



# **A G E N D A**

## **TECHNICAL ADVISORY COMMITTEE MEETING #3 CAPITAL IMPROVEMENTS & INFRASTRUCTURE**

**JULY 14, 2026 AT 2:00 PM**

**Board Chambers**

**981 H Street, Suite 100**

**Crescent City, CA 95531**

1. Call the meeting to order.
2. Receive an update on the Behavioral Health Continuum Infrastructure Program (BHCIP) and request approval to form a workgroup for this project.
3. Discuss repair options to the beach public access stairs located at 464 N. Pebble Beach Drive (Surfer Stairs) as requested by the Director of Maintenance and Parks.
4. Review and consider a proposal received for the development of a Facilities and Infrastructure Capital Improvement Plan and recommend the use of available designated capital improvement funds and an appropriate allocation of professional services costs with the Road/CSA/Flood Control, etc. funds subject to the Budget Team's recommendation and Board approval of the final budget.
5. Review and consider the Jail Rehab Project Workgroup's recommendation for the "justice campus" and the interim use of the Veterans Memorial Hall by the Probation Department Youth Opportunity Center during the jail rehab project and recommend Board approval.
6. Review and consider the use and improvement of the modular trailers associated with the former McCarthy School Education site on Williams Drive in order to accommodate County programs, and recommend the use of available designated capital improvement funds subject the Budget Team's recommendation and Board approval of the final budget.

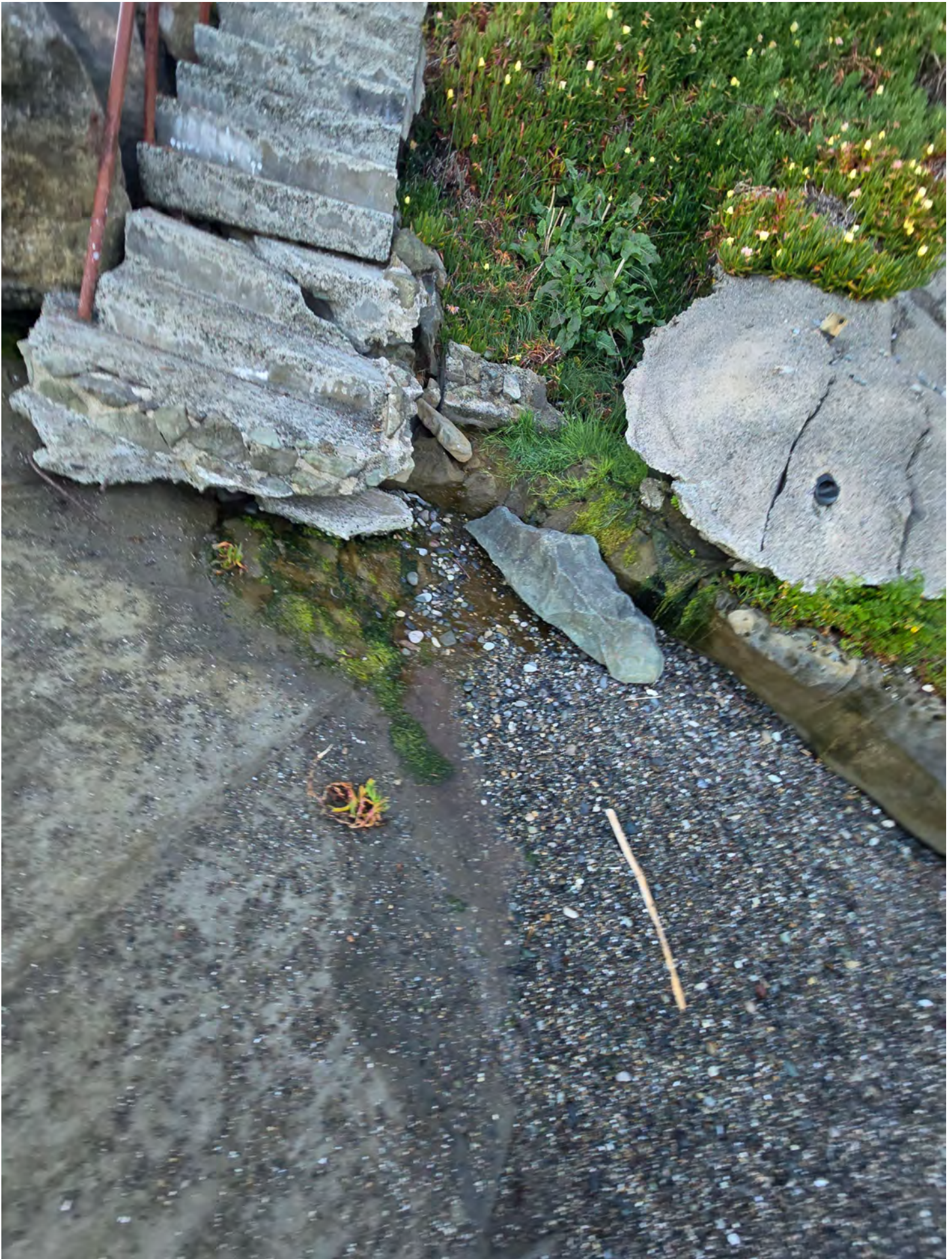






















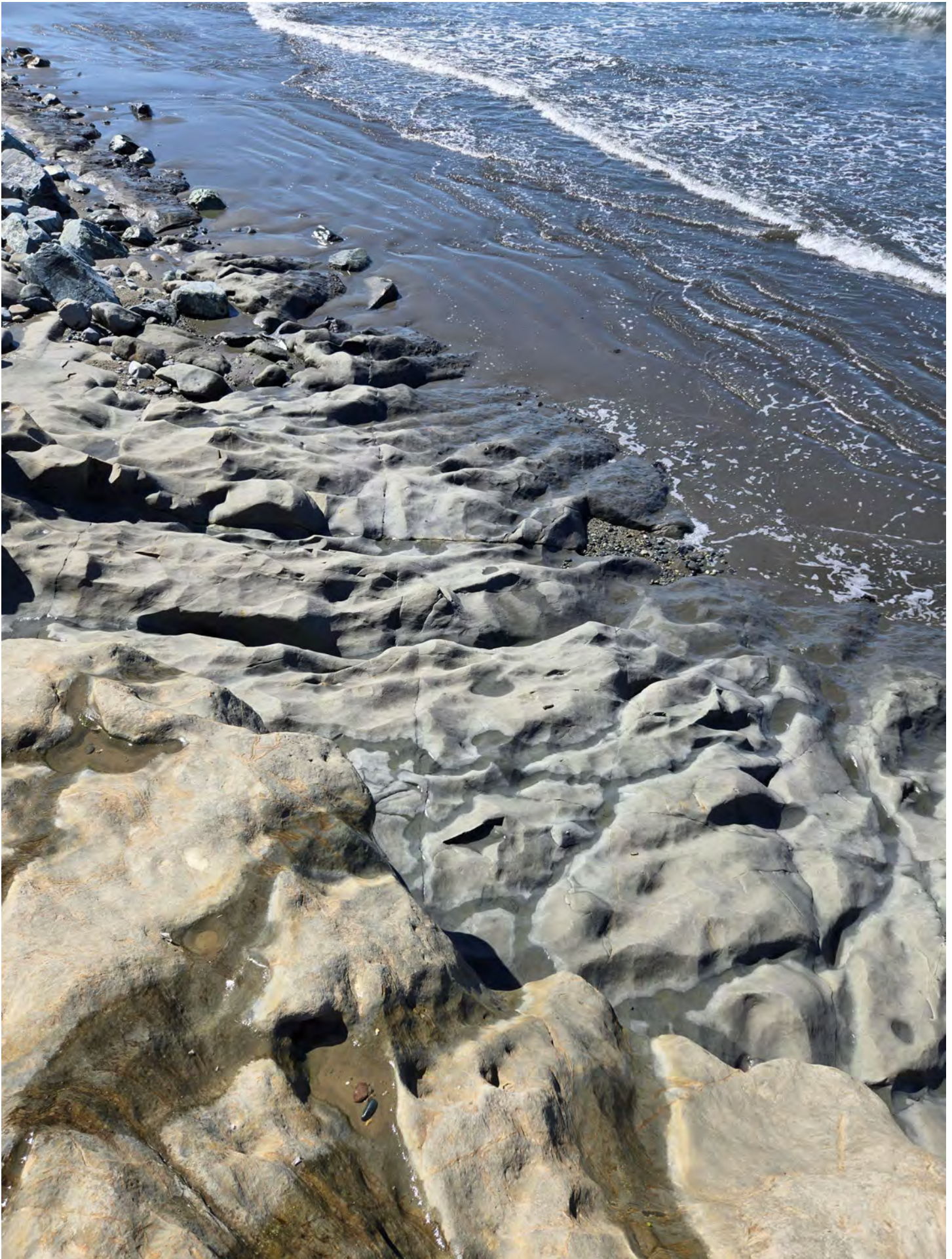




























County of Del Norte

## Professional Services for Development of the Del Norte County Facilities and Infrastructure Capital Improvement Plan

April 30, 2026 - *Revised July 2, 2026*

**PREPARED BY:**

**Consor North America, Inc.**

Point of Contact: Mike Sanchez, PE

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Rancho Cordova, 95670

P: 916.761.5278

E: [mike.sanchez@consoreng.com](mailto:mike.sanchez@consoreng.com)

**PREPARED FOR:**

**Del Norte County**

Randy Hooper

981 H Street, Suite 210

Crescent City, CA 95531

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# #4



July 2, 2026

**Randy Hooper**  
**Assistant County Administrative Officer**  
**981 H Street, Suite 210**  
**Crescent City, CA 95531**

**RE: Professional Services for Development of the Del Norte County Facilities and Infrastructure Capital Improvement Plan**

Dear Randy,

Conсор North America, Inc. (Conсор) has developed this updated proposal in response to the negotiation meeting on June 11, 2026 and to incorporate the Initial Asset Inventory that Del Norte County provided via email received on June 22, 2026.

Upon the County's review of this update, we would like to meet again and address any final scope and fee refinements to best align with the County's goals and available funding.

Thank you again for the opportunity to assist with the 5-Year CIP for Del Norte County.

Sincerely,

Conсор North America, Inc.

A handwritten signature in blue ink that reads "Michael A. Sanchez".

Mike Sanchez, PE | Project Manager  
916.761.5278 | [mike.sanchez@consoreng.com](mailto:mike.sanchez@consoreng.com)

CC: Gavin Keating, PE / Senior Engineer  
Direct: 916.883.3697 | [Gavin.Keating@consoreng.com](mailto:Gavin.Keating@consoreng.com)

Krystian Boreyko, AICP / Senior Transportation Planner  
Direct: 1.720.901.3503 | [Krystian.Boreyko@consoreng.com](mailto:Krystian.Boreyko@consoreng.com)



April 30, 2026

**Randy Hooper**  
**Assistant County Administrative Officer**  
**981 H Street, Suite 210**  
**Crescent City, CA 95531**

**RE: Professional Services for Development of the Del Norte County Facilities and Infrastructure Capital Improvement Plan**

Dear Randy,

Conсор North America, Inc. (Conсор) is pleased to submit this proposal to support Del Norte County in developing a comprehensive, policy-aligned Capital Improvement Plan (CIP). Our team brings extensive experience in capital planning, asset management, and infrastructure evaluation for public agencies across the West. We understand the importance of creating a transparent, defensible, and repeatable CIP process that aligns with Section 12.10 Capital Improvements Planning Policy and supports long-term fiscal stewardship.

Conсор will work closely with County leadership, the County Engineer, Facilities Director, and the CIP Team to establish a robust CIP framework, develop a comprehensive asset inventory, evaluate departmental project submissions, prepare a five-year capital plan, and produce an adoption-ready CIP document. Our approach emphasizes clarity, collaboration, and long-term maintainability so the County can continue to update and refine the CIP annually.

We are joined by our trusted partner Interwest Consulting Group (Interwest). With their focus on delivering practical, cost-effective solutions, Interwest specializes in civil engineering design, land development, infrastructure improvements, and construction-phase services. Interwest will be leading the building and facilities assessment component of the CIP effort.

If selected, Mike Sanchez will serve as your Conсор Project Manager. He brings more than 30 years of experience helping public agencies respond to complex infrastructure challenges. Mike is a trusted advisor to his clients and we are confident you will view him as a true partner in this effort. As Principal-in-Charge, Jason Jurrens will have ultimate responsibility for implementing Conсор's rigorous Quality Assurance and Quality Control process and will be available to Del Norte County as a resource throughout the project.

We appreciate the opportunity to partner with Del Norte County on this important effort. If you have any questions, please contact Mike at [mike.sanchez@consoreng.com](mailto:mike.sanchez@consoreng.com).

Sincerely,

Conсор North America, Inc.

A handwritten signature in blue ink that reads "Michael A. Sanchez".

Mike Sanchez, PE | Project Manager  
916.761.5278 | [mike.sanchez@consoreng.com](mailto:mike.sanchez@consoreng.com)

A handwritten signature in blue ink that reads "Jason Jurrens".

Jason Jurrens, PE | Principal-in-Charge  
628.231.8505 | [jason.jurrens@consoreng.com](mailto:jason.jurrens@consoreng.com)

## PROJECT UNDERSTANDING

Del Norte County seeks to develop its first comprehensive, centralized Capital Improvement Program (CIP) to integrate all major infrastructure systems, including water and wastewater utilities, into a unified five-year planning framework that meets the requirements of Section 12.10 Capital Improvements Planning Policy. The CIP will serve as a strategic, financial, and operational tool that guides infrastructure investment, supports long-term asset stewardship, and ensures transparent prioritization of capital needs.

Conсор understands that the County requires support in establishing a consistent CIP development process, building a comprehensive asset inventory, evaluating departmental project submissions, developing a five-year capital plan, and preparing a complete CIP document suitable for review by the Capital Improvement and Infrastructure Technical Advisory Committee (CIITAC), the Planning Commission, and the Board of Supervisors. The CIP must clearly distinguish funded, grant-dependent, and conceptual projects while addressing deferred maintenance, lifecycle needs, and long-term capital liabilities.

Our team will work collaboratively with County staff to develop a repeatable, defensible CIP framework that can be updated annually and used to support strategic decision-making, funding applications, and long-range planning.

Based on the County's funding tracking needs, Conсор can work to break down, segregate and track the scope of work tasks and deliverables to differentiate effort into overall CIP plan full project scope versus asset specific work to facilitate involvement and funding support from different County departments.

## PROJECT APPROACH

### Phase 1

#### **Task 1: Project Management & Coordination**

The Conсор project manager will be responsible for developing and implementing the Project Management Plan described in Task 2. The plan will include developing agendas for all meetings, circulating agendas no less than two business days in advance of a meeting, and providing detailed notes and action items no more than three business days following each meeting. The Conсор project manager will schedule biweekly meetings with the main point of contact for Del Norte County to discuss project status, schedule, and review upcoming activities. Conсор will provide monthly invoices and progress reports and will maintain oversight of the subconsultant scope of work.

#### **Deliverables:**

- Project Management Plan
- Meeting agendas, notes, and relevant supporting documents
- Monthly progress reports and invoices

#### **Task 2: Project Initiation and CIP Framework Development**

A successful effort will require a structured and rigorous project management process for adhering to the schedule and meeting all County policy requirements set in Section 12.10 of Del Norte County's Administrative

Manual. The Consor project manager will coordinate with the County to schedule a kickoff meeting where County staff will have an opportunity to meet the consultant team. The kickoff meeting will serve as a project chartering session where Consor presents a detailed overview of the Section 12.10 requirements and provides a roadmap for developing a CIP program that meets all requirements. The Consor project manager will present the Project Management Plan, which will include a schedule highlighting key milestones, anticipated data needs, and a set of roles and responsibilities.

Following the kickoff meeting, Consor will set up individual meetings with each department involved in the capital planning process to determine needs and current lifecycle planning processes for their assets. We have identified subject matter experts to lead each asset grouping under the County's jurisdiction (e.g., roads, bridges, buildings) and that individual will coordinate with the Consor project manager to schedule the meetings and facilitate the conversations. During the departmental meetings, Consor will learn the status of each department's asset inventory, the extent to which existing inventories reflect asset condition, and to understand what types of capital investments departments feel are needed. Following the meetings, Consor will provide a synthesized summary of key takeaways and findings that will guide the CIP program development.

To initiate the process of formally collecting CIP project candidates, Consor will assemble the framework for project intake and for the CIP itself. We will provide an Excel-based project intake template that Del Norte County departments can utilize to submit CIP requests. The template will be user-friendly and intuitive while capturing detailed information on project attributes like infrastructure type, level of project readiness, estimated cost, and timeline for project development and implementation. The intake form will include a companion questionnaire for departments to submit additional details like a project justification and statement of community need. We will workshop the intake template with staff prior to finalizing and circulating it with County departments for the project intake activities described in Task 4.

For the CIP itself, Consor will document best practices from up to three peer agencies on best practices in content to include in a CIP and provide a suggested final CIP outline for Del Norte County in a memorandum format.

### **Deliverables:**

- Materials for project chartering session
- Key takeaways summary from department meetings
- Project intake template
- CIP framework memorandum

## Phase 2

### Task 3: Asset Inventory Development and Lifecycle Planning

#### Comprehensive Asset Inventory

Del Norte County has provided the following table as the Initial Facility Inventory:

Asset Category	Principal Facility/System	Location
Administration	Flynn Administrative Center	981 H Street, Crescent City, CA 95531
Administration	Manual Arts Building	9th and I Street, Crescent City, CA 95531
Administration	Road Yard	500 E. Cooper Avenue, Crescent City, CA 95531
Administration	Agriculture Commissioner's Office	236 Williams Drive, Crescent City, CA 95531
Community Facilities	Veterans Memorial Hall	810 H Street, Crescent City, CA 95531
Community Facilities	UC Cooperative/4-H Building	586 G Street, Crescent City, CA 95531
Community Facilities	Animal Shelter	2650 W. Washington Blvd., Crescent City, CA 95531
Parks	Florence Keller Memorial Park	3400 Cunningham Lane, Crescent City, CA 95531
Parks	Ruby Van Deventer County Park	Highway 197 (located abt 2.5 miles south of the Hwy 101 and 4 miles north of the Hwy 199 juncture)
Parks	Clifford Kamph Memorial Park	15100 US Highway 101 N, Smith River, CA 95567
Public Safety	Sheriff's Office/Jail Campus	650 Fifth Street, Crescent City, CA 95531
Public Safety	Juvenile Hall/Youth Opportunity Center	1115 Williams Drive, Crescent City, CA 95531
Recreation	Pyke Field Sports Complex	1005 H Street, Crescent City, CA 95531
Recreation	Recreation Gymnasium	1005 H Street, Crescent City, CA 95531

Asset Category	Number	Principal Facility/System
ROAD	01C0017	JORDAN CREEK
ROAD	01C0008	GILBERT CREEK
ROAD	01C0001	HOPPOW CREEK
ROAD	01C0037	SOUTH FORK SMITH RIVER
ROAD	01C0033	WEST FORK PATRICKS CREEK
ROAD	01C0043	SOUTH FORK SMITH RIVER
ROAD	01C0044	HURDYGURDY CREEK
ROAD	01C0041	ROCK CREEK
ROAD	01C0042	BOULDER CREEK
ROAD	01C0038	SOUTH FORK SMITH RIVER
ROAD	01C0034	SHELLY CREEK
ROAD	01C0036	NORTH FORK SMITH RIVER

ROAD	01C0039	CLARKS CREEK
ROAD	01C0018	ELK CREEK
ROAD	01C0022	SHEEP PEN CREEK
ROAD	01C0020	SALT CREEK
ROAD	01C0011	HUNTER CREEK
ROAD	01C0006	MIDDLE FORK SMITH RIVER (South Fork)
ROAD	01C0010	MIDDLE FORK SMITH RIVER (Gasquet Flat)
ROAD	01C0002	HOPPOW CREEK
ROAD	01C0032	EIGHTEEN MILE CREEK
ROAD	7 others	
ROAD	SB1 2027 Road Rehabs	Filkins Tract, Berstch Tract, Pebble Beach, Fort Dick and Smith River Area
ROAD	SB1 2027 Road Rehabs	PJ Murphy Memorial Dr. Rehabilitation
ROAD	SB1 2028 Road Rehabs	Roads
ROAD	SB1 2029 Road Rehabs	Roads
ROAD	SB1 2030 Road Rehabs	Roads
CSA		AD1 (BOV) sewerline repairs
CSA		AD2 (Northcrest) Sewerline evaluation
CSA		AD2 (Northcrest) sewerline repairs
CSA		Roy Lift Station
CSA		Generators for 10 other lift stations
Engineering		West Park Properties Waterline replacement
Flood Control W-1		Meadowbrook watersystem

This initial inventory will be used as the basis to inform the level of effort and focus areas to be included on the intake forms, assessments, and the various sub-tasks described below. Consor will work with the County to add to and refine the asset inventory to other County facilities or other critical assets with the goal of including asset attributes the County needs to track in order to inform lifecycle planning. Consor's plan is to establish a data-driven framework to support informed decision-making, prioritization of capital investments, and long-term stewardship of County assets and facilities.

## Condition Assessment Methodology

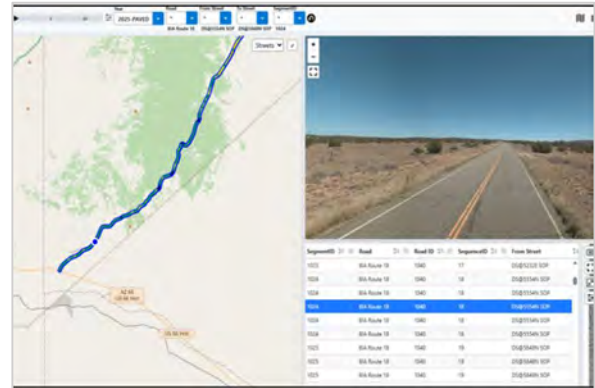
Conсор will develop asset-specific condition assessment methodologies and lifecycle replacement schedules using industry standards such as PCI, FCI, and structural sufficiency ratings. These methodologies will identify rehabilitation, replacement, compliance, and resilience projects and provide a workflow for developing planning-level scopes and cost estimates. The effort will include the development of a centralized and validated asset inventory encompassing facilities and infrastructure systems. Assets will be evaluated based on condition, criticality, safety considerations, and remaining useful life (RUL). This information will be used to develop lifecycle profiles and identify current and future maintenance, rehabilitation, and replacement needs. The intent will be for Conсор staff to stand up a condition assessment program and perform testing prior to handing off the program to staff.

## Deferred Maintenance and Capital Replacement Needs

Conсор will identify deferred maintenance backlogs, major replacement cycles, and long-term capital liabilities. A lifecycle maintenance and replacement plan will be prepared to support proactive asset management. The plan will define recommended maintenance strategies, renewal cycles, and capital replacement timing, with a focus on minimizing risk, optimizing performance, and extending asset service life. The development of the plan will incorporate applicable industry standards, including ASTM International guidelines such as ASTM E2018 for property condition assessments, along with established asset management best practices. Methodologies will align with recognized frameworks for condition assessment, lifecycle costing, and risk-based prioritization.

## Deliverables:

- Confirmation and refinements to County provided asset inventory
- Condition assessment methodology
- Lifecycle replacement schedules



**Relevant Experience:** We have developed utility asset inventories for agencies with varying data completeness, establishing defensible assumptions and updateable tools. Multiple Master Planning projects throughout the West. Most recently, Conсор has led an asset management plan for the Hualapai Tribe in Arizona, which involved collecting data on roadway surface quality throughout a remote area of over 1,100 square miles.

## Task 4: Departmental Project Intake and Technical Scoping

### Project Intake Support

Conсор will assist the County CIP Team in distributing the project intake form, collecting submissions, and reviewing departmental project requests. For the initial call for projects, Conсор staff will take the lead on coordinating with departments and standardizing an intake process that aligns with existing procedures. The intake procedure could take on a variety of formats from an email based solution to a web-based portal where departments can upload completed versions of the project intake form. Conсор will coordinate with County staff to determine a protocol that is the most user-friendly interface for the departments and will deploy testing rounds to confirm the proposed system functions seamlessly prior to rollout. Conсор staff will also be available to provide technical assistance to county staff seeking to submit project requests during the initial round of intake.

Each project submitted via the template will be collected in a centralized repository and screened on an annual basis. Conсор will develop an evaluation and prioritization tool the County can use during the annual screening. To facilitate ease of project evaluation, the tool will be an assessment form that aligns with the CIP intake form and companion questionnaire. Staff evaluating candidate projects will review each component of the submission and score the various components based on the extent to which the proposed project will meet the overall CIP criteria, including:

- Regulatory and legal mandates
- Health and safety urgency
- Asset preservation and operational efficiency
- Strategic alignment
- External funding leverage
- Interdepartmental or community impact
- Community demand
- Funding readiness

**Directions:** Use the grid below to compare objectives one to another. For each box, ask the question "Which of these two objectives is most important to me?" Circle the most important of the two. When completed, there should be one circle in each one of the squares.

		1		Add value				
1	2	2		Add value				
1	2	3	3	3		Add value		
1	2	3	4	4	4		Add value	
1	2	3	4	5	5	5	5	
						5		Add value

Each candidate project will receive a final score, indicating its rank. The ranking system will allow staff to develop prioritized project lists by department. Recognizing the evaluation and prioritization tool will be utilized for decision making, Conсор will conduct a mock CIP intake and project evaluation exercise to confirm whether the draft tool is effective. Any criteria adjustments, weighted scores, or other modifications for improving usefulness will be incorporated prior to finalizing the resources.

**Relevant Experience:** Shown here is Paired Comparison Objective Weighting Tool: one tool of many that can be used to support determining values upon which projects could be ranked. Conсор recently used it to determine project priorities within City and County of Denver's River North Portfolio, a \$250 million program.

### Project Refinement

Following intake, Conсор will refine project descriptions, scopes, schedules, and implementation assumptions. To streamline refinements, Conсор will perform a consolidated round of review on project submissions and return

document mark-ups to departments for a round of revisions. Once revisions are completed, Consor will convene a panel of County and consultant team staff to score the projects using the County's criteria. Evaluation will include screening for sustainability, energy efficiency, and resilience considerations of each project.

Project scores will then be used to inform prioritization and phasing in Task 5.

### **Cost Estimation**

Consor will develop order-of-magnitude cost estimates using industry-standard methods. Consor has developed locally tailored cost models for agency partners using recent bid results on a variety of project types. Our team will develop a replicable Excel-based tool and train staff in how to utilize the tool to generate cost estimates. The tool will be easy to update so that unit costs can be modified and additional components can be added as the Del Norte County CIP evolves.

### **Funding Source Support to County**

To support capital planning, Consor will provide limited support (up to 16 hours of Consor staff time) to provide general funding identification of critical infrastructure elements and support the County's current grant efforts of potential local, state, federal funding sources for CIP implementation.

### **Intergovernmental Coordination Opportunities**

Consor will identify opportunities for coordination with Tribes, special districts, and regional agencies. There may be instances where entering intergovernmental agreements on project delivery may hasten the implementation timeline on initiatives that will benefit the County while also reducing the local cost burden. Consor will support the County in convening a multijurisdictional stakeholder meeting to discuss any projects that can be collaboratively delivered. Early identification of potential partnerships will prepare the County to document collaboration opportunities in the CIP and advance partnerships during project planning.

### **Deliverables:**

- Project evaluation and prioritization
- Refined project list
- Cost estimates
- Funding toolbox
- Intergovernmental partnership opportunities list

## Phase 3

### **Task 5: Five-Year Capital Planning and Financial Modeling**

#### **Capital Planning Model**

Using the cost estimates developed in Task 4, Consor will develop a five-year capital planning model integrating project scoring, prioritization, and funding constraints. The five-year capital plan will take into account project implementation schedules so that capital needs can be allocated over the five years appropriately. For example, if a roadway improvement project is anticipated to have a three-year schedule, developing plans, specifications, and estimates can be weighed in the initial year while the cost of finalizing construction documents and initiating construction can be allocated later in the project timeline. This enables the County to not just identify total capital needs over five-year terms but to also obtain a refined yearly estimate to inform the County budgeting process.

The capital planning process will take into account anticipated revenue, including assumptions for revenue to be generated through grant awards, so that a fiscally constrained list of priority projects can be identified. Remaining unfunded initiatives will be categorized separately to highlight specific areas where the County faces a funding gap. In addition, we will integrate the results of the asset condition assessment to determine liabilities associated with deferred maintenance. Taken together, the unfunded projects and deferred maintenance costs will provide the County with a clear sense of capital needs for fully implementing the CIP.

#### **Phasing and Prioritization Strategies**

Consor will develop a prioritization scheme for the CIP that factors both the level of need for advancing new projects as well as maintenance initiatives for bringing all existing assets into a state of good repair. The project scores assigned as part of the Task 4 refinement effort will be used to perform the initial prioritization. Consor will then hold a workshop with departmental representatives from the County to assess whether the prioritization aligns with needs or if adjustments are needed.

Once the prioritization order has been determined, Consor will establish preliminary phasing of planning, design, and implementation for new projects as well as phasing for maintenance activities. Project categorization will be a supporting element of phasing. Consor will categorize projects as funded, grant-dependent, or conceptual. Funded projects will be shown as nearer term whereas conceptual projects are likely to be longer term initiatives. Phasing assumptions will be vetted with department staff prior to being finalized.

The final set of prioritized and phased CIP projects will be delivered in a dynamic, Excel-based matrix that will be easy to modify and update as CIP implementation moves forward.

Project ID	Project Name	Combined Score (Highest)	Begin Mile Marker	End Mile Marker	Recommended Improvement (s)	Safety and Operational Concerns to Mitigate	Notes/ Considerations	Project Cost (Design + Construction)
A	Bayou Gulch NB Lane Modifications	158	53.86	53.86	Change NB RT lane into a thru lane	Limit merging required	Need to modify pedestrian refuge island and signal in NE corner	\$540,000
B	Bayou Gulch SB Turn Lane Modifications	153	53.86	53.86	Extend SB turn lane	Need more storage for SB lefts on SH 83	Recommendation came from school meeting; see if recommendations stands after signal timing modifications to be done; Need to modify median and concrete pavement; also replace delineators	\$510,000
C	Hidden Mesa Improvements	151	52.07	52.07	Add turn lanes Add accel/decel lanes Widen shoulders Add rumble strips	Improve access to and from Hidden Mesa Open Space	Douglas County priority Coordinate with Lost Lake Drive improvements and shoulder widening 51.5 to 53.5	\$1,980,000
D	Lost Lake Drive Improvements	146	51.95	51.95	Add turn lanes Add accel/decel lanes Widen shoulders Add rumble strips	Lost Lake Drive Prevent near misses Reduce or prevent dangerous/illegal pass Improve SB left turns	Douglas County priority Coordinate with Hidden Mesa Open Space improvements and shoulder widening 51.5 to 53.5	\$1,750,000
E	North Shoulder Improvements	197	51.50	53.50	Widen shoulders	Prevent run off the road crashes Reduce roadside hazards Increase cyclist safety	Both sides of SH 83 (177) Instead of emergency pullouts (197) Instead of turn lanes at Kelty Trail (162)	\$4,940,000

Shown above: An example of a prioritization table prepared by CDOT provided in an excel format that can be organized by key features such as region, corridor, cost, etc.

**Relevant Experience:** We have produced grant-ready multi-year utility CIPs supporting budgeting and long-term stewardship, most recently for the City of Hillsboro, OR.

### Deliverables:

- Five-year capital planning model
- Funding and revenue integration summary
- Prioritization scenarios
- Project categorization matrix

## Task 6: Draft Capital Improvement Plan Document

Consort will prepare a complete draft CIP document including:

- Executive Summary
- Overview of the Capital Improvements Planning Policy and process
- Strategic alignment narrative
- Asset inventory summary
- Five-year capital program tables
- Project detail sheets (assume sheets for 30-50 projects)
- Funding strategy
- Deferred maintenance analysis
- Implementation procedures and annual update framework

The document will be formatted for CIITAC review, Planning Commission General Plan consistency review, and Board of Supervisors adoption.

**Relevant Experience:** Melissa Rosas served on the Denver Public Schools Bond Oversight Committee for six years, where she supported administration of close to \$1 billion in public financing for capital improvements at a network of approximately 300 schools.

### Deliverables:

- Draft CIP document
- Final adoption-ready CIP document

## Task 7: Meeting Support and Presentation

Consort will participate in workshops with the CIP Team and present at meetings of CIITAC, the Planning Commission, and the Board of Supervisors. Consort will prepare presentation materials, graphics, and summary slides and incorporate revisions based on County feedback. We assume Consort will develop a boilerplate CIP presentation and then tailor the presentation for up to three different groups.

### Deliverables:

- Presentation materials
- Meeting participation and facilitation
- Revised materials based on County direction

## Schedule

Task	2026			2027							Key Deliverables	
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul-Aug		
1. Project Management & Coordination	[Green bar spanning Oct 2026 to Aug 2027]										Project Management Plan; Monthly Reports; Meeting Materials	
2. CIP Framework Development	[Green bar spanning Oct, Nov, Dec 2026]											Kickoff Meeting; Policy Alignment Matrix; Intake Templates; CIP Framework
3. Asset Inventory & Lifecycle Planning		[Green bar spanning Nov, Dec 2026 and Jan 2027]										Asset Inventory; Condition Methodology; Lifecycle Schedules; Digital Tool
4. Project Intake & Technical Scoping	[Green bar spanning Oct 2026 to Feb 2027]											Prioritization Tool; Refined Project List; Cost Estimates; Funding Toolbox
5. Five-Year Capital Planning & Modeling				[Green bar spanning Jan, Feb, Mar 2027]								Capital Planning Model; Prioritization Scenarios; Project Categorization
6. Draft CIP Document						[Green bar spanning Mar, Apr, May, Jun 2027]					Draft CIP; CAO-Ready CIP; Final CIP	
7. Meetings & Presentations				[Green bar spanning Jan, Feb, Mar, Apr, May, Jun, Jul, Aug 2027]								CIITAC, Planning Commission, and Board Presentations

# Del Norte County CIP Fee Estimate

		Conсор								Interwest	TOTAL HOURS	TOTAL FEE	
		Classification/Rate								Classification/ Rate			
		Jason Jurrens - Principal Engineer \$360	Mike Sanchez - Project Manager \$335	Krystian Boreyko - Senior Transportation Planner \$240	Brent Harrison - Professional Engineer \$235	Gavin Keating - Senior Engineer \$315	Mark Forest - Technical Practice Manager (Water) \$360	Linda Scroggs - Principal Engineer \$335	Engineering Designer \$165	Sean Mann - Senior Engineer \$220			
TASK DESCRIPTION													
Phase 1	<b>TASK 1: PROJECT MANAGEMENT &amp; COORDINATION</b>												
			2	2	2	2		2		2	12	\$ 3,360	
		2	24	8	4	4	4	4			50	\$ 15,660	
	<b>TASK 1 TOTALS (HOURS)</b>		<b>2</b>	<b>26</b>	<b>10</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>62</b>	<b>\$ 19,020</b>
	<b>TASK 2: PROJECT INITIATION AND CIP FRAMEWORK DEVELOPMENT</b>												
		2	2	4		8		2	8		26	\$ 6,860	
			2	4	8	8	1	1			24	\$ 6,725	
		2	4	2	8	2	8			26	\$ 8,020		
<b>TASK 2 TOTALS (HOURS)</b>		<b>2</b>	<b>6</b>	<b>12</b>	<b>10</b>	<b>24</b>	<b>3</b>	<b>11</b>	<b>8</b>	<b>0</b>	<b>76</b>	<b>\$ 21,605</b>	
Phase 2	<b>TASK 3: ASSET INVENTORY DEVELOPMENT AND LIFECYCLE PLANNING</b>												
			2	8		8	2	2		8	30	\$ 8,260	
			2	12	2	8	2	2	24	60	112	\$ 25,090	
			2	12	2	8	2	2	24	40	92	\$ 20,690	
	<b>TASK 3 TOTALS (HOURS)</b>		<b>0</b>	<b>6</b>	<b>32</b>	<b>4</b>	<b>24</b>	<b>6</b>	<b>6</b>	<b>48</b>	<b>108</b>	<b>234</b>	<b>\$ 54,040</b>
	<b>TASK 4: DEPARTMENTAL PROJECT INTAKE AND TECHNICAL SCOPING</b>												
		2	2	8		16	2	2	8	16	56	\$ 14,580	
		2	4		8	2	2	12	16	46	\$ 11,040		
		2	8		2	2	2			16	\$ 4,610		
		2	8							10	\$ 2,590		
<b>TASK 4 TOTALS (HOURS)</b>		<b>2</b>	<b>8</b>	<b>28</b>	<b>0</b>	<b>26</b>	<b>6</b>	<b>6</b>	<b>20</b>	<b>32</b>	<b>128</b>	<b>\$ 32,820</b>	
Phase 3	<b>TASK 5: FIVE-YEAR CAPITAL PLANNING AND FINANCIAL MODELING</b>												
			8	16		16	2	2	12	16	72	\$ 18,450	
	<b>TASK 5 TOTALS (HOURS)</b>		<b>0</b>	<b>8</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>2</b>	<b>2</b>	<b>12</b>	<b>16</b>	<b>72</b>	<b>\$ 18,450</b>
	<b>TASK 6: DRAFT CAPITAL IMPROVEMENT PLAN DOCUMENT</b>												
			8	16		20	4	20	32		100	\$ 26,240	
			8	12		16	4	16	32		88	\$ 22,680	
			8	8		8	2	8	20		54	\$ 13,820	
		4	8		2	2	2	20		38	\$ 8,580		
<b>TASK 6 TOTALS (HOURS)</b>		<b>0</b>	<b>28</b>	<b>44</b>	<b>0</b>	<b>46</b>	<b>12</b>	<b>46</b>	<b>104</b>	<b>0</b>	<b>280</b>	<b>\$ 71,320</b>	
<b>TASK 7: MEETING SUPPORT AND PRESENTATION</b>													
		16	20		20				16	72	\$ 19,980		
		8	8						8	24	\$ 6,360		
<b>TASK 7 TOTALS (HOURS)</b>		<b>0</b>	<b>24</b>	<b>28</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>96</b>	<b>\$ 26,340</b>	
<b>LABOR TOTALS</b>		<b>6</b>	<b>106</b>	<b>170</b>	<b>20</b>	<b>162</b>	<b>33</b>	<b>77</b>	<b>192</b>	<b>182</b>	<b>948</b>	<b>\$ 243,595</b>	
<b>EXPENSES</b>													
										Mileage	\$ 2,500		
										Travel	\$ 3,000		
										Other (Materials)	\$ 500		
										Total Expenses	\$ 6,000		
<b>TOTAL FEE ESTIMATE</b>											<b>\$249,595</b>		

# PROPOSAL FOR BOARD TECHNICAL ADVISORY COMMITTEE

## Relocation of Youth Opportunity Center (YOC) Programming to Veterans Memorial Hall

*Prepared by: Del Norte County Probation Department | Date: June 29, 2026*

### 1. Purpose

Probation requests authorization to use designated space within Veterans Memorial Hall (810 H Street, Crescent City) as a temporary base of operations for Reentry Services during the County jail remodel project. This space will support consistent, stable programming for Youth Opportunity Center (YOC) participants and their families, eliminating an ongoing need to transport/store and reset program equipment, materials, and supplies for each session.

This proposal is brought before the Board Technical Advisory Committee to identify space, scheduling, and use-agreement considerations prior to formal Board action.

### 2. Requested Space and Use

Based on a tour of County facilities, Veterans Memorial Hall was identified as the best fit for regular YOC operations. Probation requests the following:

#### 2.1 Primary Space (dedicated / consistent use)

Space	Location	Proposed Use	Basis in Floor Plan
Large upstairs room (north/northwest portion of second floor)	Second floor	Primary YOC program room: rec/gaming, art & crafts, group meetings with kids and families, movie nights	Not shown on the “Upstairs, Veterans Memorial Hall” drawing; between the “Storage” and “Office” space
Small office (second floor)	Second floor	Office/file space for Reentry Services staff	The central office is shown on the upstairs drawing

**Requested basis:** exclusive, consistent scheduling for the duration of the jail remodel project, so Probation can maintain a stable base of operations rather than a rotating or shared schedule.

#### 2.2 Secondary Space (scheduled per County listing practices)

Space	Location	Proposed Use	Basis in Floor Plan
Kitchen and adjoining Dining Room	First floor	Culinary programming and family engagement nights	Labeled “Kitchen” and “Dining Room” on first-floor drawing
Large hall (main floor / stage area)	First floor	Officer training sessions	Open hall area; per Section 5 of the 1985 agreement this area is “available to veterans and others on such days and at such time as may be arranged with County”

**Requested basis:** scheduled use, booked in advance through whatever facility-scheduling/listing process the County and VFW adopt, rather than dedicated or exclusive use.

### 2.3 Anticipated Schedule

YOC programming is concentrated in the late afternoon and early evening, generally Monday, Thursday, and Friday, with some holiday and special-event family engagement activities. A representative weekly pattern:

Program / Activity	Frequency	Participants	Space Requested
Culinary	Weekly — Mon / Fri	5–10	Kitchen (commercial)
Rec Space	Weekly — Thu / Fri	10–15	Upstairs program room
Outdoor Rec	Weekly — Fri	10–15	Grounds (no Hall space)
Garden	Weekly	10–15	Grounds (no Hall space)
Art / Crafts	Weekly — Fri	10–15	Upstairs program room
Gaming	Weekly — Thu	10–15	Upstairs program room
Movie Nights	Weekly — Fri	10–15	Upstairs program room
Family Engagement	Holidays / special events	25–30	Dining Room / Kitchen
Probation Staff Training	1–2x / month — Fri	15–30	Large hall (mat space)

### 2.4 Tertiary Space (scheduled per County listing practices)

Although not anticipated as a problem, it should be noted that Probation will continue to use other facilities, such as the Recreation gymnasium, golf simulator, etc., for specific YOC events and programs. This use will continue to be on a scheduled basis, booked in advance through the facility-scheduling/listing process that the County and each facility use, rather than dedicated or exclusive use.

## 3. Issues Under the Current Agreement (July 22, 1985)

The existing “Use of Veterans Memorial Hall by Veteran Organizations” agreement between the County and the United Veterans Council (Council) predates this request by four decades and does not contemplate Probation/YOC use. Probation identified the following issues that the Board Technical Advisory Committee should be aware of:

- 1. No clear provision for County department use.** The agreement governs use by “veterans associations” (Section 2) and by the Del Norte Senior Center (Section 5). It does not specifically address use of the Hall by a County department such as Probation, so there is no articulated mechanism authorizing or scheduling YOC programming in the building, although current practice allows use by County departments through scheduling.
- 2. Priority of veterans’ associations.** Section 4 allows the County to permit “other uses not inconsistent with the use of HALL by such veterans’ associations” only “to the extent the HALL is not fully utilized by veterans’ associations.” Any YOC use would be junior to

veterans' use and would need to be expressly reconciled with this priority, particularly for the upstairs room and scheduling for the large hall.

3. **Charges for non-veteran use.** Section 3 states that uses other than by veterans' associations (Section 2) "may be subject to a charge as determined from time to time by COUNTY's Board of Supervisors," with the Council (VFW) to be consulted before any fee schedule is adopted. The Board Technical Advisory Committee should clarify whether Probation's use of the Hall, as one County department using a County-owned building, will be charged, and if so, on what basis.
4. **Designated-space drawings are outdated.** Section 5 and the attached 1985 drawings designate specific areas for veterans' use and Senior Center use (e.g., the "Lounge for Veterans Service Officer," the upstairs offices, and the upstairs storage room). The drawings do not show or anticipate Probation/YOC occupancy of the upstairs program room or office, and would need to be updated or supplemented to reflect a third designated user and/or broader County usage of the facility.

## 4. Recommended Modifications to the Agreement

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Staff recommends the Committee consider the following updates:

- **Update the Section 5 floor-plan exhibit** to show the upstairs program room and office as County (Probation/YOC) space, consistent with how the existing exhibit designates veteran and Senior Center areas.
- **Revisit and specify maintenance responsibility** for the county-designated and veteran-designated space.
- **Reconcile the use-priority clause** of specific spaces within the Hall and by describing what happens if a future veterans' association conflicts with County use.

## 5. Additional Considerations for the Committee

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- Define Probation's term of use as coextensive with the County jail remodel project, with a defined end date or review point, and a process for extension if the remodel timeline shifts.
- Clarify/revise scheduling process and priorities for all parties: If Probation programming and veterans' activities ever overlap or are jointly scheduled, this is needed so it does not unintentionally cause conflicting use or restrict YOC's standing to use the designated space directly.
- Clarify fees and utility reimbursement applicable to Probation, recognizing this is one County department using County-owned space rather than an outside organization.
- Coordinate early with the VFW (Council), since Section 1 of the current agreement requires any amendment to be made jointly in writing.
- Identify facility upgrades needed to conduct regular youth programming effectively in the identified spaces, particularly modifications and/or upgrades to the kitchen and kitchen storage facilities.

## 6. Requested Action

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Staff requests that the Board Technical Advisory Committee:

1. Review and discuss this proposal, including the identified issues with the 1985 agreement;
2. Direct staff to coordinate with the VFW (United Veterans Council) on proposed amendment language; and
3. Forward a recommended amended agreement, together with a recommendation to authorize the use of the Hall by the Probation Department as proposed here, to the Board of Supervisors for formal consideration.

A handwritten signature in black ink, appearing to read "David Ryan". The signature is fluid and cursive, with a large initial "D" and "R".



# Del Norte County Justice Center Project Budget Worksheet



NMR # 25-6576

May 22, 2026

No.		Probation		5th & G: Justice Center				
		5,670 s.f.		#1 Lease	#2 Modulares	#3 Site Built	#4 - Probation Only	#5 - Probation & DA
		6,300 s.f.						
DA w/ YOC		10,000 s.f.						
	<b>New Building Construction</b>		\$650			\$6,500,000		
	<b>Modular Construction</b>		\$200		\$2,000,000		\$1,134,000	\$2,394,000
	<b>Delivery / Set-up / foundation</b>		\$150		\$1,500,000		\$850,500	\$1,795,500
	<b>Lease for 2 Years</b>	24	\$2	\$480,000				
	<b>Lease Building Set-up</b>		\$30	\$300,000				
<b>B</b>	<b>Building Cost</b>			<b>\$780,000</b>	<b>\$3,500,000</b>	<b>\$6,500,000</b>	<b>\$1,984,500</b>	<b>\$4,189,500</b>
<b>S</b>	<b>Site Costs</b>	28,800	\$50	<b>\$1,440,000</b>	<b>\$1,440,000</b>	<b>\$1,440,000</b>	<b>\$1,440,000</b>	<b>\$1,440,000</b>
<b>R</b>	<b>Remodel for Next Use</b>	700	\$250		\$175,000	\$175,000	\$175,000	\$175,000
<b>SUB-TOTAL (Construction Cost)</b>				<b>\$2,220,000</b>	<b>\$5,115,000</b>	<b>\$8,115,000</b>	<b>\$3,599,500</b>	<b>\$5,804,500</b>
Contingency		20%		\$444,000	\$1,023,000	\$1,623,000	\$719,900	\$1,160,900
Soft Costs		20%		\$444,000	\$1,023,000	\$1,623,000	\$719,900	\$1,160,900
<b>TOTAL BUDGET</b>				<b>\$3,108,000</b>	<b>\$7,161,000</b>	<b>\$11,361,000</b>	<b>\$5,039,300</b>	<b>\$8,126,300</b>





# Del Norte County

## Jail Remodel

### Project Budget Worksheet



NMR Project # 24-6555

May 8, 2026

#### Design Criteria:

Complete Remodel of the following area in the Del Norte County Jail

Dorms A, B & C combined into two new dorms (A & B) with one shared dayroom

Mental Health area

Visitation

Intake

Medical

Modifications to Dorm E to provide access for the rest of the facility to the remodeled Recreation Yard

Modification to existing Recreation Yard to property storage and exit corridors.

Security Electronics Upgrades

#### Basic Building Construction Costs

**\$8,156,935**

1 Escalation	5%	\$407,847
2 Construction Contingency	10%	\$815,694

#### Sub-total Item I: Total Construction Costs

**\$9,380,475**

## II. Additional Project Soft Costs

### A. Basic Design Soft Costs

1 Basic Architectural / Engineering Fees	\$765,000
2 Security Electronics Design	\$88,000
3 Reimbursable Expenses	\$76,500

**Sub-Total A** **\$929,500**

### B. Administration / Testing Costs

1 Project Management	\$469,024
2 Construction Management / inspections	\$192,000
3 Special Inspections	\$187,610
4 Testing / Survey	\$93,805
5 Commissioning	\$46,902

**Sub-Total B** **\$989,340**

### C. Other Costs

1 Legal, Title, Escrow, Finance & Accounting Costs	N/A
2 Permits and Fees	\$0
3 Bidding Costs	\$10,000
4 FF & E	Not Inc.
5 IT department Data / Phone	Not Inc.

**Sub-Total D** **\$10,000**

#### Sub-total Item II: Additional Project Soft Costs

**\$1,928,840**

**TOTAL PROJECT COST**

**\$11,309,316**

## PREFACE TO OPINION OF PROBABLE COST

The Opinion of Probable Cost hereunder has been compiled from drawings and specifications believed to be an accurate portrayal of the project as drawn and indicated by the architect and/or engineers on drawings. If said drawings and specifications are incomplete, the project cost engineer has included those items which would usually appear in final drawings and specifications for a complete project in a manner ordinarily prudent under the circumstances. Specialty items unknown to the cost engineer will not normally be included unless communicated through the architect and/or engineers.

The user is cautioned that changes in the scope of the project or the drawings and specifications after the Opinion of Probable Cost has been submitted can cause cost changes and the cost engineer should be notified for appropriate addenda to be issued to the Opinion of Probable Cost.

Escalation has been NOT been added to the Opinion of Probable Cost. The escalation (by others) should be based on a starting date believed to be accurate; however, unwarranted delays should be cause for added escalation at the current rate.

The Opinion of Probable Cost has also been adjusted for geographical location based on local material and labor rates as well as local construction practice in a prevailing wage environment.

In the Current Buyer's market for construction, our experience shows the following results on competitive bids, as a different from final Opinion of Probable Cost.

1 Bid, (Sole Sourced or Negotiated)	+ 15% to +38%
2 - 3 Bids	+ 8% to +12%
4 - 5 Bids	+ 4% to - 4%
6 - 7 Bids	- 5% to - 7%
8 or more bids	- 8% to - 20%

***Accordingly, it is extremely important that the owner maintain continuous contact with the bidders during the bid period to assure a minimum of 4 - 5 Bids***

### **Opinion of Probable Cost**

In providing Opinion of Probable Costs, the Client understands that the consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's Opinion of Probable Costs are made on the on the basis of the Consultant's professional judgment and experience and historical costs and data as the basis of pricing. The Consultant makes no warranty, express or implied than the bids or the negotiated cost of the work will not vary from the Consultant's Opinion of Probable Cost.

The Opinion of Probable Cost is comprised of a survey of the quantities measured from the plans and specifications beyond the schematic stage commonly known as design development or working drawings. The estimator will add those items which may not appear on the plans but which he deems may latter be included by the Architect & Engineers.

The total cost is based on the work being performed by a single prime contractor in a continuous phase with construction.

The Opinion of Probable Cost will make the assumption that the following will be covered separately or not required for this project, unless specifically noted.

1. Hazardous abatement
2. Offsite work
3. Software costs with assoicated annual licensing, warranties and final third party commissioning (Included)
4. Any unforeseen conditions or objects discovered during the demolition

### **CONTINGENCY**

The Owner and the Consultant agree that certain costs and changes may be required, and therefore, the final construction cost of the Project may exceed the Opinion of Probable Cost.

### **BID**

An offer to enter into a contract at a fixed price good for a limited length of time.

### **SOFT COSTS - Not included in Current Cost Estimate**

These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include the architect's fees, the construction management services, the engineering reports and fees, the appraisal fee, the toxic report fee, owner contingencies, inspections, bidding/ award costs, any government fees including the plan check fee, the cost of the building permit, any assessments, any sewer and water hook-up fees. These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures for any other permanent components of the project.

Job Information		
JOBDES	Del Norte County	
JOBDES2	Jail Renovation	
Designed by:	NM&R Architects and Engineers	
JOBLOC	Crescent City, CA	
JOBSTA	95% Construction Document Estimate	
Estimate Date	March 17, 2026	
Revision Date	March 26, 2026	
Notice to Proceed	TBD	
Construction Duration (Months)	12 Months	
Mark-ups		
Description	Percentage	Remarks
Sales Tax	8.25%	
General Conditions	16.56%	Includes General Requirements
General Contractor Markup	5.0%	
General Contractor Bond & Insurance	2.0%	Add - 1% for Builders Risk Insurance
Design Contingency	3.0%	
Working Within a Secured Environment	0.0%	Tool Check In/ Check Out or Escorts are Anticipated
Geographical Subsistence	3.0%	Approximately - 1500 Man Days @ \$150 per diem
Annual Escalation Rate	5.00%	Typical for the Region

**Project: Del Norte County**  
**Title: Jail Renovation**  
**Location: Crescent City, CA**  
**Designed by: NM&R Architects and Engineers**  
**System Summary**  
**Date: March 17, 2026 & revised on March 26, 2026**



System	Description	Tab Name:	Renovation and Security Upgrade	Total
		Security and Fire Alarm Upgrades:	27,500 sf	27,500 sf
		Renovation:	9,565 sf	
A10	Foundations		\$11,408	\$11,408
A40	Slab on Grade		\$18,419	\$18,419
	<b>SUBSTRUCTURE</b>		<b>\$29,827</b>	<b>\$29,827</b>
B10	Superstructure		\$188,481	\$188,481
B20	Exterior Vertical Enclosures		\$344,523	\$344,523
B30	Exterior Horizontal Enclosures		\$92,983	\$92,983
	<b>SHELL</b>		<b>\$625,986</b>	<b>\$625,986</b>
C10	Interior Construction		\$1,566,317	\$1,566,317
C20	Interior Finishes		\$489,754	\$489,754
	<b>INTERIORS</b>		<b>\$2,056,071</b>	<b>\$2,056,071</b>
D20	Plumbing		\$432,406	\$432,406
D30	HVAC		\$508,534	\$508,534
D40	Fire Protection		\$54,625	\$54,625
D50	Electrical		\$428,070	\$428,070
D60	Communications		\$53,991	\$53,991
D70	Electronic Safety and Security		\$1,353,017	\$1,353,017
	<b>SERVICES</b>		<b>\$2,830,642</b>	<b>\$2,830,642</b>
E20	Furnishings		\$217,771	\$217,771
	<b>EQUIPMENT AND FURNISHINGS</b>		<b>\$2,107,473</b>	<b>\$2,107,473</b>
F30	Demolition		\$398,688	\$398,688
	<b>Subtotal</b>		<b>\$6,158,985</b>	<b>\$6,158,985</b>
	General Conditions	16.56%	\$1,020,000	\$1,020,000
	General Contractor Markup	5.00%	\$358,949	\$358,949
	General Contractor Bond & Insurance	2.00%	\$150,759	\$150,759
	Design Contingency	3.00%	\$230,661	\$230,661
	Working Within a Secured Environmen			N/A
	Geographical Subsistence	3.00%	\$237,581	\$237,581
	<b>Construction Cost -- March 2026</b>		<b>\$8,156,935</b>	<b>\$8,156,935</b>
	Escalation to Bid Date: TBD			By Others
	<b>Total Construction Cost</b>		<b>\$8,156,935</b>	<b>\$8,156,935</b>

Total Cost per building square foot

\$852.79

\$296.62

Project: Del Norte County  
 Title: Jail Renovation  
 Location: Crescent City, CA



Designed by: NM&R Architects and Engineers  
 CSI Summary  
 Date: March 17, 2026 & revised on March 26, 2026

CSI	Description	Tab Name:	Renovation and Security Upgrade	Total
		Renovation:	9,565 sf	27,500 sf
2	Existing Conditions		\$398,688	\$398,688
3	Concrete		\$29,827	\$29,827
4	Masonry		\$659,165	\$659,165
5	Metals		\$206,803	\$206,803
6	Wood, Plastics & Composites		\$151,368	\$151,368
7	Thermal & Moisture Protection		\$63,567	\$63,567
8	Openings		\$748,367	\$748,367
9	Finishes		\$778,981	\$778,981
10	Specialties		\$216,125	\$216,125
12	Furnishings		\$75,452	\$75,452
21	Fire Suppression		\$54,625	\$54,625
22	Plumbing		\$432,406	\$432,406
23	HVAC		\$508,534	\$508,534
26	Electrical		\$428,070	\$428,070
27	Communications		\$53,991	\$53,991
28	Electronic Safety and Security		\$1,353,017	\$1,353,017
<b>Subtotal</b>			<b>\$6,158,985</b>	<b>\$6,158,985</b>
	General Conditions	16.56%	\$1,020,000	\$1,020,000
	General Contractor Markup	5.00%	\$358,949	\$358,949
	General Contractor Bond & Insurance	2.00%	\$150,759	\$150,759
	Design Contingency	3.00%	\$230,661	\$230,661
	Geographical Subsistence	3.00%	\$237,581	\$237,581
	Working Within a Secured Environment			N/A
<b>Construction Cost -- March 2026</b>			<b>\$8,156,935</b>	<b>\$8,156,935</b>
	Escalation to Start of Construction:			
	TBD			By Others
<b>Total Construction Cost</b>			<b>\$8,156,935</b>	<b>\$8,156,935</b>
Total Cost per building square foot			\$852.79	\$296.62

**Project: Del Norte County**

**Design Level: 95%  
Construction Document**

**Tab Title: Jail Renovation**

**Location: Crescent City, CA**

Renovation: 9,565 sf

**Designed by: NM&R Architects and Engineers**

**Tab Name: Renovation and Security Upgrade**

Total GSF: 9,565 sf

**Date: March 17, 2026 & revised on March 26, 2026**

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>02 41 00</b>	<b>BUILDING DEMOLITION</b>				
02 41 00	SAWCUT SLAB	40	LF	\$22.77	\$911
02 41 00	REMOVE SLAB	60	SF	\$17.12	\$1,027
02 41 00	CORE 1ST FLOOR SLAB - 4" SEWER	12	EA	\$310.63	\$3,728
02 41 00	CORE 1ST FLOOR SLAB - 1" WATER	12	EA	\$76.22	\$915
02 41 00	SAWCUT CMU WALLS	1,112	LF	\$52.44	\$58,313
02 41 00	REMOVE INTERIOR WALLS- MASONRY	5,692	SF	\$10.54	\$59,992
02 41 00	REMOVE INTERIOR WALLS- FRAMED	2,450	SF	\$4.03	\$9,861
02 41 00	REMOVE DOORS, FRAMES & HARDWARE - FRAMED WALL	12	EA	\$402.50	\$4,830
02 41 00	REMOVE DOORS, FRAMES & HARDWARE - FULL GROUT	41	EA	\$747.50	\$30,648
02 41 00	REMOVE GLAZING- SECURITY	384	SF	\$28.75	\$11,040
02 41 00	REMOVE FLOORING & ADHESIVE	7,500	SF	\$3.16	\$23,719
02 41 00	REMOVE & SALVAGE BUNKS	28	EA	\$517.50	\$14,490
02 41 00	REMOVE CONCRETE BENCHES	11	LF	\$287.50	\$3,163
02 41 00	REMOVE BAR CAGE PARTITIONS & SLIDING DOORS	183	LF	\$143.75	\$26,306
02 41 00	REMOVE CHAIN LINK CEILINGS	790	SF	\$2.30	\$1,817
02 41 00	REMOVE SECURITY PLANK CEILINGS	1,782	SF	\$9.20	\$16,394
02 41 00	REMOVE GYPSUM BOARD CEILINGS	1,224	SF	\$3.45	\$4,223
02 41 00	REMOVE GLUE-UP ACOUSTICAL TILES	1,986	SF	\$2.30	\$4,568
02 41 00	REMOVE SKYLIGHTS	96	SF	\$28.75	\$2,760
02 41 00	REMOVE ROOFING (SALVAGE INSULATION)	292	SF	\$9.20	\$2,690
02 41 00	REMOVE TOILET PARTITIONS	2	EA	\$172.50	\$345
02 41 00	REMOVE CASEWORK	88	LF	\$46.00	\$4,048
02 41 00	REMOVE PLUMBING FIXTURES	39	EA	\$747.50	\$29,153
02 41 00	MECHANICAL DEMOLITION	9,565	SF	\$2.88	\$27,499
02 41 00	ELECTRICAL/ LV DEMOLITION & PRE-TESTING	9,565	SF	\$2.88	\$27,499
02 41 00	MISC. DEMOLITION/ PROTECTION TO (E) CONDITIONS	1	LS	\$28,750.00	\$28,750
<b>02 41 00</b>	<b>BUILDING DEMOLITION</b>			<b>\$41.68</b>	<b>\$398,688</b>
<b>03 30 00</b>	<b>STRUCTURAL CONCRETE</b>				
03 30 00	EXCAVATION/ OFF HAUL TO FOOTINGS	1	CY	\$402.50	\$483
03 30 00	FOOTINGS- CONTINUOUS	1	CY	\$4,312.50	\$5,175
03 30 00	INFILL FOOTING FOR (N) CMU TO METAL DECK CUT BACK	1	CY	\$4,312.50	\$4,140
03 30 00	DOWEL TO EXISTING FOOTINGS	40	EA	\$40.25	\$1,610
<b>03 30 00</b>	<b>STRUCTURAL CONCRETE</b>			<b>\$1.19</b>	<b>\$11,408</b>

Project: Del Norte County

Design Level: 95%  
Construction Document

Tab Title: Jail Renovation

Location: Crescent City, CA

Renovation: 9,565 sf

Designed by: NM&R Architects and Engineers

Tab Name: Renovation and Security Upgrade

Total GSF: 9,565 sf

Date: March 17, 2026 & revised on March 26, 2026

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>03 30 00</b>	<b>SLAB ON GRADE CONCRETE</b>				
03 30 00	SLAB ON GRADE- REPLACEMENT	37	SF	\$172.50	\$6,383
03 30 00	SLAB ON GRADE-LEVELING	379	SF	\$28.75	\$10,910
03 30 00	DOWEL TO EXISTING SLABS	28	EA	\$40.25	\$1,127
<b>03 30 00</b>	<b>SLAB ON GRADE CONCRETE</b>			<b>\$1.93</b>	<b>\$18,419</b>
<b>04 20 00</b>	<b>MASONRY - EXT. WALLS</b>				
04 20 00	CMU WALLS- 8"	314	SF	\$143.75	\$45,138
04 20 00	PATCH & REPAIR (E) EXTERIOR WALL FINISHES	100	SF	\$74.75	\$7,475
<b>04 20 00</b>	<b>MASONRY - EXT. WALLS</b>			<b>\$5.50</b>	<b>\$52,613</b>
<b>04 20 00</b>	<b>MASONRY - INT. WALLS</b>				
04 20 00	CMU WALLS- 8"	3,720	SF	\$76.92	\$286,153
04 20 00	CMU WALLS- 6"	3,060	SF	\$59.67	\$182,599
04 20 00	C.I.P. WALLS- 6" W/ #5 @ 12" OCEW	5	CYDS	\$5,175.00	\$23,288
04 20 00	BOND BEAMS	147	LF	\$172.50	\$25,358
04 20 00	GROUT HOLLOW METAL/ S.S. FRAMES	1,000	LF	\$48.03	\$48,021
04 20 00	DOWEL TO (E) MASONRY WALLS/ SLABS	1,022	EA	\$40.25	\$41,136
<b>04 20 00</b>	<b>MASONRY - INT. WALLS</b>			<b>\$63.41</b>	<b>\$606,553</b>
<b>05 12 00</b>	<b>STRUCTURAL STEEL</b>				
05 12 00	BASE CONNECTIONS	3	EA	\$1,835.32	\$5,506
05 12 00	COLUMNS/ STRUTS- TUBE STEEL SUPPORTS	752	LBS	\$13.64	\$10,257
05 12 00	BEAMS- WIDE FLANGE	440	LBS	\$11.37	\$5,001
05 12 00	CHANNEL STEEL	1,242	LBS	\$11.37	\$14,117
05 12 00	ANGLE STEEL	4,475	LBS	\$11.37	\$50,864
05 12 00	THROUGH BOLTS- 3/4" X 10"	97	EA	\$316.25	\$30,676
05 12 00	THROUGH BOLTS- 5/8" X 10"	72	EA	\$287.50	\$20,700
05 12 00	PLATE ANCHORS	1,380	LBS	\$17.25	\$23,805
05 12 00	MISCELLANEOUS CONNECTIONS	1	LS	\$18,506.50	\$18,507
<b>05 12 00</b>	<b>STRUCTURAL STEEL</b>			<b>\$18.76</b>	<b>\$179,433</b>
<b>05 50 00</b>	<b>MISC. METALS</b>				
05 50 00	REPLACE EXTERIOR SIDINGS AT PENTHOUSE	680	SF	\$40.25	\$27,370
<b>05 50 00</b>	<b>MISC. METALS</b>			<b>\$2.86</b>	<b>\$27,370</b>

Project: Del Norte County

Design Level: 95%  
Construction Document

Tab Title: Jail Renovation

Location: Crescent City, CA

Renovation: 9,565 sf

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Tab Name: Renovation and Security Upgrade

Total GSF: 9,565 sf

Date: March 17, 2026 & revised on March 26, 2026

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>06 10 00</b>	<b>ROUGH CARPENTRY</b>				
06 10 00	POSTS	120	BF	\$18.40	\$2,208
06 10 00	BEAMS- LVL	176	BF	\$20.70	\$3,643
06 10 00	BLOCKING	80	BF	\$18.40	\$1,472
06 10 00	ROUGH HARDWARE	1	LOT	\$1,725.00	\$1,725
<b>06 10 00</b>	<b>ROUGH CARPENTRY</b>			<b>\$0.95</b>	<b>\$9,048</b>
<b>06 41 00</b>	<b>CASEWORK</b>				
06 41 00	BASE CABINETS	52	LF	\$517.50	\$26,910
06 41 00	UPPER CABINETS	83	LF	\$345.00	\$28,463
06 41 00	ADD -INTAKE DESK- DUAL HEIGHT	9	LF	\$517.50	\$4,658
06 41 00	CONTROL ROOM DESK- DUAL HEIGHT	25	LF	\$1,380.00	\$34,500
06 41 00	BRACED COUNTERTOPS- 2.5' D	14	LF	\$287.50	\$4,025
06 41 00	BRACED COUNTERTOPS- 24" D STAINLESS STEEL	96	LF	\$339.25	\$32,670
06 41 00	BRACED COUNTERTOPS- 18" D STAINLESS STEEL	5	LF	\$287.50	\$1,294
06 41 00	BRACED COUNTERTOPS- TO 12" D STAINLESS STEEL	49	LF	\$201.25	\$9,801
<b>06 41 00</b>	<b>CASEWORK</b>			<b>\$14.88</b>	<b>\$142,319</b>
<b>07 21 00</b>	<b>INSULATION - INTERIOR</b>				
07 21 00	INSULATION TO FRAMED WALLS- ACOUSTICAL BATTS	1,180	SF	\$3.28	\$3,871
<b>07 21 00</b>	<b>INSULATION - INTERIOR</b>			<b>\$0.40</b>	<b>\$3,871</b>
<b>07 31 00</b>	<b>ROOFING AND SHEET METAL</b>				
07 31 00	NEW ROOFING TO PENTHOUSE	292	SF	\$28.75	\$8,407
07 31 00	NEW SKYLIGHT CURBING W. REPAIRS	80	LF	\$195.50	\$15,640
07 31 00	PARTIAL ROOF REPAIRS	96	SF	\$143.75	\$13,800
<b>07 31 00</b>	<b>ROOFING AND SHEET METAL</b>			<b>\$3.96</b>	<b>\$37,847</b>
<b>07 92 00</b>	<b>SEALANTS</b>				
07 92 00	SECURITY CAULK AND SEALANTS	9,500	SF	\$2.30	\$21,850
<b>07 92 00</b>	<b>SEALANTS</b>			<b>\$2.28</b>	<b>\$21,850</b>
<b>08 12 00</b>	<b>DOORS / FRAMES / HRDWR - EXTERIOR</b>				
08 12 00	DOORS, FRAMES & HARDWARE- SS 3070	2	EA	\$7,475.00	\$14,950
08 12 00	DETENTION DOORS- HM 3270	4	EA	\$10,925.00	\$43,700
08 12 00	DETENTION DOORS- HM 3070	1	EA	\$10,350.00	\$10,350
08 12 00	ADD- FULL LITES- MAXIMUM SECURITY	1	EA	\$2,875.00	\$2,875
08 12 00	ADD- CLOSERS	5	EA	\$5,175.00	\$25,875
<b>08 12 00</b>	<b>DOORS / FRAMES / HRDWR - EXTERIOR</b>			<b>\$10.22</b>	<b>\$97,750</b>

Project: Del Norte County

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Tab Name: Renovation and Security Upgrade

Total GSF: 9,565 sf

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TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>08 12 00</b>	<b>DOORS / FRAMES / HRDWR - INTERIOR</b>				
08 12 00	DOORS, FRAMES & HARDWARE- HM 3270	20	EA	\$7,762.50	\$155,250
08 12 00	DOORS, FRAMES & HARDWARE- HM 3070	20	EA	\$7,762.50	\$155,250
08 12 00	COILING COUNTER DOORS- 5.3' W X 4' H	1	EA	\$6,900.00	\$6,900
08 12 00	CHASE DOORS- 2' W	4	EA	\$3,162.50	\$12,650
08 12 00	ADD- SLIDING	2	EA	\$5,683.13	\$11,366
08 12 00	ADD- AUTO OPENER	8	EA	\$7,388.06	\$59,105
08 12 00	ADD- SIDE LITES- NON SECURE - VERIFY	38	SF	\$287.50	\$10,925
08 12 00	ADD- VISION PANELS- MAXIMUM SECURITY	6	EA	\$1,092.50	\$6,555
08 12 00	ADD- CUFF SLOTS	4	EA	\$973.49	\$3,894
08 12 00	ADD- HALF LITES- MAXIMUM SECURITY	6	EA	\$1,437.50	\$8,625
<b>08 12 00</b>	<b>DOORS / FRAMES / HRDWR - INTERIOR</b>			<b>\$45.01</b>	<b>\$430,520</b>
<b>08 60 00</b>	<b>ROOF WINDOWS AND SKYLIGHTS</b>				
08 60 00	UNIT SKYLIGHTS	96	SF	\$401.83	\$38,576
08 60 00	SECURITY BARS TO SKYLIGHTS	96	SF	\$172.50	\$16,560
<b>07 72 00</b>	<b>ROOF WINDOWS AND SKYLIGHTS</b>			<b>\$5.76</b>	<b>\$55,136</b>
<b>08 51 13</b>	<b>WINDOW SYSTEMS, GLASS &amp; GLAZING</b>				
08 51 13	EXT. GLAZING- MAXIMUM SECURITY - S.S.	55	SF	\$690.00	\$37,950
08 51 13	SECURITY BARS TO EXTERIOR GLAZING	55	SF	\$172.50	\$9,488
08 51 13	INT. GLAZING- MAXIMUM SECURITY	208	SF	\$316.25	\$65,717
08 51 13	INT. GLAZING- MAXIMUM SECURITY W/ SPEAKER PORTS	51	SF	\$632.50	\$32,258
08 51 13	ADD - PASS THRU	3	LOT	\$5,750.00	\$17,250
08 51 13	ADD - SPEAKER PORT	2	EA	\$2,587.50	\$5,175
<b>08 51 13</b>	<b>WINDOW SYSTEMS, GLASS &amp; GLAZING</b>			<b>\$17.55</b>	<b>\$167,837</b>
<b>09 20 00</b>	<b>MTL-STUDS, DRYWALL, LATH &amp; PLASTER - EXTERIOR</b>				
09 20 00	6" FRAMED STUD WALLS W. PLASTER	218	SF	\$120.75	\$26,324
<b>09 20 00</b>	<b>MTL-STUDS, DRYWALL, LATH &amp; PLASTER - EXTERIOR</b>			<b>\$2.75</b>	<b>\$26,324</b>
<b>09 20 00</b>	<b>MTL FRAMING, DRYWALL, LATH &amp; PLASTER - INTERIOR</b>				
09 20 00	METAL STUD FRAMING- 6" @ 16" OC	868	SF	\$28.68	\$24,897
09 20 00	METAL STUD FRAMING- 4" @ 16" OC	665	SF	\$26.38	\$17,545
09 20 00	GYPSON BOARD TO WALLS- 5/8" IMPACT RESISTANT	2,714	SF	\$11.47	\$31,138
09 20 00	GYPSON BOARD/ FRAMING TO CEILINGS- 5/8" TYPE X	136	SF	\$47.22	\$6,422
09 20 00	PLASTER CEILINGS W/ SECURITY LATH	3,522	SF	\$51.75	\$182,264
<b>09 20 00</b>	<b>MTL FRAMING, DRYWALL, LATH &amp; PLASTER - INTERIOR</b>			<b>\$27.42</b>	<b>\$262,266</b>

Project: Del Norte County

Design Level: 95%  
Construction Document

Tab Title: Jail Renovation

Location: Crescent City, CA

Renovation: 9,565 sf

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Tab Name: Renovation and Security Upgrade

Total GSF: 9,565 sf

Date: March 17, 2026 & revised on March 26, 2026

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>09 51 00</b>	<b>ACOUSTICAL SYSTEMS</b>				
09 51 00	ACOUSTICAL CEILINGS- 2 X 2 T-GRID	1,050	SF	\$23.94	\$25,133
<b>09 51 00</b>	<b>ACOUSTICAL SYSTEMS</b>			<b>\$2.63</b>	<b>\$25,133</b>
<b>09 64 00</b>	<b>FLOORING AND BASE</b>				
09 64 00	SEALED CONCRETE	96	SF	\$4.59	\$440
09 64 00	EPOXY FLOORING SYSTEM	2,542	SF	\$56.97	\$144,805
09 64 00	VCT	354	SF	\$15.95	\$5,647
09 64 00	LVT FLOORING	4,044	SF	\$17.25	\$69,759
09 64 00	SHEET VINYL	594	SF	\$17.16	\$10,191
09 64 00	PADDED FLOORING- SAFETY CELLS	276	SF	\$46.00	\$12,696
09 64 00	RESILIENT BASE	1,630	LF	\$8.04	\$13,100
<b>09 64 00</b>	<b>FLOORING AND BASE</b>			<b>\$26.83</b>	<b>\$256,638</b>
<b>09 90 00</b>	<b>PAINTING AND WALLCOVERING</b>				
09 90 00	PAINT TO DOORS & FRAMES	49	EA	\$475.14	\$23,282
09 90 00	PAINT TO MASONRY WALLS	17,980	SF	\$5.13	\$92,205
09 90 00	PAINT TO GYPSUM BOARD WALLS & CEILINGS	19,442	SF	\$3.45	\$67,075
09 90 00	FRP	672	SF	\$34.50	\$23,184
<b>09 90 00</b>	<b>PAINTING AND WALLCOVERING</b>			<b>\$21.51</b>	<b>\$205,746</b>
<b>10 20 00</b>	<b>INTERIOR SPECIALTIES</b>				
10 20 00	METAL SECURITY PLANK CEILING SYSTEM- 24" W	1,854	SF	\$70.59	\$130,876
10 20 00	WALL PADDING TO SAFETY CELLS	928	SF	\$46.00	\$42,688
10 20 00	TOILET PARTITIONS- ADA- DETENTION	1	EA	\$3,277.50	\$3,278
10 20 00	GRAB BARS- STAFF	1	PRS	\$402.50	\$403
10 20 00	GRAB BARS- DETENTION	15	EA	\$632.50	\$9,488
10 20 00	TOILET PAPER/ SEAT COVER DISPENSERS- STAFF	1	EA	\$402.50	\$403
10 20 00	SOAP DISPENSERS- STAFF	1	EA	\$143.75	\$144
10 20 00	MIRRORS- STAFF	1	EA	\$287.50	\$288
10 20 00	PAPER TOWEL DISPENSERS- STAFF	1	EA	\$557.75	\$558
10 20 00	SHOWER SEATS- DETENTION	2	EA	\$1,092.50	\$2,185
10 20 00	PRIVACY SCREENS- DETENTION- 5 LF	5	EA	\$1,777.82	\$8,889
10 20 00	CORNER GUARDS	17	EA	\$402.50	\$6,843
10 20 00	WINDOW COVERINGS	38	SF	\$17.25	\$656
10 20 00	DOOR SIGNAGE	52	EA	\$172.50	\$8,970
10 20 00	MOP RACKS	1	EA	\$460.00	\$460
<b>10 20 00</b>	<b>INTERIOR SPECIALTIES</b>			<b>\$22.60</b>	<b>\$216,125</b>

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TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>12 40 00</b>	<b>FURNISHINGS</b>				
12 40 00	DAYROOM TABLES- 3.5' DIA W/ 4 STOOLS	5	EA	\$2,300.00	\$11,500
12 40 00	STOOLS	8	EA	\$690.00	\$5,520
12 40 00	CONCRETE BENCHES	29	LF	\$517.50	\$14,904
12 40 00	METAL BENCHES- FLOOR MT	5	LF	\$517.50	\$2,588
12 40 00	DORM BUNKS	6	EA	\$3,162.50	\$18,975
12 40 00	METAL STORAGE RACKS - OFCI	89	LF	\$172.50	\$15,353
12 40 00	HANDGUN STORAGE LOCKERS	1	EA	\$2,875.00	\$2,875
12 40 00	REPLACE B.B. WALL MTD HOOP	1	EA	\$3,737.50	\$3,738
<b>12 40 00</b>	<b>FURNISHINGS</b>			<b>\$7.89</b>	<b>\$75,452</b>
<b>21 10 00</b>	<b>FIRE SUPPRESSION SYSTEMS</b>				
21 10 00	FIRE SPRINKLERS - MODIFY LAYOUT	9,500	SF	\$5.75	\$54,625
<b>21 10 00</b>	<b>FIRE SUPPRESSION SYSTEMS</b>			<b>\$5.71</b>	<b>\$54,625</b>
<b>22 10 00</b>	<b>PLUMBING PIPING AND PUMPS</b>			<b>\$0.00</b>	<b>\$0</b>
<b>22 30 00</b>	<b>PLUMBING EQUIPMENT &amp; FIXTURES</b>				
22 30 00	WATER CLOSETS- STAFF	1	EA	\$2,231.03	\$2,231
22 30 00	WATER CLOSETS- INMATE S.S.- WALL MT	3	EA	\$4,905.20	\$14,716
22 30 00	WATER CLOSET/ LAV COMBO- INMATE	1	EA	\$8,043.31	\$8,043
22 30 00	WATER CLOSET/ LAV COMBO- ADA INMATE	5	EA	\$10,925.00	\$54,625
22 30 00	FLOOR TOILETS	1	EA	\$4,600.00	\$4,600
22 30 00	LAVATORIES- WALL MT- STAFF	1	EA	\$1,636.51	\$1,637
22 30 00	LAVATORIES- INMATE S.S.- WALL MT	4	EA	\$3,248.08	\$12,992
22 30 00	SINKS- SINGLE S.S.	1	EA	\$2,039.09	\$2,039
22 30 00	SERVICE SINKS	1	EA	\$1,758.88	\$1,759
22 30 00	INMATE SHOWERS- ADA DUAL HEAD	2	EA	\$4,964.38	\$9,929
22 30 00	FLOOR DRAINS	2	EA	\$2,284.62	\$4,569
22 30 00	TRAP PRIMERS	2	EA	\$1,995.78	\$3,992
22 30 00	ROUGH-IN TO FIXTURES- NEW LOCS	20	EA	\$11,366.25	\$227,325
22 30 00	ADD- CONTROL VALVES	1	LOT	\$40,250.00	\$40,250
22 30 00	BIM COORDINATION/ SEISMIC/ TESTING	9,500	SF	\$2.88	\$27,313
22 30 00	CONDENSATE/ GAS PIPING	9,500	SF	\$1.73	\$16,388
<b>22 30 00</b>	<b>PLUMBING EQUIPMENT &amp; FIXTURES</b>			<b>\$45.21</b>	<b>\$432,406</b>

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TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>23 30 00</b>	<b>HVAC - AIR DISTRIBUTION</b>				
23 30 00	REGISTERS/ DIFFUSERS TO 24" - S.S. DETENTION	61	EA	\$685.31	\$41,804
23 30 00	REGISTERS/ DIFFUSERS TO 24"	12	EA	\$314.58	\$3,775
23 30 00	MANUAL AIR DAMPERS	47	EA	\$172.50	\$8,108
23 30 00	GSM RECTANGULAR DUCT	1,746	LBS	\$29.33	\$51,210
23 30 00	GSM ROUND DUCT	1,650	LBS	\$28.72	\$47,385
23 30 00	FLEX DUCT	120	LF	\$73.88	\$8,866
23 30 00	LOUVERS @ HVAC ROOFTOP ENCLOSURES	44	SF	\$284.16	\$12,503
23 30 00	POC TO (E) DUCTWORK	7	LOC	\$1,363.95	\$9,548
23 30 00	REPLACE FILTERS TO EXISTING FILTER RACK	7,000	CFM	\$1.15	\$8,050
23 30 00	SECURITY BARS TO DUCT	32	SF	\$172.50	\$5,520
23 30 00	FIRE SMOKE DAMPERS	15	EA	\$3,223.61	\$48,354
<b>23 30 00</b>	<b>HVAC - AIR DISTRIBUTION</b>			<b>\$25.63</b>	<b>\$245,121</b>
<b>23 70 00</b>	<b>HVAC - EQUIPMENT</b>				
23 70 00	FURNACES- GAS	20	TONS	\$6,727.50	\$134,550
23 70 00	EXHAUST FANS	6,870	CFM	\$6.90	\$47,403
23 70 00	SUPPLY FANS	1,000	CFM	\$5.75	\$5,750
<b>23 70 00</b>	<b>HVAC - EQUIPMENT</b>			<b>\$19.62</b>	<b>\$187,703</b>
<b>23 08 00</b>	<b>HVAC - CONTROLS, BALANCING AND COMMISION</b>				
23 08 00	CONTROLS	1	LOT	\$23,000.00	\$23,000
23 08 00	DDC POINTS/ BMS - SMOKE DAMPERS	15	EA	\$977.50	\$14,663
23 08 00	RIGGING/ SEISMIC FASTENERS/ FIRE PENETRATION	9,500	SF	\$1.15	\$10,925
23 08 00	COMMISIONING/ TEST & BALANCE	9,500	SF	\$2.85	\$27,122
<b>23 08 00</b>	<b>HVAC - CONTROLS, BALANCING AND COMMISION</b>			<b>\$7.92</b>	<b>\$75,709</b>
<b>26 00 00</b>	<b>BUILDING NORMAL POWER</b>				
26 00 00	RELOCATE EXISTING DISTRIBUTION PANELS - 'JA', 'JEM'	450	AMPS	\$69.00	\$31,050
26 00 00	NEW FEEDERS - 225A (PRIOR PANELS WERE 100A/ 125A)	250	LF	\$201.25	\$50,313
26 00 00	FUSED DISCONNECTS- WP	4	EA	\$1,818.96	\$7,276
26 00 00	DUPLEX OUTLETS- TAMPER RESISTANT	16	EA	\$517.50	\$8,280
26 00 00	DUPLEX OUTLETS	7	EA	\$310.66	\$2,175
26 00 00	DUPLEX OUTLETS- GFI- WP	1	EA	\$632.50	\$633
26 00 00	DUPLEX OUTLETS- GFI	3	EA	\$476.39	\$1,429
26 00 00	QUAD OUTLETS	15	EA	\$559.83	\$8,397
26 00 00	J-BOXES	20	EA	\$264.94	\$5,299
26 00 00	MOTOR CONNECTIONS	14	EA	\$402.50	\$5,635
26 00 00	DEVICE CONDUIT AND WIRE	2,240	LF	\$28.75	\$64,400
<b>26 00 00</b>	<b>BUILDING NORMAL POWER</b>			<b>\$19.33</b>	<b>\$184,886</b>

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**Tab Title:** Jail Renovation

**Location:** Crescent City, CA

Renovation: 9,565 sf

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**Tab Name:** Renovation and Security Upgrade

Total GSF: 9,565 sf

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TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>26 50 00</b>	<b>LIGHTING &amp; LIGHTING DISTRIBUTION</b>				
26 50 00	LIGHTING				
26 50 00	LIGHTING MATERIALS	9,565	SF	\$11.63	\$111,219
26 50 00	LIGHTING INSTALLATION	103	EA	\$454.65	\$46,829
26 50 00	SWITCHES- KEYED	15	EA	\$487.08	\$7,306
26 50 00	SWITCHES- DIMMER	14	EA	\$459.33	\$6,431
26 50 00	SWITCHES- SINGLE POLE	11	EA	\$377.31	\$4,150
26 50 00	OCCUPANCY SENSORS	6	EA	\$710.40	\$4,262
26 50 00	BRANCH CONDUIT AND WIRE	2,980	LF	\$21.14	\$62,987
<b>26 50 00</b>	<b>LIGHTING &amp; LIGHTING DISTRIBUTION</b>			<b>\$25.42</b>	<b>\$243,184</b>
<b>27 30 00</b>	<b>VOICE AND DATA COMMUNICATIONS</b>				
27 30 00	VISITATION PHONES	10	EA	\$1,328.07	\$13,281
27 30 00	TELE/ DATA OUTLETS	11	EA	\$1,725.00	\$18,975
27 30 00	TELECOMM GROUND BUS BARS	2	EA	\$1,092.50	\$2,185
<b>27 30 00</b>	<b>VOICE AND DATA COMMUNICATIONS</b>			<b>\$3.60</b>	<b>\$34,441</b>
<b>27 40 00</b>	<b>AUDIO-VIDEO COMMUNICATIONS</b>				
27 40 00	SECURITY TV ENCLOSURE	4	EA	\$2,875.00	\$11,500
27 40 00	A/V OUTLETS	4	EA	\$2,012.50	\$8,050
<b>27 40 00</b>	<b>AUDIO-VIDEO COMMUNICATIONS</b>			<b>\$2.04</b>	<b>\$19,550</b>

**Project:** Del Norte County

**Design Level:** 95%  
**Construction Document**

**Tab Title:** Jail Renovation

**Location:** Crescent City, CA

Renovation: 9,565 sf

**Designed by:** NM&R Architects and Engineers

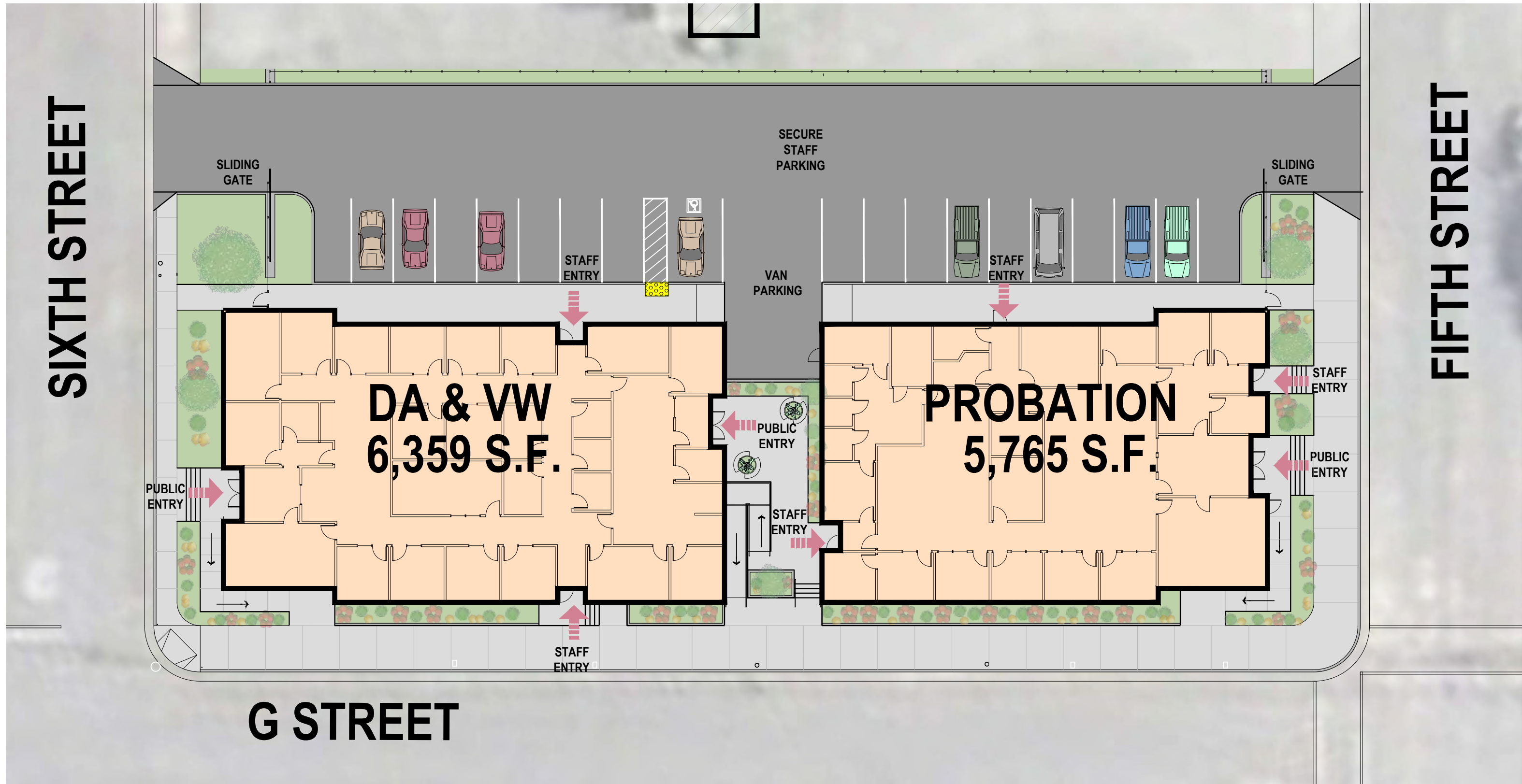
**Tab Name:** Renovation and Security Upgrade

Total GSF: 9,565 sf

**Date:** March 17, 2026 & revised on March 26, 2026

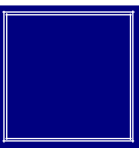
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
<b>28 00 00</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>				
28 00 00	PLC AND DOOR CONTROL HEADEND EQUIPMENT	1	EA	\$158,125.00	\$158,125
28 00 00	VIDEO WORK STATIONS	1	EA	\$15,525.00	\$15,525
28 00 00	ADD - MONITORS	3	EA	\$2,875.00	\$8,625
28 00 00	SEC/DEC EQUIPMENT/ SWITCHES W. CABINETS- REPLACE	3	EA	\$18,975.00	\$56,925
28 00 00	TOUCHSCREEN CONTROL PANELS	1	EA	\$28,750.00	\$28,750
28 00 00	NVR SERVER STORAGE LICENSING AND WARRANTIES	263	TB	\$862.50	\$226,406
28 00 00	INTERCOMM MASTER STATIONS	3	EA	\$7,475.00	\$22,425
28 00 00	INTERCOMM CONSOLE CONTROLLERS	7	EA	\$4,025.00	\$28,175
28 00 00	INTERCOMM STATIONS	139	EA	\$690.00	\$95,910
28 00 00	CONTROLLED DETENTION DOORS W. DPIS	25	EA	\$2,161.59	\$54,040
28 00 00	CONTROLLED DETENTION GATES W. DPIS	2	EA	\$3,866.53	\$7,733
28 00 00	DOME LAMPS	5	EA	\$797.64	\$3,988
28 00 00	CCTV CAMERAS	27	EA	\$2,047.93	\$55,294
28 00 00	CCTV CAMERAS- DUAL VIEW	39	EA	\$2,843.57	\$110,899
28 00 00	CCTV CAMERAS- 360 DEG PANORAMIC	2	EA	\$2,445.75	\$4,892
28 00 00	CCTV CAMERAS- 180 DEG PANORAMIC	37	EA	\$2,673.08	\$98,904
28 00 00	ADD - WP ENCLOSURE	4	EA	\$1,092.50	\$4,370
28 00 00	ADD - CUSTOM MOUNTS	4	EA	\$1,150.00	\$4,600
28 00 00	EMERGENCY POWER OFF BUTTONS	1	EA	\$977.50	\$978
28 00 00	ELECTRONIC LOCKS	7	EA	\$2,012.50	\$14,088
28 00 00	SLEEVES - 2"	260	LF	\$65.62	\$17,061
28 00 00	EZ PATHTHROUGH AT FULL HT PARTITIONS	8	EA	\$2,841.56	\$22,733
<b>28 00 00</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>			<b>\$108.78</b>	<b>\$1,040,445</b>
<b>28 30 00</b>	<b>FIRE ALARM SYSTEM</b>				
28 30 00	DEFERRED SUBMITTAL	27,500	SF	\$11.37	\$312,572
<b>28 00 00</b>	<b>FIRE ALARM SYSTEM</b>			<b>\$32.68</b>	<b>\$312,572</b>
<b>Total</b>	<b>Subtotal subcontractor cost</b>			<b>\$643.91</b>	<b>\$6,158,985</b>
	General Conditions	16.56%		\$106.64	\$1,020,000
	General Contractor Markup	5%		\$37.53	\$358,949
	General Contractor Bond & Insurance	2%		\$15.76	\$150,759
	Design Contingency	3.0%		\$24.12	\$230,661
	Working Within a Secured Environment	0%		\$0.00	\$0
	Geographical Subsistence	3%		\$24.84	\$237,581
	<b>Current Construction Cost</b>			<b>\$852.79</b>	<b>\$8,156,935</b>

# SITE PLAN

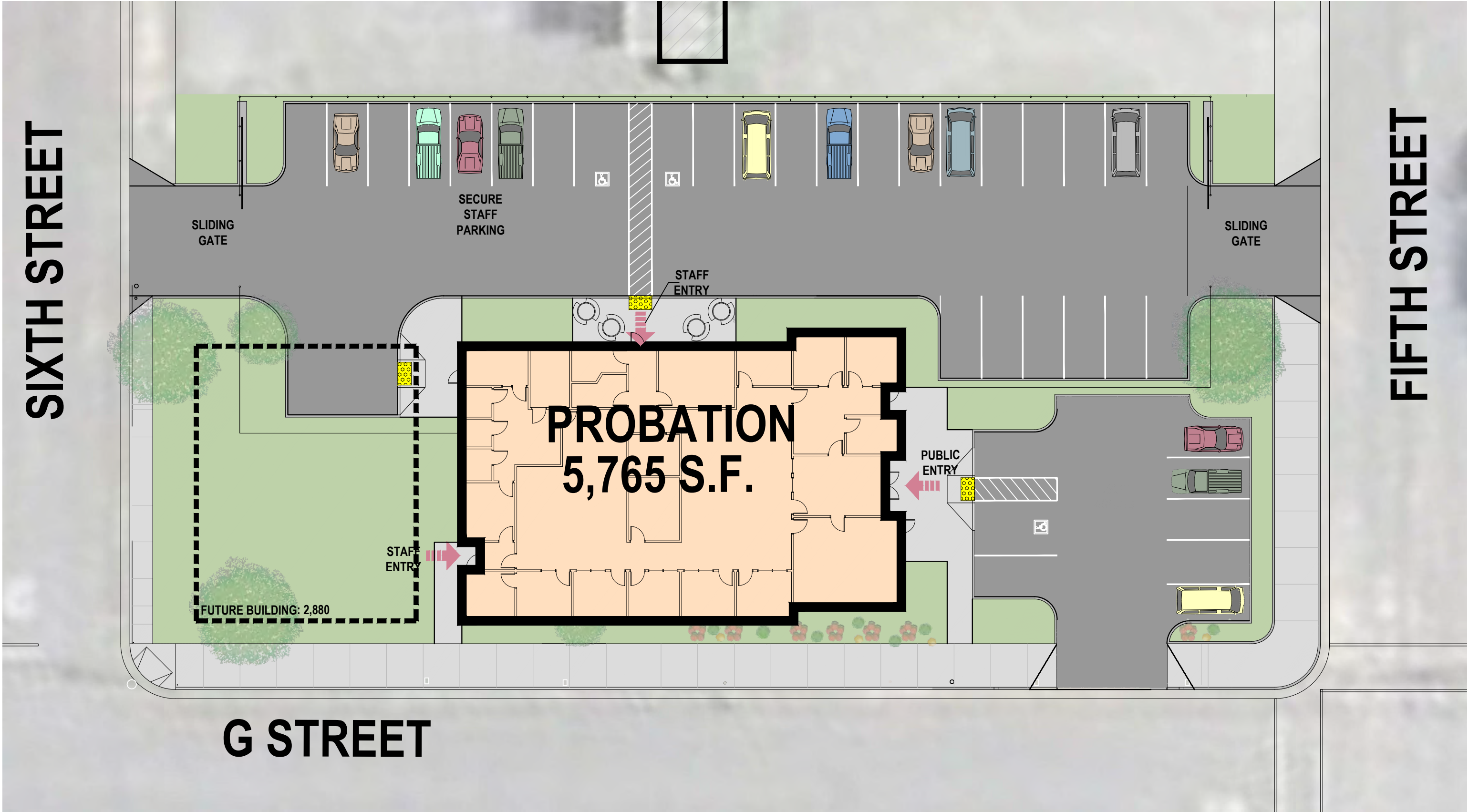


April 17, 2026

**DEL NORTE COUNTY**  
**JUSTICE CENTER CAMPUS**  
DISTRICT ATTORNEY & VICTIMS WITNESS



SITE PLAN 5TH & G



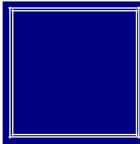
# FLOOR PLAN



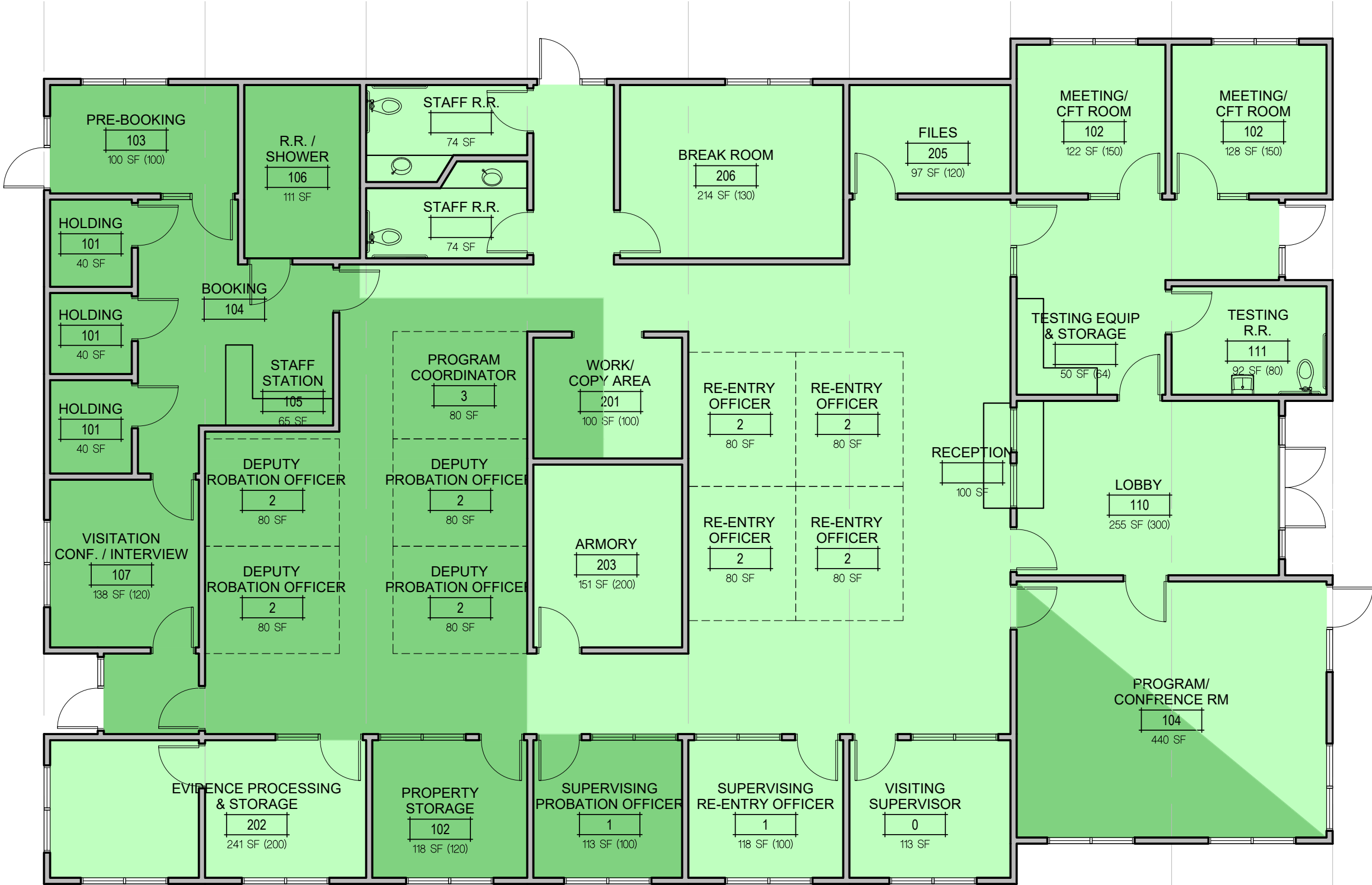
## DEL NORTE COUNTY JUSTICE CENTER CAMPUS DISTRICT ATTORNEY & VICTIMS WITNESS



April 17, 2026



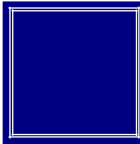
# FLOOR PLAN



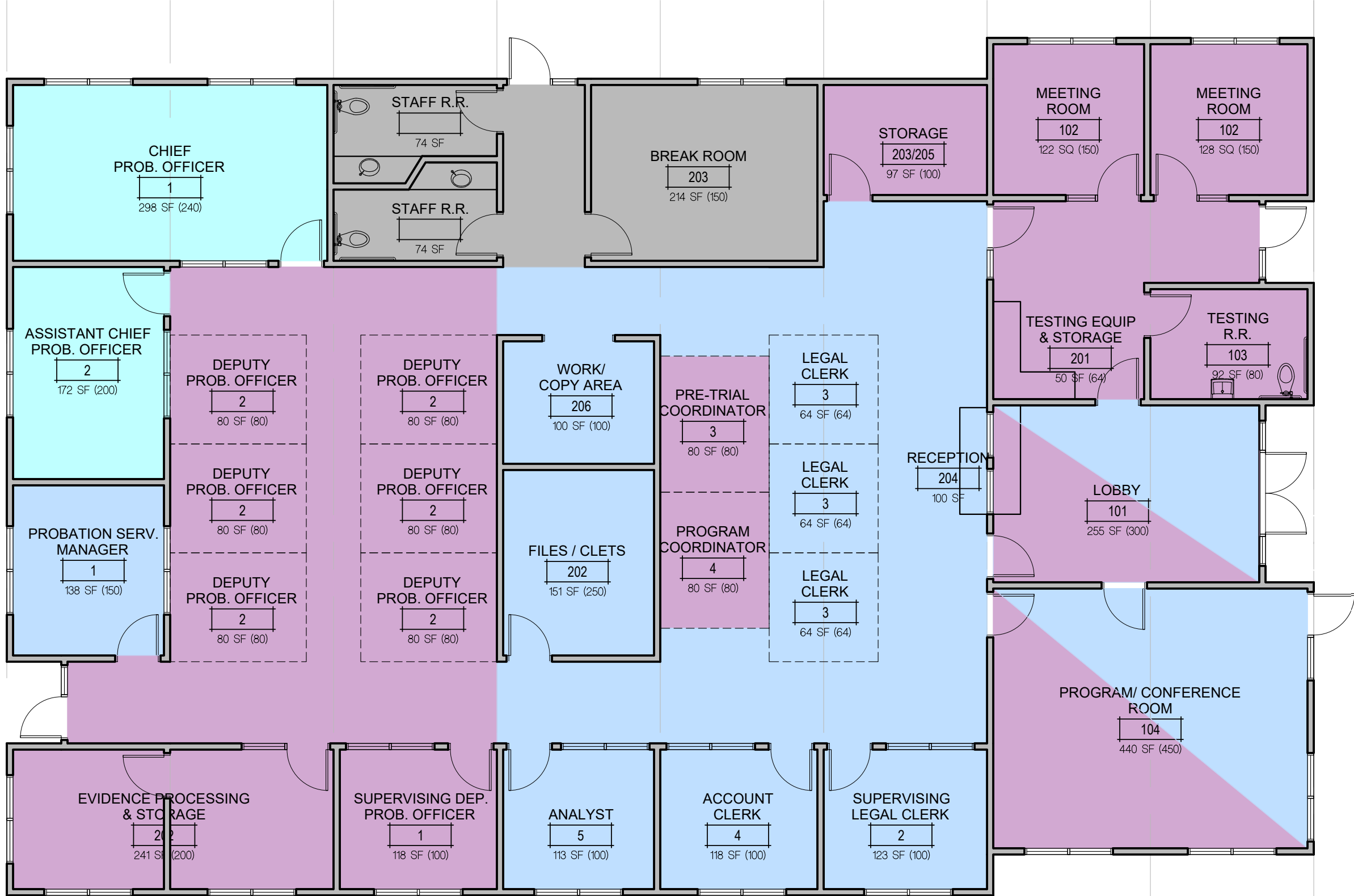
## DEL NORTE COUNTY JUSTICE CENTER CAMPUS PROBATION - JUVENILE DIVISION



MARCH 26, 2026



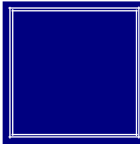
# FLOOR PLAN



## DEL NORTE COUNTY JUSTICE CENTER CAMPUS PROBATION - ADULT SERVICES



MARCH 26, 2026





#6





2






# 250 Williams Drive

## FLOOR PLAN – REMODEL MOSTLY OPEN CONCEPT

BUILDING SIZE:  
24' x 40'  
SCALE: 1/4" = 1'-0"

### LEGEND

-  PERMANENT CONSTRUCTION
-  GLASS / VISION PANEL
-  MODULAR / DEMOUNTABLE PARTITIONS (SEMI-PERMANENT)



RAMP  
(PARALLEL TO  
FRONT OF  
BUILDING)

VISITOR  
SEATING  
(FACING WEST)

RECEPTION  
WORKSTATION  
9'-0" x 6'-6"  
(OPEN)

STAFF 2 OFFICE  
8'-6" x 10'-6"

STORAGE  
ROOM  
4'-6" x 10'-6"

STAFF 1 OFFICE  
8'-6" x 10'-6"

BREAK AREA / KITCHEN  
13'-6" x 9'-0"  
(OPEN)

MEETING AREA  
13'-6" x 11'-0"  
(OPEN / FLEXIBLE)

RESTROOM  
8'-0" x 9'-0"  
(PERMANENT)

24'-0"

40'-0"

**NOTE:**  
All dimensions are approximate.  
Furniture shown for layout  
purpose only.  
Modular partitions allow for  
future reconfiguration.

### KEY NOTES

- Restroom is permanently constructed.
- Staff offices and storage room are private enclosed rooms.
- Reception, Break Area and Meeting Area are open or semi-open.
- Reception workstation is located directly accessible to Reception.
- Reception counter faces the entry for public access and visibility.
- Modular partitions and glass panels provide acoustic privacy while maintaining openness.
- Layout allows light to flow through the space and supports flexibility.









Using step  
in the shape of  
the essence of step

### Group Agreements

- Honesty
- Confidentiality
- Arrives on time
- 10 min late
- Cussing Out
- Phone silent
- No Social Use
- Anger will be back
- No





NOIS ALBERT  
STREET WALKER



