



Rutherford County Sheriff's Office Building – 17,120 sf

Construction Budget Scope – October 1, 2025, 2025

Budget with no alternate: \$1,902,000

Alternate #1 (new 100KVA Diesel Generator): \$95,000

### Detailed Scope of Work

#### Division 1 – General Conditions

1. This Proposal is based on drawings provided and discussion on 9/29.
2. Site Utilities
  - a. Power, Water, Sewer, and Gas utilities are expected to be provided at the building site by existing services. **BRWA water tap and meter fees of \$6,615 are included. Sewer Tap fees are waived**
  - b. NO RELOCATION of existing power, water, gas or sewer services are included.
  - c. New 2" domestic waterline is included as well as ¾" domestic service and 4" sanitary sewer to the evidence storage building.
3. Demo of flooring, walls, ceiling, etc. as required per drawings
4. Dumpster service will be provided for the length of the project for construction debris.
5. An Allowance of \$8,000 for the cost of the building permit is included.
6. Payment and Performance bond is included.
7. Builder's risk insurance is included.
8. All general and professional liability insurance will be provided as required by NC General Statutes.
9. We include no provisions for hazardous or unsuitable material removal or replacement.
10. General Conditions are based on a 6-month schedule once materials are secured.
11. A General Contingency Allowance of \$57,000 is included in our budget. This is to offset any assumptions/budget numbers that may be inaccurate. To be used at the contractor's discretion.
12. Allowance of \$20,000 is included for new plumbing fixtures in bathrooms.
13. Allowance of \$23,500 is included for new toilet partitions and accessories.
14. Allowance of \$60,000 is included for future generator connection, main disconnect, and ATS
15. **With the current state of potential tariffs, this proposal is subject to change.**

#### Division 2 – Site-Work

1. Site utilities as stated above

2. Exterior Concrete patching is included for the patching of sewer, water, and data conduits
3. Asphalt paving patching for gate power and data conduits as well as 4" sewer line is included.
4. Fencing around the perimeter of the building to be 6' high black vinyl chain link fence with slats.
5. Two powered rolling gates placed at the entry and exit of the secured parking drive isles. Entry gate to receive a card reader. Man gates per plan are included as well.
6. Seal coat and restripe of the parking lot per drawings.
7. \*Landscape planting and seeding of disturbed areas at utilities is included.
8. \*Tree removal, bush trimming, and mulching of planting beds directly adjacent to the office building are also included
9. \*Pressure washing of the exterior of the office building and directly adjacent sidewalks
10. All Exterior signage by Owner except for ADA parking signage

### **Division 3 – Concrete**

1. Concrete slab on grade patching after new plumbing for (2) showers, washing machine box, and (2) electrical floor boxes.

### **Division 4 – Masonry**

1. New CMU wall at secured entrance vestibule
2. CMU infill of existing door frame to be removed within the new secured entrance vestibule.
3. New CMU walls at showers as shown on drawings

### **Division 5 - Metals**

1. Structural reinforcing per drawings to increase diaphragm bracing to meet a design use Class #4.

### **Division 7 – Moisture Protection**

1. New shingled roof on the classroom building.
2. Curbs for new exhaust fans
3. Roof replacement on the evidence building is included.
4. Roof pricing is in as cost of work. **Roofing allowance has been reconciled as a part of this proposal.**

### **Division 8 – Doors and Windows**

1. (1) Fire Rated Coiling Counter Door in the office assistant's room
2. New interior secured vestibule entry door is Hollow Metal with glass center light in frame and full glass in the doors.
3. \*Interior to receive all new wood doors (**INCLUDING EXISTING CORRIDOR DOORS**) throughout with new hardware to include CR hardware as shown on drawings
4. Existing exterior aluminum doors to receive card readers, electrified strike, and/or electrified panic as shown on drawings
5. All new wood doors to be solid leaves with no view light as requested
6. Exterior window with broken glass to be repaired
7. Bullet resistant glass in a hollow metal frame for reception window included.
8. Medium duty door hardware included.

### **Division 9 – Finishes**

1. All interior walls and door frames are to be painted.
2. Interior walls in the office area are metal stud framing with sheetrock to 10'.
3. Patching sheetrock ceilings at structural strap bracing areas is included.
4. \*All new Acoustical tile and grid included for **ENTIRE** building – 2' x 2' grid with ceiling tiles.
5. Flooring in Corridor and Office areas is LVT with a material allowance of \$2.00/sf with 4" high rubber base.
6. New hard tile floor and full-height shower walls for both single shower rooms

### **Division 10 – Specialties**

1. Full ADA accessories are included for one single shower as well as a shower rod and curtain for the non-ADA shower.
2. Two each fire extinguisher included to be placed into existing FEC's.
3. No appliances included.
4. Relocation of existing tops and islands per drawings. (Islands to receive new tops)
5. \*New casework and plastic laminate tops per drawings.
6. \*New plastic laminate storage room shelving per drawings.

### **Division 15 – Plumbing and HVAC**

1. Plumbing is included for demo at existing islands to be relocated, two new single showers, and new washing machine box in janitor's closet.
2. One new countertop mounted eye wash in Forensics is also included.
3. No Fire sprinkler system included.
4. Replacement of 8 existing air handlers with new gas fired furnaces to include tie in of duct, condensate piping to existing floor drains, and cleaning/testing of existing line sets to be reused.
5. New gas line to feed these systems
6. Removal and relocation of existing mini splits per drawings.
7. New dryer exhaust and exhaust fans as detailed.
8. New duct run outs per drawings.
9. All new ceiling diffusers in ACT areas.
10. Complete Test and balance.

### **Division 16 – Electrical**

1. Dig and intercept existing 4" conduit to route to existing utility light pole for use of Pangea for fiber feed.
2. New power and data conduits for exterior sliding gates.
3. New panel for added receptacles
4. \*New power and data cabling to include punch down/testing/labeling (**NO DEVICES, RACKS, OR CAMERAS**)
5. Disconnect and reconnect power for HVAC units.
6. Run new circuits to relocated mini splits
7. Data cabling to include punch down/testing/labeling (**NO DEVICES, RACKS, OR CAMERAS**)
8. Recertification of existing fire alarm. (**NO NEW DEVICES**)
9. \*All new LED lay-in lights at ACT areas throughout