



BOARD OF COMMISSIONERS

1 S. Main St., 9th Floor
Mount Clemens, Michigan 48043
586.469.5125 ~ Fax: 586.469.5993
www.macombBOC.com

BOARD OF COMMISSIONERS

REGULAR SESSION WITH A SPECIAL AGENDA

THURSDAY, MARCH 20, 2014, 5:30 P.M.

FINAL SPECIAL AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adoption of Agenda
5. Public Participation (five minutes maximum per speaker, or longer at the discretion of the Chairperson related only to issues contained on the agenda)
6. Chairman's Comments - Dave Flynn (page 2) (attached)
7. Downtown Campus Renovation Space Utilization Study Overview - (attached)
Gino Del Pup, Plante Moran Cresa (page 4)
 - (Old) County Building - Gino Del Pup; Wakely Associates; (attached)
Lynn Arnott-Bryks (page 11)
 - Administration Building – Gino Del Pup (page 29) (attached)
 - Talmer Building – Gino Del Pup (page 31) (attached)
 - Clemens Center – Gino Del Pup
 - Court Building – Gino Del Pup (page 33) (attached)
8. Summary of 5-Year Capital Improvement Plan Items Intersecting with (attached)
Downtown Campus Renovations - Lynn Arnott-Bryks (page 35)

MACOMB COUNTY BOARD OF COMMISSIONERS

David J. Flynn – Board Chair
District 4

Kathy Tocco – Vice Chair
District 11

Mike Boyle – Sergeant-At-Arms
District 10

Toni Mocerì – District 1
Don Brown – District 7

Marvin Sauger – District 2
Kathy Vosburg – District 8

Veronica Klinefelt – District 3
Fred Miller – District 9

Robert Mijac - District 5
Bob Smith – District 12

James Carabelli – District 6
Joe Sabatini – District 13

9. Proposal from Mt. Clemens DDA - David Gassen, Principal, PIA (page 37) (attached)
 - a) Audit of Mt. Clemens Parking Availability
 - Parking Opportunities
 - Mt. Clemens/County Center
 - b) Cost Sharing
 - County Portion
 - City Portion
 - c) Business Case
 - Feasibility
 - Economics
10. Next Steps – Mark Deldin (page 46) (attached)
11. New Business
12. Public Participation (five minutes maximum per speaker or longer at the discretion of the Chairperson)
13. Roll Call
14. Adjournment



Downtown Campus Renovation Discussion

Board of Commissioners – Special Full Board Meeting

March 20, 2014 5:30 PM



Chairman's Comments

Dave Flynn – Chair, Board of Commissioners

County Capital Improvement Plan

Discussion and Prioritization Meetings

1. Overall discussion of Capital Improvement Needs w/ County Elected Officials *[February 11, 2014]*
2. 5-Year Capital Plan (Ongoing Maintenance and Repair & Replacement Projects) and Parking Structure *[February 13, 2014]*
3. Technology and Equipment Projects (IT) *[February 26, 2014]*
4. Retiree Health Care Discussion (Financial impacts to CIP) *[February 27, 2014]*
5. Jail (incl. Repair and Replacement Projects, and discussions for new jail) *[March 10, 2014]*
6. Downtown Campus County Offices Renovations and Mount Clemens DDA Shared Parking Proposal *[March 20, 2014]*



Downtown Campus Renovation Space Utilization Study Overview

Gino Del Pup – Plante Moran Cresa



MACOMB COUNTY CENTRAL CAMPUS

LONG TERM SPACE
PROGRAM/FACILITY
ASSESSMENT

OCTOBER 30, 2013



PMCRESA.COM



“In June 2013, Macomb County engaged Plante Moran Cresa (“PMC”) to lead and facilitate development of a conceptual long-term County offices space program and to conduct a “high level” assessment of several existing County facilities. The purpose is to provide Macomb County preliminary data to begin making strategic decisions regarding the future of its departments’ office spaces and locations.”



Preliminary Project Cost Assumptions (pg. # 49)

- Estimate budget assumes work in 4th quarter of 2013. No escalation factor has been added.
- Architectural/Engineering design fees are estimated at 7% of construction cost.
- Contractor's General Conditions, Support Services and Fees are estimated at 9% of construction cost.
- Owner's Representative/Project Management fees are based on 1.5% of project cost.
- Technology equipment costs vary significantly, therefore the field is left blank. Final number shall be provided by the County based on assessment and determination of [future] need.
- Standard technology wiring/cabling, is included in the project construction budget.
- Furniture costs are based upon a 'worst case' scenario of requiring 100% replacement of existing furniture for departments being renovated as an in depth furniture assessment has not been performed. There are opportunities to significantly reduce final furniture costs. It will be based on the condition and abilities to appropriately adaptive reuse the existing furniture.
- Moving costs are not included in the budget as a final phasing/move schedule has yet to be determined.
- Construction cost estimate is based on Macomb County prevailing wage labor.
- An eight percent (8%) construction contingency was determined to be reasonable for the total project cost.
- Estimated budget assumes existing facilities contain no environmental conditions which would require abatement.
- Estimated budget assumes the existing facilities are structurally adequate and sound, including floor/roof systems and foundations.
- PMC's engagement did not include a compliance assessment study of applicable building codes of existing facilities. Therefore, conceptual budget estimate is based on only limited code-related upgrades/changes.
- The firm engaged for design will be diligent in balancing space program needs, design image and available budget. The design should include generic specifications with limited single source components.
- The total budget estimate is based on employing a project delivery method managed by a qualified independent professional firm, and utilizing a stipulated sum or not-to-exceed cost procurement process, which includes competitive bidding for construction and equipment.
- Estimated budget does not include yearly maintenance costs, ranging between \$100,000 and \$300,000, for the parking structure.
- All other cost estimates are based on professional judgment, and industry benchmarks.



**Macomb County
Central Campus Study
Conceptual Project Cost Estimate - Summary**

Description	Sqft	Hard Costs	SqFt Price	Soft Costs	SqFt Price	Total Costs	SqFt Price	Acceptable Range (Low)	Acceptable Range (High)
Administration Building	68,700	\$4,499,850	\$66	\$2,310,145	\$34	\$6,809,995	\$99	\$6,000,000	\$7,000,000
Old County Building	95,000	\$10,877,500	\$115	\$4,518,289	\$48	\$15,395,789	\$162	\$14,500,000	\$16,000,000
16th Circuit Court Building	73,000	\$6,067,500	\$83	\$2,820,445	\$39	\$8,887,945	\$122	\$8,000,000	\$9,000,000
Talmer Building	22,600	\$1,423,800	\$63	\$721,949	\$32	\$2,145,749	\$95	\$1,500,000	\$2,500,000
Clemens Center Building	12,000	\$546,000	\$46	\$180,569	\$15	\$726,569	\$61	\$600,000	\$800,000
BUILDINGS TOTAL	271,300	\$23,414,650	\$86	\$10,551,397	\$39	\$33,966,047	\$125	\$30,600,000	\$35,300,000
Parking Deck	700 spaces	\$18,500,000		\$4,880,763		\$23,380,763		\$22,000,000	\$25,000,000
						Buildings + Parking Deck		\$52,600,000	\$60,300,000
						Talmer Building Purchase		\$900,000	\$1,000,000
						Old County Building Insurance Claim		forthcoming	forthcoming
						Technology Costs (equipment/upgraded systems/security cameras/swipe cards..etc)		TBD by County	TBD by County
						Total Project Cost		\$53,500,000	\$61,300,000

Notes:

Hard Costs are direct costs incurred in construction such as: labor, materials, equipment, building, etc.

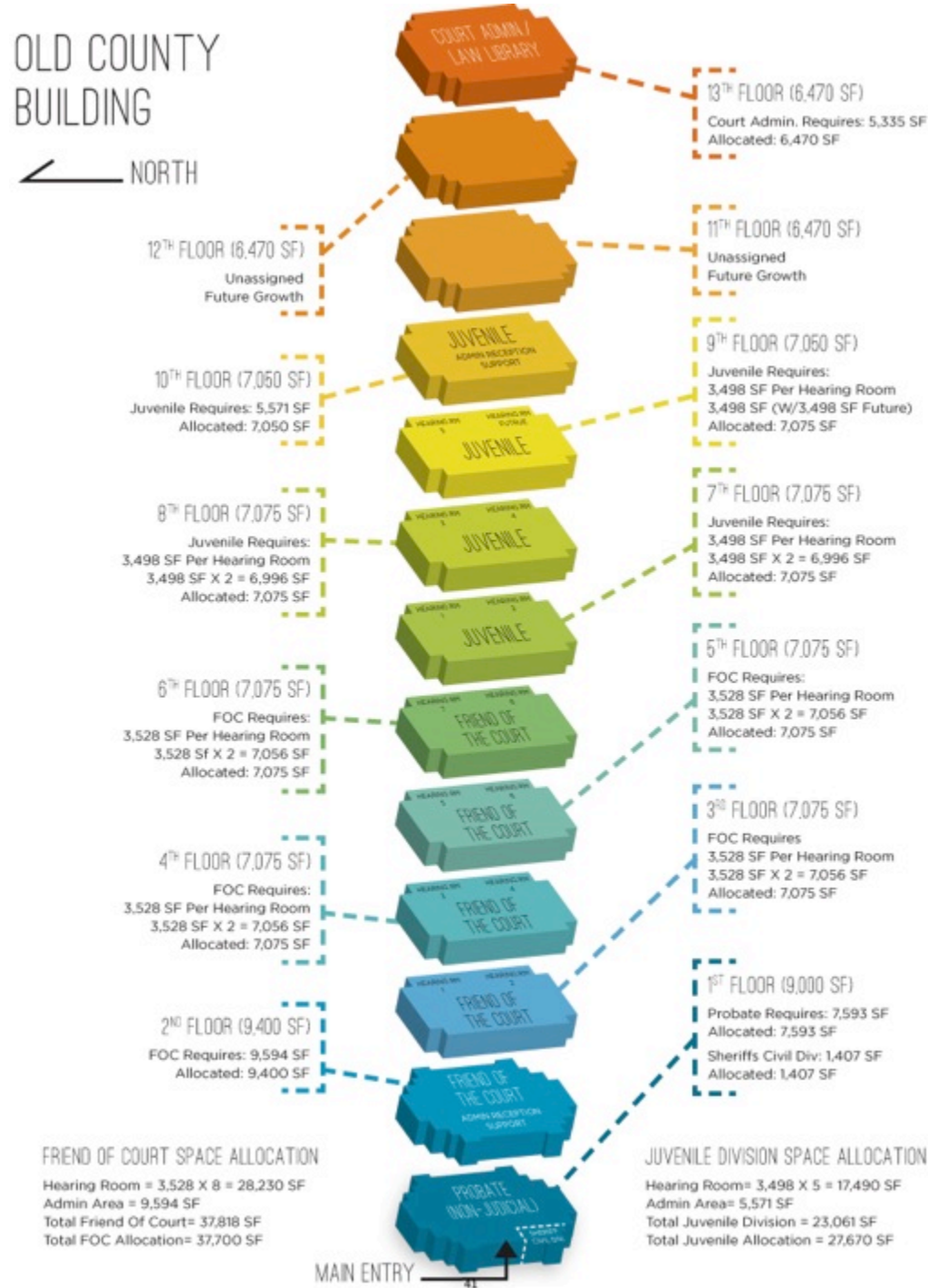
Soft Costs are indirect costs incurred in construction such as: contractor fees, permits, testing, furniture, professional fees, etc.

The Acceptable price swing averages varies depending on difficulty/complexity of project, unknown building conditions and anticipated construction phasing

Please refer to the following pages for a detailed budget breakout of each project.



OLD COUNTY BUILDING



FRIEND OF COURT SPACE ALLOCATION

Hearing Room = 3,528 X 8 = 28,230 SF
Admin Area = 9,594 SF
Total Friend Of Court = 37,818 SF
Total FOC Allocation = 37,700 SF

JUVENILE DIVISION SPACE ALLOCATION

Hearing Room = 3,498 X 5 = 17,490 SF
Admin Area = 5,571 SF
Total Juvenile Division = 23,061 SF
Total Juvenile Allocation = 27,670 SF



Macomb County - Central Campus Study
 Conceptual Cost Estimate
 Old County Building

Specification Factor = 1.000 Cost Data
 Geographic Factor = 1.000 Detroit, MI
 Cost Escalation Factor = 1.000 4th Quarter 2013

Line No.	Program Area	Area Required	Unit	No. of Units Required	Base Unit Cost (\$)	Effective Program Area Cost (\$)
1						
2	Interior Building Support Office & Friend of Court / Juvenile Court Renovations					
3	Demolition	95,000	SF	1	\$3.50	\$332,500
4	Structural/Masonry Repairs in Stairwells	95,000	SF	1	\$3.00	\$285,000
5	Rough Framing / Wall Partitions / Drywall	95,000	SF	1	\$9.00	\$855,000
6	Ceilings / Acoustical Tile	95,000	SF	1	\$4.00	\$380,000
7	Finishes - Mid Level Flooring/Painting	95,000	SF	1	\$12.00	\$1,140,000
8	Glass / Doors / Hardware	95,000	SF	1	\$5.00	\$475,000
9	Mechanical	95,000	SF	1	\$35.00	\$3,325,000
10	Electrical	95,000	SF	1	\$25.00	\$2,375,000
11	Plumbing	95,000	SF	1	\$8.00	\$760,000
12	Fire Protection	95,000	SF	1	\$5.00	\$475,000
13	FA / Low Voltage / Cable & Pathway	95,000	SF	1	\$5.00	\$475,000
14	Subtotal				\$114.50	\$10,877,500
15						
16						
17	Building Renovation Hard Cost Project Sub Total					\$ 10,877,500
18						
19	Building Renovation Hard Cost Project Sub Total					\$ 10,877,500
20	Building Project Contingency:	5.00%	Of Building & Site Budget			\$543,875
21	Design Project Contingency:	3.00%	Of Building & Site Budget			\$326,325
22	Contractors General Conditions, Support Services and Fee	9.00%	Of Building & Site Budget			\$978,975
23	Performance & Payment Bonds	1.00%	Of Building & Site Budget			\$108,775
24	Architect/Engineer Fees and Costs:	7.00%	Of Building & Site Budget			\$761,425
25						
26	BUILDING AND SITE GRAND TOTAL:					\$ 13,596,875
27	Loose Furnishing and Equipment Cost:	\$15	per sq. ft. of renovated space			\$ 1,425,000
28	Building Permits & Inspection Fees:	1.25%	Of Building & Site Budget			\$ 169,961
29	Program Manager	1.50%	Of Building & Site Budget			\$ 203,953
30	Site Acquisition:	0.00	Of Building & Site Budget			\$0
31	PROJECT TOTAL:					\$ 15,395,789
32	Financing & Capitalized Interest:		of Project Total			\$0
33	Legal & Accounting Costs & Fees, etc.:		of Project Total		\$0	\$0
34	Marketing Costs		of Project Total		\$0	\$0
35	PROJECT GRAND TOTAL:					\$162.06 \$ 15,395,789

ASSUMPTIONS

This estimate is based on a total gut and replacement of all floors due to new floor plans and space requirements
 Due to the existing fire - a formal M/E/P study will need to be completed
 GC % assumes fire watch, security and vertical transport.
 No Exterior façade work is planned for within this budget
 We have planned for minor masonry wall repairs within the existing stairwells.
 This conceptual proposal includes a mid level finish plan for all interior





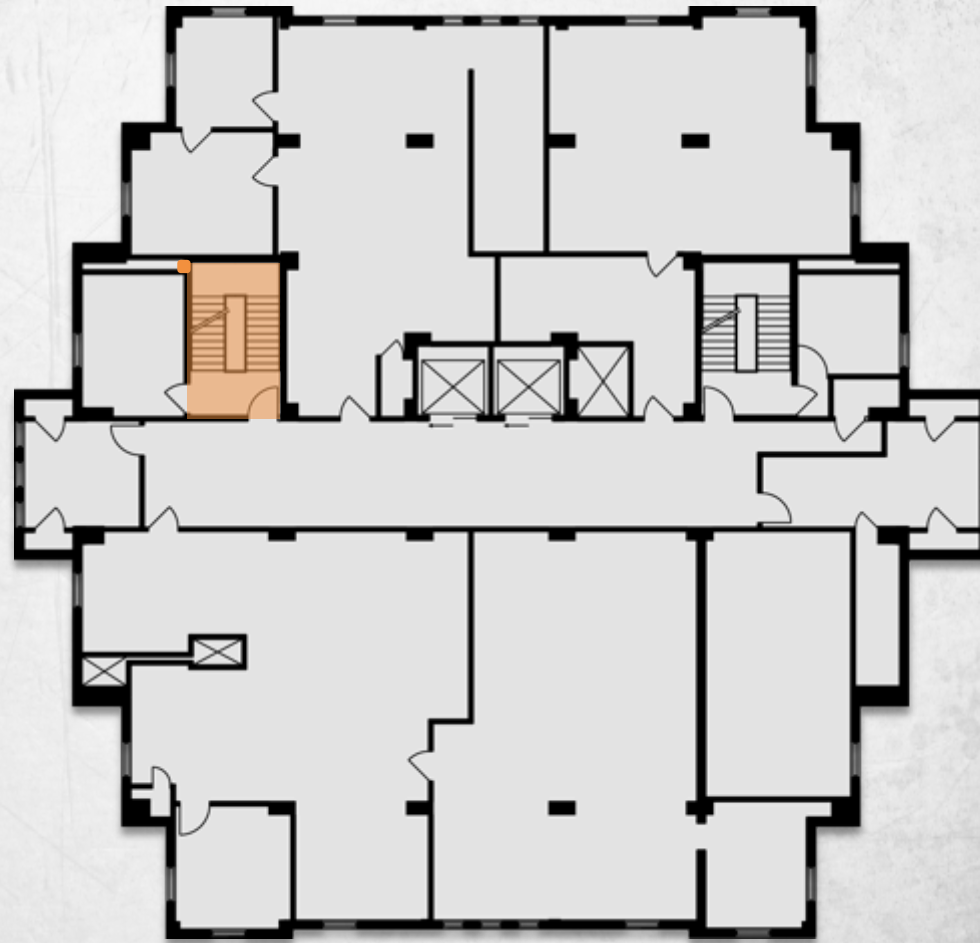
(Old) County Building Updates

Wakely AIA and Lynn Arnott-Bryks, Director of Facilities & Operation

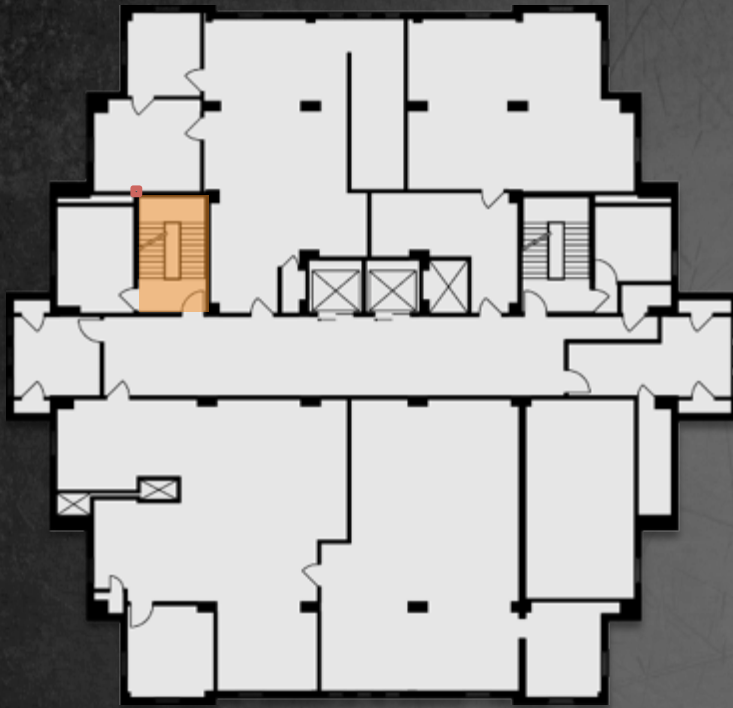
MACOMB
COUNTY

OLD COUNTY
BUILDING

MARCH 20TH, 2014



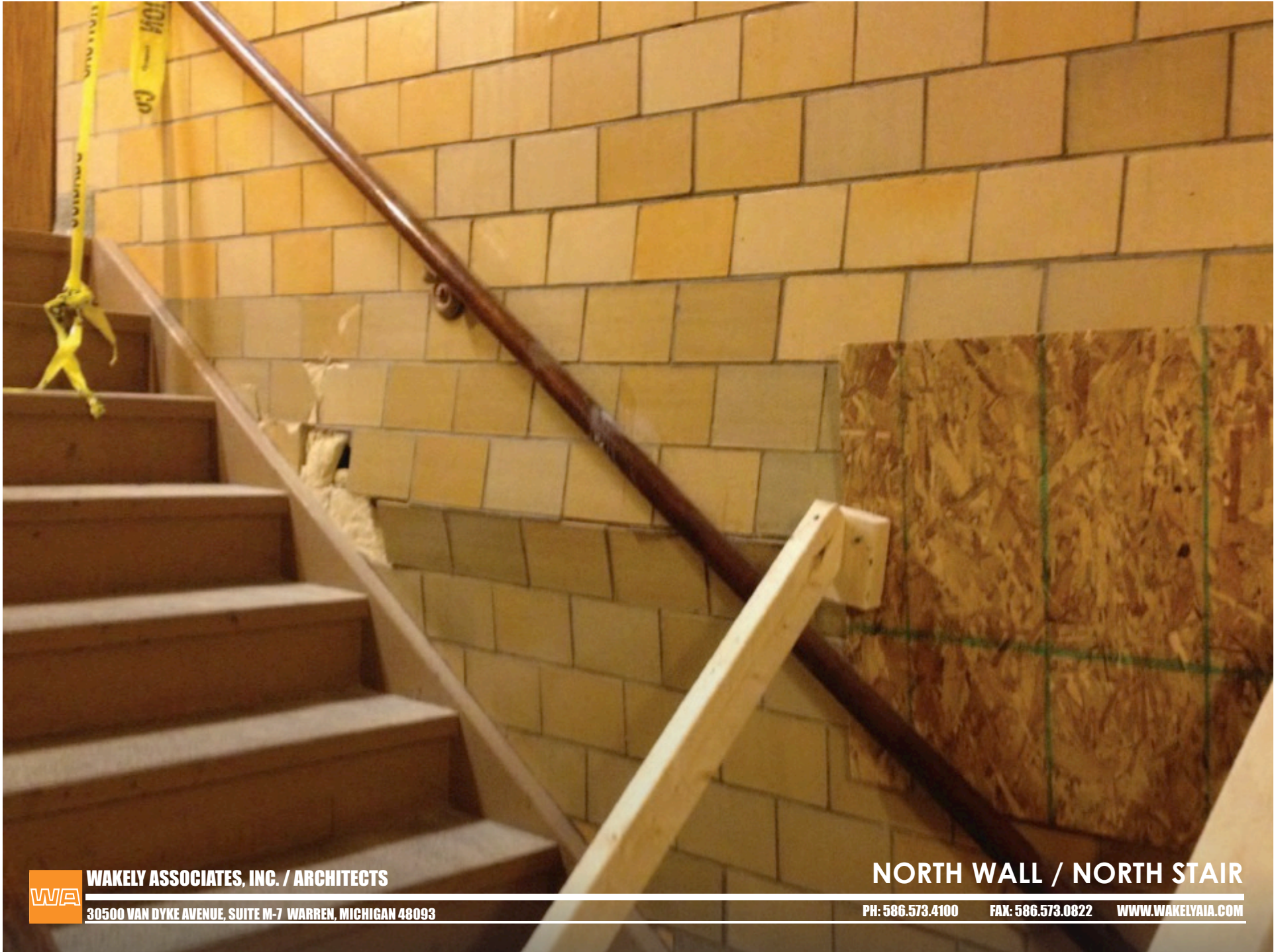
EXISTING SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN
NORTH STAIR



NORTH WALL / NORTH STAIR



WAKELY ASSOCIATES, INC. / ARCHITECTS

30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

NORTH WALL / NORTH STAIR

PH: 586.573.4100

FAX: 586.573.0822

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WAKELY ASSOCIATES, INC. / ARCHITECTS

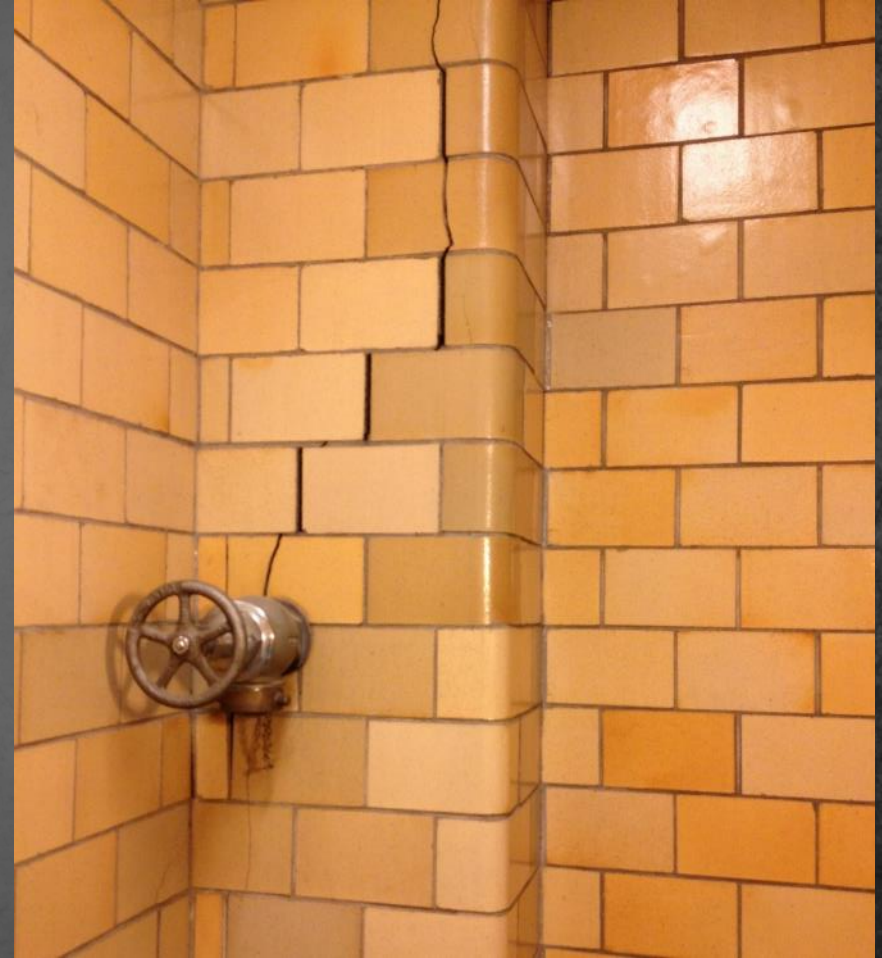
30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

NORTH WALL / NORTH STAIR

PH: 586.573.4100

FAX: 586.573.0822

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WAKELY ASSOCIATES, INC. / ARCHITECTS

30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

CRACKED WALL STANDPIPE ENCLOSURE AT NORTH AND SOUTH STAIR

PH: 586.573.4100

FAX: 586.573.0822

WWW.WAKELYAIA.COM



WAKELY ASSOCIATES, INC. / ARCHITECTS

30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

NORTH STAIR LANDING

PH: 586.573.4100

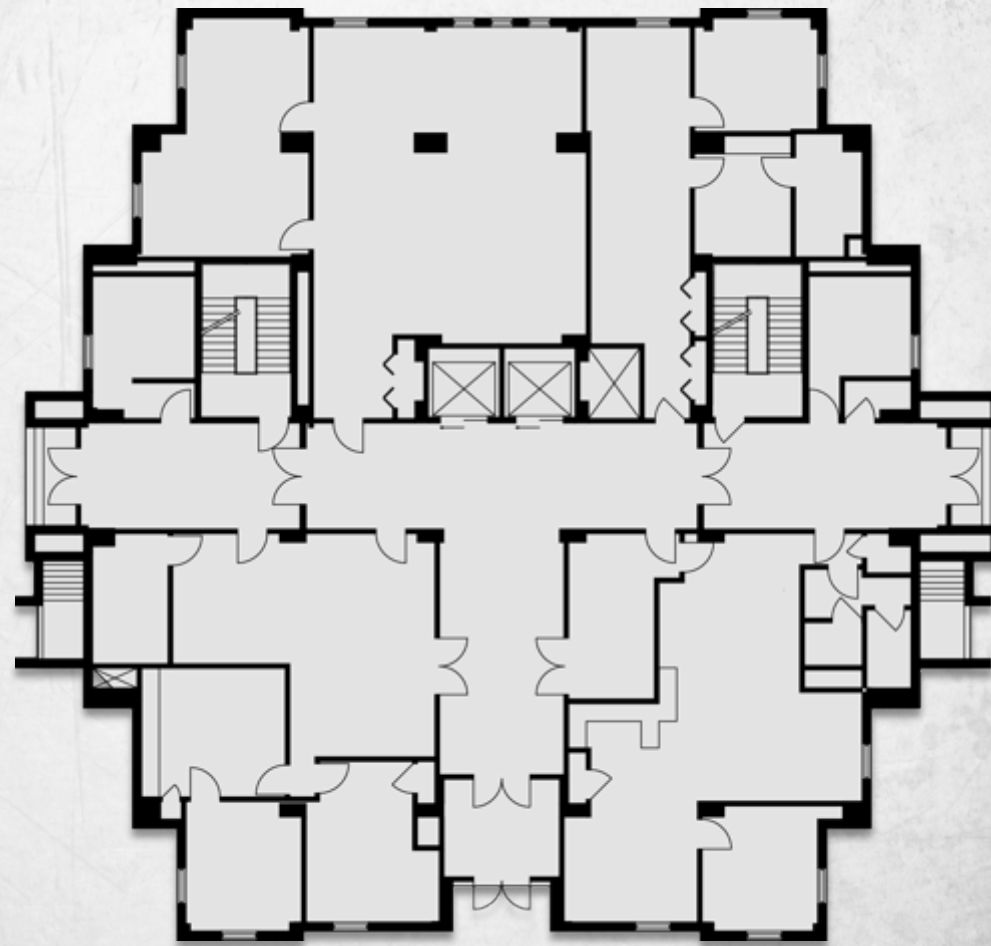
FAX: 586.573.0822

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MACOMB COUNTY

OLD COUNTY BUILDING

MARCH 20TH, 2014



TYPICAL FLOOR PLAN



WAKELY ASSOCIATES, INC. / ARCHITECTS

30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

TYPICAL INTERIOR

PH: 586.573.4100

FAX: 586.573.0822

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WAKELY ASSOCIATES, INC. / ARCHITECTS

30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

TYPICAL INTERIOR

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30500 VAN DYKE AVENUE, SUITE M-7 WARREN, MICHIGAN 48093

TYPICAL INTERIOR

PH: 586.573.4100

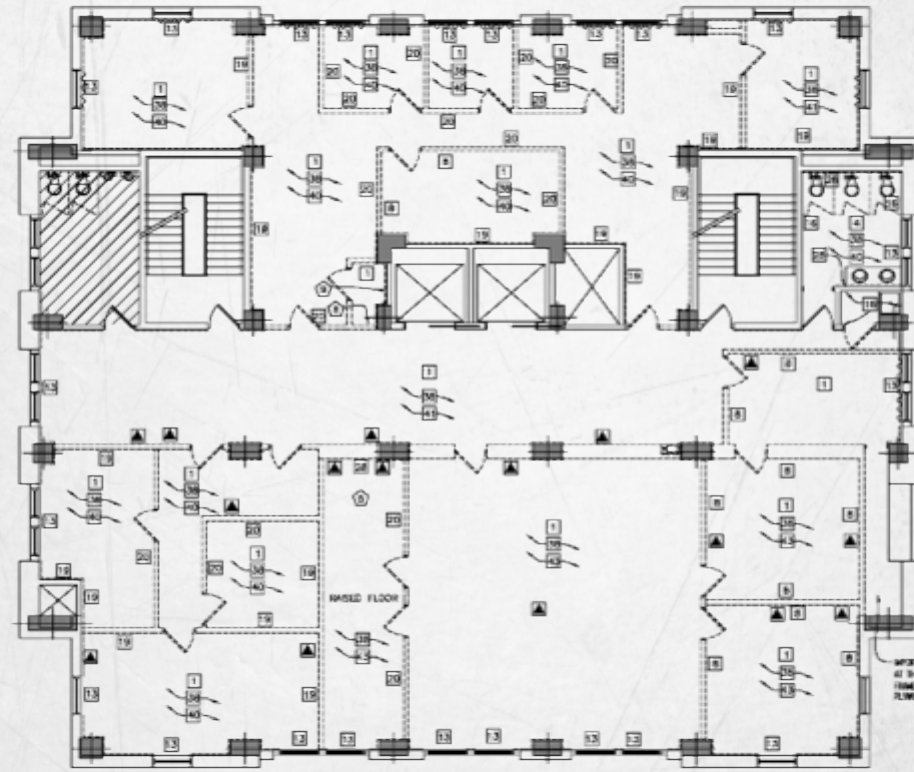
FAX: 586.573.0822

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MACOMB COUNTY

OLD COUNTY BUILDING

MARCH 20TH, 2014



ARCHITECTURAL DEMOLITION KEY

- 1 REMOVE EXISTING CHAIVETAL IN
- 2 REMOVE EXISTING WOODEN FLOOR MATERIAL
- 3 EXISTING FLOOR AND ADHESIVE
- 4 EXISTING TERRAZZO FLOOR TO R
- 5 EXISTING CERAMIC TILE FLOOR TO R
- 6 EXISTING WOOD FLOOR / WOOD IN REMOVED
- 7 EXISTING PAINTED CONDUIT TO REFER TO ELECTRICAL DRAWINGS FOR REMOVAL OF ASSOCIATED MATERIAL
- 8 REMOVE EXISTING DRYWALL BOARD ELECTRICAL DRAWINGS FOR REMOVAL OF ASSOCIATED MATERIAL
- 9 REMOVE EXISTING DRYWALL BOARD ELECTRICAL DRAWINGS FOR REMOVAL OF ASSOCIATED MATERIAL
- 10 REMOVE EXISTING DRYWALL BOARD ELECTRICAL DRAWINGS FOR REMOVAL OF ASSOCIATED MATERIAL
- 11 REMOVE EXISTING DRYWALL BOARD REMOVED ON EXISTING SOFTWARE DRAWINGS FOR REMOVAL OF ASSOCIATED MATERIAL
- 12 EXISTING PLASTER AND FINISH
- 13 EXISTING WINDOW HOOKER TO R
- 14 REMOVE EXISTING CLOSET AND
- 15 REMOVE EXISTING CHECKPOINT CO
- 16 EXISTING SCOT/ASCORBY TO R
- 17 REMOVE EXISTING STONE VENEER ASSOCIATED MATERIAL, REFER TO CONCRETE, STRUCTURAL, UTILITIES &
- 18 REMOVE EXISTING COUNTERTOPS METAL INCLUDING TO OWNER
- 19 REMOVE EXISTING WOOD PANELS WOODWORK
- 20 REMOVE EXISTING WOOD PANELS PLASTER / DRYWALL BOARD ON
- 21 REMOVE EXISTING METAL FRAME, ALL ASSOCIATED MATERIAL, REFER TO CONCRETE, STRUCTURAL, UTILITIES &
- 22 REMOVE EXISTING DOOR FRAME
- 23 EXISTING WINDOW SILL TO BE R
- 24 EXISTING CERAMIC TILE WALL TO R
- 25 EXISTING WINDOW TO REMAIN
- 26 REMOVE EXISTING PLASTIC LINEN
- 27 REMOVE EXISTING METAL WALL, R AND ALL ASSOCIATED MATERIAL
- 28 REMOVE EXISTING METAL WALL, R ATTACHED TO EXISTING SOFTWARE
- 29 REMOVE EXISTING WOOD PANEL, SUIT / WARDROBE TO REMAIN
- 30 REMOVE EXISTING PLUMBED / COMPLETE
- 31 REMOVE EXISTING DRYWALL BOARD COUNTERTOP AND ALL ASSOCIATED MATERIAL
- 32 REMOVE EXISTING WOOD PANEL, AND ALL ASSOCIATED MATERIAL
- 33 REMOVE EXISTING WOOD PANEL, EXISTING SUIT / WARDROBE TO R
- 34 REMOVE EXISTING DRYWALL BOARD EXISTING CONCRETE STRUCTURE
- 35 REMOVE EXISTING DRYWALL BOARD ASSOCIATED MATERIAL, COMPLETE
- 36 REMOVE EXISTING TUB/PAVING COMPLETE
- 37 REMOVE EXISTING WINDOW, USING TONEL DISPOSAL UNIT, SEND TO SINK/DRY WASTE DISPOSAL UNIT
- 38 REMOVE EXISTING ACoustic TILE INCLUDING SUPPLY AND RETURN DRAWINGS FOR ADDITIONAL INFO ETC
- 39 REMOVE EXISTING DRY BOARD C



SIXTH FLOOR PLAN - DEMOLITION

SCALE: 1/8" = 1'-0"

Old County Building Update: Sump Pump Installation To Remove Ground Water



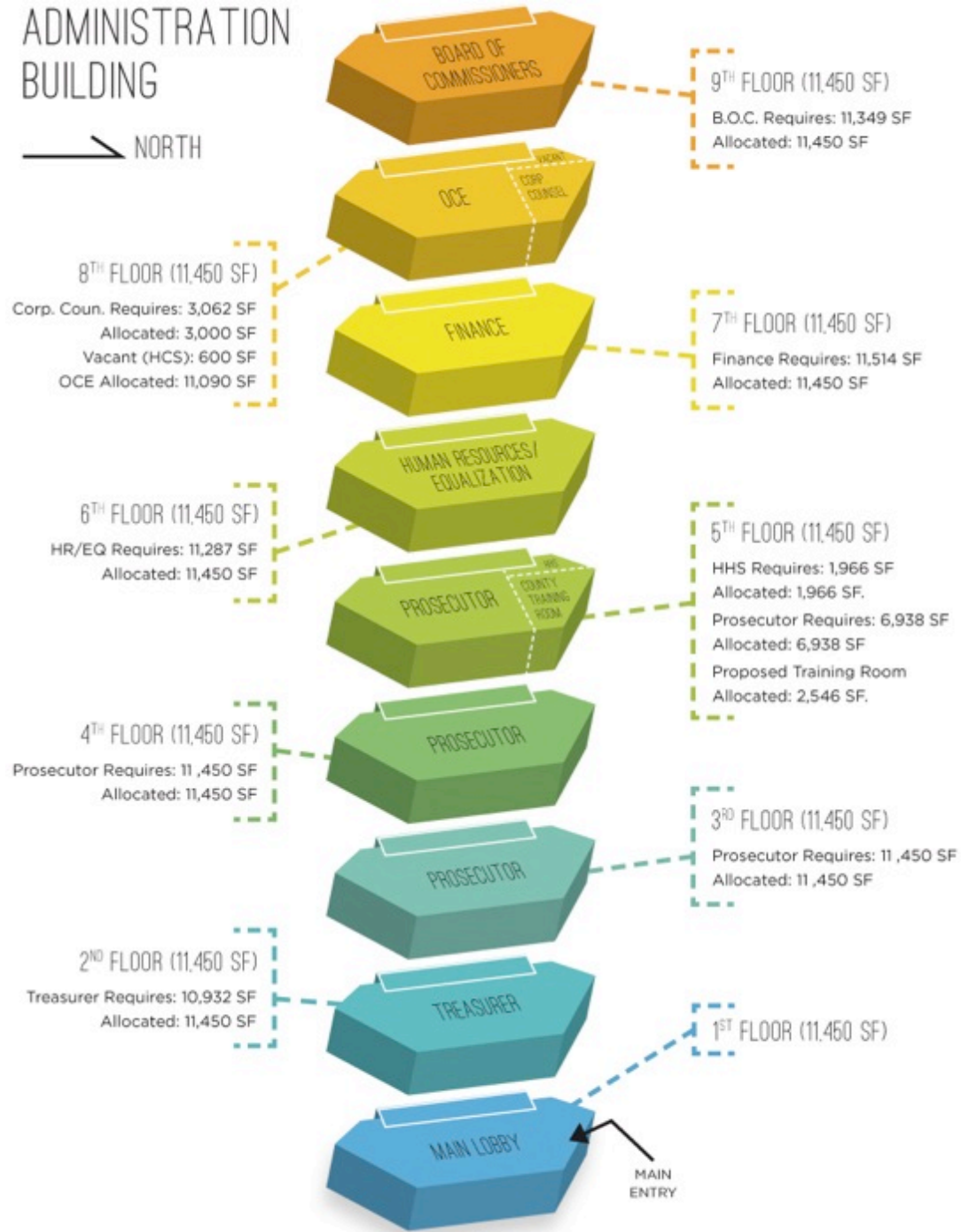
Old County Building Update: Sump Pump Installation To Remove Ground Water



Old County Building Update: Sump Pump Installation To Remove Ground Water



ADMINISTRATION BUILDING



Macomb County - Central Campus Study
 Conceptual Cost Estimate
 Administration Building

Specification Factor = 1.000 Cost Data
 Geographic Factor = 1.000 Detroit, MI
 Cost Escalation Factor = 1.000 4th Quarter 2013

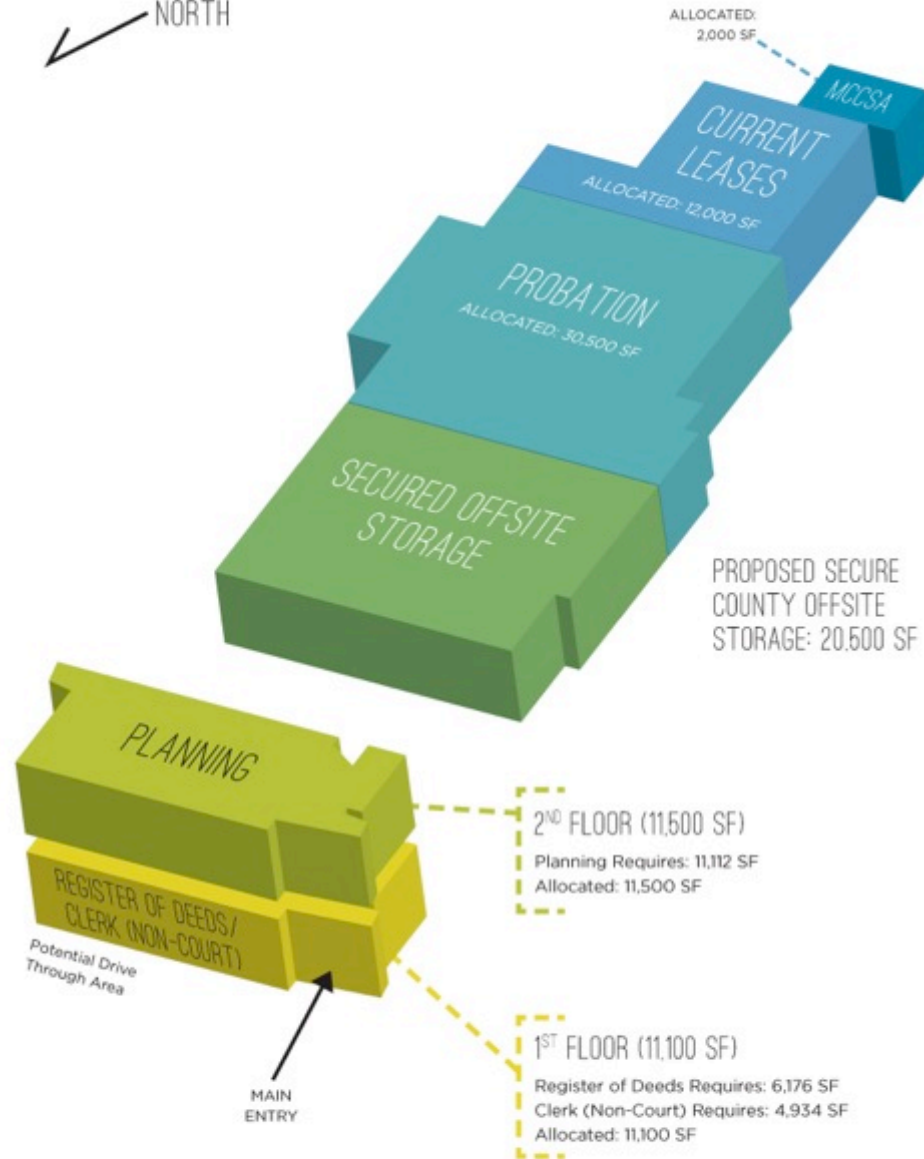
Line No.	Program Area	Area Required 11,450 GSF per floor	Unit	No. of Units Required	Base Unit Cost (\$)	Effective Program Area Cost (\$)
1						
2	Interior Building Support Office & Storage Room Renovations					
3	Demolition	68,700	SF	1	\$4.00	\$274,800
4	Rough Framing / Wall Partitions / Drywall	68,700	SF	1	\$5.00	\$343,500
5	Ceilings / Acoustical Tile	68,700	SF	1	\$4.00	\$274,800
6	Finishes - Mid Level Flooring/Painting	68,700	SF	1	\$12.00	\$824,400
7	Glass / Doors / Hardware	68,700	SF	1	\$5.00	\$343,500
8	Mechanical	68,700	SF	1	\$9.00	\$618,300
9	Electrical	68,700	SF	1	\$11.00	\$755,700
10	Plumbing	68,700	SF	1	\$8.00	\$549,600
11	Fire Protection	68,700	SF	1	\$2.00	\$137,400
12	FA / Low Voltage / Cable & Pathway	68,700	SF	1	\$3.00	\$206,100
13	Miscellaneous Renovations - flrs 1,2 and 8 (allowance)	34,350	SF	1	\$5.00	\$171,750
13	Subtotal				\$68.00	\$4,499,850
14						
15						
16	Building Renovation Hard Cost Project Sub Total					\$ 4,499,850
17						
18	Building Renovation Hard Cost Project Sub Total					\$ 4,499,850
19	Building Project Contingency:	5.00%	Of Building & Site Budget			\$224,993
20	Design Project Contingency:	3.00%	Of Building & Site Budget			\$134,996
21	Contractors General Conditions, Support Services and Fee	9.00%	Of Building & Site Budget			\$404,987
22	Performance & Payment Bonds	1.00%	Of Building & Site Budget			\$44,999
23	Architect/Engineer Fees and Costs:	7.00%	Of Building & Site Budget			\$314,990
24						
25	BUILDING AND SITE GRAND TOTAL:					\$ 5,624,813
26	Loose Furnishing and Equipment Cost:	\$15	per sq. ft. of renovated space			\$ 1,030,500
27	Building Permits & Inspection Fees:	1.25%	Of Building & Site Budget			\$ 70,310
28	Program Manager	1.50%	Of Building & Site Budget			\$ 84,372
29	Site Acquisition:	0.00%	Of Building & Site Budget			\$0
30	PROJECT TOTAL:					\$ 6,809,995
31	Financing & Capitalized Interest:		of Project Total			\$0
32	Legal & Accounting Costs & Fees, etc.:		of Project Total		\$0	\$0
33	Marketing Costs		of Project Total		\$0	\$0
34	PROJECT GRAND TOTAL:					\$99.13 \$ 6,809,995

ASSUMPTIONS

This estimate is based on a total gut and replacement of floors 3 thru 7 and 9th only - per space program
 Existing floors 1, 2, and 8 are to remain as is - only miscellaneous renovations are figured as an allowance
 Miscellaneous renovations to floors 1,2 and 8 refers to work that may be incurred due to construction on floors 2-7 and 9.
 Demolition assumes vertical material handling (exterior chute)
 GC % assumes fire watch, security and vertical transport.
 No Exterior façade work is planned for within this budget
 All existing infrastructure M/E/P main systems are to remain as is - this estimate assumes that rework & relocation of existing branch systems only
 Electrical number assumes no additional emergency standby power need and minimum additional floor outlets
 This conceptual proposal includes a mid level finish plan for all interior



TALMER BANK BUILDING



Macomb County - Central Campus Study
Conceptual Cost Estimate
Talmer Bank Building

Specification Factor = 1.000 Cost Data
Geographic Factor = 1.000 Detroit, MI
Cost Escalation Factor = 1.000 4th Quarter 2013

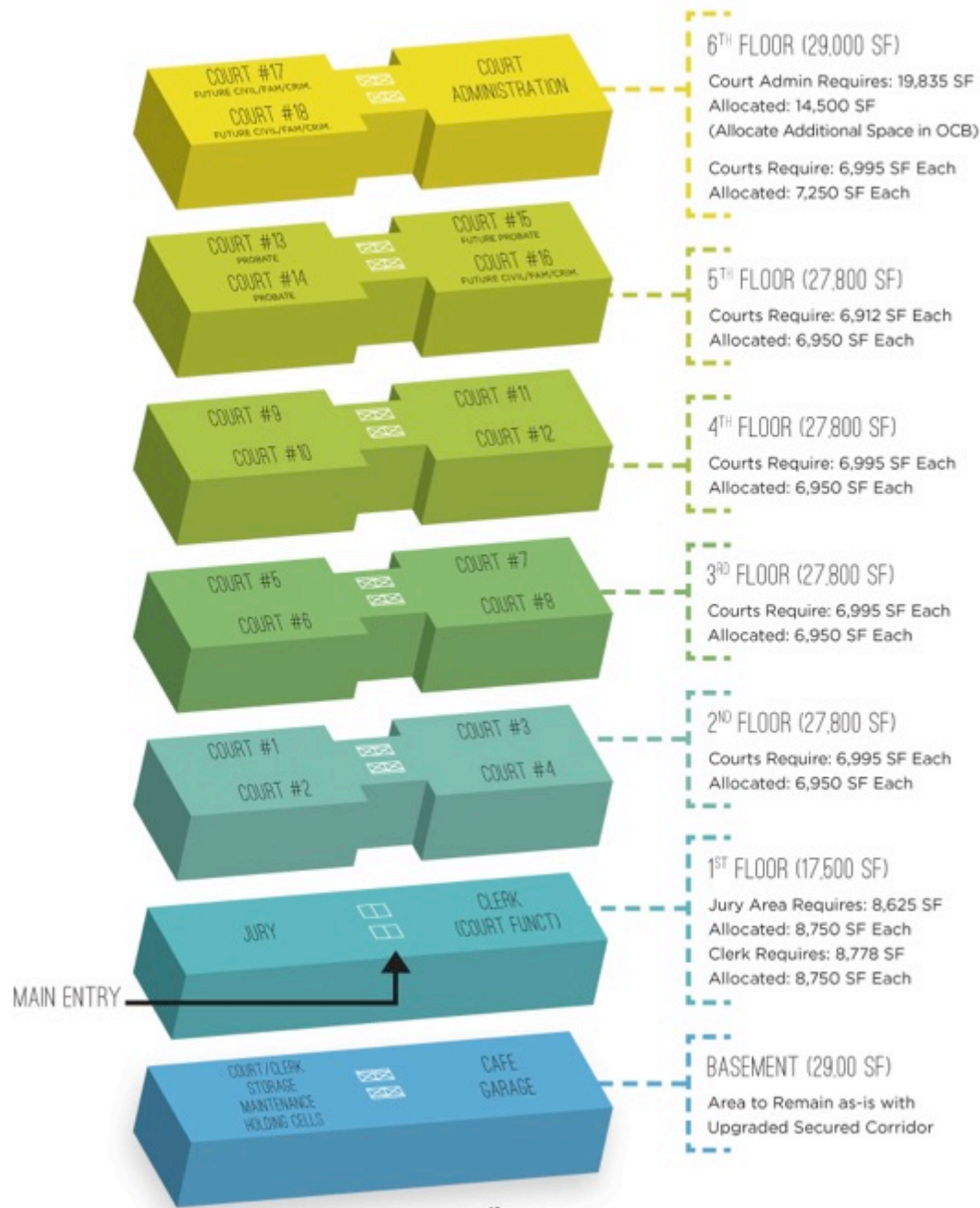
Line No.	Program Area	Area Required	Unit	No. of Units Required	Base Unit Cost (\$)	Effective Program Area Cost (\$)
Interior Building Office Renovations						
	Demolition	22,600	SF	1	\$3.00	\$67,800
	Rough Framing / Wall Partitions / Drywall	22,600	SF	1	\$5.00	\$113,000
	Ceilings / Acoustical Tile	22,600	SF	1	\$4.00	\$90,400
	Finishes - Mid Level Flooring/Painting	22,600	SF	1	\$12.00	\$271,200
	Glass / Doors / Hardware	22,600	SF	1	\$5.00	\$113,000
	Mechanical	22,600	SF	1	\$9.00	\$203,400
	Electrical	22,600	SF	1	\$12.00	\$271,200
	Plumbing	22,600	SF	1	\$8.00	\$180,800
	Fire Protection	22,600	SF	1	\$2.00	\$45,200
	FA / Low Voltage / Cable & Pathway	22,600	SF	1	\$3.00	\$67,800
	Subtotal				\$63.00	\$1,423,800
Building Renovation Hard Cost Project Sub Total						\$ 1,423,800
Building Renovation Hard Cost Project Sub Total						\$ 1,423,800
	Building Project Contingency:			5.00%	Of Building & Site Budget	\$71,190
	Design Project Contingency:			3.00%	Of Building & Site Budget	\$42,714
	Contractors General Conditions, Support Services and Fee			7.50%	Of Building & Site Budget	\$106,785
	Performance & Payment Bonds			1.00%	Of Building & Site Budget	\$14,238
	Architect/Engineer Fees and Costs:			7.00%	Of Building & Site Budget	\$99,666
BUILDING AND SITE GRAND TOTAL:						\$ 1,758,393
	Loose Furnishing and Equipment Cost:			\$15	Per sq. ft. of renovated space	\$ 339,000
	Building Permits & Inspection Fees:			1.25%	Of Building & Site Budget	\$ 21,980
	Program Manager			1.50%	Of Building & Site Budget	\$ 26,376
	Site Acquisition:			0.00%	Of Building & Site Budget	\$0
PROJECT TOTAL:						\$ 2,145,749
	Financing & Capitalized Interest:				of Project Total	\$0
	Legal & Accounting Costs & Fees, etc.:				of Project Total	\$0
	Marketing Costs				of Project Total	\$0
PROJECT GRAND TOTAL:						\$94.94 \$ 2,145,749

ASSUMPTIONS

This estimate is based on a total gut and replacement of the 1st and 2nd floor
GC % assumes standard construction - no fire watch or vertical material handling
No Exterior façade work is planned for within this budget
All existing infrastructure M/E/P main systems are to remain as is - this estimate assumes that rework & relocation of existing branch systems only
This conceptual proposal includes a Mid to High level finish plan for all interior



COURT BUILDING



Macomb County - Central Campus Study
 Conceptual Cost Estimate
 16th Circuit Court Building

Specification Factor = 1.000 Cost Data
 Geographic Factor = 1.000 Detroit, MI
 Cost Escalation Factor = 1.000 4th Quarter 2013

Line No.	Program Area	Area Required	Unit	No. of Units Required	Base Unit Cost (\$)	Effective Program Area Cost (\$)
1						
2	Interior Building Support Office / Court Room Renovations					
3	Demolition	73,000	SF	1	\$4.00	\$292,000
4	Rough Framing / Wall Partitions / Drywall	73,000	SF	1	\$5.00	\$365,000
5	Ceilings / Acoustical Tile	73,000	SF	1	\$3.00	\$219,000
6	Finishes - Office Mid Level - Flooring/Painting	31,500	SF	1	\$12.00	\$378,000
7	Finishes - Court High Level - Flooring/Painting	42,500	SF	1	\$21.00	\$892,500
8	Glass / Doors / Hardware	73,000	SF	1	\$5.00	\$365,000
9	Mechanical	73,000	SF	1	\$12.00	\$876,000
10	Electrical - Includes Higher End Fixtures	73,000	SF	1	\$13.00	\$949,000
11	Plumbing	73,000	SF	1	\$8.00	\$584,000
12	Fire Protection	73,000	SF	1	\$5.00	\$365,000
13	FA / Low Voltage / Cable & Pathway	73,000	SF	1	\$5.00	\$365,000
14	Miscellaneous Renovations - flrs 2-4 (allowance)	83,400	SF	1	\$5.00	\$417,000
14	Subtotal				\$93.00	\$6,067,500
15						
16						
17	Building Renovation Hard Cost Project Sub Total					\$ 6,067,500
18						
19	Building Renovation Hard Cost Project Sub Total					\$ 6,067,500
20	Building Project Contingency:	5.00%	Of Building & Site Budget			\$303,375
21	Design Project Contingency:	3.00%	Of Building & Site Budget			\$182,025
22	Contractors General Conditions, Support Services and Fee	9.00%	Of Building & Site Budget			\$546,075
23	Performance & Payment Bonds	1.00%	Of Building & Site Budget			\$60,675
24	Architect/Engineer Fees and Costs:	7.00%	Of Building & Site Budget			\$424,725
25						
26	BUILDING AND SITE GRAND TOTAL:					\$ 7,584,375
27	Loose Furnishing and Equipment Cost:	\$15	Per sq. ft. of renovated space			\$ 1,095,000
28	Building Permits & Inspection Fees:	1.25%	Of Building & Site Budget			\$ 94,805
29	Program Manager	1.50%	Of Building & Site Budget			\$ 113,766
30	Site Acquisition:	0.00	Of Building & Site Budget			\$0
31	PROJECT TOTAL:					\$ 8,887,945
32	Financing & Capitalized Interest:		of Project Total			\$0
33	Legal & Accounting Costs & Fees, etc.:		of Project Total			\$0
34	Marketing Costs		of Project Total			\$0
35	PROJECT GRAND TOTAL:				\$121.75	\$ 8,887,945

ASSUMPTIONS

This estimate is based on a total gut and replacement of floors 1st, 5th, and 6th only - per space program
 Existing floors 2-4 are to remain as is - only miscellaneous renovations are figured as an allowance
 Miscellaneous renovations to floors 2-4 refers to work that may be incurred due to construction on floors 1, 5 and 6
 Demolition assumes vertical material handling (exterior chute)
 GC % assumes fire watch, security and vertical transport
 No Exterior façade work is planned for within this budget
 All existing infrastructure M/E/P main systems are to remain as is - this estimate assumes that rework & relocation of existing branch systems only
 This conceptual proposal includes a mid & high level finish plan for all interior as indicated





Summary of 5-Year Capital Improvement Plan Items Intersecting w/ Downtown Campus Renovations

Lynn Arnott-Bryks – Director, Facilities & Operations

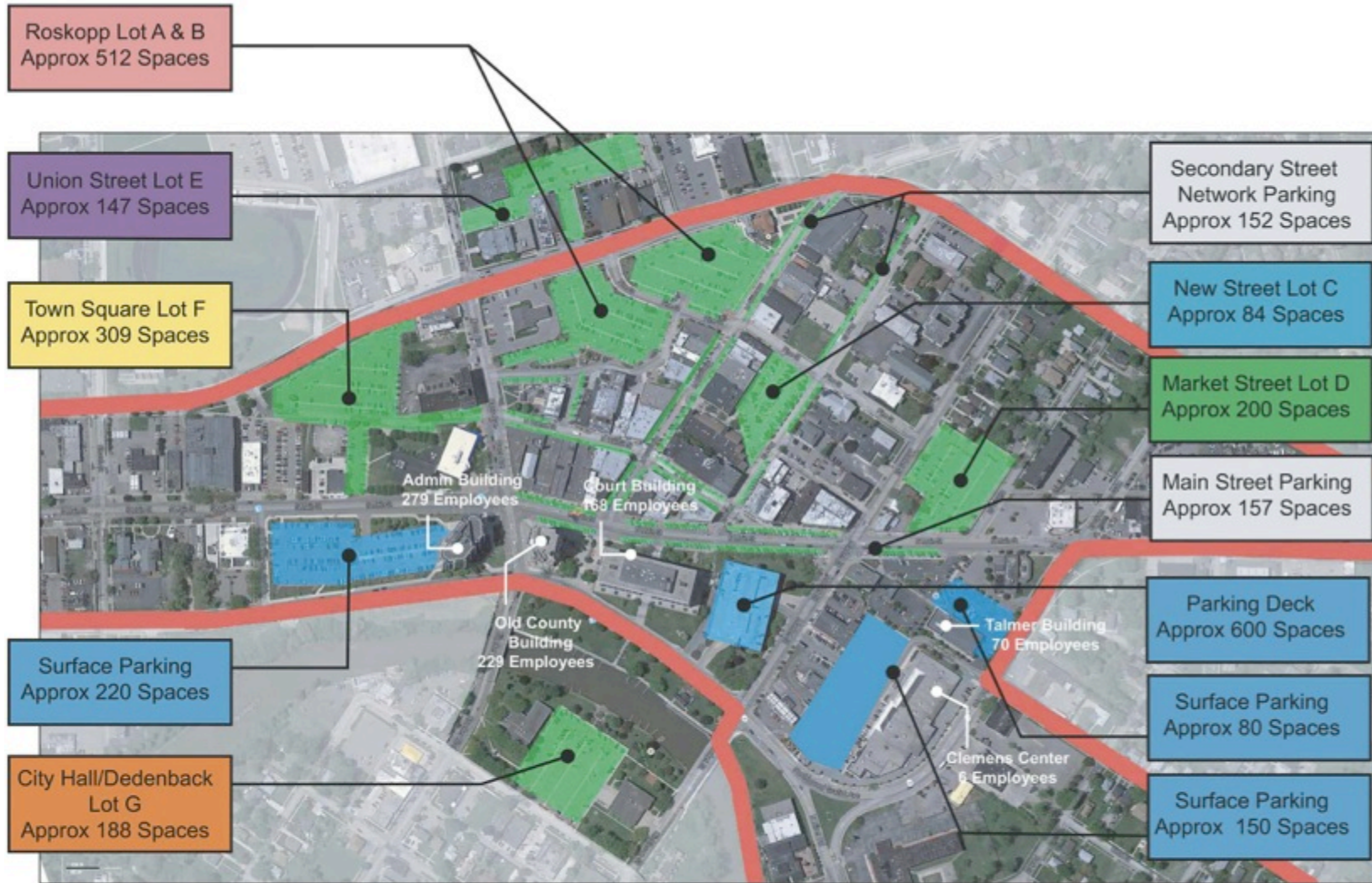
Summary of 5-Year Capital Improvement Plan (CIP) Items Intersecting with Downtown Campus Renovations

Projects	Cost
County Building Chiller Replacement	\$400,000
County Building – Freight Elevator Replacement	\$110,000
Probate Court Deck and Egress Component Replacement	\$200,000
Court Building Capital Improvements	\$1,800,000
Clemens Center Capital Improvements	\$650,000
TOTAL:	\$3,160,000

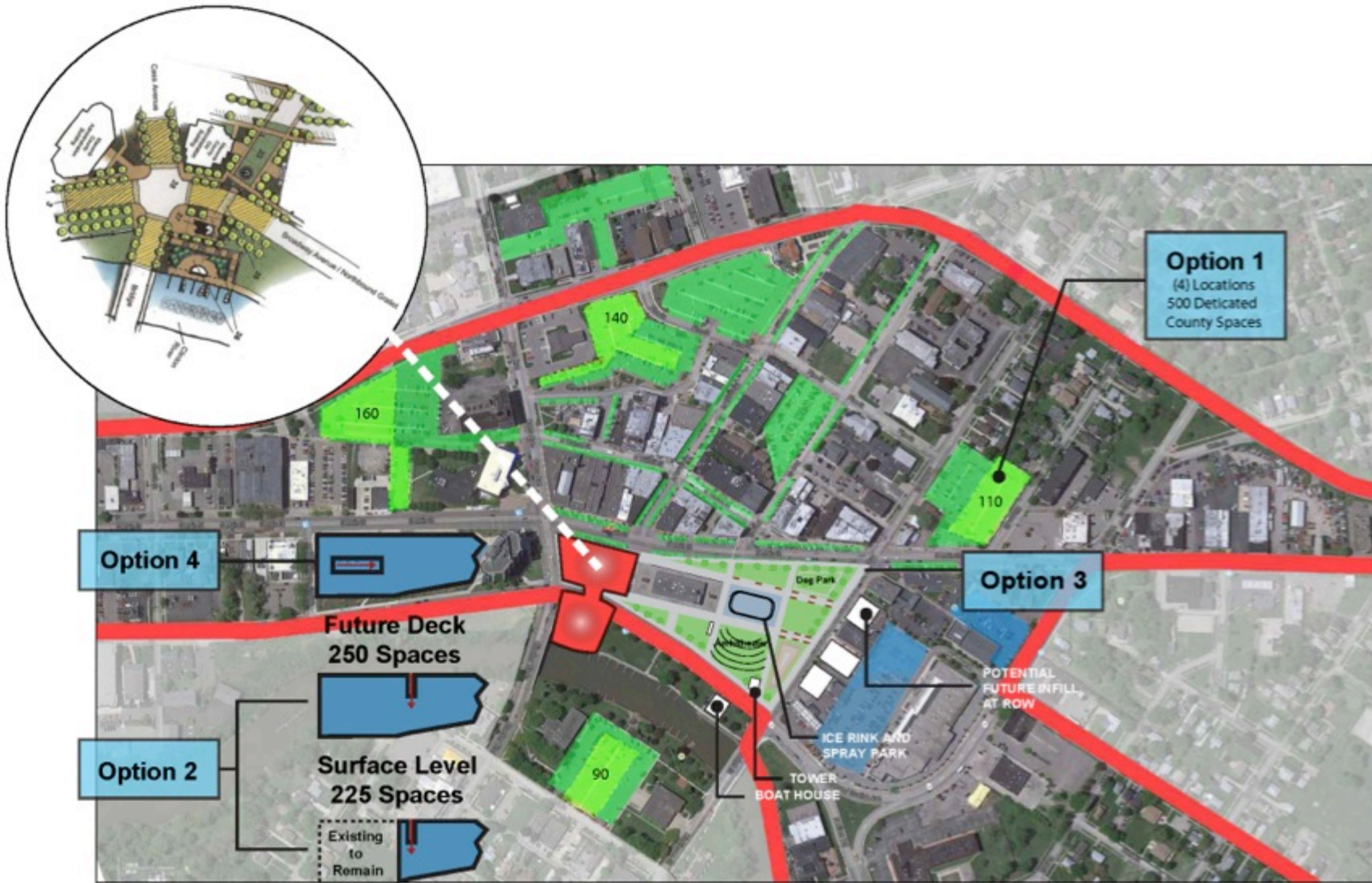


Proposal of Mount Clemens Parking Availability

David Gassen – Partners In Architecture, Mount Clemens DDA



County Existing Parking Approx 1132 Spaces	City Existing Parking Approx 1440 Spaces
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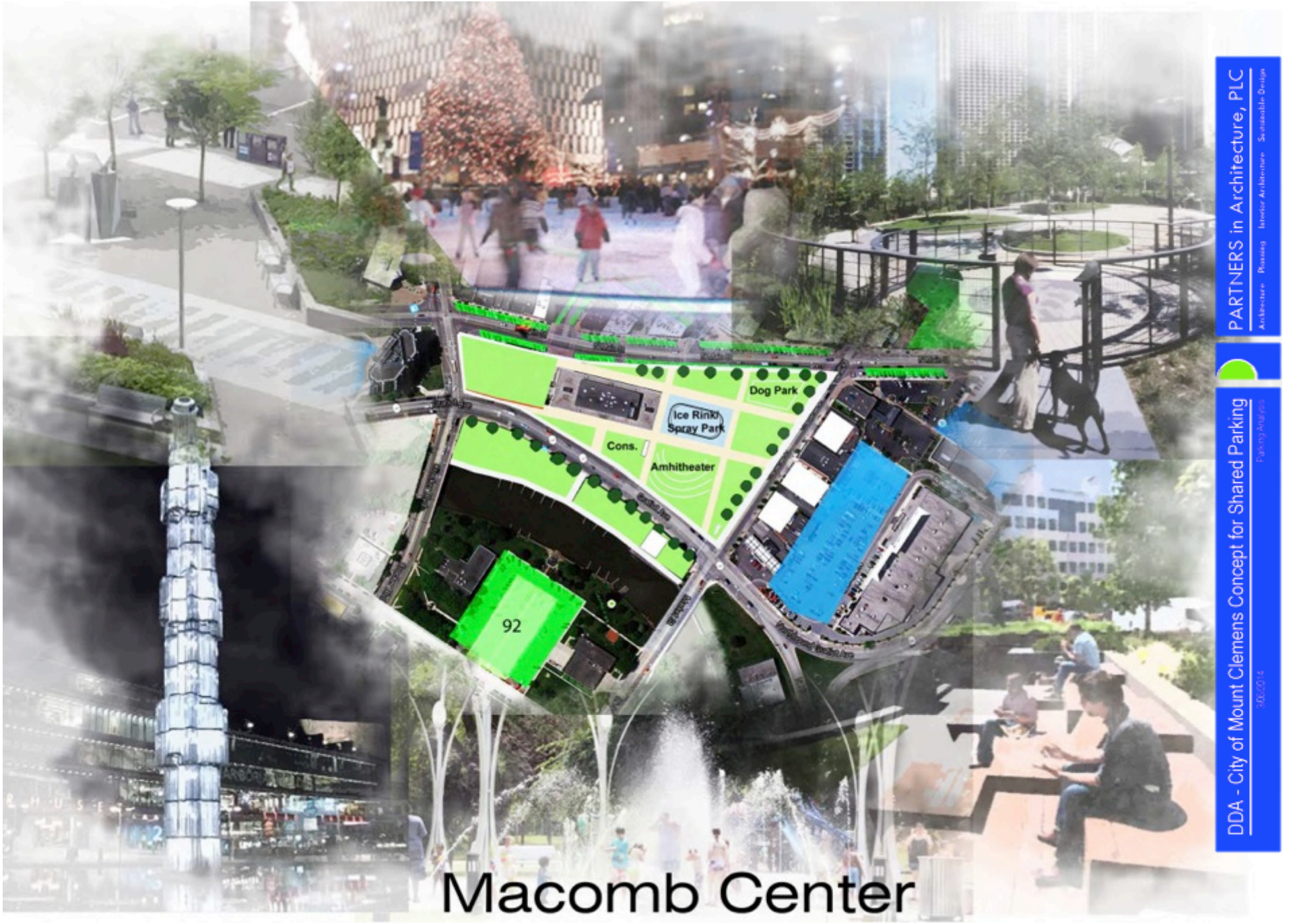


Covered Surface
125 Spaces = Total
600 Spaces



PARTNERS in Architecture, PLC
 Architecture Planning Interior Architecture Sustainable Design

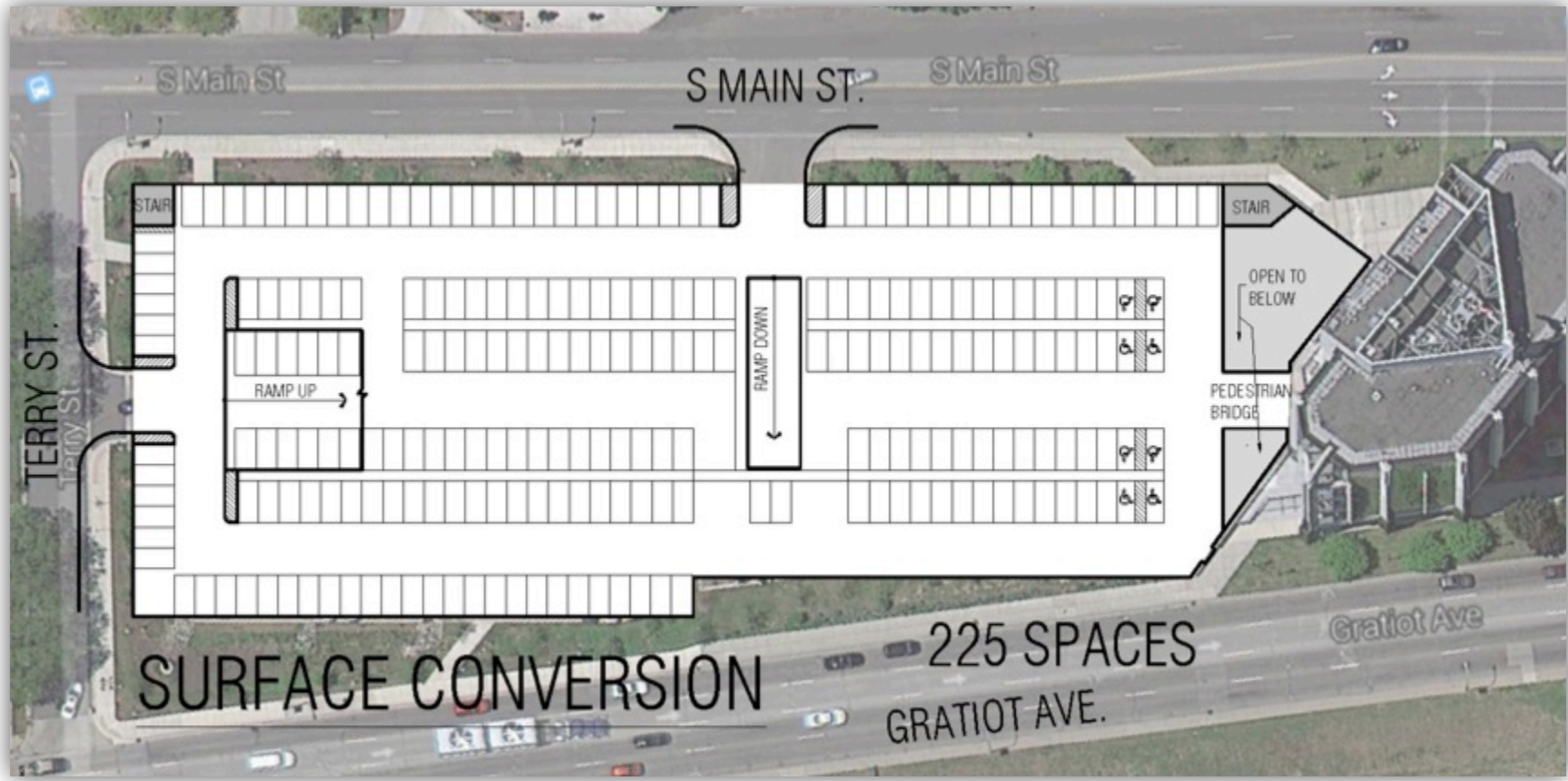
DDA - City of Mount Clemens Concept for Shared Parking
 Parking Analysis
 10/2014

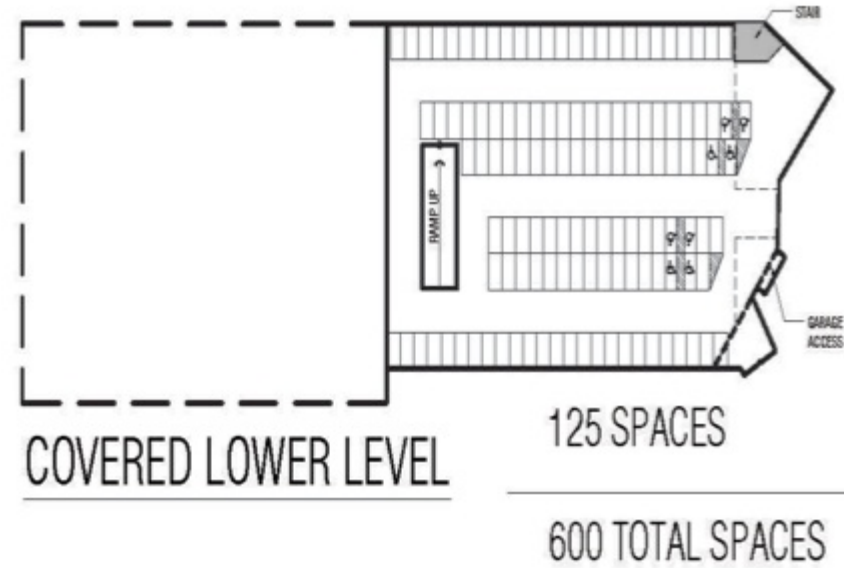
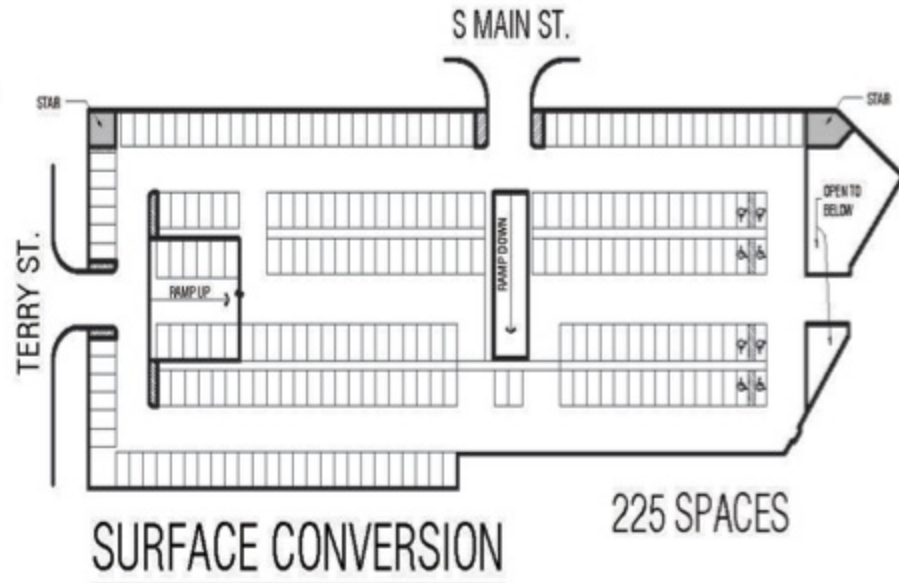
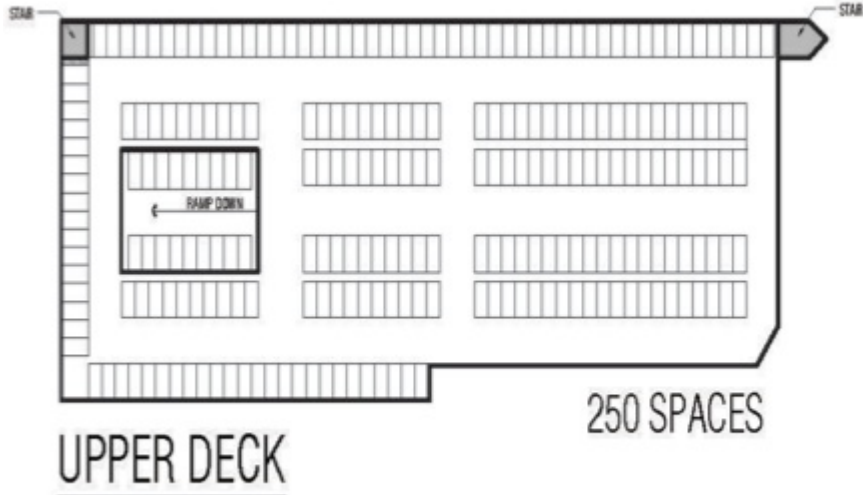


Macomb Center

PARTNERS in Architecture, PLC
Architecture Planning Interior Architecture Sustainable Design

DDA - City of Mount Clemens Concept for Shared Parking
Planning Analysis 3.0.2014





DOWNTOWN MOUNT CLEMENS PARKING MATRIX					
PARKING TYPE	PARKING AVAILABLE	AVERAGE USE	PARKING UTILIZATION	BALANCING FACTOR	MODIFIED UTILIZATION
CITY SURFACE LOTS		(BASED ON PHOTOS)	RATES	25%	RATES
Lot A & B Roskopp Municipal Parking (Red Lot)	512	140	30%	175	37%
Lot C New Street Municipal Parking (Blue Lot)	84	60	70%	75	88%
Lot D Market Street Municipal Parking (Green Lot)	200	30	15%	37.5	20%
Lot E Union Street Municipal Parking (Purple Lot)	147	35	20%	43.75	25%
Lot F Town Square Municipal Parking (Yellow Lot)	309	104	35%	130	43%
Lot G City Hall or Dedenback Municipal Parking (Orange Lot)	188	45	25%	56.25	30%
TOTAL	1440	414	30%	517.5	37%

CITY STREET PARKING	PARKING AVAILABLE	AVERAGE USE	PARKING UTILIZATION		
Main Street	157	150	100%		
Secondary Street Network	152	128	84%		
TOTAL	309	278	90%		

COUNTY / CITY PARKING SHARED USE POTENTIAL			PARKING UTILIZATION	BALANCING FACTOR INCLUDED	MODIFIED UTILIZATION INCLUDED
City Spaces Anticipated for County Use	500	915	63%	1017	70%
City Spaces Available for County Use Maximized	780	1195	82%	1297	90%



COUNTY PARKING LOTS	PARKING AVAILABLE	AVERAGE USE	PARKING UTILIZATION	EMPLOYEES	FUTURE GROWTH 15% (EST.)
Court Building (Parking Garage)	600	390 (EST.)	65% (EST.)	168	193
Old County Building	0	0	0	229	263
Administration Building	245	170	70%	279	321
Talmer Building	80	40	50%	70	81
Clemens Center	207	150	70%	6	7
TOTAL	1132	750	66%	752	865

ASSUMPTIONS & POTENTIAL COST SCENARIOS	CIP COST	ANNUAL OPERATIONAL EXPENSE	ANNUAL REVENUE	COST PER SPACE OVER 35 YEARS
OPTION 1 County utilizes city parking as shared resource	\$0	\$130,000	\$0	\$9,100
OPTION 2 County creates covered parking at Administration Building & expands to 350	\$6,000,000	\$175,000	\$125,000	\$42,000
OPTION 3 County Demolishes existing garage and creates "Macomb Center"	\$3,000,000	\$0	\$0	
OPTION 4 County adds Deck (600 total) parking & creates additional covered parking at admin. building	\$4,000,000	\$125,000	\$50,000	\$44,000
TOTAL	\$13,000,000	\$130,000 / or \$265,000	\$150,000	\$15,000 / or \$43,000 (Deck)
COMPARISON TO NEW PARKING GARAGE (600 SPACES)	\$20,000,000	\$300,000	\$150,000	\$75,000 (Garage)

CONSIDERATIONS:

1. First cost for Macomb Center development by County with annual operation expenses by City.
2. County parking in city lots to be designated for individual County staff.
3. Figures Shown are Approximate.
4. Recommend parking study or possibly use a previous study (Include Jury Days).



Next Steps

Mark Deldin – Deputy Executive, Office of County Executive

Next Steps

- OCE sent out RFP for Program Manager Services – **IN PROGRESS**
- OCE to submit recommendation on Downtown Campus Renovation Project funding proposal (By end of April)
- OCE to recommend Program Manager and send to BOC (Beginning of May)
- Sheriff to submit proposal to conduct feasibility study for new County Jail
 - Board of Commissioners to provide input on items to be considered for the feasibility study by 3/25 (Tuesday)
- Establish work group consisting of BOC, OCE, Treasurer, and other external experts to outline options for Retiree Health Care liabilities
- OCE to recommend 2014 commitments to items listed in the 5-Year Capital Improvement Plan (Infrastructure and Technology)