impact cost for this project. A contingency is included in cost estimate for unknown items that may arise during construction.

C. Total Project Cost Estimate- includes development and construction, land cost, off-site utilities, architectural and project management fees, FF&E, permit fees, legal expenses, Geotech, surveys and testing, other soft costs, contingency, escalation factor, etc.

See attached for total project cost estimate.



VI. OPERATION AND MAINTENANCE COSTS

A. Estimate of yearly costs to run and maintain the facility.

The budgeted cost to run and maintain the facility in FY 22/23 is \$5,660,106. The proposed rehabilitation will not result in any anticipated change in the cost to run and maintain the facility as it is occurring within existing space (i.e. no expansion, enlargement, etc.).



VII. PROJECT TEAM AND PROJECT DELIVERY METHOD

A. Describe the building procurement method and the process to select a Contractor.

The building procurement method for this project will be design, bid, build. The selection of a general contractor will be made through a competitive bid process required by the California Public Contract Code.

B. Describe the Design and Project Management team and how far along the project is in development.

The Design and Project Management team consists of the design team (NMR Architects, Electrical Engineer, Mechanical Engineer, etc) and the County's Project Management team comprised of representatives from the County Administrative Office, Sheriff's Office, and their consultants. The team is working together to ensure that the project goals are met through all the phases of the project. The project is currently in conceptual design.



VIII. CONCLUSIONS AND RECOMMENDATIONS

The County Administration Office in coordination with the Sheriff's Office commissioned a comprehensive *Condition and Functionality Assessment* of the Del Norte County Jail facility. The County is seeking to respond to that assessment with facility improvements that have been designed specifically to address the facility's most pressing limitations identified in the facility assessment; thereby bringing the identified areas up to several current code standards including California Code of Regulations, the California Building Code, and the Americans with Disabilities Act; and further, to address compliance with the requirements of California's Board of State and Community Corrections (BSCC).

Upgrading the County's jail facility to proper standards is an important part of the local community's plan to improve its public safety and justice services.

NMR Architects recommends funding this project to deliver both the necessary and improved jail services to Del Norte County.



PREFACE TO OPINION OF PROBABLE COST

The Opinion of Probable Cost hereunder has been compiled from drawings and specifications believed to be an accurate portrayal of the project as drawn and indicated by the architect and/or engineers on drawings. If said drawings and specifications are incomplete, the project cost engineer has included those items which would usually appear in final drawings and specifications for a complete project in a manner ordinarily prudent under the circumstances. Specialty items unknown to the cost engineer will not normally be included unless communicated through the architect and/or engineers.

The user is cautioned that changes in the scope of the project or the drawings and specifications after the Opinion of Probable Cost has been submitted can cause cost changes and the cost engineer should be notified for appropriate addenda to be issued to the Opinion of Probable Cost.

Escalation has been added to the Opinion of Probable Cost to the anticipated midpoint of construction on the whole project. The escalation is based on a starting date believed to be accurate; however, unwarranted delays should be cause for added escalation at the current rate.

The Opinion of Probable Cost has also been adjusted for geographical location based on local material and labor rates as well as local construction practice in prevailing wage environment.

In the current Seller's market for construction, our experience show the following results on competitive bids, as a differential from final Opinion of Probable Cost.

1 Bid, (Sole Sourced or Negotiated)	+ 15% to +38%
2 - 3 Bids	+ 8% to +12%
4 - 5 Bids	+ 4% to - 4%
6 - 7 Bids	- 5% to - 7%
8 or more bids	- 8% to - 20%

Accordingly, it is extremely important that the owner maintain continuous contact with the bidders during the bid period to assure a minimum of 4 - 5 Bids

Opinion of Probable Cost

An Opinion of Probable Cost of cost shall be construed as an indefinite evaluation of cost based on similar structures, produced from plans and/or criteria during early stages of design commonly indicated as schematic or concept level. The cost engineer will add items which are not on the plans and use judgment but cannot know in total what the architect/engineer will later include.

In providing Opinion of Probable Costs, the Client understands that the consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's Opinion of Probable Costs are made on the on the basis of the Consultant's professional judgment and experience and historical costs and data as the basis of pricing. The Consultant makes no warranty, express or implied than the bids or the negotiated cost of the work will not vary from the Consultant's Opinion of Probable Cost.

The Opinion of Probable Cost is comprised of a survey of the quantities measured from the plans and specifications beyond the schematic stage commonly known as design development or working drawings. The estimator will add those items which may not appear on the plans but which he deems may latter be included by the Architect & Engineers.

The total cost is based on the work being performed by a single prime contractor in a continuous phase with construction.

The Opinion of Probable Cost will make the assumption that the following will be covered separately or not required for this project, unless specifically noted.

1. Hazardous abatement
2. Offsite work
3. Utility company fees, unless otherwise noted.
4. Any unforeseen subterranean conditions or objects

CONTINGENCY

The Owner and the Consultant agree that certain costs and changes may be required, and therefore, the final construction cost of the Project may exceed the Opinion of Probable Cost.

BID

An offer to enter into a contract at a fixed price good for a limited length of time.

SOFT COSTS

These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include the architect's fees, the construction management services, the engineering reports and fees, the appraisal fee, the toxic report fee, owner contingencies, inspections, bidding/ award costs, any government fees - including the plan check fee, the cost of the building permit, any assessments, any sewer and water hook-up fees. These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures for any other permanent components of the project.



COMPONENT COST SUMMARY

ARCHITECT: NMR Architects and Engineers

DATE: 2-May-23

BUILDING SYSTEM SUMMARY		GFA	COST W/O MARK UP	\$/GFA	COST W/ MARK UP	\$/GFA
PODS A - C		1,690 SF	\$971,390	\$574.79	\$2,582,798	\$1,528.28
MENTAL HEALTH		398 SF	\$186,998	\$469.84	\$497,202	\$1,249.25
VISITATION		400 SF	\$310,708	\$776.77	\$826,130	\$2,065.33
SUBTOTAL CONSTRUCTION			\$1,158,388		\$3,080,000	
19.0	GENERAL CONDITIONS		12.0%	\$139,489		
20.0	OVERHEAD & PROFIT		7.5%	\$97,341		
21.0	WORKING WITHIN A SECURED ENVIRONMENT		15.0%	\$174,337		
22.0	BONDS AND INSURANCE		3.0%	\$42,554		
23.0	PHASED CONSTRUCTION		10.0%	\$161,574		
24.0	CONTINGENCY		15.0%	\$266,052		
SUBTOTAL MARK UPS				\$881,347		
SUBTOTAL CONSTRUCTION - TODAY'S DOLLARS				\$2,039,735		
		Months	Monthly Inflation			
20.0	Escalation From Estimate Date to Midpoint of Construction - April 2024	24	0.67%	\$326,358		
	COUNTY SOFT COSTS		35%	\$713,907		
TOTAL HARD COST CONSTRUCTION				\$3,080,000	TRUE	

**Del Norte County
Jail Needs Assessment
Budget Estimate Update**



ARCHITECT: NMR Architects and Engineers

GROSS SF: 1,690
DATE: 2-May-23
BY: J. Moreno

PODS A - C							
TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	
	12'H	BLDG DEMOLITION					
		REMOVE CMU WALLS - INTERIOR	2,400	SF	\$15.00	\$36,000	
		MODIFY SLAB FOR (N) LOCATION OF SEWER	3	LOC	\$1,200.00	\$3,600	
		REMOVE BAR FRONTS	94	LF	\$50.00	\$4,700	
		REMOVE DOOR & FRAME	5	EA	\$750.00	\$3,750	
		REMOVE GLAZING - EXTERIOR	72	SF	\$45.00	\$3,240	
		CUT & FRAME (N) DOOR/ WINDOW OPENINGS	156	SF	\$75.00	\$11,700	
		REMOVE FLOORING/PREP FOR NEW	1,690	SF	\$5.00	\$8,450	
		REMOVE CEILING	1,690	SF	\$1.00	\$1,690	
		REMOVE PLUMBING FIXTURE/ SEWER	25	EA	\$750.00	\$18,750	
		MECHANICAL DEMOLITION	1,690	SF	\$1.00	\$1,690	
		ELECTRICAL DEMOLITION	1,690	SF	\$1.50	\$2,535	
		MISCELLANEOUS DEMOLITION	1	LS	\$5,000.00	\$5,000	
SUBTOTAL- BLDG DEMOLITION						\$101,105	
		RE-FINISH/ LEVEL FLOOR TO SHOWER - ADA	42	SF	\$50.00	\$2,100	
310.0	3.0	SUBTOTAL-SLAB ON GRADE				\$2,100	
		REPAIR SPALLED CMU	36	SF	\$150.00	\$5,400	
410.0	4.0	SUBTOTAL-EXTERIOR WALLS				\$5,400	
	12'H	CMU INFILL	70	SF	\$150.00	\$10,500	
		DOWELS TO NEW CMU WALLS	180	EA	\$25.00	\$4,500	
		NEW CMU WALLS	1,176	SF	\$60.00	\$70,560	
		2" STAINLESS STEEL PARTITION	144	SF	\$85.00	\$12,240	
		4" STAINLESS STEEL PARTITION	63	SF	\$95.00	\$5,985	
410.0	6.0	SUBTOTAL-INTERIOR WALLS				\$103,785	
		SECURITY CAULKING AND SEALANTS	700	LF	\$10.42	\$7,294	
790.0	5.0	SUBTOTAL-CAULK & SEALANTS				\$7,294	
		SECURITY DOORS	6	EA	\$10,750.00	\$64,500	
		CHASE ACCESS DOOR	2	EA	\$3,500.00	\$7,000	
		ADD- FOOD/ CUFF SLOT	3	EA	\$1,250.00	\$3,750	
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR - INT.				\$75,250	
		S.S. EXTERIOR WINDOW REPLACEMENT	72	SF	\$350.00	\$25,200	
830.0	4.0	SUBTOTAL-EXTERIOR GLAZING				\$25,200	

Del Norte County
 Jail Needs Assessment
 Budget Estimate Update



ARCHITECT: NMR Architects and Engineers

GROSS SF: 1,690
 DATE: 2-May-23
 BY: J. Moreno

PODS A - C						
TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
		SECURITY GLAZING- 90 MIN RATED	24	SF	\$350.00	\$8,400
840.0	7.0	SUBTOTAL-INTERIOR GLAZING				\$8,400
		PATCH AND REPAIR WALL	576	SF	\$25.00	\$14,400
910.0	6.0	SUBTOTAL-DRYWALL, PLASTER - INT. WALL				\$14,400
		SECURITY PLANK CEILING	1,690	SF	\$45.00	\$76,050
910.0	6.0	SUBTOTAL-SECURED- CEILING				\$76,050
		POLISH AND SEAL	1,648	SF	\$15.00	\$24,720
965.0	7.0	SUBTOTAL-FLOORING				\$24,720
		CLEAN AND SEAL WALLS	4,200	SF	\$5.50	\$23,100
		HIGH PERFORMANCE COATINGS	222	SF	\$35.00	\$7,770
		PAINT TO DOORS	8	EA	\$750.00	\$6,000
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING				\$36,870
		MIRROR - INMATE	4	EA	\$ 350.00	\$1,400
	INMATE	TOWEL HOOK - BREAK AWAY	1	EA	\$ 250.00	\$250
	INMATE	GRAB BARS - 24"	2	EA	\$ 450.00	\$900
		SHOWER DOOR	1	EA	\$ 2,400.00	\$2,400
		ADA SHOWER SEAT	1	EA	\$ 1,636.00	\$1,636
	INMATE	GRAB BARS - TO 42"	2	EA	\$ 550.00	\$1,100
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES				\$7,686
		MODIFY FIRE PROTECTION	1,690	SF	\$15.00	\$25,350
		DOOR SIGNAGE	8	EA	\$150.00	\$1,200
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES				\$26,550
	INMATE	ADA SHOWER FIXTURE W. TIMER CONTROL VALVE	1	EA	\$5,500.00	\$5,500
		DRINKING FOUNTAIN	1	EA	\$12,500.00	\$12,500
		S.S. WATER CLOSET - INMATE	3	EA	\$5,500.00	\$16,500
		S.S. LAVATORY - INMATE	3	EA	\$3,750.00	\$11,250
		NEW FLOOR DRAIN (X-RAY PENE)	3	EA	\$5,500.00	\$16,500
		CONTROL MODIFICATIONS	7	LOT	\$2,500.00	\$17,500
		ROUGH IN TO FIXTURES - WITHIN 5' OF PREVIOUS	7	FIX	\$4,500.00	\$31,500
1544.0	10.0	SUBTOTAL-PLUMBING				\$111,250
		HVAC				
		NEW RTU	10	TONS	\$8,000.00	\$80,000

Del Norte County
 Jail Needs Assessment
 Budget Estimate Update



ARCHITECT: NMR Architects and Engineers

GROSS SF: 1,690
 DATE: 2-May-23
 BY: J. Moreno

PODS A - C

TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
		DISTRIBUTION	1,690	SF	\$25.00	\$42,250
1546.0	11.0	SUBTOTAL-HVAC				\$122,250

Del Norte County
 Jail Needs Assessment
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ARCHITECT: NMR Architects and Engineers

GROSS SF: 1,690
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 BY: J. Moreno

PODS A - C

TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
		POWER	1,690	SF	\$20.00	\$33,800
		LIGHTING	1,690	SF	\$30.00	\$50,700
		DATA	1,690	SF	\$10.00	\$16,900
		SECURITY ELECTRONICS	1,690	SF	\$65.00	\$109,850
		FIRE ALARM	1,690	SF	\$7.00	\$11,830
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS				\$223,080
		BLDG SUBTOTAL				\$971,390
		GENERAL CONDITIONS		10.0%		\$97,139
		OVERHEAD & PROFIT		7.0%		\$74,797
		WORKING WITHIN A SECURED ENVIRONMENT		15.0%		\$145,709
		BONDS AND INSURANCE		2.5%		\$28,583
		PHASED CONSTRUCTION		10.0%		\$131,762
		CONTINGENCY		15.0%		\$217,407
		SUBTOTAL OF MARK UP				\$695,396
		TOTAL MARK UP PERCENTAGE		71.59%		
TOTAL IN TODAY'S DOLLAR						\$1,666,786

Del Norte County
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ARCHITECT: NMR Architects and Engineers

GROSS SF: 398

DATE: 2-May-23

BY: J. Moreno

MENTAL HEALTH						
TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	12'H	BLDG DEMOLITION				
		REMOVE CMU WALLS - INTERIOR	336	SF	\$15.00	\$5,040
		MODIFY SLAB FOR (N) LOCATION OF SEWER	1	LOC	\$1,200.00	\$1,200
		REMOVE DOOR & FRAME	2	EA	\$750.00	\$1,500
		CUT & FRAME (N) DOOR/ WINDOW OPENINGS	24	SF	\$75.00	\$1,800
		REMOVE FLOORING/PREP FOR NEW	398	SF	\$5.00	\$1,990
		REMOVE CEILING	398	SF	\$1.00	\$398
		REMOVE PLUMBING FIXTURE/ SEWER	3	EA	\$750.00	\$2,250
		MECHANICAL DEMOLITION	398	SF	\$1.00	\$398
		ELECTRICAL DEMOLITION	398	SF	\$1.50	\$597
		MISCELLANEOUS DEMOLITION	1	LS	\$1,500.00	\$1,500
SUBTOTAL- BLDG DEMOLITION						\$16,673
	12'H	NEW CMU WALLS	384	SF	\$60.00	\$23,040
410.0	6.0	SUBTOTAL-INTERIOR WALLS				\$23,040
		SECURITY CAULKING AND SEALANTS	350	LF	\$10.42	\$3,647
790.0	5.0	SUBTOTAL-CAULK & SEALANTS				\$3,647
		SECURITY DOORS	1	EA	\$10,750.00	\$10,750
		STAFF DOOR	1	EA	\$3,500.00	\$3,500
		ADD- FOOD/ CUFF SLOT	1	EA	\$1,250.00	\$1,250
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR - INT.				\$15,500
		SECURITY GLAZING- 90 MIN RATED	3	EA	\$1,500.00	\$4,500
840.0	7.0	SUBTOTAL-INTERIOR GLAZING				\$4,500
		PATCH AND REPAIR WALL	144	SF	\$25.00	\$3,600
910.0	6.0	SUBTOTAL-DRYWALL, PLASTER - INT. WALL				\$3,600
		SECURITY PLANK CEILING	63	SF	\$45.00	\$2,835
		STAFF CEILINGS	335	SF	\$20.00	\$6,700
910.0	6.0	SUBTOTAL-SECURED- CEILING				\$9,535
		CLEAN AND SEAL FLOORS/ WALLS TO REMAIN	2,498	SF	\$5.50	\$13,739
		HIGH PERFORMANCE COATINGS		SF	\$35.00	
		PAINT TO DOORS	2	EA	\$750.00	\$1,500
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING				\$15,239

ARCHITECT: NMR Architects and Engineers

GROSS SF: 398

DATE: 2-May-23

BY: J. Moreno

MENTAL HEALTH						
TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
		TOILET PAPER DISPENSERS	1	EA	\$ 175.00	\$175
		SEAT COVER DISPENSERS	1	EA	\$175.00	\$175
		PAPER TOWEL DISPENSERS/ DISPOSAL	1	EA	\$ 450.00	\$450
		MIRRORS	1	EA	\$ 250.00	\$250
		GRAB BARS	1	PR	\$ 350.00	\$350
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES				\$1,400
		MODIFY FIRE PROTECTION	398	SF	\$15.00	\$5,970
		CASEWORK	5	LF	\$650.00	\$3,088
		DOOR SIGNAGE	2	EA	\$150.00	\$300
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES				\$9,358
		STAFF FIXTURES	3	EA	\$2,500.00	\$7,500
		NEW FLOOR DRAIN (X-RAY PENE)	2	EA	\$5,500.00	\$11,000
		ROUGH IN TO FIXTURES - WITHIN 5' OF PREVIOUS	3	FIX	\$2,500.00	\$7,500
1544.0	10.0	SUBTOTAL-PLUMBING				\$26,000
		HVAC				
		DISTRIBUTION	398	SF	\$50.00	\$19,900
1546.0	11.0	SUBTOTAL-HVAC				\$19,900
		POWER	398	SF	\$15.00	\$5,970
		LIGHTING	398	SF	\$20.00	\$7,960
		DATA	398	SF	\$10.00	\$3,980
		SECURITY ELECTRONICS	398	SF	\$45.00	\$17,910
		FIRE ALARM	398	SF	\$7.00	\$2,786
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS				\$38,606
		BLDG SUBTOTAL				\$186,998
		GENERAL CONDITIONS		10.0%		\$18,700
		OVERHEAD & PROFIT		7.0%		\$14,399
		WORKING WITHIN A SECURED ENVIRONMENT		15.0%		\$28,050
		BONDS AND INSURANCE		2.5%		\$5,502
		PHASED CONSTRUCTION		10.0%		\$25,365
		CONTINGENCY		15.0%		\$41,852
		SUBTOTAL OF MARK UP				\$133,867
		TOTAL MARK UP PERCENTAGE		71.59%		
TOTAL IN TODAY'S DOLLAR						\$320,865

Del Norte County
 Jail Needs Assessment
 Budget Estimate Update



ARCHITECT: NMR Architects and Engineers

GROSS SF: 400
 DATE: 2-May-23
 BY: J. Moreno

VISITATION						
TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	12'H	BLDG DEMOLITION				
		REMOVE CMU WALLS - INTERIOR	480	SF	\$15.00	\$7,200
		REMOVE DOOR & FRAME	2	EA	\$750.00	\$1,500
		CUT & FRAME (N) DOOR/ WINDOW OPENINGS	24	SF	\$75.00	\$1,800
		REMOVE FLOORING/PREP FOR NEW	400	SF	\$5.00	\$2,000
		REMOVE CEILING	400	SF	\$1.00	\$400
		MECHANICAL DEMOLITION	400	SF	\$1.00	\$400
		ELECTRICAL DEMOLITION	400	SF	\$1.50	\$600
		MISCELLANEOUS DEMOLITION	1	LS	\$1,500.00	\$1,500
SUBTOTAL- BLDG DEMOLITION						\$15,400
	12'H	CMU INFILL	48	SF	\$150.00	\$7,200
		DOWELS TO NEW CMU WALLS	30	EA	\$25.00	\$750
		NEW CMU WALLS	264	SF	\$60.00	\$15,840
410.0	6.0	SUBTOTAL-INTERIOR WALLS				\$23,790
		SECURITY CAULKING AND SEALANTS	256	LF	\$10.42	\$2,668
790.0	5.0	SUBTOTAL-CAULK & SEALANTS				\$2,668
		SECURITY DOORS	2	EA	\$10,750.00	\$21,500
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR - INT.				\$21,500
		PATCH AND REPAIR WALL	864	SF	\$25.00	\$21,600
910.0	6.0	SUBTOTAL-DRYWALL, PLASTER - INT. WALL				\$21,600
		SECURITY PLANK CEILING	1,690	SF	\$45.00	\$76,050
910.0	6.0	SUBTOTAL-SECURED- CEILING				\$76,050
		CLEAN AND SEAL FLOORS/ WALLS TO REMAIN	1,700	SF	\$5.50	\$9,350
		HIGH PERFORMANCE COATINGS	1,850	SF	\$35.00	\$64,750
		PAINT TO DOORS	2	EA	\$750.00	\$1,500
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING				\$75,600
		MODIFY FIRE PROTECTION	200	SF	\$15.00	\$3,000
		CASEWORK	16	LF	\$500.00	\$8,000
		DOOR SIGNAGE	2	EA	\$150.00	\$300
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES				\$11,300

Del Norte County
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ARCHITECT: NMR Architects and Engineers

GROSS SF: 400
 DATE: 2-May-23
 BY: J. Moreno

VISITATION							
TRADE	SYSTEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	
		HVAC DISTRIBUTION	400	SF	\$25.00	\$10,000	
1546.0	11.0	SUBTOTAL-HVAC				\$10,000	
		POWER	400	SF	\$20.00	\$8,000	
		LIGHTING	400	SF	\$30.00	\$12,000	
		DATA	400	SF	\$10.00	\$4,000	
		SECURITY ELECTRONICS	400	SF	\$65.00	\$26,000	
		FIRE ALARM	400	SF	\$7.00	\$2,800	
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS				\$52,800	
		BLDG SUBTOTAL				\$310,708	
		GENERAL CONDITIONS		10.0%		\$31,071	
		OVERHEAD & PROFIT		7.0%		\$23,924	
		WORKING WITHIN A SECURED ENVIRONMENT		15.0%		\$46,606	
		BONDS AND INSURANCE		2.5%		\$9,143	
		PHASED CONSTRUCTION		10.0%		\$42,145	
		CONTINGENCY		15.0%		\$69,539	
		SUBTOTAL OF MARK UP				\$222,429	
		TOTAL MARK UP PERCENTAGE		71.59%			
TOTAL IN TODAY'S DOLLAR						\$533,136	



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