

Space Needs Assessment

Worksession of the Board of Supervisors

Meeting Agenda

Thursday, September 1, 2022

1:00 PM - 3:00 PM

Meeting Location: Public Meeting Room
2nd Floor - Story County Administration Building
900 6th Street
Nevada, Iowa 50201

SPECIAL NOTE TO THE PUBLIC: This meeting is also being offered via Zoom by using the information found at the bottom of this agenda.

1. Overview of Process
2. Discussion and Review of the Story County Assessment (June 2022)
3. Next Steps
4. Public comment-limited to no more than two minutes. There will be no action taken on public comment items at this meeting but may be addressed in future meetings

Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the County's ADA coordinator at (515) 382-7204.

Join Zoom Meeting

<https://us02web.zoom.us/j/88972936224?pwd=T2xIQTI1RR3RmdzBUWVVRiSjB6b1BEdz09>

Meeting ID: 889 7293 6224

Passcode: 535858

Dial by your location

1 312 626 6799

1 346 248 7799

Meeting ID: 889 7293 6224

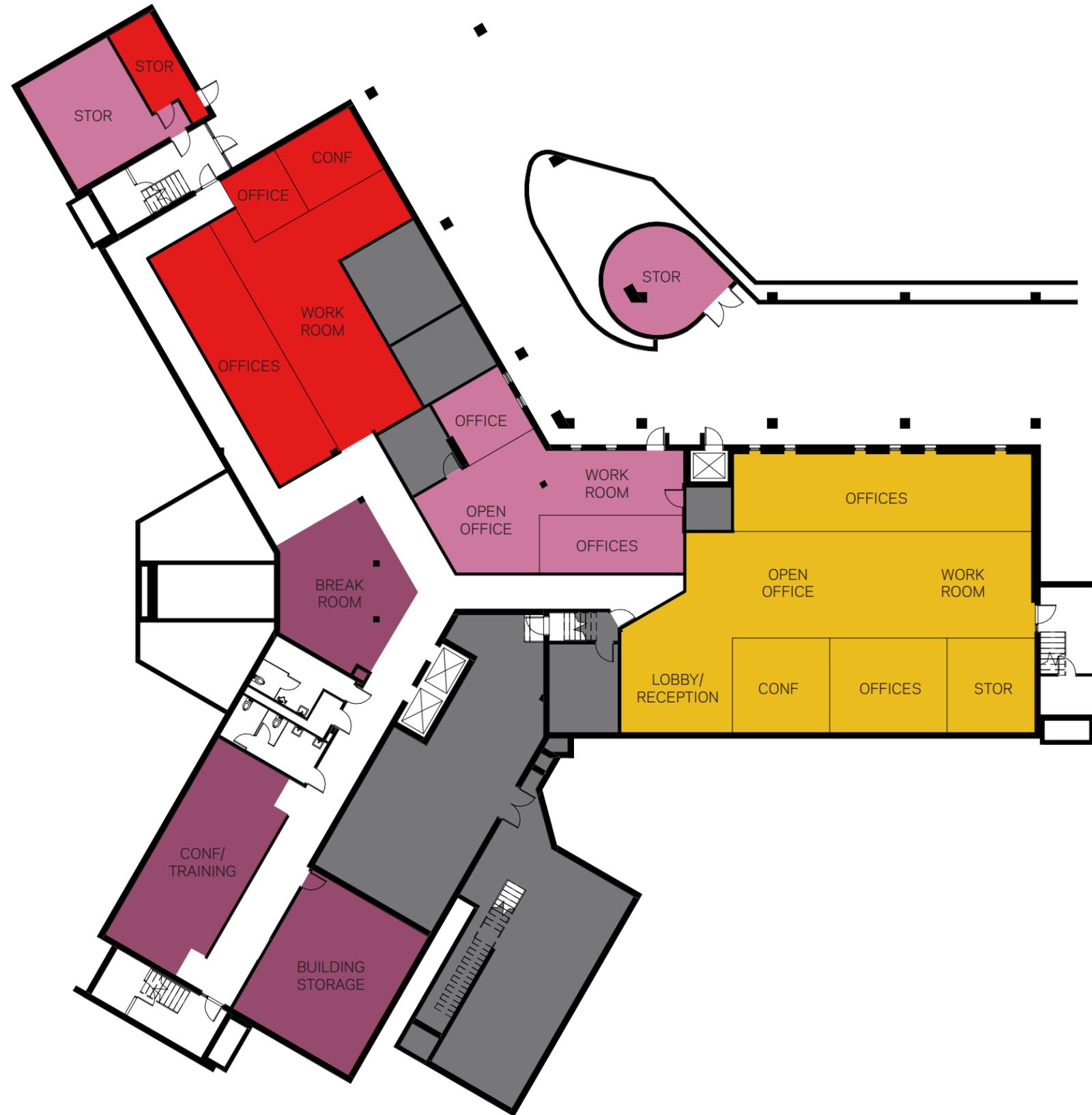
Passcode: 535858

Final Concepts

In addition to the Board of Supervisors, representative from each office and department were present for the presentation of the initial options. This allowed for candid discussions after the initial concepts were presented to the Board of Supervisors. Comments from the discussion section from this meeting are included along with follow up comments from Joby Brogden and individual departments via email. Many comments were found to be contradictory or at odds with initial individual discussions. The goal of the final concepts is to provide options that address many of the high priorities outlined by the Board of Supervisors and Department and Office leaders.

It should be noted in this early concept phase, these layouts are suggestive of potential solutions. These solutions are dependent on other shifts and moves within other offices and buildings. The goal is to provide the county with solutions to the issues within each building and provide a statement of probable construction cost for each option for consideration.

Administration Building - Option 1



KEY

	Environmental Health and P&D
	IT Services
	Facilities Management
	Building Amenities
	MEPT

LOWER LEVEL PLAN

Scale: 3/64" = 1'-0"



Administration Building - Option 1



KEY

	Treasurer
	Assessor
	Recorder
	Restroom
	Building Amenity
	MEPT

LEVEL ONE PLAN

Scale: 3/64" = 1'-0"



Administration Building - Option 1



KEY

	Human Resources
	Board of Supervisors
	Auditor
	Restroom
	Building Amenity
	MEPT

LEVEL TWO PLAN
 Scale: 3/64" = 1'-0"



Administration Building - Option 1

KEY POINTS

- Environmental Services and P&D expand to eliminate issues with areas across the hall being disjointed. Area accommodates future growth. Option to add GIS to this office space.
- Facilities management expands to encompass the corridor to the drive and office space is reconfigured to add an office for the night supervisor.
- The EOC room is utilized for hoteling/flex and conferencing and the adjacent office space for building storage for multiple departments.
- Reconfigure Treasurer, Assessor and Recorder spaces to create a more efficient use of space including lobby areas, security, and storage solutions; would be in tandem of digitizing files to free up more space for work activities versus storage.
- Relocate Human Resources separate from the Board of Supervisors office area to allow for current and future staff needs, as well as to help create more employee confidentiality and comfort.
- Add unisex/gender neutral restrooms
- Create shared conference space/overflow room for board
- Relocate GIS to the Assessor's office to allow for more space within department and improve adjacencies. New office have exterior views and daylighting.
- Modify and consolidate the Auditors storage areas
- Reconfigure Board of Supervisor's office area for future expansion and relocating disjointed staff to the same office.

PROS

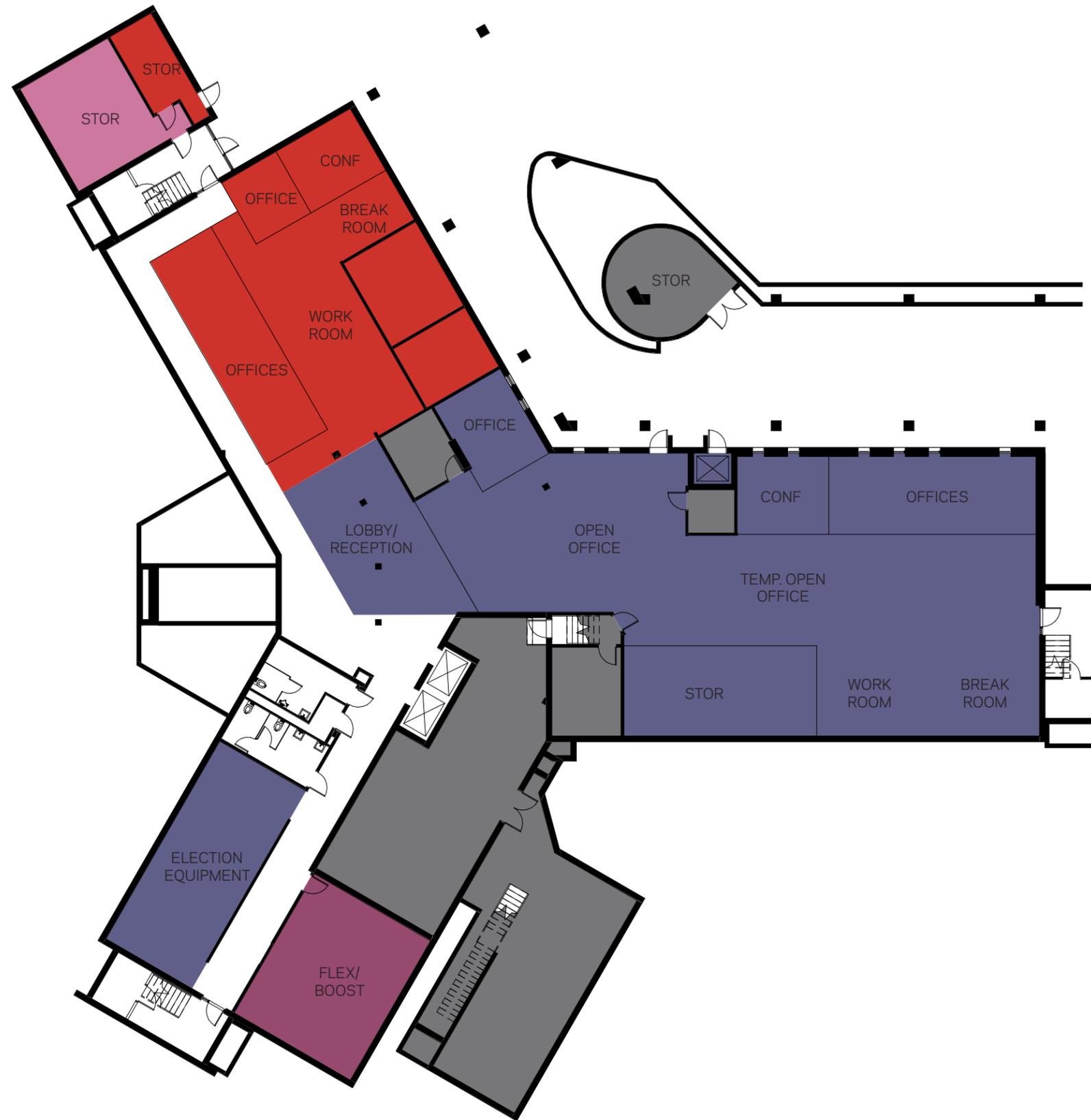
- Digitizing files allows for space to be freed up.
- High quality office space is no longer being used for storage.
- Standard office sizes and workstations allow for better utilization of space
- Addition of gender-neutral restrooms provide amenities for all
- Updated technology in the Assessors conference room and the new flex/hoteling spaces will allows for meetings and work to take place more efficiently.
- Majority of concerns for offices are met in layouts provided.

CONS

- Old service elevator is at end of life with parts and maintenance hard to source.
- The treasurer space can be more efficient but is land locked for any future growth needed.
- Overflow for the Board of Supervisors is not large enough to accommodate the larger meetings that occur
- Issues with sound separation may persist unless walls are built to deck with ducted transfers for return air.

	EXIST.	OPT 1	DIFFERENCE
ADMIN			
Assessor	2235	NA	0
Env. Health + P&D	2185	2995	810
Treasurer	3190	NA	0
Board of Supervisors	3885	4460	575
Human Resources	1525	1530	5
Auditor	5130	4240	-890
Recorder	2440	NA	0
IT Services	2075	NA	0
Emergency Management	1875	3505	1630
Facilities Management	810	NA	
Shared/ Flex	615	2805	2190

Administration Building - Option 2



KEY

	Auditor
	IT Services
	Facilities Management
	Building Amenities
	MEPT

LOWER LEVEL PLAN

Scale: 3/64" = 1'-0"



Administration Building - Option 2



KEY

	Treasurer
	Assessor
	Recorder
	Restroom
	Building Amenity
	MEPT

LEVEL ONE PLAN

Scale: 3/64" = 1'-0"



Administration Building - Option 2



KEY

	Environmental Health and P&D
	Board of Supervisors
	Facilities Management
	Human Resources
	Restroom
	Building Amenity
	MEPT

LEVEL TWO PLAN

Scale: 3/64" = 1'-0"



Administration Building - Option 2

KEY POINTS

- Relocate Environmental Services and P&D to the second floor to be adjacent the Board of Supervisors and Board Room. Option to add GIS office to this space. The Emergency Management offices is utilized for hoteling/flex and conferencing.
- Reconfigure Treasurer, Assessor and Recorder spaces to create a more efficient use of space including lobby areas, security, and storage solutions; would be in tandem of digitizing files to free up more space for work activities versus storage.
- Relocate Human Resources separate from the Board of Supervisors office area to allow for current and future staff needs, as well as to help create more employee confidentiality and comfort.
- Add unisex/gender neutral restrooms
- Create shared conference space/overflow room for board
- Relocate GIS to the Assessor's office to allow for more space within department and improve adjacencies
- Modify and consolidate the Auditors storage areas and relocate the office to the lower level adjacent the exterior entry. This move eliminates the issues encountered with the existing elevator.
- Reconfigure Board of Supervisor's office area for future expansion and relocating disjointed staff to the same office.

PROS

- Digitizing files allows for space to be freed up.
- High quality office space is no longer being used for storage.
- Standard office sizes and workstations allow for better utilization of space
- Addition of gender-neutral restrooms provide amenities for all
- Updated technology in the Assessors conference room and the new flex/hoteling spaces will allows for meetings and work to take place more efficiently.
- Majority of concerns for offices are met in layouts provided.

CONS

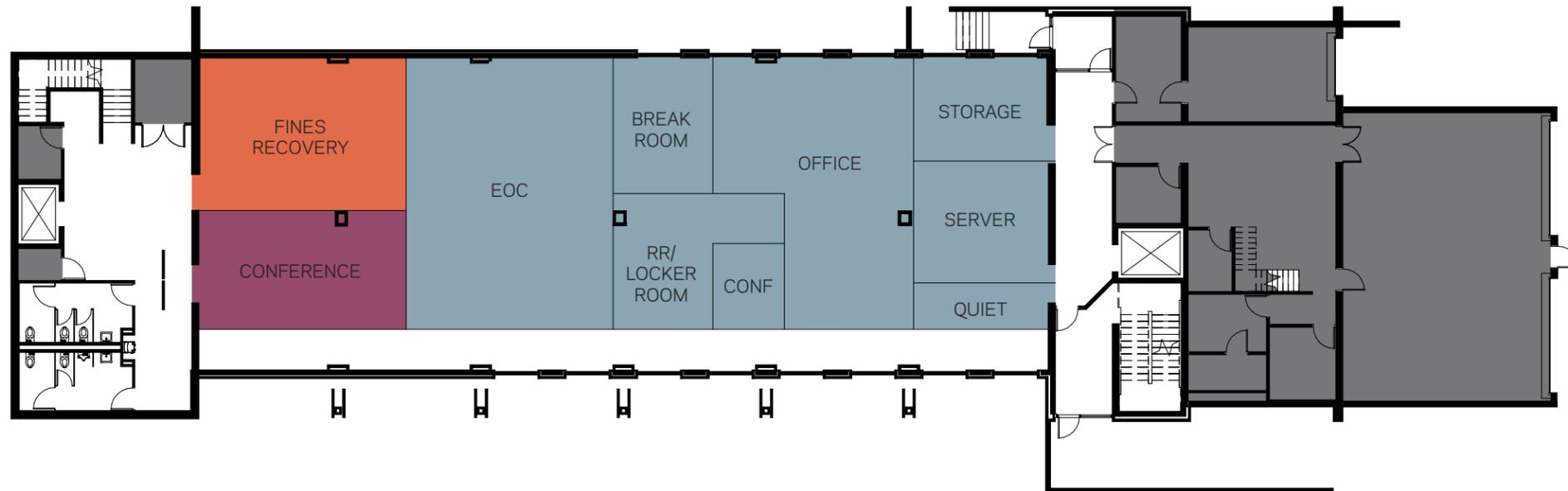
- Old service elevator is at end of life with parts and maintenance hard to source.
- The treasurer space can be more efficient but is land locked for any future growth needed.
- Overflow for the Board of Supervisors is not large enough to accommodate the larger meetings that occur
- Issues with sound separation may persist unless walls are built to deck with ducted transfers for return air.

	EXIST.	OPT 2	DIFFERENCE
ADMIN			
Assessor	2235	NA	0
Env. Health + P&D	2185	2845	660
Treasurer	3190	NA	0
Board of Supervisors	3885	4460	575
Human Resources	1525	1530	5
Auditor	5130	5550	420
Recorder	2440	NA	0
IT Services	2075	NA	0
Emergency Management	1875	NA	0
Facilities Management	810	885	75
Shared/ Flex	615	3800	3185

Human Services Center - Option 1

KEY

- County Attorney
- Emergency Management
- Building Amenities
- MEPT



LOWER LEVEL PLAN

Scale: 3/64" = 1'-0"



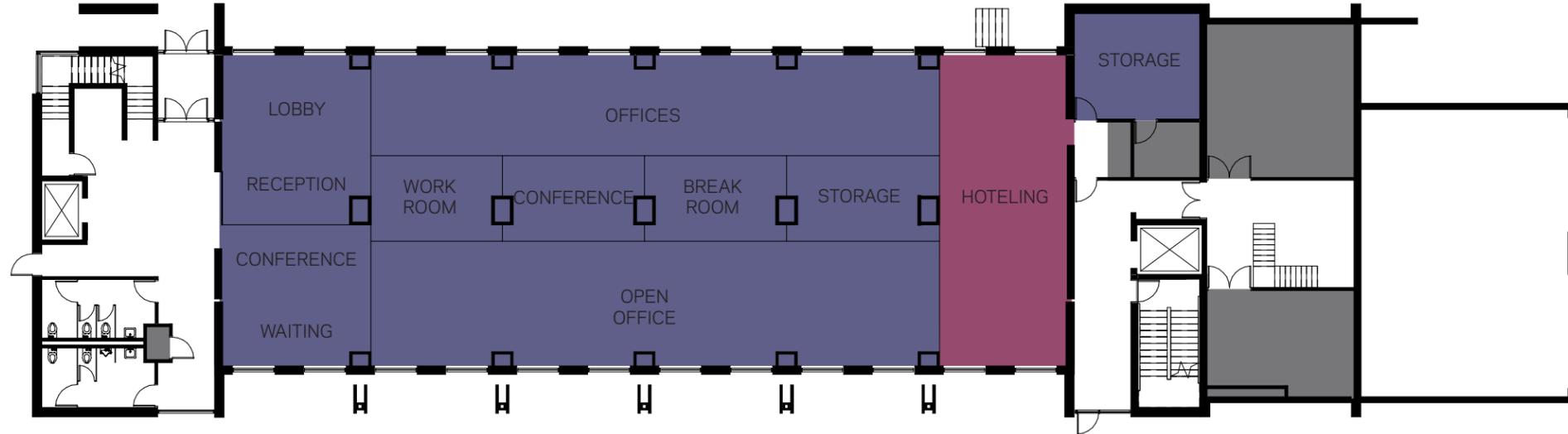
Human Services Center - Option 1

KEY

Department of Human Services

Building Amenities

MEPT



LEVEL ONE PLAN

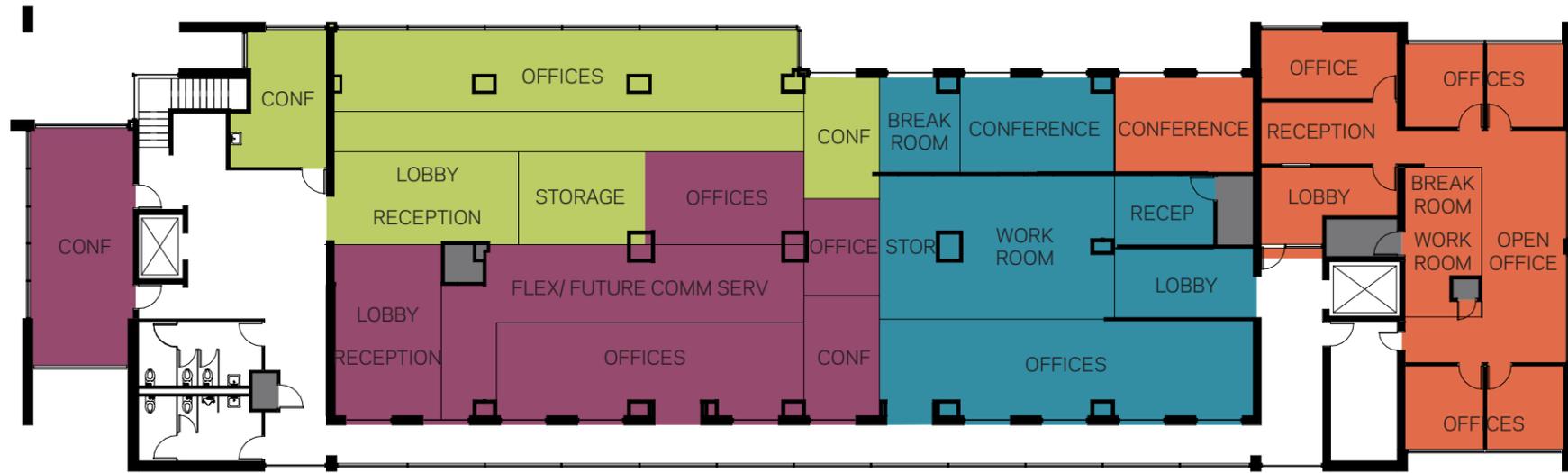
Scale: 3/64" = 1'-0"



Human Services Center - Option 1

KEY

- County Attorney
- Juvenile Court Services
- Veteran Affairs
- Building Amenities
- MEPT



LEVEL TWO PLAN

Scale: 3/64" = 1'-0"



Human Services Center - Option 1

KEY POINTS

- Relocate Emergency management service and the EOC to the lower level of the HSC building to utilize the loading dock and exterior access points. This will also ensure this department is on full generator back up during emergencies and the event power is lost.
- Move fines Recovery to the lower level to free up space on the upper floors.
- Remodel and reduce the footprint of the Department of Human Services to address their new remote work policy. Increase efficiency of space planning with standard office and workstation sizes.
- Add Flex/hoteling workspace adjacent DHS for remote workers and those traveling to Ames from other areas of the county.
- Expand the County Attorney space to allow for a meaningful conference room for staff and eliminate the issue of interns working withing the conference room area.
- Reduce the office space of Juvenile Court Services to be appropriately sized for their current and future staffing needs.
- Add area for future CICS staff. This can be utilized a flex office space until the office comes fully online.
- Relocate Community Services and Veteran Affairs to be adjacent the new CICS office.

PROS

- The layout meets the departments priority needs identified in individual meetings while eliminating unused areas of the building and repurposing them for the county.
- Digitizing files allows for space to be freed up.
- Server space is increased to support IT functions across the county
- Standard office sizes and workstations allow for better utilization of space
- Addition of gender-neutral restrooms provide amenities for all

CONS

- Department of Human Services office area is reduced.

	EXIST.	OPT 1	DIFFERENCE
HSC			
County Attorney	1760	1835	75
Fines Recovery	525	665	140
Department Human Services	5765	4700	-1065
Juvenile Court Services	2635	1910	-725
VA/ Community Services	5075	1830	-3245
CICS	NA	1940	1940
Emergency Management	1260	3505	2245
Vacant	1710	0	-1710
Shared/ Flex	410	1750	1340

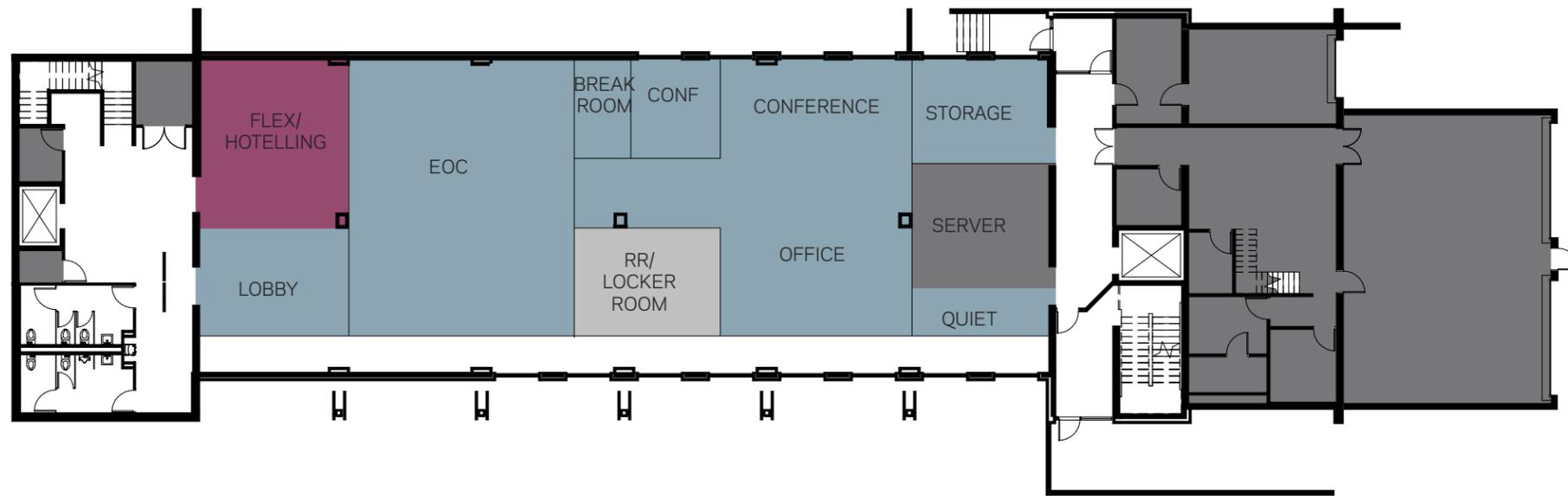
Human Services Center - Option 1A

KEY

Emergency Management

Building Amenities

MEPT



LOWER LEVEL PLAN

Scale: 3/64" = 1'-0"



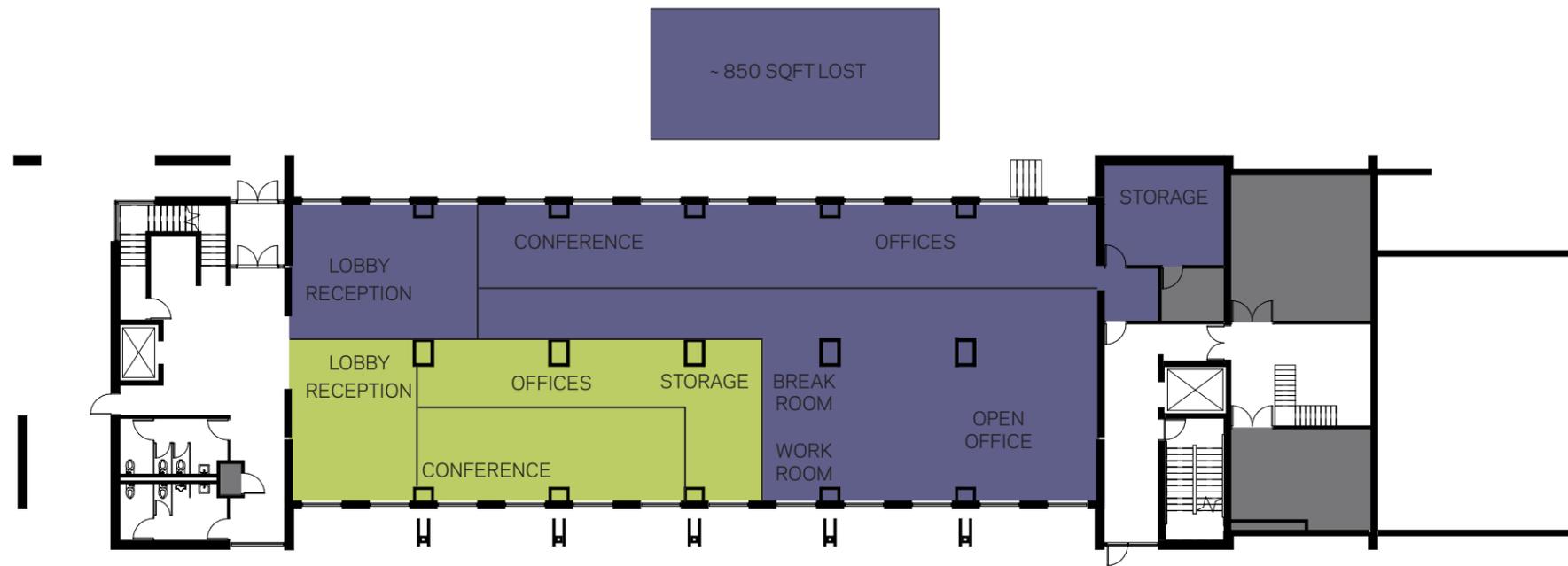
Human Services Center - Option 1A

KEY

Department of Human Services

Future CICS

MEPT



LEVEL ONE PLAN

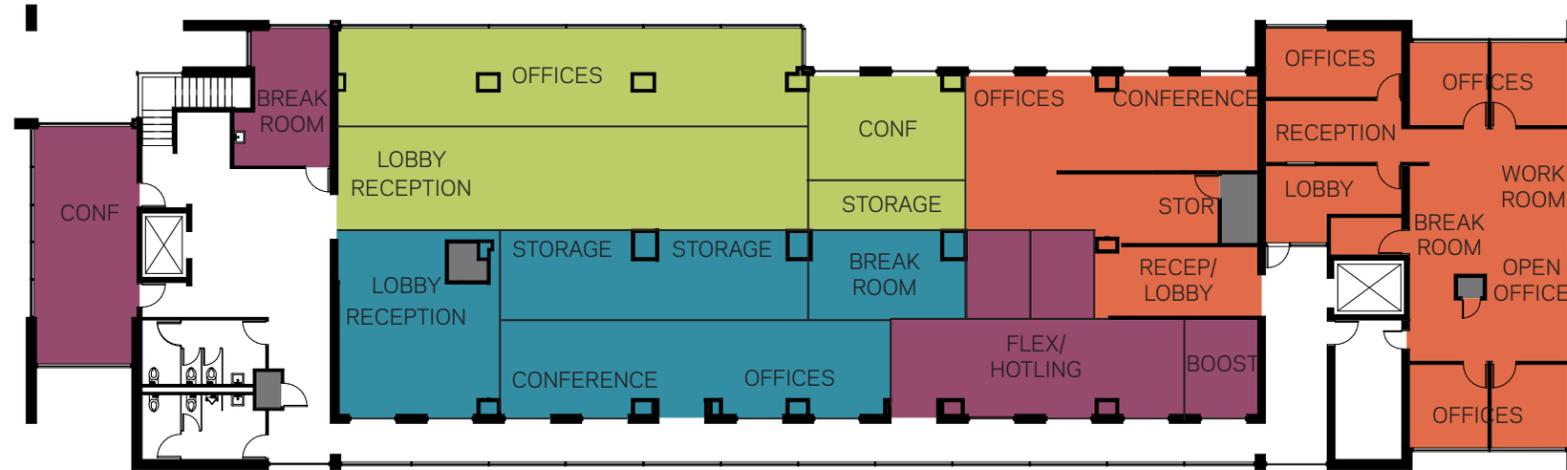
Scale: 3/64" = 1'-0"



Human Services Center - Option 1A

KEY

- County Attorney
- Juvenile Court Services
- Veteran Affairs/Community Services
- Building Amenities
- MEPT



LEVEL TWO PLAN

Scale: 3/64" = 1'-0"



Human Services Center - Option 1A

KEY POINTS

- Relocate Emergency management service and the EOC to the lower level of the HSC building to utilize the loading dock and exterior access points. This will also ensure this department is on full generator back up during emergencies and the event power is lost. Add lobby to the west for public access to the department.
- Remodel and significantly reduce the footprint of the Department of Human Services to address their new remote work policy. Increase efficiency of space planning with standard office and workstation sizes.
- Add Flex/hoteling workspace in the lower level for remote workers and those traveling to Ames from other areas of the county.
- Expand the County Attorney space to allow for a meaningful conference room for staff and eliminate the issue of interns working within the conference room area. This includes relocating Fines Recovery to have a shared back of house space with County Attorney.
- Reduce the office space of Juvenile Court Services to be appropriately sized for their current and future staffing needs.
- Add area for future CICS staff. This can be utilized a flex office space until the office comes fully online.
- Relocate Community Services and Veteran Affairs to be adjacent the new CICS office.

PROS

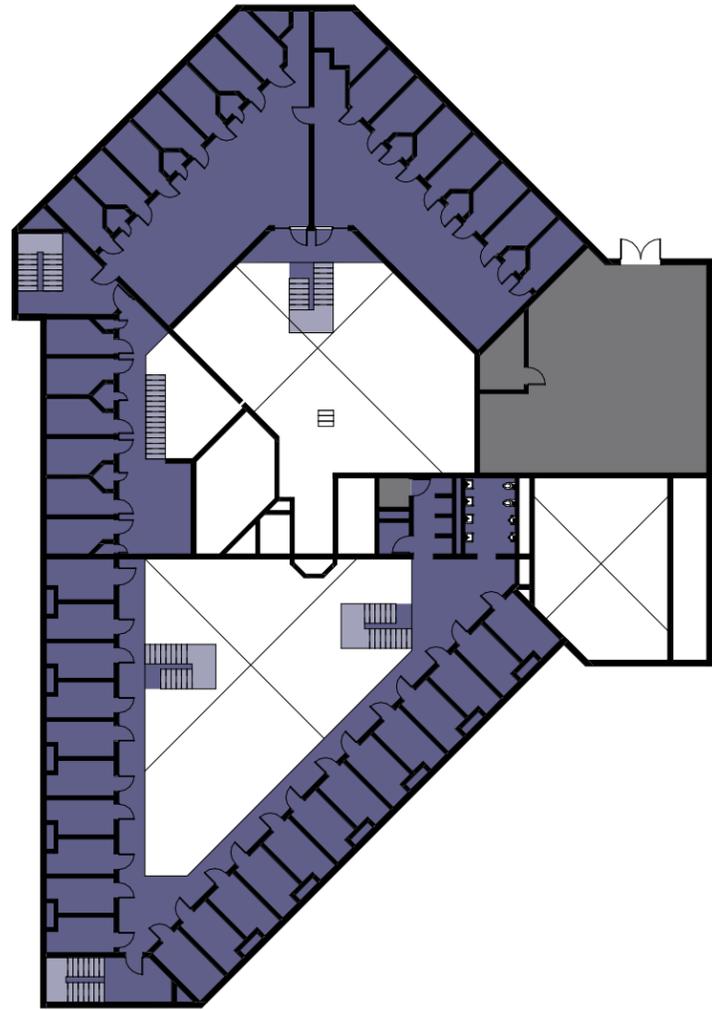
- The layout meets some priority needs while eliminating unused areas of the building and re-purposing them for the county.
- Digitizing files allows for space to be freed up.
- Server space is increased to support IT functions across the county
- Standard office sizes and workstations allow for better utilization of space
- Addition of gender-neutral restrooms provide amenities for all
- Combines Fines Recovery, part of County Attorney staff, back together in the same office.

CONS

- Department of Human Services office area is significantly reduced, and some program needs may not be met.
- The new CICS space will not accommodate all the office needs identified in the individual department meetings.
- Careful layout of the offices as shown will be needed in design to avoid dead end corridors (not allowed by code)

	EXIST.	OPT 2	DIFFERENCE
HSC			
County Attorney	1760	1835	75
Fines Recovery	525	745	220
Department Human Services	5765	3900	-1865
Juvenile Court Services	2635	1830	-805
VA/ Community Services	5075	1670	-3405
CICS	NA	2000	2000
Emergency Management	1260	3540	2280
Vacant	1710	0	-1710
Shared/ Flex	410	1970	1560

Justice Center - Option 2



KEY

	Jail
	Judicial Courts
	Building Amenities
	Future Growth
	Restroom
	MEPT

LEVEL TWO PLAN

Scale: 1/32" = 1'-0"



Justice Center - Option 1

KEY POINTS

- Expand County Attorney space south to accommodate current and future staff and support spaces. This includes eliminating the existing courtroom. Add back of house restrooms for County Attorney use, separate from the court's restrooms. Create separate back of house entrance to help with security
- Modify existing public conference rooms off the main corridors to standard size to accommodate meetings.
- Relocate State IT personnel to the Clerk of Courts office
- Modify restrooms as required to be ADA compliant
- Utilize defunct courtyard for sheriff's office expansion with new, larger, briefing room, drone, and uniform storage. Modify existing briefing room to meet deputy offices needs and armory storage.
- Modify existing breakroom restrooms to include showers for officers
- Reconfigure portions of jail to follow state and federal code including the addition of a smaller women's only gym space.
- Modify and increase the size of the existing sheriff lobby and include video conferencing for families of detainees.
- Modify front building entry to improve security and add public conference room adjacent the lobby.
- Re-purpose second floor library to conference area

PROS

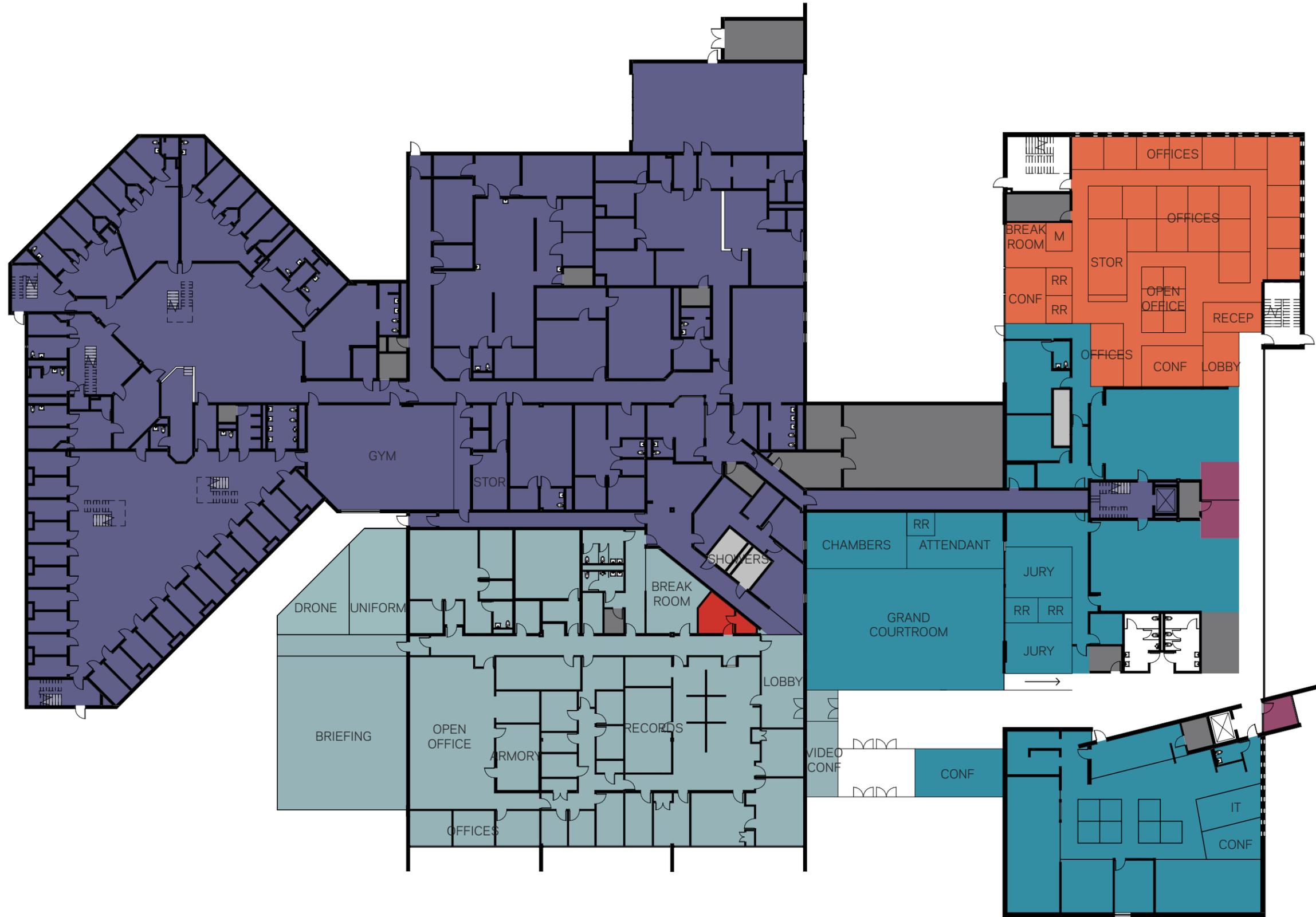
- The conference rooms are regular sized and useful.
- There are more conferencing options including the re-purposed library to use for depositions.
- Improved security for county attorney
- Improved security at main entry
- Clerk of Court is right sized
- ADA requirements are met
- Digitizing files allows for space to be freed up.
- Standard office sizes and workstations allow for better utilization of space
- Addition of gender-neutral restrooms provide amenities for all
- Eliminate defunct courtyard for program space.

CONS

- The briefing room is not as large as the office requested. It is more secure and isolated.
- The County Attorney space is still congested.
- There is no Grand Courtroom

	EXIST.	OPT 1	DIFFERENCE
JUSTICE CENTER			
Sheriff	10330	13825	3495
County Attorney	5600	5580	-20
Judicial Courts	13560	14315	755
County Clerk	4170	3830	-340
Conference	690	2540	1850
Future Growth	NA	NA	0

Justice Center - Option 2



KEY

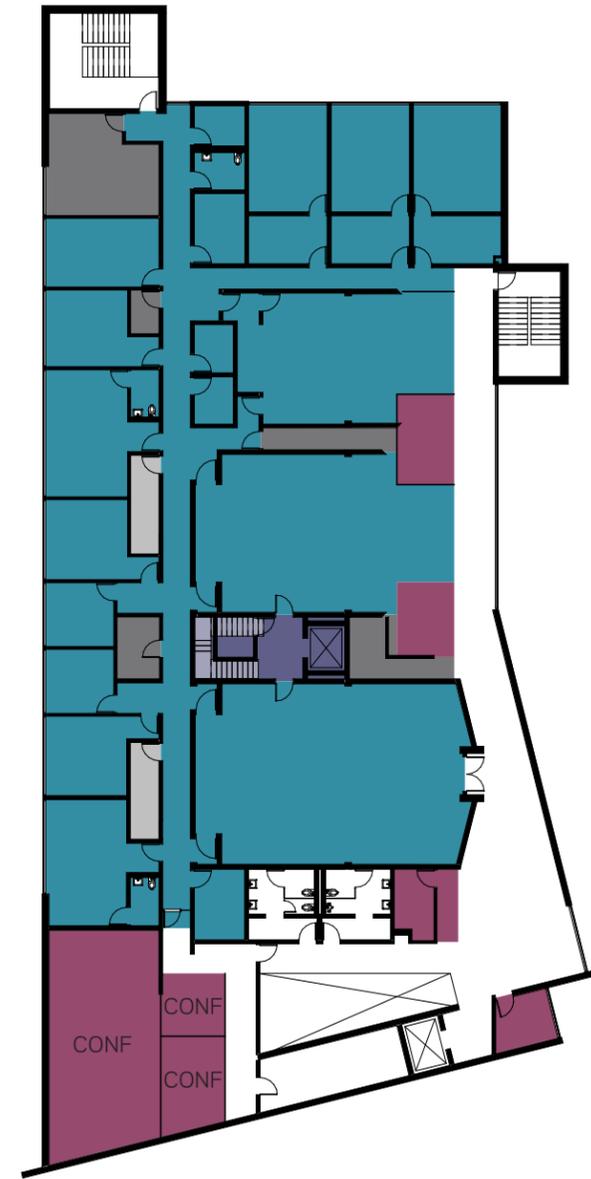
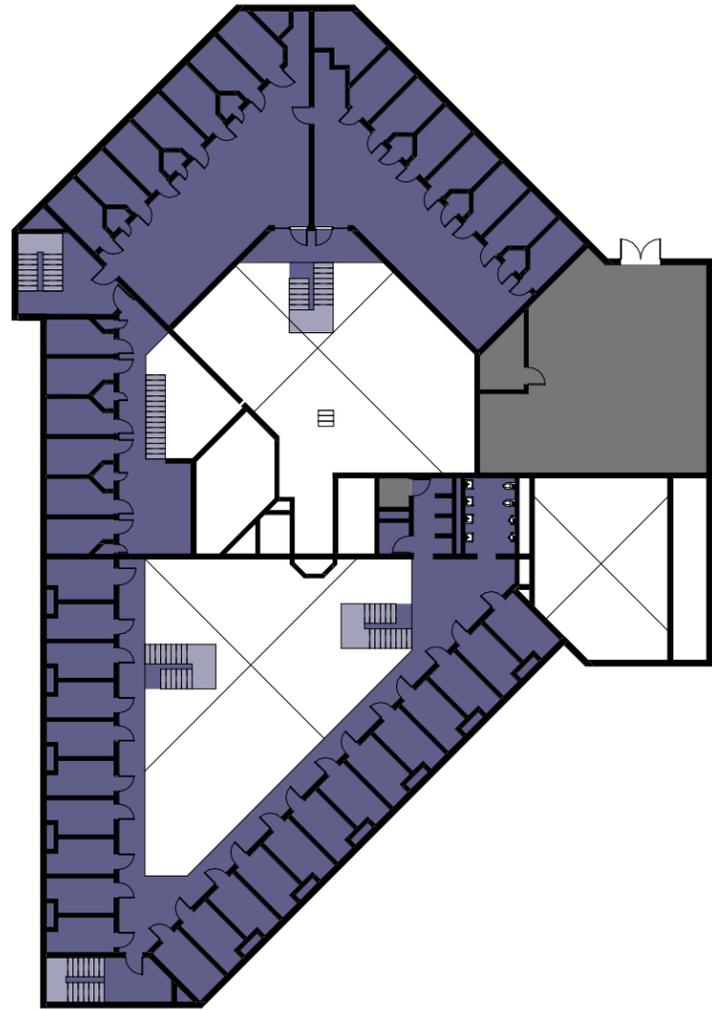
	Sheriff
	County Attorney
	IT Services
	Jail
	Judicial Courts
	Building Amenities
	Restroom
	MEPT

LEVEL ONE PLAN

Scale: 1/32" = 1'-0"



Justice Center - Option 1



KEY

	Jail
	Judicial Courts
	Building Amenities
	Restroom
	MEPT

LEVEL TWO PLAN
Scale: 1/32" = 1'-0"



Justice Center - Option 2

KEY POINTS

- Expand County Attorney space south to accommodate current and future staff and support spaces. This includes eliminating the existing courtroom. Add back of house restrooms for County Attorney use, separate from the court's restrooms. Create separate back of house entrance to help with security
- Modify existing public conference rooms off the main corridors to standard size to accommodate meetings.
- Relocate State IT personnel to the Clerk of Courts office
- Modify restrooms as required to be ADA compliant
- Utilize defunct courtyard for grand courtroom and chambers.
- Modify existing breakroom restrooms to include showers for officers
- Reconfigure portions of jail to follow state and federal code including the addition of a smaller women's only gym space.
- Modify and increase the size of the existing sheriff lobby and include video conferencing for families of detainees.
- Modify front building entry to improve security and add public conference room adjacent the lobby.
- Repurpose second floor library to conference area
- Second floor addition above new grand courtroom for future use - consider BOH elevator.
- Create addition off sheriff's space to create more storage, for uniforms and drone team and a large training room

PROS

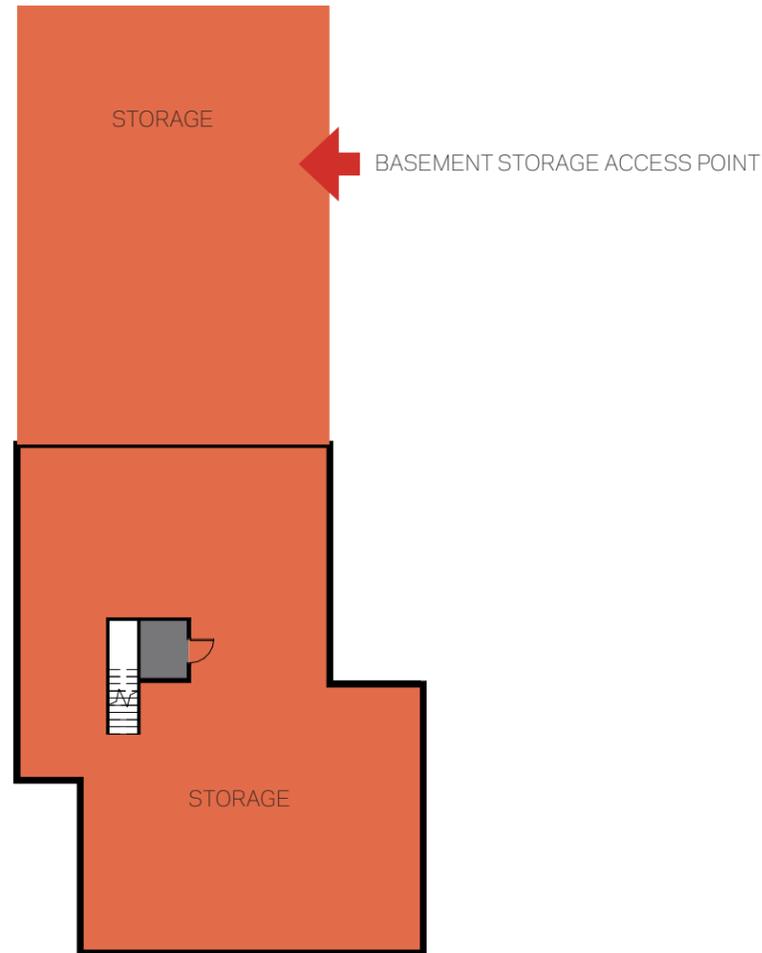
- The conference rooms are regular sized and useful.
- There are more conferencing options including the re-purposed library to use for depositions.
- Improved security for county attorney
- Improved security at main entry
- Clerk of Court is right sized
- ADA requirements are met
- Digitizing files allows for space to be freed up.
- Standard office sizes and workstations allow for better utilization of space
- Addition of gender-neutral restrooms provide amenities for all
- Eliminate defunct courtyard for program space and second floor addition.

CONS

- The County Attorney space is still congested.
- The added cost for the Sheriffs addition and structural consideration adding second floor space above the existing courtyard. Doubtful existing footings and foundations can accommodate second floor addition without significant cost and modifications.

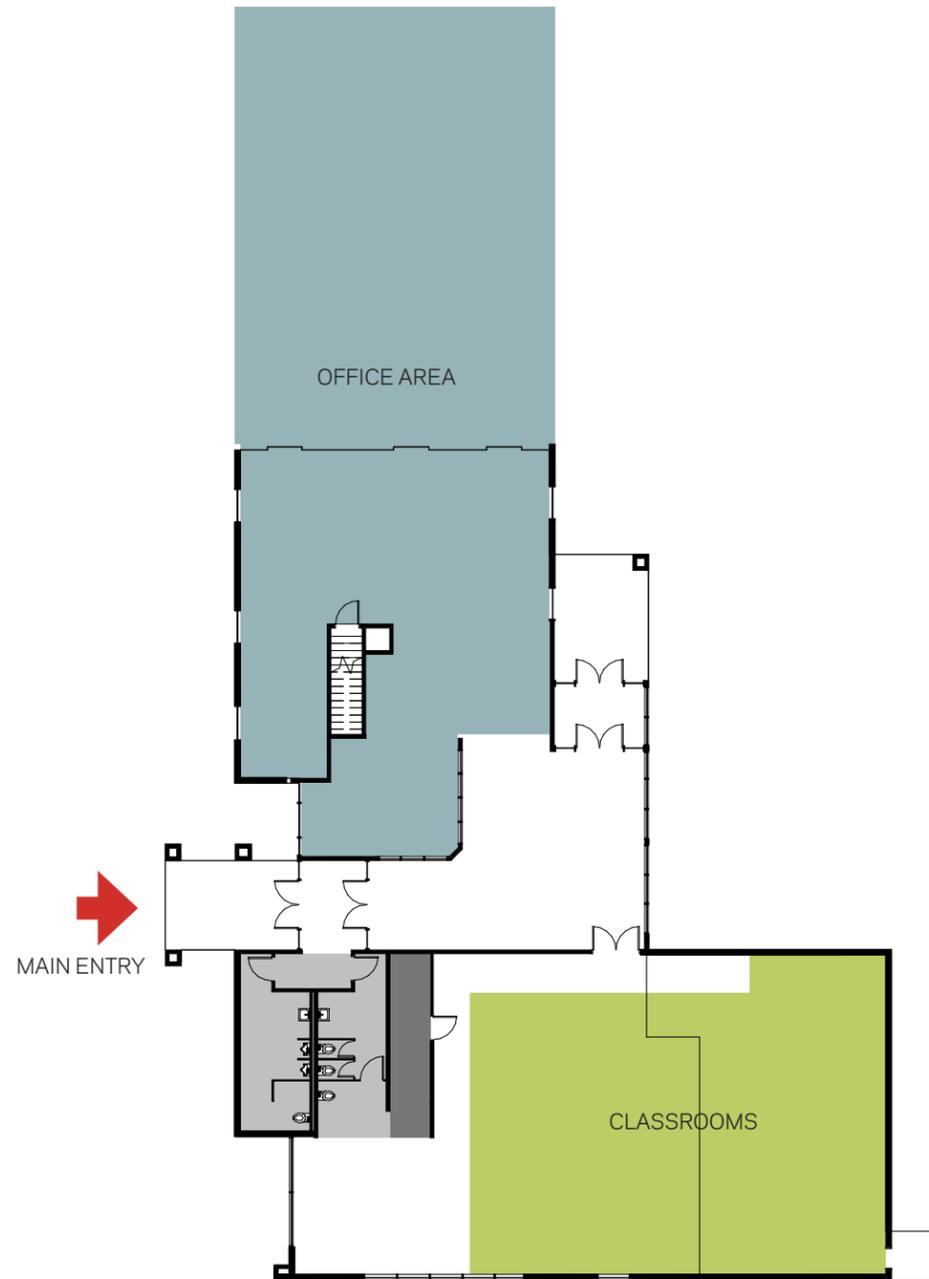
	EXIST.	OPT 2	DIFFERENCE
JUSTICE CENTER			
Sheriff	10330	13865	3535
County Attorney	5600	5580	-20
Judicial Courts	13560	17020	3460
County Clerk	4170	3830	-340
Conference	690	2540	1850
Future Growth	NA	3250	3250

Conservation - Option A



LOWER LEVEL PLAN

Scale: 3/64" = 1'-0"



LEVEL ONE PLAN

Scale: 3/64" = 1'-0"



KEY

- Office Area
- Education/ Program Area
- Storage
- MEPT
- Restroom

KEY POINTS

- Infill current auditorium space and convert into three classrooms for 20- 30 students each
- Expand current restrooms to meet code count requirements and remodel to be ADA compliant
- Remodel current office space, and add expansion to accommodate current and future staff needs, including private staff restrooms
- Create access to basement storage from the exterior

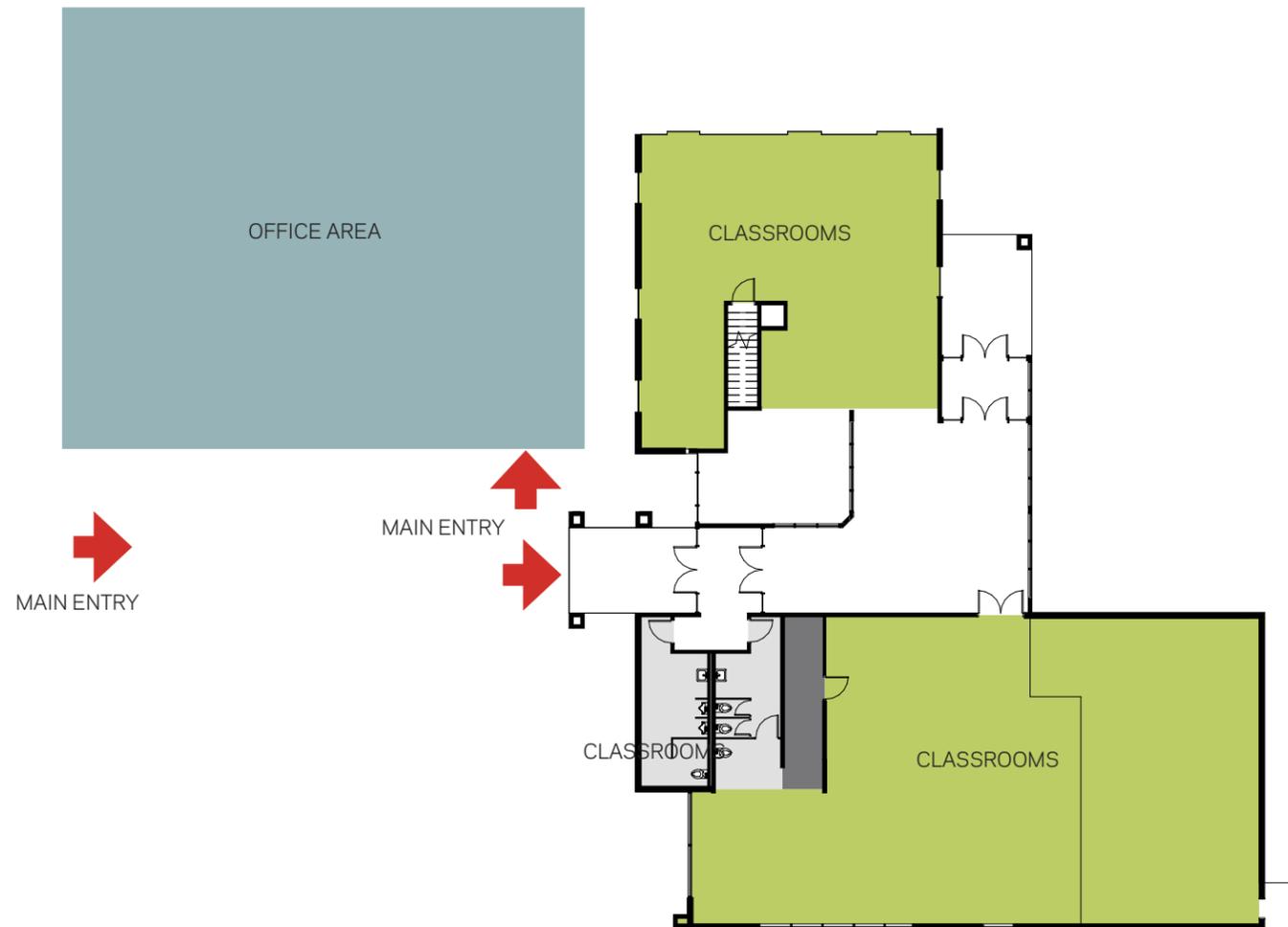
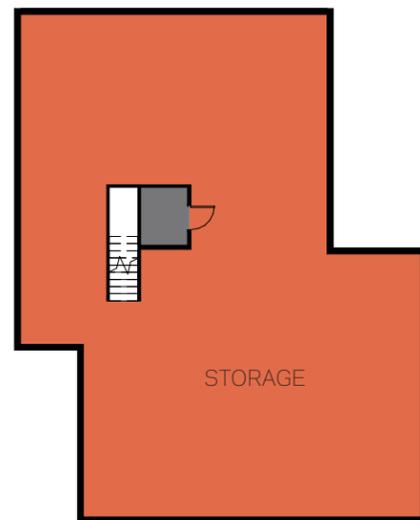
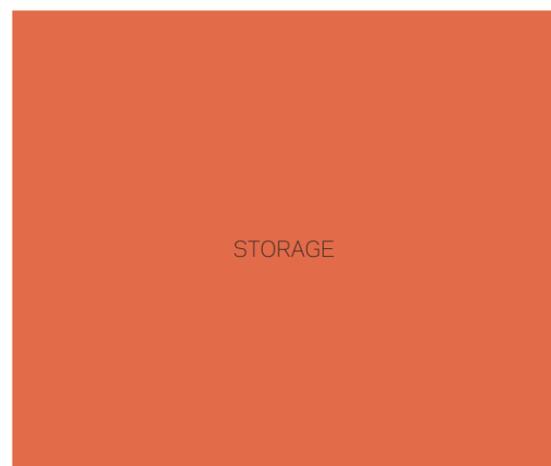
Conservation - Option B

KEY

	Office Area
	Education/ Program Area
	Storage
	MEPT
	Restroom

KEY POINTS

- Infill current auditorium space and convert into two large classrooms for 30 students each
- Modify kitchen space and consider utilizing for larger events
- Remodel current office space into prep/work room and a third classroom space for 30 students each
- Expand current restrooms to meet code count requirements and remodel to be ADA compliant
- Construct a stand-alone building to house staff office functions and accommodate for future growth.
- New building would include basement with storage accessible from the building exterior



LOWER LEVEL PLAN



Scale: 3/64" = 1'-0"

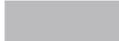
LEVEL ONE PLAN



Scale: 3/64" = 1'-0"

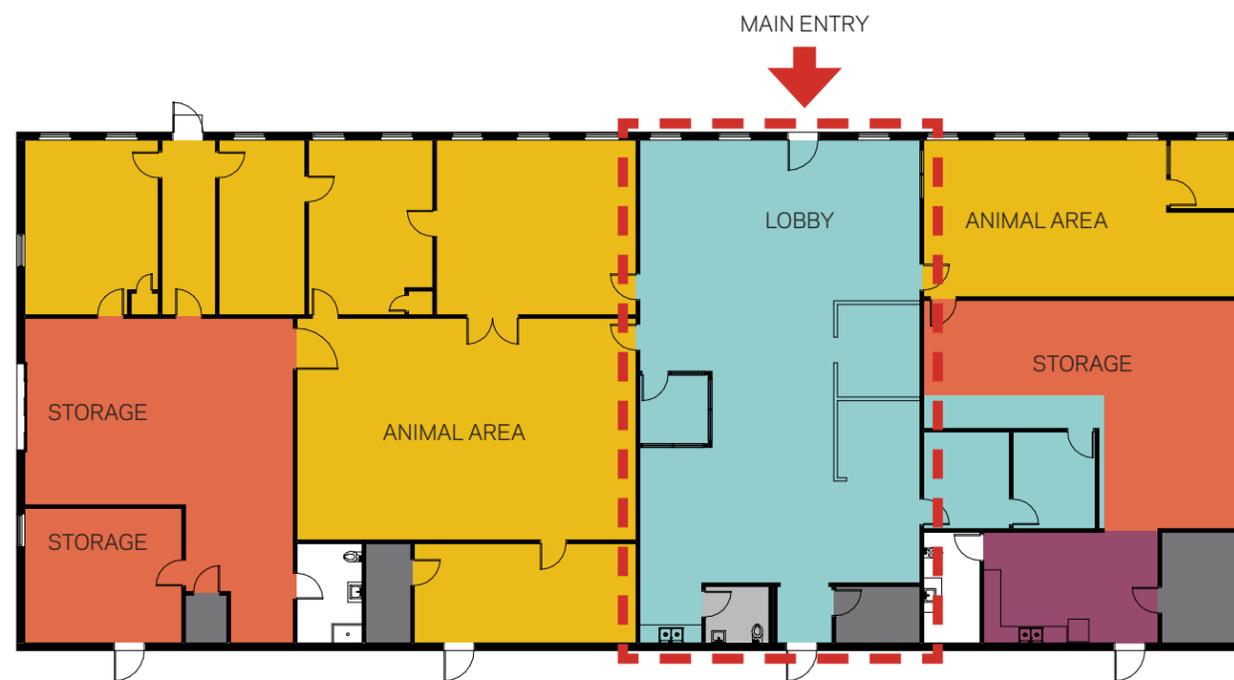
Animal Control

KEY

	Lobby and Office Areas
	Animal Control Areas
	Building Amenity - Break Room
	Storage
	Restrooms
	MEPT

KEY POINTS

- Remodel the entry and office spaces to become more efficient and inviting
- Minor remodeling of animal holding areas to allow for views into the rooms via the lobby
- Remodel restroom to be ADA



KEY

	Engineers
	IRVM
	Storage
	MEPT
	Restroom

KEY POINTS

- Swap engineering staff and IRVM to give more appropriately sized spaces for staff
- Add door from lobby to IRVM area to reduce noise
- Consider exterior wall insulation
- Move kitchenette to breakroom to expand restrooms in order to make them ADA compliant

* Note: Accommodations would need to be made if Engineer staff were to grow. Potential option to house IRVM staff at new IRVM storage facilities or consider addition to the current Engineer Building.



Statement of Probable Construction Costs

BUILDING	OPTION	COST/SF	AMOUNT	GWSF REMODEL AREAS	COMMENT
ADMINISTRATION BUILDING	OPTION 1	COST/SF	\$ 106.39	\$ 3,204,006	REMODEL
ADMINISTRATION BUILDING	OPTION 2	COST/SF	\$ 104.11	\$ 3,068,311	REMODEL
CONSERVATION	OPTION A	COST/SF	\$ 136.61	\$ 717,539	EXISTING BUILDING
CONSERVATION	OPTION A	COST/SF	\$ 344.41	\$ 1,326,920	NEW ADDITION
CONSERVATION	OPTION B	COST/SF	\$ 136.61	\$ 717,539	EXISTING BUILDING
CONSERVATION	OPTION B	COST/SF	\$ 313.06	\$ 2,137,191	NEW BUILDING
ANIMAL CONTROL	OPTION 1	COST/SF	\$ 94.45	\$ 178,126	REMODEL
HUMAN SERVICES CENTER	OPTION 1	COST/SF	\$ 119.46	\$ 2,295,103	REMODEL
HUMAN SERVICES CENTER	OPTION 1A	COST/SF	\$ 117.65	\$ 2,208,034	REMODEL
JUSTICE CENTER	OPTION 1	COST/SF	\$ 106.76	\$ 3,117,310	EXISTING BUILDING
JUSTICE CENTER	OPTION 1	COST/SF	\$ 383.02	\$ 1,149,056	NEW ADDITION
JUSTICE CENTER	OPTION 2	COST/SF	\$ 106.93	\$ 3,025,501	EXISTING BUILDING
JUSTICE CENTER	OPTION 2	COST/SF	\$ 484.70	\$ 4,380,751	NEW ADDITION
ENGINEER'S BUILDING	OPTION 1	COST/SF	\$ 130.39	\$ 272,377	REMODEL

ENGINEER'S BUILDING		TOTAL AMOUNT	COST/SF
2,089	LEVEL ONE	SPARCE DEMO	\$ 11,069.00 \$ 5.30
2,089	LEVEL ONE	SPARCE REMODEL	\$ 34,245.00 \$ 16.39
ADMINISTRATION BUILDING			
8,952	LOWER LEVEL	DENSE DEMO	\$ 65,902.00 \$ 7.36
8,952	LOWER LEVEL	DENSE REMODEL	\$ 259,410.00 \$ 28.98
7,928	LEVEL ONE	SPARCE REMODEL	\$ 182,713.00 \$ 23.05
HUMAN SERVICES CENTER			
6,378	LEVEL ONE	SEMI-DENSE DEMO	\$ 35,089.00 \$ 5.50
6,378	LEVEL ONE	SEMI-DENSE REMODEL	\$ 168,262.00 \$ 26.38
		MEP COST/SF	\$ 43.21
		CODE UPGRADE RESTROOM	\$ 219.30
		MEP COST/SF - ADDITION & NEW	\$ 60.00
GLSF		CONTINGENCY	10%
		GEN REQ, PERMITS & FEES	20%

FINAL CONCEPTS DRAWINGS

ADMINISTRATION BUILDING	OPTION 1	GRAND TOTAL AMOUNT	COST/SF	\$ 106.39	\$ 3,204,006	ADMINISTRATION BUILDING	OPTION 2	GRAND TOTAL AMOUNT	COST/SF	\$ 104.11	\$ 3,068,311
8,952 GWSF	LOWER LEVEL	DENSE DEMO	\$ 65,902.00	\$ 7.36		8,232 GWSF	LOWER LEVEL	DENSE DEMO	\$ 60,601.57	\$ 7.36	
		DENSE REMODEL	\$ 259,410.00	\$ 28.98				SPARCE REMODEL	\$ 189,719.15	\$ 23.05	
		ELEVATOR DEMO	\$ 10,000.00	\$ 1.12				ELEVATOR DEMO	\$ 10,000.00	\$ 1.21	
		ELEVATOR UPGRADE	\$ 36,500.00	\$ 4.08				ELEVATOR UPGRADE	\$ 36,500.00	\$ 4.43	
		MEP	\$ 386,771.99	\$ 43.21				MEP	\$ 355,664.33	\$ 43.21	
8,492 GWSF	LEVEL ONE	SEMI-DENSE DEMO	\$ 46,719.31	\$ 5.50		7,928 GWSF	LEVEL ONE	SEMI-DENSE DEMO	\$ 43,616.43	\$ 5.50	
		SEMI-DENSE REMODEL	\$ 224,032.75	\$ 26.38				SEMI-DENSE REMODEL	\$ 209,153.52	\$ 26.38	
		ELEVATOR DEMO	\$ 10,000.00	\$ 1.18				ELEVATOR DEMO	\$ 10,000.00	\$ 1.26	
		ELEVATOR UPGRADE	\$ 36,500.00	\$ 4.30				ELEVATOR UPGRADE	\$ 36,500.00	\$ 4.60	
		MEP	\$ 366,897.65	\$ 43.21				MEP	\$ 342,529.98	\$ 43.21	
12,673 GWSF	LEVEL TWO	3,910				13,311 GWSF	LEVEL TWO	3,910			
		DENSE DEMO	\$ 28,784.27	\$ 7.36				DENSE DEMO	\$ 28,784.27	\$ 7.36	
		DENSE REMODEL	\$ 113,303.52	\$ 28.98				DENSE REMODEL	\$ 113,303.52	\$ 28.98	
		8,764						9,402			
		SPARCE DEMO	\$ 46,437.87	\$ 5.30				SPARCE DEMO	\$ 49,818.45	\$ 5.30	
		SPARCE REMODEL	\$ 201,979.91	\$ 23.05				SPARCE REMODEL	\$ 216,683.61	\$ 23.05	
		ELEVATOR DEMO	\$ 10,000.00	\$ 0.79				ELEVATOR DEMO	\$ 10,000.00	\$ 0.75	
		ELEVATOR UPGRADE	\$ 36,500.00	\$ 2.88				ELEVATOR UPGRADE	\$ 36,500.00	\$ 2.74	
		MEP	\$ 547,538.15	\$ 43.21				MEP	\$ 575,103.00	\$ 43.21	
		10% CONTINGENCY	\$ 242,727.74					10% CONTINGENCY	\$ 232,447.78		
	20% GEN REQ, PERMITS & FEES	\$ 534,001.04				20% GEN REQ, PERMITS & FEES	\$ 511,385.12				

HUMAN SERVICES CENTER		OPTION 1	GRAND TOTAL AMOUNT	COST/SF	\$ 119.46	\$ 2,295,103	HUMAN SERVICES CENTER		OPTION 1A	GRAND TOTAL AMOUNT	COST/SF	\$ 117.65	\$ 2,208,034
-----------------------	--	----------	--------------------	---------	-----------	--------------	-----------------------	--	-----------	--------------------	---------	-----------	--------------

5,869 GWSF	LOWER LEVEL	DENSE DEMO	\$ 43,205.86	\$ 7.36
		DENSE REMODEL	\$ 170,071.19	\$ 28.98
331		MEP	\$ 253,570.69	\$ 43.21
		CODE UPDATE RESTROOMS	\$ 72,586.89	\$ 219.30

6,378 GWSF	LEVEL ONE	SEMI-DENSE DEMO	\$ 35,089.00	\$ 5.50
		DENSE REMODEL	\$ 184,820.93	\$ 28.98
341		MEP	\$ 275,562.08	\$ 43.21
		CODE UPDATE RESTROOMS	\$ 74,779.84	\$ 219.30

6,965 GWSF	LEVEL TWO	DENSE DEMO	\$ 51,274.29	\$ 7.36
		DENSE REMODEL	\$ 201,830.95	\$ 28.98
342		MEP	\$ 300,923.47	\$ 43.21
		CODE UPDATE RESTROOMS	\$ 74,999.14	\$ 219.30

10% CONTINGENCY	\$	173,871.43
20% GEN REQ, PERMITS & FEES	\$	382,517.15

5,425 GWSF	LOWER LEVEL	DENSE DEMO	\$ 39,937.26	\$ 7.36
		SEMI-DENSE REMODEL	\$ 143,120.31	\$ 26.38
331		MEP	\$ 234,387.63	\$ 43.21
		CODE UPDATE RESTROOMS	\$ 72,586.89	\$ 219.30

6,378 GWSF	LEVEL ONE	SEMI-DENSE DEMO	\$ 35,089.00	\$ 5.50
		SEMI-DENSE REMODEL	\$ 168,262.00	\$ 26.38
341		MEP	\$ 275,562.08	\$ 43.21
		CODE UPDATE RESTROOMS	\$ 74,779.84	\$ 219.30

6,965 GWSF	LEVEL TWO	DENSE DEMO	\$ 51,274.29	\$ 7.36
		DENSE REMODEL	\$ 201,830.95	\$ 28.98
342		MEP	\$ 300,923.47	\$ 43.21
		CODE UPDATE RESTROOMS	\$ 74,999.14	\$ 219.30

10% CONTINGENCY	\$	167,275.29
20% GEN REQ, PERMITS & FEES	\$	368,005.63

JUSTICE CENTER		OPTION 2	GRAND TOTAL AMOUNT	COST/SF	\$ 106.93	\$ 3,025,501	JUSTICE CENTER		OPTION 1	GRAND TOTAL AMOUNT	COST/SF	\$ 106.76	\$ 3,117,310
----------------	--	----------	--------------------	---------	-----------	--------------	----------------	--	----------	--------------------	---------	-----------	--------------

LEVEL ONE		EXISTING BUILDING		
4,280 GWSF	SHERIFFS	SEMI-DENSE DEMO	\$ 23,546.71	\$ 5.50
		SPARCE REMODEL	\$ 98,639.21	\$ 23.05
18,653 GWSF	JUDICIAL	DENSE DEMO	\$ 137,317.92	\$ 7.36
		DENSE REMODEL	\$ 540,524.43	\$ 28.98
479		KITCHENETTE	\$ 12,500.00	LUMP SUM
		MEP - SHERIFFS	\$ 184,917.80	\$ 43.21
5,362 GWSF	LEVEL TWO	SPARCE DEMO	\$ 28,411.67	\$ 5.30
		SPARCE REMODEL	\$ 123,575.57	\$ 23.05
3,297 GWSF	LEVEL TWO	MEP	\$ 231,665.71	\$ 43.21
		NO WORK		

10% CONTINGENCY	\$	229,204.63
20% GEN REQ, PERMITS & FEES	\$	504,250.18

LEVEL ONE		EXISTING BUILDING		
4,687 GWSF	SHERIFFS	SEMI-DENSE DEMO	\$ 25,785.85	\$ 5.50
		SPARCE REMODEL	\$ 108,019.15	\$ 23.05
19,243 GWSF	JUDICIAL	DENSE DEMO	\$ 141,661.33	\$ 7.36
		DENSE REMODEL	\$ 557,621.38	\$ 28.98
479		KITCHENETTE	\$ 12,500.00	LUMP SUM
		MEP - SHERIFFS	\$ 202,502.27	\$ 43.21
5,270 GWSF	LEVEL TWO	SPARCE DEMO	\$ 27,924.19	\$ 5.30
		SPARCE REMODEL	\$ 121,455.29	\$ 23.05
3,297 GWSF	LEVEL TWO	MEP	\$ 227,690.84	\$ 43.21
		NONE		

10% CONTINGENCY	\$	236,159.86
20% GEN REQ, PERMITS & FEES	\$	519,551.68

JUSTICE CENTER		OPTION 2	GRAND TOTAL AMOUNT	COST/SF	\$ 484.70	\$ 4,380,751	JUSTICE CENTER		OPTION 1	GRAND TOTAL AMOUNT	COST/SF	\$ 383.02	\$ 1,149,056
----------------	--	----------	--------------------	---------	-----------	--------------	----------------	--	----------	--------------------	---------	-----------	--------------

LEVEL ONE		NEW ADDITION		
6,000 3,038 GWSF	LEVEL ONE	MEP	\$ 542,280.00	\$ 60.00
		STRUCTURE - 2 STORY INFILL	\$ 1,901,875.00	LUMP SUM
		STRUCTURE - 1 STORY ADDITION	\$ 874,596.00	LUMP SUM
3,297 GWSF	LEVEL TWO	NEW ADDITION		
		NO WORK		

10% CONTINGENCY	\$	331,875.10
20% GEN REQ, PERMITS & FEES	\$	730,125.22

LEVEL ONE		NEW ADDITION		
3,000 GWSF	LEVEL ONE	MEP	\$ 180,000.00	\$ 60.00
		STRUCTURE - 1 STORY INFILL	\$ 690,497.00	LUMP SUM
LEVEL TWO		NONE		

10% CONTINGENCY	\$	87,049.70
20% GEN REQ, PERMITS & FEES	\$	191,509.34

CONSERVATION	OPTION B	GRAND TOTAL AMOUNT	COST/SF	\$ 136.61	\$ 717,539
--------------	----------	--------------------	---------	-----------	------------

2,426 GWSF	LOWER LEVEL	EXISTING BUILDING NO DEMO/REMODEL
---------------	-------------	--------------------------------------

5,252 GWSF	LEVEL ONE	EXISTING BUILDING		
		AUDITORIUM INFILL	\$ 20,542.00	\$ 3.91
		DENSE DEMO	\$ 38,666.56	\$ 7.36
		SPARCE REMODEL	121,049.44	\$ 23.05
		MEP	\$ 226,930.00	\$ 43.21
508		ENLARGE RESTROOMS	\$ 111,402.23	\$ 219.30
		KITCHEN UPGRADE	\$ 25,000.00	LUMP SUM

10% CONTINGENCY	\$	54,359.02
20% GEN REQ, PERMITS & FEES	\$	119,589.85

CONSERVATION	OPTION A	GRAND TOTAL AMOUNT	COST/SF	\$ 136.61	\$ 717,539
--------------	----------	--------------------	---------	-----------	------------

2,426 GWSF	LOWER LEVEL	EXISTING BUILDING NO DEMO/REMODEL
---------------	-------------	--------------------------------------

5,252 GWSF	LEVEL ONE	EXISTING BUILDING		
		AUDITORIUM INFILL	\$ 20,542.00	\$ 3.91
		DENSE DEMO	\$ 38,666.56	\$ 7.36
		SPARCE REMODEL	121,049.44	\$ 23.05
		MEP	\$ 226,930.00	\$ 43.21
508		ENLARGE RESTROOMS	\$ 111,402.23	\$ 219.30
		KITCHEN UPGRADE	\$ 25,000.00	LUMP SUM

10% CONTINGENCY	\$	54,359.02
20% GEN REQ, PERMITS & FEES	\$	119,589.85

CONSERVATION	OPTION B	GRAND TOTAL AMOUNT	COST/SF	\$ 313.06	\$ 2,137,191
--------------	----------	--------------------	---------	-----------	--------------

3,413 GWSF	LOWER LEVEL	NEW CONSTRUCTION NO FINISHES		
		MEP	\$ 204,800.40	\$ 60.00

3,413 GWSF	LEVEL ONE	NEW CONSTRUCTION		
		MEP	\$ 204,800.40	\$ 60.00
		STRUCTURE	\$ 1,209,483.00	LUMP SUM

10% CONTINGENCY	\$	161,908.38
20% GEN REQ, PERMITS & FEES	\$	356,198.44

CONSERVATION	OPTION A	GRAND TOTAL AMOUNT	COST/SF	\$ 344.41	\$ 1,326,920
--------------	----------	--------------------	---------	-----------	--------------

1926 GWSF	NEW ADDITION	NO FINISHES		
		MEP	\$ 115,580.40	\$ 60.00

1926 GWSF	NEW ADDITION			
		MEP	\$ 115,580.40	\$ 60.00
		STRUCTURE	\$ 774,082.00	LUMP SUM

10% CONTINGENCY	\$	100,524.28
20% GEN REQ, PERMITS & FEES	\$	221,153.42

ENGINEER'S BUILDING	OPTION 1	GRAND TOTAL AMOUNT	COST/SF	\$ 130.39	\$ 272,377
---------------------	----------	--------------------	---------	-----------	------------

2,089 GWSF	LEVEL ONE	SPARCE DEMO	\$ 11,069.00	\$ 5.30
		SPARCE REMODEL	\$ 34,245.00	\$ 16.39
		NEW KITCHEN	\$ 25,000.00	LUMP SUM
		EXTERIOR WALL INSULATION	\$ 19,900.00	\$ 9.53
		MEP	\$ 90,255.44	\$ 43.21
118		ENLARGE RESTROOMS	\$ 25,876.90	\$ 219.30

10% CONTINGENCY	\$	20,634.63
20% GEN REQ, PERMITS & FEES	\$	45,396.19

ANIMAL CONTROL	OPTION 1	GRAND TOTAL AMOUNT	COST/SF	\$ 94.45	\$ 178,126
----------------	----------	--------------------	---------	----------	------------

1,886 GWSF	LEVEL ONE	SPARCE DEMO	9,993.36	\$ 5.30
		SPARCE REMODEL	43,465.78	\$ 23.05
		MEP	\$ 81,484.81	\$ 43.21

10% CONTINGENCY	\$	13,494.39
20% GEN REQ, PERMITS & FEES	\$	29,687.67

