

1000 Cell Close Security Prisons – Greene & Bertie Counties

Project Cost Analysis

Negotiated Construction Contract Amount (Centex)	\$156,800,000
Construction Contract Adjustments	
Value Engineering Deducts	(\$1,421,709)
Deduct for Security Fencing and Perimeter Intrusion Detection System	(\$4,022,722)
Adjusted Construction Contract Amount (Centex)	\$151,355,519
Add for Owner Installed (Inmate Construction Program) Security Fencing and Perimeter Intrusion System	\$2,614,802
Adjusted Project Construction Cost	\$153,970,321
Change Order Contingency (3%)	\$4,619,110
Total Project Construction Cost	\$158,589,431

Summary Analysis

The anticipated construction contract cost in a competitive bid market as determined by the State's independent cost consultant (Harris & Associates) is \$164,043,592. This anticipated construction contract cost compares very favorably to the negotiated construction contract amount with Centex, excluding any adjustments, of \$156,800,000.