



Rutherford County
Detention Facility Renovation / Expansion
SD Estimate
Rutherford, NC

Contact: Lance Haney
Date: 10/1/2025
Total SF: 11,627

WORK TRADE DESCRIPTION:	Sitework	Building	Design	Total
1 SITE DEVELOPMENT	\$ 442,400	\$ -	\$ -	\$ 442,400
2 SELECTIVE DEMOLITION	\$ -	\$ 131,420	\$ -	\$ 131,420
3 FENCING & SECURITY	\$ 178,620	\$ -	\$ -	\$ 178,620
4 CONCRETE	\$ -	\$ 134,807	\$ -	\$ 134,807
5 TURNKEY MASONRY	\$ -	\$ 462,068	\$ -	\$ 462,068
6 STRUCTURAL STEEL	\$ -	\$ 142,355	\$ -	\$ 142,355
7 ROUGH CARPENTRY	\$ -	\$ 12,663	\$ -	\$ 12,663
8 GENERAL REQUIREMENTS	\$ 26,653	\$ 202,361	\$ -	\$ 229,014
9 PHASING AND LOGISTICS	\$ 13,327	\$ 101,180	\$ -	\$ 114,507
10 FINISH CARPENTRY & CASEWORK	\$ -	\$ 97,152	\$ -	\$ 97,152
11 ROOFING	\$ -	\$ 90,710	\$ -	\$ 90,710
12 CAULKING, WATERPROOFING, FIRESTOPPING	\$ -	\$ 72,328	\$ -	\$ 72,328
13 DOORS, FRAMES, & HARDWARE	\$ -	\$ 69,943	\$ -	\$ 69,943
14 SPECIALTY DOORS	\$ -	\$ -	\$ -	\$ -
15 GLASS & GLAZING SYSTEMS	\$ -	\$ 11,444	\$ -	\$ 11,444
16 DRYWALL ASSEMBLIES	\$ -	\$ 86,257	\$ -	\$ 86,257
17 CEILING TREATMENTS	\$ -	\$ 11,832	\$ -	\$ 11,832
18 FLOORING & ACCESSORIES	\$ -	\$ 128,316	\$ -	\$ 128,316
19 HARD TILE	\$ -	\$ 21,600	\$ -	\$ 21,600
20 PAINTING	\$ -	\$ 44,061	\$ -	\$ 44,061
21 TOILET PARTITIONS/ACCESSORIES	\$ -	\$ 39,485	\$ -	\$ 39,485
22 DETENTION EQUIPMENT	\$ -	\$ 782,500	\$ -	\$ 782,500
23 CANOPIES	\$ -	\$ 22,500	\$ -	\$ 22,500
24 ELEVATORS	\$ -	\$ -	\$ -	\$ -
25 FIRE SPRINKLERS	\$ -	\$ 91,721	\$ -	\$ 91,721
26 PLUMBING SYSTEMS	\$ -	\$ 296,466	\$ -	\$ 296,466
27 HVAC & MECHANICAL SYSTEMS	\$ -	\$ 717,751	\$ -	\$ 717,751
28 ELECTRICAL SYSTEMS	\$ -	\$ 1,022,000	\$ -	\$ 1,022,000
29 ALLOWANCES	\$ -	\$ 179,234	\$ -	\$ 179,234
30 BUILDING PERMIT FEES	\$ 5,331	\$ 40,472	\$ -	\$ 45,803
COST OF WORK	\$ 666,331	\$ 5,012,625	\$ -	\$ 5,678,956
31 GENERAL CONDITIONS	\$ 79,960	\$ 607,082	\$ -	\$ 687,042
32 CONSTRUCTION CONTINGENCY	\$ 33,317	\$ 252,951	\$ -	\$ 286,267
33 PROJECT INSURANCES	\$ 12,194	\$ 92,580	\$ -	\$ 104,774
34 SUBCONTRACTOR DEFAULT INSURANCE	\$ 8,329	\$ 63,238	\$ -	\$ 71,567
35 PERFORMANCE & PAYMENT BONDS	\$ 7,994	\$ 60,691	\$ -	\$ 68,685
36 FEE	\$ 33,317	\$ 252,951	\$ -	\$ 286,267
37 CONCEPTUAL PLANNING	\$ -	\$ -	\$ 212,765	\$ 212,765
38 DESIGN, ENGINEERING, PRECON, CA	\$ -	\$ -	\$ 822,850	\$ 822,850
DESIGN BUILD CONSTRUCTION ESTIMATE	\$ 841,440	\$ 6,342,118	\$ 1,035,615	\$ 8,219,173

Recommended Contingencies				
DESIGN/ESTIMATE CONTINGENCY	\$ -	\$ -	\$ 360,373	\$ 360,373
TARIFF/ESCALATION CONTINGENCY	\$ -	\$ -	\$ 360,373	\$ 360,373
TOTAL W/ RECOMMENDED CONTINGENCIES	\$ 903,274	\$ 6,811,577	\$ 2,791,975	\$ 8,939,918

ALTERNATES (NOT INCLUDED IN ABOVE)	Total
1 SHOWER EXHAUST RENOVATION	\$ 219,801
2 DUKE POWER ALLOWANCE	\$ 137,875
3 MILL & OVERLAY AT WEST 3RD STREET	\$ 52,340
4 AREA B FENCE/GATE	\$ 84,890
5 WEST 4TH ST FENCED SALLY PORT W/ GATE	\$ 38,950
6 NEW SERVICE FOR ENTIRE FACILITY ILO 480V PARALLEL SERVICE	\$ 55,150
7 COPPER ELECTRICAL FEEDERS ILO ALUMINUM FEEDERS	\$ 24,817
8 NEW GENERATOR FOR ENTIRE FACILITY ILO GENERATOR TO ONLY SERVE ADDITION	\$ 206,812

**Rutherford County
Detention Facility Renovation / Expansion
Estimate Clarifications**

Item	Description
Division 1 - General	
1.1	Pricing is based on drawings and specifications from Moseley Architects dated 7/21/25.
1.3	We have not included BIM coordination or any 3D modeling in this proposal.
1.4	GMP Proposal is based on full access and normal, daytime working hours.
1.5	LEED, construction waste management plan, implementation, or any sustainability certifications are not included.
1.6	We have not included any tap or impact fees.
1.7	The current political climate carries the threat and actual implementation of increased or additional federal tariffs and taxes (collectively, "Tariffs") on products, materials and equipment, including those priced in this estimate. Yet, it is unknown to Vannoy Construction whether such Tariffs will have a cost or schedule impact on some of the materials and equipment included in this estimate. Therefore, Vannoy Construction excludes from this estimate any unknown costs, or project schedule impacts due to material and equipment availability or delivery delays, resulting from such Tariffs.
1.8	We have not included any cost or work associated with the high density storage. We have assumed this will be by the owner.
Alternates	
A.1	Alternate No. 1 includes the demolition of existing toilets and CMU wall to build out a new chase wall and implement a new shower exhaust system
A.2	Alternate No. 2 includes \$100,000 allowance for Duke power coordination
A.3	Alternate No. 3 includes asphalt mill & overlay at West 3rd Street, new striping and parking spaces.
A.4	Alternate No. 4 includes security fencing and one man gate at the plan south east corner of the building.
A.5	Alternate No. 5 includes security fencing and one man gate to service a secure sally port on the West 4th St side of the building.
A.6	Alternate No. 6 includes a new service for the entire facility ilo a 480V parallel service.
A.7	Alternate No. 7 includes copper electrical feeders ilo aluminum feeders.
A.8	Alternate No. 8 includes a new generator to service the entire facility ilo a generator to serve only the addition.
Division 2- Existing Conditions/Sitework	
2.1	We have included cost for a decorative fence.
2.2	We have included 700 cy of undercut and replace for unsuitable soils in the base bid
2.3	Hazardous material removal is included.
2.4	Base Bid site work is included as the site demo, erosion control, building pad, sidewalks/stairs required by code, the sanitary sewer work, security fencing at the sally port, and new paving outside of the paving and work associates with the asphalt mill & overlay at West 3rd Street.
Division 3- Concrete	
3.1	We have excluded the concrete caps for the top of the new holding cells.
Division 4- Masonry	
4.1	We have assumed all CMU to be 8"

- 4.1 Brick to match existing is included. Brick may not be an exact match because of age of the existing brick on the building

Division 5- Structural & Miscellaneous Steel

- 5.1 We have only carried cost for steel and misc. metals at the new build portion of the building and at handrails.

Division 6- Rough Carpentry, Finish Carpentry, & Casework

- 6.1 We have included cost to modify the temporary magistrate office desk.

Division 7- Building Envelope

- 7.1 We have included a fluid applied air barrier at all new masonry walls.
- 7.2 We have included a termination bar and counterflashing on the walls at 1' in height in lieu of coping.

Division 8- Openings

- 8.1 We have assumed all doors, aside from detention rated doors, to be a standard 3'-0" x 7'-0"
- 8.2 We have not included the replacement of new windows along the plan south end of the building as drawn. As discussed on 8/20/25 the owner has decided this will be by owner.

Division 9- Finishes

- 9.1 We have included walk off carpet in the vestibules, porcelain tile in the lobbies, porcelain tile in all restrooms, carpet tile in visitation rooms, carpet in the magistrate rooms, carpet tile in all offices, sealed concrete in IT rooms, carpet in conference rooms, carpet in storage closets, LVT in corridors, sealed concrete in the sally port, sealed concrete in the data rooms, polished concrete in all inmate rooms [corridors, visitations, interview, testing, booking, dress out, and intake], sealed concrete in Jan closets, concrete w/ liquid hardener in holding areas and observation rooms, sealed concrete in property storage, and sealed concrete in elec. rooms.
- 9.2 We have included security rated ceilings in lieu of concrete caps in the holding cells.

Division 10- Accessories

- 10.1 We have included surface mounted soap dispensers, paper towel dispensers, toilet tissue holder/dispensers, sanitary napkin disposals, seat cover dispensers, side, vertical, and rear grab bars, 2' x 6' mirrors, and rope hooks in all new single use restrooms.

Division 11- Equipment

- 11.1 We have included detention furniture and accessories, custom/security hollow metal work, security glass/glazing, security hardware, security control system, PLC, network, and UPS systems, video graphical user interface, cabinets and enclosures, audio communication systems, video surveillance, video management system, access control system, duress and misc. systems, auxiliary control systems, security management server, and adaptation into existing systems.
- 11.2 We have included detention hollow metal swing doors in lieu of sliding doors at booking to intake & booking to corridor.
- 11.3 We have included card access enrollment computer for control system logging instead of providing log server.
- 11.4 We have included MTI control station for communications in lieu of the IC Master station (and spare).
- 11.5 We have not included the access control card printer.

Division 12- Furnishings

- 12.1 High Density Storage is excluded.
- 12.2 We have included 6x6 canopies at all new exterior door openings in lieu of the full size canopy over new exterior door openings.

Division 15- Mechanical, Plumbing, & Fire Sprinklers

15.1 Shower venting in Area B and all associated work is included as an alternate.

15.2 We have included a fire suppression system only in areas that will be additional or renovated space. A fire suppression system is not included throughout the facility

Division 16- Electrical

16.1 Generator is included to carry the addition portion of the project only. A generator to carry the full facility is included as an alternate.

16.2 We have included a VE lighting package.