

**Monroe County Sheriff's Office & Jail / Justice Center**  
**400 Bed Capacity Bidding Summer of 2025**

|                    |    |                |    |                |
|--------------------|----|----------------|----|----------------|
| Conceptual Budgets | \$ | 180,000,000.00 | \$ | 200,000,000.00 |
|--------------------|----|----------------|----|----------------|

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|                             |    |               |    |               |
|-----------------------------|----|---------------|----|---------------|
| *Estimated Soft Costs @ 20% | \$ | 36,000,000.00 | \$ | 40,000,000.00 |
|-----------------------------|----|---------------|----|---------------|

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*(\*Contingency, Professional Fees,  
Land Purchase, FFE, Bond Counsel,  
Permits, Printing etc. )*

|   |    |                |    |                |
|---|----|----------------|----|----------------|
| Estimated Hard Construction Cost Budget : | \$ | 144,000,000.00 | \$ | 160,000,000.00 |
|---|----|----------------|----|----------------|

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|                                    |         |          |    |               |    |               |
|------------------------------------|---------|----------|----|---------------|----|---------------|
| <b>Sheriff's Office &amp; Jail</b> | 120,000 | \$674/sf | \$ | 80,880,000.00 | \$ | 80,880,000.00 |
|------------------------------------|---------|----------|----|---------------|----|---------------|

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400 Rated Beds

|   |           |                      |           |                      |
|---|-----------|----------------------|-----------|----------------------|
| <b>Estimated Hard Construction Cost Remaining</b> | <b>\$</b> | <b>63,120,000.00</b> | <b>\$</b> | <b>79,120,000.00</b> |
|---|-----------|----------------------|-----------|----------------------|

|                       |         |          |    |               |    |               |
|-----------------------|---------|----------|----|---------------|----|---------------|
| <b>Justice Center</b> | 136,848 | \$575/sf | \$ | 78,687,600.00 | \$ | 78,687,600.00 |
|-----------------------|---------|----------|----|---------------|----|---------------|

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Estimated sf required for 50% growth

|  |    |                 |    |            |
|--|----|-----------------|----|------------|
| Financial Deficit/Surplus to meet future growth plan | \$ | (15,567,600.00) | \$ | 432,400.00 |
|--|----|-----------------|----|------------|

|  |  |                   |  |                   |
|--|--|-------------------|--|-------------------|
| <b>SF available with budget as presented</b> |  | <b>109,773.91</b> |  | <b>137,600.00</b> |
|--|--|-------------------|--|-------------------|

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|                             |           |               |  |              |
|-----------------------------|-----------|---------------|--|--------------|
| Existing Justice Facilities | 91,222/sf | 20.33% Larger |  | 50.8% Larger |
|-----------------------------|-----------|---------------|--|--------------|

## **Monroe County Sheriff's Office & Jail / Justice Center**

### 500 Bed Capacity Bidding Summer of 2025

|                    |  |  |    |                |    |                |
|--------------------|--|--|----|----------------|----|----------------|
| Conceptual Budgets |  |  | \$ | 180,000,000.00 | \$ | 200,000,000.00 |
|--------------------|--|--|----|----------------|----|----------------|

|                             |  |  |    |               |    |               |
|-----------------------------|--|--|----|---------------|----|---------------|
| *Estimated Soft Costs @ 20% |  |  | \$ | 36,000,000.00 | \$ | 40,000,000.00 |
|-----------------------------|--|--|----|---------------|----|---------------|

(\*Contingency, Professional Fees, Land Purchase,  
FFE, Bond Counsel, Permits, Printing etc.)

|   |  |  |    |                |    |                |
|---|--|--|----|----------------|----|----------------|
| Estimated Hard Construction Cost Budget : |  |  | \$ | 144,000,000.00 | \$ | 160,000,000.00 |
|---|--|--|----|----------------|----|----------------|

|                                    |         |          |    |                |    |                |
|------------------------------------|---------|----------|----|----------------|----|----------------|
| <b>Sheriff's Office &amp; Jail</b> | 150,000 | \$674/sf | \$ | 101,100,000.00 | \$ | 101,100,000.00 |
|------------------------------------|---------|----------|----|----------------|----|----------------|

500 Rated Beds

|   |  |  |    |               |    |               |
|---|--|--|----|---------------|----|---------------|
| <b>Estimated Hard Construction Cost Remaining</b> |  |  | \$ | 42,900,000.00 | \$ | 58,900,000.00 |
|---|--|--|----|---------------|----|---------------|

|                       |         |        |    |               |    |               |
|-----------------------|---------|--------|----|---------------|----|---------------|
| <b>Justice Center</b> | 136,848 | 575/sf | \$ | 78,687,600.00 | \$ | 78,687,600.00 |
|-----------------------|---------|--------|----|---------------|----|---------------|

Estimated sf required for 50% growth

|   |  |  |    |                 |    |                 |
|---|--|--|----|-----------------|----|-----------------|
| <b>Financial Deficit to meet future growth plan</b> |  |  | \$ | (35,787,600.00) | \$ | (19,787,600.00) |
|---|--|--|----|-----------------|----|-----------------|

|  |  |  |  |                  |  |                   |
|--|--|--|--|------------------|--|-------------------|
| <b>SF available with budget as presented</b> |  |  |  | <b>74,608.70</b> |  | <b>102,434.78</b> |
|--|--|--|--|------------------|--|-------------------|

|                             |           |  |  |               |  |            |
|-----------------------------|-----------|--|--|---------------|--|------------|
| Existing Justice Facilities | 91,222/sf |  |  | 18.2% Smaller |  | 12% Larger |
|-----------------------------|-----------|--|--|---------------|--|------------|