

2012 - 2013

**County Office Expansion - Potential Estimated Options**

<b>Option #1</b>	
<b>Purchase Briel Building</b>	19,000 square feet in total
Purchase of Property	\$ 2,000,000.00
Reduces Annual Rent for PA	\$ (120,000.00)
Renovation BBldg	\$ 180,000.00
Renovation/Expand Tax Office	\$ 100,000.00
Moving Expenses	\$ 10,000.00
Cubicles/Furniture	\$ 25,000.00
	<u>\$ 2,195,000.00</u>
Move Assessor to BBldg	
Move CC to BBldg	+ Close proximity to other Co. offices for public
Increase size of Tax Office	+ Expands all offices that need additional space
	No parking for employees/public; Ees need to utilize current parking lot
Expand County Clerk	- Additional \$\$ are needed beyond purchase to retro fit our needs
	- Basement isn't the most suitable long term for daily office activities
	- PA Office occupys approx. 5700 sq. ft
	Short Term
	Solution

<b>Option #2</b>			
<b>Purchase Ramey Building</b>	8,061 sq feet bottom floor - finished	\$	380,000.00
Renovation of existing offices	4,800 sq feet top floor - not finished	\$	60,000.00
Renovation of roof		\$	60,000.00
Renovation of upper floor		\$	750,000.00
Renovation/Expand Tax Office		\$	100,000.00
Moving Expenses		\$	10,000.00
Cubicles/Furniture		\$	25,000.00
		\$	1,385,000.00
Move PA to bottom floor			
Move Assessor to R Bldg - Top			
Move CC to R Bldg - Bottom			
Increase size of Tax Office			
Expand County Clerk			
	+	Close proximity to other Co. offices for public	
	+	Expands all offices needing additional space	
		Limited parking for employees/public; Ees need to	
	-	utilize current parking lot	
		Additional \$\$ are needed beyond purchase price to	
	-	retro fit our needs	
	-	Additional \$\$ are needed to renovate top floor	
	+	Roof needs immediate repairs	
		Could utilize top floor for Prosecuting Attorney	
	+	offices	
		Prosecuting Attorney's office would need to move	
	-	for the 2nd time	
			Long Term
			Solution

<b>Option #3</b> <b>Create Bldg Addition to Smoot</b> Moving Expenses Cubicles/Furniture  Move Tax office to new bldg Leave CC Leave Assessor but expand to tax office Leave County Clerk		2000sq ft x \$15 Demo x \$195 new constrn	\$	420,000.00
			\$	10,000.00
			\$	25,000.00
			\$	455,000.00
		Demolish current building/leave face		
		2,500 square feet		
		Develop 2 floors/elevator		
		Connects Mason/Smoot/Tax office		
		New/updated facility		
	+	Close proximity to other Co. offices for public		
	+	Expands all offices that need additional space		
				Only addresses
		Not enough space to house Prosecuting Attorney -		
	-	Will need to continue paying rent to Briel Bldg		2000 sq ft
	+	Utilizes current parking lot/buildings.		

<b>Option #4</b> <b>Lease/Buy APU Buildings</b>		They are currently leasing buildings; not for sale	\$	-
			\$	-

<b>Option #5</b> <b>Purchase Stephenson Bldg</b> Design/All new interior construction/elevator Renovation of Mason Bldg Moving Expenses Cubicles/Furniture  Move Mason Bldg ees into Stephens Move everyone downtown into Mason Bldg	12,000 sq feet	\$ 650,000.00	
		\$ 1,500,000.00	
		\$ 300,000.00	
		\$ 50,000.00	
		\$ 50,000.00	
		<u>\$ 2,550,000.00</u>	
	Moves Mason ees for the convenience of public to have one source service downtown		
	- Big disruption to majority of offices		Most Disruptive
	- Not enough space to house Prosecuting Attorney - Will need to continue paying rent to Briel Bldg		
	+ Expands all offices that need additional space		
	- Not enough space to house Prosecuting Attorney - Will need to continue paying rent to Briel Bldg		

<b>Option #6</b> <b>Purchase Crawford Bldg</b> Renovation to retro fit Moving Expenses Cubicles/Furniture		\$ 2,000,000.00	
		\$ 250,000.00	
		\$ 10,000.00	
		\$ 25,000.00	
		<u>\$ 2,285,000.00</u>	
	Not sure they would be interested in selling at this point with good tenant in bldg		
	+ Connects to Judicial Bldg		

<b>Option #7</b> Sell Smoot Building	- Interfers with original goal to own the block	\$ (175,000.00)
<b>Option #8</b> Sell Hunter House	- Would sell for less than we paid	\$ (300,000.00)
	- Would not include Maintenance Bldg. New deed to be developed	

**Option A**

Reconstruct top floor of Judical Bldg to increase 6570 sq. feet; 2 Court Rooms; Furniture	6570 x \$95	\$ 624,150.00
		\$ 100,000.00
		<u>\$ 724,150.00</u>