



OFFICE OF
SEWARD COUNTY COMMISSIONERS

SEWARD COUNTY COURTHOUSE – 2ND FLOOR
P.O. BOX 190
SEWARD, NEBRASKA 68434
TELEPHONE 402-643-2228

July 13, 2014

Request for At-Risk Construction Management Proposals (RFP)

For the

Seward County Jail & Judicial Expansion

Seward, NE

1. Introduction & Invitation to Submit Qualification Proposals

The Seward County Board of Commissioners has decided to renovate and expand their existing late-1970's jail with a new 60-Bed Jail & Judicial addition, on the current Jail site, located at 261 South 8th Street, Seward, NE 68434. The expansion consists of approximately 50,000 sq. ft. of new construction on three (3) floors, including Courts, Court Clerks and selected County offices. Two (2) to three (3) Phases of construction is considered necessary, with an aggregate construction value estimated at \$10,000,000.00.

Several months ago, the Board selected the architectural firm of **Goldberg Group Architects, P.C.** (GGA) to design the project. GGA is based in St. Joseph, MO. and has specialized in Criminal Justice work for over 28 years. Initially, GGA was directed to develop comparative concepts for the project, one which renovated & expanded the County's jail on the current site, the other representing entirely new construction on property to be acquired outside of Seward. After careful deliberation, the Board elected to proceed with the renovation & expansion option, representative drawings of which are attached to this RFQ for reference. The architects may be contacted at 1-816-233-9300.

Earlier this month, the Board selected Edward Jones as its Public Banker for financing of the Project, which is now underway. Bond proceeds are expected to be available by late August, 2014, for construction.

In issuing this Request for Proposals, it is the intent of the County that *the successful Construction Manager (CM) will ultimately provide required CM-at risk Services (CMR) for a fixed fee*. It is further the intent of the County Board that *the successful CM will provide a Guaranteed Maximum Price (GMP) for the cost of the construction of the project along with a Guaranteed Delivery Date (GDD)*. The County also intends that the successful CM accept the following stipulations:

2. Requirements for Proposals

Proposals submitted by interested firms must include the following elements:

a. Proposed Contractor organizational structure to manage the project, including identification of individuals to fill key roles. As a minimum, the project executive, project manager/director, and superintendent shall be identified. Include a project organization chart with reporting relationships and resumes of key individuals to be specifically assigned to the project. Describe in detail each key individual's most recent project experience of a similar nature. Define the roles of any additional management and/or supervisory personnel to be assigned to the project.

b. The project will be done on an open-book, cost plus a fee basis, to a Guaranteed Maximum Price (GMP). The establishment of the GMP is not a part of the proposal, but will be accomplished after the Contractor is selected and project documents are substantially complete. The form of agreements will be AIA A133-2009 CMR. The Standard Form of Agreement between Owner and Construction Manager, where the Construction Manager is also the Constructor. All portions of the work must be publicly bid.

c. A brief narrative of the firm's philosophy in doing projects of this scope and schedule, under contractual arrangements defined herein.

d. Complete and submit enclosed Attachment No. 1 [Document B.] with your proposal.

3. Preconstruction Phase

The following preconstruction services are required from the selected contractor:

a. Consult with the Owner's project director regarding site and use improvements, and the selection of materials, building systems and equipment. Provide recommendations on construction feasibility; actions designed to minimize adverse effects of labor and material shortages; time requirements for procurement, installation and construction completion; and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets and possible economies.

b. Upon completion of the Design Development Documents for the project, work with the owner/architect project team to formally prepare a preliminary working GMP by proposed subcontractor breakdown. The project team will be made up of designated Owner's staff members, the Construction Manager, and the project Architect. Specific items to be addressed in this process are building systems evaluations for cost effectiveness, identification of potential cost saving items for evaluation by the project team, assumptions made to prepare the estimate, and detailed review of the preliminary GMP.

c. Identification of any elements/systems of the project that should be ordered prior to completion of the Construction Documents for either fixing costs or delivery schedules on critical elements, or schedule date improvement.

d. Provide cost control estimates and advice to the project team during preparation of the construction documents.

e. During preparation of the construction documents and upon completion thereof, conduct a review with the project team for errors, omissions, and constructability.

f. Present final GMP.

4. Construction Phase

The contractor shall incorporate the following elements in the construction phase:

a. Complete a quality/coordination review of the completed construction documents.

b. Identify, qualify, and recommend selection of contractors to the Owner for inclusion on subcontractor's bid list. Incorporate additional bidders, if so directed by the Owner. Manage the subcontractor bidding process, evaluate subcontract bids, and recommend to the Owner the lowest responsible bidder on each subcontract, award and administer the subcontract and materials purchases. Unless otherwise directed by the Owner, all subcontracted work shall be competitively bid.

c. All portions of the work shall be competitively bid. The Owner shall participate in opening, evaluating and award of all elements of the work.

d. Prepare a logic-based construction schedule, indicating key milestone events and dates, and include all major elements of the work. Provide regular monitoring of the actual progress versus the scheduled progress of the work, identify any variances, and prepare a written action plan, along with an updated schedule, to maintain the scheduled completion dates.

Selection of a Construction Manager-at-Risk (CMR) shall be consistent with the requirements of the "Political Construction Alternatives Act", Nebraska Revised Statutes § 13-2901 through § 13-2914. The County Board has adopted a resolution to use the Construction Management-at-Risk method for constructing this project and has established a Selection Committee to evaluate the CMR proposals it receives in response to this RFP.

5. Selection Process

The County shall evaluate proposals for a Construction Management at Risk (CMR) contract in accordance with the County Policy on Construction Management at Risk Contract Delivery System which is included in the RFP.

The selection of a CM for the project shall be based upon a careful and objective consideration of the ability of each CM submitting a proposal to perform the services described in this RFP and the requirements of any federal, state and local laws and regulations that are applicable to the project. The following procedure shall be observed in the selection of a CM for the project.

A. The County shall set up a Selection Committee to evaluate the proposals.

The Selection Committee shall evaluate the proposals based on the criteria in the RFP and rank the Proposals in order based on the average of the total evaluations made by each member of the Selection Committee. The Committee will then submit the ranking to the County Board as the recommendation of the Selection Committee.

B. The County Board will independently evaluate and rank each proposal based on the criteria in the RFP after taking into consideration of the recommendation of the Selection Committee.

The County shall attempt to negotiate a Construction Management at Risk Contract with the highest ranked CM and may enter into a contract after negotiations. The negotiations shall include a determination by which the CM selects a subcontractor.

If the County is unable to negotiate a satisfactory contract with the highest ranked CM, the County may terminate negotiations with that CM and begin negotiations with the second ranked CM, and then to the third ranked, if necessary.

6. CRITERIA FOR PROPOSAL REVIEW

The Selection Committee and the County shall evaluate proposals taking into consideration the criteria enumerated below with the maximum percentage of total points for evaluation which may be assigned to each criteria:

- a. Financial resources of the Construction Manager to complete the project, ten percent (10%);
- b. Ability of the proposed personnel of the Construction Manager to perform, ten percent (10%);
- c. Character, integrity, reputation, judgment, experience, and efficiency of the Construction Manager, twenty percent (20%);
- d. Quality of performance on previous projects, twenty percent (20%);
- e. Ability of the Construction Manager to perform within the time specified, ten percent (10%);
- f. Previous and existing compliance of the Construction Manager with laws relating to the contract, ten percent (10%);

- g. Prior, specialized experience of the Construction Manager on this type of construction that being: phased Detention and/or Judicial construction, involving phased renovations and new construction within the same project; twenty percent (20%).

To qualify for consideration, a firm must be prepared to provide the expertise, resources and personnel experienced in project planning, cost management, project control, pre-construction and construction techniques, value-engineering analysis, scheduling and quality assurance throughout the planning and construction phases of the project.

The services to be performed by the CM will have as their objective the efficient, economical and timely delivery of the project by managing the construction of the project within the time and cost limitations and quality requirements established by the County. The services will be performed during the pre-construction and construction phases including assisting the owner in project planning, arrangement of bid packages, bidding and awards of the trade contracts, and management of construction until occupancy is achieved.

7. Interview Phase

CMs submitting proposals may be invited to interview with the Selection Committee and/or the County Board. Each CM to be interviewed will be provided with the time and place of interview as well as instructions as to what is expected at the interview. Questions during the interview will be relative to each CM's written proposal, technical capability, and approach and planned execution of the project, and ability to furnish the required services. Each CM will be expected to address the following during the interview:

- (a) Your responses to the questions asked in Attachment No. 1 [Document B].
- (b) Understanding of the project requirements.
- (c) Knowledge of local construction market.
- (d) Subcontractor management.
- (e) Safety program.
- (f) Quality control approach.
- (g) Financial stability & capacity.
- (h) Other pertinent questions and concerns.

8. Evaluation Phase.

Evaluation of each firm will be based upon its written proposal, reference inquiries, presentation during the interview and answers to questions asked during the interview. CMs will be ranked and the CM receiving the highest evaluation will be considered the CM that has submitted the best proposal for award of a contract for the project.

9. Contract Negotiation Phase.

The County Board will attempt to negotiate a proposed contract with the first ranked CM. Should the County Board be unable to negotiate a satisfactory contract with the first ranked CM, the County Board shall terminate negotiations with the CM by sending written notice to the CM that the County is terminating the negotiations. The County will then proceed with the second highest CM, et cetera.

Should the County Board be unable to negotiate a satisfactory proposed contract with any of the top three evaluated and ranked CMs, the County Board may either revise the request for proposals and solicit new proposals or cancel the construction management at risk process.

10. Contract Award.

Upon successful negotiation of a proposed contract with a CM for the project, the proposed contract will be recommended to the County Board for review and approval. There shall be no binding contract with the County Board until the contract documents with the CM for the project have been approved by and signed by the County Board. All contracts must comply with Title VI (Federal Antidiscrimination law) and Nebraska State Statutes. The contract may be conditioned upon later refinements in scope and price as long it does not exceed the scope of the Project statement in this RFP.

11. Rejection of Proposals.

The County Board reserves the right to reject any and all proposals in response to this RFP that are deemed not to be in the County's best interest. The County Board further reserves the right to cancel or amend this RFP at any time and will notify all recipients accordingly.

12. Submission of Proposals

Interested parties are requested to submit fifteen (15) copies of their Proposal and qualifications to: Sherry Schweitzer, County Clerk at the Seward County Clerk's Office located at 529 Seward Street, Seward, NE 68434, no later than 9:00 AM (CDT), Tuesday, August 12, 2014 after which time the Board will review the materials submitted and take such action as it deems appropriate, including the option for selecting one or more firms to be interviewed at a later date. The Board intends to select a Project CM in September 2014, if possible.

13. Proposal Documents: The documents included in this RFP are the following:

Document A. This Request for Proposals (RFP), dated July 13, 2014.

Document B. Attachment No. 1 Construction Manager/Contractor Qualifications Supplement.

Document C. Seward County, Nebraska Construction Management at Risk Contract Delivery System Policy, adopted July 1, 2014.

If there are any inconsistencies between this RFP and the Seward County Construction Management at Risk Contract Delivery System Policy, the Policy shall be controlling

The Seward County Board of Commissioners reserves the right to accept or reject any and all proposals and to waive technicalities deemed to be in the best interests of the project. It is anticipated that interviews for CM's will be conducted in mid-late, August/September, 2014.

The Board looks forward to receiving CM materials for this important project and expresses its appreciation in advance for your interest in Seward County.

Sincerely,

Hon. Darrell Miller
Seward County Board,
Chairman

Sherry Schweitzer
County Clerk

CC: Wendy Elston, County Attorney
Patrick Calkins, Deputy County Attorney
Sheriff Joe Yocum
Lawrence Goldberg, GGA
Brian Coyman, Edward Jones

With Attachments:

- Site Plan
- Floor Plan
- Exterior Elevations
- Project Schedule
- Phased Prelim. Budgets
- Seward County, Nebraska Construction Management at Risk Contract Delivery System

**THE SEWARD COUNTY JUSTICE CENTER CONSTRUCTION
MANAGER/CONTRACTOR QUALIFICATIONS SUPPLEMENT**

INSTRUCTIONS:

- A) Please type. Attach additional pages for each numbered question, as necessary.

- B) Attach a letter of intent from a surety company indicating the applicant's ability to bond this project. The surety shall acknowledge that the firm may be bonded for the construction phase of the project, with a potential maximum construction cost of \$10 million. The surety company must be licensed to do business in the State of Nebraska and must have a Best Rating of "A". The letter should indicate that the applicant has fulfilled all fiduciary delegations necessary for coverage by the Surety and that the surety will, if required, provide construction funds not later than thirty (30) days after notification.

- C) Attach a letter of intent from your commercial lender indicating the applicant's ability to furnish an irrevocable letter of credit for \$200,000.00, payable to Seward County or its duly authorized agent.

- D) Number each side of each page consecutively, including brochures, resumes, supplemental information, etc. **Submittals for this Attachment No. 1 must be limited to 50 pages.** Covers, tables of contents and divider tabs will not count as pages, provided no additional information is included on those pages. *Work product samples (reports, schedules, etc.) provided in response to Questions 7, 8, and 10 will not be counted in the 50-page submittal limit.* Package these separately from the submittal of statement of qualifications, labeling each sample clearly. Any submittal exceeding the 50-page limit will be disqualified.

- E) Only individual CMs or formal joint ventures may apply. Two CMs may not apply jointly unless they have formed a joint venture. (See Question 11) Any associations will be disqualified. (This does not preclude an applicant from having consultants).

F) When up to five related projects are requested (Question 3), do not list more than five. When up to three project examples are requested, do not list more than three.

1. CM Name: _____

Address of Proposed Office in Charge: _____

Telephone Number: (_____) _____

E-mail address: _____

FED. I.D. Number: _____

2. For how many years has your CM firm been providing: Construction Management services? _____ General Contracting services? _____ .
Any former names of your CM firm: _____

3. Names of all principals and all states where the CM is registered: _____

4. Average number of staff employed: _____

5. Experience/References (provide this information on separate sheets):

a. List a maximum of five (5) projects for which your CM firm has provided/is providing construction management services which are most related to this project. In determining which projects are most related, consider: related size and complexity; project type; how many members of your proposed team worked on the listed project; and, how recently the project was completed. List the projects in priority order, with the most related projects listed first;

b. Among the five (5) projects specified in (a.) above, include at least two (2) projects which demonstrate experience with Criminal Justice facilities requiring phased renovation and new construction within the same project;

c. For each of the listed project, provide the following information: construction cost (original GMP and final construction cost), current phase of development, estimated (or past) completion date, type of construction management services provided (if the applicant provided services as a general contractor, so indicate), Owner's contact person and telephone number, and the name and telephone of the project architect;

d. Furnish additional references from two (2) separate Detention Equipment firms with whom you have previously worked. Projects used for these references

should include Housing and Support facilities. References must include current, operating companies, contact person(s) with whom you have worked and their respective project roles. References of defunct companies or contacts without specific knowledge of your firm and your firm's performance will not be considered.

6. Applicant's Personnel (provide this information on separate sheets):

a. Name all key personnel that will be part of the construction management team for this project and provide their cities of residence. Describe in detail the experience and expertise of each team member. (Note: Key personnel must be committed to this project for its duration unless excused by the Owner. This requirement is non-negotiable).

b. For each project listed in response to Question No. 5 list the members of the proposed team for this project who worked on each listed project and describe their roles in those projects.

c. If the team as a whole provided construction management services for any of the projects listed in response to Question No. 5, so indicate.

7. Applicant's Consultants (provide this information on separate sheets): Name any consultants which are included as part of the proposed team. Describe each consultant's proposed role in the project and its related experience. List projects on which your firm has worked with the consultant in the past.

8. For three of the projects listed in response to Question No. 5, describe conflicts or potential conflicts with the Owner or with Subcontractors, and describe the methods used to prevent and/or resolve those conflicts. List the nature and outcome of any legal claims over the past five (5) years initiated by or against your CM firm (include liens filed against CM's projects for non-payment and/or claims made against CM's project surety for non-payment).

9. For three of the projects listed in response to Question No. 5, describe the types of records, reports, monitoring systems, and information management systems that your firm used in the management of those projects. Provide examples of each report used. (Note: follow Instruction Paragraph C when submitting these examples).

10. For three of the projects listed in response to Question No. 5, describe your cost control methods for the preconstruction phases. How did you develop cost estimates and how often were they updated? Provide examples of how these techniques were used and what degree of accuracy was achieved. Include examples of successful value engineering to maintain project budgets without sacrificing quality. Include a sample of a cost estimate. (Note: follow Instruction Paragraph C when submitting this example).

11. For three of the projects listed in response to Question No. 5, describe the way your firm maintained quality control during the preconstruction and construction phases. Provide specific examples of how these techniques were used.

12. For three of the projects listed in response to Question No. 5, describe the way in which your firm developed and maintained project schedules. Include your willingness and capability to meet the time requirements in the RFP. How did you develop schedules and how often were they updated? Provide examples of how these techniques were used. Include specific examples of scheduling challenges and how your firm helped solve them. Use examples of phasing construction to minimize disruption of essential public services, where applicable [re: 5(b.)]. Submit an example of a project schedule. (Note: follow Instruction Paragraph C when submitting this example).

13. Current projects and estimated construction costs of each.

14.. If not otherwise provided in questions 5-13; List any experience with procurement and installation of specialized equipment for a justice center (jail/courts); Experience with multi-phase projects; and experience with sophisticated electronic control or communications equipment.

15. Is this application a joint venture? ___ Yes _____ No

If so, describe the division of responsibilities between the participating firms, the offices (location) that will be the primary participants, and the percent interest of each firm. Also, duplicate the signature block and have a principal or officer sign on behalf of each party to the joint venture agreement to each copy of the submittal. (The joint venture agreement should be numbered within the 50-page submittal).

16. Do you make the following acknowledgments/certifications? If so, sign on the line provided below and have your signature notarized.

a. Regarding information furnished by the applicant herewith, and as many may be provided subsequently (including information presented at the interview):

- i) All information of a factual nature is certified to be true and accurate.
- ii) All statements of intent or proposed future action (including the assignment of personnel and the provision of services) are commitments that will be honored by the applicant if awarded the contract.

b. It is acknowledged that:

- i) If any information provided by the applicant is found to be, in the opinion of the Selection Committee/County Board substantially unreliable, this application may be rejected.
- ii) The County Board may reject all proposals submitted in response to the RFP for this project and may stop the selection process at any time.
- ii) The interviewed CM firms will be ranked based on their total scores earned in response to the interview questions to be provided to the firms interviewed and the results of the reference checks.
- iv) The County may waive minor technicalities it deems to be in the best interest of the Project.

REQUEST FOR PROPOSALS

The Board of Commissioners of Seward County is hereby requesting proposals from Construction Management firms that have an interest in submitting responses to a **Request for Proposals for the award of a Construction Manager at Risk (CMR) contract for the Seward County Justice Center project.**

The proposed project involves a new three-story Justice Center to be added onto the east side of the existing Jail and Sheriff's Department. The ground floor will consist of County Judicial functions, the second floor will be a 60-80 bed expansion of the existing jail and the third floor will provide space for the County Attorney and shell space for future expansion. Remodeling of the existing jail support space is also included. The project is to be constructed in 2-3 phases.

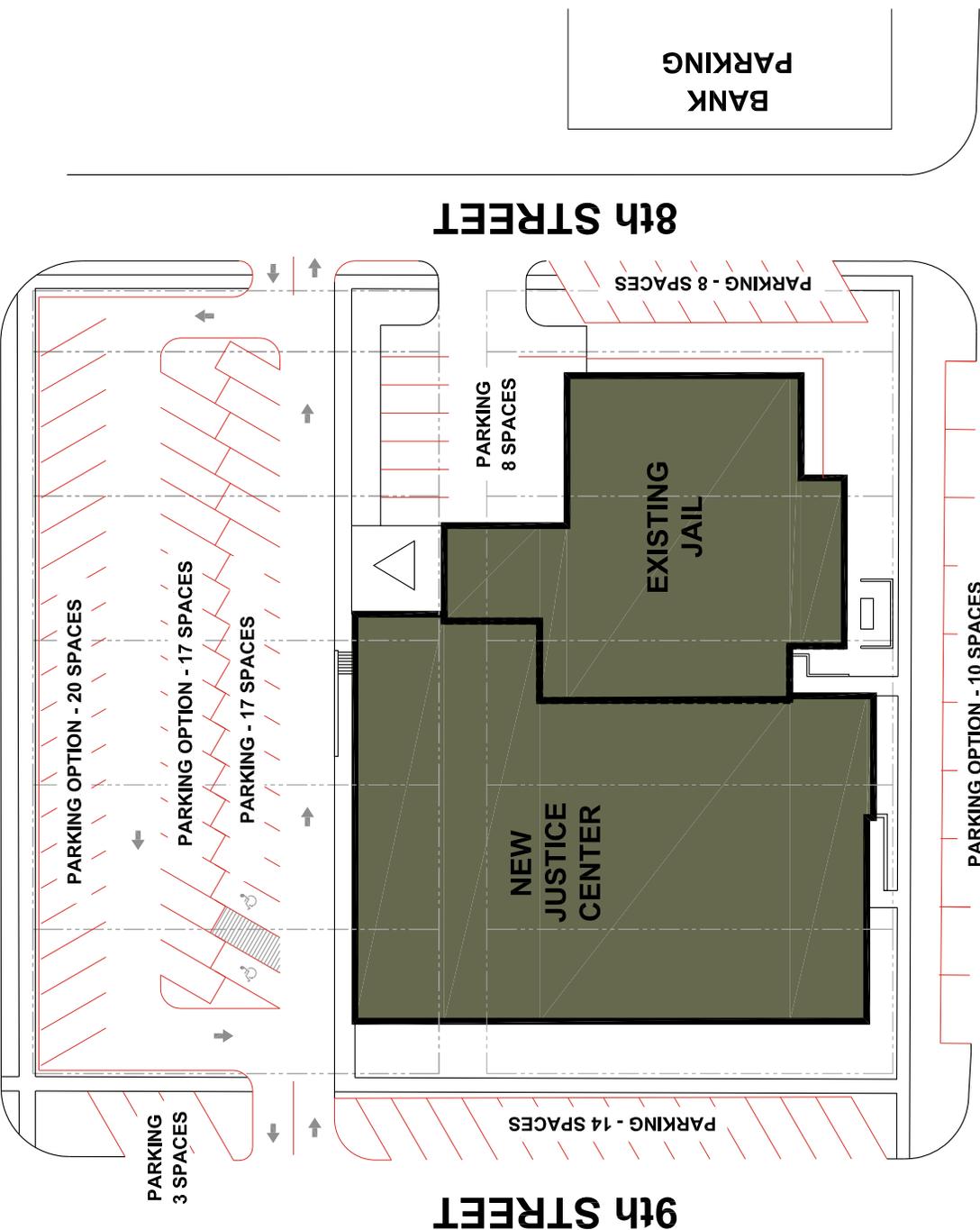
The Construction Management firm will provide preconstruction and construction services necessary to expand and renovate the facility in accordance with guidelines, standards, and limitations contained in this proposal. The project must be completed within a defined budget and schedule. Participation in the selection process by interested construction management firms shall be at no cost or obligation to Seward County.

Seward County reserves the right (a) to terminate this selection process at any time, (b) to reject any or all proposals, and (c) to waive formalities and minor irregularities in the proposals received.

Interested firms should send a proposal referencing the Seward County Justice Center Project, to be received by the Seward County Clerk no later than 9:00 am (CDT) on August 12, 2014.

Sherry Schweitzer
Seward County Clerk
529 Seward Street
P.O. Box 190
Seward, NE 68434

**PROGRESS DRAWINGS
NOT FOR CONSTRUCTION**



A5.1
Sheet Number
855 N. 30th Street, Suite B, St. Joseph, MO 64508 816-232-3300 fax 816-232-3399
Architecture • Planning Studies • Contract Administration • Interiors

gga
GOLDBERG GROUP ARCHITECTS, P.C.

**SEWARD COUNTY
SHERIFF'S
DEPARTMENT**
SEWARD, NEBRASKA

Project: _____
Civil Engineer: _____
Structural Engineer: _____
M.E.P. Engineer: _____
Seal: _____
Revisions: _____

PERFORMANCE ENGINEERING DEWBERRY
4940 N. 118 St. Suite 200
Omaha, NE 68164
P: (402) 343-3960

DEWBERRY
401 SW Water St., Suite 701
Peoria, IL 61602
P: (309) 282-8000

**PROGRESS DRAWINGS
NOT FOR CONSTRUCTION**



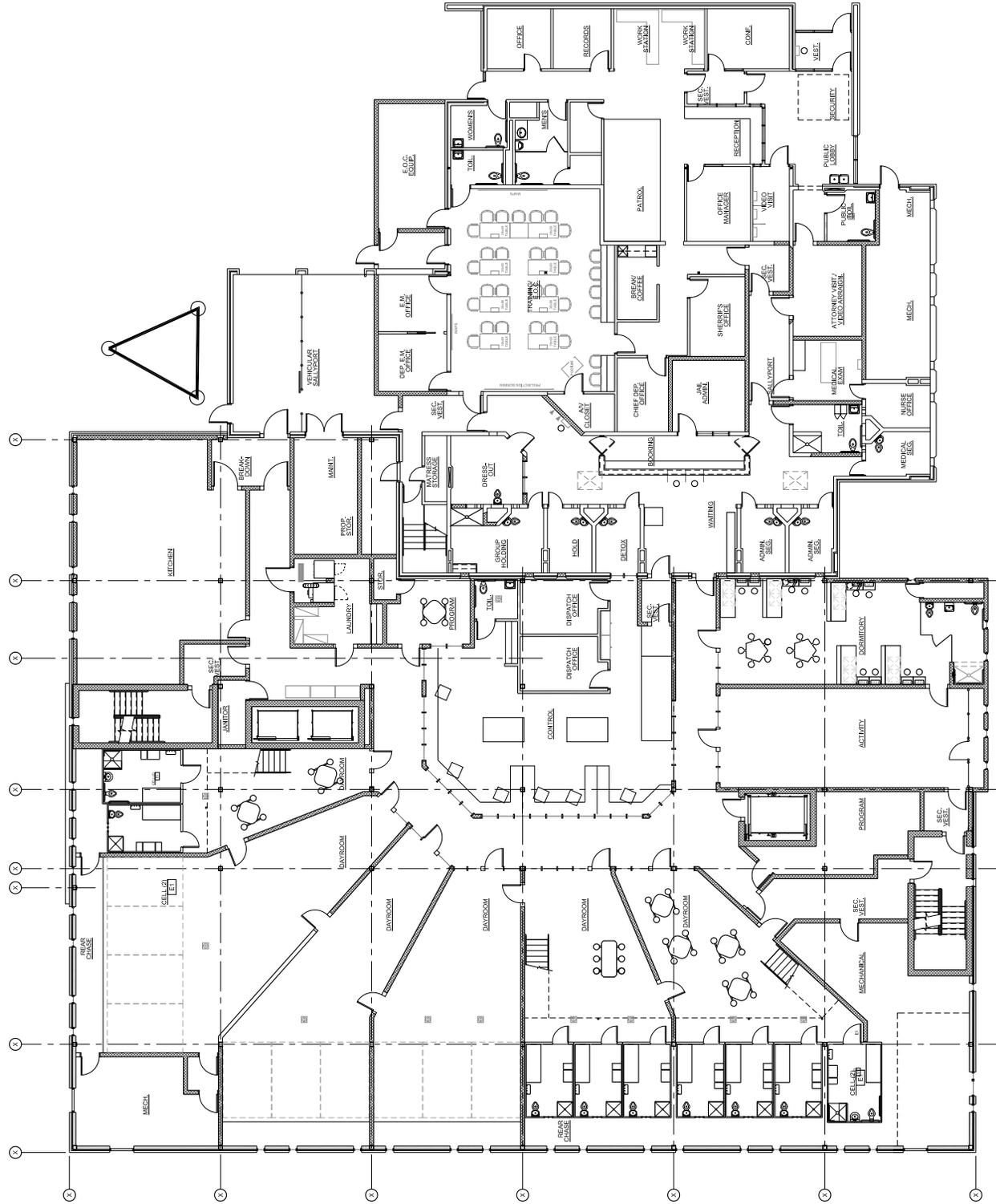
gga
GOLDBERG GROUP ARCHITECTS, P.C.

Sheet Number: _____
Project No: 11-005
Date: 07-07-2014
SHEWORTH ARCHITECTS, INC.
1100 S. 17th St., Lincoln, NE 68502
P: (402) 421-3300, F: (402) 421-3399

**SEWARD COUNTY
SHERIFF'S
DEPARTMENT**
SEWARD, NEBRASKA

Project: _____
Civil Engineer: _____
Structural Engineer: _____
M.E.P. Engineer: _____
Seal: _____
Revisions: _____

PERFORMANCE ENGINEERING DEWBERRY
4940 N. 118 St. Suite 200
Omaha, NE 68164
P: (402) 343-9360
P: (309) 282-8000



IF YOU ARE LOOKING AT AN INCOMPLETE SET OF CONTRACT DOCUMENTS (DRAWINGS & SPECIFICATIONS), YOU MAY BE MISSING PORTIONS OF THE WORK FOR WHICH YOU WILL BE RESPONSIBLE.

**PROGRESS DRAWINGS
NOT FOR CONSTRUCTION**

gga
GOLDBERG GROUP ARCHITECTS, P.C.
505 N. 30th Street, Suite B, Omaha, NE 68131
Tel: (402) 442-3300 Fax: (402) 442-3399
www.gga.com

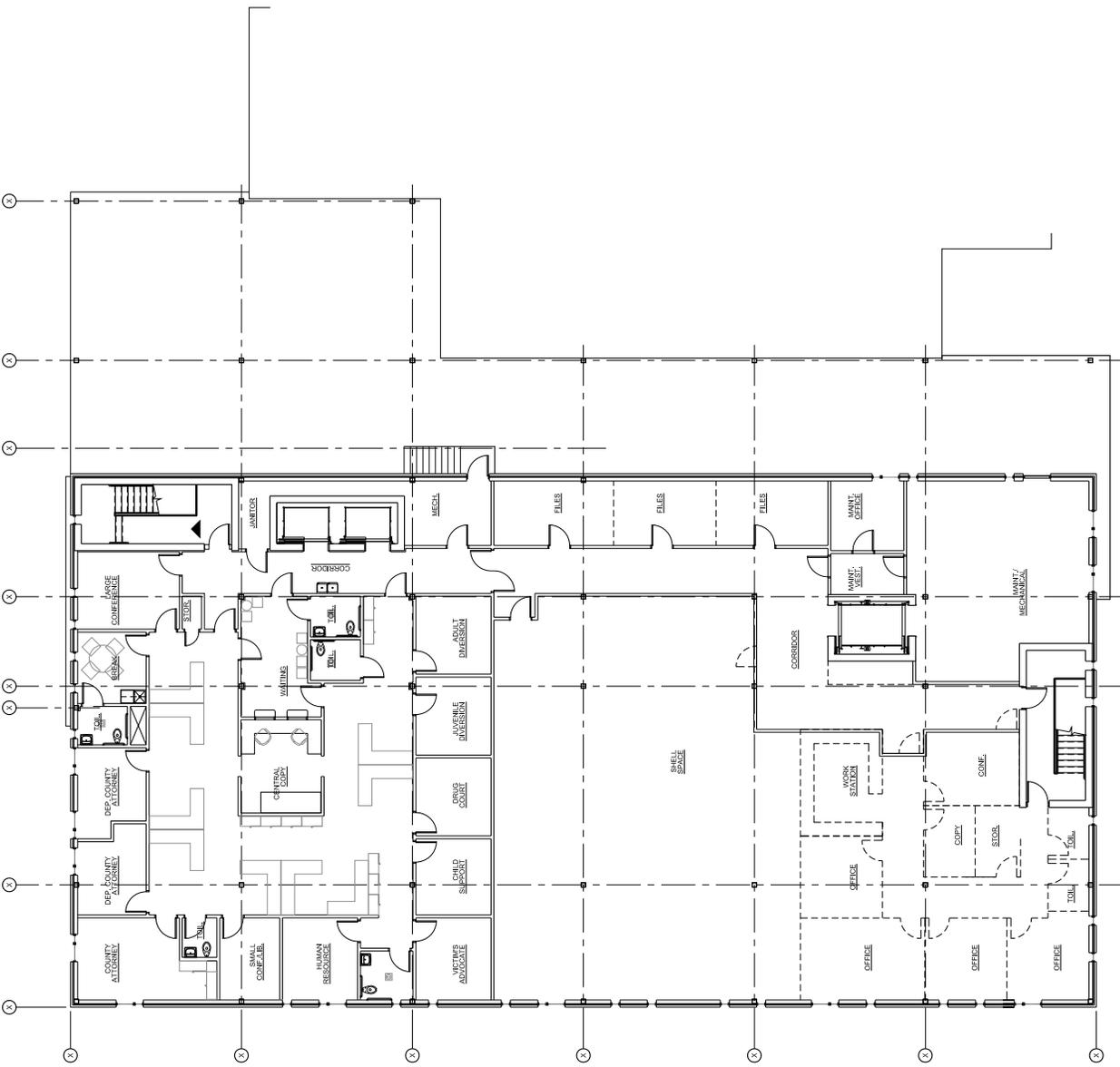
**SEWARD COUNTY
SHERIFF'S
DEPARTMENT
SEWARD, NEBRASKA**

SHEET TITLE: THIRD FLOOR PLAN
DATE: 07-07-2014
PROJECT NO: 11-005
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 07-07-2014
PROJECT NO: 11-005
DRAWN BY: JMB
CHECKED BY: JMB

Project: CIVIL Engineer: Structural Engineer: M.E.P. Engineer: Seal Revisions:

PERFORMANCE ENGINEERING DEWBERRY
4940 N. 118th St., Suite 200
Omaha, NE 68164
P: (402) 343-3960

IF YOU ARE LOOKING AT AN INCOMPLETE SET OF CONTRACT DOCUMENTS (DRAWINGS & SPECIFICATIONS), YOU MAY BE MISSING PORTIONS OF THE WORK FOR WHICH YOU WILL BE RESPONSIBLE.



**PROGRESS DRAWINGS
NOT FOR CONSTRUCTION**

A6.1
Sheet Number
855 N. 36th Street, Suite B, St. Joseph, MO 64503, 816-233-9300, fax 816-233-9898
Architecture • Planning Studies • Contract Administration • Construction Management

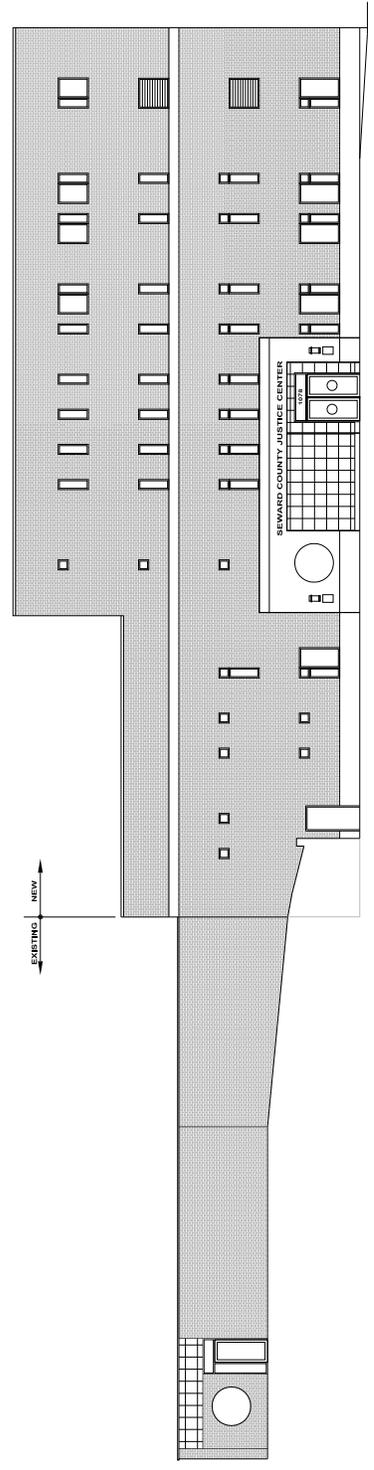
gga
GOLDBERG GROUP ARCHITECTS, P.C.

SEWARD COUNTY SHERIFF'S DEPARTMENT
SEWARD, NEBRASKA

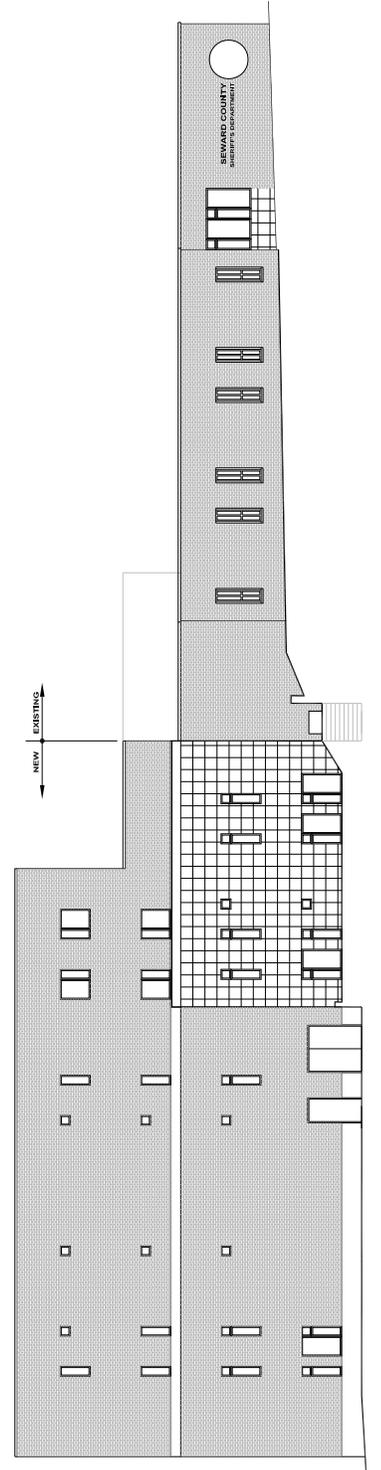
Project: Seward County Sheriff's Department
Civil Engineer: [Redacted]
Structural Engineer: [Redacted]
M.E.P. Engineer: [Redacted]
Seal: [Redacted]
Revisions: [Redacted]

PERFORMANCE ENGINEERING DEWBERRY
4940 N. 118 St. Suite 200
Omaha, NE 68164
P: (402) 343-3960

DATE: 07-07-2014
DRAWN: [Redacted]
PROJECT NO.: 11-005
MAIL: [Redacted]
WWW: [Redacted]



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

IF YOU ARE LOOKING AT AN INCOMPLETE SET OF CONTRACT DOCUMENTS (DRAWINGS & SPECIFICATIONS), YOU MAY BE MISSING PORTIONS OF THE WORK FOR WHICH YOU WILL BE RESPONSIBLE.

Seward County, NE

Activity	Corresponding Action	Duration	Start	Finish	Predecessors	Comments
1 Feasibility Study		40	02/03/14	03/28/14		
2 Schematic Design		1	03/31/14	03/31/14	1	
3 Design Development & Code Analysis		93	04/01/14	08/07/14	2	
4 <input type="checkbox"/> Construction Documents		71	08/08/14	11/14/14		
5 25% Review/Coordinate		15	08/08/14	08/28/14		
6 50% Review/Coordinate		15	08/29/14	09/18/14	5	
7 75% Review/Coordinate		15	09/19/14	10/09/14	6	
8 95% Review/Coordinate		11	10/10/14	10/24/14	7	
9 100% Complete CD's		16	10/25/14	11/14/14		
10 Permit & Code Review/DOC Review		25	11/17/14	12/19/14	9	
11 Project Bid		31	12/22/14	02/02/15	10	
12 Bid Negotiation & Award of Contract	Owner reviews & awards contract for construction	14	02/03/15	02/20/15	11	
13 Contractor to furnish insurance, bonds, schedule of values and signed contract	Owner approved contract and gives notice to proceed	5	02/23/15	02/27/15	12	
14 <input type="checkbox"/> Facility construction & training		343	03/02/15	06/22/16		
15 Construction to commence	Ground breaking ceremony	1	03/02/15	03/02/15	13	
16 Construct Facility		307	03/03/15	05/04/16	15	
17 Formal training begins/Procedures & Policies Manual Review		30	05/06/16	06/16/16	18	
18 Substantial Completion		1	05/05/16	05/05/16	16	
19 Facility tours for interested jurisdictions		15	05/06/16	05/26/16	18	
20 Public Tours		7	05/06/16	05/16/16	18	
21 Final Completion		22	05/06/16	06/06/16	18	
22 Final Completion/Low risk prisoner occupancy		5	06/07/16	06/13/16	21	
23 Open Facility/Full Occupancy		7	06/14/16	06/22/16	22	
24 30 Day post occupancy review & evaluation		20	06/23/16	07/20/16	23	
25 County Approval		7	06/23/16	07/01/16	23	

Phased Construction Costs:
Proposed Justice Center for
Seward County, NE

GOLDBERG GROUP ARCHITECTS, PC



Phase 1

Demolition	-			\$45,000.00
Courts New Construction (Shell)	15,400 sf	@	\$110 /sf	\$1,694,000.00
Jail New Construction	15,600 sf	@	\$270 /sf	\$4,212,000.00
Jail New Shelled (24bed)	1,800 sf	@	\$140 /sf	\$252,000.00
3rd Floor Construction (Shell)	6,900 sf	@	\$110 /sf	\$759,000.00
Site Utility Allowance	-			\$25,000.00
Subtotal				\$6,942,000.00
F.F.E. @ 4.5%				\$312,390.00
Soft costs @ 12%				\$870,526.80
Total				\$8,124,916.80

Phase 2

Courts New Construction (Finish)	15,400 sf	@	\$90 /sf	\$1,386,000.00
3rd Floor Construction (Finish)	4,600 sf	@	\$180 /sf	\$828,000.00
Subtotal				\$2,214,000.00
F.F.E. @ 4.5%				\$99,630.00
Soft costs @ 12%				\$277,635.60
Total				\$2,591,265.60

Phase 3

Sheriff/Public Renov	3,200 sf	@	\$160 /sf	\$512,000.00
Jail Renovation	2,050 sf	@	\$200 /sf	\$410,000.00
Site Utility Allowance	-			\$50,000.00
Subtotal				\$972,000.00
F.F.E. @ 4.5%				\$43,740.00
Soft costs @ 12%				\$121,888.80
Total				\$1,137,628.80

Total Project Costs **\$11,853,811.20**