

CAPITAL FACILITIES OVERVIEW

JULY 2019



PURPOSE OF THIS EXERCISE

- ▣ INITIAL DISCUSSION OF COMPETING CAPITAL IMPROVEMENT DOLLARS
- ▣ UPDATE COUNCIL ON BUILDING DEFICIENCIES AND PROPOSED LONG TERM INVESTMENTS
- ▣ DISCUSS ALTERNATIVE SOLUTIONS
- ▣ CREATE A MASTER CAPITAL FACILITIES PLAN AND SCHEDULE
- ▣ STAFF DOES NOT EXPECT DIRECTION TODAY, THIS IS AN INFORMATION MEETING ONLY

BUILDINGS INCLUDED IN DISCUSSION

- ▣ CIVIC CENTER - PUBLIC WORKS ADMINISTRATION
- ▣ 1500 STATE STREET- HEALTH DEPARTMENT
- ▣ GIRARD STREET- HEALTH DEPARTMENT
- ▣ NORTHWEST ANNEX- PW ENGINEERING & PLANNING
- ▣ FOREST STREET ANNEX- WSU EXTENSION, HEARING EXAMINER

CIVIC CENTER



CIVIC CENTER ANNEX

PRIVATELY CONSTRUCTED 1979-80

PURCHASED BY COUNTY IN 1997

BUILDING SF 36,684 SF. OCCUPIED SPACE 27,234 SF (4 X 6090 SF, GARDEN LEVEL 2,964 SF), PARKING GARAGE 9,360 SF

BUILDING PROS

- ▣ MAJOR EXTERIOR CLADDING AND WINDOW REPLACEMENT PROJECT IN 2012
- ▣ MAJOR REMODEL OF THIRD FLOOR 2010
- ▣ CONVENIENTLY LOCATED IN CIVIC CORE
- ▣ ON-SITE PARKING
- ▣ ROAD FUND OWNED
- ▣ ROOM TO GROW- 4TH FLOOR CURRENTLY UNOCCUPIED

BUILDING CONS

- ▣ BUILDING DOES NOT HAVE RATED FLOOR TO FLOOR SEPARATION OR FIRE SUPPRESSION (WET SPRINKLER)
- ▣ HVAC IS OLD AND INEFFICIENT FOR BOTH HEATING AND COOLING
- ▣ ELECTRICAL UPGRADES NEEDED
- ▣ ROOFING AT END OF LIFE ABOVE GARDEN LEVEL

CIVIC CENTER IMPROVEMENT COSTS

- ▣ 4TH FLOOR TENANT IMPROVEMENTS, INCLUDING HVAC AND FIRE SUPPRESSION \$2,965,622
- ▣ REMODEL FLOORS 1 & 2, ADD FIRE SUPPRESSION TO FLOORS 1-3, AND HVAC IMPROVEMENTS TO FLOORS 1-3 = \$5,157,726
- ▣ ROOFING NOT INCLUDED ABOVE APPROXIMATELY \$100,000 DERIVED FROM PREVIOUS BID

TOTAL ESTIMATED IMPROVEMENT COST

\$8,223,348+WSST

\$302/SF

NOT INCLUDED IS THE COST OF ANTICIPATED PARKING LOT IMPROVEMENTS, NOT DESIGNED AT THIS POINT.

ESTIMATES PER ROBINSON COMPANY 11/21/18 DOCUMENT AND UPDATE TO CIVIC CENTER ANNEX REPORT BY RMC ARCHITECTS. IF THE TWO MAJOR TASK ITEMS ABOVE ARE COMBINED INTO A SINGLE PROJECT, THE ENGINEER'S ESTIMATE WOULD RESULT IN A REDUCTION OF COST. HOWEVER, IT WOULD BE HARD TO COMBINE THESE TASKS IN AN OCCUPIED BUILDING. COSTS INCLUDE SOFT COSTS (PERMITS, ARCHITECTURAL & ENGINEERING FEES, ETC.)

1500 STATE STREET



1500 STATE STREET HEALTH DEPT.

PRIVATELY CONSTRUCTED 1986
PURCHASED BY COUNTY IN 2014

BUILDING SF 21,418 SF (FIRST FLOOR 10,827 SF, SECOND FLOOR 10,591 SF)

BUILDING PROS

- ▣ MODERN FINISHES
- ▣ SUBSTANTIAL OFF-STREET PARKING (CHAMPION ST)
- ▣ DOWNTOWN CORE
- ▣ RELATIVELY NEW CONSIDERING THE REMAINING INVENTORY
- ▣ COUNTY OWNED MORGUE

BUILDING CONS

- ▣ HVAC SYSTEM UNDERSIZED
- ▣ EXISTING FIRE SUPPRESSION SYSTEM NEEDS UPDATING
- ▣ ROOF AT END OF LIFE
- ▣ MORGUE AND OFFICE COHABITATING

STATE STREET IMPROVEMENT COSTS

IMPROVEMENT ASSUMPTIONS- TO BRING THE HEALTH DEPARTMENT TOGETHER IN A SINGLE BUILDING. THIS ASSUMPTION ANTICIPATES THE MORGUE IS RELOCATED TO AN OUTSIDE BUILDING, LEAVING A VACANT SPACE TO REMODEL AND REPURPOSE.

ANTICIPATED IMPROVEMENTS:

- ▣ NEW HVAC EQUIPMENT, CONVEYANCE DUCTWORK, BOILERS AND CONTROLS WHICH COMPLY WITH NEW ENERGY CODE
- ▣ NEW WET SPRINKLER SYSTEM
- ▣ TENANT IMPROVEMENT TO ACCOMMODATE ADDITIONAL STAFF WITH A LAYOUT AND SPACE PLAN THAT IS EFFICIENT FOR THE END USER.
- ▣ WINDOW REPLACEMENT
- ▣ ROOF REPAIRS AND REPLACEMENT OF TORCH DOWN ROOFING AREAS.

ANY MAJOR REMODEL MUST ANTICIPATE RELOCATION OF MORGUE. ESTIMATED MORGUE RELOCATION COSTS ESTIMATED AT \$2MM. TOTAL IMPROVEMENT COSTS, INCLUDING RELOCATING MORGUE:

\$7,721,000 + WSST CONSTRUCTION COSTS + \$2,000,000 FOR MORGUE

TOTAL

\$9,721,000

\$453/SF

GIRARD STREET HEALTH DEPT.



GIRARD STREET HEALTH

NORTH (ORIGINAL) BUILDING PUBLICALLY BUILT IN 1959

SOUTH (ADDITION) BUILT IN 1975

BUILDING SF 13,323 SF (9,529 SF FIRST FLOOR, 3,794 SECOND FLOOR)

BUILDING PROS

- ▣ STOUT, WELL BUILT STRUCTURE IN REMARKABLY GOOD CONDITION FOR ITS AGE
- ▣ DOWNTOWN CORE
- ▣ WORTHY OF INVESTMENT

BUILDING CONS

- ▣ THREE SEPARATE HVAC TYPES, NOT COHESIVELY WORKING TOGETHER- ONLY PORTIONS OF BUILDING HAVE AC
- ▣ NEEDS NEW WINDOWS
- ▣ NEEDS UPDATING
- ▣ 1959 ELECTRICAL SWITCH GEAR NEEDS REPLACEMENT
- ▣ NEEDS NEW ROOF

GIRARD STREET HEALTH DEPARTMENT IMPROVEMENT COSTS

- ▣ HVAC RENOVATIONS INCLUDING NEW EQUIPMENT, DUCTWORK AND CONTROLS APPROXIMATELY \$600,000
- ▣ REPLACE 1959 ELECTRICAL APPROXIMATELY \$350,000
- ▣ NEW WINDOWS APPROXIMATELY \$150,000
- ▣ REPLACE ROOF \$100,000
- ▣ TENANT IMPROVEMENT UPDATES \$25/SF=\$333,000 (IF DESIRED)
- ▣ REPLACE SIDEWALK, MAKE ASSESSABLE TO CREEKSIDE (BASEMENT ENTRANCE) APPROXIMATELY \$30,000

TOTAL ESTIMATED IMPROVEMENT COSTS

\$1,563,000

\$117/SF

NORTHWEST ANNEX



NORTHWEST ANNEX- ENGINEERING AND PLANNING

BUILDING SF 44,212 (19,358 MAIN FLOOR,5,697 BASEMENT, 19,157 UNOCCUPIED
SECOND FLOOR)

FOR PURPOSES OF THIS EXERCISE, BUILDING SF SHALL BE 19,358 SF (MAIN FLOOR ONLY)

BUILDING PROS

- ▣ CONVENIENTLY
LOCATED FOR
COUNTY RESIDENTS
- ▣ AMPLE PARKING
- ▣ CLOSE TO CENTRAL
SHOP

BUILDING CONS

- ▣ ROOF BUILT FOR SHAKE ROOFING
MATERIAL, WHEN REPLACED
WITH COMPOSITION ROOFING
MATERIAL SHEETING WAS NEVER
INSTALLED
- ▣ HVAC INADEQUATE
- ▣ 100 YEAR OLD SEWER LINE (CLAY
TILES) UNDER BUILDING
- ▣ BUILDING LOCATION CONFLICTS
WITH DESIRED ROUND ABOUT
- ▣ DRAINAGE ISSUES IN PARKING
LOT
- ▣ COSMETICALLY AND PHYSICALLY
OUT OF DATE
- ▣ WINDOWS NEED REPLACEMENT
- ▣ EXTERIOR TIRED, NEEDS
UPDATING

NORTHWEST ANNEX IMPROVEMENT COSTS

- ❑ ROOFING COSTS APPROXIMATELY \$250,000
- ❑ HVAC REPLACEMENT COSTS APPROXIMATELY \$600,000
- ❑ REPAIRS TO PARKING LOT DRAINAGE ISSUES WOULD TRIGGER WATER QUALITY IMPROVEMENTS, MAKING IT COST PROHIBITIVE
- ❑ INTERIOR UPDATING AND COSMETIC IMPROVEMENTS @ \$100/SF = \$2,505,500
- ❑ EXTERIOR UPDATING AND COSMETIC IMPROVEMENTS, WINDOW REPLACEMENT \$300,000

TOTAL ESTIMATED IMPROVEMENTS COSTS

\$3,655,500 *

\$189/SF

* IMPROVEMENTS OUTLINED ABOVE ARE MAINTENANCE IN NATURE AND DO NOT ANTICIPATE ALL ITEMS THAT COULD FAIL OR NEED ATTENTION IN THE SHORT RUN. THIS REPRESENTS A 15-20 YEAR SOLUTION, BUT DOES NOT INCLUDE ALL MAINTENANCE ITEMS OVER THAT SPAN OF TIME.

BUILDING AGE AND CURRENT CONDITION DEEM MAJOR RENOVATIONS OR IMPROVEMENTS TO BUILDING UNWISE AND OTHER OPTIONS SHOULD BE EXPLORED.

FOREST STREET ANNEX



FOREST STREET ANNEX

BUILDING SF 6,215 SF (3,593 MAIN FLOOR, 2622 BASEMENT)

BUILDING PROS

- ▣ GOOD PARKING
- ▣ DOWNTOWN

BUILDING CONS

- ▣ VERY OLD HVAC SYSTEM
- ▣ NO HVAC SYSTEM FOR BASEMENT
- ▣ FOUNDATION NEEDS TO BE SEALED
- ▣ NO FIRE ALARM OR FIRE SUPPRESSION SYSTEM

FOREST STREET ANNEX IMPROVEMENT COSTS

- ▣ NEW HVAC TO ENTIRE BUILDING APPROX. \$500,000
- ▣ FOUNDATION REPAIR APPROX. \$200,000
- ▣ FIRE SYSTEM AND FIRE SUPPRESSION NOT REQUIRED UNLESS COMPLETE BUILDING RENOVATION, TRIGGERING UPGRADE.

TOTAL ESTIMATED IMPROVEMENT COSTS

\$700,000 *

\$113/SF

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BUILDING AGE AND CURRENT CONDITION DEEM MAJOR RENOVATIONS OR IMPROVEMENTS TO BUILDING UNWISE AND OTHER OPTIONS SHOULD BE EXPLORED

WHAT'S NEXT?

- ▣ BUILDING PROJECTS SHOULD BE SEPARATED BETWEEN ROAD FUNDED PROPERTIES AND GENERAL GOVERNMENT PROPERTIES - DIFFERENT POOLS OF MONEY
- ▣ PROCEED WITH CIVIC CENTER PROJECT PENDING COUNCIL AUTHORIZATION OF THE WORK AND FUNDING IN 2020 BUDGET.

CONSOLIDATED COSTS FOR GENERAL FUND PROJECTS

<u>BUILDING</u>	<u>SF</u>	<u>IMPROV. COST</u>	<u>BLD COST/SF</u>
1500 STATE STREET	21418	\$9,721,000.00	\$453.87
GIRARD STREET	13323	\$1,563,000.00	\$117.32
NORTHWEST ANNEX	19358	\$3,655,500.00	\$188.84
FOREST STREET	6215	\$700,000.00	\$112.63
	60314	\$15,639,500.00	\$226.14
	<u>2020*</u>	<u>2021*</u>	<u>2022*</u>
CONSOLIDATED COST/SF	\$285.88	\$300.17	\$315.18
SOFT COST/SF FOR NEW CONSTRUCTION **	\$144.94	\$152.19	\$159.80
	\$430.82	\$452.36	\$474.98

* 5% INFLATION FACTOR PER RMC REPORTS

** SOFT COSTS DETERMINED BY RMC SOFT COST % FOR CIVIC AND STATE STREET

OPTIONS FOR REMAINING BUILDINGS

1. MINIMAL APPROACH. ONLY MAKE NECESSARY REPAIRS THAT ARE ESSENTIAL TO EXISTING BUILDING OPERATIONS. CURRENT TRAJECTORY
2. SYSTEMATICALLY AND SEQUENTIALLY IMPROVE BUILDINGS, ONE BY ONE, AS INDICATED IN COST ANALYSIS ABOVE
3. RENT OR BECOME A TENANT
4. CONSOLIDATE EFFORT INTO A NEW BUILDING, SURPLUS SOME OF THE EXISTING SUPPLY

OPTION 3

RENTING SPACE AS AN OPTION

BIG LOTS BUILDING ANALYSIS

- ▣ LOCATION 1524 BIRCHWOOD AVENUE
- ▣ 28,895 SF VACANT RETAIL SPACE NEAR FORMER ALBERTSONS (NORTHWEST AVENUE), OFFICE A PERMITTED USE
- ▣ RENT \$12/SF/YEAR OR \$1/SF/MO., \$1.36/YEAR FOR NNN
- ▣ RENT EXPENSES \$32,169.77/MONTH OR \$386,037/YEAR
- ▣ OPEN AIR TENNANT IMPROVEMENT COSTS, WITH COMPLETE MECHANICAL RENOVATION
 - ROUGHLY \$125/SF = \$3,611,875 PLUS SOFT COSTS
 - COSTS INCLUDING SOFT COSTS – APPROX. \$5.4 MM

OPTION 4

NEW CONSOLIDATED BUILDING

	<u>2020**</u>	<u>2021**</u>	<u>2022**</u>	<u>TYPE</u> <u>STATE</u>
COST/SF FOR NEW CONSTRUCTION *	\$260.19	\$273.20	\$286.86	OFFICE
SOFT COST/SF FOR NEW CONSTRUCTION ***	\$131.92	\$138.51	\$145.44	
CONSTRUCT. COST/SF INC. SOFT COSTS	\$392.11	\$411.71	\$432.30	
FURNITURE, FIXTURES, AND EQUIPMENT	\$17.50	\$18.38	\$19.29	
READY TO OCCUPY EST. COST	\$409.61	\$430.09	\$451.59	

* SOURCE: ENR SQUARE FOOT COSTBOOK 2018 EDITION, \$236/SF IN 2018

** ADD 5% INFLATION FACTOR/YEAR PER RMC REPORTS

*** SOFT COSTS DETERMINED BY RMC SOFT COST % FOR CIVIC AND STATE STREET

<u>BUILDING SIZE OPTIONS</u>	<u>SF</u>	<u>2020 COST</u>	<u>SIZE</u>
REPLACEMENT SIZE	60000	\$27,095,458.73	APRX. STATE ST+ANNEX+GIRARD
MEDIUM SIZE W/ROOM TO GROW	80000	\$36,127,278.31	160X125X4FLOORS
LARGER SIZE W/ROOM TO GROW	100000	\$45,159,097.88	ROUGHLY 160X160X4FLOORS

NEXT STEPS

- ▣ FURTHER DISCUSSION OF ALTERNATIVES
- ▣ DETERMINE PREFERRED ALTERNATIVE
- ▣ DEVELOP A PROGRAMMATIC APPROACH TO CAPITAL FACILITIES PLANNING WHERE COSTS ARE IDENTIFIED, FINANCES CAN BE PLANNED AND EARMARKED, AND PLAN IMPLEMENTED.

CONCLUSIONS

- ❑ OPTION 1 (REPAIR AS NEEDED): IS THE LEAST EXPENSIVE ALTERNATIVE IN THE SHORT RUN, BUT THE MOST EXPENSIVE OPTION IN THE LONG RUN.
- ❑ OPTION 2 (MAJOR RENOVATION OF BUILDINGS): ALTHOUGH SYSTEMATICALLY REPAIRING OUR BUILDING INVENTORY FIXES MANY ISSUES, THE COUNTY STILL HAS AN OLDER INVENTORY THAT WILL HAVE A 20 +/- YEAR LIFESPAN.
- ❑ OPTION 3: NOT ANY LESS EXPENSIVE WHEN YOU COMBINE RENT AND TENANT IMPROVEMENT DOLLARS, AND WE ARE AT THE MERCY OF A LANDLORD. NO LARGE INVENTORY OPTIONS IN THE IMMEDIATE DOWNTOWN CORE.
- ❑ OPTION 4: THE MOST EXPENSIVE OPTION IN THE SHORT RUN, BUT THE LEAST EXPENSIVE OPTION IN THE LONG RUN. CREATES A NEW INVENTORY, WITH LESS MAINTENANCE COSTS IN THE NEXT 20 YEARS. ASSUMED A 50 YEAR LIFE BUILDING.