

OCTOBER 6, 2025

# RUTHERFORD COUNTY DETENTION CENTER

Rutherford County, North Carolina



# Agenda

Conceptual Site Plan

Conceptual Floor Plan

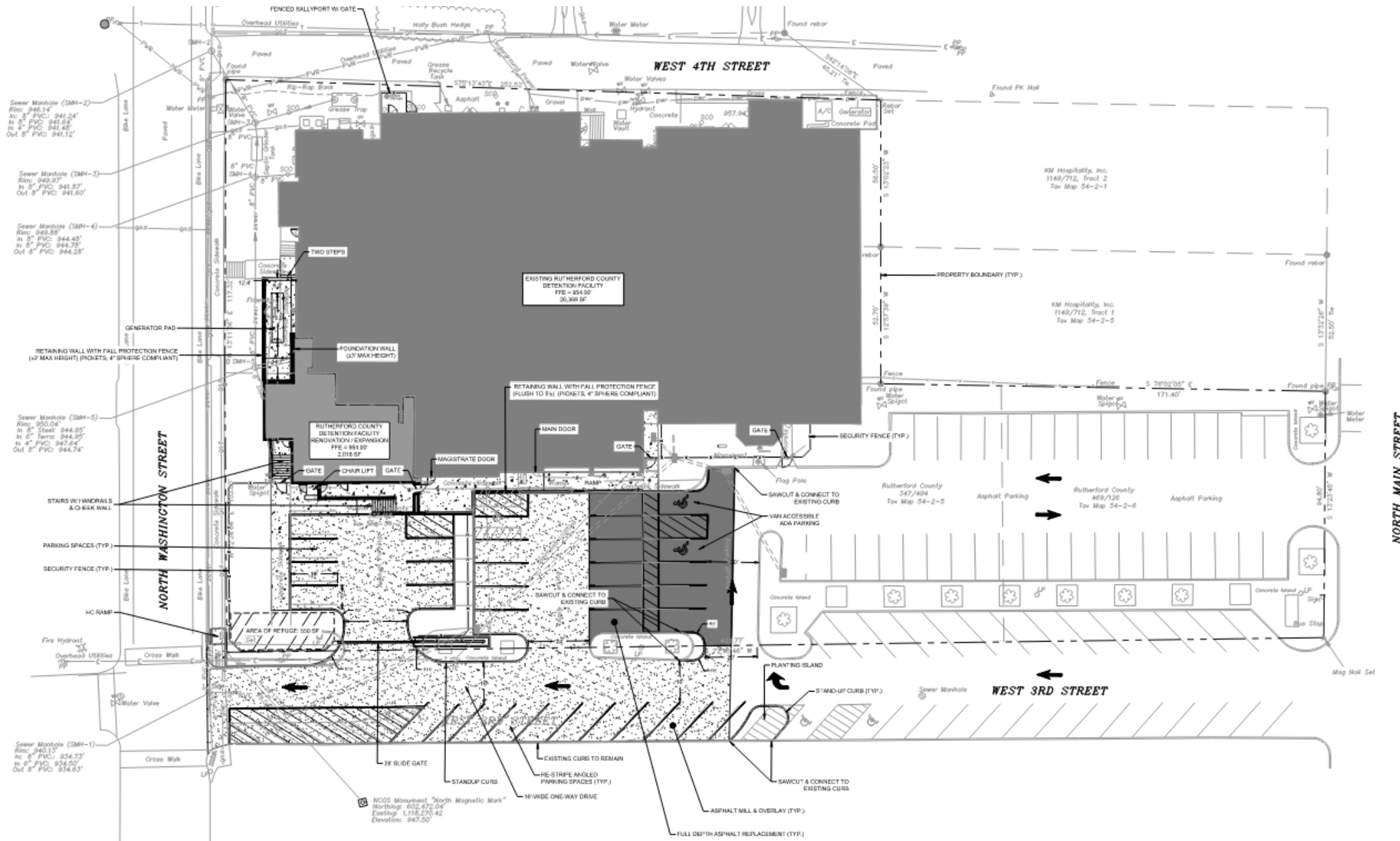
Conceptual Exterior Images

Cost Estimate

Schedule Milestone Dates

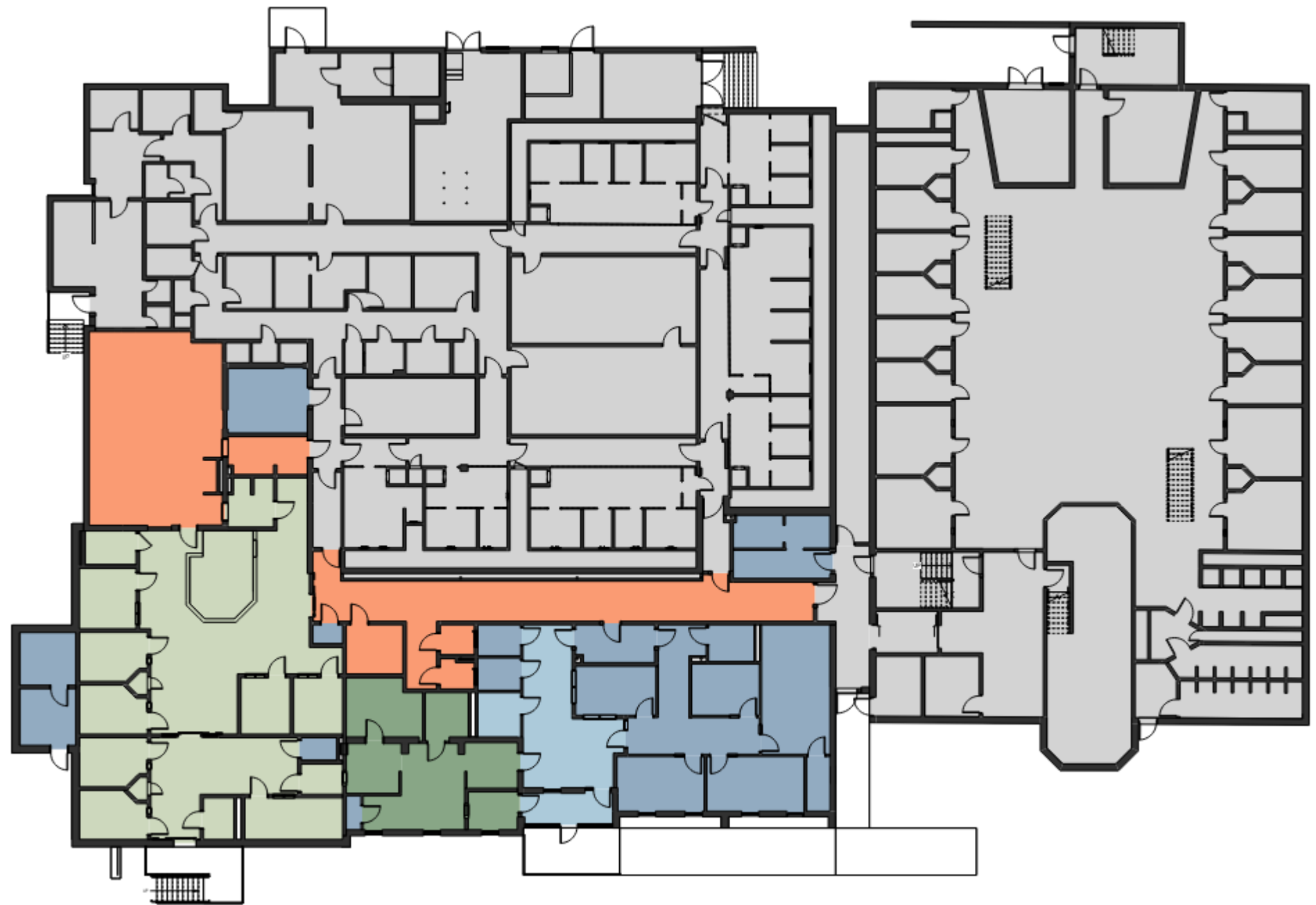
# CONCEPTUAL SITE PLAN





# CONCEPTUAL FLOOR PLAN





- PUBLIC AREA
- ADMIN / OTHER
- MAGISTRATE AREA
- BOOKING / INTAKE
- INMATE
- EXISTING

# CONCEPTUAL EXTERIOR IMAGES





# COST ESTIMATE





**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           |
| <b>COST OF WORK</b>                       | <b>\$ 666,331</b> | <b>\$ 5,012,625</b> | <b>\$ -</b>         | <b>\$ 5,678,956</b> |
| 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          |
| <b>DESIGN BUILD CONSTRUCTION ESTIMATE</b> | <b>\$ 841,440</b> | <b>\$ 6,342,118</b> | <b>\$ 1,035,615</b> | <b>\$ 8,219,173</b> |

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

| 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 |

# SCHEDULE MILESTONE DATES



SCHEDULE MILESTONE DATES

Board of Commissioners Approval

*(Approval to Move into Phase II of Design)*

October 2025

Design Development Documents Complete

December 2025

Construction Documents Complete

February 2026

DHSR Approval

May 2026

Bidding/Prepare GMP

June 2026

Present GMP to Board

July 2026

Site Mobilization

August 2026

# Thank You.

QUESTIONS?

