

Delta County and Houghton County Pre-Charrette Option 2 Opinion of Probable Cost Evaluation

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Cost Component	Delta County				Houghton County Pre-Charrette Option 2			
	SF	%	Probable Cost	Notes:	SF	%	Probable Cost	Notes:
2018 Hard Construction Cost			\$17,291,910	(1).				
2026 Hard Construction Cost			\$27,501,985	(2). (3).				
Renovation	22,027	37%	\$9,074,263		12,613	34%	\$7,771,473	
Addition/New Construction	37,506	63%	\$18,427,721		24,166	66%	\$15,085,801	
Total	59,533		\$27,501,985	(4).	36,779		\$22,857,274	(3).
Soft Cost Construction Related		10.77%	\$2,961,964	(5).		10.77%	\$2,830,479	
Soft Cost Occupancy Related		2.28%	\$627,045	(5).		2.28%	\$600,003	
2026 Total Mean Project Budget			\$31,090,994				\$26,287,757	
Opinion of Total Project Budget Range of Probable Cost								
Opinion of Total Project Budget Range of Probable Cost to address potential variables in labor and material cost, availability and the competitive bidding climate.		Low	\$28,759,169			Low	\$24,316,175	
		Mean	\$31,090,994			Mean	\$26,287,757	
		High	\$33,422,818			High	\$28,259,338	
General Notes:								
1. Comparison between Delta County and Houghton County Pre-Charrette Option 2 since both were/are renovation and addition type projects. Houghton County Pre-Charrette Option 4 not used since it is anticipated to be all new construction.								
2. 30 year construction industry inflationary averages 3% annually. The average during the pandemic years of 2020 - 2023 was 8%, post-pandemic 2024 and 2025, averaged 4.5%.								
3. Assumes return to 30 year construction industry inflation factor of 3% inflation from 2025 to spring of 2026.								
4. Delta County 2018 Hard Construction Cost is the culmination of 3 design phases, bidding and construction.								
5. Houghton County Pre-Charrette Option 2 Hard Construction Cost is based upon a conceptual level of design only and includes 28% total contingencies to address potential variables in the design and construction phases.								
Table Notes:								
(1). Based on final construction pay application.								
(2). Escalated based upon eight years of construction industry inflationary factors. Refer to General Notes 2, 3 and 4.								
(3). Adjustment to anticipated spring 2026 Houghton County Pre-Charrette Option 2 construction start date.								
(4). Delta County was able to do more renovation at approximately 70% the cost of new construction due to the existing building non-combustible rating alignment with the I-3 jail occupancy type required by code. The existing Houghton County church building is constructed of combustible material which reduces the type of renovation/construction and related cost savings that can be done per code.								
(5). Based upon percentage established by the Houghton County Pre-Charrette Option 2 Opinion of Probable Cost.								