



## **Volume II Appendix**

# **Jail Planning Services for Cochise County, AZ**

*presented to:*

**Cochise County Jail District Board of Directors  
and Technical Advisory Committee**



*prepared by:*



**May 9, 2025**



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# APPENDIX A

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## Sheriff's Office and Courts Personnel Forecasts

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**SUMMARY OF RECOMMENDED PERSONNEL FORECASTS-SHERIFF'S OFFICE AND COURTS**

<b>Table A-1</b>					
<b>Summary of Recommended Personnel Forecasts</b>					
<b>Cochise County, Arizona</b>					
	Recommended Personnel Projections				
	2024	2025	2035	2045	2055
Sheriff's Office (Non-Jail Staff) <sup>1</sup>	106	108	113	117	122
Superior Court Divisions	11	14	14	14	14
Court Administration <sup>2</sup>	22	24	24	24	24
Clerk of Court	34	34	36	39	41
County Attorney	46	46	50	54	58
Public Defender/Legal Advocate	36	37	41	46	50
Adult Probation	47	48	49	49	50
Juvenile Probation	27	27	27	28	28
<b>TOTAL COCHISE COUNTY-PERSONNEL FORECAST</b>	<b>329</b>	<b>338</b>	<b>354</b>	<b>371</b>	<b>387</b>
<b>Notes:</b>					
(1) Sheriff Office non-jail staff is in 2 locations - Main Office and Border Building					
(2) Current Staff does not include 5 staff positions for call center.					
<i>Source: Chinn Planning, Inc.</i>					



**SHERIFF'S OFFICE PERSONNEL FORECASTS**

Table A-2 Sheriff's Office Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Sheriff's Office Historic Staff	103.0	102.0	101.0	99.0	106.0		
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Sheriff's Office Staff/10,000 County Pop.	8.22	8.14	8.03	7.83	8.37	-	-
Forecast Period FY2019-FY2023	# Change		% Change		FY19-FY23 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	3.00	0.75	2.9%	0.7%	102.20		
Sheriff's Office Staff/10,000 County Pop.	0.15	0.04	1.9%	0.5%	8.12		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = .75/year	108	116	123	131			
(2) Percentage Increase = .7%/year	108	116	124	131			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 8.12	104	106	106	108			
(B) High Ratio = 8.37	108	109	110	112			
<b>RECOMMENDED FORECAST:</b>							
<b>Average Models 1 &amp; 3B</b>	<b>108</b>	<b>113</b>	<b>117</b>	<b>122</b>			

Source: Chinn Planning, Inc.

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**COURT PERSONNEL FORCASTS**

Table A-3 Superior Court Divisions Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Superior Court Divisions Historic Staff	17.5	15.0	13.0	13.0	13.0	13.0	11.4
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Superior Court Divisions Staff/10,000 County Pop	1.40	1.20	1.03	1.03	1.03	1.02	0.89
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	(6.09)	(1.02)	-34.8%	-5.8%	13.70		
Superior Court Divisions Staff/10,000 County Pop	(0.50)	-0.08	-36.1%	-6.0%	1.09		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = -1.02/year	10	0	-10	-20			
(2) Percentage Increase = -5.8%/year	11	4	-2	-9			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 1.09	14	14	14	14			
(B) High Ratio = 1.40	18	18	18	19			
RECOMMENDED FORECAST:							
Model 3A	14	14	14	14			

Source: Chinn Planning, Inc.

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Table A-4 Court Administration Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Court Administration Historic Staff	23.0	22.8	18.1	18.4	18.4	20.2	21.5
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Court Administration Staff/10,000 County Pop.	1.84	1.82	1.44	1.45	1.45	1.59	1.68
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	(1.54)	(0.26)	-6.7%	-1.1%	20.34		
Court Administration Staff/10,000 County Pop.	(0.16)	-0.03	-8.5%	-1.4%	1.61		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = -.26/year	21	19	16	14			
(2) Percentage Increase = -1.1%/year	21	19	16	14			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 1.61	21	21	21	21			
(B) High Ratio = 1.84	24	24	24	24			
<b>RECOMMENDED FORECAST:</b>							
<b>Model 3B</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>			

Source: Chinn Planning, Inc.

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Table A-5 Clerk of the Court Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Clerk of the Court Historic Staff	32.0	32.0	31.7	32.6	32.6	30.5	33.5
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Clerk of the Court Staff/10,000 County Pop.	2.55	2.55	2.52	2.58	2.57	2.40	2.62
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	1.50	0.25	4.7%	0.8%	32.13		
Clerk of the Court Staff/10,000 County Pop.	0.07	0.01	2.7%	0.4%	2.54		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = .25/year	34	36	39	41			
(2) Percentage Increase = .8%/year	34	36	39	42			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 2.54	33	33	33	34			
(B) High Ratio = 2.62	34	34	34	35			
<b>RECOMMENDED FORECAST:</b>							
<b>Model 1</b>	<b>34</b>	<b>46</b>	<b>39</b>	<b>41</b>			

Source: Chinn Planning, Inc.

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Table A-6 County Attorney Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
County Attorney Historic Staff	41.0	42.0	42.0	42.0	44.0	40.8	45.5
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
County Attorney Staff/10,000 County Pop.	3.27	3.35	3.34	3.32	3.47	3.21	3.56
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	4.52	0.75	11.0%	1.8%	42.48		
County Attorney Staff/10,000 County Pop.	0.29	0.05	8.9%	1.5%	3.36		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = .75/year	46	54	61	69			
(2) Percentage Increase = 1.8%/year	46	55	63	71			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 3.36	43	44	44	45			
(B) High Ratio = 3.56	46	46	47	47			
<b>RECOMMENDED FORECAST: Average Models 1 &amp; 3B</b>	<b>46</b>	<b>50</b>	<b>54</b>	<b>58</b>			

Source: Chinn Planning, Inc.

4/27/2025

Table A-7 Public Defender/Legal Advocate Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Public Defender Historic Staff	31.0	33.0	35.0	35.0	35.0	36.0	36.0
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Public Defender Staff/10,000 County Pop.	2.47	2.63	2.78	2.77	2.76	2.83	2.82
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	5.00	0.83	16.1%	2.7%	34.43		
Public Defender Staff/10,000 County Pop.	0.34	0.06	13.9%	2.3%	2.72		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = .83/year	37	45	54	62			
(2) Percentage Increase = 2.7%/year	37	47	56	66			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 2.72	35	35	36	36			
(B) High Ratio = 2.83	36	37	37	38			
<b>RECOMMENDED FORECAST: Average Models 1 &amp; 3B</b>	<b>37</b>	<b>41</b>	<b>46</b>	<b>50</b>			

Source: Chinn Planning, Inc.

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Table A-8 Adult Probation Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Adult Probation Historic Staff	42.4	42.4	43.8	47.1	47.2	47.4	47.4
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Adult Probation Staff/10,000 County Pop.	3.38	3.38	3.48	3.73	3.72	3.73	3.71
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	5.03	0.84	11.9%	2.0%	45.38		
Adult Probation Staff/10,000 County Pop.	0.33	0.05	9.7%	1.6%	3.59		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = .84/year	48	57	65	73			
(2) Percentage Increase = 2%/year	48	58	67	76			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 3.59	46	47	47	48			
(B) High Ratio = 3.73	48	49	49	50			
<b>RECOMMENDED FORECAST:</b>							
<b>Model 3B</b>	<b>48</b>	<b>49</b>	<b>49</b>	<b>50</b>			

Source: Chinn Planning, Inc. 4/27/2025

Table A-9 Juvenile Probation Cochise County, Arizona							
Staffing	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Juvenile Probation Historic Staff	25.6	23.6	22.4	29.7	29.7	27.7	26.7
Historic Cochise County Population	125,374	125,253	125,718	126,463	126,648	127,241	127,845
Juvenile Probation Staff/10,000 County Pop.	2.04	1.88	1.78	2.35	2.35	2.17	2.08
Forecast Period FY2019-FY2025	# Change		% Change		FY19-FY25 Average		
	Number	Per Year	Number	Per Year			
Historic Staff	1.07	0.18	4.2%	0.7%	26.47		
Juvenile Probation Staff/10,000 County Pop.	0.04	0.01	2.2%	0.4%	2.09		
Projection	2025	2035	2045	2055			
Cochise County Population	128,464	130,247	131,159	133,285			
Forecast Models	2025	2035	2045	2055			
(1) Actual Number Increase = .18/year	27	29	30	32			
(2) Percentage Increase = .7%/year	27	29	31	32			
(3) Ratio to 10,000 County Population							
(A) Average Ratio = 2.09	27	27	27	28			
(B) High Ratio = 2.35	30	31	31	31			
<b>RECOMMENDED FORECAST:</b>							
<b>Model 3A</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>28</b>			

Source: Chinn Planning, Inc. 4/27/2025



# APPENDIX B

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## Sheriff's Office and Courts Space Programs

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**SHERIFF'S OFFICE SPACE PROGRAM**

Table B-1 JAIL PLANNING SERVICES FOR COCHISE COUNTY, AZ SHERIFF OFFICE SPACE ALLOCATION SUMMARY				
Comp. #	Facility Component	Total NSF Component	Grossing Factor	Total DGFSF
<b>SHERIFF COMPONENTS</b>				
1.000	<b>Public Lobby/Shared Use /Building Support</b>			
1.100	> Public Lobby	1,050	20%	1,260
1.200	> Staffing Training and Services	6,000	25%	7,500
1.300	> Building Support	2,150	20%	2,580
2.000	<b>Administration, Community Outreach and Finance</b>	5,074	35%	6,850
3.000	<b>Records</b>	3,704	25%	4,630
4.000	<b>Civil Division</b>	1,052	25%	1,315
5.000	<b>Sworn Operations and Investigations</b>	3,858	35%	5,208
6.000	<b>Evidence</b>	5,932	20%	7,118
7.000	<b>Fleet Garage</b>	6,650	15%	7,648
	<b>Subtotal - Net and Departmental Gross Square Feet</b>	<b>35,470</b>		<b>44,109</b>
	<b>Mechanical/Electrical (8% of DGFSF)</b>			<b>3,529</b>
	<b>Subtotal - DGFSF and Mechanical</b>	-		<b>47,638</b>
	<b>TOTAL BUILDING GROSS SQUARE FEET (1.20)</b>	-		<b>57,165</b>
<i>Source: Chinn Planning, Inc.</i>				
<b>NOTE: DOES NOT INCLUDE OTHER SITE REQUIREMENTS</b>				



<b>Component: PUBLIC LOBBY/STAFF AREAS/BUILDING SUPPORT - 1.000</b>					
<b>Subcomponent: Public Lobby</b>					
<b>Subcomponent No: 1.100</b>					
<b>Space No.</b>	<b>Support Area/Equip. Description</b>	<b>Net Area (s.f.)</b>	<b>Number of Units</b>	<b>Subtotal Net Area (s.f.)</b>	<b>Comments</b>
1.100	Entry Vestibule	60	1	60	
1.101	Security Screening Station	40	1	40	at entry vestibule; metal detection-needed?
1.102	Public Lobby	400	1	400	20 person; w/2-3 stations for completing applications
1.103	Public Lobby Restrooms	60	3	180	
1.104	Counter Area (Public Side) Records and Civil	90	2	180	(3) windows per counter-(1) Civil and (1) Records; visible from secured staff area
1.105	Interview Room	80	1	80	adjacent to lobby area
1.106	Storage	80	1	80	
1.107	Janitor Closet	30	1	30	
<b>Public Lobby - Subtotal</b>				<b>1,050</b>	
<b>20% Department Grossing Factor (DGSF)</b>				<b>210</b>	
<b>TOTAL SPACE</b>				<b>1,260</b>	

<b>Component: PUBLIC LOBBY/STAFF AREAS/BUILDING SUPPORT - 1.000</b>					
<b>Subcomponent: Staff Training and Services</b>					
<b>Subcomponent No: 1.200</b>					
<b>Space No.</b>	<b>Support Area/Equip. Description</b>	<b>Net Area (s.f.)</b>	<b>Number of Units</b>	<b>Subtotal Net Area (s.f.)</b>	<b>Comments</b>
1.200	Sheriff Office Training Room	750	1	750	20 capacity; multipurpose; floor area workout
1.201	Defensive Tactics Training Room	1,500	1	1,500	could be removed from program if locate jail in Bisbee-use of current training facility/defensive tactic room could continue
1.202	Training Room Storage	150	1	150	tables, chairs, equipment; dummies, carts
1.203	Armory	200	1	200	
1.204	Weapons Workroom	150	1	150	adjacent to armory; secure area w/table equipment for small weapon cleaning and supplies; file area
1.205	Training Work Station and Files	120	1	120	adjacent to training room; copier, files, document assembly area
1.206	Meeting Room	1,000	1	1,000	40 capacity; capability to subdivide
1.207	Staff Breakroom	300	1	300	20 capacity; w/outdoor access if possible; kitchenette, vending
1.208	Storage	200	1	200	kitchen, meeting and workout equipment storage; cart storage
1.209	Wellness Center/Staff Workout Room	1,000	1	1,000	weights, treadmill, barbells; other equipment
1.210	Lockers/Showers	200	3	600	3 toilet/urinals; 3 sinks; 2 showers, 10 lockers in each for use during workout; male, female, all gender
1.211	Janitor Closet	30	1	30	
<b>Staff Training and Services - Subtotal</b>				<b>6,000</b>	
<b>25% Department Grossing Factor (DGSF)</b>				<b>1,500</b>	
<b>TOTAL SPACE</b>				<b>7,500</b>	

**NOTE: Sheriff Office current Training Center in Bisbee has Training/Meeting Room, Defensive Tactics Room, Storage, Shooting Range-5,000 Building SF.**



Component: PUBLIC LOBBY/STAFF AREAS/BUILDING SUPPORT - 1.000					
Subcomponent: Building Support					
Subcomponent No: 1.300					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
1.300	Central File Server	200	1	200	
1.301	Bulk Storage	1,500	1	1,500	equipment, office supplies, computers, bulk delivery; w/receiving workstation
1.302	Maintenance Storage/Supplies	200	1	200	building maintenance area and supplies
1.303	Janitorial Supplies	150	1	150	additional janitor closets located throughout building
1.304	Waste/Recycle/Shredding Storage	100	1	100	
1.305	Loading Dock Access	-	-	-	
Building Support - Subtotal				2,150	
20% Department Grossing Factor (DGSF)				430	
<b>TOTAL SPACE</b>				<b>2,580</b>	



Component: ADMINISTRATION, COMMUNITY OUTREACH AND FINANCE - 2.000					
Subcomponent No: 2.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
<b><u>Sheriff's Administration</u></b>					
2.100	Sheriff	320	1	320	w/ conference table
2.101	Sheriff Toilet	60	1	60	entrance from Sheriff Office
2.102	Chief Deputy	250	1	250	
2.103	Commanders	180	2	360	
2.104	Captains	120	2	240	
2.105	Lieutenant	120	1	120	
2.106	Administrative Assistant	64	2	128	
<b><u>Community Outreach</u></b>					
2.107	Community Outreach Sergeant	80	1	80	
2.108	Background Investigators	64	5	320	
<b><u>Finance</u></b>					
2.109	Finance Manager	120	1	120	
2.110	Acct Technicians	48	2	96	
2.111	IT Office	120	1	120	
2.112	IT Equipment Storage and Set Up	200	1	200	shelving; workbench
2.113	Financial Files	120	1	120	secured
<b><u>Support Areas</u></b>					
2.114	Waiting Area	150	1	150	10 person
2.115	Counter Area at Waiting	60	1	60	view into waiting
2.116	Conference Room/EOC	750	1	750	30 capacity
2.117	Small Meeting Room	150	1	150	6-8 person
2.118	Media Room/Public Info Office	200	1	200	
2.119	Copy/Workroom	120	2	240	copier; printers; supplies; work surface for document assembly
2.120	Mailroom	80	1	80	w/staff mailboxes; postage equipment; supplies
2.121	General Storage	100	1	100	supplies, equipment
2.122	Personnel Files	80	1	80	separate; secured
2.123	Admin File Area	80	1	80	administrative files
2.124	Kitchenette	80	1	80	sink, frig, microwave, ice machine, storage
2.125	Staff Toilets	60	3	180	
2.126	Janitor Closet	30	1	30	
2.127	Future Office Area	120	3	360	
<b>Admin, Community Outreach, and Finance - Subtotal</b>				<b>5,074</b>	
<b>35% Department Grossing Factor (DGSF)</b>				<b>1,776</b>	
<b>TOTAL SPACE</b>				<b>6,850</b>	



Component: RECORDS - 3.000					
Subcomponent No: 3.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
3.100	Counter Area	120	1	120	(3) windows; view into public lobby; copier/printer at counter area
3.101	Records Viewing Area	60	2	120	view from counter area
3.102	Sex Offender Registration	60	2	120	cubicles located away from public counter and viewing area
3.103	Records Supervisor	120	1	120	
3.104	Records Specialists	48	6	288	
3.105	Sex Offender Analyst	64	2	128	
3.106	Records Area	1200	1	1,200	high density file storage; w/2-3 workstations, large desk for document review and assembly; area for copiers, fax, printers, shredder, scanning
3.107	Vault	120	1	120	
3.108	Electronic Server Room	120	1	120	
3.109	Deputy Work Area	160	1	160	warrant/record review area; copier, fax, scanner, printer; search by deputies; flex space
3.110	Equipment Storage	150	1	150	
3.111	Temp. Workstations	36	2	72	
3.112	General/Supply Storage	100	1	100	office supplies; forms
3.113	Coffee Counter	40	1	40	
3.114	Toilet	60	2	120	
3.115	Inactive Record Storage	500	1	500	
3.116	Shredded Document Bin Storage	100	1	100	
3.117	Janitor Closet	30	1	30	
3.118	Future Work Station	48	2	96	
Records - Subtotal				3,704	
25% Department Grossing Factor (DGSF)				926	
<b>TOTAL SPACE</b>				<b>4,630</b>	

Component: CIVIL DIVISION - 4.000					
Subcomponent No: 4.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
4.100	Counter Area	120	1	120	3 windows; view into public lobby, copier/printer at counter area
4.101	Supervisor	120	1	120	
4.102	Civil Deputies	48	3	144	
4.103	File Area	300	1	300	
4.104	Copy workroom	120	1	120	w/ copier, printer, fax, supplies, shredder bins, supplies
4.105	General/Supply Storage	100	1	100	
4.106	Coffee Counter	40	1	40	
4.107	Toilet	60	1	60	
4.108	Future Work Station	48	1	48	
Civil Division - Subtotal				1,052	
25% Department Grossing Factor (DGSF)				263	
<b>TOTAL SPACE</b>				<b>1,315</b>	



Component: SWORN OPERATIONS AND INVESTIGATIONS- 5.000					
Subcomponent No: 5.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.100	Grant Manager	120	1	120	
5.101	Lieutenant	120	1	120	
5.102	Sergeant	80	2	160	
5.103	Corporal	80	2	160	
5.104	Care Team Director	120	1	120	
5.105	Mental Health Support Team Manager	120	1	120	
5.106	Behavioral Health Technician	80	2	160	
5.107	Secretary/Admin	48	1	48	
5.108	License Therapist	120	3	360	
5.109	Deputy Workstation/Report Prep	180	1	180	4-5 workstations, copier, fax, printer, shredder, supplies; staff mailboxes, forms,
5.110	Search and Rescue Coordinator	80	1	80	
5.111	Briefing Room	400	1	400	16 capacity
5.112	Briefing Room Storage	80	1	80	adjacent to briefing room; equipment
5.113	Copy/Workroom	100	1	100	copier, scanner, supplies, fax, printer
5.114	Promotional/Event Storage	200	1	200	banners, equipment, tents, coolers, promotional items
5.115	General/Forms Storage	100	1	100	
5.116	File Storage	80	1	80	locked
5.117	Radio Charging/Patrol Equipment Storage	150	1	150	docking stations; body camera, other equipment
5.118	Interrogation Room	80	2	160	
5.119	Coffee Counter	40	1	40	
5.120	Staff Toilets	60	3	180	
5.121	SWAT Command Room	250	1	250	SWAT command as needed; locate near SWAT vehicle access; benches for dress out w/equipment
5.122	SWAT Storage	100	1	100	bags maintained in vehicles and equipment on site; locate near SWAT vehicle access; shields, tools
5.123	Kennel Office/Storage	120	1	120	food, equipment, handling, cleaning, crates
5.124	Janitor Closet	30	1	30	
5.125	Future Work Area	80	3	240	
5.126	Kennels	-	-	-	See site requirements
5.127	Run Area	-	-	-	See site requirements
5.128	Wash Area	-	-	-	See site requirements
5.129	Covered Vehicle Storage	-	-	-	See site requirements
5.130	Garage for Specialty Vehicles	-	-	-	See Fleet Garage
Sworn Operations - Subtotal				3,858	
35% Department Grossing Factor (DGSF)				1,350	
<b>TOTAL SPACE</b>				<b>5,208</b>	



Component: EVIDENCE - 6.000					
Subcomponent No: 6.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
6.100	Evidence Custodian	64	2	128	one is crime scene investigator
6.101	Waiting Area	60	1	60	3-4 person
6.102	Evidence Viewing Room	300	1	300	area for storage and display; also used as conference room
6.103	Evidence Processing Counter	140	1	140	w/supplies storage/sink/secure; 3 stations
6.104	Evidence Drop Box	150	1	150	lockers secured intake from inside evidence storage room
6.105	Evidence Storage Room	1500	1	1500	high density; secured; alarm and camera; near secure loading dock
6.106	Rapid DNA Storage	400	1	400	w/2 walk in refrigerators and 2walk in freezers
6.107	Weapons Evidence Storage/Vault	1000	1	1000	guns/weapons evidence; separate and secure
6.108	Narcotic Evidence Storage/Vault	400	1	400	drug evidence; separate and secure w/safe for valuables evidence
6.109	Copy/Workroom	120	1	120	copier, fax, printer, shredder
6.110	Drug Lab	400	1	400	w/fireproof cabinets for flammables; work area, copy/ fax/scanner; sink, fume hood
6.111	Forensic Lab	600	1	600	w/dry room for blood evidence; sink, work area, fume hood; refrig; microscope; photography area/ small particles investigations area
6.112	Computer Crimes Processing Area	200	1	200	w/work table and work stations; storage
6.113	Vehicle Processing	-	-	-	See separate secure area in Fleet Garage
6.114	Coffee Counter	40	1	40	
6.115	Secure File Room	250	1	250	
6.116	Crime Scene Vehicle Supply Storage	100	1	100	items to stock crime scene vehicle; locate near crime scene vehicle garage area
6.117	Hazmat Storage	80	1	80	
6.118	Vehicle Evidence Impound Lot	-	-	-	outdoors; secured; covered
6.119	Evidence -Large Bulk Items	-	-	-	outdoors; secured; covered
6.120	Future Office Area	64	1	64	
Evidence - Subtotal				5,932	
20% Department Grossing Factor (DGSF)				1,186	
<b>TOTAL SPACE</b>				<b>7,118</b>	

**NOTE: Additional secure and covered outdoor evidence storage area.**



Component: FLEET GARAGE - 7.000					
Subcomponent No: 7.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
7.100	Armored SWAT Vehicle	750	2	1500	verify number of vehicles for fleet garage
7.101	SWAT Van	250	1	250	
7.102	Mobile Command Vehicle	1000	1	1000	Large RV
7.103	Search and Rescue Vehicles	200	3	600	
7.104	Drone Deployment Van	200	1	200	
7.105	Special Response Trailers	500	2	1000	boat trailer; medium size trailer
7.106	Evidence Bulk Item	500	1	500	Separate and secure; bikes, outdoor equipment; other
7.107	Evidence/Vehicle Processing	500	1	500	1 bay w/ lift; work area and supplies; separate and secure area in Fleet Garage
7.108	Equipment/Storage	250	1	250	
7.109	HazMat Storage	100	1	100	
7.110	Tool/Work Area	250	1	250	
7.111	Grounds Maintenance Storage	500	1	500	also in covered parking area
Fleet Garage - Subtotal				6,650	
15% Department Grossing Factor (DGSF)				998	
<b>TOTAL SPACE</b>				<b>7,648</b>	



**COURTS SPACE PROGRAM**

Table B-2 COURT SPACE ALLOCATION SUMMARY JAIL PLANNING SERVICES FOR COCHISE COUNTY, AZ				
Comp. #	Facility Component	Total NSF Component	Grossing Factor	Total DG SF
<b>COURT COMPONENTS</b>				
<b>1.000</b>	<b><u>Public Lobby/Shared Use /Building Support</u></b>			
1.100	> Public Lobby	3,390	25%	4,238
1.200	> Meeting/Shared Use/Staff Areas	5,320	25%	6,650
1.300	> Maintenance and Storage	4,680	25%	5,850
<b>2.000</b>	<b>Building Security/Inmate Holding</b>	3,360	35%	4,536
<b>3.000</b>	<b><u>Courtrooms and Judicial Support</u></b>			
3.100	> Superior Courts (4)	17,274	40%	24,184
3.200	> Justice Court (1)	4,512	40%	6,317
<b>4.000</b>	<b>Court Administration</b>	5,472	35%	7,387
<b>5.000</b>	<b>Clerk of Court</b>	8,912	30%	11,586
<b>6.000</b>	<b>County Attorney</b>	11,207	35%	15,129
<b>7.000</b>	<b>Public Defender</b>	4,364	35%	5,891
<b>8.000</b>	<b>Legal Advocate</b>	3,748	35%	5,060
<b>9.000</b>	<b>Adult Probation</b>	5,656	35%	7,636
<b>10.000</b>	<b>Juvenile Probation</b>	3,552	35%	4,795
	<b>Subtotal - Net and Departmental Gross Square Feet</b>	<b>77,895</b>		<b>109,258</b>
	<b>Mechanical/Electrical (8% of DG SF)</b>			<b>8,741</b>
	<b>Subtotal - DG SF and Mechanical</b>	<b>-</b>		<b>117,999</b>
	<b>Overall Building Grossing Factor (20%)</b>			<b>23,600</b>
	<b>TOTAL BUILDING GROSS SQUARE FEET</b>	<b>-</b>		<b>141,599</b>

*Source: Chinn Planning, Inc.*



Component: PUBLIC LOBBY/SHARED USE/STAFF AREAS - 1.000					
Subcomponent: Public Lobby					
Subcomponent No: 1.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
1.100	Entry Vestibule	100	1	100	
1.101	Pre-Screening	240	1	240	Queuing space
1.102	Security Screening/Metal Detector	100	2	200	Provide 2 entry aisles
1.103	Security Screening Office	100	2	200	(1) public lobby (1) courts area
1.104	Public Lobby/Waiting	1,500	1	1,500	100 occupants; docket display; additional waiting near courtrooms
1.105	Victim Witness Waiting	-	0	-	see County Attorney
1.106	Public Lobby Restroom/Male	160	1	160	w/child changing table
1.107	Public Lobby Restroom/Female	160	1	160	w/child changing table
1.108	Public Lobby Restroom/All Gender	160	1	160	w/child changing table
1.109	Lactation Room	80	1	80	w/sink, frig, chair
1.110	Reception Desk	60	1	60	2 stations, at public lobby waiting
1.111	Vending Area/Snack Bar	500	1	500	20 people; tables/seating; confine food/drink to this area
1.112	Janitor's Closet	30	1	30	
Public Lobby - Subtotal				3,390	
25% Department Grossing Factor (DGSF)				848	
<b>TOTAL SPACE</b>				<b>4,238</b>	

Component: PUBLIC LOBBY/SHARED USE/STAFF AREAS - 1.000					
Subcomponent: Meeting/Shared Use/Staff Areas					
Subcomponent No: 1.200					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
1.200	Court Conference/Training Room	1,500	1	1,500	100 people (15 SF/person); capability to subdivide; shared court community and program use
1.201	Court Conference/Meeting Room	600	1	600	30 capacity; shared use courts/meeting room
1.202	Training/Meeting Room Kitchenette	140	1	140	food prep, adjacent to community room, frig, sink, microwave, storage
1.203	Training/Meeting Room Storage	150	1	150	adjacent to meeting rooms; table/chairs; other equipment
1.204	Community Resource Room	200	1	200	agency provider workstations; copier; resource materials
1.205	Interview Rooms	80	2	160	
1.206	Restrooms	60	3	180	
<u>Office Workstations (Staff Only)</u>					
1.207	Law Enforcement Area	-	-	-	see Building Security
1.208	Attorneys	220	1	220	6 workstations
1.209	Agency Providers	220	1	220	6 workstations
<u>Staff Areas (Staff Only)</u>					
1.210	Staff Breakroom	800	1	800	20-25 people; tables, chairs, sink, microwave, ice machine, refrigerator
1.211	Staff Wellness Center	600	1	600	stationary equipment (4-6) stations and free weights
1.212	Staff Toilets/Shower	120	3	360	male/female/all gender; toilet w/separate shower and changing area
1.213	Lactation Room	80	2	160	w/frig, sink, chair
1.214	Janitor's Closet	30	1	30	
Meeting/Shared Use/Staff Areas - Subtotal				5,320	
25% Department Grossing Factor (DGSF)				1,330	
<b>TOTAL SPACE</b>				<b>6,650</b>	



<b>Component: PUBLIC LOBBY/SHARED USE/STAFF AREAS- 1.000</b>					
<b>Subcomponent: Maintenance and Storage</b>					
<b>Subcomponent No: 1.300</b>					
<b>Space No.</b>	<b>Support Area/Equip. Description</b>	<b>Net Area (s.f.)</b>	<b>Number of Units</b>	<b>Subtotal Net Area (s.f.)</b>	<b>Comments</b>
1.300	Maintenance/Operations Office	150	1	150	2 to 3 workstations, plan storage
1.301	Maint/Ops Work Area	400	1	400	work counters, basic maintenance
1.302	Storage Space	200	1	200	tools, secure; for maintenance and housekeeping (buffer floor cleaning); eye wash station
1.303	Chemical Storage	60	1	60	
1.304	Bulk Storage	1,000	1	1,000	paper, computers, supplies, other bulk items
1.305	Inactive File Storage	1,500	1	1,500	High density secure file storage; separation between court components
1.306	Receiving Office	100	1	100	w/files; workstations
1.307	Receiving Area	300	1	300	access to loading dock
1.308	Mail Room	150	1	150	
1.309	I.T. Support/Server Room	250	1	250	computer repair/server; security servers
1.310	Shredding Service Storage	150	1	150	bin storage
1.311	Janitorial/Custodial Supplies	150	1	150	
1.312	Trash/Recycling Area	150	1	150	
1.313	Staff Toilet	60	2	120	
1.314	Loading Dock Access	-	-	-	dumpsters/compactors
<b>Maintenance and Storage - Subtotal</b>				<b>4,680</b>	
<b>25% Department Grossing Factor (DGSF)</b>				<b>1,170</b>	
<b>TOTAL SPACE</b>				<b>5,850</b>	



Component: BUILDING SECURITY - 2.000					
Subcomponent: Building Security					
Subcomponent No: 2.100					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
2.100	Security Entrance Area	80	1	80	w/gun locker
2.101	Security Staff Work/Breakroom	200	1	200	sink, frig, table/chairs; 8-10 security/bailiff staff use
2.102	Law Enforcement Area	150	1	150	for use by off-site LE personnel
2.103	Security Supervisor Office	120	1	120	
2.104	Chief of Security	120	1	120	
2.105	Finger Print Station	40	1	40	
2.106	Security Monitoring Room	300	1	300	building monitoring and camera, security equipment
2.107	Firearms Vault	150	1	150	secure walk in unit for firearms; ammunitions; tasker; weapon cleaning area
2.108	Emergency Response Equipment	150	1	150	first aid supplies, wheel chair, defibulator, oxygen tanks, security equipment
2.109	Sallyport/Entrance	150	2	300	separate juvenile and adult entrance into secure holding area of courts building
2.110	Single Holding Cells	80	4	320	wet cells; juvenile and adult areas and site/sound separation; additional holding cells at courtroom
2.111	Group Holding Cells	120	3	360	wet cells; juvenile and adult areas and site/sound separation; additional holding cells at courtroom
2.112	Storage	150	1	150	
2.113	Staff Toilets	60	2	120	
2.114	Vehicle Sallyport	800	1	800	enclosed area for 2 vans/vehicles
Building Security - Subtotal				3,360	
35% Department Grossing Factor (DGsf)				1,176	
<b>TOTAL SPACE</b>				<b>4,536</b>	



<b>Component: COURTROOMS AND JUDICIAL SUPPORT-3.000</b>					
<b>Subcomponent: SUPERIOR COURTS - (4) Superior Courtrooms - May reduce to (3) Courts depending on location</b>					
<b>Subcomponent No: 3.100</b>					
<b>Space No.</b>	<b>Support Area/Equip. Description</b>	<b>Net Area (s.f.)</b>	<b>Number of Units</b>	<b>Subtotal Net Area (s.f.)</b>	<b>Comments</b>
3.100	Courtroom Waiting Area	750	4	3,000	30 capacity at each courtroom
3.101	Victim Witness Waiting Area/Lounge	-	-	-	see County Attorney area
3.102	Superior Courtroom	1800	4	7,200	50 capacity; 12 jury box w/ 2 alternates
3.103	Courtroom Vestibule	80	4	320	secure sound lock from waiting into courtroom
3.104	Bailiff Work Station	36	4	144	1 at each courtroom
3.105	Attorney Defendant Interview Room	80	8	640	2 at entrance to each courtroom
3.106	Courtroom Storage	80	8	640	2 at each courtroom; one secured for temp evidence storage
3.107	Courtroom AV Room	50	4	200	
3.108	Temporary Evidence Storage	80	4	320	secured; adjacent to each courtroom
3.109	Temporary Adult Holding Cell	100	6	600	3 holding cells between 2 courtrooms; double/single
3.110	Temporary Juvenile Holding Cell	80	2	160	separate sight & sound from adult holding
3.111	Attorney/Client Visit at Holding	60	4	240	
3.112	Jury Deliberation Rooms	500	2	1,000	2 courts share (1) deliberation room
3.113	Judge's Chamber	320	4	1,280	
3.114	Judge's Toilet	60	4	240	
3.115	Judicial Administrative Asst	120	4	480	with waiting and files
3.116	Visiting Judge	180	1	180	
3.117	Staff Toilet	60	2	120	
3.118	Judicial Conference Room	400	1	400	16 person
3.119	Judicial Break Area	80	1	80	sink, frig, ice maker, micro wave, supplies
3.120	Janitor Closet	30	1	30	
<b>Superior Courts - Subtotal</b>				<b>17,274</b>	
<b>40% Department Grossing Factor (DGSF)</b>				<b>6,910</b>	
<b>TOTAL SPACE</b>				<b>24,184</b>	



<b>Component: COURTROOMS AND JUDICIAL SUPPORT-3.000</b>					
<b>Subcomponent: JUSTICE COURT - (1) Justice Courtroom</b>					
<b>Subcomponent No: 3.200</b>					
<b>Space No.</b>	<b>Support Area/Equip. Description</b>	<b>Net Area (s.f.)</b>	<b>Number of Units</b>	<b>Subtotal Net Area (s.f.)</b>	<b>Comments</b>
3.200	Courtroom Waiting Area	400	1	400	25 capacity
3.201	Counter Area	80	1	80	
3.202	Victim Witness Waiting Area/Lounge	-	-	-	see County Attorney area
3.203	Justice Courtroom	1600	1	1,600	40 capacity; 12 jury box w/ 2 alternates
3.204	Courtroom Vestibule	80	1	80	secure sound lock from waiting into courtroom
3.205	Bailiff Station	36	1	36	
3.206	Attorney Defendant Interview Room	80	2	160	near courtroom entrance
3.207	Attorney/Client Visit at Holding	60	4	240	
3.208	Courtroom Storage	80	1	80	
3.209	Courtroom AV Room	50	1	50	
3.210	Temporary Adult Holding Cell	80	2	160	
3.211	Temporary Juvenile Holding Cell	80	1	80	separate sight & sound from adult holding
3.212	Judge's Chamber	280	1	280	
3.213	Judge's Toilet	60	1	60	
3.214	Court Manager	120	1	120	
3.215	Court Supervisor	120	1	120	
3.216	Court Clerk	48	5	240	2 criminal, 2 civil, 1 felony warrant
3.217	Court Specialist	48	2	96	
3.218	Staff Toilet	60	2	120	
3.219	Judicial Conference Room	400	1	400	16 person
3.220	Break Area	80	1	80	sink, frig, ice maker, micro wave, supplies
3.221	Janitor Closet	30	1	30	
Superior Courts - Subtotal				4,512	
40% Department Grossing Factor (DGSF)				1,805	
<b>TOTAL SPACE</b>				<b>6,317</b>	



Component: COURT ADMINISTRATION - 4.000					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
4.100	Public Waiting	120	1	120	8 person
4.101	Counter Area	60	1	60	
4.102	Court Administrator	250	1	250	
4.103	Deputy Court Administrator	180	1	180	
4.104	Chief of Security	-	-	-	see 2.100 building security
4.105	Business System Analyst	120	1	120	
4.106	Family Law Navigator	120	1	120	
4.107	Chief Interpreter	80	1	80	
4.108	Court Interpreter/Help Desk	64	5	320	verify # staff?; see public use area below
4.109	Case Flow Manager	120	1	120	
4.110	Finance/Budget Director	120	1	120	
4.111	Finance Manager	120	1	120	
4.112	Court Services Coordinator	80	1	80	
4.113	Human Resource Director	120	1	120	
4.114	Judicial Info Tech Manager	120	1	120	
4.115	IT Customer Service Asst.	64	1	64	
4.116	CASA/ADR Director	120	1	120	
4.117	Program Specialist	64	2	128	
4.118	Temp/Part Time/Special Projects	48	2	96	
4.119	Call Center Supervisor	80	1	80	newly requested
4.120	Call Center Clerks	36	4	144	newly requested; customer service workstations
4.121	Self Help Center	500	1	500	counter area, w/4-5 tables/ seating areas; files
4.122	Human Resource Files	120	1	120	secured
4.123	File Areas	120	3	360	Admin, Security, Finance
4.124	Conference Room	500	1	500	20 person
4.125	Staff Toilet	80	3	240	
4.126	Copy/Work Room	120	3	360	w/printer, copier, shredder, supplies; document assembly; one at help center
4.127	Break Area	80	1	80	sink, frig, microwave, ice machine, supply storage
4.128	Office/Supply Storage	150	1	150	
4.129	Special Event Storage	150	1	150	CASA; Law Day; Adoption Day other programs
4.130	IT Closet	180	1	180	
4.131	Janitor Closet	30	1	30	
4.132	Future Office Area	120	2	240	
Court Administration - Subtotal				5,472	
35% Department Grossing Factor (DGSF)				1,915	
<b>TOTAL SPACE</b>				<b>7,387</b>	



Component: CLERK OF COURT - 5.000					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.100	Public Waiting	400	1	400	25 capacity; with 2 public use terminals
5.101	Counter Stations	40	5	200	one ADA counter; workstations view public counter; copier/printer
5.102	Rotary Active File Area	1500	1	1,500	high density rolling files;
5.103	Records Viewing Room	150	1	150	view from clerk's counter workstation
5.104	Clerk of Court	250	1	250	
5.105	Deputy Clerk of Court	180	1	180	
5.106	Supervisor	120	4	480	
5.107	Deputy Clerk	36	24	864	
5.108	Temp/PT Clerks	36	5	180	
5.109	Jury Commissioner	120	1	120	
5.110	Archive Records	800	1	800	also at bldg maintenance/storage area;
5.111	Finance Records	200	1	200	secured;
5.112	Safe	100	1	100	camera surveillance
5.113	Copy Work Room	150	2	300	w/fax, copier, printer, shredder, supplies
5.114	Conference Room	500	1	500	20 person
5.115	Breakroom	120	1	120	sink, frig, ice machine, shelving, table, chairs
5.116	Forms/Document Storage	120	1	120	
5.117	Office Supply/Storage Room	150	1	150	
5.118	Staff Toilet	80	3	240	
5.119	Jury Assembly Room	1500	1	1,500	100 assembled jurors with coffee counter
5.120	Jury Assembly Toilets	80	3	240	
5.121	Janitor Closet	30	1	30	
5.122	Future Office Area	48	6	288	
Clerk of Court - Subtotal				8,912	
30% Department Grossing Factor (DGSF)				2,674	
<b>TOTAL SPACE</b>				<b>11,586</b>	

**NOTE: File Area Storage Requirements; Currently at Melody Lane, Courthouse, Old Jail, Ledge Building, Other Locations**



Component: COUNTY ATTORNEY - 6.000					
Space No.	Support Area/Equip. Description	Net Area (safe)	Number of Units	Subtotal Net Area (s.f.)	Comments
6.100	Waiting Area	150	1	150	10 person; view from reception area
6.101	Screening/Interview Room	100	2	200	off lobby area; diversion screening/other
6.102	Counter Area	60	1	60	
6.103	Administrative Asst	64	1	64	view into waiting
6.104	County Attorney	250	1	250	
6.105	Chief Deputy County Attorney	180	2	360	
6.106	Chief of Staff	120	1	120	
6.107	Manager	120	3	360	Victim Services, Technology, Alt. Prosecution
6.108	Attorney	120	13	1,560	
6.109	Paralegal	64	4	256	
6.110	Intake Staff	64	2	128	
6.111	Coordinator	80	3	240	Intake, Diversion, Victim Services
6.112	Legal Secretary Supervisor	120	3	360	
6.113	Legal Secretary	48	9	432	
6.114	Victim Advocate	120	3	360	
6.115	Victim Witness Lounge	200	1	200	6 to 8 person
6.116	Victim Witness Toilet	60	1	60	adjacent to Victim Witness Lounge
6.117	Trial Prep Workroom	150	1	150	
6.118	Intern	36	2	72	
6.119	Locked Secure Room	150	1	150	Screening; video evidence review; CJIS
6.120	Larger Conference Room	625	1	625	25 person; criminal division
6.121	Small Conference Room	250	2	500	10 person; (1) civil (1) criminal division
6.122	File Area	300	4	1,200	civil, criminal, diversion, closed felony
6.123	Inactive File Storage	500	1	500	additional at building support/maintenance
6.124	Temp. Evidence Storage	150	1	150	
6.125	Grant Supply Area	100	1	100	
6.126	Break Area	150	1	150	frig, sink, microwave, supplies; seating for 6 to 8
6.127	Supply Storage	150	2	300	office, equipment, other supplies; computer/IT
6.128	Staff Toilet	60	4	240	
6.129	Lactation Room	80	1	80	w/ sink, frig, chair
6.130	Copy/Workroom	150	4	600	w/copier, fax, shredder, work surface, supplies
6.131	Janitor Closet	30	1	30	
6.132	Future Office Area	100	12	1,200	
County Attorney - Subtotal				11,207	
35% Department Grossing Factor (DGSF)				3,922	
<b>TOTAL SPACE</b>				<b>15,129</b>	

**NOTE: Additional files at Melody Lane and Basement Adjacent Building**



Component: PUBLIC DEFENDER 7.000					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
7.100	Waiting Area	120	1	120	8 person; view from receptionist area
7.101	Counter Area	60	1	60	
7.102	Public Defender	180	1	180	
7.103	Attorney	120	10	1,200	
7.104	Paralegal	64	1	64	
7.105	Investigator	64	1	64	
7.106	Legal Secretary Supervisor	120	1	120	
7.107	Legal Secretary	48	4	192	view into waiting
7.108	Interpreter Area	64	1	64	future workstation for contract services or telephonic
7.109	Contract Attorney Office	120	1	120	also used for visiting attorneys'
7.110	Conference Room	400	1	400	16 person
7.111	Break Area	80	1	80	adjacent to conference, sink, frig, microwave
7.112	Trial Prep/Workroom	150	1	150	also used for intern workstations
7.113	Interview/Soft Room	150	1	150	w/soft furnishing for child interviews
7.114	Interview Room	80	2	160	near waiting area
7.115	Records Area/File Storage	200	1	200	
7.116	Copy/Workroom	150	1	150	w/copier, fax, shredder, work surface, supplies
7.117	Supply Storage	100	1	100	
7.118	Staff Toilet	80	2	160	
7.119	Janitor Closet	30	1	30	
7.120	Future Office Area	100	6	600	
Public/Legal Defender - Subtotal				4,364	
35% Department Grossing Factor (DGSF)				1,527	
<b>TOTAL SPACE</b>				<b>5,891</b>	

NOTE: Off Site Records Storage at What Location?



Component: LEGAL ADVOCATE 8.000					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
8.100	Waiting Area	120	1	120	8 person; view from receptionist area
8.101	Counter Area	60	1	60	
8.102	Legal Advocate	180	1	180	
8.103	Attorney	120	6	720	one part time
8.104	Investigator	64	1	64	
8.105	Office Manager	120	1	120	
8.106	Legal Secretary	48	5	240	view into waiting
8.107	Interpreter	64	1	64	
8.108	Contract Attorney Office	120	1	120	also used for visiting attorneys'
8.109	Conference Room	400	1	400	16 person
8.110	Break Area	80	1	80	adjacent to conference, sink, frig, microwave
8.111	Trial Prep/Workroom	150	1	150	also used for intern workstations
8.112	Interview/Soft Room	150	1	150	w/soft furnishing for child interviews
8.113	Interview Room	80	1	80	near waiting area
8.114	Records Area/File Storage	300	1	300	active and inactive files
8.115	Copy/Workroom	150	1	150	w/copier, fax, shredder, work surface, supplies
8.116	Supply Storage	100	1	100	
8.117	Clothing Closet	60	1	60	clothing to lend for court appearances
8.118	Staff Toilet	80	2	160	
8.119	Janitor Closet	30	1	30	
8.120	Future Office Area	100	4	400	
Legal Advocate - Subtotal				3,748	
35% Department Grossing Factor (DGSF)				1,312	
<b>TOTAL SPACE</b>				<b>5,060</b>	



Component: ADULT PROBATION - 9.000					
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
9.100	Waiting Area	300	1	300	20 capacity; view from reception
9.101	Counter Area	100	1	100	2-3 reception stations; view into waiting
9.102	Interview Rooms	80	4	320	4-6 person, locate near waiting
9.103	Drug Testing Restrooms	60	2	120	
9.104	Drug Testing Storage and Processing	100	1	100	secure, adjacent to drug testing restrooms; sink, frig, storage
9.105	Conference Room	400	1	400	16 capacity; capability to subdivide
9.106	Conference Room Storage	80	1	80	
9.107	Chief of Probation	180	1	180	
9.108	Deputy Chief-Adult Probation	120	1	120	
9.109	Program Manager	120	1	120	
9.110	Supervisor	120	3	360	
9.111	Probation Officer	64	14	896	
9.112	Surveillance Officer	64	2	128	
9.113	Pre Sentence Officer	64	3	192	
9.114	Pre Trial Officer	64	3	192	
9.115	Court Liaison	64	2	128	
9.116	Shared Use Work Space	200	1	200	off site probation staff, interns, w/workstations
9.117	Copy/Workroom	150	1	150	copier, fax, printer, work surface for document assembly, supplies
9.118	Equipment Storage-Secure	120	1	120	guns, surveillance and other equipment
9.119	Office/Other Supply Storage	120	1	120	
9.120	File Server	80	1	80	
9.121	Evidence Storage	80	1	80	secured
9.122	Electronic/IT Equipment Storage	150	1	150	radios; body cameras; other equipment
9.123	File Area	200	1	200	
9.124	Inactive Records/File Shredder/Staging	150	1	150	
9.125	H/R Files	60	1	60	separate and secured
9.126	Break Area	80	1	80	frig, sink, microwave, storage
9.127	Staff Toilets	60	3	180	
9.128	Janitor Closet	30	1	30	
9.129	Future Office Area	80	4	320	
Adult Probation - Subtotal				5,656	
35% Department Grossing Factor (DGSF)				1,980	
<b>TOTAL SPACE</b>				<b>7,636</b>	

**NOTE:** Total Current Adult Probation of 47 located in multiple locations. This assumes 34 Adult Probation staff at the proposed Criminal Justice Center site (2024), other locations to remain.



<b>Component: JUVENILE PROBATION - 10.000</b>					
<b>Space No.</b>	<b>Support Area/Equip. Description</b>	<b>Net Area (s.f.)</b>	<b>Number of Units</b>	<b>Subtotal Net Area (s.f.)</b>	<b>Comments</b>
10.100	Waiting Area	90	1	90	6 capacity; view from reception
10.101	Counter Area	80	1	80	2 stations; view into waiting
10.102	Interview Rooms	80	2	160	4-6 person, locate near waiting
10.103	Drug Testing Restrooms	60	1	60	
10.104	Drug Testing Storage and Processing	60	1	60	secure, adjacent to drug testing restroom; sink, frig, storage
10.105	Small Conference Room	250	1	250	10-12 person
10.106	Conference/Training Room Storage	80	1	80	
10.107	Defensive Tactics Training Room	400	1	400	8 participants; 2 instructors
10.108	Multipurpose/Program Room	200	1	200	8-10 person
10.109	Deputy Chief-Juvenile Probation	120	1	120	
10.110	Operations Supervisor	120	1	120	
10.111	Probation Officer	64	4	256	
10.112	Surveillance Officer	64	2	128	
10.113	Diversion/Intake Officer	64	1	64	
10.114	Data/Program Admin	48	2	96	
10.115	Shared Use Work Space	120	1	120	off site probation staff, interns, w/workstations
10.116	Copy/Workroom	150	1	150	copier, fax, printer, work surface for document assembly, supplies
10.117	Promotional/Print Material Storage	80	1	80	
10.118	Equipment Storage-Secure	80	1	80	guns, surveillance and other equipment; transport security items
10.119	Evidence Storage	40	1	40	secured
10.120	File Server	60	1	60	
10.121	Electronic IT Equipment	80	1	80	
10.122	File Area	150	1	150	
10.123	Inactive Records/File Shredder/Staging	150	1	150	
10.124	H/R Files	60	1	60	separate and secured
10.125	Break Area	80	1	80	frig, sink, microwave, storage
10.126	Staff Toilets	60	3	180	
10.127	Janitor Closet	30	1	30	
10.128	Future Office Area	64	2	128	
<b>Juvenile Probation - Subtotal</b>				<b>3,552</b>	
<b>35% Department Grossing Factor (DGSF)</b>				<b>1,243</b>	
<b>TOTAL SPACE</b>				<b>4,795</b>	
<b>NOTE: VEHICLE SALLYPORT FOR TRANSPORT TO SECURE JUVENILE DETENTION LOCATED AT BUILDING SECURITY (2.000)</b>					
<b>NOTE: Total Current Juvenile Probation of 27 are located in multiple locations. This assumes 13 Juvenile Probation staff at the proposed Criminal Justice Center site (2024), other locations to remain.</b>					



# APPENDIX C

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## Interview Schedules

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**INTERVIEW SCHEDULE**

INTERVIEW MEETING SCHEDULE COCHISE COUNTY JUSTICE CENTER September 2024 to May 2025				
MONDAY SEPTEMBER 30TH	BISBEE	Contact	Phone	Location
10:00AM	Finance Director	Monica Miranda	520.432.8370	1415 Melody Dr
11:30AM	County Attorney	Brian McInyre, Lori Zucco	520.432.8700	150 Quality Hill, 2nd Fl (behind courthouse)
3:30M	County Administration	Rich Karwaczka, Sharon Gilman, Joe Casey	520.255.5155	1415 Melody Dr
<b>TUESDAY OCTOBER 1ST</b>				
8:30am	Division VI Superior Court	Judge Terry Bannon, Juvenile Presiding Judge		she will call my cell (located in SV)
9:00AM	Public Defender	Charles Kendall	520.432.8451	4 Ledge Ave. 3rd Fl
10:00AM	Jail Commander-Tour Jail	Kenny Bradshaw	520.678.2334	205 N. Judd Drive-meet at Sheriff's Office
11:30AM	Tour SV Substation/Holding/Video Visit/Juv.	Lt. Monge	520.236.9264	meet at jail substation Sierra Vista
12:30PM	Jail Data, Transport, Classification	Brisenia Pacheco	520.432.7571	205 N. Judd Drive
2:00PM	<b>Technical Advisory Committee (TAC) Meeting</b>	Training Center Large Conference Room		behind Melody Lane Co. Admin Bldg.
4:00PM	Director Detention Health Services	Megan Kennedy	520.432.7586	Training Center Meeting Room
<b>WEDNESDAY OCTOBER 2ND</b>				
8:00AM	Division II Superior Court	Judge Kelliher, Division II Superior Court		100 Colonia De Saluda, SV; Div. II Jury Room
9:30AM	Douglas Video Visitation/Substation	Kenny Bradshaw	520.678.2334	depart for Douglas at 9:30am
10:00AM	Tour Elfrida Substation	Kenny Bradshaw	520.678.2334	
11:30AM	Tour Wilcox Substation/Holding	Kenny Bradshaw	520.678.2334	If time tour Benson substation? Or in November
2:00PM	Chief Adult and Juvenile Probation	Armando Arias, April Saathoff	520.432.8800	100 Colonia De Saluda SV
3:30PM	Police Chief Sierra Vista	Chris Hiser	520.249.3658	911 N. Coronado Dr.
<b>THURSDAY OCTOBER 3RD</b>				
8:00AM	Division I, III, V Superior Court	Judge Thorn (Presiding), Judge Larson, Judge Lindstrom		100 Quality Hill, Court Admin Conference Room
9:00AM	Court Administrator	Niltza Flores	520.432.8504	100 Quality Hill
10:00AM	Sheriff, Chief of Staff	Sheriff Dannels; Chief Alinen	520.732.0930	205 N. Judd Drive
11:30AM	Clerk of Court	Amy Hunley	520.432.8644	100 Quality Hill
1:30PM	Police Chief Benson	Gregory Volker	520.265.0007	Benson City Hall-101 E. Sixth St
<b>FRIDAY OCTOBER 4TH</b>				
8:00AM	Division IV Superior Court	Judge Dickerson, Division IV Superior Court	520.432.8522	phone interview
<b>TUESDAY NOVEMBER 19TH</b>				
10:00AM	Justice Court Meeting	Niltza Flores	520.432.8504	450 S. Haskell Ave. Willcox
11:30AM	Willcox Director of Public Safety	Dale Hadfield	520.384.4673	320 West Rex Allen Drive, Willcox
2:30PM	Probation	Armando Arias, April Saathoff, Sarah Hembree	520.803.3121	Conference room at Colonia de Salud
4:00PM	Division VI Superior Court	Judge Terry Bannon, Juvenile Presiding Judge	520.661.7200	100 Colonia de Salud
<b>WEDNESDAY NOVEMBER 20TH</b>				
8:30AM	ERC Court, Division IV Courtroom	Judge Dickerson	520.432.8522	100 Quality Hill,
9:45AM	Public Health SW; Jail Programs and Services	Tanya Defoor	520.432.7579	205 N. Judd Drive-Jail
11:00AM	County Attorney	Lori Zucco	520.432.8700	150 Quality Hill Drive, 2nd FL behind courthouse
12:30PM	Court Administration	Niltza Flores	520.432.8504	100 Quality Hill
2:00PM	Public Defender	Charles Kendall	520.432.8440	4 Ledge Ave. 3rd Fl
3:00PM	Indigent Defense Council	Azlin Villa	520.432.9800	Melody Lane County Administration Bldg.
<b>THURSDAY NOVEMBER 21ST</b>				
8:30AM	<b>Technical Advisory Committee (TAC) Meeting</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
10:45AM	Jail Commander	Kenny Bradshaw	520.678.2334	meet after TAC meeting in same location
11:30AM	Retired Judge	Judge James Conlogue (Niltza contact)	520.432.8504	meet in small conference room County Admin.
12:30PM	Stephanie DeCastro	Indigent Defense Coordinator	520.432.9801	county administration conference room
2:00PM	Division IV Superior Court	Judge Dickerson, Division IV Superior Court	520.432.8522	100 Quality Hill
3:00PM	Clerk of Court	Amy Hunley	520.432.8644	100 Quality Hill
<b>TUESDAY DECEMBER 17TH</b>				
1:00PM	<b>Technical Advisory Committee (TAC) Meeting</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
<b>WEDNESDAY DECEMBER 18TH</b>				
8:30AM to 4:30PM	<b>Jail Programming Meeting, Jail Command Staff</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
<b>THURSDAY DECEMBER 19TH</b>				
8:30AM to 12:00PM	<b>Jail Programming Meeting, Jail Command Staff</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
<b>TUESDAY JANUARY 28TH</b>				
9:00AM	Probation (Adult and Juvenile)	Armando Arias, April Saathoff, Sarah Hembree	520.803.3121	Conference room at Colonia de Salud
11:00AM	Jail/Sheriff	Kenny Bradshaw	520.678.2334	call in if meeting with staff
1:00PM	<b>Technical Advisory Committee (TAC) Meeting</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
3:30PM	Clerk of Court	Amy Hunley	520.432.8644	100 Quality Hill
<b>WEDNESDAY JANUARY 29TH</b>				
8:30AM	County Attorney	Lori Zucco	520.432.8700	150 Quality Hill Drive, 2nd FL behind courthouse
10:30AM	Legal Advocate	Andrew Marcy	520.432.8470	4 Ledge Ave. 3rd Fl
12:30AM	Jail/Sheriff	Kenny Bradshaw	520.678.2334	call in if meeting with staff
3:30PM	Court Administration/Courts	Niltza Flores	520.432.8504	100 Quality Hill
<b>THURSDAY JANUARY 30TH</b>				
8:30AM	Public Defender	Charles Kendall	520.432.8440	4 Ledge Ave. 3rd FL
<b>TUESDAY MARCH 11TH</b>				
1:00PM	<b>Presentation to Cochise County Jail District Board of Directors</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
<b>MONDAY MAY 19TH</b>				
3:00PM	<b>Technical Advisory Committee (TAC) Meeting</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.
<b>TUESDAY MAY 20TH</b>				
2:00PM	<b>Presentation to Cochise County Jail District Board of Directors</b>	Training Room at County Complex		behind Melody Lane County Admin Bldg.



# APPENDIX D

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## Bowman Utility Narratives

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**BOMAN UTILITY NARRATIVE**

**OPINION OF PROBABLE COST - SUMMARY**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Comparison of All Sites**

Site Description	Tombstone	Bisbee-Melody	Bisbee Existing	Douglas	Sierra Vista	Benson
Water	\$2,738,032	\$162,140	\$1,123,032	\$833,920	\$2,738,032	\$2,738,032
Sewer	\$6,776,600	\$655,610	\$109,000	\$557,600	\$1,304,900	\$6,805,600
Electric	\$1,110,400	\$160,000	\$160,000	\$160,000	\$318,400	\$160,000
Natural Gas	\$1,124,800	\$79,000	\$26,500	\$25,900	\$662,800	\$1,016,000
Telephone/ Data/Fiber	\$40,000	\$40,000	\$40,000	\$40,000	\$285,520	\$40,000
Joint Trench	\$204,135	\$204,135	\$204,135	\$204,135	\$204,135	\$204,135
Subtotal	\$11,993,967	\$1,300,885	\$1,662,667	\$1,821,555	\$5,513,787	\$10,963,767
Contingency 25%	\$2,998,492	\$325,221	\$415,667	\$455,389	\$1,378,447	\$2,740,942
<b>Total</b>	<b>\$14,992,459</b>	<b>\$1,626,106</b>	<b>\$2,078,334</b>	<b>\$2,276,944</b>	<b>\$6,892,234</b>	<b>\$13,704,709</b>

**Ranking - Lowest Utility Cost to Highest Utility Cost**

1 Bisbee-Melody	\$1,626,106
2 Bisbee Existing	\$2,078,334
3 Douglas	\$2,276,944
4 Sierra Vista	\$6,892,234
5 Benson	\$13,704,709
6 Tombstone	\$14,992,459

*NOTE: All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.*

*NOTE: Construction Sales Tax is NOT contemplated in the above*



**OPINION OF PROBABLE COST**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Tombstone Site**

Potable Water	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
8" PVC Water Main (C-900)	-	LF	\$75.00	\$ -
8" DiP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DiP Water Main	-	LF	\$85.00	\$ -
8" Valve B&C	-	EA	\$3,824.00	\$ -
6" Valve B&C	-	EA	\$2,341.00	\$ -
Fire Hydrant	-	EA	\$4,084.00	\$ -
1" Air Release Valve	-	EA	\$1,661.00	\$ -
2" Drain Valve Assembly	-	EA	\$4,440.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Potable Water Supply System - Full</b>				
	1	LS	\$2,400,000.00	\$ 2,400,000.00
Raw Water Well; Disinfection System (sodium hypochlorite); Treatment Building; Water Storage Tank (300,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
<b>Site-Specific Water System Augmentation - No Well, Fire Flow Only</b>				
	-	LS	\$720,000.00	\$ -
Water Storage Tank (180,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
			<b>Sub Total</b>	<b>\$ 2,400,000.00</b>
<b>Distribution on Site</b>				
8" PVC Water Main (C-900)	3,200	LF	\$75.00	\$ 240,000.00
8" DiP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DiP Water Main	100	LF	\$85.00	\$ 8,500.00
4" PVC Water Main (C-900)	-	LF	\$50.00	\$ -
4" DiP Water Main	200	LF	\$65.00	\$ 13,000.00
8" Valve B&C	6	EA	\$3,824.00	\$ 22,944.00
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
4" Valve B&C	4	EA	\$1,900.00	\$ 7,600.00
Fire Hydrant	5	EA	\$4,084.00	\$ 20,420.00
1" Air Release Valve	3	EA	\$1,661.00	\$ 4,983.00
2" Drain Valve Assembly	2	EA	\$4,440.00	\$ 8,880.00
			<b>Sub Total</b>	<b>\$ 338,032.00</b>
			<b>Sub Total Water</b>	<b>\$ 2,738,032.00</b>
<b>Sewer</b>				
			QUANTITY	UNIT
			COST	EXTENDED COST
<b>Connect to Offsite Municipal System</b>				
<b>Lift Station</b>				
Manhole style lift station, Two 5hp pumps, complete w/ controls	-	LS	\$ 200,000.00	\$ -
<b>Force Main</b>				
6" HDPE, DR11 Pipe Force Main	-	LF	\$ 75.00	\$ -
Install "Underground Force Main" Locating Monuments, Every 500 feet	-	EA	\$ 500.00	\$ -
8" PVC Sewer Line (SDR-35) (Depth< 15')	-	LF	\$92.00	\$ -
4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -
<b>Gravity Main</b>				
8" PVC Sewer Line (SDR-35) (Depth< 15')	-	LF	\$92.00	\$ -



4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -
<b>Onsite Package Sewage Treatment Plant</b>				
80,000 gpd package plant, complete	1	LS	\$ 6,500,000.00	\$ 6,500,000.00
			<b>Sub Total</b>	<b>\$ 6,500,000.00</b>
<b>Distribution on Site</b>				
8" PVC Sewer Line (SDR-35) (Depth <15')	2,200	LF	\$92.00	\$ 202,400.00
4' Diameter Manhole - Standard Concrete - (Depth <15')	7	EA	\$9,500.00	\$ 66,500.00
Concrete Collar (Out of Pavement)	7	EA	\$1,100.00	\$ 7,700.00
			<b>Sub Total</b>	<b>\$ 276,600.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 6,776,600.00</b>
<b>Electricity</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution OHE Pole Line, 40' wood poles (200' avg span assumed)	15,840	LF	\$60.00	\$ 950,400.00
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$160,000.00	\$ 160,000.00
			<b>Sub Total</b>	<b>\$ 1,110,400.00</b>
<b>Natural Gas</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
4" Steel Gas Pipeline	15,840	LF	\$70.00	\$ 1,108,800.00
4" HDPE Gas Pipeline	-	LF	\$35.00	\$ -
2" HDPE Gas Pipeline	-	LF	\$30.00	\$ -
			<b>Sub Total</b>	<b>\$ 1,108,800.00</b>
<b>Tap Transmission Gas Mainline</b>				
Distribution Valve and Metering Stationing	-	LF	\$1,000,000.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Distribution on Site</b>				
2" HDPE Gas Pipeline (Material installation only, see joint trench below)	3,200	LF	\$5.00	\$ 16,000.00
			<b>Sub Total</b>	<b>\$ 16,000.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 1,124,800.00</b>
<b>Telephone/Data/Communications</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -
Aerial fiber cable, Single Mode, w/ Messenger, 48-strand	-	LF	\$10.00	\$ -
Termination Equipment and Aerial fiber cable installation allowance	-	LF	\$5.00	\$ -
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$40,000.00	\$ 40,000.00
			<b>Sub Total</b>	<b>\$ 40,000.00</b>
<b>Joint Trench (Electric/Phn/Cable/Gas)</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Distribution on Site</b>				
Joint Trench/Shade/Backfill	3,200	LF	\$21.00	\$ 67,200.00
4" PVC Electric Conduit	9,600	LF	\$12.10	\$ 116,160.00
PME Cabinet Base	1	LF	\$7,400.00	\$ 7,400.00
Dry Type Cab Base with Basement	5	LF	\$2,675.00	\$ 13,375.00
			<b>Sub Total</b>	<b>\$ 204,135.00</b>
<b>SUBTOTAL</b>				<b>\$ 11,993,967.00</b>
<b>CONTINGENCY 25%</b>				<b>\$ 2,998,491.75</b>
<b>TOTAL</b>				<b>\$ 14,992,458.75</b>

**NOTE:** All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.

**NOTE:** Construction Sales Tax is NOT contemplated in the above



**OPINION OF PROBABLE COST**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Bisbee - Melody Site**

Potable Water	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
8" PVC Water Main (C-900)	-	LF	\$75.00	\$ -
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	1,650	LF	\$85.00	\$ 140,250.00
8" Valve B&C	-	EA	\$3,824.00	\$ -
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
Fire Hydrant	1	EA	\$4,084.00	\$ 4,084.00
1" Air Release Valve	1	EA	\$1,661.00	\$ 1,661.00
2" Drain Valve Assembly	1	EA	\$4,440.00	\$ 4,440.00
			<b>Sub Total</b>	<b>\$ 162,140.00</b>
<b>Potable Water Supply System - Full</b>				
	1	LS	\$2,400,000.00	\$ 2,400,000.00
Raw Water Well; Disinfection System (sodium hypochlorite); Treatment Building; Water Storage Tank (300,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
<b>Site-Specific Water System Augmentation - No Well, Fire Flow Only</b>				
	-	LS	\$720,000.00	\$ -
Water Storage Tank (180,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
			<b>Sub Total</b>	<b>\$ 2,400,000.00</b>
<b>Distribution on Site</b>				
8" PVC Water Main (C-900)	3,200	LF	\$75.00	\$ 240,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	100	LF	\$85.00	\$ 8,500.00
4" PVC Water Main (C-900)	-	LF	\$50.00	\$ -
4" DIP Water Main	200	LF	\$65.00	\$ 13,000.00
8" Valve B&C	6	EA	\$3,824.00	\$ 22,944.00
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
4" Valve B&C	4	EA	\$1,900.00	\$ 7,600.00
Fire Hydrant	5	EA	\$4,084.00	\$ 20,420.00
1" Air Release Valve	3	EA	\$1,661.00	\$ 4,983.00
2" Drain Valve Assembly	2	EA	\$4,440.00	\$ 8,880.00
			<b>Sub Total</b>	<b>\$ 338,032.00</b>
			<b>Sub Total Water</b>	<b>\$ 2,900,172.00</b>
Sewer	QUANTITY	UNIT	COST	EXTENDED COST
<b>Connect to Offsite Municipal System</b>				
<b>Lift Station</b>				
Manhole style lift station, Two 5hp pumps, complete w/ controls	1	LS	\$ 200,000.00	\$ 200,000.00
<b>Force Main</b>				
6" HDPE, D111 Pipe Force Main	1,870	LF	\$ 75.00	\$ 140,250.00
Install "Underground Force Main" Locating Monuments, Every 500 feet	4	EA	\$ 500.00	\$ 2,000.00
8" PVC Sewer Line (SDR-35) (Depth< 15')	230	LF	\$92.00	\$ 21,160.00
4' Diameter Manhole - Standard Concrete - (Depth <15')	1	EA	\$9,500.00	\$ 9,500.00
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	1	EA	\$1,100.00	\$ 1,100.00
Tie to Existing Sewer	1	EA	\$5,000.00	\$ 5,000.00
<b>Gravity Main</b>				
8" PVC Sewer Line (SDR-35) (Depth< 15')	-	LF	\$92.00	\$ -



4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -	
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -	
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -	
<b>Onsite Package Sewage Treatment Plant</b>					
80,000 gpd package plant, complete	-	LS	\$ 6,500,000.00	\$ -	
			<b>Sub Total</b>	<b>\$ 379,010.00</b>	
<b>Distribution on Site</b>					
8" PVC Sewer Line (SDR-35) (Depth< 15')	2,200	LF	\$92.00	\$ 202,400.00	
4' Diameter Manhole - Standard Concrete - (Depth <15')	7	EA	\$9,500.00	\$ 66,500.00	
Concrete Collar (Out of Pavement)	7	EA	\$1,100.00	\$ 7,700.00	
			<b>Sub Total</b>	<b>\$ 276,600.00</b>	
			<b>Sub Total Sewer</b>	<b>\$ 655,610.00</b>	
<b>Electricity</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Bring Service to Site</b>					
Distribution OHE Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -	
<b>Distribution on Site</b>					
Equipment and Cabling Allowance	1	LS	\$160,000.00	\$ 160,000.00	
			<b>Sub Total</b>	<b>\$ 160,000.00</b>	
<b>Natural Gas</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Bring Service to Site</b>					
<b>Connect to Municipal Supply</b>					
4" Steel Gas Pipeline	-	LF	\$70.00	\$ -	
4" HDPE Gas Pipeline	-	LF	\$35.00	\$ -	
2" HDPE Gas Pipeline	2,100	LF	\$30.00	\$ 63,000.00	
			<b>Sub Total</b>	<b>\$ 63,000.00</b>	
<b>Tap Transmission Gas Mainline</b>					
Distribution Valve and Metering Stationing	-	LF	\$1,000,000.00	\$ -	
			<b>Sub Total</b>	<b>\$ -</b>	
<b>Distribution on Site</b>					
2" HDPE Gas Pipeline (Material installation only, see joint trench below)	3,200	LF	\$5.00	\$ 16,000.00	
			<b>Sub Total</b>	<b>\$ 16,000.00</b>	
			<b>Sub Total Sewer</b>	<b>\$ 79,000.00</b>	
<b>Telephone/Data/Communications</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Bring Service to Site</b>					
Distribution Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -	
Aerial fiber cable, Single Mode, w/ Messenger, 48-strand	-	LF	\$10.00	\$ -	
Termination Equipment and Aerial fiber cable installation allowance	-	LF	\$5.00	\$ -	
<b>Distribution on Site</b>					
Equipment and Cabling Allowance	1	LS	\$40,000.00	\$ 40,000.00	
			<b>Sub Total</b>	<b>\$ 40,000.00</b>	
<b>Joint Trench (Electric/Phn/Cable/Gas)</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Distribution on Site</b>					
Joint Trench/Shade/Backfill	3,200	LF	\$21.00	\$ 67,200.00	
4" PVC Electric Conduit	9,600	LF	\$12.10	\$ 116,160.00	
PME Cabinet Base	1	LF	\$7,400.00	\$ 7,400.00	
Dry Type Cab Base with Basement	5	LF	\$2,675.00	\$ 13,375.00	
			<b>Sub Total</b>	<b>\$ 204,135.00</b>	
				<b>SUBTOTAL</b>	<b>\$ 4,038,917.00</b>
				<b>CONTINGENCY 25%</b>	<b>\$ 1,009,729.25</b>
				<b>TOTAL</b>	<b>\$ 5,048,646.25</b>

**NOTE:** All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.

**NOTE:** Construction Sales Tax is NOT contemplated in the above



**OPINION OF PROBABLE COST**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Bisbee - Existing Site (Judd Dr) - Option A**

Potable Water	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
8" PVC Water Main (C-900)	200	LF	\$75.00	\$ 15,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	200	LF	\$65.00	\$ 13,000.00
6" DIP Water Main	-	LF	\$85.00	\$ -
8" Valve B&C	-	EA	\$3,824.00	\$ -
6" Valve B&C	-	EA	\$2,341.00	\$ -
Fire Hydrant	-	EA	\$4,084.00	\$ -
1" Air Release Valve	-	EA	\$1,661.00	\$ -
2" Drain Valve Assembly	-	EA	\$4,440.00	\$ -
			<b>Sub Total</b>	<b>\$ 28,000.00</b>
<b>Potable Water Supply System - Full</b>				
	-	LS	\$2,400,000.00	\$ -
Raw Water Well; Disinfection System (sodium hypochlorite); Treatment Building; Water Storage Tank (300,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
<b>Site-Specific Water System Augmentation - No Well, Fire Flow Only</b>				
	1	LS	\$720,000.00	\$ 720,000.00
Water Storage Tank (180,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
			<b>Sub Total</b>	<b>\$ 720,000.00</b>
<b>Distribution on Site</b>				
8" PVC Water Main (C-900)	3,200	LF	\$75.00	\$ 240,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	100	LF	\$85.00	\$ 8,500.00
4" PVC Water Main (C-900)	740	LF	\$50.00	\$ 37,000.00
4" DIP Water Main	200	LF	\$65.00	\$ 13,000.00
8" Valve B&C	6	EA	\$3,824.00	\$ 22,944.00
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
4" Valve B&C	4	EA	\$1,900.00	\$ 7,600.00
Fire Hydrant	5	EA	\$4,084.00	\$ 20,420.00
1" Air Release Valve	3	EA	\$1,661.00	\$ 4,983.00
2" Drain Valve Assembly	2	EA	\$4,440.00	\$ 8,880.00
			<b>Sub Total</b>	<b>\$ 375,032.00</b>
			<b>Sub Total Water</b>	<b>\$ 1,123,032.00</b>
<b>Sewer</b>				
			QUANTITY	UNIT
<b>Connect to Offsite Municipal System</b>				
<b>Lift Station</b>				
Manhole style lift station, Two 5hp pumps, complete w/ controls	-	LS	\$ 200,000.00	\$ -
<b>Force Main</b>				
6" HDPE, DR11 Pipe Force Main	-	LF	\$ 75.00	\$ -
Install "Underground Force Main" Locating Monuments, Every 500 feet	-	EA	\$ 500.00	\$ -
8" PVC Sewer Line (SDR-35) (Depth< 15')	-	LF	\$92.00	\$ -
4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -
<b>Gravity Main</b>				
8" PVC Sewer Line (SDR-35) (Depth< 15')	200	LF	\$92.00	\$ 18,400.00



4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std DII RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	1	EA	\$5,000.00	\$ 5,000.00
<b>Onsite Package Sewage Treatment Plant</b>				
80,000 gpd package plant, complete	-	LS	\$ 6,500,000.00	\$ -
			<b>Sub Total</b>	<b>\$ 23,400.00</b>
<b>Distribution on Site</b>				
8" PVC Sewer Line (SDR-35) (Depth < 15')	700	LF	\$92.00	\$ 64,400.00
4' Diameter Manhole - Standard Concrete - (Depth <15')	2	EA	\$9,500.00	\$ 19,000.00
Concrete Collar (Out of Pavement)	2	EA	\$1,100.00	\$ 2,200.00
			<b>Sub Total</b>	<b>\$ 85,600.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 109,000.00</b>
<b>Electricity</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution OHE Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$160,000.00	\$ 160,000.00
			<b>Sub Total</b>	<b>\$ 160,000.00</b>
<b>Natural Gas</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
4" Steel Gas Pipeline	-	LF	\$70.00	\$ -
4" HDPE Gas Pipeline	-	LF	\$35.00	\$ -
2" HDPE Gas Pipeline	350	LF	\$30.00	\$ 10,500.00
			<b>Sub Total</b>	<b>\$ 10,500.00</b>
<b>Tap Transmission Gas Mainline</b>				
Distribution Valve and Metering Stationing	-	LF	\$1,000,000.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Distribution on Site</b>				
2" HDPE Gas Pipeline (Material installation only, see joint trench below)	3,200	LF	\$5.00	\$ 16,000.00
			<b>Sub Total</b>	<b>\$ 16,000.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 26,500.00</b>
<b>Telephone/Data/Communications</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -
Aerial fiber cable, Single Mode, w/ Messenger, 48-strand	-	LF	\$10.00	\$ -
Termination Equipment and Aerial fiber cable installation allowance	-	LF	\$5.00	\$ -
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$40,000.00	\$ 40,000.00
			<b>Sub Total</b>	<b>\$ 40,000.00</b>
<b>Joint Trench (Electric/Phn/Cable/Gas)</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Distribution on Site</b>				
Joint Trench/Shade/Backfill	3,200	LF	\$21.00	\$ 67,200.00
4" PVC Electric Conduit	9,600	LF	\$12.10	\$ 116,160.00
PME Cabinet Base	1	LF	\$7,400.00	\$ 7,400.00
Dry Type Cab Base with Basement	5	LF	\$2,675.00	\$ 13,375.00
			<b>Sub Total</b>	<b>\$ 204,135.00</b>
			<b>SUBTOTAL</b>	<b>\$ 1,662,667.00</b>
			<b>CONTINGENCY 25%</b>	<b>\$ 415,666.75</b>
			<b>TOTAL</b>	<b>\$ 2,078,333.75</b>

**NOTE:** All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.

**NOTE:** Construction Sales Tax is NOT contemplated in the above



**OPINION OF PROBABLE COST**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Douglas Site**

Potable Water	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
8" PVC Water Main (C-900)	6,000	LF	\$75.00	\$ 450,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	-	LF	\$85.00	\$ -
8" Valve B&C	12	EA	\$3,824.00	\$ 45,888.00
6" Valve B&C	-	EA	\$2,341.00	\$ -
Fire Hydrant	-	EA	\$4,084.00	\$ -
1" Air Release Valve	-	EA	\$1,661.00	\$ -
2" Drain Valve Assembly	-	EA	\$4,440.00	\$ -
			<b>Sub Total</b>	<b>\$ 495,888.00</b>
<b>Potable Water Supply System - Full</b>				
Raw Water Well; Disinfection System (sodium hypochlorite); Treatment Building; Water Storage Tank (300,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions	-	LS	\$2,400,000.00	\$ -
<b>Site-Specific Water System Augmentation - No Well, Fire Flow Only</b>				
Water Storage Tank (180,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions	-	LS	\$720,000.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Distribution on Site</b>				
8" PVC Water Main (C-900)	3,200	LF	\$75.00	\$ 240,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	100	LF	\$85.00	\$ 8,500.00
4" PVC Water Main (C-900)	-	LF	\$50.00	\$ -
4" DIP Water Main	200	LF	\$65.00	\$ 13,000.00
8" Valve B&C	6	EA	\$3,824.00	\$ 22,944.00
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
4" Valve B&C	4	EA	\$1,900.00	\$ 7,600.00
Fire Hydrant	5	EA	\$4,084.00	\$ 20,420.00
1" Air Release Valve	3	EA	\$1,661.00	\$ 4,983.00
2" Drain Valve Assembly	2	EA	\$4,440.00	\$ 8,880.00
			<b>Sub Total</b>	<b>\$ 338,032.00</b>
			<b>Sub Total Water</b>	<b>\$ 833,920.00</b>
Sewer	QUANTITY	UNIT	COST	EXTENDED COST
<b>Connect to Offsite Municipal System</b>				
<b>Lift Station</b>				
Manhole style lift station, Two 5hp pumps, complete w/ controls	1	LS	\$ 200,000.00	\$ 200,000.00
<b>Force Main</b>				
6" HDPE, DR11 Pipe Force Main	1,000	LF	\$ 75.00	\$ 75,000.00
Install "Underground Force Main" Locating Monuments, Every 500 feet	2	EA	\$ 500.00	\$ 1,000.00
8" PVC Sewer Line (SDR-35) (Depth < 15')	-	LF	\$92.00	\$ -
4" Diameter Manhole - Standard Concrete - (Depth < 15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWIR 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	1	EA	\$5,000.00	\$ 5,000.00
<b>Gravity Main</b>				
8" PVC Sewer Line (SDR-35) (Depth < 15')	-	LF	\$92.00	\$ -
4" Diameter Manhole - Standard Concrete - (Depth < 15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWIR 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -



Tie to Existing Sewer	-	EA	\$5,000.00	\$ -	
<b>Onsite Package Sewage Treatment Plant</b>					
80,000 gpd package plant, complete	-	LS	\$ 6,500,000.00	\$ -	
			<b>Sub Total</b>	<b>\$ 281,000.00</b>	
<b>Distribution on Site</b>					
8" PVC Sewer Line (SDR-35) (Depth < 15')	2,200	LF	\$92.00	\$ 202,400.00	
4' Diameter Manhole - Standard Concrete - (Depth < 15')	7	EA	\$9,500.00	\$ 66,500.00	
Concrete Collar (Out of Pavement)	7	EA	\$1,100.00	\$ 7,700.00	
			<b>Sub Total</b>	<b>\$ 276,600.00</b>	
			<b>Sub Total Sewer</b>	<b>\$ 557,600.00</b>	
<b>Electricity</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Bring Service to Site</b>					
Distribution OHE Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -	
<b>Distribution on Site</b>					
Equipment and Cabling Allowance	1	LS	\$160,000.00	\$ 160,000.00	
			<b>Sub Total</b>	<b>\$ 160,000.00</b>	
<b>Natural Gas</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Bring Service to Site</b>					
<b>Connect to Municipal Supply</b>					
4" Steel Gas Pipeline	-	LF	\$70.00	\$ -	
4" HDPE Gas Pipeline	-	LF	\$35.00	\$ -	
2" HDPE Gas Pipeline	330	LF	\$30.00	\$ 9,900.00	
			<b>Sub Total</b>	<b>\$ 9,900.00</b>	
<b>Tap Transmission Gas Mainline</b>					
Distribution Valve and Metering Stationing	-	LF	\$1,000,000.00	\$ -	
			<b>Sub Total</b>	<b>\$ -</b>	
<b>Distribution on Site</b>					
2" HDPE Gas Pipeline (Material installation only, see joint trench below)	3,200	LF	\$5.00	\$ 16,000.00	
			<b>Sub Total</b>	<b>\$ 16,000.00</b>	
			<b>Sub Total Sewer</b>	<b>\$ 25,900.00</b>	
<b>Telephone/Data/Communications</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Bring Service to Site</b>					
Distribution Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -	
Aerial fiber cable, Single Mode, w/ Messenger, 48-strand	-	LF	\$10.00	\$ -	
Termination Equipment and Aerial fiber cable installation allowance	-	LF	\$5.00	\$ -	
<b>Distribution on Site</b>					
Equipment and Cabling Allowance	1	LS	\$40,000.00	\$ 40,000.00	
			<b>Sub Total</b>	<b>\$ 40,000.00</b>	
<b>Joint Trench (Electric/Phn/Cable/Gas)</b>					
	QUANTITY	UNIT	COST	EXTENDED COST	
<b>Distribution on Site</b>					
Joint Trench/Shoulder/Backfill	3,200	LF	\$21.00	\$ 67,200.00	
4" PVC Electric Conduit	9,600	LF	\$12.10	\$ 116,160.00	
PME Cabinet Base	1	LF	\$7,400.00	\$ 7,400.00	
Dry Type Cab Base with Basement	5	LF	\$2,675.00	\$ 13,375.00	
			<b>Sub Total</b>	<b>\$ 204,135.00</b>	
				<b>SUBTOTAL</b>	<b>\$ 1,821,555.00</b>
				<b>CONTINGENCY 25%</b>	<b>\$ 455,388.75</b>
				<b>TOTAL</b>	<b>\$ 2,276,943.75</b>

**Water Notes:** Water supply from the well discharge is a shorter distance to site, but would require a local fire reserve tank and booster station. A new water main from the existing elevated fire tank would avoid these costs. The estimate reflects this option. It may be possible to tap the fire hydrant loop from a location closer to the site and reduce this cost, if the fire loop is fed from the elevated tank.

**Sewer Notes:** City of Douglas staff confirm that the existing sewer lift station routinely handles 250,000 gpd up to 300,000 gpd. This project would add 40,000 to 60,000 gpd. It is assumed that the lift station can accommodate this additional flow without modification.

**NOTE:** All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.

**NOTE:** Construction Sales Tax is NOT contemplated in the above



**OPINION OF PROBABLE COST**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Sierra Vista Site**

Potable Water	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<u>Connect to Municipal Supply</u>				
12" PVC Water Main (C-900)	-	LF	\$140.00	\$ -
12" DIP Water Main	-	LF	\$190.00	\$ -
8" PVC Water Main (C-900)	-	LF	\$75.00	\$ -
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	-	LF	\$85.00	\$ -
8" Valve B&C	-	EA	\$3,824.00	\$ -
6" Valve B&C	-	EA	\$2,341.00	\$ -
Fire Hydrant	-	EA	\$4,084.00	\$ -
1" Air Release Valve	-	EA	\$1,661.00	\$ -
2" Drain Valve Assembly	-	EA	\$4,440.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Potable Water Supply System - Full</b>				
	1	LS	\$2,400,000.00	\$ 2,400,000.00
Raw Water Well; Disinfection System (sodium hypochlorite); Treatment Building; Water Storage Tank (300,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
<u>Site-Specific Water System Augmentation - No Well, Fire Flow Only</u>				
	-	LS	\$720,000.00	\$ -
Water Storage Tank (180,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
			<b>Sub Total</b>	<b>\$ 2,400,000.00</b>
<b>Distribution on Site</b>				
8" PVC Water Main (C-900)	3,200	LF	\$75.00	\$ 240,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	100	LF	\$85.00	\$ 8,500.00
4" PVC Water Main (C-900)	-	LF	\$50.00	\$ -
4" DIP Water Main	200	LF	\$65.00	\$ 13,000.00
8" Valve B&C	6	EA	\$3,824.00	\$ 22,944.00
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
4" Valve B&C	4	EA	\$1,900.00	\$ 7,600.00
Fire Hydrant	5	EA	\$4,084.00	\$ 20,420.00
1" Air Release Valve	3	EA	\$1,661.00	\$ 4,983.00
2" Drain Valve Assembly	2	EA	\$4,440.00	\$ 8,880.00
			<b>Sub Total</b>	<b>\$ 338,032.00</b>
			<b>Sub Total Water</b>	<b>\$ 2,738,032.00</b>
<b>Sewer</b>				
<b>Connect to Offsite Municipal System</b>				
<u>Lift Station</u>				
Manhole style lift station, Two 5hp pumps, complete w/ controls	-	LS	\$ 200,000.00	\$ -
Sierra				
<u>Force Main</u>				
6" HDPE, DR11 Pipe Force Main	13,200	LF	\$ 75.00	\$ 990,000.00
Install "Underground Force Main" Locating Monuments, Every 500 feet	27	EA	\$ 500.00	\$ 13,500.00
8" PVC Sewer Line (SDR-35) (Depth < 15')	100	LF	\$92.00	\$ 9,200.00
4' Diameter Manhole - Standard Concrete - (Depth < 15')	1	EA	\$9,500.00	\$ 9,500.00
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	1	EA	\$1,100.00	\$ 1,100.00
Tie to Existing Sewer	1	EA	\$5,000.00	\$ 5,000.00



<b>Gravity Main</b>				
8" PVC Sewer Line (SDR-35) (Depth < 15')	-	LF	\$92.00	\$ -
4' Diameter Manhole - Standard Concrete - (Depth < 15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -
<b>Onsite Package Sewage Treatment Plant</b>				
80,000 gpd package plant, complete	-	LS	\$ 6,500,000.00	\$ -
			<b>Sub Total</b>	<b>\$ 1,028,300.00</b>
<b>Distribution on Site</b>				
8" PVC Sewer Line (SDR-35) (Depth < 15')	2,200	LF	\$92.00	\$ 202,400.00
4' Diameter Manhole - Standard Concrete - (Depth < 15')	7	EA	\$9,500.00	\$ 66,500.00
Concrete Collar (Out of Pavement)	7	EA	\$1,100.00	\$ 7,700.00
			<b>Sub Total</b>	<b>\$ 276,600.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 1,304,900.00</b>
<b>Electricity</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution OHE Pole Line, 40' wood poles (200' avg span assumed)	2,640	LF	\$60.00	\$ 158,400.00
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$160,000.00	\$ 160,000.00
			<b>Sub Total</b>	<b>\$ 318,400.00</b>
<b>Natural Gas</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
4" Steel Gas Pipeline	-	LF	\$70.00	\$ -
4" HDPE Gas Pipeline	18,480	LF	\$35.00	\$ 646,800.00
2" HDPE Gas Pipeline	-	LF	\$30.00	\$ -
			<b>Sub Total</b>	<b>\$ 646,800.00</b>
<b>Tap Transmission Gas Mainline</b>				
Distribution Valve and Metering Stationing	-	LF	\$1,000,000.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Distribution on Site</b>				
2" HDPE Gas Pipeline (Material installation only, see joint trench below)	3,200	LF	\$5.00	\$ 16,000.00
			<b>Sub Total</b>	<b>\$ 16,000.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 662,800.00</b>
<b>Telephone/Data/Communications</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -
Aerial fiber cable, Single Mode, w/ Messenger, 48-strand	16,368	LF	\$10.00	\$ 163,680.00
Termination Equipment and Aerial fiber cable installation allowance	16,368	LF	\$5.00	\$ 81,840.00
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$40,000.00	\$ 40,000.00
			<b>Sub Total</b>	<b>\$ 285,520.00</b>
<b>Joint Trench (Electric/Phn/Cable/Gas)</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Distribution on Site</b>				
Joint Trench/Shade/Backfill	3,200	LF	\$21.00	\$ 67,200.00
4" PVC Electric Conduit	9,600	LF	\$12.10	\$ 116,160.00
PME Cabinet Base	1	LF	\$7,400.00	\$ 7,400.00
Dry Type Cab Base with Basement	5	LF	\$2,675.00	\$ 13,375.00
			<b>Sub Total</b>	<b>\$ 204,135.00</b>
			<b>SUBTOTAL</b>	<b>\$ 5,513,787.00</b>
			<b>CONTINGENCY 25%</b>	<b>\$ 1,378,446.75</b>
			<b>TOTAL</b>	<b>\$ 6,892,233.75</b>

**NOTE:** All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.

**NOTE:** Construction Sales Tax is NOT contemplated in the above



**OPINION OF PROBABLE COST**

Project Name: Cochise County Justice Center Study  
 Engineer: Bowman Consulting  
 Contact Name: Craig A. Hunt, P.E. (520-375-2228)  
 Date: 4-21-25



**Benson Site**

Potable Water	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
8" PVC Water Main (C-900)	-	LF	\$75.00	\$ -
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	-	LF	\$85.00	\$ -
8" Valve B&C	-	EA	\$3,824.00	\$ -
6" Valve B&C	-	EA	\$2,341.00	\$ -
Fire Hydrant	-	EA	\$4,084.00	\$ -
1" Air Release Valve	-	EA	\$1,661.00	\$ -
2" Drain Valve Assembly	-	EA	\$4,440.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Potable Water Supply System - Full</b>				
	1	LS	\$2,400,000.00	\$ 2,400,000.00
Raw Water Well; Disinfection System (sodium hypochlorite); Treatment Building; Water Storage Tank (300,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
<b>Site-Specific Water System Augmentation - No Well, Fire Flow Only</b>				
		LS	\$720,000.00	\$ -
Water Storage Tank (180,000 gallon) and Foundation; Booster Pump Station (Skid); Yard piping, valves, vaults; Instrumentation, Controls, Electrical; Mob/Demob, Bonds, Insurance; Contractor OH&P and General Conditions				
			<b>Sub Total</b>	<b>\$ 2,400,000.00</b>
<b>Distribution on Site</b>				
8" PVC Water Main (C-900)	3,200	LF	\$75.00	\$ 240,000.00
8" DIP Water Main	-	LF	\$125.00	\$ -
6" PVC Water Main (C-900)	-	LF	\$65.00	\$ -
6" DIP Water Main	100	LF	\$85.00	\$ 8,500.00
4" PVC Water Main (C-900)	-	LF	\$50.00	\$ -
4" DIP Water Main	200	LF	\$65.00	\$ 13,000.00
8" Valve B&C	6	EA	\$3,824.00	\$ 22,944.00
6" Valve B&C	5	EA	\$2,341.00	\$ 11,705.00
4" Valve B&C	4	EA	\$1,900.00	\$ 7,600.00
Fire Hydrant	5	EA	\$4,084.00	\$ 20,420.00
1" Air Release Valve	3	EA	\$1,661.00	\$ 4,983.00
2" Drain Valve Assembly	2	EA	\$4,440.00	\$ 8,880.00
			<b>Sub Total</b>	<b>\$ 338,032.00</b>
			<b>Sub Total Water</b>	<b>\$ 2,738,032.00</b>
<b>Sewer</b>				
<b>Connect to Offsite Municipal System</b>				
<b>Lift Station</b>				
Marhole style lift station, Two 5hp pumps, complete w/ controls	-	LS	\$ 200,000.00	\$ -
Sierra				
<b>Force Main</b>				
6" HDPE, DR11 Pipe Force Main	-	LF	\$ 75.00	\$ -
Install "Underground Force Main" Locating Monuments, Every 500 feet	-	EA	\$ 500.00	\$ -
8" PVC Sewer Line (SDR-35) (Depth<15')	-	LF	\$92.00	\$ -
4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -
<b>Gravity Main</b>				
8" PVC Sewer Line (SDR-35) (Depth<15')	-	LF	\$92.00	\$ -



4' Diameter Manhole - Standard Concrete - (Depth <15')	-	EA	\$9,500.00	\$ -
Concrete Collar per Std Dtl RWRD 212 (Out of Pavement)	-	EA	\$1,100.00	\$ -
Tie to Existing Sewer	-	EA	\$5,000.00	\$ -
<b>Onsite Package Sewage Treatment Plant</b>				
80,000 gpd package plant, complete	1	LS	\$ 6,500,000.00	\$ 6,500,000.00
			<b>Sub Total</b>	<b>\$ 6,500,000.00</b>
<b>Distribution on Site</b>				
8" PVC Sewer Line (SDR-35) (Depth< 15')	2,400	LF	\$92.00	\$ 220,800.00
4' Diameter Manhole - Standard Concrete - (Depth <15')	8	EA	\$9,500.00	\$ 76,000.00
Concrete Collar (Out of Pavement)	8	EA	\$1,100.00	\$ 8,800.00
			<b>Sub Total</b>	<b>\$ 305,600.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 6,805,600.00</b>
<b>Electricity</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution OHE Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$160,000.00	\$ 160,000.00
			<b>Sub Total</b>	<b>\$ 160,000.00</b>
<b>Natural Gas</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
<b>Connect to Municipal Supply</b>				
4" Steel Gas Pipeline	-	LF	\$70.00	\$ -
4" HDPE Gas Pipeline	-	LF	\$35.00	\$ -
2" HDPE Gas Pipeline	-	LF	\$30.00	\$ -
			<b>Sub Total</b>	<b>\$ -</b>
<b>Tap Transmission Gas Mainline</b>				
Distribution Valve and Metering Stationing	1	LS	\$1,000,000.00	\$ 1,000,000.00
			<b>Sub Total</b>	<b>\$ 1,000,000.00</b>
<b>Distribution on Site</b>				
2" HDPE Gas Pipeline (Material installation only, see joint trench below)	3,200	LF	\$5.00	\$ 16,000.00
			<b>Sub Total</b>	<b>\$ 16,000.00</b>
			<b>Sub Total Sewer</b>	<b>\$ 1,016,000.00</b>
<b>Telephone/Data/Communications</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Bring Service to Site</b>				
Distribution Pole Line, 40' wood poles (200' avg span assumed)	-	LF	\$60.00	\$ -
Aerial fiber cable, Single Mode, w/ Messenger, 48-strand	-	LF	\$10.00	\$ -
Termination Equipment and Aerial fiber cable installation allowance	-	LF	\$5.00	\$ -
<b>Distribution on Site</b>				
Equipment and Cabling Allowance	1	LS	\$40,000.00	\$ 40,000.00
			<b>Sub Total</b>	<b>\$ 40,000.00</b>
<b>Joint Trench (Electric/Phn/Cable/Gas)</b>				
	QUANTITY	UNIT	COST	EXTENDED COST
<b>Distribution on Site</b>				
Joint Trench/Shade/Backfill	3,200	LF	\$21.00	\$ 67,200.00
4" PVC Electric Conduit	9,600	LF	\$12.10	\$ 116,160.00
PME Cabinet Base	1	LF	\$7,400.00	\$ 7,400.00
Dry Type Cab Base with Basement	5	LF	\$2,675.00	\$ 13,375.00
			<b>Sub Total</b>	<b>\$ 204,135.00</b>
			<b>SUBTOTAL</b>	<b>\$ 10,963,767.00</b>
			<b>CONTINGENCY 25%</b>	<b>\$ 2,740,941.75</b>
			<b>TOTAL</b>	<b>\$ 13,704,708.75</b>

**NOTE:** All quantities shown here are estimated based on preliminary concept design. It is the contractor's responsibility to perform its own quantity take-offs and estimates per final approved plans as necessary.

**NOTE:** Construction Sales Tax is NOT contemplated in the above



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 Date: 4-21-25

WASTEWATER FLOW AND LOADING						
Building Designation	GSF	Population	GPD/Unit	Flow	lb BOD/Unit	lb BOD
Jail (Phase I)	205,000	560	100	56,000	0.2	112
Sherif HQ Office	58,000	50	20	1,000	0.02	1
Courthouse	142,000	180	20	3,600	0.02	3.6
<b>Totals, GPD</b>	-	-	-	<b>60,600</b>	-	<b>117</b>
<b>Design Total (1.3 x Total), GPD</b>	-	-	-	<b>78,780</b>	-	<b>152</b>
<b>Design Total (1.3 x Total), GPM</b>	-	-	-	<b>55</b>	-	-

Note: 6-inch force main is adequate for wastewater conveyance.

WATER DEMAND							
Building Designation	GSF	FU	GPM (Peak Hour)	GPD (Peak Hour)	GPM (Avg Day)	GPD (Avg Day)	Fire Flow (Hydrant) 1,500 GPM x 2 Hours
Jail (Phase I)	205,000	600	300	432,000	75.0	108,000	180,000
Sherif HQ Office	58,000	40	20	28,800	5.0	7,200	
Courthouse	142,000	60	30	43,200	7.5	10,800	
<b>Totals</b>	-	<b>700</b>	<b>350</b>	<b>504,000</b>	<b>88</b>	<b>126,000</b>	<b>180,000</b>
<b>Storage Tank Size (gal)</b>						<b>306,000</b>	

Note: Assumes one (1) FU is equivalent to one (1) Water Supply Fixture Unit as defined by the AWWA (1 WSFU = 0.5 GPM peak hour demand for large systems)  
 Note: Storage tank size is one day of average day demand plus fire flow storage. Building sprinkler demand is not included.



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PRELIMINARY WASTEWATER TREATMENT COST ESTIMATE (0% DESIGN)					
CONSTRUCTION ITEMS					
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	SUBTOTAL
1	Packaged WWTP (80,000 GPD Design Flow)	1	LS	\$ 3,500,000	\$ 3,500,000
2	Process Building (Assume 50-ft x 50 ft)	2,500	SF	\$ 250	\$ 625,000
3	Yard Piping, Valves, Vaults	1	LS	\$ 350,000	\$ 350,000
4	Influent Headworks (Primary Treatment)	1	LS	\$ 250,000	\$ 250,000
5	Disinfection (UV)	1	LS	\$ 250,000	\$ 250,000
6	Misc. Concrete and Site Work	1	LS	\$ 75,000	\$ 75,000
7	Instrumentation, Controls, and Electrical	1	LS	\$ 350,000	\$ 350,000
<b>Subtotal Construction Items</b>					<b>\$ 5,400,000</b>
Mobilization/Demobilization/Bonds/Insurance					\$ 540,000
<b>Subtotal Construction Items</b>					<b>\$ 5,940,000</b>
Contractor's OH&P and General Conditions (10%)					\$ 594,000
<b>Total Construction Cost</b>					<b>\$ 6,534,000</b>
NON-CONSTRUCTION ITEMS					
Engineering, Permitting, and Bidding					\$ 326,700
Construction (Construction Management)					\$ 130,680
Resident Project Representative					\$ 175,000
<b>Total Non-Construction Cost</b>					<b>\$ 632,380</b>
<b>Total Project Cost</b>					<b>\$ 7,166,380</b>



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PRELIMINARY WATER COST ESTIMATE (0% DESIGN)					
CONSTRUCTION ITEMS					
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	SUBTOTAL
1	Water Storage Tank (300,000 Gallon) and Foundation	1	LS	\$ 450,000	\$ 450,000
2	Water Booster Pump Station (Triplex w/ High Service)	1	LS	\$ 350,000	\$ 350,000
3	Yard Piping, Valves, Vaults	1	LS	\$ 200,000	\$ 200,000
4	Raw Water Well	1	LS	\$ 700,000	\$ 700,000
5	Water Disinfection System (Sodium Hypochlorite Feed)	1	LS	\$ 40,000	\$ 40,000
6	Water Treatment Building (15' x 15')	225	SF	\$ 250	\$ 56,250
7	Misc. Concrete and Site Work	1	LS	\$ 35,000	\$ 35,000
8	Instrumentation, Controls, and Electrical	1	LS	\$ 125,000	\$ 125,000
<b>Subtotal Construction Items</b>					<b>\$ 1,956,250</b>
Mobilization/Demobilization/Bonds/Insurance					\$ 195,625
<b>Subtotal Construction Items</b>					<b>\$ 2,151,875</b>
Contractor's OH&P and General Conditions (10%)					\$ 215,188
<b>Total Construction Cost</b>					<b>\$ 2,367,063</b>
NON-CONSTRUCTION ITEMS					
Engineering, Permitting, and Bidding					\$ 118,353
Construction (Construction Management)					\$ 47,341
Resident Project Representative					\$ 175,000
<b>Total Non-Construction Cost</b>					<b>\$ 340,694</b>
<b>Total Project Cost</b>					<b>\$ 2,707,757</b>



Project Name: Cochise County Justice Center Study  
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 Date: 4-21-25

PRELIMINARY WATER COST ESTIMATE (0% DESIGN) - BISBEE (EXISTING) OPTION					
CONSTRUCTION ITEMS					
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	SUBTOTAL
1	Water Storage Tank (180,000 Gallon) and Foundation (Fire Flow Only)	1	LS	\$ 250,000	\$ 250,000
2	Water Booster Pump Station (High Service Only, Fire Flow)	1	LS	\$ 125,000	\$ 125,000
3	Yard Piping, Valves, Vaults, Hydropneumatics Tanks	1	LS	\$ 75,000	\$ 75,000
4	Pump Building (15' x 15')	225	SF	\$ 250	\$ 56,250
5	Misc. Concrete and Site Work	1	LS	\$ 15,000	\$ 15,000
6	Instrumentation, Controls, and Electrical	1	LS	\$ 65,000	\$ 65,000
<b>Subtotal Construction Items</b>					<b>\$ 586,250</b>
Mobilization/Demobilization/Bonds/Insurance					\$ 58,625
<b>Subtotal Construction Items</b>					<b>\$ 644,875</b>
Contractor's OH&P and General Conditions (10%)					\$ 64,488
<b>Total Construction Cost</b>					<b>\$ 709,363</b>
NON-CONSTRUCTION ITEMS					
Engineering, Permitting, and Bidding					\$ 35,468
Construction (Construction Management)					\$ 14,187
Resident Project Representative					\$ 60,000
<b>Total Non-Construction Cost</b>					<b>\$ 109,655</b>
<b>Total Project Cost</b>					<b>\$ 819,018</b>



# APPENDIX E

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## Detailed Project Cost Estimate

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**DETAILED PROJECT COST ESTIMATE**

<b>ROUGH ORDER OF MAGNITUDE</b>				
Rough Order of Magnitude Cost Cochise County Detention Facility	SITE OPTIONS			
	Site 1, Sierra Vista	Site 2, Bisbee (Exist Option B)	Site 3, Bisbee (Melody)	Site 4, Douglass
<b>EXISTING FACILITY RENOVATIONS</b>	\$ -	\$ -	\$ -	\$ -
<b>NEW BUILDINGS</b>	\$ 128,430,000	\$ 128,430,000	\$ 128,430,000	\$ 128,430,000
<b>SITE DEVELOPMENT</b>	\$ 16,020,000	\$ 12,500,000	\$ 13,870,000	\$ 11,980,000
<b>CONTINGENCIES &amp; ESCALATION</b>	\$ 18,050,000	\$ 17,610,000	\$ 17,790,000	\$ 17,550,000
<b>CONSTRUCTION TOTAL With Contingencies</b>	\$ 162,500,000	\$ 158,540,000	\$ 160,090,000	\$ 157,960,000
<b>SOFT COST</b>	\$ 38,100,000	\$ 37,250,000	\$ 37,570,000	\$ 37,120,000
<b>TOTAL PROJECT DEVELOPMENT COST</b>	<b>\$ 200,600,000</b>	<b>\$ 195,790,000</b>	<b>\$ 197,660,000</b>	<b>\$ 195,080,000</b>

**Cost Savings Measures:**

1. The single largest cost savings is reducing the number of beds constructed. Criminal justice system changes and expansion of alternatives to incarceration may reduce the 468 beds by as much as 17%.

2. Site selection is significant in the project's cost . For the sites identified, there is a variable of 28% to 59%. Site cost alone account for 8% to 13% of the overall projects cost.

3. Long term operations cost for 30 years is 3 times the initial facility capital cost. Therefore, Capital cost invested for a staff efficient facility along with site location attribute significantly to long term operations cost.

4. This first phase of cost projections is a base line. During the next phases of design and construction, many cost savings items can be realized. Contingency's alone at this point is 10% to 15%.



CAPITAL DEVELOPMENT ROM DETAIL 5/6/2025  
Cochise County Detention Center 00-30201-45

Project ROM Cost Detention Facility Building					SITE OPTIONS COST ADJUSTMENTS					
COMPONENT	FUNCTION	TOTAL G.S.F.	COST G.S.F.	TOTAL COST	Benson	Douglas	Tombstone	Sierra Vista	Bisbee Melody	Bisbee Exist B
1 LOBBY	1.1 PUBLIC LOBBY	4,216	\$ 425	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681
	Component Subtotal	4,216	\$ 425	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681	\$ 1,791,681
2 ADMIN.	2.1 ADMINISTRATION	5,462	\$ 425	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291
	Component Subtotal	5,462	\$ 425	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291	\$ 2,321,291
3 I.A.	3.1 ARARIGNMENT	12,363	\$ 430	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245
	Component Subtotal	12,363	\$ 430	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245	\$ 5,316,245
4 SECURITY	4.1 SECURITY	13,302	\$ 460	\$ 6,119,141	\$ 6,119,141	\$ 6,119,141	\$ 6,119,141	\$ 6,119,141	\$ 6,119,141	\$ 6,119,141
	4.2 CONTROL ROOM	1,258	\$ 460	\$ 578,565	\$ 578,565	\$ 578,565	\$ 578,565	\$ 578,565	\$ 578,565	\$ 578,565
	4.3 HOUSING CONTROL	5,299	\$ 460	\$ 2,437,687	\$ 2,437,687	\$ 2,437,687	\$ 2,437,687	\$ 2,437,687	\$ 2,437,687	\$ 2,437,687
	4.4 I/T/R	14,867	\$ 630	\$ 9,366,368	\$ 9,366,368	\$ 9,366,368	\$ 9,366,368	\$ 9,366,368	\$ 9,366,368	\$ 9,366,368
	Component Subtotal	34,727	\$ 533	\$ 18,501,761	\$ 18,501,761	\$ 18,501,761	\$ 18,501,761	\$ 18,501,761	\$ 18,501,761	\$ 18,501,761
5 PROGRAMS	5.1 PROGRAMS	5,034	\$ 430	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439
	Component Subtotal	5,034	\$ 430	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439	\$ 2,164,439
6 SERVICES	6.1 MEDICAL	9,106	\$ 650	\$ 5,918,972	\$ 5,918,972	\$ 5,918,972	\$ 5,918,972	\$ 5,918,972	\$ 5,918,972	\$ 5,918,972
	6.2 FODD SERVICE	10,263	\$ 580	\$ 5,952,679	\$ 5,952,679	\$ 5,952,679	\$ 5,952,679	\$ 5,952,679	\$ 5,952,679	\$ 5,952,679
	6.3 LAUNDRY	2,220	\$ 540	\$ 1,198,849	\$ 1,198,849	\$ 1,198,849	\$ 1,198,849	\$ 1,198,849	\$ 1,198,849	\$ 1,198,849
	6.4 MAINTENANCE /CUP	7,577	\$ 1,000	\$ 7,577,460	\$ 7,577,460	\$ 7,577,460	\$ 7,577,460	\$ 7,577,460	\$ 7,577,460	\$ 7,577,460
	Component Subtotal	29,167	\$ 708	\$ 20,647,959	\$ 20,647,959	\$ 20,647,959	\$ 20,647,959	\$ 20,647,959	\$ 20,647,959	\$ 20,647,959
7 HOUSING	7.1 SMU	9,381	\$ 750	\$ 7,035,600	\$ 7,035,600	\$ 7,035,600	\$ 7,035,600	\$ 7,035,600	\$ 7,035,600	\$ 7,035,600
	7.2 SMU	7,917	\$ 750	\$ 5,937,750	\$ 5,937,750	\$ 5,937,750	\$ 5,937,750	\$ 5,937,750	\$ 5,937,750	\$ 5,937,750
	7.3 MAXIMUM	15,288	\$ 750	\$ 11,466,000	\$ 11,466,000	\$ 11,466,000	\$ 11,466,000	\$ 11,466,000	\$ 11,466,000	\$ 11,466,000
	7.4 MEDIUM	21,372	\$ 670	\$ 14,319,240	\$ 14,319,240	\$ 14,319,240	\$ 14,319,240	\$ 14,319,240	\$ 14,319,240	\$ 14,319,240
	7.5 MINIMUM	21,372	\$ 590	\$ 12,609,480	\$ 12,609,480	\$ 12,609,480	\$ 12,609,480	\$ 12,609,480	\$ 12,609,480	\$ 12,609,480
	7.6 FEMALE MED/MIN	10,647	\$ 690	\$ 7,346,430	\$ 7,346,430	\$ 7,346,430	\$ 7,346,430	\$ 7,346,430	\$ 7,346,430	\$ 7,346,430
	7.7 FEMALE SMU/ BH	6,344	\$ 725	\$ 4,599,400	\$ 4,599,400	\$ 4,599,400	\$ 4,599,400	\$ 4,599,400	\$ 4,599,400	\$ 4,599,400
	7.8 JUVENILE	5,533	\$ 690	\$ 3,817,632	\$ 3,817,632	\$ 3,817,632	\$ 3,817,632	\$ 3,817,632	\$ 3,817,632	\$ 3,817,632
	7.9 MENTAL HEALTH	15,870	\$ 665	\$ 10,553,816	\$ 10,553,816	\$ 10,553,816	\$ 10,553,816	\$ 10,553,816	\$ 10,553,816	\$ 10,553,816
	Component Subtotal	113,724	\$ 590	\$ 67,131,532	\$ 67,685,348	\$ 67,685,348	\$ 67,685,348	\$ 67,685,348	\$ 67,685,348	\$ 67,685,348
<b>DETENTION BUILDING</b>		<b>204,692</b>	<b>\$ 530</b>	<b>\$ 108,445,691</b>	<b>\$128,428,724</b>	<b>\$128,428,724</b>	<b>\$128,428,724</b>	<b>\$128,428,724</b>	<b>\$128,428,724</b>	<b>\$128,428,724</b>



Project ROM Cost Sitework & Soft Cost					SITE OPTIONS COST						
COMPONENT	DISCRPTION	TOTAL LIN/ FT ACRES	COST G.S.F.	TOTAL COST	Benson	Douglas	Tombstone	Sierra Vista	Bisbee Melody	Bisbee Exist B	
8	ON-SITE WORK			\$ -	\$ 12,824,000	\$ 11,191,000	\$ 15,735,000	\$ 11,535,000	\$ 11,020,000	\$ 12,430,000	
9	OFF-SITE WORK			\$ -	\$ 9,900,000	\$ 786,900	\$ 11,960,000	\$ 4,479,000	\$ 2,845,000	\$ 64,000	
10	TOTALS										
10.1	Building Construction	204.692	\$ 530	\$ 108,445,691	\$128,428,724	\$128,428,724	\$128,428,724	\$128,428,724	\$128,428,724	\$128,428,724	
10.2	On-Site Work			\$ -	\$ 12,824,000	\$ 11,191,000	\$ 15,735,000	\$ 11,535,000	\$ 11,020,000	\$ 12,430,000	
10.3	Off-Site Work			\$ -	\$ 9,900,000	\$ 786,900	\$ 11,960,000	\$ 4,479,000	\$ 2,845,000	\$ 64,000	
10.4	Constr. Contingency	6.0%		\$ 6,506,741	\$ 9,069,163	\$ 8,424,397	\$ 9,367,423	\$ 8,666,563	\$ 8,537,623	\$ 8,455,363	
10.5	Escalation 2 years	5.0%		\$ 5,422,285	\$ 7,557,636	\$ 7,020,331	\$ 7,806,186	\$ 7,222,136	\$ 7,114,686	\$ 7,046,136	
10.6	Permits Inspections	1.5%		\$ 1,626,685	\$ 2,267,291	\$ 2,106,099	\$ 2,341,856	\$ 2,166,641	\$ 2,134,406	\$ 2,113,841	
11	SOFT COST			\$ 29,352,303	\$ 39,730,112	\$ 37,118,810	\$ 40,938,065	\$ 38,099,582	\$ 37,577,375	\$ 37,244,222	
11.1	Construction Total	204.692	\$ 596	\$ 122,001,403	\$170,046,814	\$157,957,451	\$175,639,189	\$162,498,064	\$160,080,439	\$158,538,064	
11.2	Owners Contingency	10.0%		\$ 12,200,140	\$ 17,004,681	\$ 15,795,745	\$ 17,563,919	\$ 16,249,806	\$ 16,008,044	\$ 15,853,806	
11.3	Professional Fees	9.0%		\$ 10,980,126	\$ 15,304,213	\$ 14,216,171	\$ 15,807,527	\$ 14,624,826	\$ 14,407,240	\$ 14,268,426	
11.4	CMAR Precon. Fee	0.2%		\$ 244,003	\$ 340,094	\$ 315,915	\$ 351,278	\$ 324,996	\$ 320,161	\$ 317,076	
11.5	Geotech & Surveys	0.1%		\$ 122,001	\$ 170,047	\$ 157,957	\$ 175,639	\$ 162,498	\$ 160,080	\$ 158,538	
11.6	Material Testing, Insp.	0.2%		\$ 244,003	\$ 340,094	\$ 315,915	\$ 351,278	\$ 324,996	\$ 320,161	\$ 317,076	
11.7	Commissioning	0.1%		\$ 122,001	\$ 170,047	\$ 157,957	\$ 175,639	\$ 162,498	\$ 160,080	\$ 158,538	
11.8	Tele / Data Equip	1.0%		\$ 1,220,014	\$ 1,700,468	\$ 1,579,575	\$ 1,756,392	\$ 1,624,981	\$ 1,600,804	\$ 1,585,381	
11.9	Furniture, Office	1.0%		\$ 1,220,014	\$ 1,700,468	\$ 1,579,575	\$ 1,756,392	\$ 1,624,981	\$ 1,600,804	\$ 1,585,381	
11.10	Kitchen & Laundry Equip.	0.0%		\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	
<b>PROGRAMED TOTAL FACILITY COST</b>					<b>\$ 151,353,706</b>	<b>\$209,776,926</b>	<b>\$195,076,261</b>	<b>\$216,577,254</b>	<b>\$200,597,646</b>	<b>\$197,657,814</b>	<b>\$195,782,286</b>
<b>TOTAL PROJECT BUDGET</b>					<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Project ROM Cost Sitework & Soft Cost		SITE OPTIONS COST																				
COMPONENT	DISCRPTION	Acres	Unit Cost	Benson	Acres	Unit Cost	Douglas	Acres	Unit Cost	Tombstone	Acres	Unit Cost	Sierra Vista	Acres	Unit Cost	Bisbee Melody	Acres	Unit Cost	Bisbee Exist B			
8	ON-SITE COST																					
8.1	Water	42	\$ 338,000	\$ 338,000	42	\$ 834,000	\$ 834,000	42	\$ 338,000	\$ 338,000	42	\$ 338,000	\$ 338,000	38	\$ 340,000	\$ 13,020,000	38	\$ 340,000	\$ 13,020,000	38	\$ 1,095,000	\$ 41,610,000
8.2	Sewer	42	\$ 306,000	\$ 306,000	42	\$ 277,000	\$ 277,000	42	\$ 277,000	\$ 277,000	42	\$ 277,000	\$ 277,000	38	\$ 280,000	\$ 10,680,000	38	\$ 280,000	\$ 10,680,000	38	\$ 85,000	\$ 3,210,000
8.3	Electrichy	42	\$ 160,000	\$ 160,000	42	\$ 160,000	\$ 160,000	42	\$ 160,000	\$ 160,000	42	\$ 160,000	\$ 160,000	38	\$ 160,000	\$ 6,080,000	38	\$ 160,000	\$ 6,080,000	38	\$ 160,000	\$ 6,080,000
8.4	Gas	42	\$ 16,000	\$ 16,000	42	\$ 16,000	\$ 16,000	42	\$ 16,000	\$ 16,000	42	\$ 16,000	\$ 16,000	38	\$ 16,000	\$ 608,000	38	\$ 16,000	\$ 608,000	38	\$ 16,000	\$ 608,000
8.5	Tele / Data Comm	42	\$ 40,000	\$ 40,000	42	\$ 40,000	\$ 40,000	42	\$ 40,000	\$ 40,000	42	\$ 40,000	\$ 40,000	38	\$ 40,000	\$ 1,520,000	38	\$ 40,000	\$ 1,520,000	38	\$ 40,000	\$ 1,520,000
8.6	Joint Trench	42	\$ 204,000	\$ 204,000	42	\$ 204,000	\$ 204,000	42	\$ 204,000	\$ 204,000	42	\$ 204,000	\$ 204,000	38	\$ 204,000	\$ 7,752,000	38	\$ 204,000	\$ 7,752,000	38	\$ 204,000	\$ 7,752,000
8.7	Earthwork	42	\$ 60,000	\$ 2,520,000	42	\$ 60,000	\$ 2,520,000	42	\$ 70,000	\$ 2,940,000	42	\$ 60,000	\$ 2,520,000	38	\$ 40,000	\$ 1,520,000	38	\$ 85,000	\$ 3,210,000	38	\$ 85,000	\$ 3,210,000
8.8	Paving & Grading	42	\$ 120,000	\$ 5,040,000	42	\$ 120,000	\$ 5,040,000	42	\$ 130,000	\$ 5,460,000	42	\$ 140,000	\$ 5,880,000	38	\$ 120,000	\$ 4,560,000	38	\$ 150,000	\$ 5,700,000	38	\$ 150,000	\$ 5,700,000
8.9	Fencing	42	\$ 20,000	\$ 840,000	42	\$ 20,000	\$ 840,000	42	\$ 20,000	\$ 840,000	42	\$ 20,000	\$ 840,000	38	\$ 20,000	\$ 760,000	38	\$ 20,000	\$ 760,000	38	\$ 20,000	\$ 760,000
8.10	Landscape & Irrigation	42	\$ 30,000	\$ 1,260,000	42	\$ 30,000	\$ 1,260,000	42	\$ 30,000	\$ 1,260,000	42	\$ 30,000	\$ 1,260,000	38	\$ 30,000	\$ 1,140,000	38	\$ 30,000	\$ 1,140,000	38	\$ 30,000	\$ 1,140,000
8.11	Land Cost	42	\$ 50,000	\$ 2,100,000	42	Own	\$ -	42	\$ 100,000	\$ 4,200,000	42	Own	\$ -	20	Own 1/2	\$ 2,000,000	38	Own	\$ -	38	Own	\$ -
<b>ON-SITE WORK</b>				<b>\$ 12,824,000</b>			<b>\$ 11,191,000</b>			<b>\$ 15,735,000</b>			<b>\$ 11,535,000</b>			<b>\$ 11,020,000</b>			<b>\$ 12,430,000</b>			
9	OFF-SITE COST																					
9.1	Water		\$ 2,400,000	\$ 2,400,000		\$ 496,000	\$ 496,000		\$ 2,400,000	\$ 2,400,000		\$ 2,400,000	\$ 2,400,000		\$ 2,400,000	\$ 2,400,000		\$ 2,400,000	\$ 2,400,000		\$ 28,000	\$ 28,000
9.2	Sewer		\$ 6,500,000	\$ 6,500,000		\$ 281,000	\$ 281,000		\$ 6,500,000	\$ 6,500,000		\$ 1,028,000	\$ 1,028,000		\$ 380,000	\$ 380,000		\$ 380,000	\$ 380,000		\$ 25,000	\$ 25,000
9.3	Electrichy		\$ -	\$ -		\$ -	\$ -		\$ 950,000	\$ 950,000		\$ 158,000	\$ 158,000		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
9.4	Gas		\$ 1,000,000	\$ 1,000,000		\$ 9,900	\$ 9,900		\$ 1,110,000	\$ 1,110,000		\$ 647,000	\$ 647,000		\$ 65,000	\$ 65,000		\$ 65,000	\$ 65,000		\$ 11,000	\$ 11,000
9.5	Tele / Data Comm		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ 246,000	\$ 246,000		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
9.6	Roads Allowance		\$ -	\$ -		\$ -	\$ -		\$ 1,000,000	\$ 1,000,000		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
<b>OFF-SITE WORK</b>				<b>\$ 9,900,000</b>			<b>\$ 786,900</b>			<b>\$ 11,960,000</b>			<b>\$ 4,479,000</b>			<b>\$ 2,845,000</b>			<b>\$ 64,000</b>			