

# Sheriffs Operations Center (Former Hospital Patient Wings)



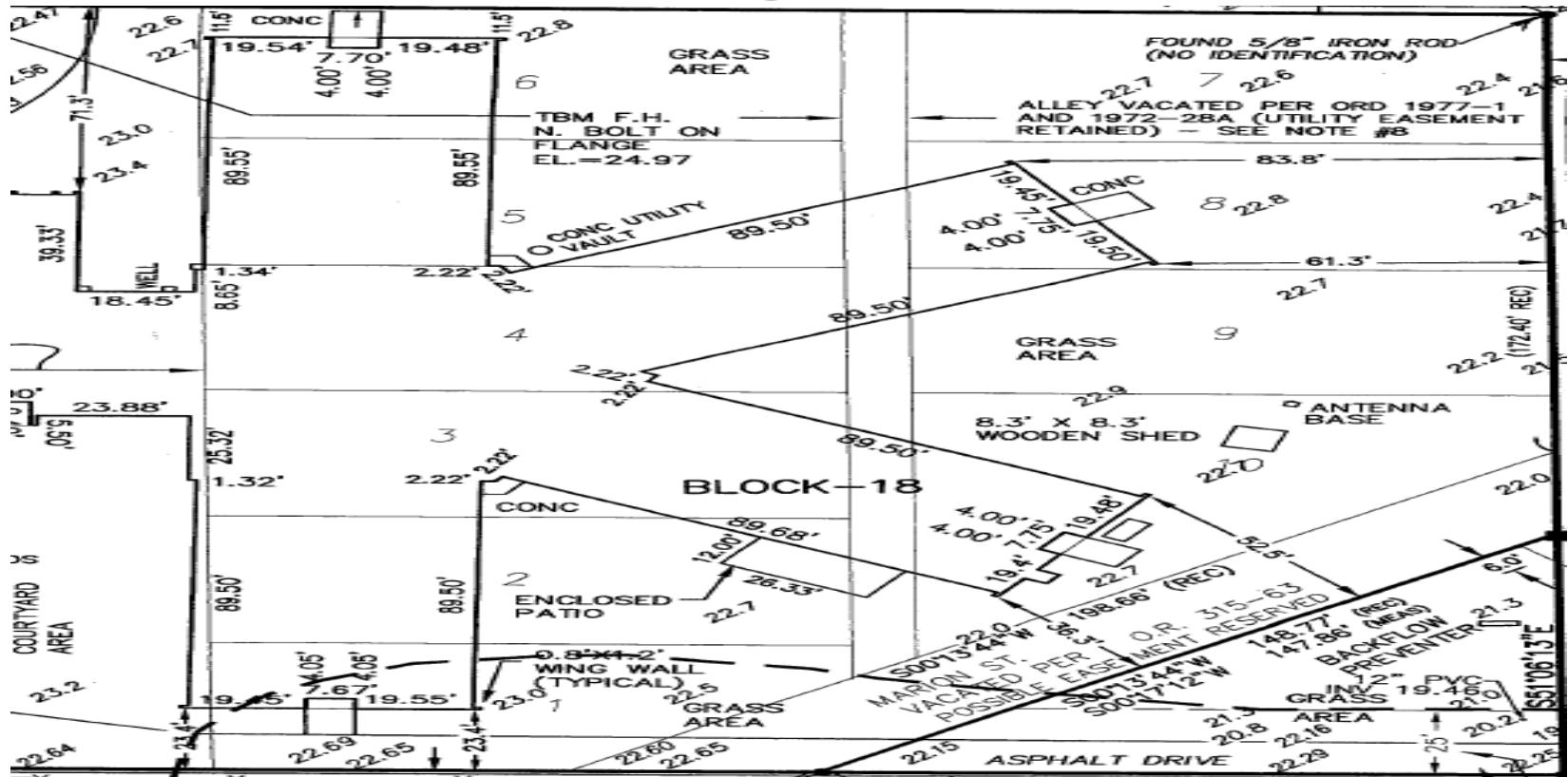
MAY 4, 2014

# Aerial



**Proposed Future  
Parking Lot**

# Current Building



Wing A-D  
 Common Area  
 Total Square Footage

4,150 s.f. Each  
4,200 s.f.  
 20,800 s.f.

# Potential Uses and Square Footage Needs



- Health Department - WIC 2,000 - 4,000 s.f.
- Free Clinic 2,000 - 5,000 s.f.
- County Storage 10,000 - 20,000 s.f.
- Other County Departments ?
- Future Sheriff Expansion 10,000-15,000s.f.

Note – 20,000 S.F. is about maximum with parking.

# Redevelopment Costs - Existing

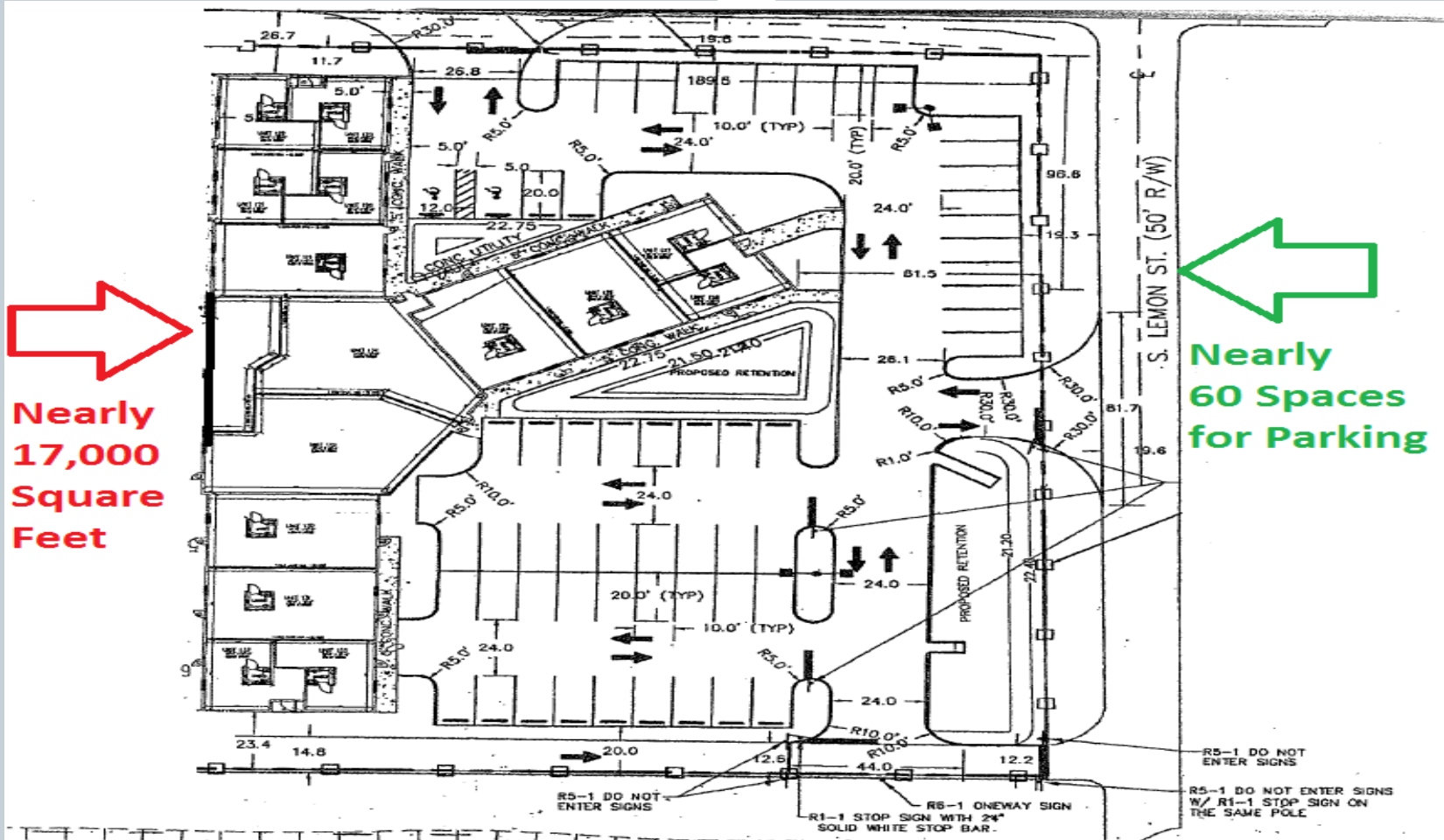


• Design Costs 8.5%	=	\$180,000
• Reconstruction \$120 s.f. 16K	=	\$1,920,000
• Site Costs 40 Spaces	=	<u>\$ 150,000</u>
<b>Total</b>		<b>\$2,250,000</b>

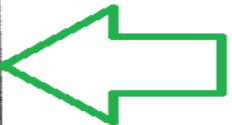
**Stabilization/Partial Demolition = \$60,000 now**

1. Must Deal with Floodplain Issue
2. Must Remove Bats
3. In House might be able to be 60 s.f. (**-\$900,000**)

# Potential Redevelopment Existing



Nearly  
17,000  
Square  
Feet



Nearly  
60 Spaces  
for Parking

# Redevelopment Costs - New



• Design Costs 8.5%	=	\$ 180,000
• Reconstruction \$160 s.f. 15K	=	\$2,400,000
• Site Costs 40 spaces	=	<u>\$ 150,000</u>
<b>Total</b>		<b>\$2,730,000</b>

**Demolition and Fencing = \$70,000 now**

1. Must Deal with Floodplain Issue
2. Must Remove Bats

# Potential Redevelopment New



**Example Site Plan to Provided Monday**



# Recommendations



- **Either way we likely want to take some action now**  
**Stabilization or Demolition**
- **Funds exists in current project contingency for either**
- **Full Demolition Now - Security Fencing on East Side**
- **Long Term - TBD**  

<b>WIC and Free Clinic</b>	<b>10,000-15,000 s.f. OR</b>
<b>Sheriff OPNS Expansion</b>	<b>10,000-15,000 s.f. OR</b>
<b>Some Combination Thereof</b>	

**Questions?????**