

Building Options

Option A: Cost Estimate \$5,200,000 to \$5,600,000

Full Building and Site Renovation

The goal of Option A is to bring the entire building up to current “like new” standards. The exterior would be resurfaced to create a new modernized look. All interior spaces would be redesigned to specific standards that meet the operational and technological needs of each city department.

Work to be performed includes but is not limited to:

- All work as noted in option B would be performed in this option.
- New exterior skin with an appropriate “high tech” look that would fit the City’s tastes. Arch metal products, surface applied over the concrete precast walls would be one option. (Reference pictures in supplemental information section of this report for examples)
- Much larger windows would be cut into the building. The purpose for this is twofold. One is to update the look of the building and the second is to bring natural light to interior work areas throughout.

Building Options Continued:

Option A Continued:

Work to be performed continued:

- The interior work areas would be architecturally designed to be operationally “efficient” work space and designed to meet current needs. This would require a significant change of interior wall placements and it may change the entire building layout. All specifics would be part of the design process for the renovation.
- Plumbing and Electrical systems not covered in Option B would be inspected and updated to a “like new” condition.

Building Options Continued:

Option B: Cost Estimate \$3,800,000 to \$4,000,0000

Building and Site Repair and Code Compliance

The goal of Option B is to fix all the identified building deficiencies and bring the building up to current building and energy codes.

Work to be performed is extensive and affects both building exterior and interior as well as portions of the site. Work includes but is not limited to:

- Asphalt replacement
- Sidewalks and curb replacement
- Exterior brick retaining wall replacement
- Exterior light lamp replacement with low energy consumption lamps
- Waterproof concrete basement foundation walls
- Replace original single glazed windows
- Abate mold and asbestos
- Insulate building exterior shell
- Replace roof
- Fix hardware and upgrade to ADA requirements where needed
- No interior room reconfiguration included

Building Options Continued:

Option B Continued:

Work Included Continued:

- Replace HVAC System and include building management control system
- Upgrade interior lighting to energy efficient lamps
- Update to meet current ADA and Accessibility Standards
 - A) Bathrooms
 - B) Door hardware
 - C) Stairs and fire exits
 - D) Handrails
 - E) Signage
- Add Fire Sprinkler System to building
- New Fire Detection System
- Update Fire Notification Systems to meet current codes
- Standardize and upgrade plumbing fixtures to meet current low flow requirements
- Repair all finishes that will be effected by code and replacement work

Building Options Continued:

Option C: Cost Estimate \$380,000 to \$450,000

Clear Site and Demolish Building

The goal of option C is to clear the site totally and prep it for easy conversion and redevelopment.

- The building will be abated prior to demolition
- The complete building will be demolished, including entire basement
- The basement will be filled with engineered backfill and brought up to grade
- All asphalt, sidewalks, curb, and site masonry retaining walls will be stripped from site
- The site will be completely cleared of all hardscapes
- Targeted recycled building elements include: structural steel, miscellaneous steel, steel studs, concrete walls, concrete floors & elevated concrete decks, asphalt drives, gravel & stone backfill, copper wire and aluminum
- Other miscellaneous building components would be recycled as is practical to the demolition process
- The site would be seeded in grass to stabilize the site and prevent soil erosion