

## BG Consultants, March 2017

# Pottawatomie County Building Life Cycle Analysis & Inspection Report

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It is the recommendation of the Consultant that the most cost-effective option over a 20-year period be selected for space and physical needs improvements. The following is recommended:

- **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.

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### **Scenario I: Public Works Site: 2017-2037: \$13,685,694**

This scenario includes the construction of a new office building east of the existing Public Works Office, renovation of the Public Works Office, renovation of the Noxious Weed Office, replacement of the Maintenance Shop, renovation of and addition to the Health Department building, **renovation of the Courthouse**, and **renovation of the County Offices**.

### **Scenario II: Courthouse Replacement: 2017-2037: \$13,485,911**

This scenario includes **(razing and) replacing the Courthouse** with construction of a new office building, renovation of the Public Works Office, renovation of the Noxious Weed Office, replacement of the Maintenance Shop, renovation of an addition to the Health Department building, and **renovation of the County Offices**.

### **Scenario III: Razed Hospital Site Facility: 2017-2037: \$13,926,000**

This scenario includes purchasing the 208 N. 1<sup>st</sup> Street property, razing the existing building to construct a new office building, renovation of the Public Works Office, renovation of the Noxious Weed Office, replacement of the Maintenance Shop, renovation of and addition to the Health Department building, **renovation of the Courthouse**, and **renovation of the County Offices**.

**Scenario IV: Renovated Hospital Site Facility: 2017-2037: \$13,105,631**

This scenario includes purchasing the 208 N. 1<sup>st</sup> Street property to renovate the existing building for County Office use, renovation of the public Works Office, renovation of the Noxious Weed Office, replacement of the Maintenance Shop, renovation of the Health Department building, **renovation of the Courthouse**, and **renovation of the County Offices**. This scenario excludes the life-cycle costs inclusive of the 208 N. 1<sup>st</sup> Street property only.

**Scenario V: New Consolidated Offices Site Facility: 2017-2037: \$12,352,435**

This scenario includes purchasing the 208 N. 1<sup>st</sup> Street property to raze the existing building to create parking area, **razing the County Office to create a Consolidated County Office**, renovation of the Public Works Office, renovation of the Noxious Weed Office, replacement of the Maintenance Shop, sale of the Health Department, and **vacating the Courthouse**.

**BG Consultants Recommends:**

**Scenario VI: New Consolidated Offices Site Facility: 2017-2037: \$12,294,892**

This scenario includes **razing the Courthouse to create a Consolidated County Office connected to the Justice Center**, the **County Offices is razed for overflow parking** to the Consolidated County Offices and Justice Center, renovation to the Public Works Office, renovation of the Noxious Weed Office, replacement of the Maintenance Shop, sale of the Health Department.

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**(Summarized) Facility Improvements to the County Courthouse MAY INCLUDE:**

- ADA Compliance; Signage, High-Low Drinking Fountains, Elevator: \$150,344.53
- Attic Insulation, Replacement Window Openings: \$ 50,071.76
- Point Interior Foundation Stonework: \$ 4,440.00
- Pest Management Rodding: \$3,261.10
- Roofing: \$76,867.95
- Replace Gutters and Downspouts: \$7,371.44
- Point and Clean Stonework and Masonry: \$41,833.95
- Paint and/or Replace Wood Siding and Soffits: \$4,580.32
- Replace Exterior Doors/Frames and Opening Sealants, Paint: \$15,469.58
- Replace ADA Operators, Weatherstripping: \$1,140.00
- Replace Interior Doors/Frames, Hardware: \$50,881.50
- Refinish Interior Doors, Stairs, Risers: \$14,175.86
- Floor Replacement (50% carpet, 50% VCT): \$65,409.75
- Paint, Repair Walls and Ceilings: \$209,900.96
- Replace Electrical, Fixtures: \$35,741.76

Replace HVAC: \$144,161.70  
Restroom, Lavatory, and Water Heater Updates: \$40,672.50  
Replace Stairlift: \$26,750.00 (WHY? If ELEVATOR?)  
TOTAL IMPROVEMENTS: \$ 943,074.66

Additional Costs:

Construction Contingency 15%: 141,461.20  
General Contractor Overhead and Profit 12%: \$113,168.96  
A/E Design Fees 8.9%: \$106,595.73  
A/E Construction Administration Fees 2%: \$23,954.10  
Additional Costs: \$ 385,179.99

TOTAL PROJECT ALLOWANCE: \$ 1,328,254.65