

Development Services Center



It's real.



Problems w/ Existing Facility

- Not Customer-Friendly
 - Located on 2nd Floor – No Direct Access to Service
 - No Lobby or Waiting Area for Customers
 - No Public Areas to Meet w/ Customers
- Limited Space
 - Shared Offices
 - Offices Located in Basement & Hallways
 - No Space for Growth (New Employees)
 - Shared Conference Room w/ all of City Hall
 - Need to Consolidate Services to One Area
 - Desire to Create a One-Stop Shop for Development
- Need for Increased Security
 - High Volume of Customers
 - Police Dept. Called for Irate Customers
 - Need Increased Security for Staff



Benefits to Staying Downtown



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- Proximity to City Hall
 - Customer Convenience
 - Staff Coordination
- Keeps activity in Downtown
 - City continues efforts to maintain a center of economic and civic activity downtown
 - Location is in line with comprehensive and thoroughfare plan.
 - Staff & customers
- Centralized Location for Field Personnel
 - Saves time, mileage, and gas
- Proximity to County Offices
 - Customer Convenience
- Existing Building & Parking Areas
 - Shorter Construction Time
 - Saves costs on engineering & landscaping
- Renovation of Vacant Building
 - Reinvestment in the Downtown Historic District



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	<u>TSG (Original)</u>	<u>TSG (w/ cuts)</u>	<u>Third-Party</u>
Misc. Abatement/Demolition	\$50,000	\$50,000	\$46,098
General Interior Building Renovation	\$1,313,000	\$1,313,000	\$1,275,038
Exterior Building Renovations	\$175,000	\$175,000	\$164,319
Misc. Structural Modifications	\$125,000	\$100,000	\$110,000
Roof	\$155,000	\$12,000	\$13,200
Misc. Sitework	\$131,000	\$75,000	\$82,500
Contingency	<u>\$221,000</u>	<u>\$212,534</u>	<u>\$277,862</u>
Total Construction Cost:	\$2,170,000	\$1,937,534	\$1,969,016
Construction Cost Per Sq Ft	\$214.85	\$191.84	\$194.95
IT/AV/Security	\$185,000	\$150,000	\$165,000
Furniture	\$185,000	\$150,000	\$165,000
Landscaping	\$30,000	\$15,000	\$16,500
	\$2,570,000	\$2,252,534	\$2,315,516
A&E	\$295,000	\$257,000	\$257,000
Add'l Reimbursable Expenses	<u>\$35,000</u>	<u>\$15,000</u>	<u>\$15,000</u>
Subtotal:	\$330,000	\$272,000	\$272,000
Total Estimated Project Cost:	\$2,900,000	\$2,509,534	\$2,572,516
<i>(Project Cost w/o Landscaping)</i>	\$2,540,000	\$2,237,534	\$2,299,016
A&E Fees as Percentage of Project	13%	12%	12%

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Typical Fee Range
as % of construction cost

Scope of Design Services

Baseline **Standard** Comprehensive

Construction & Design Quality

Economy **Average** Superior Highest Level Full-Service Fees

Office Buildings, Low-Rise

(1 to 3 Stories)

New Construction 6.6 - 11.8% 6.6% 8.4% 11.8% 11.8 - 13%

Typical construction cost range: \$90 to \$235

Average cost: \$135 sq. ft. (not including sitework)

Typical range of building sizes: 18,000 - 110,000 sq. ft.

Average size: 48,000 sq. ft.

Office Buildings, Mid-Rise

(4 to 10 Stories)

New Construction 6 - 11.5% 6% 8.2% 11.5% 11.5 - 13.5%

Typical construction cost range: \$84 to \$239

Average cost: \$127 sq. ft. (not including sitework)

Typical range of building sizes: 45,000 - 200,000 sq. ft.

Average size: 142,000 sq. ft.

Office Buildings, High-Rise

(11 Stories & Up)

New Construction 6.2 - 10.5% 6.2% 8.8% 10.5% 10.5 - 13%

Typical construction cost range: \$82 to \$232 sq. ft.

Average cost: \$138 sq. ft. (not including sitework)

Typical range of building sizes: 70,000 - 303,000 sq. ft.

Average size: 195,000 sq. ft.

Office Buildings

Renovation/Additions 10 - 15.8% 10% 13.6% 15.8% 15.8 - 18%

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Schematic Design (10%)		Estimate
Phase Total		\$25,700.00
Architectural		\$12,850.00
Structural		\$5,782.50
MEP		\$5,782.50
Interiors / Furniture		\$1,285.00
Design Development (15%)		Estimate
Phase Total		\$38,550.00
Architectural		\$19,275.00
Structural		\$8,673.75
MEP		\$8,673.75
Interiors / Furniture		\$1,927.50
Construction Documents (55%)		Estimate
Phase Total		\$141,350.00
Architectural		\$70,675.00
Structural		\$31,803.75
MEP		\$31,803.75
Interiors / Furniture		\$7,067.50
Bidding (5%)		Estimate
Phase Total		\$12,850.00
Architectural		\$6,425.00
Structural		\$2,891.25
MEP		\$2,891.25
Interiors / Furniture		\$642.50
Construction Administration (15%)		Estimate
Phase Total		\$38,550.00
Architectural		\$19,275.00
Structural		\$8,673.75
MEP		\$8,673.75
Interiors / Furniture		\$1,927.50
Total AE Fee		\$ 257,000.00