



Rutherford County Sheriff's Evidence Building Full Scope – 7,055 sf

Construction Budget Scope – October 1, 2025, 2025

Budget: \$780,000

Detailed Scope of Work

Division 1 – General Conditions

1. This Budget Proposal is based on drawings provided and discussion on 9/29.
2. Site Utilities
 - a. Power, Water, Sewer, and Gas utilities are either already in place or included in the office building pricing
 - b. NO RELOCATION of existing power, water, gas or sewer services are included.
3. Dumpster service will be provided for the length of the project for construction debris.
4. Demo of existing exterior wood doors frames and windows.
5. Demo of small wood framed office in existing kitchen area
6. Removal of doors from frames that separate kitchen space from dining space
7. Removal of all existing kitchen equipment to include stainless sinks, fryer, dishwasher, two walk-in coolers, and kitchen hood
8. An Allowance of \$3,400 for the cost of the building permit is included.
9. Payment and Performance bond is included.
10. Builder's risk insurance is included.
11. All general and professional liability insurance will be provided as required by NC General Statutes.
12. We include no provisions for hazardous or unsuitable material removal or replacement **except for asbestos abatement at exterior wood framed entry doors and tape on duct work for (5) existing unit heaters.**
13. General Conditions are based on a 6-month schedule once materials are secured.
14. A General Contingency Allowance of \$38,000 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.
15. **With the current state of potential tariffs, this proposal is subject to change.**

Division 2 – Site-Work

1. Fencing around the perimeter of the new outside air unit to be 10' high black vinyl chain link fence with slats and one gate. A budget of \$8,500 for this fencing is included.

2. Pressure washing of the exterior of the office building and directly adjacent sidewalks
3. All Exterior signage by Owner

Division 3 – Concrete

1. Concrete removal and pour back of thickened concrete to support new doorway per drawings.

Division 4 – Masonry

1. New brick veneer at all window and door infills as well as at the heads of new doors.

Division 5 - Metals

1. Loose lintel for brick veneer openings

Division 7 – Moisture Protection

1. TPO roof, trim, gutters, and downspouts. (This work is included in the office building proposal)

Division 8 – Doors and Windows

1. New HM frames and doors for exterior entrances to building and electrical rooms (Six frames/Seven Doors)
2. New Standard hardware sets with access control on main entries.

Division 9 – Finishes

1. All new interior sheetrock walls, wall infills, and door frames are to be painted.
2. New Framing and sheetrock for evidence locker vestibule
3. Existing window and door openings to be infilled with metal stud walls with interior sheetrock and exterior dens glass sheeting, air barrier, and brick veneer.
4. Ten Percent Acoustical **tile only** for replacement of missing, broken, or stained ACT
5. No new flooring is included

Division 10 – Specialties.

1. Two fire extinguishers with brackets are included.
2. No appliances included.
3. New plastic laminate tops with brackets are included at the evidence locker vestibule as shown on drawings
4. New evidence lockers are included at a budget amount of \$25,000
5. No storage shelving is included

Division 15 – Plumbing and HVAC

1. Plumbing includes scoping of existing sewer line, making safe kitchen equipment for removal, and filling existing floor sinks/drains in the kitchen to prevent sewer smells in the future.
2. Domestic water lines over head of the kitchen area will be capped and removed.
3. No Fire sprinkler system included.
4. Removal of existing window AC units
5. Removal of kitchen hood and capping of roof curbs
6. Making safe all other kitchen equipment for removal.
7. Testing of existing gas fired unit heaters is included

8. New 100% outside air unit with associated concrete pad, duct work, and gas piping (Budgeted at \$330,000)

Division 16 – Electrical

1. Dig and intercept existing 3” conduit from office building to tie into the closest corner of the evidence building
2. Make safe kitchen equipment for removal.
3. Remove Fire Alarm devices and cap as they are not required in a storage building.
4. Replace existing electrical panel in kitchen
5. Add switch legs for control of lights in kitchen and main space
6. Install LED tubes in kitchen lights
7. Install 250amp circuit to feed new 100% outside air unit
8. Data cabling is included.