

Flathead County Public Safety Facility Bond

Preliminary Budget Prepared May 28, 2025

EARTHWORK

Misc Site Construction	410,745
Site Clearing	102,800
Site Grading & Demo	820,000
Excavation and Fill	1,619,856
Geotextile Fabric	34,509
Soil Improvement	3,572,820
EARTHWORK TOTAL	\$ 6,560,730

CONCRETE

Concrete Heat & Cover	131,880
Concrete Foundations & Slabs on Grade	2,959,384
Concrete Slabs on Metal Deck	87,162
Concrete Equipment Pads	40,000
Concrete Filled Pan Stairs	7,110
Grout Base Plates	17,242
Grout Frames	28,282
Precast Concrete	824,366
CONCRETE TOTAL	\$ 4,095,426

MASONRY

Masonry Anchors & Reinf.	210,000
Concrete Masonry Units	4,491,305
Masonry	565,214
MASONRY TOTAL	\$ 5,266,519

STEEL

Structural Steel	3,080,812
Steel Deck	756,484
Metal Fabrications	310,224
Metal Stairs & Ladders	326,218
Gratings	85,140
STEEL TOTAL	\$ 4,558,878

WOOD & PLASTICS

Temporary Construction	16,556
Hardware & Fasteners	119,094
Rough Carpentry	307,292
Backing & Blocking	53,678
Millwork & Trim	187,576
FRP Paneling	26,225
Laminate Clad Casework	240,000
Countertops	97,510
WOOD & PLASTICS TOTAL	\$ 1,047,931

THERMAL & MOISTURE PROT.

Bituminous Dampproofing	22,861
Foundation Insulation	21,719
Rigid Insulation	626,274
Sprayed Insulation	78,879
Blanket Insulation	83,138
Vapor Retarders	241,355
Metal Roofing	69,000
Metal Siding & Soffit	1,492,750
Membrane Roofing	3,211,648
Flashing & Sheet Metal	29,774
Roof Accessories	12,279
Fire-Resistant Sealants	16,556
Joint Sealants	62,032
THERMAL & MOISTURE PROT. TOTAL	\$ 5,968,264

DOORS & WINDOWS

Doors and Windows - Materials	437,500
Steel Doors & Frames - Labor	57,176
Wood Doors - Labor	16,806
Access Doors & Panels - Labor	5,424
Overhead Doors	80,000
Metal-Framed Storefronts	460,500
Steel Windows	14,136
Door Hardware	77,886
Glass & Glazing	15,000
DOORS & WINDOWS TOTAL	\$ 1,164,428

FINISHES

Metal Stud Framing	588,329
Temporary Heat & Temporary Enclosures	159,798
Gypsum Board	585,824
Exterior Gypsum Sheathing	73,592
Ceramic Tile	222,834
Polished Concrete Floors	62,171
Acoustical Ceilings	426,031
Specialty Ceilings	367,080
Flooring Prep	11,909
Resilient Flooring	70,653
Carpet	170,580
Temporary Protection	72,662
Sound & Fire Sealant	59,547
Acoustical Wall Treatment	101,230
Paint Finishes	1,017,404
Special Coatings	117,514
FINISHES TOTAL	\$ 4,107,158

BUILDING FIXTURES

Visual Display Boards	35,394
Compartments & Cubicles	5,582
Wall & Corner Guards	6,125
Flagpoles	10,918
Graphics / Signage	85,675
Lockers	294,921
Toilet Accessories	42,378
Bath Accessories	232
BUILDING FIXTURES TOTAL	\$ 481,224

INSTALLED FACILITY EQUIPMENT

Laundry Equipment	95,000
Projection Screens	7,709
Detention Equipment Including Pre-Fab Steel Cells	15,960,736
Food Service Equipment	800,000
Appliances	13,864
Shooting Range Equipment	328,965
INSTALLED FACILITY EQUIPMENT TOTAL	\$ 17,206,274

FURNISHINGS

Furnishings & Accessories	1,905
Window Treatments	46,619
Site Furnishings	23,545
Conveyor System	156,300
FURNISHINGS TOTAL	\$ 228,369

FIRE SUPPRESSION

Fire Protection Piping	952,752
FIRE SUPPRESSION TOTAL	\$ 952,752

PLUMBING

Plumbing & Hydronic	5,716,512
PLUMBING TOTAL	\$ 5,716,512

HVAC

HVAC	4,049,196
Test & Balance	119,094
Mechanical Insulation	595,470
Instrumentation & Control	714,564
HVAC TOTAL	\$ 5,478,324

ELECTRICAL

Electrical	5,001,948
Emergency Power Generation	900,000
ELECTRICAL TOTAL	\$ 5,901,948

COMMUNICATIONS

Communications	714,564
Audio / Visual Systems	140,000
COMMUNICATIONS TOTAL	\$ 854,564

ELECTRONIC SAFETY & SECURITY

Security & Surveillance	1,588,800
Detection & Alarm Systems	238,188
ELECTRONIC SAFETY & SECURITY TOTAL	\$ 1,826,988

SITE IMPROVEMENTS

Asphalt Pavement	960,000
Site Concrete	313,500
Concrete Pavement	60,000

Sidewalks	80,000
Paving Specialties	10,100
Fences and Gates	328,125
Retaining Walls	65,852
Site Structures	146
Landscaping	750,000
SITE IMPROVEMENTS TOTAL	\$ 2,567,723

UTILITIES

Water Distribution	495,000
Sanitary Sewage Systems	187,500
Storm Drainage	138,500
UTILITIES TOTAL	\$ 821,000

TRANSPORTATION

Redesign of Snowline Lane	1,250,000
TRANSPORTATION TOTAL	\$ 1,250,000

CONTRACTOR GENERAL COND./REQ.

Supervision	1,202,400
Project Management & Engineering	1,317,000
Field Office Expense	105,750
Safety Equipment/Support	3,000
Transportation	180,000
Project Management Software	120,000
General Requirements	1,243,982
CONTRACTOR GENERAL COND./REQ. TOTAL	\$ 4,172,132

CONSTRUCTION SUB TOTAL

CONSTRUCTION SUB TOTAL	\$ 80,227,144
Contractor General Liability Insurance	935,473
Contractor Performance Bond	935,473
Gross Receipts Tax	935,473
Contractor Construction Fee	2,491,007
Estimating Contingency	5,615,900
Construction Contingency	2,406,814
CONSTRUCTION TOTAL	\$ 93,547,284

PROFESSIONAL SERVICES

Architectural & Engineering	3,705,000
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Owners Rep./Construction Manager	900,000
PROFESSIONAL SERVICES TOTAL	\$ 4,605,000

INSURANCE DURING CONSTRUCTION

Builders Risk/WRAP Policy	1,500,000
INSURANCE DURING CONSTRUCTION TOTAL	\$ 1,500,000

CITY OF KALISPELL REGULATORY FEES

City Commercial & Fire Building Permit	500,000
City Building Plan Review	270,000
City Public Works Plan Review	2,500
City Impact Fees	658,000
Old School Station Late Comer Fee	1,058,000
CITY OF KALISPELL REGULATORY FEES TOTAL	\$ 2,488,500

OWNER COSTS - CONSTRUCTION PHASE

Utility Connections	400,000
3rd Party Testing During Construction	230,000
Building Commissioning	155,000
Standard Furniture, Fixtures, & Equipment	530,000
Jail Furniture, Fixtures, & Equipment	325,000
Low voltage, Data, Communications Equipment	300,000
Moving/Equipment Relocation	50,000
OWNER COSTS - CONSTRUCTION PHASE TOTAL	\$ 1,990,000

BOND FINANCING

Bond Counsel	85,000
S&P Rating, Issuance, Underwriter	785,000
BOND FINANCING TOTAL	\$ 870,000

TOTAL BOND COST	\$ 105,000,784
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Disclaimer: These are preliminary budget estimates for the proposed Flathead County Public Safety Facility, based on May 2025 projections from Elevatus Architecture and Martel Construction. The estimated ~\$93.5 million in construction costs includes both materials and labor. While costs within the project may shift as the design progresses, the \$105 million bond amount is fixed—that figure represents the total funding limit approved for the November 4 ballot.