

ATTACHMENT A
COMPLETE ASSESSMENT AVAILABLE
UPON REQUEST

Building Assessment Report

Architecture, Fire Protection, Plumbing, HVAC, Electrical / Telecommunications



Waukesha County
Old Health & Human Services Building
500 Riverview Avenue, Waukesha, Wisconsin 53188

Project No. 130144.01

November 14, 2013

zimmerman
ARCHITECTURAL STUDIOS, INC.

ARCHITECTURE | ENGINEERING | INTERIORS | PLANNING | LANDSCAPE ARCHITECTURE

Conclusion

The 500 Riverview Building has been a significant building in the City of Waukesha for over 100 years. The building has expanded over time to contain a floor area over 120,000 square feet and has supported many uses. However, small additions and partial remodels have created considerable issues and complicate modifying the building to be used in the future. Although the building had been occupied until very recently, there were many infrastructure issues that were previously neglected and have caused expensive repairs. Grade plane changes, complete overhaul of systems and fire prevention efforts make the building extremely expensive to remodel, as indicated in the appendix. If remodeling is desired, several space and energy efficiency issues would remain, as well as a shortage of parking.

Appendix A – Gilbane Budget Summary

Waukesha County

HHS Remodel Study
Waukesha, Wisconsin

Gilbane

November 1, 2013

Budget Summary

SYSTEMS		COST PER SF	TOTAL COST
	Ground Level 41,890 sf		
	Level 1 34,278 sf		
	Level 2 21,510 sf		
	Level 3 9,510 sf		
		107,188 gsf	
Selective Interior Demolition (Floors, Ceilings, MEP)		6.50	\$ 696,722
Miscellaneous Metal Supports and Framing		0.48	\$ 51,450
Exterior Wall Repairs and Window Replacement		4.47	\$ 478,670
Roofing Systems		17.12	\$ 1,835,120
Interior Construction, Finishes and Building Equipment		17.44	\$ 1,869,154
Elevators			Existing to Remain
Fire Protection Systems		3.35	\$ 359,080
Plumbing Systems		4.74	\$ 508,071
HVAC Systems		31.05	\$ 3,328,167
Building Controls Systems		3.42	\$ 366,583
Electrical Service, Distribution, Fire Alarm and Raceways		31.42	\$ 3,367,847
Sitework & Parking (Includes Monastery Demolition)			\$ 1,270,000
Landscaping Allowance			\$ 10,000
General Requirements	3.00%	3.96	\$ 424,227
Total Direct Construction Cost:		135.88	\$ 14,565,112
Contingency	10.00%	13.59	\$ 1,456,511
Subtotal:		149.47	\$ 16,021,623
CM General Conditions, Insurance, Bond and Fee			\$ 1,240,174
Staffing Costs	\$	480,649	
Reimbursable Costs	\$	72,097	
General Liability Insurance (\$0.45 / \$1,000)	\$	140,053	
Builder's Risk Insurance	\$	50,143	
Bond and Fee, 3.0%	\$	497,231	
Subtotal Building Construction Cost		161.04	\$ 17,261,796
Escalation -			
2.3% thru Q2 2014, 3.4% thru Q2 2015, 5.25% thereafter.	2.50%	3.70	\$ 397,021
Subtotal Total Escalated Construction Cost		164.75	\$ 17,658,818
Soft Costs, Design Fees, Equipment, etc.	35.00%	57.66	\$ 6,180,586
Total		226.11	\$ 24,236,425

Waukesha County

HHS Remodel Study
Waukesha, Wisconsin



November 1, 2013

Budget Detail

SYSTEMS	New Construction		107,188 GSF		
	QUANTITY	UNIT	UNIT COST	TOTAL COST	
Interior Demolition					
Interior Demolition, Floors, Ceilings, Terminations, MEP	107,188	sf	\$6.50	\$	696,722
				\$	696,722
Miscellaneous Metal Supports and Framing					
Miscellaneous Steel Allowance	107,188	sf	\$0.48	\$	51,450
Expansion Joints					
General Building Equipment Steel Support and Brackets					
				\$	51,450
Exterior Wall Repairs and Window Replacement					
Repoint and Clean Exterior Masonry	56,281	sf	\$2.35	\$	132,260
Selective Major Repairs/Replacement of Masonry Units, Allowance	1	ls	\$40,000.00	\$	40,000
Remove and Dispose Existing Windows	4,740	sf	\$7.20	\$	34,128
Prep Openings for New Windows	3,884	lf	\$5.50	\$	21,362
Repair Lintels (15%)	30	ea	\$780.00	\$	23,400
New Windows					
3'-0" w - 120 ea	2,160	sf	\$48.00	\$	103,680
5'-0" w - 43 ea	1,290	sf	\$48.00	\$	61,920
6'-0" w - 14 ea	504	sf	\$48.00	\$	24,192
8'-0" w - 5 ea	240	sf	\$48.00	\$	11,520
Misc 91 lf x 6'h	546	sf	\$48.00	\$	26,208
Exterior Doors					Existing to Remain
Dock Doors					Existing to Remain
				\$	478,670
Roofing and Moisture Protection					
Roof Blocking	3,990	lf	\$18.50	\$	73,815
Membrane Roofing -100% Assumed	107,188	sf	\$14.88	\$	1,594,957
Green Roofs - 0% Assumed					N/A
Parapet Wall Membrane	5,985	sf	\$11.10	\$	66,434
Roof Flashing and Coving	7,980	lf	\$12.30	\$	98,154
Remove Existing Skylight and Repair Structure	1	ls	\$1,760.00	\$	1,760
Skylights					None
				\$	1,835,120

Waukesha County



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Budget Detail

SYSTEMS	New Construction		107,188 GSF		
	QUANTITY	UNIT	UNIT COST	TOTAL COST	
Interior Construction and Finishes					
Interiors to Remain, Selective Patching/Repairs Only					
Interior Masonry					
Interior Glass and Glazing					
Gypsum Partitions					
Interior Renovation Included Below					
Rough Carpentry					
Millwork and Built-in Casework					
Interior Doors, Frames, Hardware					
Caulking and Sealants					
Interior Tile					
Acoustical Ceilings					
Resilient Flooring					
Carpet					
Paint					
General Building Specialties and Equipment					
Interior Construction - Scope Excluded from this Construction Cost Budget and to be included in the Soft Cost/Owner Project Budget:					
Fixtures, Furniture and Equipment					
Installation of Owner Equipment and Furnishings					
Move/Transition Costs					
Facility Security Systems Equipment					
Information Systems Equipment					
Telecommunications Equipment					
Gypsum Partitions - Patching and Repairs/Infill @ 10% of Existing Note: total existing partition quantity = 175,104 sf	17,510	sf	\$8.00	\$	140,083
Gypsum Ceilings	10,719	sf	\$7.15	\$	76,639
Rough Carpentry	107,188	sf	\$0.15	\$	16,078
Millwork and Built-in Casework	200	lf	\$425.00	\$	85,000
Interior Doors, Frames, Hardware - Remove Existing and Install New					
Single	286	ea	\$1,120.00	\$	320,320
Pair	30	pr	\$1,546.00	\$	46,380
Caulking and Sealants	107,188	sf	\$0.22	\$	23,581
Interior Tile Flooring and Walls	5,160	sf	\$15.00	\$	77,400
Acoustical Ceilings	96,489	sf	\$3.20	\$	308,701
Resilient Flooring	16,078	sf	\$3.50	\$	56,274
Carpet	91,110	sf	\$3.90	\$	355,328
Resilient Base	32,156	lf	\$3.15	\$	101,293
Floor Leveling and Patching (25%)	42,875	sf	\$1.50	\$	64,313
Paint Ceilings and Partitions	226,746	sf	\$0.65	\$	147,385
General Building Specialties and Equipment	107,188	sf	\$0.47	\$	50,378
				\$	1,669,154

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SYSTEMS	New Construction		107,188 GSF		
	QUANTITY	UNIT	UNIT COST	TOTAL COST	
Elevators				Existing to Remain	
				\$	-
Fire Protection Systems					
Base Building Systems and Interior Build-out Complete	107,188	gsf	\$3.35	\$	359,080
				\$	359,080
Plumbing Systems					
Plumbing - Core and Shell Systems	107,188	gsf	\$1.55	\$	166,141
Plumbing - Interior Build-out	107,188	gsf	\$3.19	\$	341,930
				\$	508,071
HVAC Systems					
HVAC Systems - Core and Shell Systems	107,188	gsf	\$9.85	\$	1,055,802
HVAC Systems - Interior Build-out	107,188	gsf	\$21.20	\$	2,272,386
				\$	3,328,187
Building Control Systems					
Base Building Systems and Interior Build-out Complete	107,188	sf	\$3.42	\$	366,583
				\$	366,583
Electrical Systems					
Electrical Systems - Core and Shell Systems	107,188	gsf	\$10.08	\$	1,080,455
Electrical Systems - Interior Build-out	107,188	gsf	\$21.34	\$	2,287,392
				\$	3,367,847