Appendix L

Unit Capital Costs

Unit Capital Costs are developed for the Initial Capital Costs for each Tier and Type of Replacement Facility. These include:

Appendix L 1 - Unit Capital Costs Summary

1) Initial Capital Costs for Construction of the fourteen Facility Types
2) Annual Facility Operations Costs
3) Annual Programs Operations Cost

Appendix L 2 – Details for Unit Capital Costs

These details include items not customarily included in facility construction costs such as

1) Initial Capital Costs for housing for 20% of the employees.
2) Extraordinary soft costs including liability insurance, local taxes, documentation for accountability and in-house project management.

Figures from column L are transferred to Appendix L 1 to develop the summaries for unit capital cost for initial capital cost for each tier and each type of facility within a tier as well as Capacity Upgrades, Annual Facility Operations costs and Annual Programs Operations cost.

Summary Unit Capital Costs from Appendix L 1 are later used in Appendix N to develop the ten year 2007 – 2017 capital spending plan and the 40 year capital support required for the replacement justice facilities.

Appendix L1

Unit Capital Costs Summary

Initial Capital Requirements, Annual Facility Operations/Facility Maintenance (OFMC) Requirements and Annual Facility Program Operations (OLES) Requirements

Facility Type Number	Facility Type	Enclosed Area Sq. Foot	Initial Capital Outlay Cost Ten years 2007 - 2017 Requirement by Facility Type	Expenditure 2011-2051 for 40 year building life Annual OFMC Facility Operations and Facility Maintenance Requirement	Expenditure 2011-2051 for 40 year building life Annual OLES Facility Program Operations Requirements
	Based on specific needs at specific locations to meet law enforcement functions projected for year 2017	Based on Specific needs to meet specific law enforcement functions projected for year 2017	Refer to Initial Capital Cost Details in Appendix L, Column L	Based on actual OFMC data Refer to Facility Operations and Maintenance details in Appendix J Facility O & M Costs and Facility O & M Costs Analysis Tier I $22.93 / SF Tiers II and III $17.24 / SF All annual costs are based on year 2011.	Based on percentage of initial Capital Cost of facility. Tier I = 17.67% Tier II = 8.68% Tier III = 11.75% Refer to Program Operations details in Appendix K. All annual costs are based on year 2011.
			Unit Cost	Unit Cost	Unit Cost
1	Tier I c Total of 130	5000	$ 8,879,891	$ 114,650	$ 1,453,993
2	Tier I d Total of 8	5875	$ 9,930,403	$ 134,714	$ 1,626,004
3	Tier I e Total of 2	6300	$ 11,302,512	$ 144,459	$ 1,850,673
4	Tier I f Total of 20	4300	$ 8,045,503	$ 98,599	$ 1,317,371
5	Tier I g Total of 7	4000	$ 7,805,569	$ 91,720	$ 1,278,084
	Total Tier I 167 Replacement Facilities		Total Initial Capital Cost over the 10 year transition $ 1,471,983,131	Total Facility O & M Costs over the 40 year building life $ 755,406,000	Total Program Operations Cost over the 40 year building life $ 9,640,899,040
			Unit Cost	Unit Cost	Unit Cost
6	Tier II c Total of 25	75,000	$ 73,999,654	$ 1,293,000	$ 6,423,170
7	Tier II h Total of 19	68,000	$ 65,552,153	$ 1,172,320	$ 5,689,927
8	Tier II i Total of 3	60,000	$ 57,277,237	$ 1,034,400	$ 4,971,664
9	Tier II j Total of 14	50,000	$ 48,151,907	$ 862,000	$ 4,179,586
10	Tier II k Total of 13	84,000	$ 83,923,851	$ 1,448,160	$ 7,284,590
11	Tier II l Total of 5	25,000	$ 24,761,383	$ 431,000	$ 2,149,288
	Total Tier II 80 Replacement Facilities		Total Initial Capital Cost over the 10 year transition $ 5,272,299,005	Total Facility O & M Costs over the 40 year building life $ 3,681,774,400	Total Program Operations Cost over the 40 year building life $ 18,159,453,560
			Unit Cost	Unit Cost	Unit Cost
12	Tier III c Total of 11	75,000	$ 80,110,746	$ 1,293,000	$ 9,413,013
13	Tier III f Total of 2	80,000	$ 85,220,989	$ 1,379,200	$ 10,013,466
14	Tier III g Total of 3	60,000	$ 62,168,903	$ 1,034,400	$ 7,304,846
	Total Tier III 16 Replacement Facilities		Total Initial Capital Cost over the 10 year transition $ 1,238,166,889	Total Facility O & M Costs over the 40 year building life $ 803,384,000	Total Program Operations Cost over the 40 year building life $ 5,819,384,520

Initial Capital Requirement for a Total of Tier I, Tier II and Tier III for 263 planned replacement facilities is noted above.
Additionally Capacity Upgrade CU from 10 beds up to 199 beds at 15 existing facilities at $31, 050 per bed is needed.
In addition to the initial capital requirements, Deferred Maintenance costs of $ 223,958,912, Appendix M,
for existing 76 facilities are needed, phased out over 10 years from 2007 to 2017

Appendix L 2 - Detail ial Unit Capital Cost

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L
Facility Type Number	Facility Type	Enclosed Area Sq. Foot	Employees at Facility	Housing Provided for Employees	Initial Capital Cost for Housing Units associated with Facility Type	Construction Capital Outlay Ten years 2007 - 2017 Initial Capital Cost Industry Standard Reqmnts by Facility Type	Extraordinary Soft Costs Contractor's Cost for Liability Insurance Litigation in Tribal Courts	Extraordinary Soft Costs Contractor's Cost for Local Tribal Taxes	Extraordinary Soft Costs Contractor's Cost for Checks and Balances Accountability and Federal Documentation	Extraordinary Soft Costs In-House Government Cost to provide Project Management	Initial Capital Cost requirement for individual Type of Replacement Facility
	Based on specific needs at specific locations to meet law enforcement functions projected for year 2017	Based on Specific needs to meet specific law enforcement functions projected for year 2017	Based on Appendix K Program Operations Cost Analysis Use Pro-rations from Tier I - c Tier II - c Tier III - c	Based on BIA Historical Data Housing for 20% of employees for each Type of Facility at Tier I, Tier II and Tier III	Based on BIA Historical Data 1260 SF - 2 Bdroom w/garage in semi remote location $281.00/SF Does not include cost for land	Based on R. S. Means Costs Includes Hard and Soft Costs, 5 to 7 acres of site development costs, Furniture, Fixt and Equip cost to begin operation, LEEDs Costs, Escalation to mid point of construction year 2011, and construction contingencies. Does not include cost for land Refer to details in Appendix I	Based on BIA historical experience Liabilities and Obligations based on litigation in Tribal Courts 2.75% of Initial Capital Cost for Industry Standards Column G	Based on BIA historical experience 4.5% of Initial Capital Cost for Industry Standards Column G	Based on BIA historical experience 1.5% of Initial Capital Cost for Industry Standards Column G	Based on BIA historical experience 5.5% of Initial Capital Cost for Industry Standards Column G	Total of Columns F, G, H, I, J, and K Transfer Initial Capital by Type of Facility to Appendix L - Unit Costs for initial capital, Facility O & M and Prog Operations
1	Tier I c Total of 130	5000	22	4	$ 1,416,240	$ 6,532,736	$ 179,650	$ 293,973	$ 97,991	$ 359,300	$ 8,879,891
2	Tier I d Total of 8	5875	26	5	$ 1,770,300	$ 7,142,322	$ 196,414	$ 321,404	$ 107,135	$ 392,828	$ 9,930,403
3	Tier I e Total of 2	6300	28	6	$ 2,124,360	$ 8,033,393	$ 220,918	$ 361,503	$ 120,501	$ 441,837	$ 11,302,512
4	Tier I f Total of 20	4300	19	4	$ 1,416,240	$ 5,802,418	$ 159,566	$ 261,109	$ 87,036	$ 319,133	$ 8,045,503
5	Tier I g Total of 6	4000	18	4	$ 1,416,240	$ 5,592,411	$ 153,791	$ 251,658	$ 83,886	$ 307,583	$ 7,805,569
	Total Tier I = 167 facilities										
6	Tier II c Total of 25	75,000	102	20	$ 7,081,200	$ 58,571,951	$ 1,610,729	$ 2,635,738	$ 878,579	$ 3,221,457	$ 73,999,654
7	Tier II h Total of 19	68,000	92	18	$ 6,373,080	$ 51,797,876	$ 1,424,442	$ 2,330,904	$ 776,968	$ 2,848,883	$ 65,552,153
8	Tier II i Total of 3	60,000	82	16	$ 5,664,960	$ 45,174,859	$ 1,242,309	$ 2,032,869	$ 677,623	$ 2,484,617	$ 57,277,237
9	Tier II j Total of 14	50,000	68	14	$ 4,956,840	$ 37,807,498	$ 1,039,706	$ 1,701,337	$ 567,112	$ 2,079,412	$ 48,151,907
10	Tier II k Total of 13	84,000	114	23	$ 8,143,380	$ 66,328,639	$ 1,824,038	$ 2,984,789	$ 994,930	$ 3,648,075	$ 83,923,851
11	Tier II l Total of 5	25,000	34	7	$ 2,478,420	$ 19,503,688	$ 536,351	$ 877,666	$ 292,555	$ 1,072,703	$ 24,761,383
	Total Tier II = 80 facilities										
12	Tier III c Total of 11	75,000	142	28	$ 9,913,680	$ 61,441,633	$ 1,689,645	$ 2,764,873	$ 921,624	$ 3,379,290	$ 80,110,746
13	Tier III f Total of 2	80,000	161	32	$ 11,329,920	$ 64,674,896	$ 1,778,560	$ 2,910,370	$ 970,123	$ 3,557,119	$ 85,220,989
14	Tier III g Total of 3	60,000	114	23	$ 8,143,380	$ 47,287,110	$ 1,300,396	$ 2,127,920	$ 709,307	$ 2,600,791	$ 62,168,903
	Total Tier III = 16 facilities										

Initial Capital Requirement for a Total of Tier I, Tier II and Tier III for 263 replacement facilities is noted above.
Additionally Capacity Upgrade CU from 10 beds up to 199 beds at 15 existing facilities at $31,050 per bed is needed.