



Pottawatomie County

2017 Assessment

INFORMATIONAL PRESENTATION

July 2017



BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

Presentation Outline

Welcome

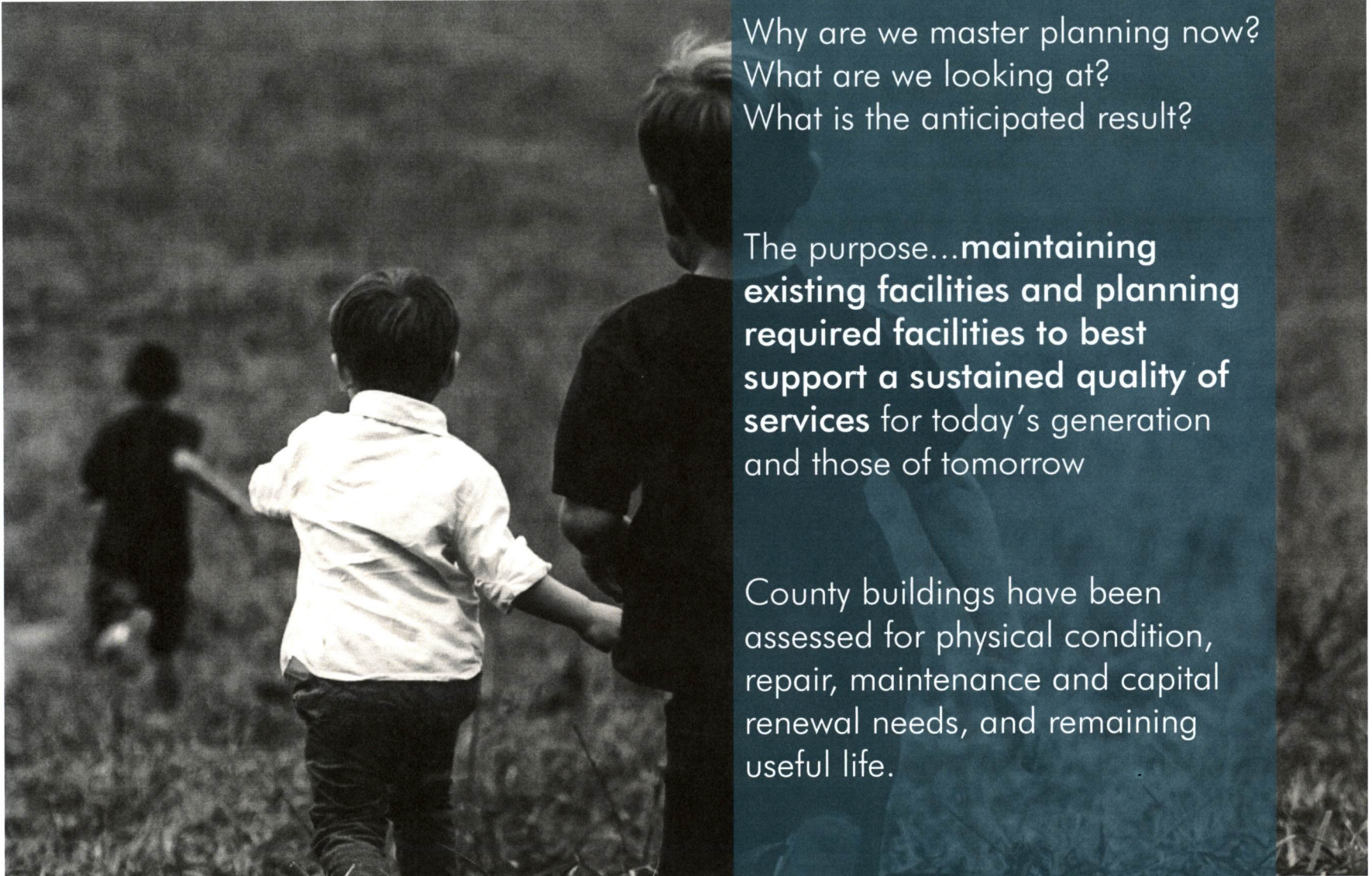
1.0 The 2017 Life Cycle Assessment

2.0 The Value of a Building

3.0 The Recommendation Process

4.0 Focus on the Courthouse

5.0 Question and Answer



Why are we master planning now?
What are we looking at?
What is the anticipated result?

The purpose...**maintaining existing facilities and planning required facilities to best support a sustained quality of services** for today's generation and those of tomorrow

County buildings have been assessed for physical condition, repair, maintenance and capital renewal needs, and remaining useful life.

1.0

The 2017 Life Cycle Assessment

Consultants Role

To explore and understand the most cost effective means to maintain, re-use, and expand existing buildings over a 20 year period.

2015 Space Needs Assessment (Qualitative/Quantitative Report)

County engaged BG to establish space needs to meet 2035

Forecasted county-wide growth necessitated a plan sustain quality of County services

Interviews were held with each department and the County Commissioners to evaluate: current space usage, spaces required, functionality issues, and internal growth

2017 Life-Cycle Master Plan (Quantitative Report)

County engaged BG to incorporate comprehensive life-cycle costs of county-wide scenarios aligned with 2035 space needs

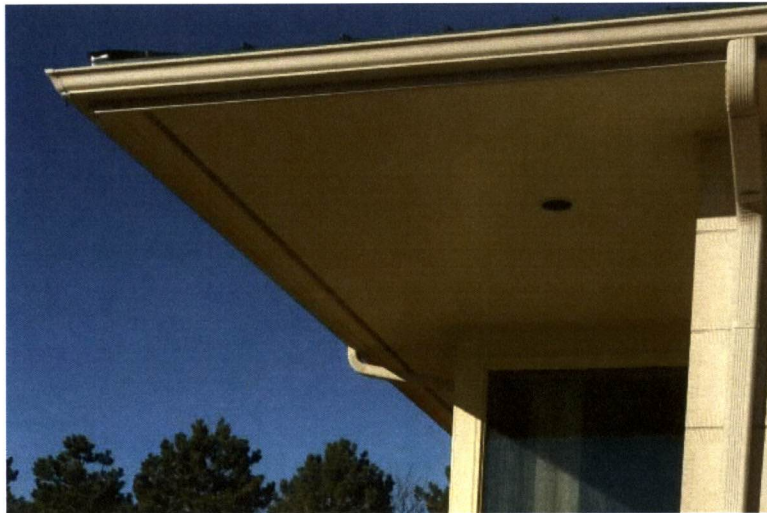
Update OPC for space needs from 2015 study with current data

Provide 5, 10, and 20 year deferred maintenance program

Provide recommended scenario implementation based on forecasted 20-year data aligned with space needs and most economic investment

Understanding the Life-Cycle Report

- Assess each facility to objectively measure and determine the current facility physical condition
- Assess each facility to objectively measure and determine capability to support public service, staffing, and operations as well as functionality to provide necessary equipment storage, utilities, maintenance, and administration
- Recommendations for correction of deficiencies



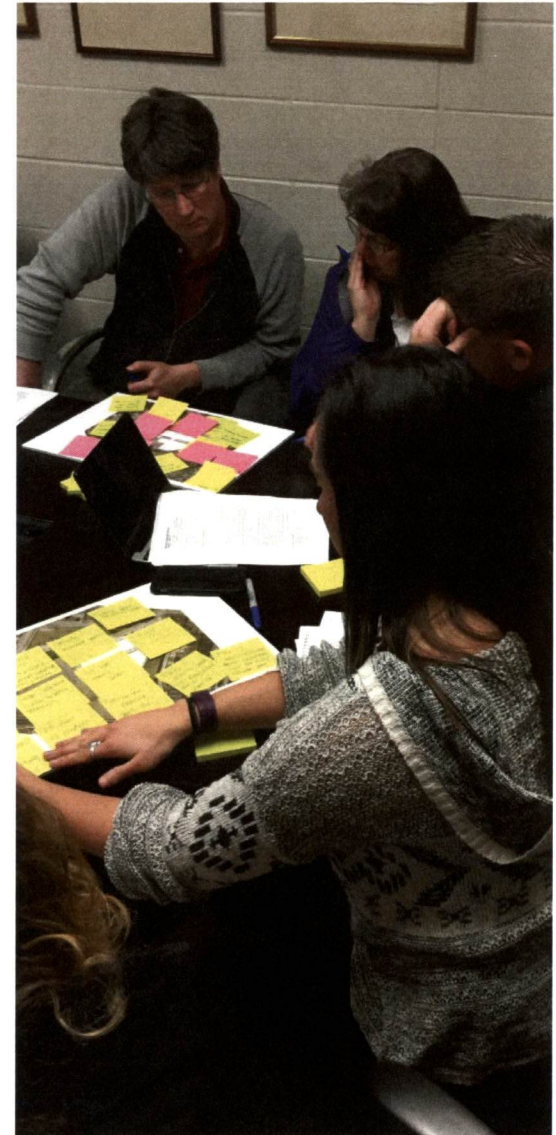
Assessment Values

- Increased credibility - report accurately records building conditions and facility renewal capital reinvestment requirements
- Procurement savings - report enables the County to group deficient conditions into specific projects
- Strategic timing of purchases - report provides recommended time periods for current and future needs
- Ranked funding needs - report describes building conditions using ranked or prioritized need for repairs over current replacement
- Budget and schedule planning - enable limited funding to be prioritized and projects implemented

Decide

Collaborate

Engage



Facilities Assessments

Thorough facilities assessment of county sites

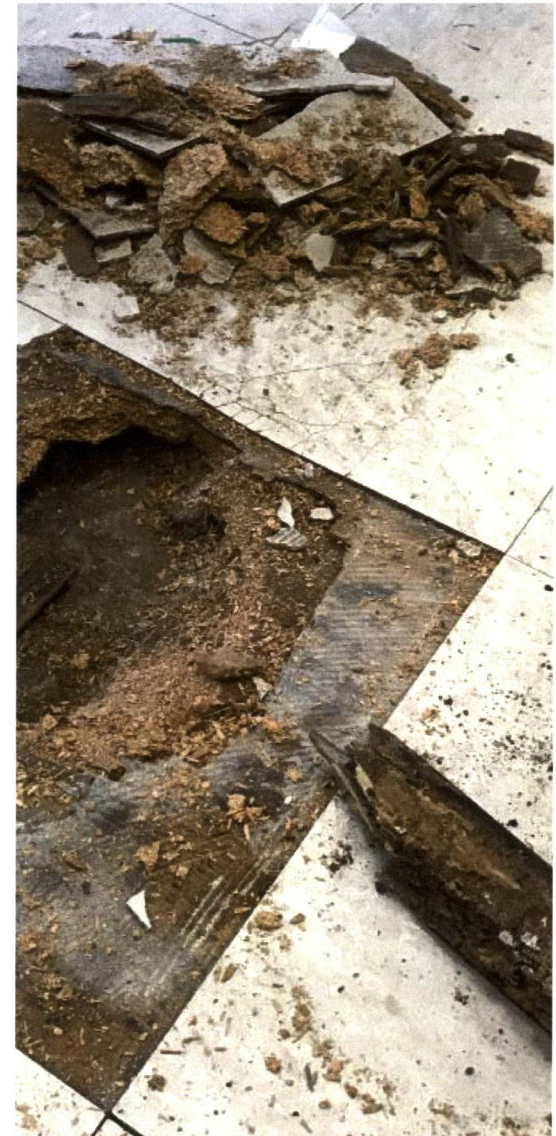
- Building systems inventory
- Current condition assessment

Exploration and Discovery

- Identify immediate needs
- Anticipate future needs

17 +
buildings

Investigate Understand Decide



2.0

The Value of a Building

Understanding the value of existing buildings and how to fund and sustain them

- Buildings are at the core of an organization
- Buildings and building components have a useful-life

Once exceeded, the number of repairs and overall cost of building maintenance increases.

- Buildings are getting older every day

Considering the average age of a building in the United States is 42 years old, this creates a unique challenge for those who maintain the facilities and how those facilities accommodate contemporary working models

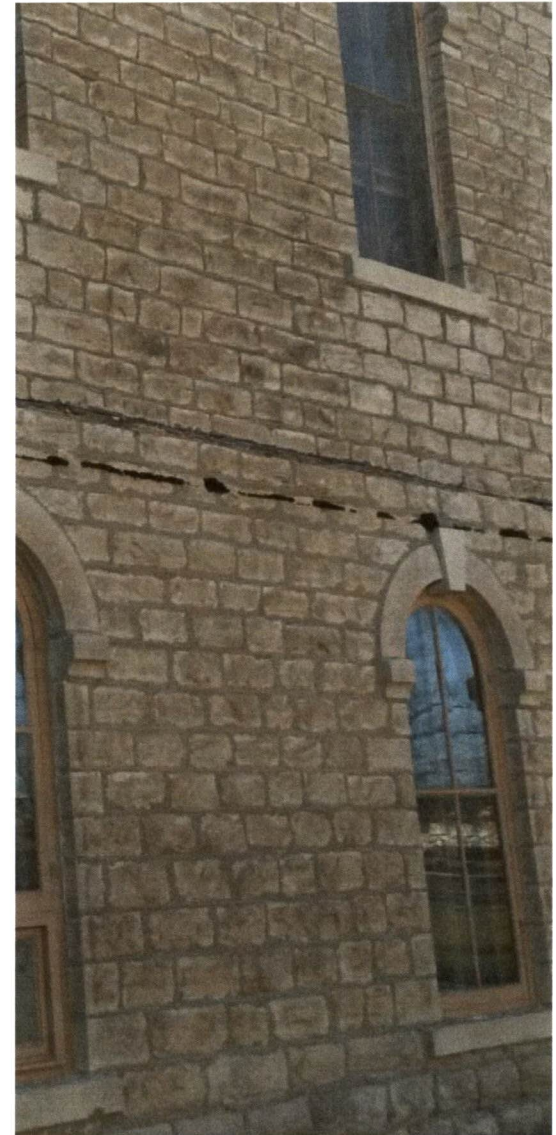
When should a building be renovated or recycled?

- Renovations costs in short-term and long-term should be examined
- Long-term sustainment costs can be higher
- Building conformance with current code standard
- Is the building in an advantageous location
- Will the necessary interior and exterior renovations be realized?
- Understand the potential cost implications of hazardous materials and current laws

Decide

Understand

Investigate



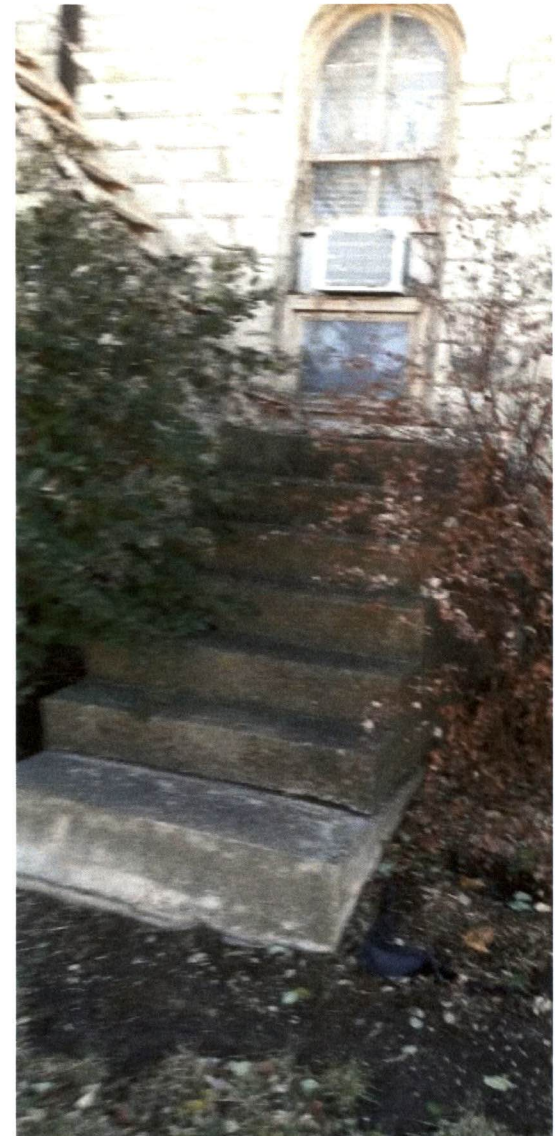
When should a building be listed on the Historic Register?

- Provides recognition of property's significance in history, architecture, engineering, or archeology
- Does not automatically preserve a building
- Provides some protection in the form of consideration and mitigation of adverse changes
- Requires compliant maintenance and replacement of building components and systems
- Provides limits to acceptable conformance with modernization needs
- Preserves local history of built environment, however, allocation of spaces with functional needs can be a challenge
- Impacts life-cycle sustainment costs should be assessed

Decide

Understand

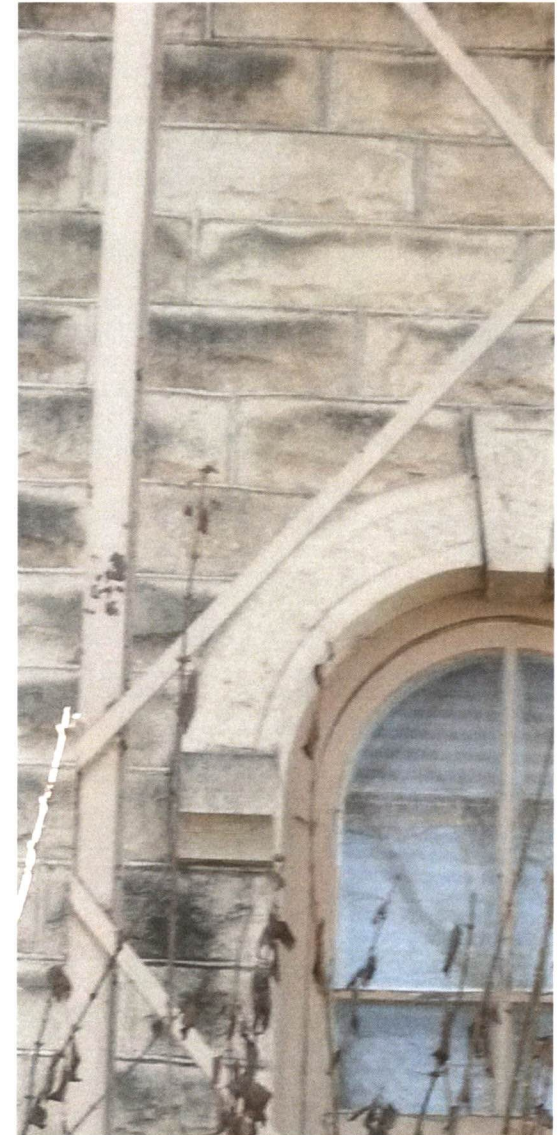
Investigate



When should a building be razed?

- What is the building's current use versus its desired use?
Structure must be able to be adaptable to the need.
- What is the physical condition of the building and its systems?
Bldgs need to meet current codes and be sound.
- What changes need to be made to the building to permit the new function?
Identifying necessary changes determines viability because making those changes is going to have an impact on cost
- Are the desired changes achievable?
Is it possible to make the changes needed?
- How do the necessary changes compare with razing and building new in terms of cost, schedule, difficulty, and impact on operation?
These are the most important factors.
- Does the building hold any special significance?
Bldgs w/historical value may prompt higher cost investment

Investigate Understand Decide





Why evaluating an organizations building portfolio matters...

3.0

The Recommendation Process

1 The Physical Condition

- Detailed assessment
- Applied construction and repair costs to each improvement need in current year dollars and identified recurrence
- Organized and prioritized needs
- Established a total relative cost for the next 5 years, 10 years, and 20 years

Condition Assessment Documentation Abstract

PHYSICAL CONDITION INDEX

WORKSHEET LEGEND

Inspection Year: 2017

Q1	GOOD
Q2	FAIR
Q3	POOR
Q4	FAILING
Q5	UNINHABITABLE

	SITE SYSTEM
	SUPERSTRUCTURE / ENCLOSURE
	BUILDING INTERIOR
	BUILDING SYSTEMS

Precast Concrete Panels	N	-	-				
Concrete Masonry Units (CMUs)	N	100	-	-			-
Insulated Concrete Forms (hybrid block)	N	100	-	-			-
Natural Stone	Y	1884	100	-33	133%	7656 +/- SF; MINOR DAMAGED STONE	Q4
Natural Stone	Y	1915	100	-2	102%	1272 +/- SF; MINOR DAMAGED STONE	Q4
Manufactured Stone	N	25	-	-			-
Masonry Sealant	N	15	-	-			-
Stone Pointing	Y	1884	25	-108	542%	20-30% OF THE POINTING NEEDS REPLACED DUE TO CRACKING OR FAILED POINTING	M Q4
Brick Pointing	Y	1915	40	-62	255%	POINTING IN OK CONDITION BUT MAY NEED REPOINTED SOON DUE TO DETERIORATION	Q4
Wood Siding	Y	1950	20	-47	335%	24 +/- SF	Q4
Fiber Cement	N	100	-	-			-
Stucco/EIFS	N	50	-	-			-
Plastic Profiled Sheet Cladding	N	25	-	-			-
Metal Profiled Sheet Cladding	N	35	-	-			-
Metal Profiled Sheet Cladding	N	35	-	-			-
Glass Fiber Profiled Sheet Cladding	N	27	-	-			-
Aluminum Curtain Wall	N	43	-	-			-

Condition Assessment Documentation | Stone Pointing

- Weakened mortar permits moisture to break down the stone wall and cause moisture behind it



Condition Assessment Documentation | Courthouse abstract

Wall Base	Y	1884	10	-123	1330%	WOOD		Q4
Transition Strip - Vinyl/Metal	Y	1915	10	-92	1020%			Q4

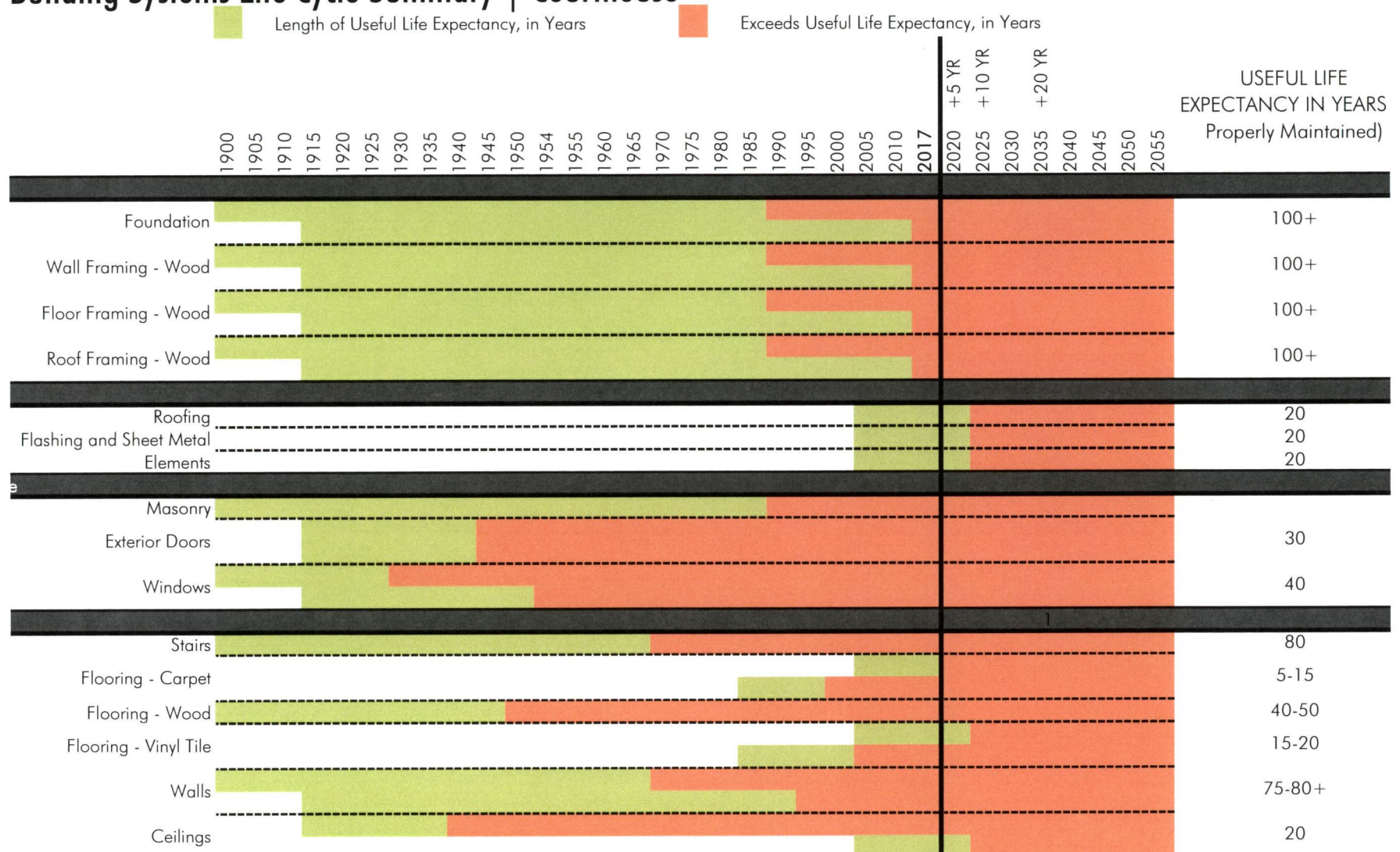
Interior Partitions

Mark If On Site	Y/N	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	Wear Condition Moderate(M)/Advanced(A)	PCI
Drywall or Plaster on Stud Partitions	Y	1884	75	-58	177%	Total of all wall areas 28,488 +/- SF; excludes basement		Q4
Drywall or Plaster on Stud Partitions	Y	2005	75	63	16%			Q1
Wood Paneling on Stud Partitions	Y	1915	40	-62	255%			Q4
Plaster on Masonry Partitions	Y	1884	80	-53	166%			Q4
Glazed Partitions	N		50	-	-			-
Demountable Partitions	N		30	-	-			-
Masonry	Y	1884	80	-53	166%			Q4
Toilet Partitions	Y	2005	40	28	30%			Q1
Interior Sealants	Y	2005	20	8	60%			Q2
Rough Carpentry	Y	1915	80	-22	128%			Q4
Finish								
Paint (Classrooms, offices, hallways)	Y	1915	10	-92	1020%			Q4
Paint (Kitchens, restrooms, multi-purpose)	Y	2005	8	-4	150%			Q4
Wallpaper	Y	1915	7	-95	1477%		A	Q4
Tile	N		40	-	-			-
Stain	N		40	-	-			-

Interior Ceiling

Mark If On Site	Y/N	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	Wear Condition Moderate(M)/Advanced(A)	PCI
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Building Systems Life Cycle Summary | Courthouse



Condition Assessment Documentation | System Maintenance & Repair abstract

Assessment Priority	Observed Issues	Project Category	Unit Qty	Frequency	Unit Cost	Subtotal
Priority I	Replace Exterior Doors and Frames	Category IV - Asset Maintenance	2 S/MTI, 1 D/MTI			
	Demolition of Singles 080505.10 0200, 2000		2	1	105.5	\$ 211.00
	Demolition of Doubles 080505.10 0220, 2000		1	1	115.5	\$ 115.50
	Install Single B2030 220 3450		1	1	1965	\$ 1,965.00
	Install Single B2030 110 6400		1	1	3125	\$ 3,125.00
	Install Double B2030 110 6450		1	1	6425	\$ 6,425.00

"Improvement" Project Categories

Recommended work to be performed as part of construction projects based upon

- Life, Health, Safety
- Compliance Regulations
- Infrastructure Upgrades
- Asset Maintenance
- Modernization of Existing Assets
- New Construction for Growth
- New Construction for Future Growth

Condition Assessment Documentation | System Maintenance & Repair abstract

Assessment Priority	Observed Issues	Project Category	Unit Qty	Frequency	Unit Cost	Subtotal
Priority I	Replace Exterior Doors and Frames	Category IV - Asset Maintenance	2 S/MTI, 1 D/MTI			
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	Demolition of Doubles 080505.10 0220, 2000		1	1	115.5	\$ 115.50
	Install Single B2030 220 3450		1	1	1965	\$ 1,965.00
	Install Single B2030 110 6400		1	1	3125	\$ 3,125.00
	Install Double B2030 110 6450		1	1	6425	\$ 6,425.00

Assessment Frequency

Implementation of long-term planned improvements are aligned to 0-5 year, 6-10 year, and 11-20 year schedules. Frequency anticipates how often an activity is expected.

Scope of Work Subtotal

Cost associated with single remediation event

Condition Assessment Documentation | System Maintenance & Repair abstract

Scope of Work Item

Project Allowance

Improvements Schedule

Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
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Category I - Life, Health, & Safety

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Category II - Compliance Regulations (Regulatory Requirements)

Building

Provide ADA Compliant Signage

Demolition

Ea	38	24	\$	912.00	\$	912.00
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Install

Ea	38	69.5	\$	2,641.00	\$	2,641.00
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Provide ADA Compliant High-Low DF

Demolition

Ea	2	124	\$	248.00	\$	248.00
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Install

Ea	2	1950	\$	3,900.00	\$	3,900.00
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Provide ADA Compliant Elevator

Demolition

Ea	1	4000	\$	4,000.00	\$	4,000.00
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Demolition

LF	40	159.6	\$	6,384.00	\$	6,384.00
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Demolition

SF	64	3.43	\$	219.52	\$	219.52
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Excavation

SF	70	4.62	\$	323.40	\$	323.40
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Foundation

LF	24	176	\$	4,224.00	\$	4,224.00
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Exterior Walls

SF	576	67	\$	38,592.00	\$	38,592.00
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Interior Walls

SF	208	14.09	\$	2,930.72	\$	2,930.72
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Roof Assembly

SF	64	15.71	\$	1,005.44	\$	1,005.44
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Roof Edges

LF	71	31.05	\$	2,204.55	\$	2,204.55
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Install Gutter

LF	71	9.7	\$	688.70	\$	688.70
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Install Downspout

LF	24	8.55	\$	205.20	\$	205.20
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Install Elbows

Ea	3	22	\$	66.00	\$	66.00
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Scope of Work Item

Project Allowance

Improvements Schedule

	Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
Install Hoist Beam	Ea	1	1800	\$ 1,800.00	\$ 1,800.00		
Install Hydraulic Elevator	Ea	1	72000	\$ 72,000.00	\$ 72,000.00		
Install Elevator Door Lintels	Ea	2	500	\$ 1,000.00	\$ 1,000.00		
Install Elevator Circuitry	LS	1	7000	\$ 7,000.00	\$ 7,000.00		

Category III - Infrastructure Upgrades

Building

Add Attic Blown Insulation to R-38							
Install	SF	7552	1.88	\$ 14,197.76	\$ 14,197.76		
Window Openings Replacement							
Demolition	Unit	42	96	\$ 4,032.00	\$ 4,032.00		
Install	Unit	40	766.8	\$ 30,672.00	\$ 30,672.00		
Install	Unit	2	585	\$ 1,170.00	\$ 1,170.00		

Category IV - Asset Maintenance

Building

Point Interior Foundation Stonework							
Pointing	SF	740	6	\$ 4,440.00		\$ 4,440.00	
Pest Management Rodding							
Treatment	LF	739	1.35	\$ 997.65	\$ 997.65		
Treatment	SF	6467	0.35	\$ 2,263.45	\$ 2,263.45		
Asphalt Shingle Re-Roof							
Demolition	SF	119	0.85	\$ 101.15	\$ 101.15		
Demolition	LF	14	0.48	\$ 6.72	\$ 6.72		

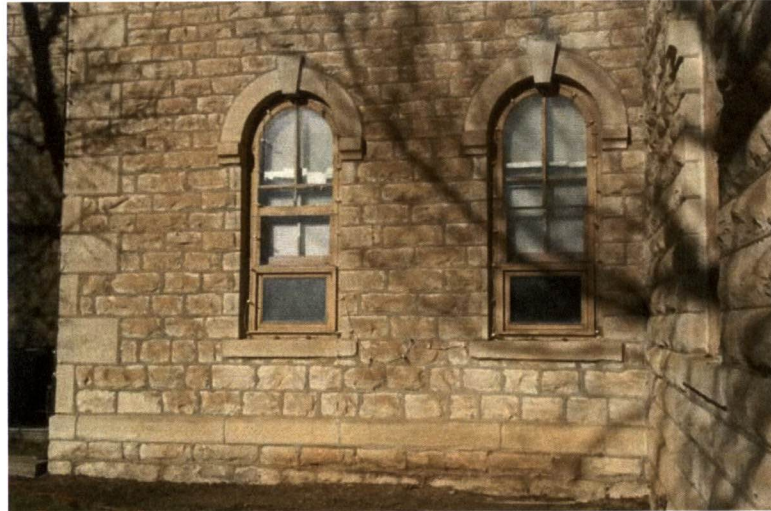
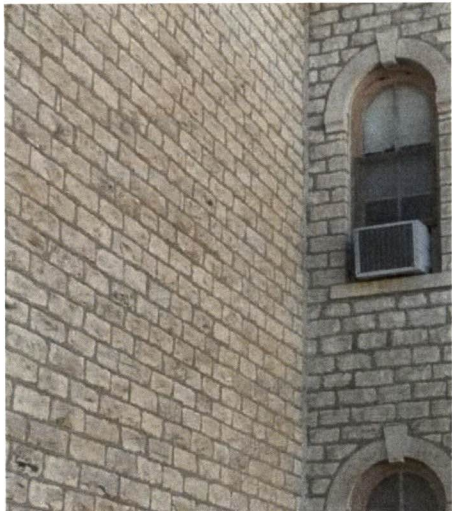
Scope of Work Item	Project Allowance				Improvements Schedule		
	Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
Metal Panel Re-Roof							
Demolition	SF	7552	1.29	\$ 9,742.08			\$ 9,742.08
Install	SF	7552	8.215	\$ 62,039.68			\$ 62,039.68
Install	LF	424	6.5	\$ 2,756.00			\$ 2,756.00
Roof Penetrations Replacement							
Demolition	Ea	5	15	\$ 75.00		\$ 75.00	
Install	Ea	3	54	\$ 162.00		\$ 162.00	
Install	Ea	1	1175	\$ 1,175.00		\$ 1,175.00	
Install	Ea	1	490	\$ 490.00		\$ 490.00	
Replace Gutters and Downspouts							
Demolition	LF	390	2	\$ 780.00			\$ 780.00
Demolition	LF	192	1.37	\$ 263.04			\$ 263.04
Install	LF	390	9.7	\$ 3,783.00			\$ 3,783.00
Install	LF	192	8.55	\$ 1,641.60			\$ 1,641.60
Install	Ea	24	22	\$ 528.00			\$ 528.00
Replace Gutters and Downspouts							
Demolition	LF	18	2	\$ 36.00			\$ 36.00
Demolition	LF	10	1.37	\$ 13.70			\$ 13.70
Install	LF	18	9.7	\$ 174.60			\$ 174.60
Install	LF	10	8.55	\$ 85.50			\$ 85.50
Install	Ea	3	22	\$ 66.00			\$ 66.00
Point Exterior Stonework							
Pointing	SF	3571	6	\$ 21,426.00	\$ 21,426.00		
Point Brick Masonry (15%)							
Pointing	SF	38	7.95	\$ 302.10		\$ 302.10	
Clean Exterior Stonework							
Masonry Cleaning	SF	8928	2	\$ 17,856.00		\$ 17,856.00	
Point Brick Masonry (5%)							

Scope of Work Item	Project Allowance				Improvements Schedule		
	Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
Paint Wood Soffit/Fascia							
Preparation	SF	1640	1.14	\$ 1,869.60		\$ 1,869.60	\$ 1,869.60
Paint	SF	952	1.99	\$ 1,894.48		\$ 1,894.48	\$ 1,894.48
Paint	LF	688	0.87	\$ 598.56		\$ 598.56	\$ 598.56
Replace Wood Siding w/Fiber Cement							
Demolition	SF	24	1.26	\$ 30.24	\$ 30.24		
Install	SF	24	4.65	\$ 111.60	\$ 111.60		
Paint	SF	24	1.01	\$ 24.24	\$ 24.24		
Opening Sealants							
Demolition	LF	888	0.8	\$ 710.40	\$ 710.40	\$ 710.40	\$ 710.40
Install	LF	888	2.3	\$ 2,042.40	\$ 2,042.40	\$ 2,042.40	\$ 2,042.40
Replace Exterior Doors and Frame							
Demolition	Unit	2	105.5	\$ 211.00	\$ 211.00		
Demolition	Unit	1	115.5	\$ 115.50	\$ 115.50		
Install	Unit	1	1965	\$ 1,965.00	\$ 1,965.00		
Install	Unit	1	3125	\$ 3,125.00	\$ 3,125.00		
Install	Unit	1	6425	\$ 6,425.00	\$ 6,425.00		
Paint Exterior Doors							
Preparation	Unit	4	0.82	\$ 3.28	\$ 3.28	\$ 3.28	\$ 3.28
Paint	Unit	4	218	\$ 872.00	\$ 872.00	\$ 872.00	\$ 872.00
Replace ADA Operators							
Install	Pair	1	915	\$ 915.00	\$ 915.00		
Replace Door Weatherstripping							
Install	Ea	5	45	\$ 225.00		\$ 225.00	\$ 225.00
Replace Interior Doors/Frames 1910 Bldg							
Demolition	Ea	38	99.5	\$ 3,781.00	\$ 3,781.00		
Demolition	Ea	1	105.5	\$ 105.50	\$ 105.50		

Scope of Work Item	Project Allowance				Improvements Schedule		
	Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
Install	Ea	40	581	\$ 23,240.00	\$ 23,240.00		
Replace Interior Hardware							
Install	Ea	3	581	\$ 1,743.00			\$ 1,743.00
Refinish Interior Doors							
Preparation	Ea	3	0.82	\$ 2.46			\$ 2.46
Refinish	Ea	3	61.5	\$ 184.50			\$ 184.50
Replace Coiling Counter Doors							
Demolition	Ea	3	241	\$ 723.00	\$ 723.00		
Install	Ea	3	2675	\$ 8,025.00	\$ 8,025.00		
Refinish Stairs and Risers							
Demolition	SF	205	0.48	\$ 98.40	\$ 98.40		\$ 98.40
Install	LF	110	46.75	\$ 5,142.50	\$ 5,142.50		\$ 5,142.50
Floor Replacement [50% Carpet/50% VCT]							
Demolition	SF FLr	12459	0.72	\$ 8,970.48	\$ 8,970.48		\$ 8,970.48
Install	SF Flr	12459	4.53	\$ 56,439.27	\$ 56,439.27		\$ 56,439.27
Paint Interior Partitions							
Paint	SF Flr	12459	2.74	\$ 34,137.66	\$ 34,137.66		\$ 34,137.66
Wall Repairs (90%)							
Demolition	SF	25639	1.2	\$ 30,766.80		\$ 30,766.80	
Install	SF	25639	4.566	\$ 117,067.67		\$ 117,067.67	
Replace Acoustical Ceiling Panel							
Demolition	SF	2400	0.64	\$ 1,536.00	\$ 1,536.00		
Install	SF	2400	2.39	\$ 5,736.00	\$ 5,736.00		
Replace Acoustical Ceiling System							
Demolition	SF	6603	0.64	\$ 4,225.92	\$ 4,225.92		
Install	SF	6603	2.39	\$ 15,781.17	\$ 15,781.17		
Repaint Hard Finished Ceiling							

Scope of Work Item	Project Allowance				Improvements Schedule		
	Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
Select Electrical Service/Distr. Replacement							
Replace	SF Flr	12459	1.14	\$ 14,203.26	\$ 14,203.26		
Install Exterior Wall Packs							
Replace	Ea	5	570	\$ 2,850.00	\$ 2,850.00		
Replace Flourescent Fixtures							
Replace	SF Flr	12459	1.5	\$ 18,688.50	\$ 18,688.50		
Replace HVAC System							
Demolition	Ea	5	675	\$ 3,375.00	\$ 3,375.00		
Install	SF FLr	12459	11.3	\$ 140,786.70	\$ 140,786.70		
Replace Restroom Exhaust Fans							
Install	Ea	5	179	\$ 895.00	\$ 895.00		
Replace Water Closets, Urinals, Lavatories							
Demolition	Ea	6	93.5	\$ 561.00	\$ 561.00		
Demolition	Ea	2	107	\$ 214.00	\$ 214.00		
Demolition	Ea	5	74.5	\$ 372.50	\$ 372.50		
Install	Ea	6	1740	\$ 10,440.00	\$ 10,440.00		
Install	Ea	2	1470	\$ 2,940.00	\$ 2,940.00		
Install	Ea	5	2345	\$ 11,725.00	\$ 11,725.00		
Replace Lavatory Faucets							
Install	Ea	5	625	\$ 3,125.00			\$ 3,125.00
Sump Pump Replacement							
Install	Ea	1	5400	\$ 5,400.00	\$ 5,400.00		
Water Heater Replacement to Instant. Install	LS	1	5000	\$ 5,000.00	\$ 5,000.00		

Scope of Work Item	Project Allowance			Improvements Schedule			
	Units	Quantity	\$/Unit	Budget	Priority I (0-5 Years)	Priority II (6-10 Years)	Priority III (11-20 Years)
Totals							
Improvements Subtotal				\$ 943,074.66	\$ 676,886.84	\$ 182,851.74	\$ 200,019.79
Construction Contingency	15.00%			\$ 141,461.20	\$ 101,533.03	\$ 27,427.76	\$ 30,002.97
General Contractor Overhead and Profit	12.00%			\$ 113,168.96	\$ 81,226.42	\$ 21,942.21	\$ 24,002.37
Project Allowance				\$ 1,197,704.82	\$ 859,646.29	\$ 232,221.71	\$ 254,025.13
Annual Construction Inflation Factor	3.50%						
To Construction Bids 5 Years out	17.50%				\$ 1,010,084.39		
To Construction Bids 10 Years out	35.00%					\$ 313,499.32	
To Construction Bids 20 Years out	70.00%						\$ 431,842.73
A/E Design Fees	8.90%			\$ 106,595.73	\$ 76,508.52	\$ 20,667.73	\$ 22,608.24
A/E Construction Administration Fees	2.00%			\$ 23,954.10	\$ 17,192.93	\$ 4,644.43	\$ 5,080.50
Total Project Allowance				\$ 1,328,254.65	\$ 1,103,785.83	\$ 338,811.48	\$ 459,531.47



Physical Condition Findings

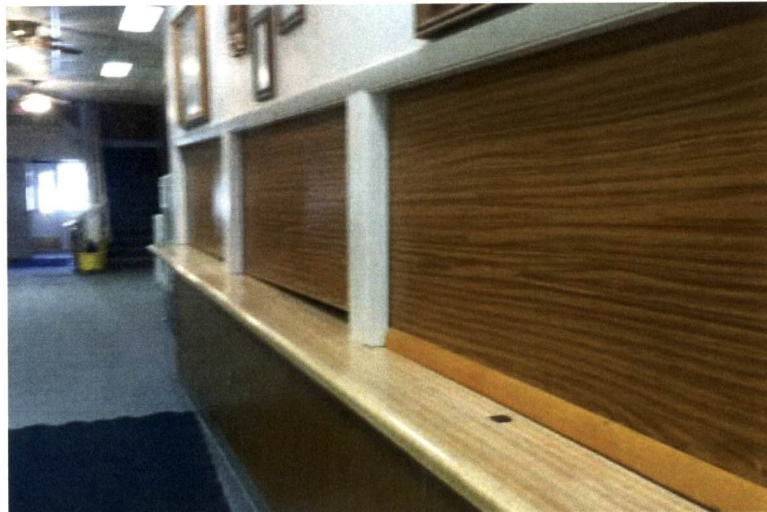
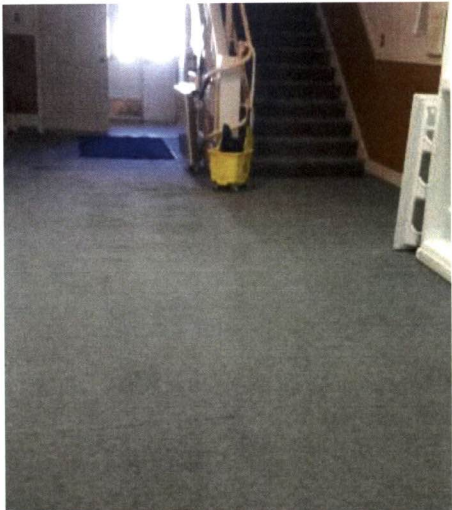
Pottawatomie County Westmoreland, KS	Year Built/Addition(s)	Measured Gross Square Feet of Building Area	20-Year Forecasted Maintenance Cost (0-20 Year)	Facility Condition Index 0-5 YR	Current 2017 Replacement Cost
County Office Facility	1910/1960/ 1980	19,183 GSF	\$1,169,411	Good	\$3,509,638
Health Department	1954	2255 GSF	\$362,438	Poor	\$409,440
County Courthouse	1884/1910	12,962 GSF	\$1,902,130	Poor	\$3,164,672
Justice Center	2012	63,660 GSF	-	-	\$14,138,716
Noxious Weed Office/Shop	1984/2014	10,956 GSF	\$328,538	Good	\$1,041,368
Public Works (PW) Office	1985	7541 GSF	\$1,065,586	Fair	\$1,554,389
PW Maintenance Office	1983	1677 GSF	\$243,591	Fair	\$364,077
PW Maintenance Shop	1910	7964 GSF	\$686,429	Poor	\$1,316,847
PW Bridge & Sign	1970	3343 GSF	\$191,713	Fair	\$552,765
Post-Frame Barns			\$369,197	Fair	

*Values do not reflect historic preservation or include
remediation of hazardous materials costs*

\$1,103,786 over next 5 years
\$1,902,130 over 20 years

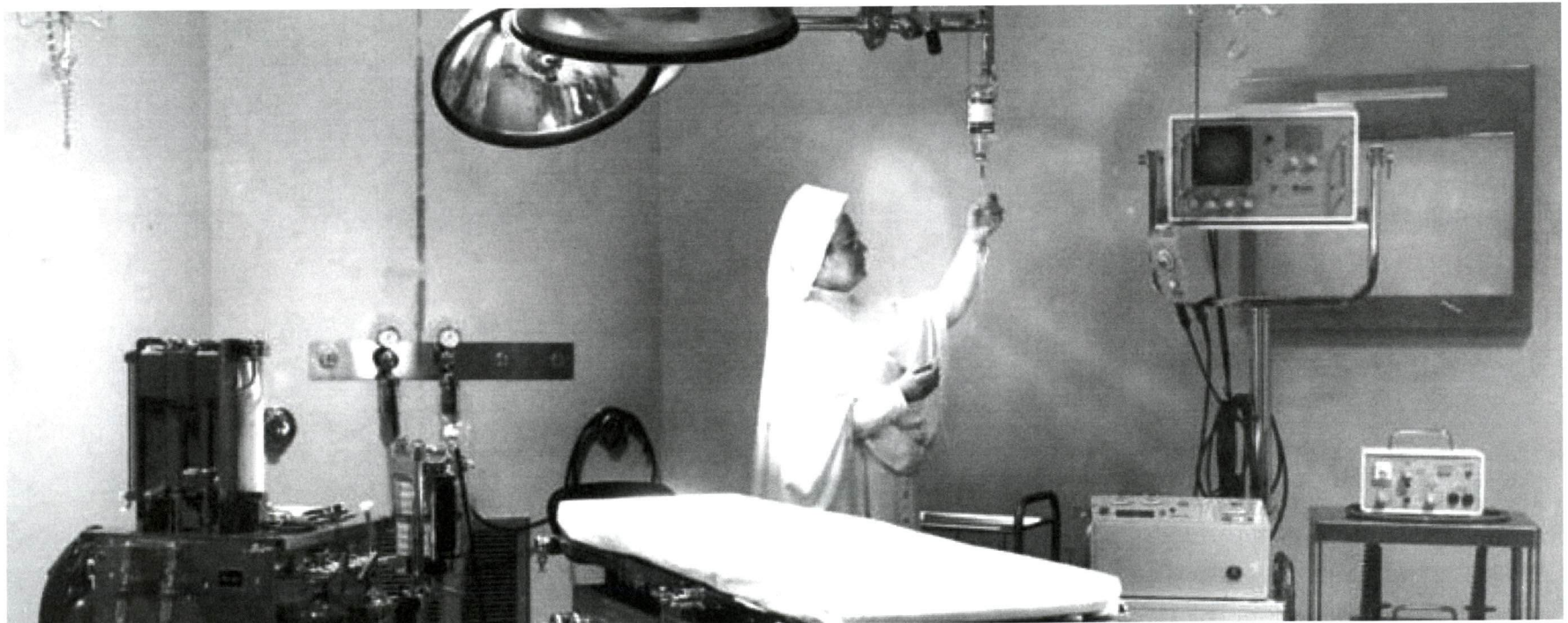
2 Space Availability [performed as part of 2015 study]

- Examination of existing space
- Projection for current space deficiencies
- Projection for future space needs



Space Availability | Re-purposing existing buildings

context...the cadence of change in space function

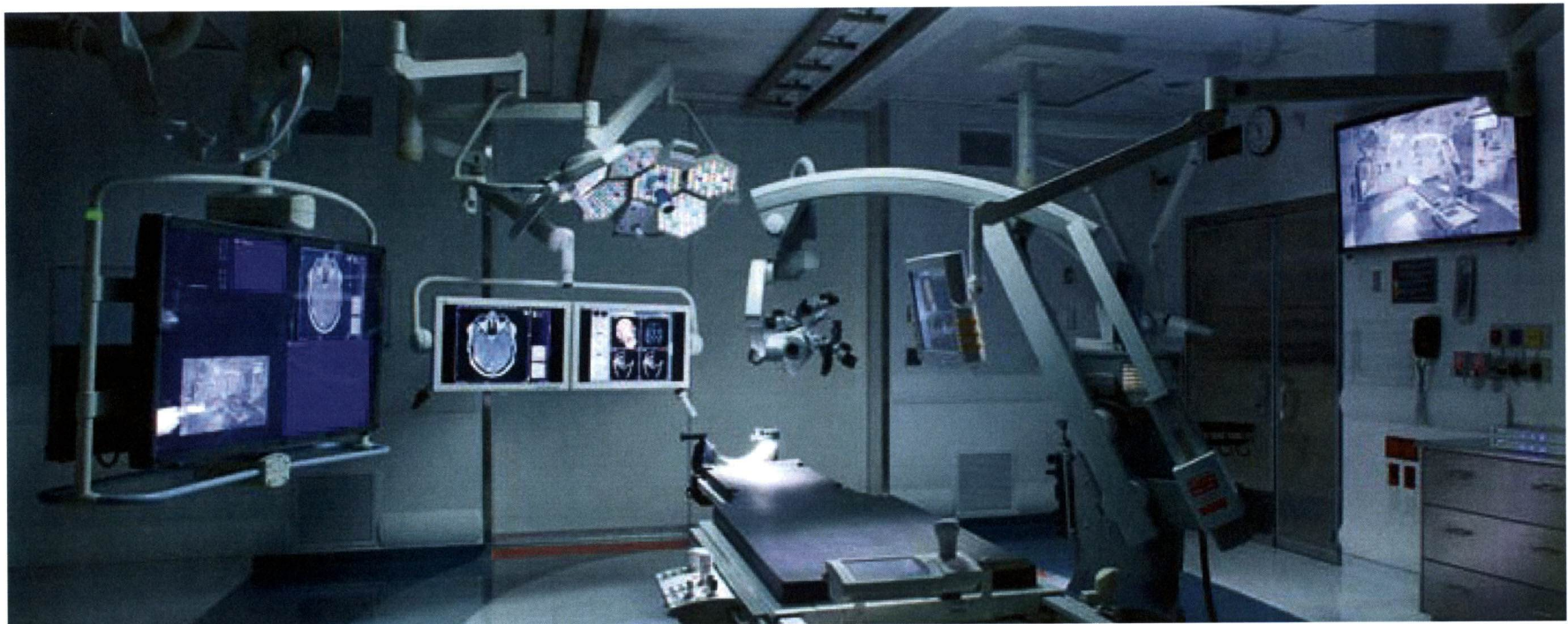


Space Availability | Re-purposing existing buildings

context...can today's services be met within existing rooms and spaces

...so what does this mean?

we have planned for remodel costs to meet department functions



4.0

Focus on the Courthouse

Focus | Did you know?

The 2017 Life Cycle Assessment explores 6 possible master plan scenarios.

- 3 scenarios renovate the courthouse
- 2 scenarios replace the courthouse
- 1 scenario vacates the courthouse

What if we examined just the 12,962 SF Old Courthouse...

here's what we learned.

\$2,840,694 Repair & Compliance & Fully Utilize

Repair & Compliance is \$1,103,786 / Fully Utilize Renovation is \$1,736,908

\$0 No Repair or Utilization Investment

Repair & Compliance is \$0 / Fully Utilize Renovation is NA

\$3,235,122 Raze & Construct New to Match

Raze existing is \$70,450 / Construct New to Match is \$3,164,672

\$2,459,567 Raze & Construct New to Office Standard

Raze existing is \$70,450 / Construct New to Match is \$2,389,117

\$3,639,038 Repair & Compliance & Fully Utilize

20-Year Repair & Compliance is \$1,902,130 / Fully Utilize Renovation is \$1,736,908

\$0 No Repair or Utilization Investment

20-Year Repair & Compliance is \$0 / Fully Utilize Renovation is NA

\$3,377,963 Raze & Construct New to Match & Repair

Raze existing is \$70,450 / Construct New to Match is \$3,164,672 / 20-Year Repair \$142,841

\$2,602,408 Raze & Construct New & Repair

Raze existing is \$70,450 / Construct New to Match is \$2,389,117 / 20-Year Repair \$142,841

Focus | What the data tells us

- Razing the Old Courthouse and building new is the most cost effective solution
- The short- and long-term costs are high for maintaining the Old Courthouse
- Hazardous materials mitigation will increase the cost of repairs and remodels not shown herein
- Registration as a historic facility would increase the cost of certain repairs and remodels for compliance with
- The nature of the building construction limits cost effective major renovations
- Significant life safety and accessible improvements are required
- A new facility will last further into the future

Focus | Opportunities

- Salvage and re-use of some building components to retain history
- The buildings history and charms can be documented and celebrated creatively with new construction

Summary

Consultant Recommendation | The Cost Effective Solution

At this time the improvements recommendation is based upon the most cost effective solution over a 20-year period as follows:

- Raze the existing Courthouse and Historic Jail buildings and create a new Consolidated County Office facility
- Relocate County services from the County Offices and Health Department to the new Consolidated County Office facility connected to the Justice Center
- Raze the existing County Office building and construct a parking lot to serve as overflow parking for the Consolidated County Office and Justice Center complex
- Sell the Health Department facility



2035 Space Needs Construction Cost [Current Dollar]	\$9,314,037
Anticipated 2035 Facilities Life Cycle Costs	\$2,980,854
Total	\$12,294,891

DEFERRED MAINTENANCE
RENOVATION
NEW CONSTRUCTION

SCENARIO VI DIAGRAMS

5.0

Question & Answer



Thank you