

310 Glenwood

AT

TO: Mayor, City Council  
FROM: Alan Tandy, City Manager  
SUBJECT: Overview of Police Station Information  
DATE: July 28, 1981

On Monday, August 3, we have a 7:00 p.m. Special Meeting on the Police Station. This will be the sixth consecutive regular meeting date when this topic has been up for serious discussion.

In accordance with the last Council instructions, on this subject, you will find the following enclosed:

- 1) An inspection report and cost estimates for repair and remodeling of the REA Building. A complete drawing of the structure along with desired Police changes has been finished on that subject.
- 2) A cost and benefit summary of the four "final" plans as indicated by Council at the last regular meeting. This document includes staff recommendations on the four plans.

The idea for a Special Meeting is a good one; hopefully, it will result in at least narrowing the choices so eventually some kind of vote can be taken.

If it does not result in such a reduction in concepts, I am not sure what course of action to recommend. An architect could, in theory, further refine the cost estimates for an hourly fee. You should remember, however, that the architect's estimate on the service building was over by \$100,000. The engineer's estimate on the Waste Water Plant started at 1.25 million and was revised twice to 4.5 million. It was bid at 3.1. In short, we can hire cost estimates refined, but to what end?

It is possible, sometimes, to consider an issue so strongly that no progress can be made until there is time for reflection and reconsideration. If we make progress at the Special Meeting, fine. If we don't make progress, perhaps the most productive thing to do would be to just drop consideration for two months or so. It may look different with a fresh start.

AT:dd

## EXPLANATORY NOTES ON COST ESTIMATES

- 1) REA building costs shown as the "ask price" and includes a lower range since the "ask" price can be negotiated.
- 2) Cost estimates on new construction at Fire Station, City Building remodeling and Police lot are based on an estimate from Mel Lanzer. Several architects have verified the Appropriateness of the "rough" estimates.
- 3) Phone cost of \$8,000 is based on buying from a private company which maximizes a reduction in monthly bills.
- 4) "Moving" cost of \$5,000 assumes time and labor of physical move along with miscellaneous costs for small items needed in a new location.
- 5) Radio tower estimate of \$10,000 is based on proposal from G.E.
- 6) Costs for paving were approximated by the City Engineer. They vary by lot due to the number of parking spaces available at each potential location.
- 7) Architects fees are based on 7½% of construction estimates.
- 8) Costs for temporary relocation under the existing police lot concept includes the assumption that extra costs would be associated with temporary quarters for six months. For example, some type of security and privacy would be needed if they were in the City Building garage, such as temporary walls, lock changes, an area to change clothes, etc.
- 9) Both moving costs and contingencies are estimated on the high side to assure overall costs are not underestimated.
- 10) Remodeling costs and repairs at REA were estimated by the same City staff who estimate housing rehabilitation work.

288 700 TO BUILD NEW  
194,000 Allocated  
107,000-135,000 Purchase of REA

3/0 J. Glenwood

1927 OLD BLDG.  
1952 REA

58,000 DEMO

TO: Alan Tandy, City Manager  
FROM: Richard G. Hayman  
SUBJECT: Inspection of REA Building  
DATE: July 30, 1981

The following inspection and review was completed the week of July 27, 1981 by the following departments:

Richard G. Hayman	Building Department
Chief Richard Rudolph	Police Department
Dave Mullholand	Electric Distribution
Howard Hinkle	Maintenance
Jim Church	Building Inspector
Bob Dietrich	General Contractor

The REA Building at the corner of Park and Glenwood is structurally in good condition. The following list are minor repairs and their estimated cost. If the building were occupied at this time, nothing on this list would have to be done to move in. These items should be done to operate the use intended efficiently.

1. The lot has two buildings, a large main structure in the front and a smaller metal building in the rear.
2. The main building is concrete block with stucco overlay. The exterior walls of this building shows some deterioration in the form of cracks in the stucco. These cracks do not look major and could be caulked. One larger crack at the upper portion of the southwest corner should have a steel plate bolted through the parapet wall. The entire building should be painted. There is no trim on the building. Estimated cost of painting, caulking and repairing the upper crack would be \$2,700.
3. The rear metal building is in excellent condition except for paint and one damaged panel on the south side between the service door and garage door. This building was built around 1951 or 1952. Some downspouts need repairing on both buildings. Estimated cost of downspout repair on both buildings would be \$300. Painting this building is estimated at \$800.
4. All floors in both buildings are in excellent condition and show no signs of cracking.
5. Main building interior is in good condition and was remodeled in 1977. Our interior remodeling plans would be to install five partition walls, each approximately 12 ft. long and 8 ft. high. All interior office walls are paneled 4 ft. from the floor with a wainscoat. Paneling is light oak. From the wainscoat to the ceiling, the walls are covered with a hard board covered with vinyl print fabric.

Ceilings are suspended grid accoustical tile. Three rooms and a hall in the rear of the building need new tile or painted. The tile is the same type that is in the present Police Station and the present Police Station tile could be removed and used in this building.

One wall in the rear of the building is planned to be removed. In this area a shower stall would be installed. The estimated price of the walls that would be installed and removed would be \$1,580. Shower installation cost would be \$400.

There are two suspended ceilings in most of the office area. The upper ceiling has insulation of about a R11 value and this should be brought up to a minimum of R19. Ohio Gas recommends R-30 to R-40. Insulation would not be a pressing matter at this time.

6. Most of the electrical in the building is up to Code. Except for new partitions to be installed, only a few receptacles have to be grounded. The estimated cost of electrical repair including new receptacles in new partition would be no more than \$700.
7. Security doors and hardware plus glass would have to be installed in certain areas. The estimated cost would be \$1,300.
8. The heating system is circulating hot water. The offices are piped in copper, connected to fin tube baseboard connectors. The garage area is in iron pipes that connect to 4 ft. radiators. All other plumbing looks in good condition. An ex-employee did mention that a pipe freezes in the winter someplace within the building. This situation could be corrected with minor expense.
9. The entire roof was reroofed in 1977 at a cost of \$5,600. Some of the interior ceilings show water damage, but this could have happened before the reroofing.
10. Installation of the radio service will probably be the largest expense of the building.

The above cost estimates are listed below with a total figure. For the age of the building, it is in very good condition.

1. Painting and caulking main bldg.	\$2,700
2. Downspouts-both buildings.	300
3. Painting accessory building.	800 <i>3400</i>
4. New interior walls and removing one wall	1,580
5. Shower installation	400
6. Electrical	700
7. Security doors, locks and glass	<u>1,300</u>
Total estimated cost of repairs (radio not included)	\$7,780