

Paulding County Adult Detention and Law Enforcement Center Project Update

January 23, 2018



Comprehensive
Program Services

Project Budget

PM CONTRACT	\$1,385,000.00
AE CONTRACT	\$3,665,000.00
CM CONTRACT	\$58,000,000.00
OWNER CONTINGENCY	\$2,500,000.00
FURNITURE, FIXTURES, EQUIPMENT	\$3,000,000.00
COUNTY SEWER/WATER TAP FEES	\$300,000.00
TESTING AGENCY CONTRACT	<u>\$750,000.00</u>
	\$69,600,000.00



Design Status Update

Wakefield Beasley & Associates / Treanor HL

- Programming complete
- Conceptual and Schematic phases complete
- Early Component Packages - 1/26/18
 - ✓ Site / Utilities / Foundation
- GMP (Guaranteed Maximum Price) design development in progress -
 - ✓ GMP package to be issued 3/1/18



Benefits of Purchasing New Property

- Delete need for basement level due to topography.
- One level Support and Housing reduces need for elevators and increases response times.
- Site work cost savings.
- Expansion potential.
- Additional potential parking and greater security fence distance from the facility.



Challenges

- Market Conditions.
- Soil conditions and site logistics have been mitigated.

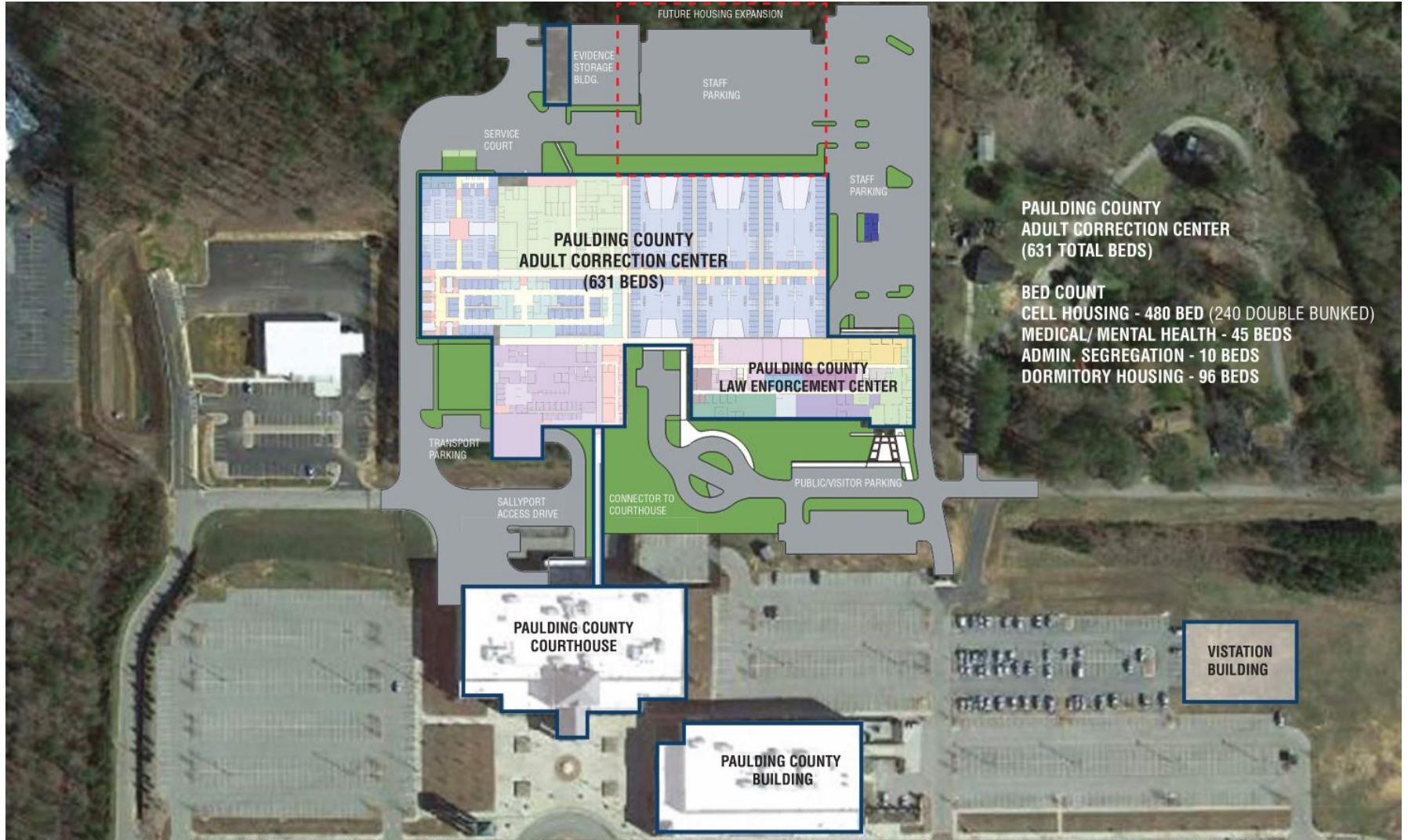


Project Criteria

SUPPORT	16,786	GSF
JAIL OPERATIONS & HOUSING	133,840	GSF
MEDICAL / MENTAL HEALTH / INFIRMARY	18,610	GSF
ADMINISTRATION BUILDING	58,929	GSF
VISITOR CENTER & MISC. OUTBUILDINGS	19,698	GSF
OVERALL AREA	247,863	GSF



Site Plan



View North From Courthouse



Law Enforcement Center Public Entrance



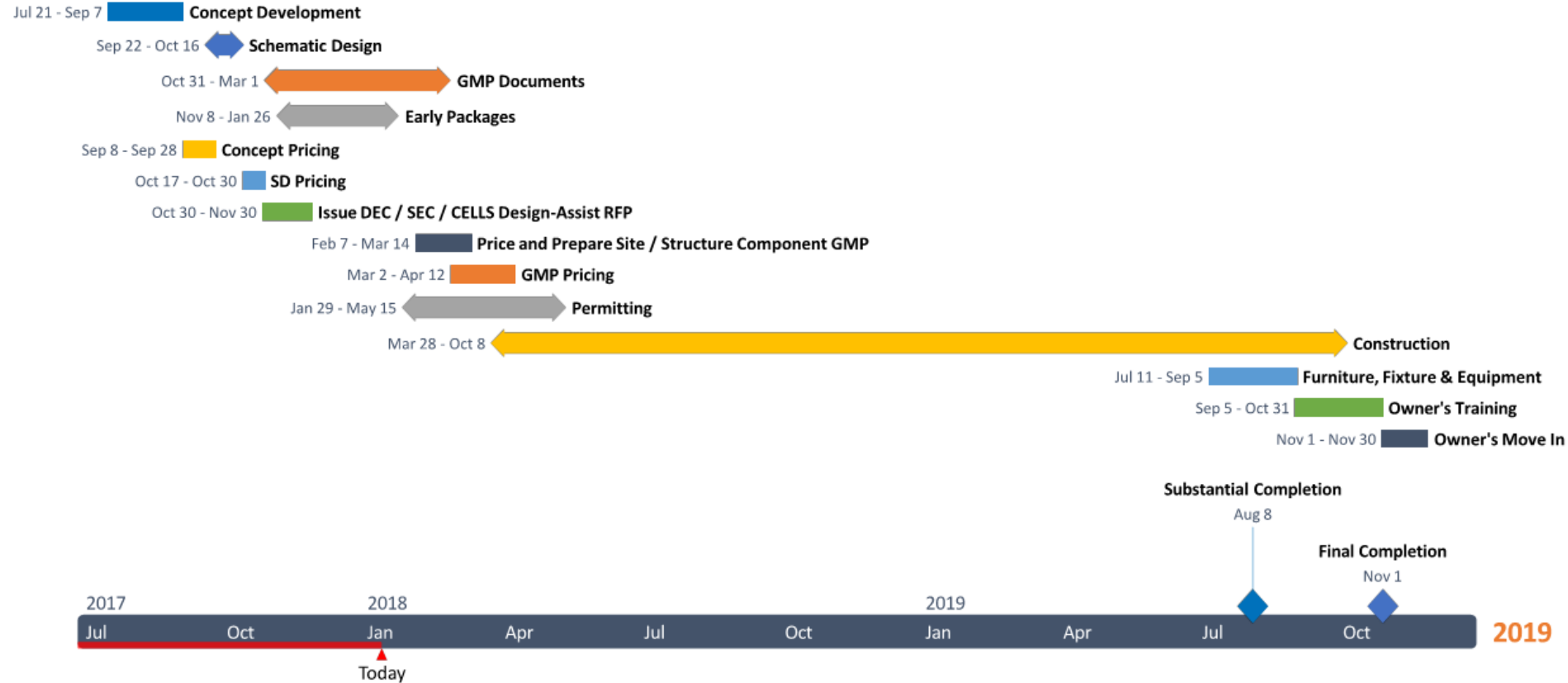
Construction Manager -at-Risk Update

Turner Construction Company

- Conceptual pricing (8/23/17)- \$59,938,386
- Schematic pricing (11/6/17) - \$58,939,703
- Turner currently pricing 1/12/18 progress set. Pricing due back 2/2/18
- Early Component Packages pricing – 3/14/18
- GMP (Guaranteed Maximum Price) – 4/12/18



Project Schedule Update



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County Approval Schedule

- Approve Early Component Package #1 for Site work and Foundation – 3/27/18
- Approve GMP (Guaranteed Maximum Price) – 5/8/18



Keeping Community Informed / Local Participation

- Jail Website – pauldingjail.com
- Subcontractor Community Outreach –
 - ✓ Held on 10/5/17 and 12/14/17.
 - ✓ Turner to hold another outreach in February .
- Local Participation



Questions?



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