



DOUGLAS COUNTY ADULT DETENTION & LAW ENFORCEMENT CENTER

CONTROL REPORT JANUARY 2011

Ground breaking for the new center took place in November 2010 and initial work on the site has been underway since that time. The team of Turner/New South was selected as the Construction Management firm for the facility and has a team of professionals on site to oversee the operation. A GMP (Guaranteed Maximum Price) of **\$101,594,918.00** was awarded to Turner/New South just prior to mobilization. Inclement weather and issues of unsuitable soils have put the project slightly behind schedule but has not affected the budget in any way. A webcam for the site has been authorized and streaming video of the construction will be available by March 1, 2011.

Bid packages for Group #1, which include the largest portion of the facility project, have been awarded in the following trades:

- Sitework
- Deep Foundations
- Concrete
- Masonry
- Detention Equipment
- Detention Cells
- Pre-Engineered Buildings
- Elevators

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- HVAC & Plumbing
- Fire Protection
- Electrical

All these firms were pre-qualified and bonded prior to receiving bids and those firms providing local participation were highly sought after. Bids were very favorable and the project is currently within budget.

The original budget for this project was estimated at \$120 million. In May, 2010, that figure was reduced to \$117.7 million based on estimated SPLOST revenues. The Board of Commissioners and the Sheriff further reduced the facility budget by \$2 million prior to the sale of bonds to finance the project. This makes the current project budget \$115,763,213.65.

Construction Manager at Risk	\$100,794,713.65
Water/Sewer Fees	\$500,000.00
Furniture, Fixtures, & Equipment	\$4,000,000.00
Owner Contingency	\$2,000,000.00
Program Coordinator/Engineer	\$220,000.00
Program Management Fee	\$2,400,000.00
Testing Allowance	\$1,000,000.00
Architectural Fees	\$4,725,000.00
Architectural/Engineering Allowance	\$123,500.00
TOTAL	\$115,763,213.65

This is a summary of information related to the ongoing construction of the new jail facility. If anyone has any questions or needs clarification on any issue please contact Chief Deputy Stan Copeland at 770-920-7136 or at scopeland@sheriff.douglas.ga.us