Kenosha County
Addition to Public Safety Building

Prepared for the Kenosha County
Board of Supervisors
September 2008

Zimmerman
ARCHITECTURAL STUDIOS, INC.

EXHIBIT
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PENGAD-Bayonne, N. J.

Kenosha County
PSB Addition Options
Executive Summary

Statement of Purpose

Kenosha County requested Zimmerman report on options to modify the Public Safety Building (PSB) to accommodate the needs of several County departments. The departments considered were: Operations Bureau of the Kenosha County Sheriff's Department; the Communications Center portion of Joint Services; and Information Services. Zimmerman was to report on the following items: The options that would facilitate a several story addition to the existing building, as well as modifications inside the PSB that could be acquired independent of the other options. Our findings are consolidated herein.

Executive Summary

The Kenosha Sheriff's Department [KSD] will maintain its presence in the PSB as a cotenant with the Kenosha Police Department [KPD] in independent operations and joint services conditions. The long-term relocation of the Operations Bureau (to the 45/50 site) is a planned event to be enacted at a time appropriate for the funding effort required and will be determined by the County Board as part of this deliberation. Zimmerman concurs with this relocation to fulfill access to and expedient response within the entire County.

The Division of Emergency Management [DEM] currently shares space within the Public Safety Building [PSB]. DEM will continue to reside in the PSB and will remain proximate to communications and the sheriff's department to coordinate emergency response. This location is appropriate to fulfill the goals of the department.

The Communications Center (a portion of the Joint Services staff) is currently housed in the PSB and would be relocated to the proposed addition to allow adequate space to fulfill the mission of the Joint Services group, to provide for back-up capacity assuring continuity of this important function and to provide quality space to recruit and retain staff. The majority of grants in hand is generated by this function and would be expended in the interest of this project.

The Information Services [IS] group would occupy a portion of the proposed addition to the PSB and relinquish space in the Courthouse. Zimmerman recommends an IS presence at the PSB given the technology and critical nature of services anticipated to be there with the service-critical nature and demands of the Communications group.

Continued maintenance of the PSB facility is prudent to protect the value of this investment. An option is presented herein to accelerate that program to dovetail with major modifications proposed and thereby accrue economy of scale.

Multiple options are presented, the centerpiece of which is the addition to the south side of the PSB thereby creating space for public safety functions of communications, KSD and the KPD. This project could be augmented thru additional considerations including an additional floor to accommodate future growth, accelerated maintenance to replace roof top air handling equipment, internal remodeling of the space housing the KSD to ensure a long term lease, minor accommodations elsewhere for back-up communications scenario and lastly a minor remodeling one the second floor to allow a more efficient KSD operation within the Jail proper.

Projects

The first project is the most substantial and a mandatory first step to realizing the additional proposed enhancements. The project will consist of a multiple level addition to the existing PSB of approximately 45,000 sf. The project will expand lower level parking and is a prudent inclusion due to the need for parking by all agencies as well as the structural advantages of construction to similar depths. The first floor would allow additional space for KSD and a modest space increase for KPD. The second floor would be dedicated to Communications and IS support.

Issues to consider surrounding this proposal include:
- A focus of capital funds to satisfy primary public safety issues such as communications, the police and sheriff departments;
- Additional space provided proximate to and augmenting existing County facilities;
- Work to reconcile parking needs for all agencies;
- Make a commitment as landlord to retain a major tenant crucial to the joint services philosophy;
- Reinforce a primary mission of law enforcement – communications, by placing that department in appropriate facilities of a size and content necessary to fulfill the mission;
- Lastly to tie the communications and IS departments together to reinforce the mission of the county IS group support a primary user of those skills, and consolidate those services in appropriate facilities thereby freeing valuable space in the courthouse to allow future use.

Project cost is an enumerated within the budget sheets that follow.

The following additional projects can be selected independent of one another to facilitate debate on the collected projects into a whole or in parts.

The second project is proposed to produce an additional floor onto the proposed addition, resulting in additional, space that would be available for the long term viability of the site. Should this option be accepted, we propose to place the communications center on this floor and leave the prior top floor (2) as shell space. The rationale behind that effort is that the value for a self-sustaining operation like communications on an upper floor that does not physically integrate to the balance of the existing facility is a reasonable outcome. Moreover the connectivity to the jail floor of this space allows court or jail growth and protects that development of the floor to the greatest extent possible for the likely future need.

Considerations for this project include:
- Building space when contracting for the construction will be optimized vertically (crane)
- Consistent application of past County Board precedent that built to satisfy immediate and when affordable, future needs
- Flexibility to address future court needs
- Ability to collocate future undefined tenants is necessary or desired
- Confidence that elevated communications centers can be designed and are safe thru use of appropriate construction materials
- Understanding that the placement of 911 would still require consideration of a satellite facility off site to provide assurance that those singular facilities cannot be interrupted.
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Project cost is an enumerated within the budget sheets that follow.

The third project option is anticipated to include the remodeling of existing first floor space to match existing KPD spaces to the new construction by remodeling. This will help to update the facility, allow modifications to serve joint services and the sheriff's department by association and direct resources to keeping the KPD satisfied with the quantity and quality of space to reinforce the mission of joint services.

Considerations for the project include:
- Satisfying the 20,000+ sf space demand required for the City of Kenosha where space does not exist due to the constraints of the existing facility.
- Provide enhanced safety within the facility from an operational perspective.
- Work to update systems associated with the remodeling thereby creating a better physical environment of the floor as a whole.
- Use the project to keep the City committed to being in a more productive environment and avoid their need requiring them to vacate this facility
- Reinforce the joint services mission.

The fourth project to be considered is the allocation of monies now to speed the process of replacing air handling (AHU) equipment that presently exists on the PSB roof. On-going maintenance efforts have resulted in increased performance (more years of use) of this equipment than what was likely at the time of its commissioning. Recognizing that replacement must be initiated because equipment cannot be maintained infinitely (practical usefulness includes comfort and other criteria that become more and more difficult to achieve as these appliance age), the County implemented an annual replacement strategy. This policy works to focus funding on the replacement of aging equipment strategically and annually. In this proposal, we would accelerate that process using heavy infrastructure available during the addition process to place new equipment. We would also achieve a macro savings from associated contractors and sub-contractors when compared to smaller projects spread out over an extended period. Having that craning available will save the County money over the long term through redundancy of use. This strategy will save money cumulatively over the long term (we estimate 25-35% total savings in the proforma).

Considerations for the AHU replacement are:
- Optimizing the use of cranes, and contractors to achieve economy of scale cost savings when compared to longer term models.

- Co joining the remodeling efforts on lower levels with prudent infrastructure improvements that serve those spaces better.
- Identifying that long term cost savings support the idea of more cost now.
- Refocusing associated replacement costs into other budgets for other purposes

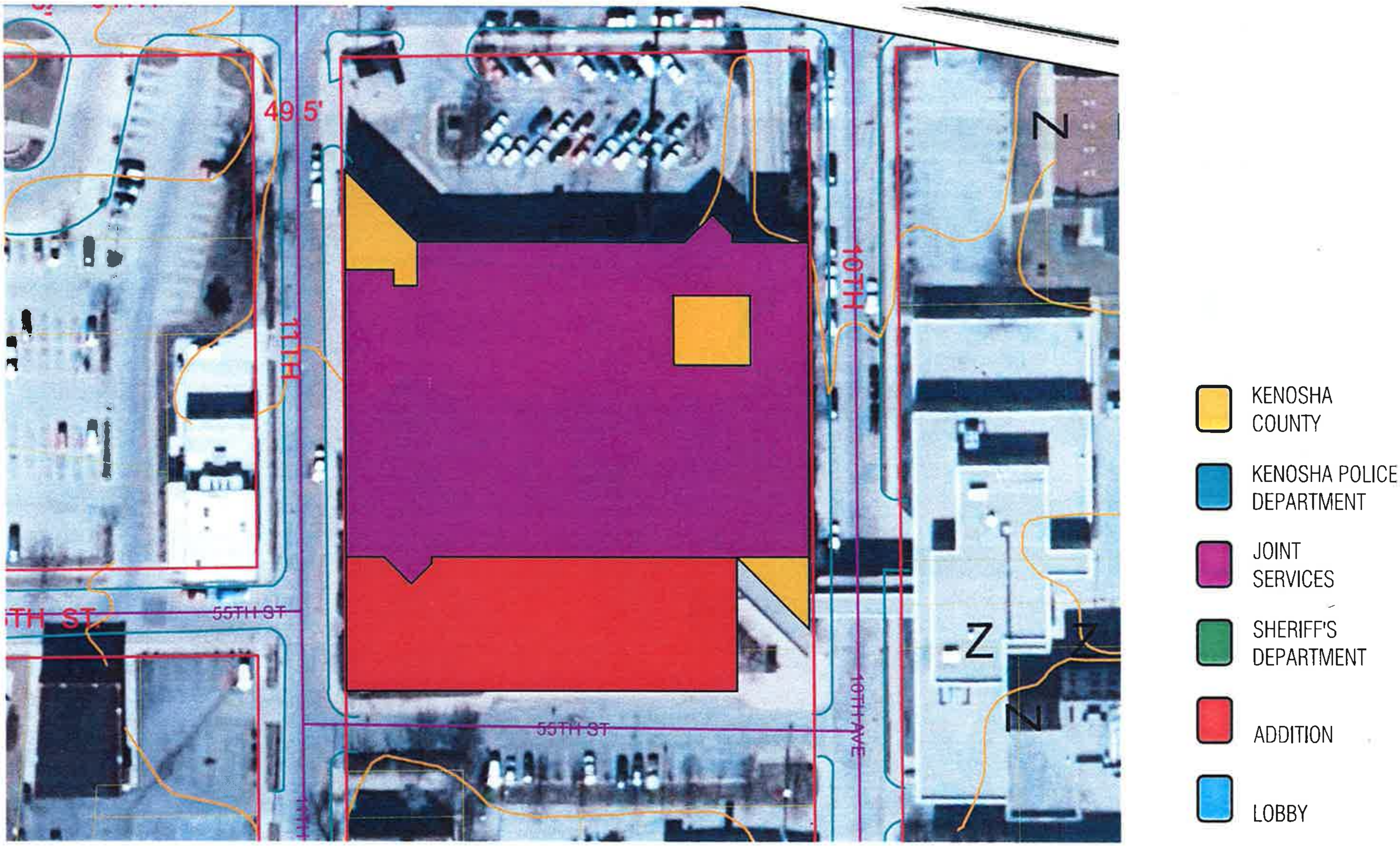
The fifth project entailed a modest remodeling of the second floor of the sheriffs jail to allow a better method for visitation. Aside from the desire to better serve those who regrettably must visit those incarcerated; there would likely be a resultant savings in operating (staff) costs through more efficient means such a video visitation. In this scenario it is possible that remodeling the first floor may result in no or at least significantly diminished citizen access to the jail floor. Reductions in supervision that should be achieved by using electronics to enable visitation will allow redirection of those man hours to more pressing needs of the Department. It will also allow reconsideration of the space on this floor for jail services, or other County need.

Topics surrounding this project include:
- A safer jail through better isolation of visitors and detainees.
- A safer PSB by restricting movement of the public to almost entirely the first floor
- Space made available for County use in support of the Jail, or court or Sherriff's Department.

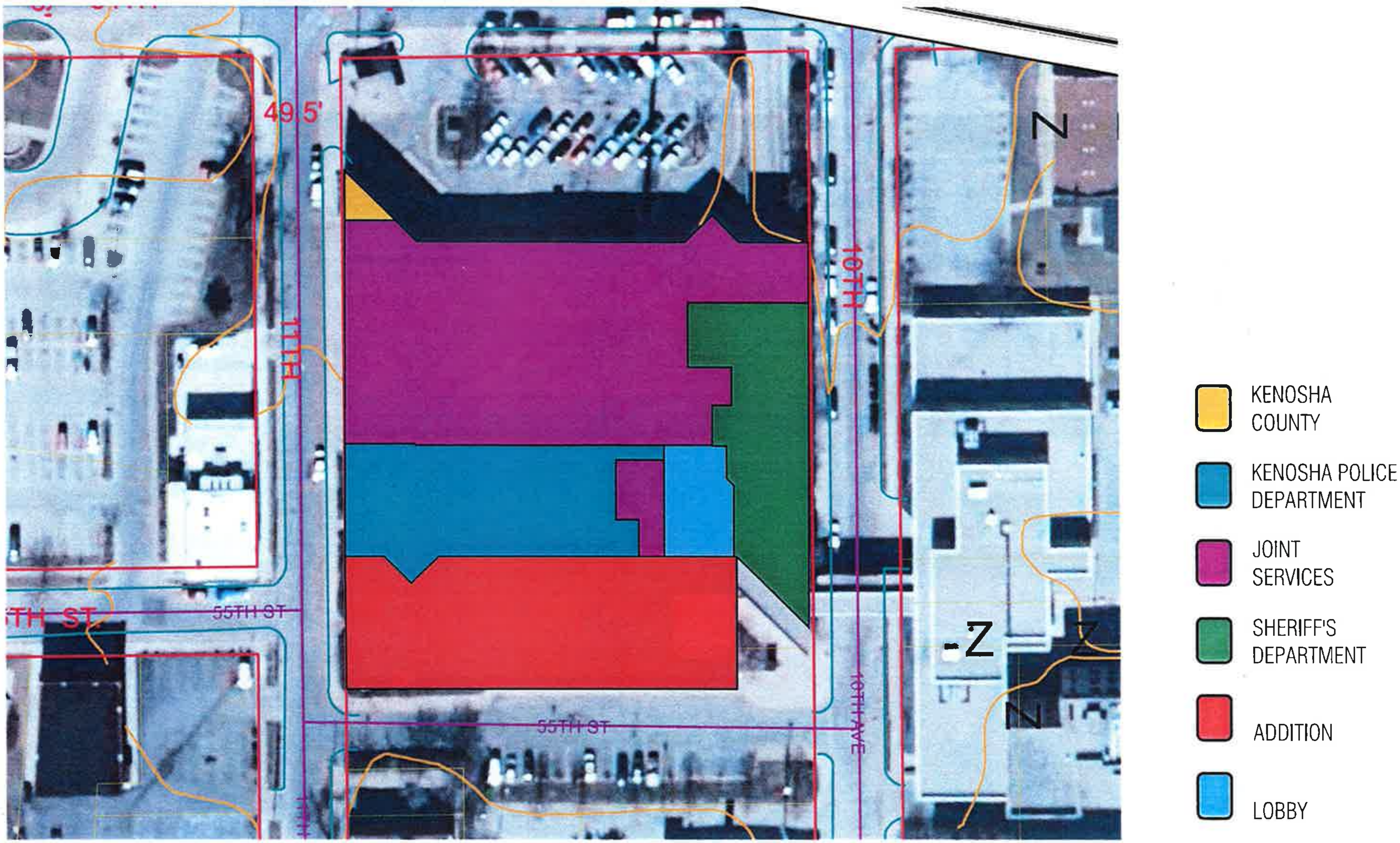
The last peripheral project is proposed to include an allocation of capital funds to update the existing remote, redundant dispatch facility @ 45/50 to allow emergence operations to be run in the case of a catastrophic event. This facility is proposed to reinforce a preexisting location @ the KCC, but in concept could be located elsewhere. The advantage of making this location more robust is less cost than alternatives where no such provisions have been made. As previously discussed, we can make the proposed communications center extremely durable and unlikely to be impacted by natural events and more exclusive to the impacts of man-made tactics, but the ability to remove and replace those services elsewhere will provide addition insurance that the system will be insulated from catastrophe.

Issues for consideration are:
- An alternative, back-up location is advisable to ensure on-going service and this proposal does so for less cost than other sites would yield.
- Placement on existing County campus would continue to work to consolidate services.
- The use of this facility could support training programs, and allow diversity in a major event regardless of the status of the PSB comm. Center.

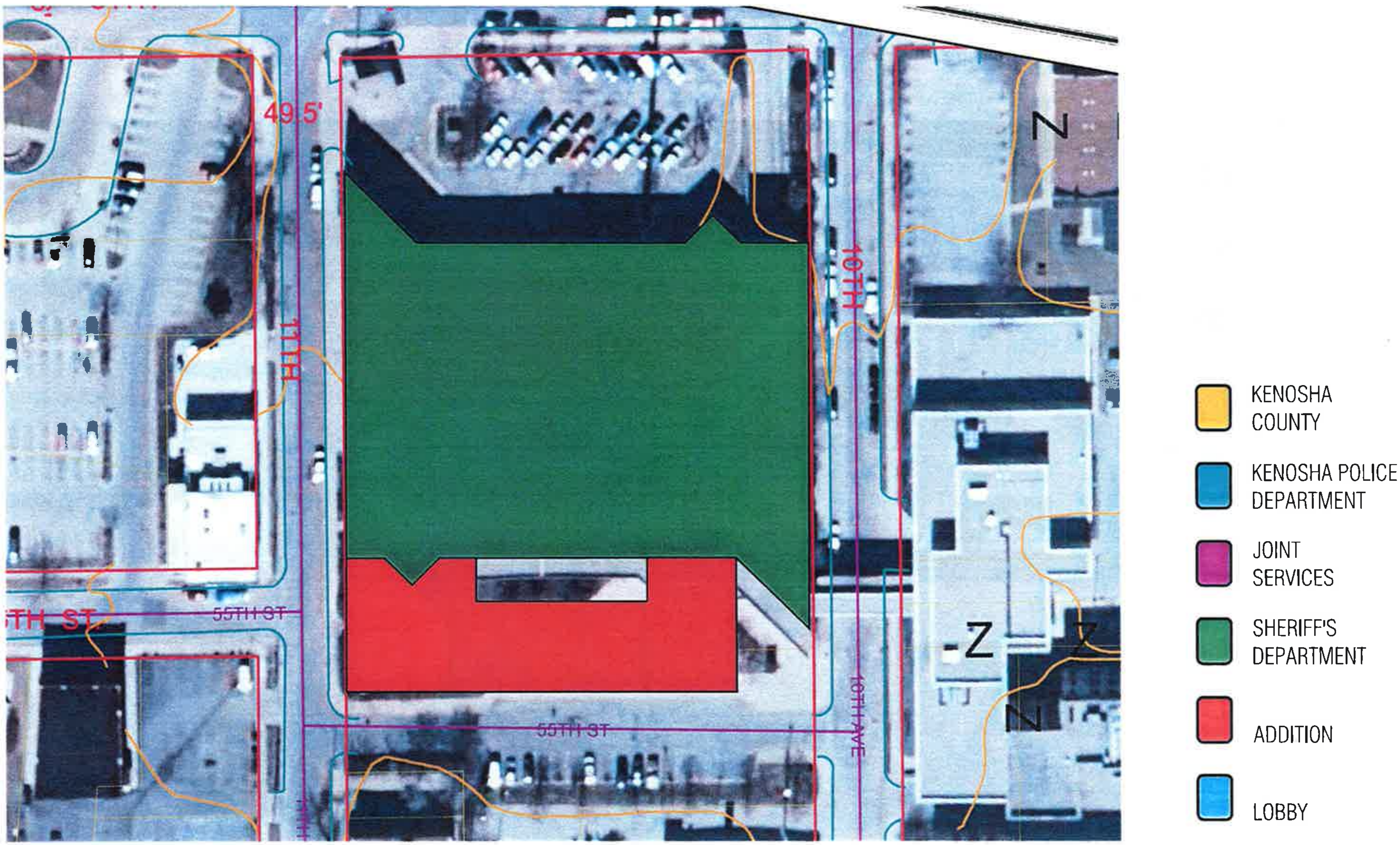
In conclusion, the options presented are a pragmatic alternative to previous considerations surrounding the project. This scenario results in a substantially less costly first phase than previously discussed that will support a primary role of County government – life safety. It will also take the County into the coming decades from a communications standpoint. It will continue to reinforce the joint services program of the City and the County by creating a better work environment. It will update the PSB strategically to allow better operations of IS, and maintenance programs. It will free space in the courthouse for other functions and allow manpower to be redirected to other law enforcement operations. It could generate 13,000 sf of growth space within the campus for program yet to be implemented. It could diversify communications for redundancy and better service and it could accelerate spending on infrastructure to achieve long term cost savings.



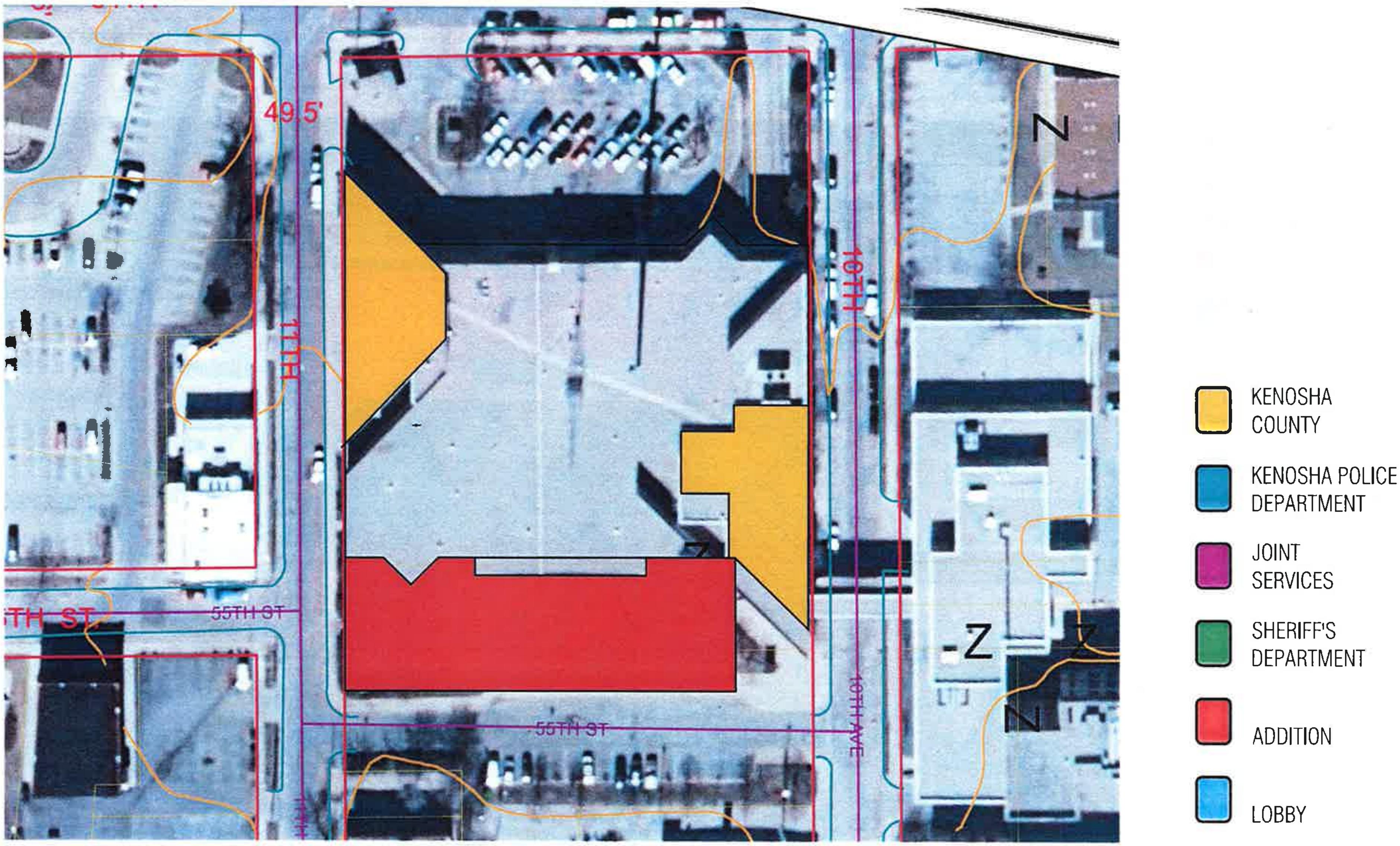
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

2009 Project - PSB Addition Construction Cost Only		sf	unit cost	
Basement	Garage [32]	15500	$45	$697,500
First	Law Enfrcmnt/IS	15500	$180	$2,790,000
Second	Comm/IS	13300	$275	$3,657,500
		44300	$161.29	$7,145,000

			$7,145,000 2009 911/IS w/o shell (3 floors)		
PROFESSIONAL FEES					
• Architect (Structural, Plumbing, Mechanical,			7.00%		
Electrical) including: constr docs/admin			$500,150		
• Multiple Bid Packs for F/F, Grading, Utilities and Shell			$0		
- Road Design			$0		
- Audio Visual			$55,000		
- Remedial work @ exist Parking lot			$0		
• Geotechnical Survey & Soil Investigation			$25,000		
• Construction Materials Inspection & Testing			$25,000		
- Design Phase Reproductions			$20,000		
- Bidding & Construction Reproductions			$35,000		
• Consultant Reimbursable			$40,000		
• Survey			$30,000		
Subtotal	$0		$730,150		
PERMITS & FEES					
• Electrical Service Connection Fee			$30,000		
• Water Service Connection Fee			$15,000		
• Telecommunications Connection Fee			$10,000		
• Sanitary sewer connection			$5,000		
• Local plan review/approvals			$6,000		
Subtotal	$0		$66,000		
UTILITY COST					
• Flow/hydrant assessment			$2,000		
• Usage/relocation charges during construction					
Electrical Service			$24,000		
Water Service			$5,000		
Gas Service			$6,000		
Subtotal	$0		$37,000		
TELECOMMUNICATIONS / TECHNOLOGY					
• Primary Service (Building to building)			$0		
• Primary Feeders (Building dist to Primary Service Point)			$25,000		
• Switch			$50,000		
• Distribution - copper/fiber			$20,000		
• Cable TV hook-up			$2,500		
• Racking Systems			$20,000		
• Data wiring			$75,000		
• Telephone Devices			$35,000		
• 911			$265,000		
• TI/LAN/WAN			$20,000		
• Fiber Optics (Allowance)			$25,000		
Subtotal	$0		$537,500		
FURNITURE, FURNISHINGS & EQUIPMENT					
• Window blinds/draperies			$5,000		
• Office furniture/files (new)			$175,000		
• Office furniture/files (relocated) [ME]			$0		
• Office furniture/files (rehabilitated)			$0		
• Movable shelving			$5,000		
• Movable tables/chairs			$5,000		
• Tack/chalk/marker boards			$2,500		
• Projection screens			$3,000		
• Appliances			$2,500		
• Audio/visual equipment			$55,000		
• CCTV/monitors			$45,000		
• Interior Signage/Graphics			$9,500		
• Exterior Building and Directional Site Signage			$20,000		
• Fixed seating - assumes TAB fixed			$0		
• Outdoor Seating			$2,000		
Subtotal	$0		$329,500		
SPECIAL EQUIPMENT					
• UPS system			$25,000		
• Vehicle lifts - other mechanic (hydraulics)			$0		
• Washing system			$0		
• Clock system			$17,500		
Subtotal	$0		$42,500		
OCCUPANCY EXPENSES					
• Moving costs			$20,000		
• Ground breaking ceremony			$0		
• Opening ceremony			$0		
Subtotal	$0		$20,000		
ADMINISTRATIVE					
• Insurance - Builders Risk			$15,000		
• Estimating/Design Contingency - 5%			$357,250		
• Construction contingency - 10%			$714,500		
Subtotal	$0		$1,086,750		
Total Other Project Cost	$0		$2,849,400		
Construction Cost			$7,145,000		
TOTAL PROJECT COST	$0		$9,994,400		

2009 Project - PSB Addition Construction Cost Only		sf	unit cost	
Basement	Garage [32]	15500	$45	$697,500
First	Law Enfrcmnt/IS	15500	$180	$2,790,000
Second	Comm/IS	13300	$275	$3,657,500
Third	Shell	[illegible]	[illegible]	[illegible]
		57600	$145.98	$8,408,500

			$8,408,500 2009 911/IS with Shell (4 floors)		
PROFESSIONAL FEES					
• Architect (Structural, Plumbing, Mechanical, Electrical) including: constr docs/admin			7.00% $558,595		
• Multiple Bid Packs for F/F, Grading, Utilities and Shell			$0		
- Road Design			$0		
- Audio Visual			$55,000		
- Remedial work @ exist Parking lot			$0		
• Geotechnical Survey & Soil Investigation			$25,000		
• Construction Materials Inspection & Testing			$25,000		
- Design Phase Reproductions			$20,000		
- Bidding & Construction Reproductions			$35,000		
• Consultant Reimbursable			$40,000		
• Survey			$30,000		
Subtotal	$0		$818,595		
PERMITS & FEES					
• Electrical Service Connection Fee			$30,000		
• Water Service Connection Fee			$15,000		
• Telecommunications Connection Fee			$10,000		
• Sanitary sewer connection			$5,000		
• Local plan review/approvals			$6,000		
Subtotal	$0		$66,000		
UTILITY COST					
• Flow/hydrant assessment			$2,000		
• Usage/relocation charges during construction					
Electrical Service			$24,000		
Water Service			$5,000		
Gas Service			$6,000		
Subtotal	$0		$37,000		
TELECOMMUNICATIONS / TECHNOLOGY					
• Primary Service (Building to building)			$0		
• Primary Feeders (Building dist to Primary Service Point)			$25,000		
• Switch			$50,000		
• Distribution - copper/fiber			$20,000		
• Cable TV hook-up			$2,500		
• Racking Systems			$20,000		
• Data wiring			$75,000		
• Telephone Devices			$35,000		
• 911			$265,000		
• T1/LAN/WAN			$20,000		
• Fiber Optics (Allowance)			$25,000		
Subtotal	$0		$537,500		
FURNITURE, FURNISHINGS & EQUIPMENT					
• Window blinds/draperies			$5,000		
• Office furniture/files (new)			$175,000		
• Office furniture/files (relocated) [ME]			$0		
• Office furniture/files (rehabilitated)			$0		
• Movable shelving			$5,000		
• Movable tables/chairs			$5,000		
• Tack/chalk/marker boards			$2,500		
• Projection screens			$3,000		
• Appliances			$2,500		
• Audio/visual equipment			$55,000		
• CCTV/monitors			$45,000		
• Interior Signage/Graphics			$9,500		
• Exterior Building and Directional Site Signage			$20,000		
• Fixed seating - assumes TAB fixed			$0		
• Outdoor Seating			$2,000		
Subtotal	$0		$329,500		
SPECIAL EQUIPMENT					
• UPS system			$25,000		
• Vehicle lifts - other mechanic (hydraulics)			$0		
• Washing system			$0		
• Clock system			$17,500		
Subtotal	$0		$42,500		
OCCUPANCY EXPENSES					
• Moving costs			$20,000		
• Ground breaking ceremony			$0		
• Opening ceremony			$0		
Subtotal	$0		$20,000		
ADMINISTRATIVE					
• Insurance - Builders Risk			$15,000		
• Estimating/Design Contingency - 5%			$420,425		
• Construction contingency - 10%			$840,850		
Subtotal	$0		$1,276,275		
Total Other Project Cost	$0		$3,127,370		
Construction Cost			$8,408,500		
TOTAL PROJECT COST	$0		$11,535,870		
			$9,994,400		
		ADD	$1,541,470		

KENOSHA COUNTY
EMERGENCY CENTER

REMODEL FOR KENOSHA POLICE DEPARTMENT - LONG TERM LEASE

September, 2008
Zimmerman #060068.02

2010/2011 Project - PSB Remodeling Const Cost Only		sf	unit cost	
Basement	Garage	57200	$0	$0
First	KSD/KPD	11000	$110	$1,210,000
Second	Jail	57200	$0	$0
		125400	$9.65	$1,210,000

			$1,210,000 2010/2011 Remodeled PSB		
PROFESSIONAL FEES			9.50%		
• Architect (Structural, Plumbing, Mechanical, Electrical) including constr docs/admin			$114,950		
• Multiple Bid Packs for F/F, Grading, Utilities and Shell			$0		
- Road Design			$0		
- Audio Visual			$0		
- Remedial work @ exist Parking lot			$0		
• Geotechnical Survey & Soil Investigation			$0		
• Construction Materials Inspection & Testing			$5,000		
- Design Phase Reproductions			$20,000		
- Bidding & Construction Reproductions			$47,500		
• Consultant Reimbursable			$20,000		
• Survey			$0		
Subtotal	$0		$207,450		
PERMITS & FEES					
• Electrical Service Connection Fee			$0		
• Water Service Connection Fee			$0		
• Telecommunications Connection Fee			$0		
• Sanitary sewer connection			$0		
• Local plan review/approvals			$10,000		
Subtotal	$0		$10,000		
UTILITY COST					
• Flow/hydrant assessment			$2,000		
• Usage/relocation charges during construction					
Electrical Service			$30,000		
Water Service			$5,000		
Gas Service			$0		
Subtotal	$0		$37,000		
TELECOMMUNICATIONS / TECHNOLOGY					
• Primary Service (Building to building)			$0		
• Primary Feeders (Building dist to Primary Service Point)			$15,000		
• Switch			$0		
• Distribution - copper/fiber			$25,000		
• Cable TV hook-up			$3,000		
• Racking Systems			$2,500		
• Data wiring			$40,000		
• Telephone Devices			$55,000		
• 911			$0		
• T1/LAN/WAN			$0		
• Fiber Optics (Allowance)			$0		
Subtotal	$0		$140,500		
FURNITURE, FURNISHINGS & EQUIPMENT					
• Window blinds/draperies			$5,000		
• Office furniture/files (new)			by KPD		
• Office furniture/files (relocated) [ME]			$0		
• Office furniture/files (rehabilitated)			$0		
• Movable shelving			$0		
• Movable tables/chairs			$0		
• Tack/chalk/marker boards			$0		
• Projection screens			$3,000		
• Appliances			$0		
• Audio/visual equipment			$0		
• CCTV/monitors			$50,000		
• Interior Signage/Graphics			$10,000		
• Exterior Building and Directional Site Signage			$0		
• Fixed seating - assumes TAB fixed			$0		
• Outdoor Seating			$0		
Subtotal	$0		$68,000		
SPECIAL EQUIPMENT					
• UPS system			$15,000		
• Vehicle lifts - other mechanic (hydraulics)			$0		
• Washing system			$0		
• Clock system			$15,000		
Subtotal	$0		$30,000		
OCCUPANCY EXPENSES					
• Moving costs			$30,000		
• Ground breaking ceremony			$0		
• Opening ceremony			$0		
Subtotal	$0		$30,000		
ADMINISTRATIVE					
• Insurance - Builders Risk			$15,000		
• Estimating/Design Contingency - 10%			$121,000		
• Construction contingency - 10%			$121,000		
Subtotal	$0		$257,000		
Total Other Project Cost	$0		$779,950		
Construction Cost			$1,210,000		
TOTAL PROJECT COST	$0		$1,989,950		

2010/2011 Project - PSB Remodeling Const Cost Only		sf	unit cost	
Basement	Garage	57200	$0	$0
First	KSD/KPD	57200	$0	$0
Second	Jail	3500	$175	$612,500
		117900	$5.20	$612,500

			$612,500 2010/2011 Remodeled PSB
PROFESSIONAL FEES			
• Architect (Structural, Plumbing, Mechanical,			9.50%
Electrical) including: constr docs/admin			$58,188
• Multiple Bid Packs for F/F, Grading, Utilities and Shell			$0
- Road Design			$0
- Audio Visual			$0
- Remedial work @ exist Parking lot			$0
• Geotechnical Survey & Soil Investigation			$0
• Construction Materials Inspection & Testing			$0
- Design Phase Reproductions			$5,000
- Bidding & Construction Reproductions			$15,000
• Consultant Reimbursable			$10,000
• Survey			$0
Subtotal	$0		$88,188
PERMITS & FEES			
• Electrical Service Connection Fee			$0
• Water Service Connection Fee			$0
• Telecommunications Connection Fee			$0
• Sanitary sewer connection			$0
• Local plan review/approvals			$10,000
Subtotal	$0		$10,000
UTILITY COST			
• Flow/hydrant assessment			$0
• Usage/relocation charges during construction			
Electrical Service			$7,500
Water Service			$2,000
Gas Service			$2,000
Subtotal	$0		$11,500
TELECOMMUNICATIONS / TECHNOLOGY			
• Primary Service (Building to building)			$0
• Primary Feeders (Building dist to Primary Service Point)			$10,000
• Switch			$0
• Distribution - copper/fiber			$15,000
• Cable TV hook-up			$0
• Racking Systems			$0
• Data wiring			$15,500
• Telephone Devices			$120,000
• 911			$0
• TI/LAN/WAN			$0
• Fiber Optics (Allowance)			$0
Subtotal	$0		$170,000
FURNITURE, FURNISHINGS & EQUIPMENT			
• Window blinds/draperies			$5,000
• Office furniture/files (new)			by KPD
• Office furniture/files (relocated) [ME]			$0
• Office furniture/files (rehabilitated)			$0
• Movable shelving			$0
• Movable tables/chairs			$0
• Tack/chalk/marker boards			$0
• Projection screens			$0
• Appliances			$0
• Audio/visual equipment			$0
• CCTV/monitors			$25,000
• Interior Signage/Graphics			$2,500
• Exterior Building and Directional Site Signage			$0
• Fixed seating - assumes TAB fixed			$0
• Outdoor Seating			$0
Subtotal	$0		$32,500
SPECIAL EQUIPMENT			
• UPS system			$5,000
• Vehicle lifts - other mechanic (hydraulics)			$0
• Video Arraignment			$50,000
• Clock system			$2,500
Subtotal	$0		$57,500
OCCUPANCY EXPENSES			
• Moving costs			$15,000
• Ground breaking ceremony			$0
• Opening ceremony			$0
Subtotal	$0		$15,000
ADMINISTRATIVE			
• Insurance - Builders Risk			$5,000
• Estimating/Design Contingency - 10%			$61,250
• Construction contingency - 10%			$61,250
Subtotal	$0		$127,500
Total Other Project Cost	$0		$512,188
Construction Cost			$612,500
TOTAL PROJECT COST	$0		$1,124,688

ACCELERATED MAINTENANCE - REPLACE RTU

2010/2011 Project - PSB Remodeling Const Cost Only		sf	unit cost	
Basement	Garage	57200	$0	$0
First	KSD/KPD	11000	$0	$0
Second	Jail	57200	$0	$0
Second	Penthouse	LS		$500,000
		125400	$3.99	$500,000

			$500,000 2010/2011 Remodeled PSB		
PROFESSIONAL FEES			12.50%		
• Architect (Structural, Plumbing, Mechanical, Electrical) including: constr docs/admin			$62,500		
• Multiple Bid Packs for F/F, Grading, Utilities and Shell			$0		
- Road Design			$0		
- Audio Visual			$0		
- Remedial work @ exist Parking lot			$0		
• Geotechnical Survey & Soil Investigation			$0		
• Construction Materials Inspection & Testing			$0		
- Design Phase Reproductions			$5,000		
- Bidding & Construction Reproductions			$15,000		
• Consultant Reimbursable			$10,000		
• Survey			$0		
Subtotal	$0		$92,500		
PERMITS & FEES					
• Electrical Service Connection Fee			$0		
• Water Service Connection Fee			$0		
• Telecommunications Connection Fee			$0		
• Sanitary sewer connection			$0		
• Local plan review/approvals			$5,000		
Subtotal	$0		$5,000		
UTILITY COST					
• Flow/hydrant assessment			$0		
• Usage/relocation charges during construction					
Electrical Service			$5,000		
Water Service			$1,000		
Gas Service			$4,000		
Subtotal	$0		$10,000		
TELECOMMUNICATIONS / TECHNOLOGY					
• Primary Service (Building to building)			$0		
• Primary Feeders (Building dist to Primary Service Point)			$0		
• Switch			$0		
• Distribution - copper/fiber			$0		
• Cable TV hook-up			$0		
• Racking Systems			$0		
• Data wiring			$0		
• Telephone Devices			$0		
• 911			$0		
• T1/LAN/WAN			$0		
• Fiber Optics (Allowance)			$0		
Subtotal	$0		$0		
FURNITURE, FURNISHINGS & EQUIPMENT					
• Window blinds/draperies			$0		
• Office furniture/files (new)			$0		
• Office furniture/files (relocated) [ME]			$0		
• Office furniture/files (rehabilitated)			$0		
• Movable shelving			$0		
• Movable tables/chairs			$0		
• Tack/chalk/marker boards			$0		
• Projection screens			$0		
• Appliances			$0		
• Audio/visual equipment			$0		
• CCTV/monitors			$0		
• Interior Signage/Graphics			$0		
• Exterior Building and Directional Site Signage			$0		
• Fixed seating - assumes TAB fixed			$0		
• Outdoor Seating			$0		
Subtotal	$0		$0		
SPECIAL EQUIPMENT					
• UPS system			$0		
• Vehicle lifts - other mechanic (hydraulics)			$0		
• Washing system			$0		
• Clock system			$0		
Subtotal	$0		$0		
OCCUPANCY EXPENSES					
• Moving costs			$0		
• Ground breaking ceremony			$0		
• Opening ceremony			$0		
Subtotal	$0		$0		
ADMINISTRATIVE					
• Insurance - Builders Risk			$5,000		
• Estimating/Design Contingency - 10%			$50,000		
• Construction contingency - 10%			$50,000		
Subtotal	$0		$105,000		
Total Other Project Cost	$0		$212,500		
Construction Cost			$500,000		
TOTAL PROJECT COST	$0		$712,500		

KENOSHA COUNTY
EMERGENCY CENTER

COMMUNICATIONS DIVERSITY

September, 2008
Zimmerman #060068.02

2010/2011 Project - PSB Remodeling Const Cost Only		sf	unit cost	
Basement	Garage	57200	$0	$0
First	KSD/KPD	57200	$0	$0
Second	Jail	57200	$0	$0
45/50 remodeling		LS		$250,000
		171600	$1.46	$250,000

			$250,000 2010/2011 Remodeled PSB		
PROFESSIONAL FEES			20.00%		
• Architect (Structural, Plumbing, Mechanical, Electrical) including constr docs/admin			$50,000		
• Multiple Bid Packs for F/F, Grading, Utilities and Shell			$0		
- Road Design			$0		
- Audio Visual			$0		
- Remedial work @ exist Parking lot			$0		
• Geotechnical Survey & Soil Investigation			$0		
• Construction Materials Inspection & Testing			$0		
- Design Phase Reproductions			$5,000		
- Bidding & Construction Reproductions			$15,000		
• Consultant Reimbursable			$10,000		
• Survey			$0		
Subtotal	$0		$80,000		
PERMITS & FEES					
• Electrical Service Connection Fee			$0		
• Water Service Connection Fee			$0		
• Telecommunications Connection Fee			$0		
• Sanitary sewer connection			$0		
• Local plan review/approvals			$5,000		
Subtotal	$0		$5,000		
UTILITY COST					
• Flow/hydrant assessment			$0		
• Usage/relocation charges during construction					
Electrical Service			$7,500		
Water Service			$0		
Gas Service			$0		
Subtotal	$0		$7,500		
TELECOMMUNICATIONS / TECHNOLOGY					
• Primary Service (Building to building)			$0		
• Primary Feeders (Building dist to Primary Service Point)			$10,000		
• Switch			$5,000		
• Distribution - copper/fiber			$30,000		
• Cable TV hook-up			$2,500		
• Racking Systems			$5,000		
• Data wiring			$15,000		
• Telephone Devices			$10,000		
• 911			$75,000		
• TI/LAN/WAN			$20,000		
• Fiber Optics (Allowance)			$25,000		
Subtotal	$0		$197,500		
FURNITURE, FURNISHINGS & EQUIPMENT					
• Window blinds/draperies			$5,000		
• Office furniture/files (new)			$50,000		
• Office furniture/files (relocated) [ME]			$0		
• Office furniture/files (rehabilitated)			$0		
• Movable shelving			$0		
• Movable tables/chairs			$0		
• Tack/chalk/marker boards			$0		
• Projection screens			$0		
• Appliances			$0		
• Audio/visual equipment			$0		
• CCTV/monitors			$25,000		
• Interior Signage/Graphics			$2,500		
• Exterior Building and Directional Site Signage			$0		
• Fixed seating - assumes TAB fixed			$0		
• Outdoor Seating			$0		
Subtotal	$0		$82,500		
SPECIAL EQUIPMENT					
• UPS system			$15,000		
• Vehicle lifts - other mechanic (hydraulics)			$0		
• Video Arraignment			$0		
• Clock system			$5,000		
Subtotal	$0		$20,000		
OCCUPANCY EXPENSES					
• Moving costs			$15,000		
• Ground breaking ceremony			$0		
• Opening ceremony			$0		
Subtotal	$0		$15,000		
ADMINISTRATIVE					
• Insurance - Builders Risk			$5,000		
• Estimating/Design Contingency - 10%			$25,000		
• Construction contingency - 10%			$25,000		
Subtotal	$0		$55,000		
Total Other Project Cost	$0		$462,500		
Construction Cost			$250,000		
TOTAL PROJECT COST	$0		$712,500		