

SUBMISSION

Rough Order of Magnitude (ROM) for Construction of a new
Houghton County Jail/Sheriff's office on Sharon Avenue in Houghton

RECEIVED FROM: Bradway Enterprises, 17794 Houghton Canal Rd,
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RECEIVED BY: Sheriff Josh Saaranen, July 28, 2026

HOUGHTON COUNTY SHERIFF'S OFFICE

HOUGHTON COUNTY PUBLIC SAFETY BUILDING

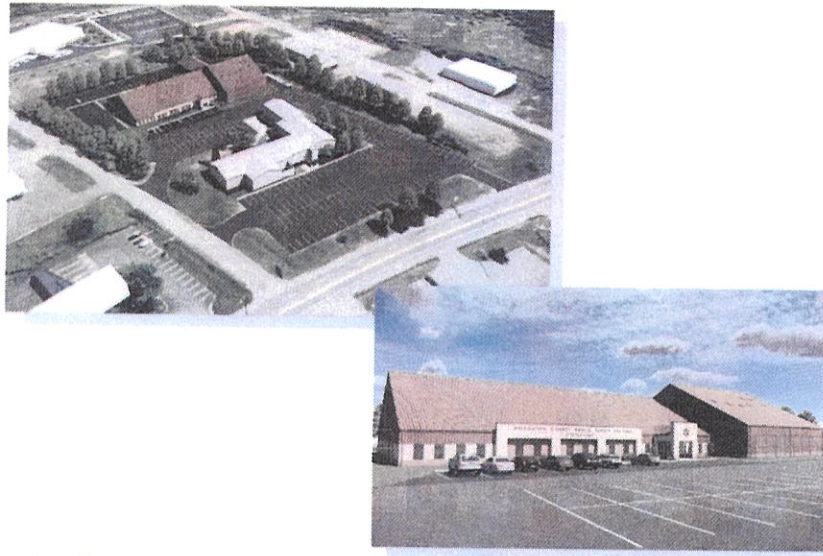
Rough Order of Magnitude (ROM) Cost Estimate
100-Bed Facility | Sharon Avenue Site

TOTAL PROJECT ROM \$23.5 Million

Prepared in Support of
Sheriff Joshua B. Saaranen
Houghton County Sheriff

Prepared for the Houghton County Jail Committee / Industry Day
July 29, 2026 | Delivered to hr@houghtoncounty.gov

Self-Perform Delivery • Non-Union Labor • Modular Housing + Tilt-Up Shell
Engineering Fees Excluded (County-Paid)



HOUGHTON COUNTY PUBLIC SAFETY BUILDING CONCEPTUAL RENDERINGS



Conceptual Exterior & Aerial Renderings

Interior concepts show modern 2-person cells, mezzanine dayrooms, a central control room, and efficient law-enforcement workspaces. These images illustrate the quality standard achievable with modular detention cells set into a tilt-up building envelope.

3. Bed Mix & Space Program

Classification	Beds	Notes
High Security	10	Individual cells (meets MDOC $\geq 10\%$ requirement)
Medium Security	50	Primarily double-occupancy cells
Minimum Security	40	Multi-occupancy / efficient configuration
Total	100	

Square Footage Basis (Adjusted)

- Modular Housing / Confinement area: approximately 18,500 SF
- Balance of Building (tilt-up shell + support + reduced admin): 32,000 SF
- Total Building Gross: approximately 50,500 SF

4. Cost Breakdown

Category	Amount	Basis
Modular Housing Package (cells + dayroom structure, supply & install)	\$11.5 M	Factory modular cells; self-perform install support
Balance of Building – Tilt-Up Shell + Self-Perform (32,000 SF)	\$7.2 M	Tilt-up exterior walls & selected interiors; self-performed concrete, envelope, MEP
Site Work & Utilities (self-perform)	\$2.4 M	Grading, utilities, perimeter, parking, sallyport
FF&E; (self-perform)	\$1.1 M	Detention furniture, fixtures & equipment
Subtotal Hard Costs	\$22.2 M	
Overhead (3%)	\$0.67 M	
Profit (3%)	\$0.67 M	
TOTAL PROJECT ROM	\$23.5 M	Engineering fees excluded (County-paid)

5. Assumptions Made in Developing This ROM

Delivery & Labor

- Self-perform of site work, utilities, concrete (including tilt-up), carpentry, siding, roofing, HVAC, plumbing, electrical, and FF&E;
- Non-union / open-shop labor rates throughout
- Overhead limited to 3% and profit limited to 3% on hard costs
- Engineering, architectural, and design fees are excluded and will be paid directly by the County

Building Systems

- Exterior shell and selected non-secure dividing walls constructed with tilt-up concrete panels (self-performed)
- Secure housing cells are factory modular (steel or precast) purchased from an established detention manufacturer
- 100 beds (10 High / 50 Medium / 40 Minimum) meeting MDOC standards for cell size, dayroom ratios, and $\geq 10\%$ high-security individual cells
- Balance of Building reflects tilt-up efficiency on a reduced 32,000 SF footprint (admin spaces reduced 10%)
- No secured tunnel or skywalk to the courthouse is included
- No major unforeseen site conditions assumed
- Scope includes the departments listed in the Industry Day materials

6. Opportunities to Combine Spaces / Functions (Cost Reduction)

1. **Shared Support Core** – Mechanical, IT, and general storage consolidated into a single support zone.
2. **Multi-Purpose Program / Classroom Space** – Program rooms, attorney consultation, and training functions share flexible rooms.
3. **Reduced Administrative Footprint** – Executive admin, Road Patrol, Investigations, and related offices reduced 10%.
4. **Integrated Control / Master Control** – One primary control room serves both housing and the secure perimeter.
5. **Combined Kitchen / Laundry Support** – Kitchen and laundry share adjacent support and loading functions.
6. **Modular Housing + Tilt-Up Shell** – Factory cells for the secure core combined with site-cast tilt-up for the building envelope reduce both cost and on-site duration.

7. Jail-Specific Construction Experience & Specialized Skillsets

The proposing team brings extensive local construction, project-management, and multi-site operational experience in the Houghton / Keweenaw region. Specialized detention elements will be addressed as follows:

- **Modular Detention Cells** – Procured from an established manufacturer (SteelCell, Cornerstone Detention, Tindall, or equal) that supplies engineering, hardware, and installation guidance.
- **Tilt-Up Shell** – Self-performed by the team. Tilt-up is a well-established method for institutional and secure-perimeter buildings and aligns with the team's concrete capabilities.
- **Detention Hardware & Security Electronics** – Specialty subcontractors or manufacturer-certified installers for doors, locks, intercoms, and cameras.
- **MDOC Compliance** – Design reviewed against the Michigan Department of Corrections Construction Handbook; County's design professional leads compliance.
- **Local Execution Strength** – Self-performance of site work, tilt-up concrete, envelope, and MEP by a team already operating multiple facilities in Houghton County.

8. Highest-Risk Items

Risk	Description	Mitigation
Modular Cell Procurement & Lead Time	Factory production slots and shipping to the U.P. can affect schedule.	Early manufacturer engagement; order cells as soon as design is fixed.
Tilt-Up Weather / Seasonal Constraints	Cold-weather casting and lifting in the Upper Peninsula.	Seasonal planning, heated enclosures if required, or schedule panels in favorable months.
MDOC / Regulatory Review	Plan review or required changes after design can add cost and time.	Early coordination with MDOC; design professional leads compliance.
Site Conditions	Unforeseen rock, poor soils, or utility conflicts on Sharon Avenue site.	Geotechnical investigation and utility locating before final pricing.
Security Electronics Integration	Complex door control, camera, and intercom systems must work reliably.	Use manufacturer-certified packages and experienced integrators.
Scope Creep / Program Growth	Additional spaces or higher finishes after ROM can erase cost advantage.	Strict adherence to the reduced program; change-order discipline.

9. Information the County Should Provide to Reduce Ambiguity / Cost / Risk

- 1. Final Bed Count & Classification Matrix** – Confirm target bed count and high/medium/minimum split, including any juvenile, detox, or mental-health requirements.
- 2. Geotechnical Report & Survey** – Existing soils report, topographic survey, and utility locations for the Sharon Avenue site.
- 3. Design Professional Selection Timeline** – When the County will engage the architect/engineer so modular cell shop drawings and MDOC review can begin early.
- 4. Security Electronics Preferences** – Preferred manufacturers or performance standards (or confirmation that a standard package may be proposed).
- 5. Decision on Courthouse Connection** – Explicit confirmation that no tunnel or skywalk is required.
- 6. FF&E; Responsibility Boundary** – Clear list of County-furnished versus contractor-furnished items.
- 7. Prevailing Wage / Labor Policy Confirmation** – Written confirmation that non-union / open-shop labor is acceptable.
- 8. Target Millage or Funding Timeline** – Approximate schedule for any millage vote or funding decision.

10. Recommendation

The recommended planning number for a 100-bed Public Safety Building on the Sharon Avenue site—delivered with factory modular detention cells, a tilt-up concrete shell, self-perform of the majority of trades, non-union labor, and 3% + 3% overhead/profit—is **\$23.5 million**.

This figure is a Rough Order of Magnitude only. It is suitable for Jail Committee discussion, Board direction, and early millage framing. A more precise number will require schematic design, manufacturer quotations for the modular cells, and detailed tilt-up and self-perform estimating.

We are prepared to adjust this ROM within 48–72 hours for any change in bed count, classification mix, or scope the Committee directs. The proposing team is ready to advance schematic design and manufacturer outreach immediately upon County direction.

11. Draft Millage Language – Plain Language Example

The following is a draft example of ballot language that is clear, honest, and focused on public safety outcomes. It is offered for discussion only and is not official ballot wording.

HOUGHTON COUNTY PUBLIC SAFETY BUILDING MILLAGE

Shall Houghton County levy a new millage of not more than ____ mills
(\$____ per \$1,000 of taxable value) for a period of ____ years
(beginning ____ and ending ____) to construct, equip, and finance
a new Public Safety Building on the County-owned Sharon Avenue property?

The new facility will replace the 1963 jail and will provide:

- Safe, modern housing for approximately 100 inmates
- Proper separation of high-, medium-, and minimum-security individuals
- Adequate space for Sheriff's Office operations, booking, medical care, and programs
- Improved safety for deputies, staff, inmates, and the public

If approved, the estimated cost to the owner of a home with a taxable value of \$100,000
would be approximately \$____ per year.

Why this wording works for the public:

- It states the problem simply (1963 jail is outdated and unsafe).
- It focuses on outcomes people care about: safety for deputies, staff, inmates, and the community.
- It tells voters exactly what they are paying for and where it will be built (County-owned land).
- It includes a clear annual cost example for a typical homeowner.
- It avoids technical jargon and long legal phrasing that can cause confusion or distrust.

Note: Actual millage rate, duration, and dollar impact must be calculated by the County's financial advisors once the final project cost and bonding structure are determined. This is a conceptual example only.

Prepared July 29, 2026 | Houghton County Public Safety Building ROM | 100 Beds

Prepared in support of Sheriff Joshua B. Saaranen and the Houghton County Jail Committee

This document is a planning-level estimate only and is not a bid or guaranteed maximum price. No proprietary or sensitive information is included.