

City Hall Options

1. Repair Existing Conditions
 - a. Removal of all Asbestos
 - b. Employees would have to be relocated: Estimated Cost \$1,000,000.
 - c. Complete new Roofing System
 - d. Complete New HVAC System
 - e. New Electrical Service
 - f. Plumbing Upgrades (*Will give rough estimate*)
 - g. Façade repairs (*Discuss with Bray*)
 - h. Annex HVAC upgrade
 - i. Annex plumbing upgrade

2. Renovate Existing Building – No Expansion
 - a. Would include all the necessary repairs as outlined in the Repair Option No. 1 in addition to one of the following options.
 - i. Windows would be replaced.
 - ii. Door Security Upgrade
 - iii. Communication Upgrade
 - iv. Electrical Sub Panel upgrades
 - v. Council Chamber renovation
 - vi. Lobby Upgrade/Reestablish visitor flow
 - vii. Installation of Sprinkler System

3. Renovation and Expansion
 - a. Additional Space for IT
 - b. Additional Space for DPW
 - c. Courtroom Addition

4. New City Hall – Site to be selected (\$18M to \$24M)
 - a. Removal of Asbestos prior to Demolition (*Getting estimate from PSI per OM 2008 Manual for demolition removal*)
 - b. Demolition of current City Hall is included in all options.

PLEASE NOTE: It is very difficult to show all the options in unit prices, they all relate to each other. If you choose a certain option, then another option may have to be removed.

Item	Description	Cost Estimate	Calculation Backup	Attachment Yes or No
Repair Existing Conditions				
1a	Removal of Asbestos	\$497,038.50	PSI completed an OM Document in July 2008. From this Document, an Estimate was completed by PSI	Yes
1b	Relocation Cost	\$819,612.00	The total estimate for a year is \$1,024,515. Under this scenario, we are not sure how long the work would take. It is not correct to just divide this number by 12 to get the per month, since there are items that would need to happen regardless of the time duration. Therefore, I used 60% of the number for this table.	yes
	Moving	\$130,000	Per Coakley Brothers Estimate	Yes
1c	Roofing System	\$925,000	This Estimate is for the entire City Hall roof, including the roof over the Council Chambers. Note: This does not include how the current HVAC that is located on the flat roof is incorporated	yes
1d	HVAC System	\$600,000	Took the original estimate of \$521,646 multiplied by 15% to cover inflation (\$599,892.90 so rounded to \$600,000)	Yes
1e	New Electrical Service with new subpanels	\$85,000	This is only for the main service replacement.	Yes
1f	Plumbing Upgrades	\$338,900	Bray based this on \$7.50 per sq. ft City Hall is 45,180 Sq. ft.	Yes
1g	Façade Repairs	\$250,000	Bray based this on using metal panels to make the exterior weather tight.	Yes
1h	Annex HVAC upgrade	\$59,122	Estimate by Hennes Services	Yes
1i	Annex Plumbing Upgrade	\$194,300	\$7.50 per sq. ft and \$3,000 per fixture with 12 new fixture needed.	Yes
	Contingency	\$780,000	I used 20% because we are not sure what damage the removal of asbestos will cause.	
	Grand Total	\$4,678,872.50		

Item	Description	Cost Estimate	Calculation Backup	Attachment Yes or No
Renovate Existing Building – No Expansion				
2 a.i	Window Replacement	\$75,800	Based on \$125 per Sq. Ft.	Yes
2 a.ii	Door Security Upgrade	\$35,000	Current Baycom City Hall Contract is \$20,995 for 12 doors, therefore I counted a min. of 20 additional doors that could use readers, using \$1,750 per door it is \$35,000	No
2 a.iii	Communication Upgrade	\$225,000	Based on \$5 per sq. ft. as discussed with Chris Pofahl	No
2 a.iv	Electrical Panel Subpanels	\$20,000	Estimate from Jeff Hernke that was approx.. \$1000 per panel and assumed 20 panels	No
2 a.v	Council Chambers Renovation	\$281,200	See Bray Spreadsheet	Yes
2 a.vi.	Lobby Upgade/Re-establish visitor flow	\$352,100	See Bray Spreadsheet	Yes
2 a.vii	Installation of Sprinkler System	\$200,000	Discussed with Brian Charlesworth. It is a hard item to estimate due to not knowing if current water service is sized correctly, therefore took the current FS 3	No

			bid and tripled that number	
2 a. viii	Add Sump Pump?	\$50,000	This should be considered a place holder, It is too difficult to estimate with a detail plan.	No
	Contingency	\$185,865	Using 15% on this portion of the estimate.	
	Grand Total	\$1,424,965		