

The Project Budget includes the estimated **Construction Budget (Hard Costs)** plus the estimated **Project Overhead Budget (Soft Costs)**. Soft Costs are typically estimated as a percentage of the Construction Budget in the early planning stages of a Project, until more definitive costs have been estimated by the Owner and consultants. Some of the listed items may prove to be “not applicable”.

Soft Costs may include, but are not limited to, miscellaneous budget costs such as:

- Fiscal Agent/Bond Underwriter fees & Bond insurance, etc.
- Site Investigation for new construction (*soil borings & geotechnical report*)
- A/E Design & Contract Administration fees (*Schematic Design, Design Development, Construction Documents, Bidding & Negotiation, Construction Administration*)
- Construction phase testing & IBC (*International Building Code*) Special Inspections
- Reimbursable (out-of-pocket) consultant expenses (*miscellaneous printing, phone, postage, travel, etc.*)
- Construction Document printing (*plans & specifications for bidding and construction*)
- State Agency review fees (*Fire Marshal, ADA, etc.*)
- Furnishings (*furniture, window coverings, etc.*)
- Fixtures/Equipment (*high-density mobile shelving, evidence storage shelving, laundry, kitchen, etc.*)
- Data/Communications equipment (*phones/computers/cabling/communication tower, etc.*)
- Hazardous Materials Assessment & Abatement (*if applicable*)
- EPA erosion control inspections (*“Stormwater Prevention Pollution Plan” (SWPPP) if applicable*)
- Builder’s Risk/All Risk insurance
- Construction phase Contingency budget

PRELIMINARY CONCEPT PLAN BUDGET SUMMARY

■ **OPTION 1A: RENOVATE & EXPAND EXISTING LEC & JAIL TO 44 BEDS**

Construction Budget (Hard Costs)	\$ 7,169,700
Project Overhead Budget (Soft Costs)	\$ 1,433,940
New Communications Tower.....	\$ 300,000
Total Project Budget	\$ 8,903,640

■ **OPTION 1B: NEW LEC & 44-BED JAIL ON EXISTING SITE**

Construction Budget (Hard Costs)	\$ 7,795,810
Project Overhead Budget (Soft Costs)	\$ 1,559,160
New Communications Tower.....	\$ 300,000
Total Project Budget	\$ 9,654,970

■ **OPTION 2: NEW LEC & 44-BED JAIL ON A “GREENFIELD” SITE**

Construction Budget (Hard Costs)	\$ 7,526,650
Project Overhead Budget (Soft Costs)	\$ 1,505,330
Total Project Budget	\$ 9,031,980

■ **OPTION 3: HOLD & TRANSPORT**

Project Budget Total	\$ 1,519,400
Out-of-County Transport & Housing Cost (total cost over 20 years)	\$ 14,276,870*
Total Project Budget (20 year NPV in 2018 dollars).....	\$ 15,796,270*

**(Transport & Housing costs will continue into perpetuity or until a new jail is constructed, and are forecast to continue growing exponentially. For example, the present value of 30 years of these Transport & Housing costs is equal to \$24,181,989 vs. \$14,276,870 for 20 years. A 20-year present value amount is used above to compare with a typical construction bond.)*

■ **OPTION 4: RENOVATE MT. PLEASANT WOMEN'S MENTAL HEALTH FACILITY**

***Option 4 was deemed not feasible; therefore no construction budget has been developed**

■ **OPTION 5: ADDITION TO THE HENRY COUNTY COURTHOUSE**

***Option 5 was determined by the Citizens Committee as likely not supported by the public.**

Estimated construction costs are summarized below. Due to the nature of a Preliminary Design, costs are based on historical square foot costs, plus lump sum costs and allowances for special items. Costs are budgeted for the **January 2018 Construction Bid Market**. The following 44 Bed concepts for Henry County are all planned to permit the future expansion of up to another 30 Beds if ever needed. Costs of additional future property purchase and expansion, if needed, are not included.

■ **OPTION 1A: RENOVATE & EXPAND EXISTING LEC & JAIL TO 44 BEDS**

Project Budget Projection:

New Construction:

Jail Facility (44 beds, some double occupancy cells) 14,421 GSF at \$332.33/SF	\$ 4,792,530
Law Enforcement Offices Addition 5,431 GSF at \$168.30/SF	\$ 914,040
Mechanical/Electrical Equipment Rooftop Penthouse..... 1,460 GSF at \$85.37/SF	\$ 124,640
Sitework Allowance at 5%..... (Grading/Drives/Sidewalks/Parking, etc.)	\$ 291,560
Demolition/Relocation Allowance (existing Boiler Bldg., Evidence Bldg.).....	\$ 50,000

Renovation:

Existing Sheriff's Office Building (1 st Floor & Basement) 4,270 GSF at \$80.83/SF	\$ 345,140
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Project Budget Totals:

Construction Budget Subtotal.....	\$ 6,517,910
Design Phase Contingency at 10%	\$ 651,790
Construction Budget Total (Hard Costs)	\$ 7,169,700
Project Overhead Budget (Soft Costs) at 20%	\$ 1,433,940
<small>(Includes: A/E Consultant Fees, Site Survey, Soil Borings, Movable Equipment & Interior Furnishings, Data/Communications Equipment & Cabling, Soil & Concrete Testing, Reimbursable Expenses, Construction Document Printing, Builder's Risk Insurance, Construction Contingency)</small>	
New Communications Tower.....	\$ 300,000
OPTION 1 Project Budget Total	\$ 8,903,640

■ **OPTION 1B: NEW LEC & 44-BED JAIL ON EXISTING SITE**

Project Budget Projection:

New Construction:

Jail Facility (44 beds, some double occupancy cells) 14,367 GSF at \$332.33/SF	\$ 4,774,590
Law Enforcement Offices (2 Story w/ stairs & elevator) 8,236 GSF at \$168.30/SF	\$ 1,386,120
Mechanical/Electrical Equipment Rooftop Penthouse..... 1,460 GSF at \$85.37/SF	\$ 124,640
Sitework Allowance at 5%..... (Grading/Drives/Sidewalks/Parking, etc.)	\$ 314,270
Demolition/Relocation Allowance (existing LEC, Boiler Bldg., Evidence Bldg.).....	\$ 150,000

Project Budget Totals:

Construction Budget Subtotal.....	\$ 6,749,620
Design Phase Contingency at 10%.....	\$ 674,960
Construction Phasing Allowance at 5%.....	\$ 371,220
Construction Budget Total (Hard Costs)	\$ 7,795,810
Project Overhead Budget (Soft Costs) at 20% (Includes: A/E Consultant Fees, Site Survey, Soil Borings, Movable Equipment & Interior Furnishings, Data/Communications Equipment & Cabling, Soil & Concrete Testing, Reimbursable Expenses, Construction Document Printing, Builder's Risk Insurance, Construction Contingency)	\$ 1,559,160
New Communications Tower.....	\$ 300,000
OPTION 1 Project Budget Total	\$ 9,654,970

■ **OPTION 2: NEW LAW ENFORCEMENT CENTER & 44-BED JAIL ON A "GREENFIELD" SITE**

Project Budget Projection:

New Construction:

Jail/Jail Support Space (44 beds, some double occupancy cells).....	\$	4,975,640
14,972 GSF at \$332.33/SF		
Law Enforcement Offices.....	\$	1,354,820
8,050 GSF at \$168.30/SF		
Mechanical/Electrical Equipment Rooftop Penthouse.....	\$	124,640
1,460 GSF at \$85.37/SF		
Sitework Allowance at 6%.....	\$	387,310
(Grading/Drives/Sidewalks/Parking, etc.)		

Project Budget Totals:

Construction Budget Subtotal.....	\$	6,842,410
Design Phase Contingency at 10%.....	\$	684,240
Construction Budget Total (Hard Costs)	\$	7,526,650
Project Overhead Budget (Soft Costs) at 20%	\$	1,505,330
(Includes: A/E Consultant Fees, Site Survey, Soil Borings, Movable Equipment & Interior Furnishings, Data/Communications Equipment & Cabling, Communications Microwave Relay, Soil & Concrete Testing, Reimbursable Expenses, Construction Document Printing, Builder's Risk Insurance, Construction Contingency)		

OPTION 2 Project Budget Total **\$ 9,031,980**

■ **OPTION 3: HOLD & TRANSPORT**

(Close the current Jail, begin transporting and housing all inmates out-of-County; construct new Holding Facility; renovate existing Sheriff’s Office to be code-compliant)

FACILITY COSTS

Project Budget Projection:

New Construction:

Secure Holding Facility (less than 24 hr. holds; 2 single/1 multi-holding cells).....	\$	815,210
2,453 GSF at \$332.33/SF		
Sitework Allowance at 5%.....	\$	40,760

Renovation:

Law Enforcement Offices (code compliance)	\$	345,140
4,270 GSF at \$80.83/SF		

Project Budget Totals:

Construction Budget Subtotal.....	\$	1,201,110
Design Phase Contingency at 10%	\$	120,110
Construction Budget Total (Hard Costs)	\$	1,321,220
Project Overhead Budget (Soft Costs) at 15%	\$	198,180
<small>(Includes: A/E Consultant Fees, Site Survey, Soil Borings, Soil & Concrete Testing, Reimbursable Expenses, Construction Document Printing, Builder's Risk Insurance, Construction Contingency)</small>		
OPTION 3 Project Budget Total	\$	1,519,400

In addition to the previous construction costs, *Option 3* also evaluates the costs associated with transporting and boarding all inmates to out-of-County facilities. Included is the cost associated with transporting the inmates plus their room and board, considering the estimated quantity of inmates, and the duration of incarcerations. This budget compiles 20 years of projected boarding and transport expenses in order to correspond to the likely length of a construction bond, for comparison with the other Options. The Net Present Value (NPV) of 20 years of expenses can then be compared on equal terms with the estimated construction budgets of these other Options (using January 2018, the anticipated construction bid date). ***It must be noted that these estimated Boarding & Transport costs do not end at 20 years, but would continue indefinitely, or until the County decides to build an IDOC-compliant jail.*** These estimated costs and associated assumptions are as follows:

TRANSPORT & HOUSING COSTS

Projected annual cost of out-of-County Transport and Housing:

The Henry County Sheriff currently boards overflow prisoners in facilities of other counties. Future transport and housing costs are projected. Transport and housing costs for a new Jail facility (*Options 1 or 2*) would be zero since it would be sized to accommodate Henry County inmate populations well into the future. The following projected costs account for anticipated County jail populations, out-of-county boarding rates, travel distances and associated costs, and inflation (projected at 3.27% where applicable).

Projected Transport & Housing Costs:
(See Table on following page for details).

Total costs (sum) for transport and housing over 20 years:	\$ 20,878,589
Net Present Value (NPV) of inmate transport & housing costs amortized over 20 years (w/ 3.25% discount rate):.....	\$ 14,276,870

OPTION 3 TOTAL COSTS

Project Budget Total (Hard and Soft Costs).....	\$ 1,519,400
Out-of-County Transport & Housing Cost (20 year NPV)	\$ 14,276,870
Total Costs (2018 dollars)	\$15,796,270*

*Except for the initial facility construction and renovation costs, the costs of housing and transport will continue indefinitely, or until the County builds a new jail facility. Finally, these *Option 3* costs must be paid for by the County out of annual tax receipts from Henry County taxpayers, without the benefit of bond funds.

OPTION 3 Projected Housing & Transport Costs

Henry County Jail						
Projected Transport & Boarding Costs						
Year	Boarding Costs	Transportation Cost	Personnel Cost	Total Costs Per Year	Rate of Inflation	3.27%
					Bond Rate	3.25%
2013	\$ -	\$ -	\$ -	\$ -		
2014	\$ -	\$ -	\$ -	\$ -		
2015	\$ -	\$ -	\$ -	\$ -		
2016	\$384,150	\$ 64,035	\$ 44,751	\$ 492,937		
2017	\$411,308	\$ 63,269	\$ 46,089	\$ 520,666		
2018	\$440,954	\$ 63,789	\$ 47,596	\$ 552,339		
2019	\$472,101	\$ 65,587	\$ 49,152	\$ 586,840		
2020	\$506,200	\$ 67,569	\$ 50,898	\$ 624,668		
2021	\$539,223	\$ 69,182	\$ 52,419	\$ 660,824		
2022	\$575,346	\$ 88,725	\$ 67,667	\$ 731,737		
2023	\$613,262	\$ 90,972	\$ 69,879	\$ 774,113		
2024	\$654,838	\$ 93,474	\$ 72,362	\$ 820,674		
2025	\$694,789	\$ 95,465	\$ 74,524	\$ 864,779		
2026	\$738,586	\$ 97,712	\$ 76,961	\$ 913,260		
2027	\$784,513	\$ 99,959	\$ 79,478	\$ 963,950		
2028	\$834,944	\$ 102,486	\$ 82,301	\$ 1,019,732		
2029	\$883,132	\$ 104,453	\$ 84,760	\$ 1,072,346		
2030	\$936,021	\$ 128,040	\$ 105,038	\$ 1,169,100		
2031	\$991,453	\$ 130,736	\$ 108,473	\$ 1,230,663		
2032	\$1,052,395	\$ 133,798	\$ 112,327	\$ 1,298,521		
2033	\$1,110,336	\$ 136,129	\$ 115,683	\$ 1,362,149		
2034	\$1,174,019	\$ 138,825	\$ 119,466	\$ 1,432,311		
2035	\$1,240,691	\$ 141,522	\$ 123,373	\$ 1,505,586		
2036	\$1,314,115	\$ 144,613	\$ 127,756	\$ 1,586,484		
2037	\$1,383,613	\$ 171,400	\$ 153,502	\$ 1,708,515		
2038	\$1,460,095	\$ 174,546	\$ 158,522	\$ 1,793,162		
2039	\$1,540,115	\$ 177,692	\$ 163,705	\$ 1,881,512		
2040	\$1,628,272	\$ 181,333	\$ 169,522	\$ 1,979,126		
2041	\$1,711,377	\$ 183,983	\$ 174,587	\$ 2,069,947		
2042	\$1,802,938	\$ 187,129	\$ 180,296	\$ 2,170,363		
2043	\$1,898,676	\$ 190,274	\$ 186,191	\$ 2,275,141		
2044	\$2,004,241	\$ 193,950	\$ 192,807	\$ 2,390,997		
2045	\$2,103,388	\$ 224,647	\$ 226,934	\$ 2,554,969		
2046	\$2,212,737	\$ 228,242	\$ 234,355	\$ 2,675,334		
2047	\$2,327,012	\$ 231,837	\$ 242,018	\$ 2,800,867		
2048	\$2,453,116	\$ 236,077	\$ 250,617	\$ 2,939,810		
					Sum 20 Year Costs of Boarding Out Inmates	\$ 20,878,589
					NPV of 20 Year Costs of Boarding Out Inmates	\$14,276,870
					NPV of 25 Year Costs of Boarding Out Inmates	\$19,008,653
					NPV of 30 Year Costs of Boarding Out Inmates	\$24,181,989