Pinal County

SPACE PROGRAM & NEEDS ASSESSMENT

VOLUME V OF V

MASTER PLAN

DURRANT

ISSUE DATE: 12/14/2006

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TABLE OF CONTENTS

PINAL COUNTY

	Department	Section
	COUNTY WIDE SUMMARY	
1	Executive Summary	A
2	Master Space Summary	B
	PROPOSED PROJECT MASTER PLANS	
3	Map of County Wide Complexes	C
4	Proposed Project Cost Summary	D
5	Florence Governmental Complex	E
6	Florence Justice Complex	F
7	Florence Fleet Management	G
8	Apache Junction Complex	H
9	San Tan Complex	I
10	Casa Grande Complex	J
11	Oracle Complex	K
12	Maricopa Complex	L
	GENERAL COUNTY WIDE COST SUMMARIES	
13	Master Cost Summary	M
14	Central County Cost Summaries	N
15	North County Cost Summaries	O
16	West County Cost Summaries	P
17	East County Cost Summaries	Q
18	South County Cost Summaries	R
19	Out of County Cost Summaries	S

A

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

This submittal represents the final summary of the Pinal County Needs Assessment and Master Plan. Included in this document are site evaluations, conceptual site plans, facility space needs summaries, departmental relationship diagrams, conceptual estimates and support documentation relating to current and future operational space requirements and department user needs.

Pinal County is experiencing tremendous population growth. It can be expected that the Pinal County population will grow to around 350,000 by 2010; 700,000 by 2020 and over one million by 2030. With growth of this magnitude expansion to all of the departments within the county is expected.

The majority of this growth is centered in several population centers. The largest of these population centers are: Apache Junction, San Tan, Maricopa and Casa Grande. Several other areas including Coolidge, Oracle, Eloy and Superior will see a steady increase of growth and experience a need to expand the county services. As the county seat, Florence will continue to be the primary location for the county administration and the department heads. It will see growth in all of the departments located there.

To serve the residents better, satellite offices for almost all departments will either be created or expanded from an existing building. These facilities should be designed to expand to accommodate future growth. Many of the satellite departments can coexist in one building. This will allow residents to come to a central location and can share support spaces.

In the process of developing the Needs Assessment and Master Plan, Durrant met with department heads, administrators and staff members. These sessions explored spatial possibilities, current and future needs and helped shape a comprehensive and cost-effective method for expanding the growing needs of these departments.

The analysis and planning of this document represents an ideal scenario in space requirements for the administration of these departments. This submittal represents a "user-driven" list of both administrative and highly specialized spaces that would best support the needs of all county employees. Durrant feels that the information included in this submittal is appropriate and realistic in representing the optimum space types and sizes to accommodate their needs.

In some cases, spaces indicated in this report have been requested by staff and represent functions that are not currently a part of operations of the county. Durrant has noticed that there is a demand by most departments for conference rooms and training rooms that they currently feel they are lacking. These, along with other supports spaces such as toilet rooms, break rooms and general

storage can be shared by multiple departments if these departments share the same building or are located nearby.

Several of the current buildings occupied by county departments are out-dated and do not allow for an efficient use of space. Several of the departments are in renovated buildings that were previously designed for very different uses. These buildings do not provide proper lighting, ventilation and mechanical efficiencies and require tremendous amounts of money to maintain and operate. The county space needs standards will require work stations for many of the staff that currently work in private over-sized offices. These space needs standards will show that more work can be done in a smaller space. The smaller space equates to less square footage required and less money to operate and maintain.

Durrant was asked to evaluate six proposed sites for the expansion of the various departments that may need new facilities within the next five years. These include: Florence Administration, Florence Justice, Apache Junction, San Tan, Casa Grande and Oracle. The Town of Maricopa will also need facilities within five years. The Town of Maricopa is currently performing a needs assessment study and Pinal County has been discussing with them the opportunity to have a combined campus. The Town of Maricopa will notify Pinal County when they are ready to determine a location for this proposed campus. It is expected to be determined by February of 2007.

This needs assessment and master plan document is intended to be a tool and a guide for the Department Heads and County Supervisors to be made aware of the space needs of the county and to determine the best method for implementing new buildings. The needs assessment can also be used to establish preliminary cost estimates for financial planning.

B

MASTER SPACE SUMMARY

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MASTER SPACE SUMMARY

PINAL COUNTY

CENTRAL COUNTY		FLORENCE			COOLIDGE		
	Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A	Administration Services	85,238	205,793	250,371	-	-	-
B	Development Services	24,730	89,326	100,002	4,257	15,388	16,620
C	Health and Human Services	45,109	72,410	89,104	3,000	4,865	7,798
D	Justice Services	601,552	656,007	944,749	4,000	8,984	9,846
	TOTAL GSF	756,629	1,023,536	1,384,226	11,257	29,237	34,265

NORTH COUNTY		APACHE JUNCTION			SAN TAN		
	Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A	Administration Services	2,500	7,257	9,272	-	-	2,125
B	Development Services	3,854	12,231	12,511	-	-	-
C	Health and Human Services	3,600	6,481	10,932	-	-	-
D	Justice Services	9,615	31,556	46,682	-	23,443	39,252
	TOTAL GSF	19,569	57,524	79,397	-	23,443	41,378

NORTH COUNTY		QUEEN CREEK			GOLD CANYON		
	Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A	Administration Services	-	545	1,042	-	-	-
B	Development Services	-	-	-	-	-	-
C	Health and Human Services	-	5,819	7,991	-	-	-
D	Justice Services	-	-	-	7,200	3,195	3,259
	TOTAL GSF	-	6,365	9,033	7,200	3,195	3,259

NORTH COUNTY		SUPERSTITION VISTA			SUPERIOR		
	Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A	Administration Services	-	3,083	3,083	-	-	-
B	Development Services	-	8,337	8,337	-	-	-
C	Health and Human Services	-	-	-	-	1,340	1,847
D	Justice Services	-	-	-	5,480	8,106	8,341
	TOTAL GSF	-	11,419	11,419	5,480	9,446	10,188

WEST COUNTY	CASA GRANDE			MARICOPA		
Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A Administration Services	99,592	112,333	114,265	-	3,112	5,265
B Development Services	2,744	11,644	11,831	-	524	524
C Health and Human Services	27,920	30,014	39,215	-	5,737	7,991
D Justice Services	25,509	56,443	64,442	4,323	28,436	32,177
TOTAL GSF	155,765	210,434	229,753	4,323	37,809	45,957

WEST COUNTY	HIDDEN VALLEY					
Department	Existing	5 Years	10 Years			
A Administration Services	-	3,083	3,083			
B Development Services	-	8,337	8,337			
C Health and Human Services	-	-	-			
D Justice Services	-	-	-			
TOTAL GSF	-	11,419	11,419			

WEST COUNTY	STANFIELD			GILA RIVER INDIAN COMMUNITY		
Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A Administration Services	-	-	-	-	-	-
B Development Services	-	-	-	-	-	-
C Health and Human Services	-	1,395	2,350	-	705	1,013
D Justice Services	3,152	3,195	3,259	-	-	-
TOTAL GSF	3,152	4,590	5,610	-	705	1,013

EAST COUNTY	ORACLE			SADLEBROOK		
Department	Existing	5 Years	10 Years	Existing	5 Years	10 Years
A Administration Services	-	5,046	6,371	-	-	-
B Development Services	1,619	12,106	12,387	-	-	-
C Health and Human Services	-	2,639	4,285	-	-	-
D Justice Services	7,000	23,752	27,024	-	3,195	3,259

TOTAL GSF	8,619	43,542	50,066	-	3,195	3,259

	EAST COUNTY	**MAMMOTH**			**SAN MANUEL**		
	Department	**Existing**	**5 Years**	**10 Years**	**Existing**	**5 Years**	**10 Years**
A	Administration Services	-	1,835	1,835	-	-	-
B	Development Services	-	874	967	-	56,185	90,911
C	Health and Human Services	5,049	2,035	2,437	-	3,977	5,698
D	Justice Services	5,000	5,641	6,193	-	3,195	3,259
	TOTAL GSF	10,049	10,386	11,433	-	63,357	99,868

	EAST COUNTY	**KEARNEY**					
	Department	**Existing**	**5 Years**	**10 Years**	**Existing**	**5 Years**	**10 Years**
A	Administration Services	-	-	-			
B	Development Services	-	-	-			
C	Health and Human Services	-	825	1,186			
D	Justice Services	5,488	11,301	11,600			
	TOTAL GSF	5,488	12,126	12,786	-	-	-

	SOUTH COUNTY	**ELOY**			**ARIZONA CITY**		
	Department	**Existing**	**5 Years**	**10 Years**	**Existing**	**5 Years**	**10 Years**
A	Administration Services	-	-	-	-	3,083	3,083
B	Development Services	-	-	-	421	8,337	8,337
C	Health and Human Services	-	2,115	3,558	-	-	-
D	Justice Services	6,502	10,747	13,392	4,455	3,195	3,259
	TOTAL GSF	6,502	12,862	16,949	4,876	14,614	14,678

	SOUTH COUNTY	**RED ROCK**			**RIVERSIDE**		
	Department	**Existing**	**5 Years**	**10 Years**	**Existing**	**5 Years**	**10 Years**
A	Administration Services	-	55	932	-	3,083	3,083
B	Development Services	-	811	905	-	8,337	8,337
C	Health and Human Services	-	-	-	-	-	-
D	Justice Services	-	-	-	-	-	-

TOTAL GSF	-	866	1,836	-	11,419	11,419

	OUT OF COUNTY	**GLOBE**			**PAYSON**		
	Department	**Existing**	**5 Years**	**10 Years**	**Existing**	**5 Years**	**10 Years**
A	Administration Services	-	-	-	-	-	-
B	Development Services	-	-	-	-	-	-
C	Health and Human Services	-	1,780	1,780	-	1,532	1,532
D	Justice Services	-	-	-	-	-	-
	TOTAL GSF	-	1,780	1,780	-	1,532	1,532

		TOTAL		
	Department	**Existing**	**5 Years**	**10 Years**
A	Administration Services	187,330	348,307	403,807
B	Development Services	37,625	232,435	280,006
C	Health and Human Services	84,678	143,669	188,718
D	Justice Services	689,276	880,395	1,219,994
	TOTAL GSF	998,909	1,604,805	2,092,525

C

COUNTY WIDE MAP

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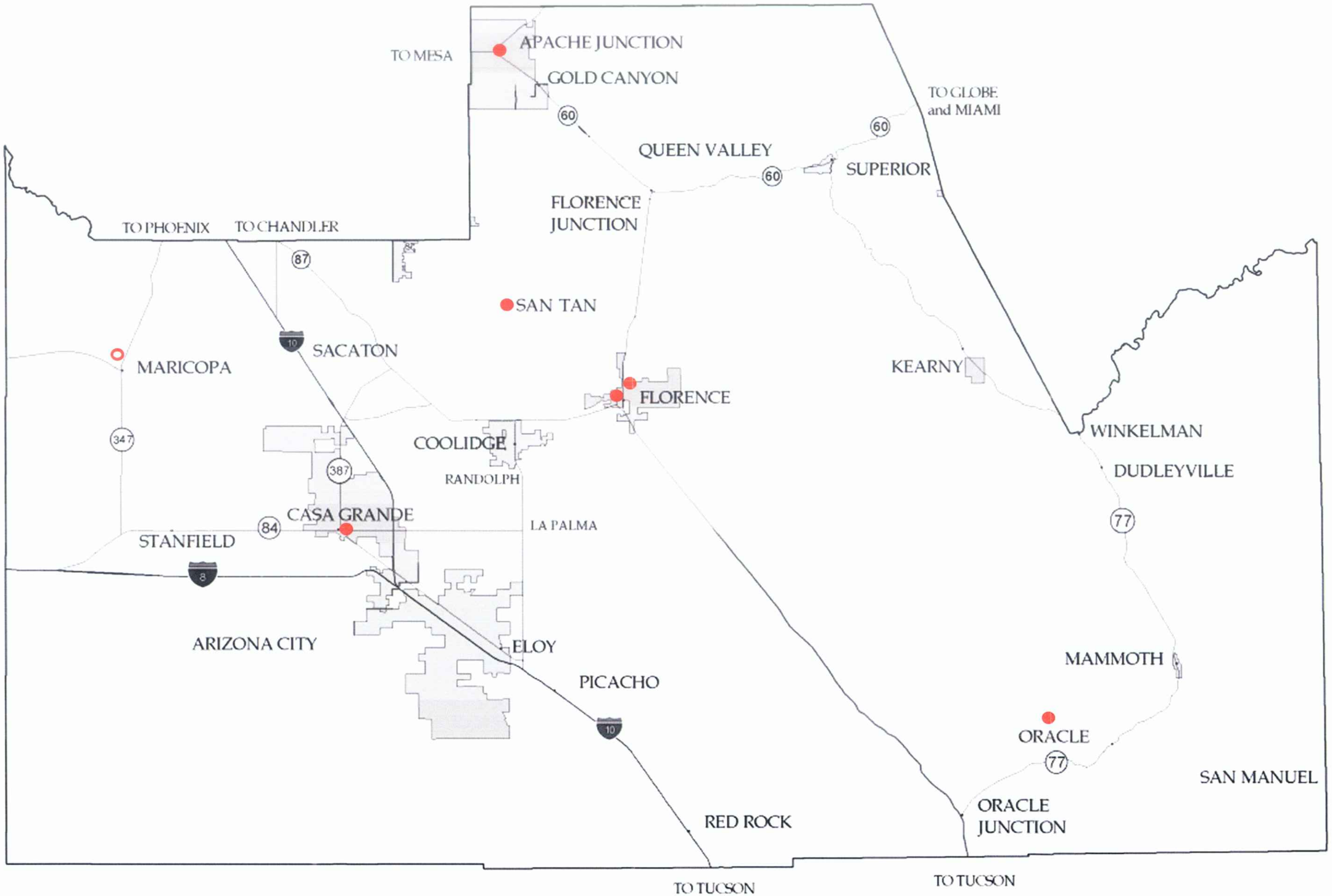

Durrant
12/13/2006

COUNTY WIDE GOVERNMENTAL COMPLEX LOCATIONS

D

PROJECT COST SUMMARY

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MASTER PROJECT COST SUMMARY

PINAL COUNTY

Department	FLORENCE 5 Years	FLORENCE 10 Years	APACHE JUNCTION 5 Years	APACHE JUNCTION 10 Years
A Governmental Complex	$51,213,595	$61,073,741	$9,632,181	$15,267,270
B Justice Complex	$21,760,623	$118,358,129		
C Fleet Services Complex	$9,767,320	$14,457,701		
TOTAL GSF	$82,741,538	$193,889,571	$9,632,181	$15,267,270

Department	SAN TAN 5 Years	SAN TAN 10 Years	CASA GRANDE 5 Years	CASA GRANDE 10 Years
A Governmental Complex	$7,649,247	$13,786,719	$14,730,789	$17,965,557
TOTAL GSF	$7,649,247	$13,786,719	$14,730,789	$17,965,557

Department	ORACLE 5 Years	ORACLE 10 Years	MARICOPA 5 Years	MARICOPA 10 Years
A Governmental Complex	$7,464,316	$8,582,566	$8,744,090	$10,281,614
TOTAL GSF	$7,464,316	$8,582,566	$8,744,090	$10,281,614

Department	TOTAL 5 Years	TOTAL 10 Years
A Governmental Complex	$99,434,217	$126,957,468
B Justice Complex	$21,760,623	$118,358,129
C Fleet Services Complex	$9,767,320	$14,457,701
TOTAL GSF	$130,962,160	$259,773,297

E

FLORENCE GOVT. COMPLEX

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GOVERNMENTAL COMPLEX OPTION A

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ADMINISTRATION	1,615	$ 130	$ 209,898	NF			
	1.2	ASSESSOR	14,086	$ 130	$ 1,831,136	NF			
	1.3	BOARD OF SUPERVISORS	13,368	$ 130	$ 1,737,848	NF			
	1.4	BUDGET	1,899	$ 130	$ 246,854	NF			
	1.5	FINANCE	6,144	$ 130	$ 798,689	NF			
	1.6	HUMAN RESOURCES	9,787	$ 130	$ 1,272,305	NF			
	1.7	INFORMATION TECHNOLOGY	27,451	$ 130	$ 3,568,625	TI			
	1.8	RECORDER	11,090	$ 130	$ 1,441,658	NF			
	1.9	RISK MANAGEMENT	676	$ 130	$ 87,906	NF			
	2	TREASURER	5,434	$ 130	$ 706,477	NF			
	2.1	NEWS & INFORMATION	1,308	$ 130	$ 170,071	NF			
	2.2	FLEET MANAGEMENT	-	$ 90	$ -				See Fleet Estimate
	2.3	FACILITIES MANAGEMENT	-	$ 90	$ -				See Justice Complex
	2.4	FAIRGROUNDS	262	$ 90	$ 23,587	NF			
	2.5	SCHOOL SUPERINTENDENT	-	$ 130	$ -				Separate Project
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	1,615	$ 130	$ 209,898	NF			
	2.2	AIR QUALITY CONTROL	8,859	$ 130	$ 1,151,701	NF			
	2.3	BUILDING SAFETY	9,819	$ 130	$ 1,276,423	NF			
	2.4	PLANNING & DEVELOPMENT	21,140	$ 130	$ 2,748,143	NF			
	2.5	PUBLIC WORKS ADMINISTRATION	30,407	$ 130	$ 3,952,900	NF			
	2.6	PUBLIC WORKS MAINTENANCE	-	$ 100	$ -				Separate Project
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				Separate Project
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				Separate Project
	2.9	ENVIRONMENTAL HEALTH	10,459	$ 130	$ 1,359,673	NF			
	3	ONE-STOP-SHOP	2,766	$ 130	$ 359,564	NF			
3JUSTICE SERVICES	3.1	COUNTY ATTORNEY	17,951	$ 140	$ 2,513,143	TI			
SUB TOTAL			196,134		$ 25,666,499				

4 FF&E	4.1	Furniture Furnishings & Equipment			$ 2,353,613				

5 IT EQUIPMENT	5.1	IT Equipment & Support			$ 1,176,806	
6 VEHICLE PARKING	6.1	Vehicle Parking Structure			$ 9,022,181	
SUB TOTAL					$ 38,219,099	
		Conceptual Contingency		20%	$ 5,732,865	
		Professional Fees		10%	$ 3,821,910	
		Project Management Fee		3%	$ 1,146,573	
		Escalation for 2 years		6%	$ 2,293,146	
TOTAL CONCEPTUAL ESTIMATE					$ 51,213,593	

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

GOVERNMENTAL COMPLEX OPTION A

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ADMINISTRATION	1,615	$ 130	$ 209,898	NF			
	1.2	ASSESSOR	17,365	$ 130	$ 2,257,390	NF			
	1.3	BOARD OF SUPERVISORS	13,368	$ 130	$ 1,737,848	NF			
	1.4	BUDGET	2,202	$ 130	$ 286,322	NF			
	1.5	FINANCE	7,656	$ 130	$ 995,311	NF			
	1.6	HUMAN RESOURCES	14,324	$ 130	$ 1,862,172	NF			
	1.7	INFORMATION TECHNOLOGY	28,914	$ 130	$ 3,758,789	TI			
	1.8	RECORDER	11,586	$ 130	$ 1,506,242	NF			
	1.9	RISK MANAGEMENT	676	$ 130	$ 87,906	NF			
	2	TREASURER	5,434	$ 130	$ 706,477	NF			
	2.1	NEWS & INFORMATION	1,308	$ 130	$ 170,071	NF			
	2.2	FLEET MANAGEMENT	-	$ 90	$ -				See Fleet Estimate
	2.3	FACILITIES MANAGEMENT	-	$ 90	$ -				See Justice Complex
	2.4	FAIRGROUNDS	262	$ 90	$ 23,587	NF			
	2.5	SCHOOL SUPERINTENDENT	-	$ 130	$ -				Separate Project
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	1,615	$ 130	$ 209,898	NF			
	2.2	AIR QUALITY CONTROL	10,619	$ 130	$ 1,380,460	NF			
	2.3	BUILDING SAFETY	10,355	$ 130	$ 1,346,186	NF			
	2.4	PLANNING & DEVELOPMENT	24,328	$ 130	$ 3,162,666	NF			
	2.5	PUBLIC WORKS ADMINISTRATION	36,457	$ 130	$ 4,739,436	NF			
	2.6	PUBLIC WORKS MAINTENANCE	-	$ 100	$ -				Separate Project
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				Separate Project
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				Separate Project
	2.9	ENVIRONMENTAL HEALTH	12,555	$ 130	$ 1,632,166	NF			
	3	ONE-STOP-SHOP	2,766	$ 130	$ 359,564	NF			
3JUSTICE SERVICES	3.1	COUNTY ATTORNEY	30,034	$ 140	$ 4,204,802	TI			
SUB TOTAL			233,441		$ 30,637,193				

4 FF&E	4.1	Furniture Furnishings & Equipment			$ 2,801,292				
5 IT EQUIPMENT	5.1	IT Equipment & Support			$ 1,400,646				
6 VEHICLE PARKING	6.1	Vehicle Parking Structure			$ 10,738,287				
SUB TOTAL					$ 45,577,419				
		Conceptual Contingency		20%	$ 6,836,613				
		Professional Fees		10%	$ 4,557,742				
		Project Management Fee		3%	$ 1,367,323				
		Escalation for 2 years		6%	$ 2,734,645				
TOTAL CONCEPTUAL ESTIMATE					$ 61,073,741				

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

SITE

Florence Administration Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

Current site area consists of approximately 12.5 acres.

Zoning Code

The property is sited within the Town of Florence boundaries and is zoned 'Public/Institutional' with one component zoned 'Low Density Residential'.

Buildings

There are several existing and several proposed buildings on this site. The key existing buildings are the County Supervisor/Administration Building, the Development Services Building, Public Works and the historic courthouse. The historic courthouse will likely be made into a museum.

All of the other departments on the campus are in need of expansion. To make way for new construction, the demolition of several smaller buildings will be required. If the departments stay on this campus then high density, multi-story buildings are the only feasible way to expand this site.

Staff / Parking

The existing parking spaces are adequate for the existing buildings and uses. As the departments grow and buildings are expanded there is very limited space allocated for additional parking. There is some ability to utilize street parking and reorganize the existing parking lots. It is safe to assume that a parking structure would be required to accommodate the ten year plan.

Retention / Open Space

The majority of the surface water is retained in areas between the buildings. Some is removed through the Town of Florence storm drain system.

Future retention is a consideration that needs to be incorporated in any future plans.

Utilities

Currently, all utilities are available and operable for this site.

Access

Access is available from 3 major streets including Pinal Street to the west, Butte Ave to the south and Florence Street to the east.

Appropriateness to Area

The use and location of the existing and proposed buildings are appropriate to the area. The site is anchored with the historic courthouse which is an icon to the community. The location of the complex is appropriate because of history associated with the site.

Neighbors

The County Administration campus is located near Downtown Florence and is centrally located within the town. On the north, east and south sides the campus is surrounded by low density residential. On the west it is bounded by current and future commercial spaces.

Site Positives

- Site has a highly visible location for the community.
- It has a central location and easy access by residents of the county.
- Buildings and land is owned by the county.
- Current and future buildings will create an effective county administration complex.

Site Negatives

- The area of land on this complex is limited in size. It will accommodate a ten-year growth but unless buildings with four or more stories (and associated parking structures) are utilized, the space would not accommodate long-term growth.
- Several of the buildings are old and prevent efficient layouts for office spaces desired by the county.
- These old buildings and old mechanical systems use more than twice the electricity per square foot than a new building.

BUDGET CONSIDERATIONS

Program – Square Footage

The functions of the buildings at the administration complex vary, as do the related construction costs. The following are approximate current construction costs and the contingency and escalation can be found below.

County Supervisors Hearing Room: $210/sf
General Office Space: $130 to $140/sf
Site work and surface parking: 5-10% of building construction costs
Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year

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Title FLORENCE ADMINISTRATION COMPLEX
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

FLORENCE ADMINISTRATION COMPLEX

100' 0 200' 400'
SCALE: 1"=200'-0"

Durrant 12/13/0

F

FLORENCE JUSTICE COMPLEX

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COST ESTIMATE
PINAL COUNTY MASTER PLAN

JUSTICE COMPLEX
SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	FACILITIES MANAGEMENT	30,345	$ 130	$ 3,944,827	NF			
2JUSTICE SERVICES	2.1	SUPERIOR COURTS	-	$ 250	$ -				CURRENT BUILDING
	2.2	COUNTY ATTORNEY	-	$ 140	$ -				IN ADMIN. COMPLEX
	2.3	CONCILIATION SERVICES	987	$ 130	$ 128,359	NC/A			
	2.4	ADULT PROBATION	4,242	$ 125	$ 530,310	NC/A			
	2.5	JUVENILE COURT / DETENTION	23,547	$ 280	$ 6,593,082	NC/A			
	2.6	JUVENILE PROBATION	18,350	$ 130	$ 2,385,443	NC/A			
	2.7	CLERK OF THE COURT	-	$ 130	$ -				IN SUPERIOR COURT
	2.8	JUSTICE COURTS	-	$ 210	$ -				NOT IN COMPLEX
	2.9	SHERIFF'S OFFICE	1,401	$ 140	$ 196,123	NC/A			
	3	ADULT DETENTION	1,104	$ 280	$ 309,222	NC/A			
SUB TOTAL			79,976		$ 14,087,365				
2 FF&E	2.1	Furniture Fixtures & Equipment			$ 965,920				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 382,960				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 803,025				
SUB TOTAL					$ 16,239,271				
		Conceptual Contingency		20%	$ 2,435,891				
		Professional Fees		10%	$ 1,623,927				
		Project Management Fee		3%	$ 487,178				
		Escalation for 2 years		6%	$ 974,356				
TOTAL CONCEPTUAL ESTIMATE					$ 21,760,623				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

JUSTICE COMPLEX
SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	FACILITIES MANAGEMENT	30,345	$ 130	$ 3,944,827	NF			
2JUSTICE SERVICES	2.1	SUPERIOR COURTS	11,322	$ 250	$ 2,830,578	NC/A			
	2.2	COUNTY ATTORNEY	-	$ 140	$ -				IN ADMIN. COMPLEX
	2.3	CONCILIATION SERVICES	1,127	$ 130	$ 146,493	NC/A			
	2.4	ADULT PROBATION	6,967	$ 125	$ 870,825	NC/A			
	2.5	JUVENILE COURT / DETENTION	52,767	$ 280	$ 14,774,715	NC/A			
	2.6	JUVENILE PROBATION	25,628	$ 130	$ 3,331,598	NC/A			
	2.7	CLERK OF THE COURT	-	$ 130	$ -				IN SUPERIOR COURT
	2.8	JUSTICE COURTS	-	$ 210	$ -				NOT IN COMPLEX
	2.9	SHERIFF'S OFFICE	18,995	$ 140	$ 2,659,238	NC/A			
	3	ADULT DETENTION	196,063	$ 280	$ 54,897,538	NC/A			
SUB TOTAL			343,212		$ 83,455,813				
2 FF&E	2.1	Furniture Fixtures & Equipment			$ 1,816,735				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 808,368				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 2,246,047				
SUB TOTAL					$ 88,326,962				
		Conceptual Contingency		20%	$ 13,249,044				
		Professional Fees		10%	$ 8,832,696				
		Project Management Fee		3%	$ 2,649,809				
		Escalation for 2 years		6%	$ 5,299,618				
TOTAL CONCEPTUAL ESTIMATE					$ 118,358,129				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SITE

Florence Justice Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

Current site area consists of approximately 87.8 acres.

Zoning Code

The property is sited within the Town of Florence boundaries and is zoned 'P' Prison by the Town of Florence. Buildings constructed within incorporated areas but on county land are exempt from local building code restrictions.

Buildings

There are several existing and several proposed buildings on this site. The key existing buildings are the Superior Courthouse, County Jail, Sheriff's Office, Long Term Care Facility and the Youth Justice Center. All of these facilities plan to expand in the future. Additional buildings beyond those expansions include a Juvenile Courts Building and Facilities Yard.

Staff / Parking

The existing parking spaces are adequate for the existing buildings and uses. As the departments grow and buildings are added there is space allocated in the plan for additional parking as needed.

Retention / Open Space

Current retention basins are found throughout the site. These are generally local to the buildings that they service. There is adequate space for additional retention areas as needed.

The open space requirement does not appear to be a concern for the buildings planned.

Utilities

Currently, all utilities are available and operable for this site.

Access

Access is available from 3 major streets including State Route 79 to the west, Diversion Dam Road to the south and Bowling Road to the east.

Appropriateness to Area

The use of the existing and proposed buildings is appropriate to the area. The complex consists mostly of justice facilities which allows the jail to be connected to the courthouse and located adjacent to the Sheriff's Office. The Youth Justice Center is located some distance from the adult jail and will become a sub-complex servicing all of the needs of the juvenile justice program.

Neighbors

There are many prisons located in an around the Town of Florence. To the north of the Justice Complex is a private prison controlled by CCA. To the south is an Arizona state prison. There is vacant land to the west which is zoned Community Commercial and High Density Residential. The vacant land to the east is zoned Rural Residential.

Site Positives

- Site has a highly visible location for the community.
- It has a central location and easy access by residents of the county.
- Buildings and land is owned by the county.
- Current and future buildings will create an effective county justice complex.
- Land is available to the east and west of the property. This master plan does not show needs to expand beyond the site but it may be a consideration of the county to acquire land for the distant future.

Site Negatives

- The Long Term Care facility is not directly related to the needs of the justice facilities on the campus.

- The soil on the site has proven to be highly expansive and the construction of the facilities will have to accommodate for this.
- Some of the land is within the flood plain and the construction of the facilities and water drainage of the site will have to accommodate this.
- Because of the number of prisons in and around the Town of Florence it is sometimes difficult to retain the detention staff and keep them from working at the nearby prisons.

BUDGET CONSIDERATIONS

Program – Square Footage

The functions of the buildings at the justice complex vary, as do the related construction costs. The following are approximate current construction costs and the contingency and escalation can be found below.

Superior Courts: $250/sf
Justice Courts: $210/sf
General Office Space: $130 to $140/sf
Detention Spaces: $280/sf
Site work and surface parking: 5-10% of building construction costs
Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year

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Title FLORENCE JUSTICE COMPLEX
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

FLORENCE JUSTICE COMPLEX

100' 0 200' 400'
SCALE: 1"=200'-0"

Durrant
12/13/2006

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FLORENCE FLEET MANAGEMENT

VOLUME V OF V

MASTER PLAN

DURRANT®

COST ESTIMATE

PINAL COUNTY MASTER PLAN

FLEET MANAGEMENT FACILITY

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	FLEET MANAGEMENT	54,073	$ 90	$ 4,866,545	NF			
SUB TOTAL			54,073		$ 4,866,545				
2 FF&E	2.1	Furniture Fixtures & Equipment			$ 1,870,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 30,000				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 522,500				
SUB TOTAL					$ 7,289,045				
		Conceptual Contingency		20%	$ 1,093,357				
		Professional Fees		10%	$ 728,904				
		Project Management Fee		3%	$ 218,671				
		Escalation for 2 years		6%	$ 437,343				
TOTAL CONCEPTUAL ESTIMATE					$ 9,767,320				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

FLEET MANAGEMENT FACILITY
SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	FLEET MANAGEMENT	86,770	$ 90	$ 7,809,329	NF			
SUB TOTAL			86,770		$ 7,809,329				
2 FF&E	2.1	Furniture Fixtures & Equipment			$ 2,370,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 30,000				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 580,000				
SUB TOTAL					$ 10,789,329				
		Conceptual Contingency		20%	$ 1,618,399				
		Professional Fees		10%	$ 1,078,933				
		Project Management Fee		3%	$ 323,680				
		Escalation for 2 years		6%	$ 647,360				
TOTAL CONCEPTUAL ESTIMATE					$ 14,457,701				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SITE

Fleet Services Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

A total of approximately 20 acres is needed.

Zoning Code

N/A

Buildings

The total square footage need is 54,000 square feet in 5 years and a total of 86,000 square feet in 10 years.

Staff / Parking

Parking is needed for staff as well as vehicles waiting to be serviced including motor pool and heavy equipment. Space is also needed for Auction vehicles.

Retention / Open Space

N/A

Utilities

N/A

Access

A central county location is needed. Florence is the preferred location.

Appropriateness to Area

N/A

Neighbors

N/A

Site Positives

N/A

Site Negatives

N/A

BUDGET CONSIDERATIONS

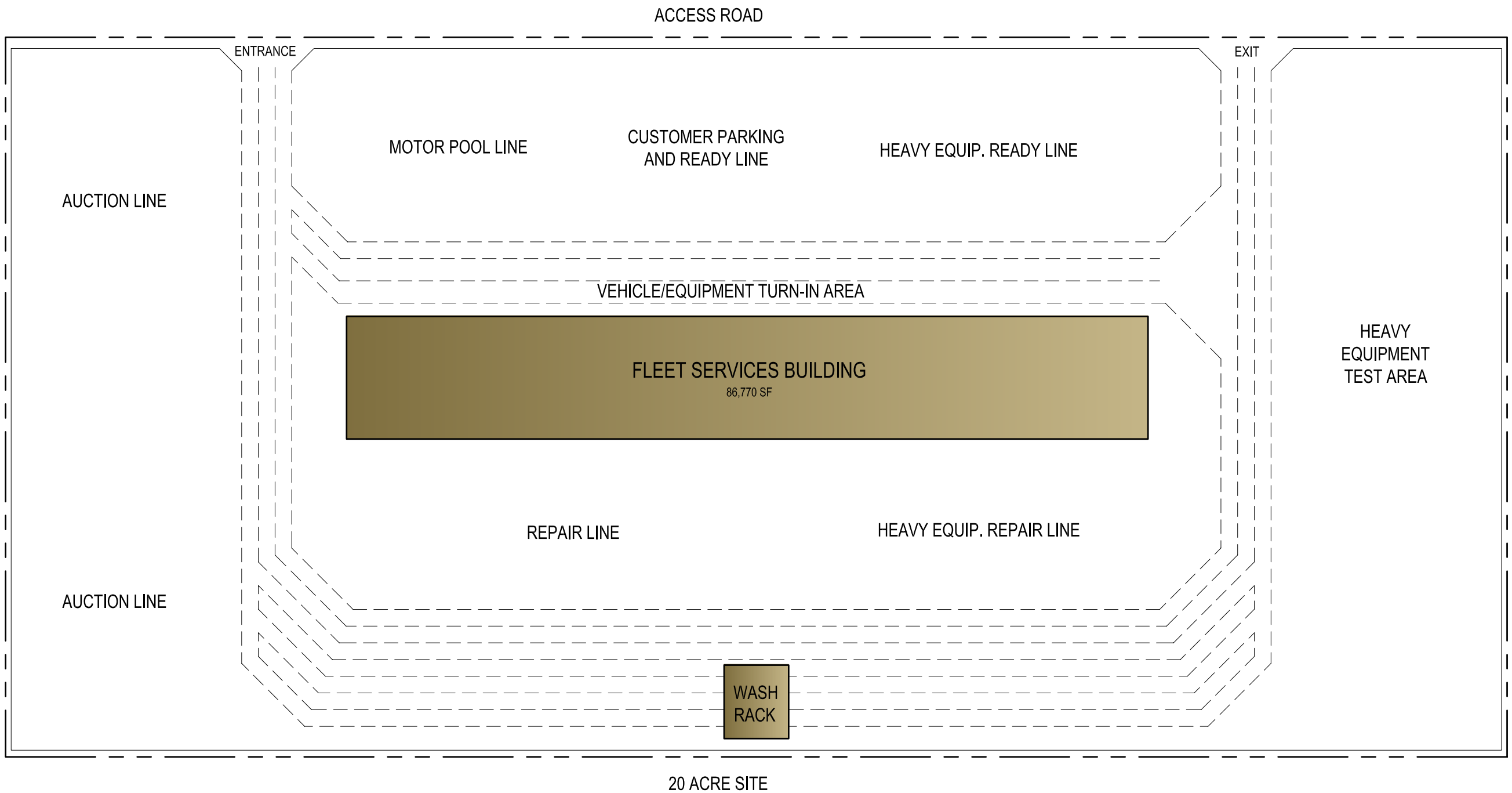
Program – Square Footage

The functions of the buildings at this complex are very specialized. The following are approximate current construction costs and the contingency and escalation can be found below.

Warehouse Space: $90/sf
Site work and surface parking: 5-10% of building construction costs
Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year



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Title FLORENCE FLEET SERVICES PLAN
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

FLEET SERVICES COMPLEX

50' 0 100' 200'
SCALE: 1"=100'-0"

Durrant
12/13/2006

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APACHE JUNCTION COMPLEX

VOLUME V OF V
MASTER PLAN

DURRANT®

COST ESTIMATE

PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	852	$ 130	$ 110,799	NC/A			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	1,725	$ 130	$ 224,276	NC/A			
	1.6	INFORMATION TECHNOLOGY	297	$ 130	$ 38,636	NC/A			
	1.7	RECORDER	676	$ 130	$ 87,932	NC/A			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	138	$ 130	$ 17,966	NC/A			
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	3,083	$ 90	$ 277,430	NC/A			ADD. EQUIPMENT
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	474	$ 130	$ 61,568	NC/A			
	2.3	BUILDING SAFETY	360	$ 130	$ 46,800	NC/A			
	2.4	PLANNING & DEVELOPMENT	211	$ 130	$ 27,456	NC/A			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	7,483	$ 100	$ 748,264	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	124	$ 130	$ 16,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	2,625	$ 130	$ 341,250	NC/A			

	3.9	PUBLIC HOUSING	256	$ 130	$ 33,228	NC/A			
	4	PUBLIC FIDUCIARY	-	$ 130	$ -				
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	-	$ 250	$ -				
	4.2	COUNTY ATTORNEY	5,913	$ 140	$ 827,862	NF			
	4.3	CONCILIATION SERVICES	-	$ 130	$ -				
	4.4	ADULT PROBATION	7,329	$ 125	$ 916,148	NF			
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -				
	4.6	JUVENILE PROBATION	8,777	$ 130	$ 1,140,984	NF			
	4.7	CLERK OF THE COURT	403	$ 130	$ 52,325	NC/A			
	4.8	JUSTICE COURTS	3,134	$ 210	$ 658,186	NC/A			
	4.9	SHERIFF'S OFFICE	-	$ 140	$ -				
	5	ADULT DETENTION	-	$ 280	$ -				
SUB TOTAL			43,860		$ 5,627,282				
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 723,930				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 286,965				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 550,017				
SUB TOTAL					$ 7,188,195				
		Conceptual Contingency		20%	$ 1,078,229				
		Professional Fees		10%	$ 718,819				
		Project Management Fee		3%	$ 215,646				
		Escalation for 2 years		6%	$ 431,292				
TOTAL CONCEPTUAL ESTIMATE					$ 9,632,181				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	852	$ 130	$ 110,799	NC/A			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	1,725	$ 130	$ 224,276	NC/A			
	1.6	INFORMATION TECHNOLOGY	297	$ 130	$ 38,636	NC/A			
	1.7	RECORDER	676	$ 130	$ 87,932	NC/A			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	138	$ 130	$ 17,966	NC/A			
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	3,083	$ 90	$ 277,430	NC/A			ADD. EQUIPMENT
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	567	$ 130	$ 73,736	NC/A			
	2.3	BUILDING SAFETY	578	$ 130	$ 75,192	NC/A			
	2.4	PLANNING & DEVELOPMENT	305	$ 130	$ 39,624	NC/A			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	7,832	$ 100	$ 783,208	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	124	$ 130	$ 16,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	7,041	$ 130	$ 915,322	NC/A			

	3.9	PUBLIC HOUSING	291	$ 130	$ 37,863	NC/A			
	4	PUBLIC FIDUCIARY	-	$ 130	$ -				
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	11,016	$ 250	$ 2,753,891	NF			
	4.2	COUNTY ATTORNEY	6,576	$ 140	$ 920,598	NF			
	4.3	CONCILIATION SERVICES	-	$ 130	$ -				
	4.4	ADULT PROBATION	9,032	$ 125	$ 1,129,013	NF			
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -				
	4.6	JUVENILE PROBATION	10,344	$ 130	$ 1,344,782	NF			
	4.7	CLERK OF THE COURT	538	$ 130	$ 69,966	NC/A			
	4.8	JUSTICE COURTS	3,176	$ 210	$ 666,880	NC/A			
	4.9	SHERIFF'S OFFICE	-	$ 140	$ -				
	5	ADULT DETENTION	-	$ 280	$ -				
SUB TOTAL			64,193		$ 9,583,286				
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 825,335				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 337,668				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 647,196				
SUB TOTAL					$ 11,393,485				
		Conceptual Contingency		20%	$ 1,709,023				
		Professional Fees		10%	$ 1,139,349				
		Project Management Fee		3%	$ 341,805				
		Escalation for 2 years		6%	$ 683,609				
TOTAL CONCEPTUAL ESTIMATE					$ 15,267,270				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SITE

Apache Junction Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

Current site area consists of approximately 40 acres. Apache Trail bisects the parcel on a diagonal. Currently, no buildings exist on the south-east half.

Zoning Code

The property is sited within the City of Apache Junction.

Buildings

There are several existing and several proposed buildings on this site. The key existing buildings are the Justice Court, County Administration, Development Services, Adult and Juvenile Probation, Public Works Warehouse and Yard, Food Bank and Volunteer Center.

Most of the county departments on the campus are in need of expansion. The most strategic move would be to locate the Public Works warehouse and yard to the opposite side of Apache Trail. This would allow several new buildings to be located at the north side of the parcel and be able to direct connection to the existing buildings and shared parking.

Staff / Parking

The existing parking spaces are adequate for the current buildings and uses. As the departments grow and buildings are expanded there is adequate space for new parking. There is limited space for staff parking and that area will need to grow as new buildings are constructed. There should not be a need for structured parking.

Retention / Open Space

The majority of the surface water is retained in basins located on the north-west corner of the parcel. Future retention is a consideration that needs to be incorporated in any future plans. There appears to be ample area for future retention basins.

Utilities

Currently, all utilities are available and operable for this site.

Access

Access is available from 3 major streets including Idaho Road to the west, Superstition Blvd to the north and Apache Trail which bisects the parcel.

Appropriateness to Area

The use and location of the existing and proposed buildings are appropriate to the area. The site is located with easy access of the residents of the area.

Neighbors

The Apache Junction complex is bounded to the south by raw desert land with residential subdivisions soon to come. The City of Apache Junction Administration building is located to the north.

Site Positives

- Site has a highly visible location for the community.
- It has a central location and easy access by residents of the county.
- Buildings and land is currently owned by the county.
- Current and future buildings will create a complex that will serve the majority of the residents needs.
- Half of the site is currently not utilized so there is ample room to grow.

Site Negatives

- Current layout of buildings does not allow for simple additions. New buildings would have to be detached.
- The size of the existing retention basin prevents a simple expansion to the parking area.

BUDGET CONSIDERATIONS

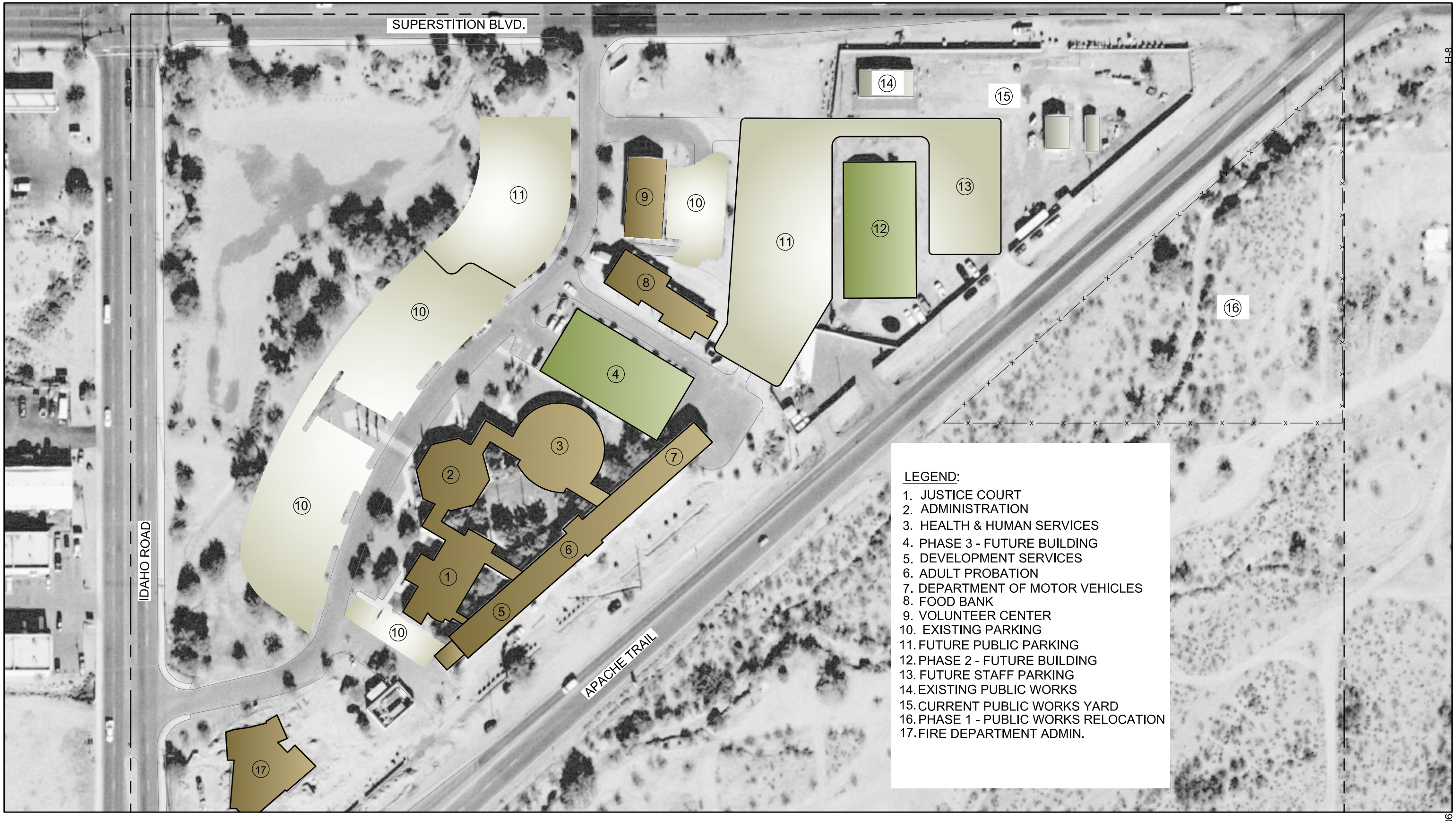
Program – Square Footage

The functions of the buildings at this complex vary, as do the related construction costs. The following are approximate current construction costs and the contingency and escalation can be found below.

JP Courts Hearing Room: $210/sf
General Office Space: $130 to $140/sf
Site work and surface parking: 5-10% of building construction costs
Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year



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Title APACHE JUNCTION COMPLEX
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

APACHE JUNCTION COMPLEX

100' 0 200' 400'
SCALE: 1"=200'-0"

Durrant 12/13/2006

SAN TAN COMPLEX

VOLUME V OF V
MASTER PLAN

DURRANT®

COST ESTIMATE
PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX
SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SAN TAN COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	$ 130	$ -				
	1.7	RECORDER	-	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	-	$ 130	$ -				
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	474	$ 130	$ 61,568	NC/A			
	2.3	BUILDING SAFETY	360	$ 130	$ 46,800	NC/A			
	2.4	PLANNING & DEVELOPMENT	211	$ 130	$ 27,456	NC/A			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	7,483	$ 100	$ 748,264	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	124	$ 130	$ 16,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	2,625	$ 130	$ 341,250	NC/A			

	3.9	PUBLIC HOUSING	256	$ 130	$ 33,228	NC/A			
	4	PUBLIC FIDUCIARY	-	$ 130	$ -				
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	-	$ 250	$ -				
	4.2	COUNTY ATTORNEY	-	$ 140	$ -				
	4.3	CONCILIATION SERVICES	-	$ 130	$ -				
	4.4	ADULT PROBATION	7,142	$ 125	$ 892,688	NF			
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -				
	4.6	JUVENILE PROBATION	12,704	$ 130	$ 1,651,556	NF			
	4.7	CLERK OF THE COURT	403	$ 130	$ 52,325	NF			
	4.8	JUSTICE COURTS	-	$ 210	$ -				
	4.9	SHERIFF'S OFFICE	3,195	$ 140	$ 447,328	NF			
	5	ADULT DETENTION	-	$ 280	$ -				
SUB TOTAL			34,976		$ 4,318,635				
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 654,309				
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 252,154				
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 483,296				
SUB TOTAL					$ 5,708,394				
		Conceptual Contingency		20%	$ 856,259				
		Professional Fees		10%	$ 570,839				
		Project Management Fee		3%	$ 171,252				
		Escalation for 2 years		6%	$ 342,504				
TOTAL CONCEPTUAL ESTIMATE					$ 7,649,247				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE

PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SAN TAN COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	2,125	$ 130	$ 276,276	NF			
	1.6	INFORMATION TECHNOLOGY	-	$ 130	$ -				
	1.7	RECORDER	-	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	-	$ 130	$ -				
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	567	$ 130	$ 73,736	NC/A			
	2.3	BUILDING SAFETY	578	$ 130	$ 75,192	NC/A			
	2.4	PLANNING & DEVELOPMENT	305	$ 130	$ 39,624	NC/A			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	7,832	$ 100	$ 783,208	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	124	$ 130	$ 16,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	7,041	$ 130	$ 915,322	NC/A			

	3.9	PUBLIC HOUSING	291	$ 130	$ 37,863	NC/A	
	4	PUBLIC FIDUCIARY	-	$ 130	$ -		
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	11,016	$ 250	$ 2,753,891	NF	
	4.2	COUNTY ATTORNEY	-	$ 140	$ -		
	4.3	CONCILIATION SERVICES	-	$ 130	$ -		
	4.4	ADULT PROBATION	8,740	$ 125	$ 1,092,443	NF	
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -		
	4.6	JUVENILE PROBATION	15,580	$ 130	$ 2,025,426	NF	
	4.7	CLERK OF THE COURT	658	$ 130	$ 85,514	NF	
	4.8	JUSTICE COURTS	-	$ 210	$ -		
	4.9	SHERIFF'S OFFICE	3,259	$ 140	$ 456,288	NF	
	5	ADULT DETENTION	-	$ 280	$ -		
SUB TOTAL			58,117		$ 8,630,954		
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 751,414		
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 310,707		
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 595,522		
SUB TOTAL					$ 10,288,596		
		Conceptual Contingency		20%	$ 1,543,289		
		Professional Fees		10%	$ 1,028,860		
		Project Management Fee		3%	$ 308,658		
		Escalation for 2 years		6%	$ 617,316		
TOTAL CONCEPTUAL ESTIMATE					$ 13,786,719		

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SITE

San Tan Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

Current site area consists of approximately 38.5 acres.

Zoning Code

The property is located in an unincorporated area of Pinal County. It is currently being used by Pinal County Public Works as a preparation site for road construction.

Buildings

There are no existing buildings on this site. New office space is required for the following departments: Administration, Health and Human Services, Public Works and Justice Services. There is also a need for a Public Works yard.

Staff / Parking

There is no existing parking on this site. There is ample space for parking for the proposed layout and future expansion. There is ample space for separate staff and public parking.

Retention / Open Space

Retention and open spaces can easily be incorporated into the plan. There should not be an issue with accommodating both of these requirements.

Utilities

Currently, there are no utilities servicing this site.

Access

Access is available from 2 major streets including Hunt Highway to the east. Arizona Farms Road currently stops at that south-east corner of the lot. It can be continued and run along the south side of the parcel.

Appropriateness to Area

The use and location of the proposed buildings are appropriate to the area. The site is located with easy access of the residents of the area.

Neighbors

There is minimal development adjacent to this site. Several residential subdivisions are being developed within a mile of the site.

Site Positives

- It has a central location and easy access by residents of the county.
- Land is currently owned by the county.
- Site is large enough to accommodate the needs of the county for up to 20 years.

Site Negatives

- Utilities will have to be brought to the site.
- The area will experience growth and will see a lot of construction traffic for several years to come.

BUDGET CONSIDERATIONS

Program – Square Footage

The functions of the buildings at this complex are similar as are the construction costs. The following are approximate current construction costs and the contingency and escalation can be found below.

General Office Space: $130 to $140/sf
Warehouse Space: $90/sf
Site work and surface parking: 5-10% of building construction costs

Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year

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Title SAN TAN COMPLEX
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

SAN TAN COMPLEX

100' 0 200'
SCALE: 1"=200'-0"

Durrant
12/13/2006

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CASA GRANDE COMPLEX

VOLUME V OF V
MASTER PLAN

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COST ESTIMATE
PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX
SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	742	$ 130	$ 96,447	NC/A			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	1,725	$ 130	$ 224,276	NC/A			
	1.6	INFORMATION TECHNOLOGY	497	$ 130	$ 64,636	NC/A			
	1.7	RECORDER	887	$ 130	$ 115,284	NC/A			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	238	$ 130	$ 30,966	NC/A			
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	83	$ 90	$ 7,430	NC/A			
	2.2	FACILITIES MANAGEMENT	7,501	$ 90	$ 675,103	NC/A			
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	474	$ 130	$ 61,568	NC/A			
	2.3	BUILDING SAFETY	960	$ 130	$ 124,800	NC/A			
	2.4	PLANNING & DEVELOPMENT	211	$ 130	$ 27,456	NC/A			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	7,342	$ 100	$ 734,208	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	124	$ 130	$ 16,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	1,615	$ 130	$ 209,898	NC/A			
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	1,680	$ 130	$ 218,400	NC/A			

	3.9	PUBLIC HOUSING	224	$ 130	$ 29,175	NC/A	
	4	PUBLIC FIDUCIARY	-	$ 130	$ -		
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	16,968	$ 250	$ 4,242,063	NF	
	4.2	COUNTY ATTORNEY	370	$ 140	$ 51,778	NF	
	4.3	CONCILIATION SERVICES	-	$ 130	$ -		
	4.4	ADULT PROBATION	-	$ 125	$ -		
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -		
	4.6	JUVENILE PROBATION	15,064	$ 130	$ 1,958,330	NF	
	4.7	CLERK OF THE COURT	403	$ 130	$ 52,325	NF	
	4.8	JUSTICE COURTS	769	$ 210	$ 161,561	TI	
	4.9	SHERIFF'S OFFICE	195	$ 140	$ 27,328	NC/A	
	5	ADULT DETENTION	-	$ 280	$ -		
SUB TOTAL			58,073		$ 9,129,204		
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 835,324		
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 352,662		
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 675,936		
SUB TOTAL					$ 10,993,126		
		Conceptual Contingency		20%	$ 1,648,969		
		Professional Fees		10%	$ 1,099,313		
		Project Management Fee		3%	$ 329,794		
		Escalation for 2 years		6%	$ 659,588		
TOTAL CONCEPTUAL ESTIMATE					$ 14,730,789		

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE

PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	742	$ 130	$ 96,447	NC/A			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	1,725	$ 130	$ 224,276	NC/A			
	1.6	INFORMATION TECHNOLOGY	497	$ 130	$ 64,636	NC/A			
	1.7	RECORDER	887	$ 130	$ 115,284	NC/A			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	238	$ 130	$ 30,966	NC/A			
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	83	$ 90	$ 7,430	NC/A			
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	7,501	$ 90	$ 675,103				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	567	$ 130	$ 73,736	NC/A			
	2.3	BUILDING SAFETY	1,054	$ 130	$ 136,968	NC/A			
	2.4	PLANNING & DEVELOPMENT	305	$ 130	$ 39,624	NC/A			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	7,342	$ 100	$ 734,208	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	124	$ 130	$ 16,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	2,864	$ 130	$ 372,304	NC/A			
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	1,797	$ 130	$ 233,594	NC/A			
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	6,096	$ 130	$ 792,472	NC/A			

	3.9	PUBLIC HOUSING	538	$ 130	$ 69,981	NC/A				
	4	PUBLIC FIDUCIARY	-	$ 130	$ -					
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	16,968	$ 250	$ 4,242,063	NF				
	4.2	COUNTY ATTORNEY	370	$ 140	$ 51,778	NF				
	4.3	CONCILIATION SERVICES	-	$ 130	$ -					
	4.4	ADULT PROBATION	-	$ 125	$ -					
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -					
	4.6	JUVENILE PROBATION	17,912	$ 130	$ 2,328,612	NF				
	4.7	CLERK OF THE COURT	658	$ 130	$ 85,514	NF				
	4.8	JUSTICE COURTS	4,003	$ 210	$ 840,563	TI				
	4.9	SHERIFF'S OFFICE	259	$ 140	$ 36,288	NC/A				
	5	ADULT DETENTION	-	$ 280	$ -					
SUB TOTAL			72,530		$ 11,268,017					
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 947,267					
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 408,634					
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 783,215					
SUB TOTAL					$ 13,407,132					
		Conceptual Contingency		20%	$ 2,011,070					
		Professional Fees		10%	$ 1,340,713					
		Project Management Fee		3%	$ 402,214					
		Escalation for 2 years		6%	$ 804,428					
TOTAL CONCEPTUAL ESTIMATE					$ 17,965,557					

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SITE

Casa Grande Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

Current site area consists of approximately 5 acres.

Zoning Code

The property is sited within the boundaries of the City of Casa Grande.

Buildings

There are several existing buildings on this site. The key existing buildings are the Justice Court, County Administration, Development Services, Adult and Juvenile Probation and Sherriff's Office.

Most of the county departments on the campus are in need of expansion. The problem is that there is little space for expansion. Without demolition of one or more of the buildings there is only room f

Staff / Parking

The existing parking spaces are currently at capacity. There is no vacant land to add parking and the existing parking spaces are maxed out compared to the building square footage.

Retention / Open Space

The majority of the surface water is retained on site around the buildings.

Utilities

Currently, all utilities are available and operable for this site.

Access

Access is available from 1 major street to the south: Cottonwood Lane. Trekkel Road is another major street and is located 650'-0" from the site.

Appropriateness to Area

The use and location of the existing and proposed buildings are appropriate to the area. The site is located with easy access of the residents of the area and centrally located.

Neighbors

The Casa Grande site is located among medium density residential and commercial areas of the City of Casa Grande.

Site Positives

- Site has a highly visible location for the community.
- It has a central location and easy access by residents of the county.
- Buildings and land is currently owned by the county.
- Current and future buildings create a complex that effectively serves the community.

Site Negatives

- The existing site is maxed out. Growth will need to come about through higher density buildings and parking structures or through a facility in nearby Maricopa.

BUDGET CONSIDERATIONS

Program – Square Footage

The functions of the buildings at this complex vary, as do the related construction costs. The following are approximate current construction costs and the contingency and escalation can be found below.

General Office Space: $130 to $140/sf
Site work and surface parking: 5-10% of building construction costs

Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year

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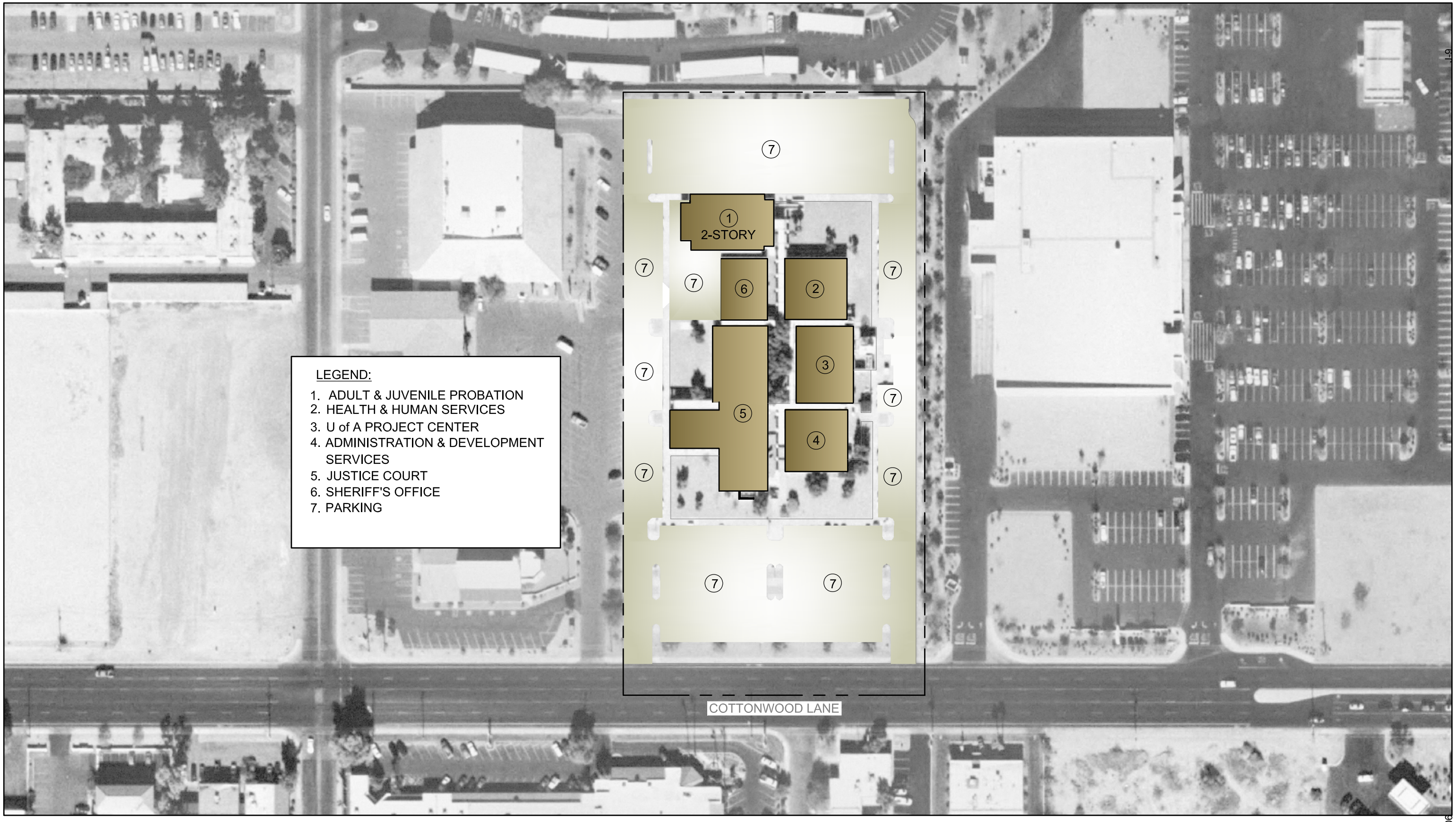
Title CASA GRANDE ALTERNATE SITE
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

CASA GRANDE ALTERNATE SITE

100' 0 200' 400'
SCALE: 1"=200'-0"

Durrant 12/13/2006



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Title CASA GRANDE COMPLEX
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

CASA GRANDE COMPLEX

50' 0 100' 200'
SCALE: 1"=100'-0"

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12/13/2006

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ORACLE COMPLEX

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MASTER PLAN

DURRANT®

COST ESTIMATE

PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	766	$ 130	$ 99,567	NF			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	$ 130	$ -				
	1.7	RECORDER	-	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	-	$ 130	$ -				
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	3,083	$ 90	$ 277,430	NF			ADD. EQUIPMENT
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	94	$ 90	$ 8,424	NF			
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	874	$ 130	$ 113,568	NF			
	2.3	BUILDING SAFETY	1,560	$ 130	$ 202,800	NF			
	2.4	PLANNING & DEVELOPMENT	811	$ 130	$ 105,456	NF			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	6,718	$ 100	$ 671,764	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	524	$ 130	$ 68,172	NF			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	428	$ 130	$ 55,614	NF			
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	2,211	$ 130	$ 287,430	NF			

	3.9	PUBLIC HOUSING	-	$ 130	$ -		
	4	PUBLIC FIDUCIARY	-	$ 130	$ -		
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	-	$ 250	$ -		
	4.2	COUNTY ATTORNEY	-	$ 140	$ -		
	4.3	CONCILIATION SERVICES	-	$ 130	$ -		
	4.4	ADULT PROBATION	7,081	$ 125	$ 885,098	NF	
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -		
	4.6	JUVENILE PROBATION	4,158	$ 130	$ 540,532	NF	
	4.7	CLERK OF THE COURT	173	$ 130	$ 22,425	NF	
	4.8	JUSTICE COURTS	2,145	$ 210	$ 450,505	NC/A	
	4.9	SHERIFF'S OFFICE	3,195	$ 140	$ 447,328	NF	
	5	ADULT DETENTION	-	$ 280	$ -		
SUB TOTAL			33,819		$ 4,236,113		
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 631,738		
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 240,869		
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 461,665		
SUB TOTAL					$ 5,570,385		
		Conceptual Contingency		20%	$ 835,558		
		Professional Fees		10%	$ 557,038		
		Project Management Fee		3%	$ 167,112		
		Escalation for 2 years		6%	$ 334,223		
TOTAL CONCEPTUAL ESTIMATE					$ 7,464,316		

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE

PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	2,091	$ 130	$ 271,791	NF			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	$ 130	$ -				
	1.7	RECORDER	1,104	$ 130	$ 143,520	NF			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	-	$ 130	$ -				
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	3,083	$ 90	$ 277,430	NF			ADD. EQUIPMENT
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	94	$ 90	$ 8,424	NF			
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	967	$ 130	$ 125,736	NF			
	2.3	BUILDING SAFETY	1,654	$ 130	$ 214,968	NF			
	2.4	PLANNING & DEVELOPMENT	905	$ 130	$ 117,624	NF			
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	6,718	$ 100	$ 671,764	NF			ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	524	$ 130	$ 68,172	NF			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	-	$ 130	$ -				
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	428	$ 130	$ 55,614	NF			
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	3,857	$ 130	$ 501,386	NF			

	3.9	PUBLIC HOUSING	-	$ 130	$ -	
	4	PUBLIC FIDUCIARY	-	$ 130	$ -	
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	-	$ 250	$ -	
	4.2	COUNTY ATTORNEY	-	$ 140	$ -	
	4.3	CONCILIATION SERVICES	-	$ 130	$ -	
	4.4	ADULT PROBATION	8,844	$ 125	$ 1,105,553	NF
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -	
	4.6	JUVENILE PROBATION	5,251	$ 130	$ 682,617	NF
	4.7	CLERK OF THE COURT	359	$ 130	$ 46,644	NF
	4.8	JUSTICE COURTS	2,311	$ 210	$ 485,281	NC/A
	4.9	SHERIFF'S OFFICE	3,259	$ 140	$ 456,288	NF
	5	ADULT DETENTION	-	$ 280	$ -	
SUB TOTAL			41,447		$ 5,232,811	
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 565,765	
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 207,883	
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 398,442	
SUB TOTAL					$ 6,404,900	
		Conceptual Contingency		20%	$ 960,735	
		Professional Fees		10%	$ 640,490	
		Project Management Fee		3%	$ 192,147	
		Escalation for 2 years		6%	$ 384,294	
TOTAL CONCEPTUAL ESTIMATE					$ 8,582,566	

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SITE

Oracle Complex

BUILDING AND SITE CONSIDERATIONS

Site Area

Current site area consists of approximately 8.6 acres.

Zoning Code

The property is located within the city limits of Oracle.

Buildings

There is currently a Public Works yard and related warehouses located on the site. The Justice Court building and parking also occupies about one acre of the site. New office space is required for the following departments: Administration, Health and Human Services, Public Works and Justice Services.

Staff / Parking

There is limited existing parking on this site. There is ample space for parking for the proposed layout and future expansion. There is ample space for separate staff and public parking.

Retention / Open Space

Retention and open spaces can easily be incorporated into the plan. There should not be an issue with accommodating both of these requirements.

Utilities

Currently, there limited utilities servicing this site.

Access

Access is available from one major road that is located close to the site. Mt Lemmon Road runs through Oracle. The site is located off of Justice Drive which connects to American Ave which connects to Mt. Lemmon Road. N. Goodman Ranch Road currently bisects the site making much of inefficient space. This road can be easily re-routed to allow for a more effective use of space.

Appropriateness to Area

The use and location of the proposed buildings are appropriate to the area. The site is located with relative easy access of the residents of the area.

Neighbors

There is mostly low density residential and open space adjacent to the site.

Site Positives

- It has a relatively central location and easy access by residents of the county.
- Land is currently owned by the county.
- Site is large enough to accommodate the needs of the county for more than 10 years.

Site Negatives

- N. Goodman Ranch Road will need to be re-routed to allow for a more efficiently laid out site plan.
- The Public Works Yard is located in a primary location that would be better served by another building.

BUDGET CONSIDERATIONS

Program – Square Footage

The functions of the buildings at this complex are similar as are the construction costs. The following are approximate current construction costs and the contingency and escalation can be found below.

General Office Space: $130 to $140/sf
Warehouse Space: $90/sf
Site work and surface parking: 5-10% of building construction costs
Furniture, fixtures and equipment: 2-3% of building construction costs
IT and Equipment: 2-3% of building construction costs.

Contingency/Escalation

Contingency/Permitting: 20%
Professional Fees: 10%
Project Management Fees: 3%
Escalation: 3% per year

DURRANT®

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Title ORACLE COMPLEX
Project PINAL COUNTY MASTER PLAN
Date: 12/14/2006

ORACLE COMPLEX

100' 0 200' 400'
SCALE: 1"=200'-0"

Durrant
12/13/2006

L

MARICOPA COMPLEX

VOLUME V OF V
MASTER PLAN

DURRANT®

COST ESTIMATE
PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX
SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	711	$ 130	$ 92,391	NF			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	1,297	$ 130	$ 168,636	NF			
	1.7	RECORDER	1,104	$ 130	$ 143,520	NF			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	-	$ 130	$ -				
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	-	$ 130	$ -				
	2.3	BUILDING SAFETY	-	$ 130	$ -				
	2.4	PLANNING & DEVELOPMENT	-	$ 130	$ -				
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	-	$ 100	$ -				
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	524	$ 130	$ 68,172	NF			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	5,737	$ 130	$ 745,766	NC/A			
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	-	$ 130	$ -				

	3.9	PUBLIC HOUSING	-	$ 130	$ -	
	4	PUBLIC FIDUCIARY	-	$ 130	$ -	
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	-	$ 250	$ -	
	4.2	COUNTY ATTORNEY	-	$ 140	$ -	
	4.3	CONCILIATION SERVICES	-	$ 130	$ -	
	4.4	ADULT PROBATION	7,517	$ 125	$ 939,608	NF
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -	
	4.6	JUVENILE PROBATION	8,381	$ 130	$ 1,089,496	NF
	4.7	CLERK OF THE COURT	403	$ 130	$ 52,325	NF
	4.8	JUSTICE COURTS	8,941	$ 210	$ 1,877,614	NF
	4.9	SHERIFF'S OFFICE	316	$ 140	$ 44,268	TI
	5	ADULT DETENTION	-	$ 280	$ -	
SUB TOTAL			34,930		$ 5,221,796	
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 530,296	
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 265,148	
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 508,200	
SUB TOTAL					$ 6,525,440	
		Conceptual Contingency		20%	$ 978,816	
		Professional Fees		10%	$ 652,544	
		Project Management Fee		3%	$ 195,763	
		Escalation for 2 years		6%	$ 391,526	
TOTAL CONCEPTUAL ESTIMATE					$ 8,744,090	

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

GOVERNMENTAL COMPLEX
SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	NEEDED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	821	$ 130	$ 106,743	NF			
	1.2	BOARD OF SUPERVISORS	-	$ 130	$ -				
	1.3	BUDGET	-	$ 130	$ -				
	1.4	FINANCE	-	$ 130	$ -				
	1.5	HUMAN RESOURCES	2,125	$ 130	$ 276,276	NF			
	1.6	INFORMATION TECHNOLOGY	1,297	$ 130	$ 168,636	NF			
	1.7	RECORDER	1,021	$ 130	$ 132,756	NF			
	1.8	RISK MANAGEMENT	-	$ 130	$ -				
	1.9	TREASURER	-	$ 130	$ -				
	2	NEWS & INFORMATION	-	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	$ 90	$ -				ADD. EQUIPMENT
	2.2	FACILITIES MANAGEMENT	-	$ 90	$ -				
	2.3	FAIRGROUNDS	-	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	$ 130	$ -				
2DEVELOPMENT SERVICES	2.1	ADMINISTRATION	-	$ 130	$ -				
	2.2	AIR QUALITY CONTROL	-	$ 130	$ -				
	2.3	BUILDING SAFETY	-	$ 130	$ -				
	2.4	PLANNING & DEVELOPMENT	-	$ 130	$ -				
	2.5	PUBLIC WORKS ADMINISTRATION	-	$ 130	$ -				
	2.6	PUBLIC WORKS MAINTENANCE	-	$ 100	$ -				ADD. EQUIPMENT
	2.7	PUBLIC WORKS CONSTRUCTION	-	$ 100	$ -				
	2.8	PUBLIC WORKS RECYCLING	-	$ 100	$ -				
	2.9	ENVIRONMENTAL HEALTH	524	$ 130	$ 68,172	NC/A			
	3	ONE-STOP-SHOP	-	$ 130	$ -				
3HEALTH & HUMAN SERVICES	3.1	ADMINISTRATION	-	$ 130	$ -				
	3.2	ANIMAL CARE & CONTROL	7,991	$ 130	$ 1,038,838	NC/A			
	3.3	CORRECTIONAL HEALTH	-	$ 130	$ -				
	3.4	HORIZON HOME CARE	-	$ 130	$ -				
	3.5	LIBRARY DISTRICT	-	$ 130	$ -				
	3.6	LONG TERM CARE	-	$ 130	$ -				
	3.7	PUBLIC DEFENDER	-	$ 130	$ -				
	3.8	PUBLIC HEALTH	-	$ 130	$ -				

	3.9	PUBLIC HOUSING	-	$ 130	$ -		
	4	PUBLIC FIDUCIARY	-	$ 130	$ -		
4JUSTICE SERVICES	4.1	SUPERIOR COURTS	-	$ 250	$ -		
	4.2	COUNTY ATTORNEY	-	$ 140	$ -		
	4.3	CONCILIATION SERVICES	-	$ 130	$ -		
	4.4	ADULT PROBATION	9,093	$ 125	$ 1,136,603	NF	
	4.5	JUVENILE COURT / DETENTION	-	$ 280	$ -		
	4.6	JUVENILE PROBATION	9,849	$ 130	$ 1,280,378	NF	
	4.7	CLERK OF THE COURT	538	$ 130	$ 69,966	NF	
	4.8	JUSTICE COURTS	9,438	$ 210	$ 1,981,942	NF	
	4.9	SHERIFF'S OFFICE	380	$ 140	$ 53,228	TI	
	5	ADULT DETENTION	-	$ 280	$ -		
SUB TOTAL			43,078		$ 6,313,538		
2 FF&E	2.1	Furniture Furnishings & Equipment			$ 552,939		
3 IT EQUIPMENT	3.1	IT Equipment & Support			$ 276,470		
4 VEHICLE PARKING	4.1	Vehicle Parking			$ 529,900		
SUB TOTAL					$ 7,672,846		
		Conceptual Contingency		20%	$ 1,150,927		
		Professional Fees		10%	$ 767,285		
		Project Management Fee		3%	$ 230,185		
		Escalation for 2 years		6%	$ 460,371		
TOTAL CONCEPTUAL ESTIMATE					$ 10,281,614		

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

M

MASTER COST SUMMARY

VOLUME V OF V
MASTER PLAN

DURRANT®

MASTER COST SUMMARY

PINAL COUNTY

CENTRAL COUNTY Department	FLORENCE 5 Years	FLORENCE 10 Years	COOLIDGE 5 Years	COOLIDGE 10 Years
A Administration Services	$19,239,864	$27,575,561		
B Development Services	$12,134,858	$14,743,221	$1,754,005	$1,968,559
C Health and Human Services	$6,103,090	$9,670,978	$465,606	$2,978,054
D Justice Services	$14,532,678	$118,401,746	$1,065,310	$1,249,481
TOTAL GSF	$52,010,488	$170,391,506	$3,284,922	$6,196,094

NORTH COUNTY Department	APACHE JUNCTION 5 Years	APACHE JUNCTION 10 Years	SAN TAN 5 Years	SAN TAN 10 Years
A Administration Services	$1,275,695	$1,578,016		$454,219
B Development Services	$1,486,062	$1,619,576		
C Health and Human Services	$682,671	$1,634,108		
D Justice Services	$4,963,029	$9,938,641	$5,005,543	$10,461,404
TOTAL GSF	$8,407,456	$14,770,341	$5,005,543	$10,915,623

NORTH COUNTY Department	QUEEN CREEK 5 Years	QUEEN CREEK 10 Years	GOLD CANYON 5 Years	GOLD CANYON 10 Years
A Administration Services	$116,504	$222,685		
B Development Services				
C Health and Human Services	$1,310,793	$1,774,930		
D Justice Services				
TOTAL GSF	$1,427,297	$1,997,615		

NORTH COUNTY Department	SUPERSTITION VISTA 5 Years	SUPERSTITION VISTA 10 Years	SUPERIOR 5 Years	SUPERIOR 10 Years
A Administration Services	$591,852	$591,852		
B Development Services	$1,523,983	$1,543,988		
C Health and Human Services			$313,155	$1,478,187
D Justice Services			$842,801	$918,091
TOTAL GSF	$2,115,834	$2,135,839	$1,155,956	$2,396,278

WEST COUNTY Department	CASA GRANDE 5 Years	CASA GRANDE 10 Years	MARICOPA 5 Years	MARICOPA 10 Years
A Administration Services	$2,085,120	$2,085,120	$665,106	$1,125,224
B Development Services	$1,595,465	$1,655,480	$112,080	$112,080
C Health and Human Services	$514,495	$2,481,080	$1,293,096	$1,774,930
D Justice Services	$9,200,388	$11,495,489	$5,911,295	$6,754,367
TOTAL GSF	$13,395,468	$17,717,170	$7,981,577	$9,766,601

WEST COUNTY Department	HIDDEN VALLEY 5 Years	HIDDEN VALLEY 10 Years
A Administration Services	$585,487	$585,487
B Development Services	$1,350,605	$1,350,605
C Health and Human Services		
D Justice Services		
TOTAL GSF	$1,936,091	$1,936,091

WEST COUNTY Department	STANFIELD 5 Years	STANFIELD 10 Years	GILA RIVER INDIAN COMMUNITY 5 Years	GILA RIVER INDIAN COMMUNITY 10 Years
A Administration Services				
B Development Services				
C Health and Human Services	$365,153	$569,332	$122,811	$176,541
D Justice Services	$458,621	$473,157		
TOTAL GSF	$823,774	$1,042,490	$122,811	$176,541

EAST COUNTY Department	ORACLE 5 Years	ORACLE 10 Years	SADLEBROOK 5 Years	SADLEBROOK 10 Years
A Administration Services	$770,536	$1,289,643		
B Development Services	$1,939,250	$1,999,265		
C Health and Human Services	$630,991	$982,750		
D Justice Services	$3,805,683	$4,511,908	$725,726	$740,262
TOTAL GSF	$7,146,459	$8,783,566	$725,726	$740,262

EAST COUNTY Department		MAMMOTH 5 Years	MAMMOTH 10 Years		SAN MANUEL 5 Years	SAN MANUEL 10 Years
A Administration Services		$392,280	$392,280			
B Development Services					$9,980,715	$16,029,915
C Health and Human Services		$502,026	$587,767		$917,038	$1,284,887
D Justice Services		$187,365	$364,519		$725,726	$740,262
TOTAL GSF		$1,081,671	$1,344,565		$11,623,479	$18,055,064

EAST COUNTY Department		KEARNEY 5 Years	KEARNEY 10 Years		5 Years	10 Years
A Administration Services						
B Development Services						
C Health and Human Services		$203,127	$280,270			
D Justice Services		$737,231	$803,090			
TOTAL GSF		$940,358	$1,083,360			

SOUTH COUNTY Department		ELOY 5 Years	ELOY 10 Years		ARIZONA CITY 5 Years	ARIZONA CITY 10 Years
A Administration Services					$552,322	$552,322
B Development Services					$1,254,661	$1,254,661
C Health and Human Services		$65,476	$393,948			
D Justice Services		$1,362,489	$2,211,054			
TOTAL GSF		$1,427,965	$2,605,002		$1,806,982	$1,806,982

SOUTH COUNTY Department		RED ROCK 5 Years	RED ROCK 10 Years		RIVERSIDE 5 Years	RIVERSIDE 10 Years
A Administration Services		$11,798	$199,089		$591,852	$591,852
B Development Services		$173,378	$193,383		$1,350,605	$1,350,605
C Health and Human Services						
D Justice Services						
TOTAL GSF		$185,176	$392,472		$1,942,456	$1,942,456

OUT OF COUNTY Department	GLOBE			PAYSON		
		5 Years	10 Years		5 Years	10 Years
A Administration Services						
B Development Services						
C Health and Human Services		$447,482	$447,482		$394,392	$394,392
D Justice Services						
TOTAL GSF		$447,482	$447,482		$394,392	$394,392

Department	TOTAL		
		5 Years	10 Years
A Administration Services		$26,878,415	$37,243,351
B Development Services		$34,655,665	$43,821,337
C Health and Human Services		$14,331,403	$26,909,636
D Justice Services		$49,523,883	$169,063,471
TOTAL GSF		$125,389,365	$277,037,794

N

CENTRAL COUNTY COST SUMMARY

VOLUME V OF V
MASTER PLAN

DURRANT®

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Dunham
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

COOLIDGE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1 DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	4,257	4,905	648	$ 100	$ 64,764	TI			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	PUBLIC WORKS SIGN SHOP	-	10,483	10,483	$ 100	$ 1,048,320	NF			
	2	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2.1	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					11,131		$ 1,113,084				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 139,000				
3 EQUIPMENT	3.1	IT & Equipment					$ 19,500				
4 SITE	4.1	Site Work & Parking					$ 37,375				
SUB TOTAL							$ 1,308,959				
		Conceptual Contingency			20%		$ 196,344				
		Professional Fees			10%		$ 130,896				
		Project Management Fee			3%		$ 39,269				
		Escalation for 2 years			6%		$ 78,538				
TOTAL CONCEPTUAL ESTIMATE							$ 1,754,005				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Duplin
12/13/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

COOLIDGE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1 DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	4,257	4,905	648	$ 100	$ 64,764	TI			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	PUBLIC WORKS SIGN SHOP	-	11,716	11,716	$ 100	$ 1,171,560	NF			
	2	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2.1	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					12,363		$ 1,236,324				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 154,000				
3 EQUIPMENT	3.1	IT & Equipment					$ 27,000				
4 SITE	4.1	Site Work & Parking					$ 51,750				
SUB TOTAL							$ 1,469,074				
		Conceptual Contingency			20%		$ 220,361				
		Professional Fees			10%		$ 146,907				
		Project Management Fee			3%		$ 44,072				
		Escalation for 2 years			6%		$ 88,144				
TOTAL CONCEPTUAL ESTIMATE							$ 1,968,559				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

COOLIDGE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	3,000	4,865	1,865	$ 130	$ 242,450	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,865		$ 242,450				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 72,380				
3 EQUIPMENT	3.1	IT & Equipment					$ 11,190				
4 SITE	4.1	Site Work & Parking					$ 21,448				
SUB TOTAL							$ 347,468				
		Conceptual Contingency			20%		$ 52,120				
		Professional Fees			10%		$ 34,747				
		Project Management Fee			3%		$ 10,424				
		Escalation for 2 years			6%		$ 20,848				
TOTAL CONCEPTUAL ESTIMATE							$ 465,606				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

COOLIDGE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	3,000	16,620	13,620	$ 130	$ 1,770,631	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					13,620		$ 1,770,631				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 213,443				
3 EQUIPMENT	3.1	IT & Equipment					$ 81,721				
4 SITE	4.1	Site Work & Parking					$ 156,633				
SUB TOTAL							$ 2,222,428				
		Conceptual Contingency			20%		$ 333,364				
		Professional Fees			10%		$ 222,243				
		Project Management Fee			3%		$ 66,673				
		Escalation for 2 years			6%		$ 133,346				
TOTAL CONCEPTUAL ESTIMATE							$ 2,978,054				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

COOLIDGE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	4,000	8,984	4,984	$ 130	$ 647,969	NC/A			
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					4,984		$ 647,969				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 59,813				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 29,906				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 57,320				
SUB TOTAL							$ 795,008				
		Conceptual Contingency			20%		$ 119,251				
		Professional Fees			10%		$ 79,501				
		Project Management Fee			3%		$ 23,850				
		Escalation for 2 years			6%		$ 47,700				
TOTAL CONCEPTUAL ESTIMATE							$ 1,065,310				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

12/13/07 Draft

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

COOLIDGE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	4,000	9,846	5,846	$ 130	$ 759,989	NC/A			
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					5,846		$ 759,989				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 70,153				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 35,076				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 67,230				
SUB TOTAL							$ 932,448				
		Conceptual Contingency			20%		$ 139,867				
		Professional Fees			10%		$ 93,245				
		Project Management Fee			3%		$ 27,973				
		Escalation for 2 years			6%		$ 55,947				
TOTAL CONCEPTUAL ESTIMATE							$ 1,249,481				

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ADMINISTRATION	1,000	1,615	615	$ 130	$ 79,898	NF			
	1.2	ASSESSOR	12,500	14,086	1,586	$ 130	$ 206,136	NF			
	1.3	BOARD OF SUPERVISORS	3,000	13,368	10,368	$ 130	$ 1,347,848	NF			
	1.4	BUDGET	1,200	1,899	699	$ 130	$ 90,854	NF			
	1.5	FINANCE	3,500	6,144	2,644	$ 130	$ 343,689	NF			
	1.6	HUMAN RESOURCES	6,500	9,787	3,287	$ 130	$ 427,305	NF			
	1.7	INFORMATION TECHNOLOGY	10,600	27,451	16,851	$ 130	$ 2,190,625	NF			
	1.8	RECORDER	8,500	11,090	2,590	$ 130	$ 336,658	NF			
	1.9	RISK MANAGEMENT	500	676	176	$ 130	$ 22,906	NF			
	2	TREASURER	5,000	5,434	434	$ 130	$ 56,477	NF			
	2.1	NEWS & INFORMATION	800	1,308	508	$ 130	$ 66,071	NF			
	2.2	FLEET MANAGEMENT	16,736	54,073	37,337	$ 90	$ 3,360,305	NF			
	2.3	FACILITIES MANAGEMENT	4,602	30,056	25,454	$ 90	$ 2,290,896	NF			
	2.4	FAIRGROUNDS	200	262	62	$ 90	$ 5,587	NF			
	2.5	SCHOOL SUPERINTENDENT	10,600	28,544	17,944	$ 130	$ 2,332,710	TI			Under Construction
SUB TOTAL					120,555		$ 13,157,965				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 722,516				
3 EQUIPMENT	3.1	IT & Equipment					$ 163,758				
4 SITE	4.1	Site Work & Parking					$ 313,869				
SUB TOTAL							$ 14,358,107				
		Conceptual Contingency			15%		$ 2,153,716				
		Professional Fees			10%		$ 1,435,811				
		Project Management Fee			3%		$ 430,743				
		Escalation for 2 years			6%		$ 861,486				
TOTAL CONCEPTUAL ESTIMATE							$ 19,239,864				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ADMINISTRATION	1,000	1,615	615	$ 130	$ 79,898	NF			
	1.2	ASSESSOR	12,500	17,365	4,865	$ 130	$ 632,390	NF			
	1.3	BOARD OF SUPERVISORS	3,000	13,368	10,368	$ 130	$ 1,347,848	NF			
	1.4	BUDGET	1,200	2,202	1,002	$ 130	$ 130,322	NF			
	1.5	FINANCE	3,500	7,656	4,156	$ 130	$ 540,311	NF			
	1.6	HUMAN RESOURCES	6,500	14,324	7,824	$ 130	$ 1,017,172	NF			
	1.7	INFORMATION TECHNOLOGY	10,600	28,914	18,314	$ 130	$ 2,380,789	NF			
	1.8	RECORDER	8,500	11,586	3,086	$ 130	$ 401,242	NF			
	1.9	RISK MANAGEMENT	500	676	176	$ 130	$ 22,906	NF			
	2	TREASURER	5,000	5,434	434	$ 130	$ 56,477	NF			
	2.1	NEWS & INFORMATION	800	1,308	508	$ 130	$ 66,071	NF			
	2.2	FLEET MANAGEMENT	16,736	86,770	70,034	$ 90	$ 6,303,089	NF			
	2.3	FACILITIES MANAGEMENT	4,602	30,345	25,743	$ 90	$ 2,316,854	NF			
	2.4	FAIRGROUNDS	200	262	62	$ 90	$ 5,587	NF			
	2.5	SCHOOL SUPERINTENDENT	10,600	28,544	17,944	$ 130	$ 2,332,710	TI			Under Construction
SUB TOTAL					165,133		$ 17,633,667				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 1,613,265				
3 EQUIPMENT	3.1	IT & Equipment					$ 456,633				
4 SITE	4.1	Site Work & Parking					$ 875,213				
SUB TOTAL							$ 20,578,777				
		Conceptual Contingency			15%		$ 3,086,817				
		Professional Fees			10%		$ 2,057,878				
		Project Management Fee			3%		$ 617,363				
		Escalation for 2 years			6%		$ 1,234,727				
TOTAL CONCEPTUAL ESTIMATE							$ 27,575,561				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	1,000	1,615	615	$ 130	$ 79,898	NF			
	1.2	AIR QUALITY CONTROL	2,000	8,859	6,859	$ 130	$ 891,701	NF			
	1.3	BUILDING SAFETY	4,000	9,819	5,819	$ 130	$ 756,423	NF			
	1.4	PLANNING & DEVELOPMENT	1,000	1,615	615	$ 130	$ 79,898	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	10,000	30,407	20,407	$ 130	$ 2,652,900	NF			
	1.6	PUBLIC WORKS MAINTENANCE	1,810	8,337	6,527	$ 100	$ 652,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	8,081	8,081	$ 100	$ 808,080	NF			
	1.8	PUBLIC WORKS RECYCLING	920	7,369	6,449	$ 100	$ 644,944	NF			
	1.9	ENVIRONMENTAL HEALTH	4,000	10,459	6,459	$ 130	$ 839,673	NF			
	2	ONE-STOP-SHOP	-	2,766	2,766	$ 130	$ 359,564	NF			
SUB TOTAL					64,596		$ 7,765,745				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 724,467				
3 EQUIPMENT	3.1	IT & Equipment					$ 282,233				
4 SITE	4.1	Site Work & Parking					$ 540,947				
SUB TOTAL							$ 9,313,393				
		Conceptual Contingency			15%		$ 1,397,009				
		Professional Fees			10%		$ 931,339				
		Project Management Fee			3%		$ 279,402				
		Escalation for 2 years			6%		$ 558,804				
TOTAL CONCEPTUAL ESTIMATE							$ 12,479,946				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/11/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	1,000	1,615	615	$ 130	$ 79,898	NF			
	1.2	AIR QUALITY CONTROL	2,000	10,619	8,619	$ 130	$ 1,120,460	NF			
	1.3	BUILDING SAFETY	4,000	10,355	6,355	$ 130	$ 826,186	NF			
	1.4	PLANNING & DEVELOPMENT	1,000	1,615	615	$ 130	$ 79,898	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	10,000	36,457	26,457	$ 130	$ 3,439,436	NF			
	1.6	PUBLIC WORKS MAINTENANCE	1,810	8,337	6,527	$ 100	$ 652,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	8,081	8,081	$ 100	$ 808,080	NF			
	1.8	PUBLIC WORKS RECYCLING	920	7,603	6,683	$ 100	$ 668,344	NF			
	1.9	ENVIRONMENTAL HEALTH	4,000	12,555	8,555	$ 130	$ 1,112,166	NF			
	2	ONE-STOP-SHOP	-	2,766	2,766	$ 130	$ 359,564	NF			
SUB TOTAL					75,272		$ 9,146,697				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 849,779				
3 EQUIPMENT	3.1	IT & Equipment					$ 344,890				
4 SITE	4.1	Site Work & Parking					$ 661,038				
SUB TOTAL							$ 11,002,404				
		Conceptual Contingency			15%		$ 1,650,361				
		Professional Fees			10%		$ 1,100,240				
		Project Management Fee			3%		$ 330,072				
		Escalation for 2 years			6%		$ 660,144				
TOTAL CONCEPTUAL ESTIMATE							$ 14,743,221				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durant
12/18/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	1,500	1,835	335	$ 130	$ 43,602	NF			
	1.2	ANIMAL CARE & CONTROL	-	-	-	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	-	$ 130	$ -				
	1.4	HORIZON HOME CARE	7,000	10,378	3,378	$ 130	$ 439,088	NC/A			
	1.5	LIBRARY DISTRICT	2,984	3,061	77	$ 130	$ 9,989	TI			
	1.6	LONG TERM CARE	12,625	23,731	11,106	$ 130	$ 1,443,744	NC/A			
	1.7	PUBLIC DEFENDER	7,000	8,497	1,497	$ 130	$ 194,566	NC/A			
	1.8	PUBLIC HEALTH	7,000	9,580	2,580	$ 130	$ 335,395	NC/A			
	1.9	PUBLIC HOUSING	-	-	-	$ 130	$ -				
	2	PUBLIC FIDUCIARY	7,000	15,329	8,329	$ 130	$ 1,082,775	NC/A			
SUB TOTAL					27,301		$ 3,549,159				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 527,615				
3 EQUIPMENT	3.1	IT & Equipment					$ 163,807				
4 SITE	4.1	Site Work & Parking					$ 313,964				
SUB TOTAL							$ 4,554,545				
		Conceptual Contingency			15%		$ 683,182				
		Professional Fees			10%		$ 455,454				
		Project Management Fee			3%		$ 136,636				
		Escalation for 2 years			6%		$ 273,273				
TOTAL CONCEPTUAL ESTIMATE							$ 6,103,090				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	1,500	1,835	335	$ 130	$ 43,602	NF			
	1.2	ANIMAL CARE & CONTROL	-	-	-	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	-	$ 130	$ -				
	1.4	HORIZON HOME CARE	7,000	11,126	4,126	$ 130	$ 536,413	NC/A			
	1.5	LIBRARY DISTRICT	2,984	3,171	187	$ 130	$ 24,341	TI			
	1.6	LONG TERM CARE	12,625	25,556	12,931	$ 130	$ 1,681,020	NC/A			
	1.7	PUBLIC DEFENDER	7,000	15,179	8,179	$ 130	$ 1,063,221	NC/A			
	1.8	PUBLIC HEALTH	7,000	12,337	5,337	$ 130	$ 693,761	NC/A			
	1.9	PUBLIC HOUSING	-	-	-	$ 130	$ -				
	2	PUBLIC FIDUCIARY	7,000	19,900	12,900	$ 130	$ 1,676,948	NC/A			
SUB TOTAL					43,995		$ 5,719,305				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 727,936				
3 EQUIPMENT	3.1	IT & Equipment					$ 263,968				
4 SITE	4.1	Site Work & Parking					$ 505,939				
SUB TOTAL							$ 7,217,147				
		Conceptual Contingency			15%		$ 1,082,572				
		Professional Fees			10%		$ 721,715				
		Project Management Fee			3%		$ 216,514				
		Escalation for 2 years			6%		$ 433,029				
TOTAL CONCEPTUAL ESTIMATE							$ 9,670,978				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	136,572	123,191	(13,381)	$ 250	$ (3,345,281)	TI			
	1.2	COUNTY ATTORNEY	30,665	48,616	17,951	$ 140	$ 2,513,143	NC/A			
	1.3	CONCILIATION SERVICES	2,500	3,487	987	$ 130	$ 128,359	TI			
	1.4	ADULT PROBATION	9,000	13,242	4,242	$ 125	$ 530,310	TI			
	1.5	JUVENILE COURT / DETENTION	52,000	75,547	23,547	$ 280	$ 6,593,082	NC/A			
	1.6	JUVENILE PROBATION	6,783	25,133	18,350	$ 130	$ 2,385,443	NF			
	1.7	CLERK OF THE COURT	-	-	-	$ 130	$ -				IN SUPERIOR COURTS
	1.8	JUSTICE COURTS	6,000	6,254	254	$ 210	$ 53,374	TI			
	1.9	SHERIFF'S OFFICE	39,000	40,401	1,401	$ 140	$ 196,123	NC/A			
	2	ADULT DETENTION	319,032	320,136	1,104	$ 280	$ 309,222	NC/A			
SUB TOTAL					54,455		$ 9,363,774				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 660,245				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 280,122				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 541,141				
SUB TOTAL							$ 10,845,282				
		Conceptual Contingency			15%		$ 1,626,792				
		Professional Fees			10%		$ 1,084,528				
		Project Management Fee			3%		$ 325,358				
		Escalation for 2 years			6%		$ 650,717				
TOTAL CONCEPTUAL ESTIMATE							$ 14,532,678				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Dunning
12/3/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

FLORENCE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	136,572	147,894	11,322	$ 250	$ 2,830,578	TI			
	1.2	COUNTY ATTORNEY	30,665	60,699	30,034	$ 140	$ 4,204,802	NC/A			
	1.3	CONCILIATION SERVICES	2,500	3,627	1,127	$ 130	$ 146,493	TI			
	1.4	ADULT PROBATION	9,000	15,967	6,967	$ 125	$ 870,825	TI			
	1.5	JUVENILE COURT / DETENTION	52,000	104,767	52,767	$ 280	$ 14,774,715	NC/A			
	1.6	JUVENILE PROBATION	6,783	32,411	25,628	$ 130	$ 3,331,598	NF			
	1.7	CLERK OF THE COURT	-	-	-	$ 130	$ -				IN SUPERIOR COURTS
	1.8	JUSTICE COURTS	6,000	6,296	296	$ 210	$ 62,068	TI			
	1.9	SHERIFF'S OFFICE	39,000	57,995	18,995	$ 140	$ 2,659,238	NC/A			
	2	ADULT DETENTION	319,032	515,095	196,063	$ 280	$ 54,897,538	NC/A			
SUB TOTAL					343,197		$ 83,777,856				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 1,756,556				
3 EQUIPMENT	3.1	IT & Equipment					$ 778,278				
4 SITE	4.1	Site Work & Parking					$ 2,046,823				
SUB TOTAL							$ 88,359,512				
		Conceptual Contingency			15%		$ 13,253,927				
		Professional Fees			10%		$ 8,835,951				
		Project Management Fee			3%		$ 2,650,785				
		Escalation for 2 years			6%		$ 5,301,571				
TOTAL CONCEPTUAL ESTIMATE							$ 118,401,746				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

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NORTH COUNTY COST SUMMARY

VOLUME V OF V
MASTER PLAN

DURRANT®

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/1/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	300	600	300	$ 130	$ 39,039	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -	NF			
	1.3	BUDGET	-	600	600	$ 130	$ 78,039	NF			
	1.4	FINANCE	-	-	0	$ 130	$ -	NF			
	1.5	HUMAN RESOURCES	400	745	345	$ 130	$ 44,876	NF			
	1.6	INFORMATION TECHNOLOGY	1,000	1,297	297	$ 130	$ 38,636	NF			
	1.7	RECORDER	400	994	594	$ 130	$ 77,168	NF			
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -	NF			
	1.9	TREASURER	400	538	138	$ 130	$ 17,966	NF			
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -	NF			
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -	NF			
	2.3	FAIRGROUNDS	-	0	0	$ 90	$ -	NF			
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -	TI			
SUB TOTAL					5,357		$ 573,154				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 225,298				
3 EQUIPMENT	3.1	IT & Equipment					$ 52,649				
4 SITE	4.1	Site Work & Parking					$ 100,910				
SUB TOTAL							$ 952,011				
		Conceptual Contingency			20%		$ 142,802				
		Professional Fees			10%		$ 95,201				
		Project Management Fee			3%		$ 28,560				
		Escalation for 2 years			6%		$ 57,121				
TOTAL CONCEPTUAL ESTIMATE							$ 1,275,695				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/18/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	300	1,152	852	$ 130	$ 110,799	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -	NF			
	1.3	BUDGET	-	-	0	$ 130	$ -	NF			
	1.4	FINANCE	-	-	0	$ 130	$ -	NF			
	1.5	HUMAN RESOURCES	400	2,125	1,725	$ 130	$ 224,276	NF			
	1.6	INFORMATION TECHNOLOGY	1,000	1,297	297	$ 130	$ 38,636	NF			
	1.7	RECORDER	400	1,076	676	$ 130	$ 87,932	NF			
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -	NF			
	1.9	TREASURER	400	538	138	$ 130	$ 17,966	NF			
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -	NF			
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -	NF			
	2.3	FAIRGROUNDS	-	0	0	$ 90	$ -	NF			
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -	TI			
SUB TOTAL					6,772		$ 757,039				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 242,272				
3 EQUIPMENT	3.1	IT & Equipment					$ 61,136				
4 SITE	4.1	Site Work & Parking					$ 117,177				
SUB TOTAL							$ 1,177,624				
		Conceptual Contingency			20%		$ 176,644				
		Professional Fees			10%		$ 117,762				
		Project Management Fee			3%		$ 35,329				
		Escalation for 2 years			6%		$ 70,657				
TOTAL CONCEPTUAL ESTIMATE							$ 1,578,016				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1 DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	400	874	474	$ 130	$ 61,568	NC/A			
	1.3	BUILDING SAFETY	1,200	1,560	360	$ 130	$ 46,800	NC/A			
	1.4	PLANNING & DEVELOPMENT	600	811	211	$ 130	$ 27,456	NC/A			
	1.5	PUBLIC WORKS ADMINISTRATION	400	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	854	8,337	7,483	$ 100	$ 748,264	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	400	524	124	$ 130	$ 16,172	NC/A			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					8,652		$ 900,260				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 162,030				
3 EQUIPMENT	3.1	IT & Equipment					$ 16,015				
4 SITE	4.1	Site Work & Parking					$ 30,696				
SUB TOTAL							$ 1,109,001				
		Conceptual Contingency			20%		$ 166,350				
		Professional Fees			10%		$ 110,900				
		Project Management Fee			3%		$ 33,270				
		Escalation for 2 years			6%		$ 66,540				
TOTAL CONCEPTUAL ESTIMATE							$ 1,486,062				

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1 DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	400	967	567	$ 130	$ 73,736	NC/A			
	1.3	BUILDING SAFETY	1,200	1,778	578	$ 130	$ 75,192	NC/A			
	1.4	PLANNING & DEVELOPMENT	600	905	305	$ 130	$ 39,624	NC/A			
	1.5	PUBLIC WORKS ADMINISTRATION	400	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	854	8,686	7,832	$ 100	$ 783,208	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	400	524	124	$ 130	$ 16,172	NC/A			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					9,407		$ 987,932				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 166,898				
3 EQUIPMENT	3.1	IT & Equipment					$ 18,449				
4 SITE	4.1	Site Work & Parking					$ 35,360				
SUB TOTAL							$ 1,208,639				
		Conceptual Contingency			20%		$ 181,296				
		Professional Fees			10%		$ 120,864				
		Project Management Fee			3%		$ 36,259				
		Escalation for 2 years			6%		$ 72,518				
TOTAL CONCEPTUAL ESTIMATE							$ 1,619,576				

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	3,000	5,625	2,625	$ 130	$ 341,250	NF			
	1.9	PUBLIC HOUSING	600	856	256	$ 130	$ 33,228	TI			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					2,881		$ 374,478				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 84,567				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 17,284				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 33,127				
SUB TOTAL							$ 509,456				
		Conceptual Contingency			20%		$ 76,418				
		Professional Fees			10%		$ 50,946				
		Project Management Fee			3%		$ 15,284				
		Escalation for 2 years			6%		$ 30,567				
TOTAL CONCEPTUAL ESTIMATE							$ 682,671				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	3,000	10,041	7,041	$ 130	$ 915,322	NF			
	1.9	PUBLIC HOUSING	600	891	291	$ 130	$ 37,863	TI			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					7,332		$ 953,184				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 137,986				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 43,993				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 84,320				
SUB TOTAL							$ 1,219,484				
		Conceptual Contingency			20%		$ 182,923				
		Professional Fees			10%		$ 121,948				
		Project Management Fee			3%		$ 36,585				
		Escalation for 2 years			6%		$ 73,169				
TOTAL CONCEPTUAL ESTIMATE							$ 1,634,108				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	0	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	5,913	5,913	$ 140	$ 827,862	NF			
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	7,329	7,329	$ 125	$ 916,148	NF			
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	8,777	8,777	$ 130	$ 1,140,984	NF			
	1.7	CLERK OF THE COURT	-	403	403	$ 130	$ 52,325	NF			
	1.8	JUSTICE COURTS	6,000	9,134	3,134	$ 210	$ 658,186	NC/A			
	1.9	SHERIFF'S OFFICE	3,615	-	-3,615	$ 140	$ (506,100)				
	2	ADULT DETENTION	-	0	0	$ 280	$ -				
SUB TOTAL					21,941		$ 3,089,405				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 263,292				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 131,646				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 219,410				
SUB TOTAL							$ 3,703,753				
		Conceptual Contingency			20%		$ 555,563				
		Professional Fees			10%		$ 370,375				
		Project Management Fee			3%		$ 111,113				
		Escalation for 2 years			6%		$ 222,225				
TOTAL CONCEPTUAL ESTIMATE							$ 4,963,029				

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

APACHE JUNCTION COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	11,016	11,016	$ 250	$ 2,753,891				
	1.2	COUNTY ATTORNEY	-	6,576	6,576	$ 140	$ 920,598	NF			
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	9,032	9,032	$ 125	$ 1,129,013	NF			
	1.5	JUVENILE COURT / DETENTION	-	0	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	10,344	10,344	$ 130	$ 1,344,782	NF			
	1.7	CLERK OF THE COURT	-	538	538	$ 130	$ 69,966	NF			
	1.8	JUSTICE COURTS	6,000	9,176	3,176	$ 210	$ 666,880	NC/A			
	1.9	SHERIFF'S OFFICE	3,615	-	-3,615	$ 140	$ (506,100)				
	2	ADULT DETENTION	-	0	0	$ 280	$ -				
SUB TOTAL					37,067		$ 6,379,030				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 444,800				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 222,400				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 370,667				
SUB TOTAL							$ 7,416,896				
		Conceptual Contingency			20%		$ 1,112,534				
		Professional Fees			10%		$ 741,690				
		Project Management Fee			3%		$ 222,507				
		Escalation for 2 years			6%		$ 445,014				
TOTAL CONCEPTUAL ESTIMATE							$ 9,938,641				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SAN TAN COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					0		$ -				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ -				
		Conceptual Contingency			20%		$ -				
		Professional Fees			10%		$ -				
		Project Management Fee			3%		$ -				
		Escalation for 2 years			6%		$ -				
TOTAL CONCEPTUAL ESTIMATE							$ -				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SAN TAN COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	2,125	2,125	$ 130	$ 276,276	NF			
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					2,125		$ 276,276				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 25,502				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 12,751				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 24,440				
SUB TOTAL							$ 338,969				
		Conceptual Contingency			20%		$ 50,845				
		Professional Fees			10%		$ 33,897				
		Project Management Fee			3%		$ 10,169				
		Escalation for 2 years			6%		$ 20,338				
TOTAL CONCEPTUAL ESTIMATE							$ 454,219				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SAN TAN COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	-	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	-	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	-	$ 130	$ -				
	1.4	ADULT PROBATION	-	7,142	7,142	$ 125	$ 892,688	NF			
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	12,704	12,704	$ 130	$ 1,651,556	NF			
	1.7	CLERK OF THE COURT	-	403	403	$ 130	$ 52,325	NF			
	1.8	JUSTICE COURTS	-	-	-	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	3,195	3,195	$ 140	$ 447,328	NF			
	2	ADULT DETENTION	-	-	-	$ 280	$ -				
SUB TOTAL					23,443		$ 3,043,897				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 281,322				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 140,661				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 269,600				
SUB TOTAL							$ 3,735,480				
		Conceptual Contingency			20%		$ 560,322				
		Professional Fees			10%		$ 373,548				
		Project Management Fee			3%		$ 112,064				
		Escalation for 2 years			6%		$ 224,129				
TOTAL CONCEPTUAL ESTIMATE							$ 5,005,543				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SAN TAN COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	11,016	11,016	$ 250	$ 2,753,891	NF			
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	8,740	8,740	$ 125	$ 1,092,443	NF			
	1.5	JUVENILE COURT / DETENTION	-	0	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	15,580	15,580	$ 130	$ 2,025,426	NF			
	1.7	CLERK OF THE COURT	-	658	658	$ 130	$ 85,514	NF			
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	3,259	3,259	$ 140	$ 456,288	NF			
	2	ADULT DETENTION	-	0	0	$ 280	$ -				
SUB TOTAL					39,252		$ 6,413,561				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 471,028				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 471,028				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 451,401				
SUB TOTAL							$ 7,807,018				
		Conceptual Contingency			20%		$ 1,171,053				
		Professional Fees			10%		$ 780,702				
		Project Management Fee			3%		$ 234,211				
		Escalation for 2 years			6%		$ 468,421				
TOTAL CONCEPTUAL ESTIMATE							$ 10,461,404				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

QUEEN CREEK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	545	545	$ 130	$ 70,863	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					545		$ 70,863				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 6,541				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,271				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 6,269				
SUB TOTAL							$ 86,943				
		Conceptual Contingency			20%		$ 13,042				
		Professional Fees			10%		$ 8,694				
		Project Management Fee			3%		$ 2,608				
		Escalation for 2 years			6%		$ 5,217				
TOTAL CONCEPTUAL ESTIMATE							$ 116,504				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

QUEEN CREEK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	1,042	1,042	$ 130	$ 135,447				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					1,042		$ 135,447				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 12,503				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 6,251				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 11,982				
SUB TOTAL							$ 166,183				
		Conceptual Contingency			20%		$ 24,927				
		Professional Fees			10%		$ 16,618				
		Project Management Fee			3%		$ 4,985				
		Escalation for 2 years			6%		$ 9,971				
TOTAL CONCEPTUAL ESTIMATE							$ 222,685				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

QUEEN CREEK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	-	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	5,819	5,819	$ 130	$ 756,530	NF			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					5,819		$ 756,530				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 119,834				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 34,917				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 66,924				
SUB TOTAL							$ 978,204				
		Conceptual Contingency			20%		$ 146,731				
		Professional Fees			10%		$ 97,820				
		Project Management Fee			3%		$ 29,346				
		Escalation for 2 years			6%		$ 58,692				
TOTAL CONCEPTUAL ESTIMATE							$ 1,310,793				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

QUEEN CREEK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	-	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	7,991	7,991	$ 130	$ 1,038,838	NF			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					7,991		$ 1,038,838				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 145,893				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 47,946				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 91,897				
SUB TOTAL							$ 1,324,574				
		Conceptual Contingency			20%		$ 198,686				
		Professional Fees			10%		$ 132,457				
		Project Management Fee			3%		$ 39,737				
		Escalation for 2 years			6%		$ 79,474				
TOTAL CONCEPTUAL ESTIMATE							$ 1,774,930				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

GOLD CANYON COMPONENT	FUNCTION		EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	7,200	3,195	-4,005	$ 140	$ (560,672)	TI			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					-4,005		$ (560,672)				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ (560,672)				
		Conceptual Contingency			20%		$ (84,101)				
		Professional Fees			10%		$ (56,067)				
		Project Management Fee			3%		$ (16,820)				
		Escalation for 2 years			6%		$ (33,640)				
TOTAL CONCEPTUAL ESTIMATE							$ (751,300)				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

GOLD CANYON COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	7,200	3,259	-3,941	$ 140	$ (551,712)	TI			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					-3,941		$ (551,712)				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ (551,712)				
		Conceptual Contingency			20%		$ (82,757)				
		Professional Fees			10%		$ (55,171)				
		Project Management Fee			3%		$ (16,551)				
		Escalation for 2 years			6%		$ (33,103)				
TOTAL CONCEPTUAL ESTIMATE							$ (739,294)				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SUPERSTITION VISTA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 138,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 441,680				
		Conceptual Contingency			20%		$ 66,252				
		Professional Fees			10%		$ 44,168				
		Project Management Fee			3%		$ 13,250				
		Escalation for 2 years			6%		$ 26,501				
TOTAL CONCEPTUAL ESTIMATE							$ 591,852				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SUPERSTITION VISTA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 138,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 441,680				
		Conceptual Contingency			20%		$ 66,252				
		Professional Fees			10%		$ 44,168				
		Project Management Fee			3%		$ 13,250				
		Escalation for 2 years			6%		$ 26,501				
TOTAL CONCEPTUAL ESTIMATE							$ 591,852				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/11/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SUPERSTITION VISTA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	811	811	$ 130	$ 105,456	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	8,337	8,337	$ 100	$ 833,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					9,148		$ 939,120				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 157,734				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 13,867				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 26,579				
SUB TOTAL							$ 1,137,300				
		Conceptual Contingency			20%		$ 170,595				
		Professional Fees			10%		$ 113,730				
		Project Management Fee			3%		$ 34,119				
		Escalation for 2 years			6%		$ 68,238				
TOTAL CONCEPTUAL ESTIMATE							$ 1,523,983				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SUPERSTITION VISTA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	905	905	$ 130	$ 117,624	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	8,337	8,337	$ 100	$ 833,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					9,241		$ 951,288				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 158,858				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,429				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 27,655				
SUB TOTAL							$ 1,152,230				
		Conceptual Contingency			20%		$ 172,834				
		Professional Fees			10%		$ 115,223				
		Project Management Fee			3%		$ 34,567				
		Escalation for 2 years			6%		$ 69,134				
TOTAL CONCEPTUAL ESTIMATE							$ 1,543,988				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SUPERIOR COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	705	705	$ 130	$ 91,650	NF			
	1.9	PUBLIC HOUSING	-	635	635	$ 130	$ 82,524	NF			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,340		$ 174,174				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 36,078				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 8,039				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 15,408				
SUB TOTAL							$ 233,698				
		Conceptual Contingency			20%		$ 35,055				
		Professional Fees			10%		$ 23,370				
		Project Management Fee			3%		$ 7,011				
		Escalation for 2 years			6%		$ 14,022				
TOTAL CONCEPTUAL ESTIMATE							$ 313,155				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SUPERIOR COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	1,013	1,013	$ 130	$ 131,747	NF			
	1.9	PUBLIC HOUSING	-	5,777	5,777	$ 130	$ 751,051	NF			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					6,791		$ 882,798				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 101,489				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 40,745				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 78,094				
SUB TOTAL							$ 1,103,125				
		Conceptual Contingency			20%		$ 165,469				
		Professional Fees			10%		$ 110,312				
		Project Management Fee			3%		$ 33,094				
		Escalation for 2 years			6%		$ 66,187				
TOTAL CONCEPTUAL ESTIMATE							$ 1,478,187				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SUPERIOR COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	5,480	8,106	2,626	$ 210	$ 551,485	TI			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					2,626		$ 551,485				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 31,513				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 15,757				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 30,200				
SUB TOTAL							$ 628,956				
		Conceptual Contingency			20%		$ 94,343				
		Professional Fees			10%		$ 62,896				
		Project Management Fee			3%		$ 18,869				
		Escalation for 2 years			6%		$ 37,737				
TOTAL CONCEPTUAL ESTIMATE							$ 842,801				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SUPERIOR COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	5,480	8,341	2,861	$ 210	$ 600,751	TI			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					2,861		$ 600,751				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 34,329				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 17,164				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 32,898				
SUB TOTAL							$ 685,142				
		Conceptual Contingency			20%		$ 102,771				
		Professional Fees			10%		$ 68,514				
		Project Management Fee			3%		$ 20,554				
		Escalation for 2 years			6%		$ 41,109				
TOTAL CONCEPTUAL ESTIMATE							$ 918,091				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

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WEST COUNTY COST SUMMARY

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MASTER PLAN

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COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/13/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	300	1,042	742	$ 130	$ 96,447	NC/A			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	400	2,125	1,725	$ 130	$ 224,276	NC/A			
	1.6	INFORMATION TECHNOLOGY	800	1,297	497	$ 130	$ 64,636	NC/A			
	1.7	RECORDER	300	1,187	887	$ 130	$ 115,284	NC/A			
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	300	538	238	$ 130	$ 30,966	NC/A			
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	3,000	3,083	83	$ 90	$ 7,430	NC/A			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	97,492	104,993	7,501	$ 90	$ 675,103	NC/A			
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					11,673		$ 1,214,142				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 139,085				
3 EQUIPMENT	3.1	IT & Equipment					$ 69,543				
4 SITE	4.1	Site Work & Parking					$ 133,290				
SUB TOTAL							$ 1,556,060				
		Conceptual Contingency			20%		$ 233,409				
		Professional Fees			10%		$ 155,606				
		Project Management Fee			3%		$ 46,682				
		Escalation for 2 years			6%		$ 93,364				
TOTAL CONCEPTUAL ESTIMATE							$ 2,085,120				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/1/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	400	874	474	$ 130	$ 61,568	NC/A			
	1.3	BUILDING SAFETY	600	1,560	960	$ 130	$ 124,800	NC/A			
	1.4	PLANNING & DEVELOPMENT	600	811	211	$ 130	$ 27,456	NC/A			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	1,344	8,686	7,342	$ 100	$ 734,208	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	400	524	124	$ 130	$ 16,172	NC/A			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					9,111		$ 964,204				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 169,230				
3 EQUIPMENT	3.1	IT & Equipment					$ 19,615				
4 SITE	4.1	Site Work & Parking					$ 37,596				
SUB TOTAL							$ 1,190,645				
		Conceptual Contingency			20%		$ 178,597				
		Professional Fees			10%		$ 119,065				
		Project Management Fee			3%		$ 35,719				
		Escalation for 2 years			6%		$ 71,439				
TOTAL CONCEPTUAL ESTIMATE							$ 1,595,465				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	400	967	567	$ 130	$ 73,736	NC/A			
	1.3	BUILDING SAFETY	600	1,654	1,054	$ 130	$ 136,968	NC/A			
	1.4	PLANNING & DEVELOPMENT	600	905	305	$ 130	$ 39,624	NC/A			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	1,344	8,686	7,342	$ 100	$ 734,208	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	400	524	124	$ 130	$ 16,172	NC/A			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					9,392		$ 1,000,708				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 172,600				
3 EQUIPMENT	3.1	IT & Equipment					$ 21,300				
4 SITE	4.1	Site Work & Parking					$ 40,825				
SUB TOTAL							$ 1,235,433				
		Conceptual Contingency			20%		$ 185,315				
		Professional Fees			10%		$ 123,543				
		Project Management Fee			3%		$ 37,063				
		Escalation for 2 years			6%		$ 74,126				
TOTAL CONCEPTUAL ESTIMATE							$ 1,655,480				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	18,736	17,311	(1,425)	$ 130	$ (185,286)	TI			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	1,615	1,615	$ 130	$ 209,898	NF			
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	3,945	5,625	1,680	$ 130	$ 218,400	NC/A			
	1.9	PUBLIC HOUSING	5,239	5,463	224	$ 130	$ 29,175	TI			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					2,094		$ 272,186				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 75,125				
3 EQUIPMENT	3.1	IT & Equipment					$ 12,562				
4 SITE	4.1	Site Work & Parking					$ 24,078				
SUB TOTAL							$ 383,952				
		Conceptual Contingency			20%		$ 57,593				
		Professional Fees			10%		$ 38,395				
		Project Management Fee			3%		$ 11,519				
		Escalation for 2 years			6%		$ 23,037				
TOTAL CONCEPTUAL ESTIMATE							$ 514,495				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/14/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	18,736	21,600	2,864	$ 130	$ 372,304	TI			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	1,797	1,797	$ 130	$ 233,594	NF			
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	3,945	10,041	6,096	$ 130	$ 792,472	NC/A			
	1.9	PUBLIC HOUSING	5,239	5,777	538	$ 130	$ 69,981	TI			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					11,295		$ 1,468,350				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 185,540				
3 EQUIPMENT	3.1	IT & Equipment					$ 67,770				
4 SITE	4.1	Site Work & Parking					$ 129,893				
SUB TOTAL							$ 1,851,553				
		Conceptual Contingency			20%		$ 277,733				
		Professional Fees			10%		$ 185,155				
		Project Management Fee			3%		$ 55,547				
		Escalation for 2 years			6%		$ 111,093				
TOTAL CONCEPTUAL ESTIMATE							$ 2,481,080				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	16,968	16,968	$ 250	$ 4,242,063	NF			
	1.2	COUNTY ATTORNEY	-	370	370	$ 140	$ 51,778	NC/A			
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	11,351	8,516	-2,835	$ 125	$ (354,378)	TI			
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	15,064	15,064	$ 130	$ 1,958,330	NF			
	1.7	CLERK OF THE COURT	-	403	403	$ 130	$ 52,325	TI			
	1.8	JUSTICE COURTS	11,158	11,927	769	$ 210	$ 161,561	TI			
	1.9	SHERIFF'S OFFICE	3,000	3,195	195	$ 140	$ 27,328	TI			
	2	ADULT DETENTION	-	0	0	$ 280	$ -				
SUB TOTAL					30,934		$ 6,139,007				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 185,605				
3 EQUIPMENT	3.1	IT & Equipment					$ 185,605				
4 SITE	4.1	Site Work & Parking					$ 355,743				
SUB TOTAL							$ 6,865,961				
		Conceptual Contingency			20%		$ 1,029,894				
		Professional Fees			10%		$ 686,596				
		Project Management Fee			3%		$ 205,979				
		Escalation for 2 years			6%		$ 411,958				
TOTAL CONCEPTUAL ESTIMATE							$ 9,200,388				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

CASA GRANDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	16,968	16,968	$ 250	$ 4,242,063	NF			
	1.2	COUNTY ATTORNEY	-	370	370	$ 140	$ 51,778	NC/A			
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	11,351	10,114	-1,237	$ 125	$ (154,623)	TI			
	1.5	JUVENILE COURT / DETENTION	-	0	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	17,912	17,912	$ 130	$ 2,328,612	NF			
	1.7	CLERK OF THE COURT	-	658	658	$ 130	$ 85,514	TI			
	1.8	JUSTICE COURTS	11,158	15,161	4,003	$ 210	$ 840,563	TI			
	1.9	SHERIFF'S OFFICE	3,000	3,259	259	$ 140	$ 36,288	TI			
	2	ADULT DETENTION	-	0	0	$ 280	$ -				
SUB TOTAL					38,933		$ 7,430,194				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 467,198				
3 EQUIPMENT	3.1	IT & Equipment					$ 233,599				
4 SITE	4.1	Site Work & Parking					$ 447,732				
SUB TOTAL							$ 8,578,724				
		Conceptual Contingency			20%		$ 1,286,809				
		Professional Fees			10%		$ 857,872				
		Project Management Fee			3%		$ 257,362				
		Escalation for 2 years			6%		$ 514,723				
TOTAL CONCEPTUAL ESTIMATE							$ 11,495,489				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	711	711	$ 130	$ 92,391	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	1,297	1,297	$ 130	$ 168,636	NF			
	1.7	RECORDER	-	1,104	1,104	$ 130	$ 143,520	NF			
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,112		$ 404,547				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 37,343				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 18,671				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 35,787				
SUB TOTAL							$ 496,348				
		Conceptual Contingency			20%		$ 74,452				
		Professional Fees			10%		$ 49,635				
		Project Management Fee			3%		$ 14,890				
		Escalation for 2 years			6%		$ 29,781				
TOTAL CONCEPTUAL ESTIMATE							$ 665,106				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	821	821	$ 130	$ 106,743	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	2,125	2,125	$ 130	$ 276,276	NF			
	1.6	INFORMATION TECHNOLOGY	-	1,297	1,297	$ 130	$ 168,636	NF			
	1.7	RECORDER	-	1,021	1,021	$ 130	$ 132,756	NF			
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					5,265		$ 684,411				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 63,176				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 31,588				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 60,544				
SUB TOTAL							$ 839,720				
		Conceptual Contingency			20%		$ 125,958				
		Professional Fees			10%		$ 83,972				
		Project Management Fee			3%		$ 25,192				
		Escalation for 2 years			6%		$ 50,383				
TOTAL CONCEPTUAL ESTIMATE							$ 1,125,224				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	$ 100	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	524	524	$ 130	$ 68,172	NF			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					524		$ 68,172				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 6,293				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,146				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 6,031				
SUB TOTAL							$ 83,642				
		Conceptual Contingency			20%		$ 12,546				
		Professional Fees			10%		$ 8,364				
		Project Management Fee			3%		$ 2,509				
		Escalation for 2 years			6%		$ 5,019				
TOTAL CONCEPTUAL ESTIMATE							$ 112,080				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	$ 100	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	524	524	$ 130	$ 68,172	NF			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					524		$ 68,172				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 6,293				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,146				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 6,031				
SUB TOTAL							$ 83,642				
		Conceptual Contingency			20%		$ 12,546				
		Professional Fees			10%		$ 8,364				
		Project Management Fee			3%		$ 2,509				
		Escalation for 2 years			6%		$ 5,019				
TOTAL CONCEPTUAL ESTIMATE							$ 112,080				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	5,737	5,737	$ 130	$ 745,766	NF			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					5,737		$ 745,766				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 118,840				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 34,420				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 65,972				
SUB TOTAL							$ 964,997				
		Conceptual Contingency			20%		$ 144,750				
		Professional Fees			10%		$ 96,500				
		Project Management Fee			3%		$ 28,950				
		Escalation for 2 years			6%		$ 57,900				
TOTAL CONCEPTUAL ESTIMATE							$ 1,293,096				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	7,991	7,991	$ 130	$ 1,038,838	NF			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					7,991		$ 1,038,838				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 145,893				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 47,946				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 91,897				
SUB TOTAL							$ 1,324,574				
		Conceptual Contingency			20%		$ 198,686				
		Professional Fees			10%		$ 132,457				
		Project Management Fee			3%		$ 39,737				
		Escalation for 2 years			6%		$ 79,474				
TOTAL CONCEPTUAL ESTIMATE							$ 1,774,930				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	-	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	-	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	-	$ 130	$ -				
	1.4	ADULT PROBATION	-	7,517	7,517	$ 125	$ 939,608	NF			
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	8,381	8,381	$ 130	$ 1,089,496	NF			
	1.7	CLERK OF THE COURT	-	403	403	$ 130	$ 52,325	NF			
	1.8	JUSTICE COURTS	1,444	8,941	7,497	$ 210	$ 1,574,374	NF			
	1.9	SHERIFF'S OFFICE	2,879	3,195	316	$ 140	$ 44,268	TI			
	2	ADULT DETENTION	-	-	-	$ 280	$ -				
SUB TOTAL					24,113		$ 3,700,071				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 289,360				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 144,680				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 277,303				
SUB TOTAL							$ 4,411,414				
		Conceptual Contingency			20%		$ 661,712				
		Professional Fees			10%		$ 441,141				
		Project Management Fee			3%		$ 132,342				
		Escalation for 2 years			6%		$ 264,685				
TOTAL CONCEPTUAL ESTIMATE							$ 5,911,295				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MARICOPA COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	-	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	-	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	-	$ 130	$ -				
	1.4	ADULT PROBATION	-	9,093	9,093	$ 125	$ 1,136,603	NF			
	1.5	JUVENILE COURT / DETENTION	-	-	-	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	9,849	9,849	$ 130	$ 1,280,378	NF			
	1.7	CLERK OF THE COURT	-	538	538	$ 130	$ 69,966	NF			
	1.8	JUSTICE COURTS	1,444	9,438	7,994	$ 210	$ 1,678,702	NF			
	1.9	SHERIFF'S OFFICE	2,879	3,259	380	$ 140	$ 53,228	TI			
	2	ADULT DETENTION	-	-	-	$ 280	$ -				
SUB TOTAL					27,854		$ 4,218,877				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 334,249				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 167,125				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 320,322				
SUB TOTAL							$ 5,040,572				
		Conceptual Contingency			20%		$ 756,086				
		Professional Fees			10%		$ 504,057				
		Project Management Fee			3%		$ 151,217				
		Escalation for 2 years			6%		$ 302,434				
TOTAL CONCEPTUAL ESTIMATE							$ 6,754,367				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

HIDDEN VALLEY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 142,000				
3 EQUIPMENT	3.1	IT & Equipment					$ 6,000				
4 SITE	4.1	Site Work & Parking					$ 11,500				
SUB TOTAL							$ 436,930				
		Conceptual Contingency			20%		$ 65,540				
		Professional Fees			10%		$ 43,693				
		Project Management Fee			3%		$ 13,108				
		Escalation for 2 years			6%		$ 26,216				
TOTAL CONCEPTUAL ESTIMATE							$ 585,487				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

HIDDEN VALLEY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 142,000				
3 EQUIPMENT	3.1	IT & Equipment					$ 6,000				
4 SITE	4.1	Site Work & Parking					$ 11,500				
SUB TOTAL							$ 436,930				
		Conceptual Contingency			20%		$ 65,540				
		Professional Fees			10%		$ 43,693				
		Project Management Fee			3%		$ 13,108				
		Escalation for 2 years			6%		$ 26,216				
TOTAL CONCEPTUAL ESTIMATE							$ 585,487				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

HIDDEN VALLEY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	8,337	8,337	$ 100	$ 833,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					8,337		$ 833,664				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 148,000				
3 EQUIPMENT	3.1	IT & Equipment					$ 9,000				
4 SITE	4.1	Site Work & Parking					$ 17,250				
SUB TOTAL							$ 1,007,914				
		Conceptual Contingency			20%		$ 151,187				
		Professional Fees			10%		$ 100,791				
		Project Management Fee			3%		$ 30,237				
		Escalation for 2 years			6%		$ 60,475				
TOTAL CONCEPTUAL ESTIMATE							$ 1,350,605				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

HIDDEN VALLEY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	8,337	8,337	$ 100	$ 833,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					8,337		$ 833,664				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 148,000				
3 EQUIPMENT	3.1	IT & Equipment					$ 9,000				
4 SITE	4.1	Site Work & Parking					$ 17,250				
SUB TOTAL							$ 1,007,914				
		Conceptual Contingency			20%		$ 151,187				
		Professional Fees			10%		$ 100,791				
		Project Management Fee			3%		$ 30,237				
		Escalation for 2 years			6%		$ 60,475				
TOTAL CONCEPTUAL ESTIMATE							$ 1,350,605				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

STANFIELD COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	1,395	1,395	$ 130	$ 181,350	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,395		$ 181,350				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 66,740				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 8,370				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 16,043				
SUB TOTAL							$ 272,503				
		Conceptual Contingency			20%		$ 40,875				
		Professional Fees			10%		$ 27,250				
		Project Management Fee			3%		$ 8,175				
		Escalation for 2 years			6%		$ 16,350				
TOTAL CONCEPTUAL ESTIMATE							$ 365,153				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

STANFIELD COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	2,350	2,350	$ 130	$ 305,541	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					2,350		$ 305,541				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 78,204				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,102				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 27,029				
SUB TOTAL							$ 424,875				
		Conceptual Contingency			20%		$ 63,731				
		Professional Fees			10%		$ 42,487				
		Project Management Fee			3%		$ 12,746				
		Escalation for 2 years			6%		$ 25,492				
TOTAL CONCEPTUAL ESTIMATE							$ 569,332				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

STANFIELD COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	1,976	1,976	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	1,176	3,195	2,019	$ 140	$ 282,688	NC/A			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					2,019		$ 282,688				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 24,230				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 12,115				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 23,221				
SUB TOTAL							$ 342,254				
		Conceptual Contingency			20%		$ 51,338				
		Professional Fees			10%		$ 34,225				
		Project Management Fee			3%		$ 10,268				
		Escalation for 2 years			6%		$ 20,535				
TOTAL CONCEPTUAL ESTIMATE							$ 458,621				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

STANFIELD COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	1,976	1,976	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	1,176	3,259	2,083	$ 140	$ 291,648	NC/A			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					2,083		$ 291,648				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 24,998				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 12,499				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 23,957				
SUB TOTAL							$ 353,102				
		Conceptual Contingency			20%		$ 52,965				
		Professional Fees			10%		$ 35,310				
		Project Management Fee			3%		$ 10,593				
		Escalation for 2 years			6%		$ 21,186				
TOTAL CONCEPTUAL ESTIMATE							$ 473,157				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

GRIC COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	705	705	$ 130	$ 91,650	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					705		$ 91,650				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ 91,650				
		Conceptual Contingency			20%		$ 13,748				
		Professional Fees			10%		$ 9,165				
		Project Management Fee			3%		$ 2,750				
		Escalation for 2 years			6%		$ 5,499				
TOTAL CONCEPTUAL ESTIMATE							$ 122,811				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

GRIC COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	1,013	1,013	$ 130	$ 131,747	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,013		$ 131,747				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ 131,747				
		Conceptual Contingency			20%		$ 19,762				
		Professional Fees			10%		$ 13,175				
		Project Management Fee			3%		$ 3,952				
		Escalation for 2 years			6%		$ 7,905				
TOTAL CONCEPTUAL ESTIMATE							$ 176,541				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Q

EAST COUNTY COST SUMMARY

VOLUME V OF V
MASTER PLAN

DURRANT®

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	766	766	$ 130	$ 99,567	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	94	94	$ 90	$ 8,424	NF			
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,942		$ 385,421				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 148,314				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,157				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 27,134				
SUB TOTAL							$ 575,027				
		Conceptual Contingency			20%		$ 86,254				
		Professional Fees			10%		$ 57,503				
		Project Management Fee			3%		$ 17,251				
		Escalation for 2 years			6%		$ 34,502				
TOTAL CONCEPTUAL ESTIMATE							$ 770,536				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/18/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	2,091	2,091	$ 130	$ 271,791	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	1,104	1,104	$ 130	$ 143,520	NF			
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	94	94	$ 90	$ 8,424	NF			
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					6,371		$ 701,165				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 177,460				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 28,730				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 55,065				
SUB TOTAL							$ 962,420				
		Conceptual Contingency			20%		$ 144,363				
		Professional Fees			10%		$ 96,242				
		Project Management Fee			3%		$ 28,873				
		Escalation for 2 years			6%		$ 57,745				
TOTAL CONCEPTUAL ESTIMATE							$ 1,289,643				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1 DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	874	874	$ 130	$ 113,568	NF			
	1.3	BUILDING SAFETY	-	1,560	1,560	$ 130	$ 202,800	NF			
	1.4	PLANNING & DEVELOPMENT	-	811	811	$ 130	$ 105,456	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	1,619	8,337	6,718	$ 100	$ 671,764	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	524	524	$ 130	$ 68,172	NF			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					10,487		$ 1,161,760				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 193,230				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 31,615				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 60,596				
SUB TOTAL							$ 1,447,201				
		Conceptual Contingency			20%		$ 217,080				
		Professional Fees			10%		$ 144,720				
		Project Management Fee			3%		$ 43,416				
		Escalation for 2 years			6%		$ 86,832				
TOTAL CONCEPTUAL ESTIMATE							$ 1,939,250				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1 DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	967	967	$ 130	$ 125,736	NF			
	1.3	BUILDING SAFETY	-	1,654	1,654	$ 130	$ 214,968	NF			
	1.4	PLANNING & DEVELOPMENT	-	905	905	$ 130	$ 117,624	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	1,619	8,337	6,718	$ 100	$ 671,764	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	524	524	$ 130	$ 68,172	NF			
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					10,768		$ 1,198,264				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 196,600				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 33,300				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 63,825				
SUB TOTAL							$ 1,491,989				
		Conceptual Contingency			20%		$ 223,798				
		Professional Fees			10%		$ 149,199				
		Project Management Fee			3%		$ 44,760				
		Escalation for 2 years			6%		$ 89,519				
TOTAL CONCEPTUAL ESTIMATE							$ 1,999,265				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	428	428	$ 130	$ 55,614	NF			
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	2,211	2,211	$ 130	$ 287,430	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					2,639		$ 343,044				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 81,666				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 15,833				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 30,346				
SUB TOTAL							$ 470,889				
		Conceptual Contingency			20%		$ 70,633				
		Professional Fees			10%		$ 47,089				
		Project Management Fee			3%		$ 14,127				
		Escalation for 2 years			6%		$ 28,253				
TOTAL CONCEPTUAL ESTIMATE							$ 630,991				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	428	428	$ 130	$ 55,614	NF			
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	3,857	3,857	$ 130	$ 501,386	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					4,285		$ 557,000				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 101,415				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 25,708				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 49,273				
SUB TOTAL							$ 733,396				
		Conceptual Contingency			20%		$ 110,009				
		Professional Fees			10%		$ 73,340				
		Project Management Fee			3%		$ 22,002				
		Escalation for 2 years			6%		$ 44,004				
TOTAL CONCEPTUAL ESTIMATE							$ 982,750				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	-	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	-	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	-	$ 130	$ -				
	1.4	ADULT PROBATION	-	7,081	7,081	$ 125	$ 885,098	NF			
	1.5	JUVENILE COURT / DETENTION	-	-	-	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	4,158	4,158	$ 130	$ 540,532	NF			
	1.7	CLERK OF THE COURT	-	173	173	$ 130	$ 22,425	NF			
	1.8	JUSTICE COURTS	7,000	9,145	2,145	$ 210	$ 450,505	NC/A			
	1.9	SHERIFF'S OFFICE	-	3,195	3,195	$ 140	$ 447,328	NF			
	2	ADULT DETENTION	-	-	-	$ 280	$ -				
SUB TOTAL					16,752		$ 2,345,887				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 201,020				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 100,510				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 192,644				
SUB TOTAL							$ 2,840,062				
		Conceptual Contingency			20%		$ 426,009				
		Professional Fees			10%		$ 284,006				
		Project Management Fee			3%		$ 85,202				
		Escalation for 2 years			6%		$ 170,404				
TOTAL CONCEPTUAL ESTIMATE							$ 3,805,683				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ORACLE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	-	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	-	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	-	$ 130	$ -				
	1.4	ADULT PROBATION	-	8,844	8,844	$ 125	$ 1,105,553	NF			
	1.5	JUVENILE COURT / DETENTION	-	-	-	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	5,251	5,251	$ 130	$ 682,617	NF			
	1.7	CLERK OF THE COURT	-	359	359	$ 130	$ 46,644	NF			
	1.8	JUSTICE COURTS	7,000	9,311	2,311	$ 210	$ 485,281	NC/A			
	1.9	SHERIFF'S OFFICE	-	3,259	3,259	$ 140	$ 456,288	NF			
	2	ADULT DETENTION	-	-	-	$ 280	$ -				
SUB TOTAL					20,024		$ 2,776,382				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 240,290				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 120,145				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 230,278				
SUB TOTAL							$ 3,367,095				
		Conceptual Contingency			20%		$ 505,064				
		Professional Fees			10%		$ 336,710				
		Project Management Fee			3%		$ 101,013				
		Escalation for 2 years			6%		$ 202,026				
TOTAL CONCEPTUAL ESTIMATE							$ 4,511,908				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SADDLEBROOK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	3,195	3,195	$ 140	$ 447,328	NF			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					3,195		$ 447,328				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 38,342				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 19,171				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 36,745				
SUB TOTAL							$ 541,586				
		Conceptual Contingency			20%		$ 81,238				
		Professional Fees			10%		$ 54,159				
		Project Management Fee			3%		$ 16,248				
		Escalation for 2 years			6%		$ 32,495				
TOTAL CONCEPTUAL ESTIMATE							$ 725,726				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SADDLEBROOK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	3,259	3,259	$ 140	$ 456,288	NF			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					3,259		$ 456,288				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 39,110				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 19,555				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 37,481				
SUB TOTAL							$ 552,434				
		Conceptual Contingency			20%		$ 82,865				
		Professional Fees			10%		$ 55,243				
		Project Management Fee			3%		$ 16,573				
		Escalation for 2 years			6%		$ 33,146				
TOTAL CONCEPTUAL ESTIMATE							$ 740,262				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	1,297	1,297	$ 130	$ 168,636	NF			
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	538	538	$ 130	$ 69,966	NF			
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					1,835		$ 238,602				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 22,025				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 11,012				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 21,107				
SUB TOTAL							$ 292,746				
		Conceptual Contingency			20%		$ 43,912				
		Professional Fees			10%		$ 29,275				
		Project Management Fee			3%		$ 8,782				
		Escalation for 2 years			6%		$ 17,565				
TOTAL CONCEPTUAL ESTIMATE							$ 392,280				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/11/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	1,297	1,297	$ 130	$ 168,636	NF			
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	538	538	$ 130	$ 69,966	NF			
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					1,835		$ 238,602				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 22,025				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 11,012				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 21,107				
SUB TOTAL							$ 292,746				
		Conceptual Contingency			20%		$ 43,912				
		Professional Fees			10%		$ 29,275				
		Project Management Fee			3%		$ 8,782				
		Escalation for 2 years			6%		$ 17,565				
TOTAL CONCEPTUAL ESTIMATE							$ 392,280				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	0	$ -				
	1.2	AIR QUALITY CONTROL	-	874	874	130	$ 113,568	NF			
	1.3	BUILDING SAFETY	-	-	0	0	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	0	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	0	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	0	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	0	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	0	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	0	$ -				
	2	ONE-STOP-SHOP	-	-	0	0	$ -				
SUB TOTAL					874		$ 113,568				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 158,483				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,242				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 27,296				
SUB TOTAL							$ 313,589				
		Conceptual Contingency			20%		$ 47,038				
		Professional Fees			10%		$ 31,359				
		Project Management Fee			3%		$ 9,408				
		Escalation for 2 years			6%		$ 18,815				
TOTAL CONCEPTUAL ESTIMATE							$ 420,210				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	0	$ -				
	1.2	AIR QUALITY CONTROL	-	967	967	130	$ 125,736	NF			
	1.3	BUILDING SAFETY	-	-	0	0	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	0	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	0	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	0	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	0	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	0	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	0	$ -				
	2	ONE-STOP-SHOP	-	-	0	0	$ -				
SUB TOTAL					967		$ 125,736				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 159,606				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,803				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 28,373				
SUB TOTAL							$ 328,518				
		Conceptual Contingency			20%		$ 49,278				
		Professional Fees			10%		$ 32,852				
		Project Management Fee			3%		$ 9,856				
		Escalation for 2 years			6%		$ 19,711				
TOTAL CONCEPTUAL ESTIMATE							$ 440,215				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	0	$ -				
	1.2	AIR QUALITY CONTROL	-	874	874	130	$ 113,568	NF			
	1.3	BUILDING SAFETY	-	-	0	0	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	0	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	0	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	0	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	0	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	0	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	0	$ -				
	2	ONE-STOP-SHOP	-	-	0	0	$ -				
SUB TOTAL					874		$ 113,568				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 158,483				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,242				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 27,296				
SUB TOTAL							$ 313,589				
		Conceptual Contingency			20%		$ 47,038				
		Professional Fees			10%		$ 31,359				
		Project Management Fee			3%		$ 9,408				
		Escalation for 2 years			6%		$ 18,815				
TOTAL CONCEPTUAL ESTIMATE							$ 420,210				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	0	$ -				
	1.2	AIR QUALITY CONTROL	-	967	967	130	$ 125,736	NF			
	1.3	BUILDING SAFETY	-	-	0	0	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	0	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	0	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	0	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	0	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	0	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	0	$ -				
	2	ONE-STOP-SHOP	-	-	0	0	$ -				
SUB TOTAL					967		$ 125,736				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 159,606				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,803				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 28,373				
SUB TOTAL							$ 328,518				
		Conceptual Contingency			20%		$ 49,278				
		Professional Fees			10%		$ 32,852				
		Project Management Fee			3%		$ 9,856				
		Escalation for 2 years			6%		$ 19,711				
TOTAL CONCEPTUAL ESTIMATE							$ 440,215				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	1,235	1,235	$ 130	$ 160,550	NF			
	1.9	PUBLIC HOUSING	-	800	800	$ 130	$ 104,052	NF			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					2,035		$ 264,602				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 74,425				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 12,212				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 23,407				
SUB TOTAL							$ 374,646				
		Conceptual Contingency			20%		$ 56,197				
		Professional Fees			10%		$ 37,465				
		Project Management Fee			3%		$ 11,239				
		Escalation for 2 years			6%		$ 22,479				
TOTAL CONCEPTUAL ESTIMATE							$ 502,026				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	1,775	1,775	$ 130	$ 230,791	NF			
	1.9	PUBLIC HOUSING	-	661	661	$ 130	$ 85,963	NF			
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					2,437		$ 316,753				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 79,239				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 14,619				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 28,020				
SUB TOTAL							$ 438,632				
		Conceptual Contingency			20%		$ 65,795				
		Professional Fees			10%		$ 43,863				
		Project Management Fee			3%		$ 13,159				
		Escalation for 2 years			6%		$ 26,318				
TOTAL CONCEPTUAL ESTIMATE							$ 587,767				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	173	173	$ 130	$ 22,425	NF			
	1.8	JUSTICE COURTS	5,000	5,469	469	$ 210	$ 98,477	TI			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					641		$ 120,902				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 7,697				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,849				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 7,377				
SUB TOTAL							$ 139,825				
		Conceptual Contingency			20%		$ 20,974				
		Professional Fees			10%		$ 13,982				
		Project Management Fee			3%		$ 4,195				
		Escalation for 2 years			6%		$ 8,389				
TOTAL CONCEPTUAL ESTIMATE							$ 187,365				

PROJECT TYPES

NF - NEW FACILITY

NC/A - NEW CONSTRUCTION / ADDITION

TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

MAMMOTH COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	173	173	$ 130	$ 22,425	NF			
	1.8	JUSTICE COURTS	5,000	6,021	1,021	$ 210	$ 214,397	TI			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					1,193		$ 236,822				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 14,321				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 7,161				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 13,725				
SUB TOTAL							$ 272,029				
		Conceptual Contingency			20%		$ 40,804				
		Professional Fees			10%		$ 27,203				
		Project Management Fee			3%		$ 8,161				
		Escalation for 2 years			6%		$ 16,322				
TOTAL CONCEPTUAL ESTIMATE							$ 364,519				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SAN MANUEL COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	$ 100	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	PUBLIC WORKS AVIATION	-	56,185	56,185	$ 130	$ 7,304,045	NF			
	2	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2.1	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					56,185		$ 7,304,045				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 118,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 7,448,295				
		Conceptual Contingency			20%		$ 1,117,244				
		Professional Fees			10%		$ 744,829				
		Project Management Fee			3%		$ 223,449				
		Escalation for 2 years			6%		$ 446,898				
TOTAL CONCEPTUAL ESTIMATE							$ 9,980,715				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SAN MANUEL COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	$ 100	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	PUBLIC WORKS AVIATION	-	90,911	90,911	$ 130	$ 11,818,373	NF			
	2	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2.1	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					90,911		$ 11,818,373				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 118,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 11,962,623				
		Conceptual Contingency			20%		$ 1,794,393				
		Professional Fees			10%		$ 1,196,262				
		Project Management Fee			3%		$ 358,879				
		Escalation for 2 years			6%		$ 717,757				
TOTAL CONCEPTUAL ESTIMATE							$ 16,029,915				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durant
12/13/07

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SAN MANUEL COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	3,977	3,977	$ 130	$ 517,031	NF			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					3,977		$ 517,031				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 97,726				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 23,863				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 45,737				
SUB TOTAL							$ 684,357				
		Conceptual Contingency			20%		$ 102,654				
		Professional Fees			10%		$ 68,436				
		Project Management Fee			3%		$ 20,531				
		Escalation for 2 years			6%		$ 41,061				
TOTAL CONCEPTUAL ESTIMATE							$ 917,038				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SAN MANUEL COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	5,698	5,698	$ 130	$ 740,773	NF			
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					5,698		$ 740,773				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 118,379				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 34,190				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 65,530				
SUB TOTAL							$ 958,871				
		Conceptual Contingency			20%		$ 143,831				
		Professional Fees			10%		$ 95,887				
		Project Management Fee			3%		$ 28,766				
		Escalation for 2 years			6%		$ 57,532				
TOTAL CONCEPTUAL ESTIMATE							$ 1,284,887				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

SAN MANUEL COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	3,195	3,195	$ 140	$ 447,328	NF			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					3,195		$ 447,328				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 38,342				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 19,171				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 36,745				
SUB TOTAL							$ 541,586				
		Conceptual Contingency			20%		$ 81,238				
		Professional Fees			10%		$ 54,159				
		Project Management Fee			3%		$ 16,248				
		Escalation for 2 years			6%		$ 32,495				
TOTAL CONCEPTUAL ESTIMATE							$ 725,726				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

SAN MANUEL COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	-	3,259	3,259	$ 140	$ 456,288	NF			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					3,259		$ 456,288				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 39,110				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 19,555				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 37,481				
SUB TOTAL							$ 552,434				
		Conceptual Contingency			20%		$ 82,865				
		Professional Fees			10%		$ 55,243				
		Project Management Fee			3%		$ 16,573				
		Escalation for 2 years			6%		$ 33,146				
TOTAL CONCEPTUAL ESTIMATE							$ 740,262				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Draft
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

KEARNEY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	825	825	$ 130	$ 107,250	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					825		$ 107,250				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 29,900				
3 EQUIPMENT	3.1	IT & Equipment					$ 4,950				
4 SITE	4.1	Site Work & Parking					$ 9,488				
SUB TOTAL							$ 151,588				
		Conceptual Contingency			20%		$ 22,738				
		Professional Fees			10%		$ 15,159				
		Project Management Fee			3%		$ 4,548				
		Escalation for 2 years			6%		$ 9,095				
TOTAL CONCEPTUAL ESTIMATE							$ 203,127				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/1/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

KEARNEY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	1,186	1,186	$ 130	$ 154,172	NF			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,186		$ 154,172				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 34,231				
3 EQUIPMENT	3.1	IT & Equipment					$ 7,116				
4 SITE	4.1	Site Work & Parking					$ 13,638				
SUB TOTAL							$ 209,157				
		Conceptual Contingency			20%		$ 31,374				
		Professional Fees			10%		$ 20,916				
		Project Management Fee			3%		$ 6,275				
		Escalation for 2 years			6%		$ 12,549				
TOTAL CONCEPTUAL ESTIMATE							$ 280,270				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/1/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

KEARNY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 180	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 180	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 180	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 180	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 180	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 180	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 180	$ -				
	1.8	JUSTICE COURTS	5,480	8,106	2,626	$ 180	$ 472,702	TI			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 180	$ -				
	2	ADULT DETENTION	-	-	0	$ 180	$ -				
SUB TOTAL					2,626		$ 472,702				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 31,513				
3 EQUIPMENT	3.1	IT & Equipment					$ 15,757				
4 SITE	4.1	Site Work & Parking					$ 30,200				
SUB TOTAL							$ 550,172				
		Conceptual Contingency			20%		$ 82,526				
		Professional Fees			10%		$ 55,017				
		Project Management Fee			3%		$ 16,505				
		Escalation for 2 years			6%		$ 33,010				
TOTAL CONCEPTUAL ESTIMATE							$ 737,231				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

KEARNY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 180	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 180	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 180	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 180	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 180	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 180	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 180	$ -				
	1.8	JUSTICE COURTS	5,480	8,341	2,861	$ 180	$ 514,930	TI			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 180	$ -				
	2	ADULT DETENTION	-	-	0	$ 180	$ -				
SUB TOTAL					2,861		$ 514,930				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 34,329				
3 EQUIPMENT	3.1	IT & Equipment					$ 17,164				
4 SITE	4.1	Site Work & Parking					$ 32,898				
SUB TOTAL							$ 599,321				
		Conceptual Contingency			20%		$ 89,898				
		Professional Fees			10%		$ 59,932				
		Project Management Fee			3%		$ 17,980				
		Escalation for 2 years			6%		$ 35,959				
TOTAL CONCEPTUAL ESTIMATE							$ 803,090				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

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SOUTH COUNTY COST SUMMARY

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MASTER PLAN

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COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/13/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

GLOBE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	1,780	1,780	$ 130	$ 231,426	NF			
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,780		$ 231,426				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 71,362				
3 EQUIPMENT	3.1	IT & Equipment					$ 10,681				
4 SITE	4.1	Site Work & Parking					$ 20,472				
SUB TOTAL							$ 333,942				
		Conceptual Contingency			20%		$ 50,091				
		Professional Fees			10%		$ 33,394				
		Project Management Fee			3%		$ 10,018				
		Escalation for 2 years			6%		$ 20,037				
TOTAL CONCEPTUAL ESTIMATE							$ 447,482				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Duffant
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

PAYSON COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	1,532	1,532	$ 130	$ 199,134	NF			
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,532		$ 199,134				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 68,382				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,191				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,616				
SUB TOTAL							$ 294,322				
		Conceptual Contingency			20%		$ 44,148				
		Professional Fees			10%		$ 29,432				
		Project Management Fee			3%		$ 8,830				
		Escalation for 2 years			6%		$ 17,659				
TOTAL CONCEPTUAL ESTIMATE							$ 394,392				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Duffani
12/18/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

PAYSON COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	1,532	1,532	$ 130	$ 199,134	NF			
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	-	-	0	$ 130	$ -				
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,532		$ 199,134				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 68,382				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,191				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,616				
SUB TOTAL							$ 294,322				
		Conceptual Contingency			20%		$ 44,148				
		Professional Fees			10%		$ 29,432				
		Project Management Fee			3%		$ 8,830				
		Escalation for 2 years			6%		$ 17,659				
TOTAL CONCEPTUAL ESTIMATE							$ 394,392				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

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OUT OF COUNTY COST SUMMARY

VOLUME V OF V

MASTER PLAN

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COST ESTIMATE
PINAL COUNTY MASTER PLAN

12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ELOY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	1,840	2,115	275	$ 130	$ 35,750	TI			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					275		$ 35,750				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 8,300				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 1,650				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 3,163				
SUB TOTAL							$ 48,863				
		Conceptual Contingency			20%		$ 7,329				
		Professional Fees			10%		$ 4,886				
		Project Management Fee			3%		$ 1,466				
		Escalation for 2 years			6%		$ 2,932				
TOTAL CONCEPTUAL ESTIMATE							$ 65,476				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Duffani
12/13/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ELOY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1HEALTH & HUMAN SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	ANIMAL CARE & CONTROL	-	-	0	$ 130	$ -				
	1.3	CORRECTIONAL HEALTH	-	-	0	$ 130	$ -				
	1.4	HORIZON HOME CARE	-	-	0	$ 130	$ -				
	1.5	LIBRARY DISTRICT	-	-	0	$ 130	$ -				
	1.6	LONG TERM CARE	-	-	0	$ 130	$ -				
	1.7	PUBLIC DEFENDER	-	-	0	$ 130	$ -				
	1.8	PUBLIC HEALTH	1,840	3,558	1,718	$ 130	$ 223,316	TI			
	1.9	PUBLIC HOUSING	-	-	0	$ 130	$ -				
	2	PUBLIC FIDUCIARY	-	-	0	$ 130	$ -				
SUB TOTAL					1,718		$ 223,316				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 40,614				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 10,307				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 19,755				
SUB TOTAL							$ 293,991				
		Conceptual Contingency			20%		$ 44,099				
		Professional Fees			10%		$ 29,399				
		Project Management Fee			3%		$ 8,820				
		Escalation for 2 years			6%		$ 17,639				
TOTAL CONCEPTUAL ESTIMATE							$ 393,948				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ELOY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	6,502	10,747	4,245	$ 210	$ 891,542	NC/A			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					4,245		$ 891,542				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 50,945				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 25,473				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 48,823				
SUB TOTAL							$ 1,016,783				
		Conceptual Contingency			20%		$ 152,517				
		Professional Fees			10%		$ 101,678				
		Project Management Fee			3%		$ 30,503				
		Escalation for 2 years			6%		$ 61,007				
TOTAL CONCEPTUAL ESTIMATE							$ 1,362,489				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE

PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ELOY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	6,502	13,392	6,890	$ 210	$ 1,446,799	NC/A			
	1.9	SHERIFF'S OFFICE	-	-	0	$ 140	$ -				
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					6,890		$ 1,446,799				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 82,674				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 41,337				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 79,229				
SUB TOTAL							$ 1,650,040				
		Conceptual Contingency			20%		$ 247,506				
		Professional Fees			10%		$ 165,004				
		Project Management Fee			3%		$ 49,501				
		Escalation for 2 years			6%		$ 99,002				
TOTAL CONCEPTUAL ESTIMATE							$ 2,211,054				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ARIZONA CITY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 126,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 5,750				
SUB TOTAL							$ 412,180				
		Conceptual Contingency			20%		$ 61,827				
		Professional Fees			10%		$ 41,218				
		Project Management Fee			3%		$ 12,365				
		Escalation for 2 years			6%		$ 24,731				
TOTAL CONCEPTUAL ESTIMATE							$ 552,322				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ARIZONA CITY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 126,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 5,750				
SUB TOTAL							$ 412,180				
		Conceptual Contingency			20%		$ 61,827				
		Professional Fees			10%		$ 41,218				
		Project Management Fee			3%		$ 12,365				
		Escalation for 2 years			6%		$ 24,731				
TOTAL CONCEPTUAL ESTIMATE							$ 552,322				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ARIZONA CITY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	421	8,337	7,916	$ 100	$ 791,564	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					7,916		$ 791,564				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 136,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 5,750				
SUB TOTAL							$ 936,314				
		Conceptual Contingency			20%		$ 140,447				
		Professional Fees			10%		$ 93,631				
		Project Management Fee			3%		$ 28,089				
		Escalation for 2 years			6%		$ 56,179				
TOTAL CONCEPTUAL ESTIMATE							$ 1,254,661				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ARIZONA CITY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	421	8,337	7,916	$ 100	$ 791,564	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					7,916		$ 791,564				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 136,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 3,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 5,750				
SUB TOTAL							$ 936,314				
		Conceptual Contingency			20%		$ 140,447				
		Professional Fees			10%		$ 93,631				
		Project Management Fee			3%		$ 28,089				
		Escalation for 2 years			6%		$ 56,179				
TOTAL CONCEPTUAL ESTIMATE							$ 1,254,661				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

ARIZONA CITY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	4,455	3,195	-1,260	$ 140	$ (176,372)	TI			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					-1,260		$ (176,372)				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ (176,372)				
		Conceptual Contingency			20%		$ (26,456)				
		Professional Fees			10%		$ (17,637)				
		Project Management Fee			3%		$ (5,291)				
		Escalation for 2 years			6%		$ (10,582)				
TOTAL CONCEPTUAL ESTIMATE							$ (236,338)				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

ARIZONA CITY COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1JUSTICE SERVICES	1.1	SUPERIOR COURTS	-	-	0	$ 250	$ -				
	1.2	COUNTY ATTORNEY	-	-	0	$ 140	$ -				
	1.3	CONCILIATION SERVICES	-	-	0	$ 130	$ -				
	1.4	ADULT PROBATION	-	-	0	$ 125	$ -				
	1.5	JUVENILE COURT / DETENTION	-	-	0	$ 280	$ -				
	1.6	JUVENILE PROBATION	-	-	0	$ 130	$ -				
	1.7	CLERK OF THE COURT	-	-	0	$ 130	$ -				
	1.8	JUSTICE COURTS	-	-	0	$ 210	$ -				
	1.9	SHERIFF'S OFFICE	4,455	3,259	-1,196	$ 140	$ (167,412)	TI			
	2	ADULT DETENTION	-	-	0	$ 280	$ -				
SUB TOTAL					-1,196		$ (167,412)				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ -				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ -				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ -				
SUB TOTAL							$ (167,412)				
		Conceptual Contingency			20%		$ (25,112)				
		Professional Fees			10%		$ (16,741)				
		Project Management Fee			3%		$ (5,022)				
		Escalation for 2 years			6%		$ (10,045)				
TOTAL CONCEPTUAL ESTIMATE							$ (224,332)				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrant
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

RED ROCK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	55	55	$ 130	$ 7,176	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					55		$ 7,176				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 662				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 331				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 635				
SUB TOTAL							$ 8,804				
		Conceptual Contingency			20%		$ 1,321				
		Professional Fees			10%		$ 880				
		Project Management Fee			3%		$ 264				
		Escalation for 2 years			6%		$ 528				
TOTAL CONCEPTUAL ESTIMATE							$ 11,798				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

Durrall
12/13/07

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

RED ROCK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	932	932	$ 130	$ 121,095	NF			
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	-	0	$ 90	$ -				
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					932		$ 121,095				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 11,178				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 5,589				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 10,712				
SUB TOTAL							$ 148,574				
		Conceptual Contingency			20%		$ 22,286				
		Professional Fees			10%		$ 14,857				
		Project Management Fee			3%		$ 4,457				
		Escalation for 2 years			6%		$ 8,914				
TOTAL CONCEPTUAL ESTIMATE							$ 199,089				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

RED ROCK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	811	811	$ 130	$ 105,456	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	$ 100	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					811		$ 105,456				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 9,734				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 4,867				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 9,329				
SUB TOTAL							$ 129,386				
		Conceptual Contingency			20%		$ 19,408				
		Professional Fees			10%		$ 12,939				
		Project Management Fee			3%		$ 3,882				
		Escalation for 2 years			6%		$ 7,763				
TOTAL CONCEPTUAL ESTIMATE							$ 173,378				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

RED ROCK COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	905	905	$ 130	$ 117,624	NF			
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	-	0	$ 100	$ -				
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					905		$ 117,624				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 10,858				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 5,429				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 10,405				
SUB TOTAL							$ 144,316				
		Conceptual Contingency			20%		$ 21,647				
		Professional Fees			10%		$ 14,432				
		Project Management Fee			3%		$ 4,329				
		Escalation for 2 years			6%		$ 8,659				
TOTAL CONCEPTUAL ESTIMATE							$ 193,383				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durham
12/13/07

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

RIVERSIDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 138,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 441,680				
		Conceptual Contingency			20%		$ 66,252				
		Professional Fees			10%		$ 44,168				
		Project Management Fee			3%		$ 13,250				
		Escalation for 2 years			6%		$ 26,501				
TOTAL CONCEPTUAL ESTIMATE							$ 591,852				

PROJECT TYPES
NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

Durrant
12/1/07

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

RIVERSIDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1ADMINISTRATION	1.1	ASSESSOR	-	-	0	$ 130	$ -				
	1.2	BOARD OF SUPERVISORS	-	-	0	$ 130	$ -				
	1.3	BUDGET	-	-	0	$ 130	$ -				
	1.4	FINANCE	-	-	0	$ 130	$ -				
	1.5	HUMAN RESOURCES	-	-	0	$ 130	$ -				
	1.6	INFORMATION TECHNOLOGY	-	-	0	$ 130	$ -				
	1.7	RECORDER	-	-	0	$ 130	$ -				
	1.8	RISK MANAGEMENT	-	-	0	$ 130	$ -				
	1.9	TREASURER	-	-	0	$ 130	$ -				
	2	NEWS & INFORMATION	-	-	0	$ 130	$ -				
	2.1	FLEET MANAGEMENT	-	3,083	3,083	$ 90	$ 277,430	NF			
	2.2	FACILITIES MANAGEMENT	-	-	0	$ 90	$ -				
	2.3	FAIRGROUNDS	-	-	0	$ 90	$ -				
	2.4	SCHOOL SUPERINTENDENT	-	-	0	$ 130	$ -				
SUB TOTAL					3,083		$ 277,430				
2 FF&E	2.1	Furniture Fixtures & Equipment					$ 138,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 441,680				
		Conceptual Contingency			20%		$ 66,252				
		Professional Fees			10%		$ 44,168				
		Project Management Fee			3%		$ 13,250				
		Escalation for 2 years			6%		$ 26,501				
TOTAL CONCEPTUAL ESTIMATE							$ 591,852				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 5 YEAR CONCEPTUAL ESTIMATE

RIVERSIDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	8,337	8,337	$ 100	$ 833,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					8,337		$ 833,664				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 148,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 1,007,914				
		Conceptual Contingency			20%		$ 151,187				
		Professional Fees			10%		$ 100,791				
		Project Management Fee			3%		$ 30,237				
		Escalation for 2 years			6%		$ 60,475				
TOTAL CONCEPTUAL ESTIMATE							$ 1,350,605				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT

COST ESTIMATE
PINAL COUNTY MASTER PLAN

SUMMARY OF 10 YEAR CONCEPTUAL ESTIMATE

RIVERSIDE COMPONENT		FUNCTION	EXISTING G.S.F.	NEEDED G.S.F.	ADJUSTED G.S.F.	COST PER S.F.	TOTAL COST	PROJECT TYPE	OPTION A	OPTION B	NOTES
1DEVELOPMENT SERVICES	1.1	ADMINISTRATION	-	-	0	$ 130	$ -				
	1.2	AIR QUALITY CONTROL	-	-	0	$ 130	$ -				
	1.3	BUILDING SAFETY	-	-	0	$ 130	$ -				
	1.4	PLANNING & DEVELOPMENT	-	-	0	$ 130	$ -				
	1.5	PUBLIC WORKS ADMINISTRATION	-	-	0	$ 130	$ -				
	1.6	PUBLIC WORKS MAINTENANCE	-	8,337	8,337	$ 100	$ 833,664	NF			
	1.7	PUBLIC WORKS CONSTRUCTION	-	-	0	$ 100	$ -				
	1.8	PUBLIC WORKS RECYCLING	-	-	0	$ 100	$ -				
	1.9	ENVIRONMENTAL HEALTH	-	-	0	$ 130	$ -				
	2	ONE-STOP-SHOP	-	-	0	$ 130	$ -				
SUB TOTAL					8,337		$ 833,664				
2 FF&E	2.1	Furniture Furnishings & Equipment					$ 148,000				
3 IT EQUIPMENT	3.1	IT Equipment & Support					$ 9,000				
4 VEHICLE PARKING	4.1	Vehicle Parking					$ 17,250				
SUB TOTAL							$ 1,007,914				
		Conceptual Contingency			20%		$ 151,187				
		Professional Fees			10%		$ 100,791				
		Project Management Fee			3%		$ 30,237				
		Escalation for 2 years			6%		$ 60,475				
TOTAL CONCEPTUAL ESTIMATE							$ 1,350,605				

PROJECT TYPES

NF - NEW FACILITY
NC/A - NEW CONSTRUCTION / ADDITION
TI - TENANT IMPROVEMENT