

Program Space List - Iowa City & Johnson Co, IA

Iowa City, IA PD / Johnson County Sheriff's Office  
(Shared Program)

SUMMARY SHEET

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	Component / Area Description	Number of Beds	Number of Spaces	Avg. Space Size (NSF)	Total (NSF)	Comp Factor	Total (CSF)	Remarks
PR	Public Reception - Ancillary (Shared)		18	255	4,590	1.20	5,500	<a href="#">Initial Program 'Shared' Square Footage @ 6,500 GSF.</a> <a href="#">Initial Program 'LEC' Square Footage @ 46,500 GSF.</a>
SA	Sheriff's Administration		11	225	2,475	1.20	3,000	
CA	Civil Division		15	174	2,610	1.10	2,900	
RA	Records Division		15	182	2,730	1.10	3,000	
PD	Watch Command & Patrol Division (Shared)		20	169	3,375	1.20	4,050	
CI	Criminal Investigation (Shared)		25	152	3,790	1.20	4,550	
K9	K9 Unit (Shared)		3	133	400	1.15	450	
TS	Training & Support (Shared)		22	366	8,050	1.15	9,250	
EJ	Evidence / Forensic / J-Fact (Shared)		16	283	4,525	1.05	4,690	
VM	Vehicle Maintenance & Storage		9	203	1,830	1.10	2,000	
	<a href="#">Iowa City Police Department = 31,550 CSF (46% LE)</a>							<a href="#">Initial Program 'PD' Square Footage @ 40,000 GSF.</a>
PA	PD - Administration		14	137	1,920	1.20	2,300	
PP	PD - Patrol Division (Shared)		16	241	3,848	1.20	4,600	
CID	PD - Criminal Investigation (Shared)		26	127	3,294	1.20	3,950	
ST	PD - Support & Training (Shared)		15	380	5,700	1.15	6,500	
PEO	PD - Evidence / Forensic (Shared)		13	306	3,973	1.05	4,100	
PV	PD - Vehicle & Storage		3	800	2,400	1.10	2,650	
PO	PD - Other		25	79	1,980	1.20	2,300	
PB	PD - Building Support		1	1,600	1,600	1.05	1,600	
BME	Building Support - Mech / Elect (LEC)		7	293	2,050	1.05	2,150	
<a href="#">Jail Related Program Space:</a>								<a href="#">Initial Program 'Jail' Square Footage @ 58,300 GSF.</a>
H	Housing & Jail (140 Beds - expandable)							
HS	Housing Support & Jail Admin.		26	228	5,930	1.10	6,500	
H1	Special Mgmt - 'MH/BH' Therapeutic Housing	31	56	100	5,620	1.35	7,500	
H2	Gen Pop. Housing	28	32	114	3,652	1.15	4,200	
H3	Admin. Transitional Housing	28	32	114	3,652	1.15	4,200	
H4	Segregation Housing - Male or Female	15	30	94	2,810	1.40	3,900	
H5	Gen Pop. 'Female' Housing	16	16	114	1,826	1.15	2,100	
H6	General Housing (Dormitory)	16	7	201	1,410	1.35	1,900	
IRCM	Intake / Release / Court / Medical	6	47	198	9,300	1.45	13,500	
FS	Food Service / Laundry / Storage		17	294	5,000	1.30	6,500	
CCO	Central Control / EOC Support		11	210	2,310	1.25	2,800	
BME	Building Support - Mech / Elect (Jail)		8	406	3,250	1.05	3,400	

Sub-Totals:

140

556

190

105,900

1.19

126,000

Target adj. net **-16,000 SF** @ \$587.50 / SF  
(Construction) = **\$9,400,000 cost reduction**  
**rough order of magnitude 'ROM'**

X Gen'l Building Gross Factor (building envelope, common circ, stairs, elev.):

1.10 =

Building Total:

138,000

Total G.S.F.

Joint LE Total:

77,000

Total G.S.F.

Jail Total:

61,000

Total G.S.F.

8/12/2025  
Program  
'ROM'

43,120

gsf / JCISO

33,880

gsf / ICPD

436

gsf / INMATE

216

gsf Housing / INMATE

SHIVE-HATTERY  
ARCHITECTS



JOHNSON COUNTY  
SHERIFF'S OFFICE  
&  
IOWA CITY POLICE  
DEPARTMENT



JOINT LAW  
ENFORCEMENT  
- PROGRAM  
SUMMARY

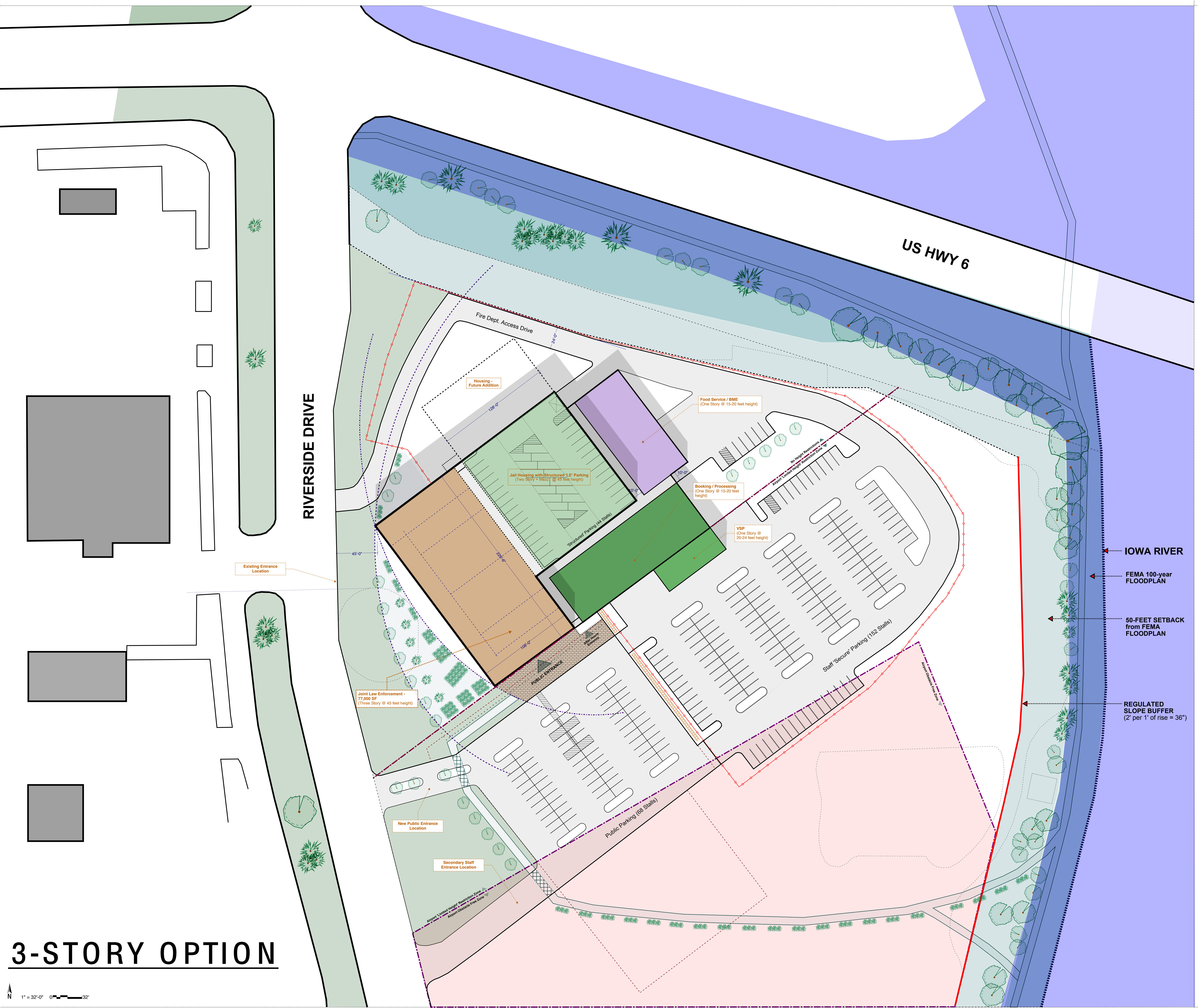




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**SITE PLAN -  
PRELIMINARY  
BLOCKING**



# 3-STORY OPTION

1" = 32'-0" 0' 32'





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# 3-STORY OPTION

## KEY CONSIDERATIONS:

- Manageable setbacks from Riverside Drive & floodplain
- Law Enforcement Parking below the Jail, improved accessibility
- Reduce surface parking foot-print,
- Building scale in context with neighboring properties
- Integrated Law Enforcement considerations

## Law Enforcement Facility Configuration -

- First Level - Public Entrance / Civil & Records / Community Rooms / Evidence / Fitness & Training
- Second Level - Integrated Joint Law Enforcement Patrol and Criminal Investigations
- Third Level - Integrated JCSO & ICPD administration & services

### STATEMENT OF PROBABLE COST - New Construction (Comparison)

Iowa City, IA PD / Johnson County Sheriff's Office (Shared Program) - BASELINE (3-Story Option)  
Project No: 214230378-1  
Estimator: MSL (Pre-Design Estimate)  
8/12/2025



Sub-Total Building Components - ICPD / JCSO (Shared) with Jail				\$70,650,000
A	Site Work Allowance - 13.5%			\$9,537,750
A.1	Site Utility Extensions (water & sewer) - Est. Cost %			TBD
B	Design & Estimating Contingency - 15%			\$12,022,250
C	Furniture, Fixtures & Equipment - 4.2%			\$3,870,000
Project Construction Total (A+B+C)			GSF	138,000
Construction Cost/Square Foot (Excluding Equipment)			\$668	
Project Soft Costs				
D	Land Acquisition			TBD
E	Basic Services A/E Professional Fees - 6.25%			\$6,000,000
F	Construction Contingency - 3%			\$2,920,000
G	Other - Administrative (Misc.)			\$1,000,000
H	Demolition of Existing Building(s)			TBD
Total (New) Project Costs with Mid-Year 2027 Bid				\$106,000,000
Project Cost Range Analysis (Due to Market Conditions)				
		5.00% Low Range	High Range	
H	Construction Cost incl. FFE Range at 5% Variance	\$91,275,000	\$100,885,000	
	Cost per Gross Square Foot (Construction)	\$633.37	\$703.01	
I	Soft Cost Carry-over (D+E+F+G)	\$9,920,000	\$9,920,000	
Total (New) Project Budget Range (H+I)		\$101,195,000	\$110,805,000	
Item G Breakout: Printing, geotechnical costs, special inspections, civil engineering, and additional site visits				

SITE PLAN -  
PRELIMINARY  
BLOCKING





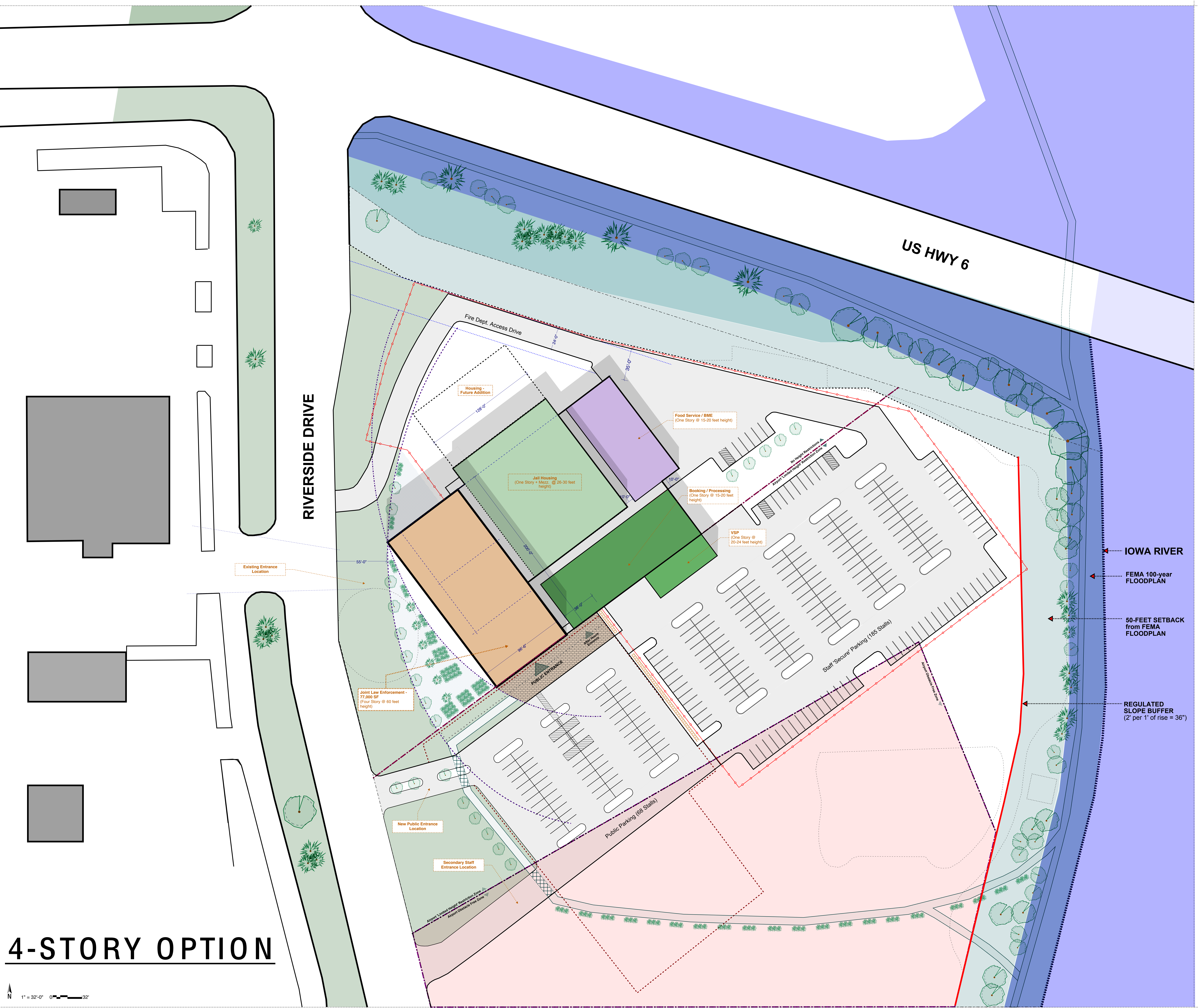
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SHERIFF'S OFFICE  
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**SITE PLAN -  
PRELIMINARY  
BLOCKING**

# 4-STORY OPTION

N  
1" = 32'-0" 0' 32'







JOHNSON COUNTY  
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&  
IOWA CITY POLICE  
DEPARTMENT



# 4-STORY OPTION

## KEY CONSIDERATIONS:

- Increases setbacks from Riverside Drive & floodplain
- Surface Parking adjacent to building
- Accessible for pedestrian and vehicle considerations
- Evaluate building scale & community considerations

## Law Enforcement Facility Configuration -

- First Level - Public Entrance / Civil & Records / Community Rooms / Evidence & Patrol
- Second Level - Fitness / Training & Support / Criminal Investigations
- Third Level - Johnson County Sheriff's Office, Law Enforcement administration & services
- Fourth Level - Iowa City Police Department, administration & services

### STATEMENT OF PROBABLE COST - New Construction (Comparison)

Iowa City, IA PD / Johnson County Sheriff's Office (Shared Program) - BASELINE (4-Story Option)  
Project No: 214230378-1  
Estimator: MSL (Pre-Design Estimate)  
8/12/2025



Sub-Total Building Components - ICPD / JCSO (Shared) with Jail				\$70,150,000
A	Site Work Allowance - 12.6%			\$8,850,000
A.1	Site Utility Extensions (water & sewer) - Est. Cost %			TBD
B	Design & Estimating Contingency - 15%			\$11,850,000
C	Furniture, Fixtures & Equipment - 4.25%			\$3,870,000
Project Construction Total (A+B+C)			GSF 138,000	\$94,720,000
Construction Cost/Square Foot (Excluding Equipment)				\$658
Project Soft Costs				
D	Land Acquisition			TBD
E	Basic Services A/E Professional Fees - 6.25%			\$5,325,000
F	Construction Contingency - 3%			\$2,854,200
G	Other - Administrative (Misc.)			\$1,000,800
H	Demolition of Existing Building(s)			TBD
Total (New) Project Costs with Mid-Year 2027 Bid				\$104,500,000
Project Cost Range Analysis (Due to Market Conditions)				
		5.00% Low Range	High Range	
H	Construction Cost incl. FFE Range at 5% Variance	\$89,985,000	\$99,455,000	
	Cost per Gross Square Foot (Construction)	\$624.02	\$692.65	
I	Soft Cost Carry-over (D+E+F+G)	\$9,780,000	\$9,780,000	
Total (New) Project Budget Range (H+I)		\$99,765,000	\$109,235,000	
Item G Breakout: Printing, geotechnical costs, special inspections, civil engineering, and additional site visits				

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