

Proposed Forensic Science Center/Forensic Lab - Phase 1 22,187 SF

Phase 1 coincides with the updated Assessment and Project Documents (schematic design level) prepared by PGAL/MWL on 12-31-15. This is the core piece of a new forensic laboratory facility to include offices, labs, processing rooms, break room, mechanical/electrical plant (full buildout for phases 1-3), etc. Labs in this building include drug analysis (controlled substances/others), toxicology (blood alcohol and blood drug analysis), evidence accessioning, finger prints/ten prints, AFIS, evidence processing, and footwear & tire impression analysis.

1- Construction Costs:

A. Base Construction (today's dollar value):	\$522 per sf X 22,187 sf	\$11,574,958
B. Escalation Factor - 12 Month Delay (4%):	0.0 %	\$0
C. Escalation Factor - 24 Month Delay (varies per market trends):	0.0 %	\$0
D. General Condition, Overhead & Profit (12% of Base Construction)	12.0 %	\$0
Sub-Total Cost of Construction (w/o LEED):		\$11,574,958
G. LEED Certification Bldg Upgrades (1.25% of Sub-total Cost of Construction):	.75 %	\$86,812
Sub-Total Cost of Construction (w/ LEED):		\$11,661,770
Estimated Total Cost of Construction:		\$11,661,770

2- Professional Services:

A. Architectural/Engineering DD-CD Design/Bid/CA Fees (8% of Total Cost of Construction):		\$932,941.61
B1. Architectural Pre-Design & Programming Fees (previously contracted & paid @ \$70,000):		\$0
B2. Architectural Schematic Design Fees (previously contracted & paid @ \$100,000)		\$0
C. 3rd Party Special Inspections - Prof Svcs (1% of Total Cost of Constr):	1 %	\$116,618
D. Geotechnical / Soil Investigation Services (0.5% of Total Cost of Constr):	0.5 %	\$58,309
E. Site Boundary-Topo-Survey Prof Services (0.4% of Total Cost of Constr):	0.4 %	\$46,647
F. Design Contingency (4.0% of A/E Design Fee Totals):	4 %	\$37,318
G. Cost Estimate Consultant:		\$12,500
H Biddability & Constructability Review:		\$20,000
I. Professional Service Reimbursables (1% of A/E & all Professional Services fees):		\$11,637
J. Partial 3rd Party CM / QC / Inspections (1.0% of Total Cost of Construction):	1 %	\$116,618
K. LEED Certification Design & Submission Fees:		\$23,324
Estimated Total for Professional Services:		\$1,375,912

3- Special Construction Costs;

A. Project Contingency (3.0% of Total Cost of Construction):	3 %	\$349,853
B. A/V Equipment & Installation Allowance:		\$55,000
C. Security Systems Allowance (Bldg Access & Surveillance):		\$50,000
D. IT Mainframe, Hardware, & Network Tie-in:		\$60,000
E. Telephone / Data Wiring & Cable TV:		\$45,000
F. Elevator MIU & Telephone System to Dispatch (only if multi-story project):		\$0
G. FF&E Allowance (\$35 per sf for 60% of bldg):	\$35 per sf X 8,000	\$280,000
Estimated Total for Special Construction:		\$839,853

4- Miscellaneous:

A. In-House CM/Eng, Administer Prevailing Wages, Material Testing (2.5% of Tot. Cost of Constr):		\$291,544
B. CoH Design Review & B&FS Permits / Insect Fees (2.25%-3% of Total Cost of Constr):		\$262,390
C. Water & Sewer Connection & Meter Size Fees (3% of Total Cost of Constr):	3 %	\$349,853
D. NV Energy Fees (1% of Total Cost of Construction):	1 %	\$116,618
E. Clark County Health Dept Fee (0.05% of Total Cost of Construction):	0.05 %	\$5,831
F. City Merchandise - Packing / Moving:		\$7,500
G. Miscellaneous charges:		\$8,000
H Retention Interest - project cost x 5% x # of years to build x rate (currently 1.75%):		\$10,204
I. Post Construction Fees & Costs (0.5% of Total Cost of Construction):	0.5 %	\$58,309
J. 1st Year Property Insurance (0.1% of Total Cost of Construction):	0.1 %	\$11,662
K. Bond Council Fees (if applicable):		\$5,000
Estimated Total for Miscellaneous:		\$1,126,910

TOTAL ESTIMATED PHASE 1 COST: \$15,004,445

Proposed Forensic Science Center/Forensic Lab - Phase 2 7,914 SF

Phase 2 is an expansion of approximately 7,914 square feet. It includes the addition of Biology/DNA, Firearms / Toolmarks, and Arson labs. This phase is also a critical component of the project. It provides the only means to add DNA capability and increase capacity in southern Nevada for the analysis of rape kits and other DNA evidence. This phase also includes a lab for firearms evidence analysis and comparison. This portion of the Forensic Science Center project is also a result of the updated Needs Assessment and Project Documents (schematic design level) prepared by PGAL/MWL on 12-31-15 and in conjunction with proposed Phase 1.

1- Construction Costs:

A. Base Construction (today's dollar value):	\$493 per sf X 7,914 sf	\$3,903,739
B. Escalation Factor - 12 Month Delay (4%):	0.0 %	\$0
C. Escalation Factor - 24 Month Delay (varies per market trends):	0.0 %	\$0
D. General Condition, Overhead & Profit (12% of Base Construction)	12.0 %	\$0
	Sub-Total Cost of Construction (w/o LEED):	\$3,903,739
G. LEED Certification Bldg Upgrades (1.25% of Sub-total Cost of Construction):	.75 %	\$29,278
	Sub-Total Cost of Construction (w/ LEED):	\$3,933,017
	Estimated Total Cost of Construction:	\$3,933,017

2- Professional Services:

A. Architectural/Engineering DD-CD Design/Bid/CA Fees (8% of Total Cost of Construction):		\$314,641.35
B1. Architectural Pre-Design & Programming Fees (previously contracted & paid @ \$70,000):		\$0
B2. Architectural Schematic Design Fees (previously contracted & paid @ \$100,000)		\$0
C. 3rd Party Special Inspections - Prof Svcs (1% of Total Cost of Constr):	1 %	\$39,330
D. Geotechnical / Soil Investigation Services (0.25% of Total Cost of Constr):	0.25 %	\$9,833
E. Site Boundary-Topo-Survey Prof Services (0.3% of Total Cost of Constr):	0.3 %	\$11,799
F. Design Contingency (4.0% of A/E Design Fee Totals):	4 %	\$12,586
G. Cost Estimate Consultant:		\$10,500
H Biddability & Constructability Review:		\$10,000
I. Professional Service Reimbursables (1% of A/E & all Professional Services fees):		\$4,087
J. Partial 3rd Party CM / QC / Inspections (1.0% of Total Cost of Construction):	1 %	\$39,330
K. LEED Certification Design & Submission Fees:		\$7,866
	Estimated Total for Professional Services:	\$459,972

3- Special Construction Costs;

A. Project Contingency (3.0% of Total Cost of Construction):	3 %	\$117,991
B. A/V Equipment & Installation Allowance:		\$25,000
C. Security Systems Allowance (Bldg Access & Surveillance):		\$20,000
D. IT Mainframe, Hardware, & Network Tie-in:		\$25,000
E. Telephone / Data Wiring & Cable TV:		\$20,000
F. Elevator MIU & Telephone System to Dispatch (only if multi-story project):		\$0
G. FF&E Allowance (\$35 per sf for 60% of bldg):	\$35 per sf X 3,000	\$105,000
	Estimated Total for Special Construction:	\$312,991

4- Miscellaneous:

A. In-House CM/Eng, Administer Prevailing Wages, Material Testing (2.5% of Tot. Cost of Constr):		\$98,325
B. CoH Design Review & B&FS Permits / Insect Fees (2.25%-3% of Total Cost of Constr):		\$88,493
C. Water & Sewer Connection & Meter Size Fees (3% of Total Cost of Constr):	3 %	\$117,991
D. NV Energy Fees (1% of Total Cost of Construction):	1 %	\$39,330
E. Clark County Health Dept Fee (0.05% of Total Cost of Construction):	0.05 %	\$1,967
F. City Merchandise - Packing / Moving:		\$7,500
G. Miscellaneous charges:		\$5,000
H Retention Interest - project cost x 5% x # of years to build x rate (currently 1.75%):		\$3,441
I. Post Construction Fees & Costs (0.5% of Total Cost of Construction):	0.5 %	\$19,665
J. 1st Year Property Insurance (0.1% of Total Cost of Construction):	0.1 %	\$3,933
K. Bond Council Fees (if applicable):		\$5,000
	Estimated Total for Miscellaneous:	\$390,645

TOTAL ESTIMATED PHASE 2 COST: \$5,096,624

Proposed Forensic Science Center - Education/Training Phase 6,450 SF

This phase includes a 1,500 SF, 120 seat divisible meeting/training hall, two 800 SF training/teaching labs, one divisible 1,000 SF evidence processing room, material storage, related offices, restrooms, and mechanical / electrical / HVAC areas. It provides education and training accommodations, as well as serving as a back-up operational lab in the event of a homeland security issue where emergency needs for forensic laboratory analysis capacity may exist, and/or as a backup in the event that one of the two primary forensic laboratories in the region have urgent needs due to a contamination issue, facility problems, etc. It may be constructed as a separate wing in the same structure as the operational forensic laboratory (preferred) or as a standalone adjacent building.

1- Construction Costs:

A. Base Construction (today's dollar value):	\$458 per sf X 6,450 sf	\$2,954,100
B. Escalation Factor - 12 Month Delay (4%):	0.0 %	\$0
C. Escalation Factor - 24 Month Delay (varies per market trends):	0.0 %	\$0
D. General Condition, Overhead & Profit (12% of Base Construction)	12.0 %	\$0
Sub-Total Cost of Construction (w/o LEED):		\$2,954,100
G. LEED Certification Bldg Upgrades (1.25% of Sub-total Cost of Construction):	.75 %	\$22,156
Sub-Total Cost of Construction (w/ LEED):		\$2,976,256
Estimated Total Cost of Construction:		\$2,976,256

2- Professional Services:

A. Architectural/Engineering DD-CD Design/Bid/CA Fees (8% of Total Cost of Construction):		\$238,100
B1. Architectural Pre-Design & Programming Fees:		\$15,000
B2. Architectural Schematic Design Fees		\$65,000
C. 3rd Party Special Inspections - Prof Svcs (1% of Total Cost of Constr):	1 %	\$29,763
D. Geotechnical / Soil Investigation Services (0.25% of Total Cost of Constr):	0.25 %	\$7,441
E. Site Boundary-Topo-Survey Prof Services (0.3% of Total Cost of Constr):	0.3 %	\$8,929
F. Design Contingency (4.0% of A/E Design Fee Totals):	4 %	\$9,524
G. Cost Estimate Consultant:		\$10,500
H Biddability & Constructability Review:		\$10,000
I. Professional Service Reimbursables (1% of A/E & all Professional Services fees):		\$7,138
J. Partial 3rd Party CM / QC / Inspections (1.0% of Total Cost of Construction):	1 %	\$29,763
K. LEED Certification Design & Submission Fees:		\$14,049
Estimated Total for Professional Services:		\$445,206

3- Special Construction Costs;

A. Project Contingency (3.0% of Total Cost of Construction):	3 %	\$89,288
B. A/V Equipment & Installation Allowance:		\$20,000
C. Security Systems Allowance (Bldg Access & Surveillance):		\$25,000
D. IT Mainframe, Hardware, & Network Tie-in:		\$35,000
E. Telephone / Data Wiring & Cable TV:		\$30,000
F. Elevator MIU & Telephone System to Dispatch (only if multi-story project):		\$0
G. FF&E Allowance (\$35 per sf for 60% of bldg):	\$35 per sf X 2,400	\$84,000
Estimated Total for Special Construction:		\$283,288

4- Miscellaneous:

A. In-House CM/Eng, Administer Prevailing Wages, Material Testing (2.5% of Tot. Cost of Constr):		\$74,406
B. CoH Design Review & B&FS Permits / Insect Fees (2.25%-3% of Total Cost of Constr):		\$66,966
C. Water & Sewer Connection & Meter Size Fees (3% of Total Cost of Constr):	3 %	\$89,288
D. NV Energy Fees (1% of Total Cost of Construction):	1 %	\$29,763
E. Clark County Health Dept Fee (0.05% of Total Cost of Construction):	0.05 %	\$1,488
F. City Merchandise - Packing / Moving (not applicable):		\$0
G. Miscellaneous charges:		\$7,695
H Retention Interest - project cost x 5% x # of years to build x rate (currently 1.75%):		\$6,146
I. Post Construction Fees & Costs (0.5% of Total Cost of Construction):	0.5 %	\$14,881
J. 1st Year Property Insurance (0.1% of Total Cost of Construction):	0.1 %	\$2,976
K. Bond Council Fees (if applicable):		\$0
Estimated Total for Miscellaneous:		\$293,609

EDUCATION/TRAINING PHASE ESTIMATED TOTAL COST: \$3,998,358

Proposed Forensic Science Center - CSI Areas 10,516 SF

The CSI Phase coincides with the updated Needs Assessment and Project Documents (schematic design level) prepared by PGAL/MWL on 12-31-15 and in conjunction with the proposed Phases 1 & 2 of this project. This phase includes the addition of a Crime Scene Analysis/Investigation (CSI) area with vehicle processing bays, equipment storage areas, office work areas, and locker rooms.

1- Construction Costs:

A. Base Construction (today's dollar value):	\$392 per sf X 10,516 sf	\$4,120,169
B. Escalation Factor - 12 Month Delay (4%):	0.0 %	\$0
C. Escalation Factor - 24 Month Delay (varies per market trends):	0.0 %	\$0
D. General Condition, Overhead & Profit (12% of Base Construction)	12.0 %	\$0
	Sub-Total Cost of Construction (w/o LEED):	\$4,120,169
G. LEED Certification Bldg Upgrades (1.25% of Sub-total Cost of Construction):	.75 %	\$30,901
	Sub-Total Cost of Construction (w/ LEED):	\$4,151,070
	Estimated Total Cost of Construction:	\$4,151,070

2- Professional Services:

A. Architectural/Engineering DD-CD Design/Bid/CA Fees (8% of Total Cost of Construction):		\$332,086
B1. Architectural Pre-Design & Programming Fees (previously contracted & paid @ \$70,000):		\$0
B2. Architectural Schematic Design Fees (previously contracted & paid @ \$100,000)		\$0
C. 3rd Party Special Inspections - Prof Svcs (1% of Total Cost of Constr):	1 %	\$41,511
D. Geotechnical / Soil Investigation Services (0.25% of Total Cost of Constr):	0.25 %	\$10,378
E. Site Boundary-Topo-Survey Prof Services (0.3% of Total Cost of Constr):	0.3 %	\$12,453
F. Design Contingency (4.0% of A/E Design Fee Totals):	4 %	\$13,283
G. Cost Estimate Consultant:		\$10,500
H Biddability & Constructability Review:		\$10,000
I. Professional Service Reimbursables (1% of A/E & all Professional Services fees):		\$7,138
J. Partial 3rd Party CM / QC / Inspections (1.0% of Total Cost of Construction):	1 %	\$41,511
K. LEED Certification Design & Submission Fees:		\$14,049
	Estimated Total for Professional Services:	\$492,908

3- Special Construction Costs;

A. Project Contingency (3.0% of Total Cost of Construction):	3 %	\$124,532
B. A/V Equipment & Installation Allowance:		\$20,000
C. Security Systems Allowance (Bldg Access & Surveillance):		\$25,000
D. IT Mainframe, Hardware, & Network Tie-in:		\$35,000
E. Telephone / Data Wiring & Cable TV:		\$30,000
F. Elevator MIU & Telephone System to Dispatch (only if multi-story project):		\$0
G. FF&E Allowance (\$35 per sf for 60% of bldg):	\$35 per sf X 2,400	\$84,000
	Estimated Total for Special Construction:	\$318,532

4- Miscellaneous:

A. In-House CM/Eng, Administer Prevailing Wages, Material Testing (2.5% of Tot. Cost of Constr):		\$103,777
B. CoH Design Review & B&FS Permits / Insect Fees (2.25%-3% of Total Cost of Constr):		\$93,399
C. Water & Sewer Connection & Meter Size Fees (3% of Total Cost of Constr):	3 %	\$124,532
D. NV Energy Fees (1% of Total Cost of Construction):	1 %	\$41,511
E. Clark County Health Dept Fee (0.05% of Total Cost of Construction):	0.05 %	\$2,076
F. City Merchandise - Packing / Moving:		\$7,500
G. Miscellaneous charges:		\$8,000
H Retention Interest - project cost x 5% x # of years to build x rate (currently 1.75%):		\$6,146
I. Post Construction Fees & Costs (0.5% of Total Cost of Construction):	0.5 %	\$20,755
J. 1st Year Property Insurance (0.1% of Total Cost of Construction):	0.1 %	\$4,151
K. Bond Council Fees (if applicable):		\$5,000
	Estimated Total for Miscellaneous:	\$416,847

TOTAL ESTIMATED CRIME SCENE INVESTIGATION (CSI) PHASE COST: \$5,379,357