

Memorandum

To: Mayor Keough and City Council

From: Courtney Nicholls, City Manager
Justin Breyer, Assistant to the Manager/Clerk

Re: Facility Work Session

Date: December 5, 2018

At the November 12, 2018 Council Meeting, Council discussed the idea of having a public meeting on Facilities in early 2019. The idea of presenting information ahead of the meeting via the City newsletter was also discussed.

In preparation for this, staff has been working on the following:

- A list of options that have been reviewed over the years was created. That draft list is attached.
- We solicited dates that the Library would be available in the evening and on Saturday in mid to late January.
 - o For the week of Mon. 1/14 - Sun. 1/20:
 - Friday, 1/18: 5:30 pm - 8:45 pm
 - Saturday, 1/19: 12:30 pm - 4:45 pm
 - o For the week of Mon. 1/21 - Sun. 1/27:
 - Monday, 1/21: 3:30 pm - 8:45 pm
 - Wednesday, 1/23: 12:30 pm - 6 pm
 - Saturday, 1/26: 9 am - noon
 - o For the week of Mon. 1/28 - Sun. 2/3:
 - None

Staff is looking for feedback/guidance on the following items:

- Any additions to the attached listing of options? Do we want to have Partners update all the costs to 2019 dollars?
- The concept for the public meetings we have used in the past is to create a board for each conceptual plan. We still have the boards from the public meetings from the original Partners study. Council would need to decide whether to pay to have those boards updated with 2019 costs. We would also need to pay to have several additional boards created. The list is as follows:
 - o Partners Concepts - D1 & D2 – Offices at alternative location
 - Boards would show the various options under consideration
 - o MAV property
 - Fire/Sheriff
 - o Copeland Property
 - Fire/Sheriff at Copeland
 - Fire/Sheriff/Offices at Copeland
 - o \$3,500,000 option for Fire at 8140 Main St. (i.e. B3.4)
- If Council is comfortable with moving forward with the update of the cost estimates and the creation of the boards – are these the items that we should include in a newsletter as advertisement for the meeting?

- Depending on the timing of getting updated estimates from Partners, it may not be possible to get a newsletter out in sufficient time to have the public meeting in January.
 - Another option could be to put the information on the website and do a postcard inviting people to review the information prior to the meeting.

City Offices Options Worksheet

Site Locations	AKA	Owned By	Area Available	Year Costs Last Evaluated	Rent	Purchase	Building Construction	Build-out	Site Considerations
8123 Main	Current Office Location	PNC Bank	1,700 sqft.	2018	\$900/month (\$10,800 in 2017) plus \$7,500 per year for Senior Center	N/A	N/A	N/A	Current City Office Location Facilities Analysis indicated that this space is not functionally appropriate
8140 Main	Current Fire/Sheriff Station	City of Dexter	5,625 sqft. Usable Floor Area Fire+Sheriff, existing. 8,797 Gross floor area Fire+Sheriff, existing.	2018	N/A	N/A	N/A	\$2,790,000	
3045 Broad	Potential Norfolk Homes Development	City of Dexter/DDA	10,000 sqft.	2018	TBD	TBD	TBD	\$200-\$280/sq. ft.	Currently in discussion regarding site layout and pro-forma
8031 Main	Monument Park Building	A.R. Brouwer	7,500 sqft.	2018	\$20-\$22/sq. ft.	\$175-\$200/sq. ft.	N/A	\$200-\$250/sq. ft.	
7714 Ann Arbor	Copeland	Dexter Community Schools	9,100 sqft.	2017	TBD	TBD	N/A	\$110-\$140/sq. ft.	
3219 Broad St.	Cottage Inn Plaza	Wallace & Wallace Properties	Currently no space available. Can be up to 3,000 sqft.	2017	\$15/sf/yr NNN est. NNN \$4.40/sf/yr	N/A	N/A	\$120-\$150/sq. ft.	No space currently available.
3165 Baker (vacant)	Across from Post Office	Bluepath LLC	0.34 acres	2017			TBD	\$190-\$270/sq. ft.	
8180 Main (vacant)	Former Mill Creek Sports	Mill Creek Outdoor Adventures LLC	1.57 acres	2018		\$870,000	TBD	\$200-\$280/sq. ft.	Currently in pre-development meetings for development
Parking lot between Beer Grotto and Dairy Queen (vacant)		City of Dexter	.13 acres	2018	N/A	no land cost	TBD	\$200-\$250/sq. ft.	Relocation/loss of parking and utilities
7890 Ann Arbor	WISD	SRK Investments	0.254 acres	2017		TBD	TBD	\$125-\$155/sq. ft.	Current building 3,700 sq feet
3430 Dover St.	St. Joseph Property	St. Joseph Parish	20,000 sqft.	2018		TBD	TBD	TBD	

Architect Assumptions for City Office and Council Chambers

- 1) Floors above grade will have a premium cost
- 2) Existing buildings and condition/age/type of HVAC and Electrical service can influence tenant build-out cost.
- 3) Security - access control and video surveillance is included in estimates
- 4) Information technology equipment and cabling is not included in estimate ranges
- 5) Estimates include a general construction approach with General Conditions, Overhead, and Profit.
- 6) Estimates do not include Architectural and Engineering fees. But anticipate 6.5 - 8% of construction costs.
- 7) Consider a furnishings allowance of \$65,000 not including Council Chambers
- 8) Add \$35,000 for Council Chambers furnishings and equipment.

Site Locations	AKA	Owned By	Description	Area Available	Year Costs Last Evaluated	Land Purchase	Building Construction	Site Considerations
7651 Dan Hoey	Dan Hoey Farm House	City of Dexter		2 acres		N/A		Faith in Action is interested in purchasing the site \$92,000 estimate to bring water to the site Requires demo of storage buildings Requires well abandonment Sewer is available Removal of DTE piece leaves 2 acres
7284 Dexter-Ann Arbor Rd.	MAV Property	MAV Development	Purchase and Build	2.38 acres	2018	\$580,000	\$6,300,000 - \$6,600,000	Water and sewer is available Removes property from tax roll Price based on amount paid by Rainbow Childcare
7284 Dexter-Ann Arbor Rd.	MAV Property	MAV Development	Lease	2.38 acres	2018	\$570,200	.09*Project Cost, Development Fee= 4-6%, 20 year lease term	
8225 Dexter-Chelsea Rd.	American Legion Property	American Legion		2 acres	2017	\$200,000 - \$250,000		Sewer is available Estimate of \$236,000 - \$295,936 to bring water to property Annexation Lot split Other Legion building on property - possible replacement or relocation of out building Narrow piece of land
3610 Edison St.	Corner of Edison & 2nd St.	Vacant Private Property		1 acre	2017			Demolition of old house, cost TBD Grading and fill Drainage issues? Removes property from tax roll Water and sewer available Residential area
7714 Ann Arbor St.	Copeland	Dexter Community Schools	Bays Facing Ann Arbor St., not using playground area	2.3 acres (entire site)	2018	TBD	New building and site: \$4,700,000 - %5,000,000 Repurposed Fire Services in ex building: \$320,000 Repurposed City Offices: \$800,000 - \$1,200,000	
8180 Main St.	Former Mill Creek Sports	Mill Creek Outdoor Adventures LLC		1.11 acres	2017			
8140 Main St.	Current Fire/Sheriff	City of Dexter		1.1 acres				
			2017 Update - Addition/Renovation Fire Station/Sheriff at 8140 Main St. (Soft Costs Included)	17,800	2017	N/A	\$3,554,000	
			A1 - Fire, Sheriff, and City Offices (Renovation with Expansion)	19,500	2015	N/A	\$6,000,000	
			A2 - Fire, Sheriff, and City Offices (Renovation with Expansion)	28,900	2015	N/A	\$7,450,000	
			A3 - Fire, Sheriff, and City Offices (Renovation with Expansion)	24,700	2015	N/A	\$5,850,000	
			B1 - Sheriff, and City Offices (Renovation with Expansion)	11,425	2015	N/A	\$2,580,000	
			B1.1 - Sheriff, and City Offices (Renovation with Expansion)	11,425	2015	N/A	\$2,580,000	
			B2 - Fire and Sheriff (New Building)	11,000	2015	N/A	\$5,450,000	
			B3 - Fire and Sheriff (Renovation with Expansion)	21,800	2015	N/A	\$4,670,000	
			B3.1 - Fire and Sheriff (Renovation with Expansion)		2015	N/A	\$4,670,000	
			B3.2 - Fire and Sheriff (Renovation with Expansion)		2015	N/A	\$3,860,000	
			B3.3 - Fire and Sheriff (Renovation with Expansion)		2015	N/A	\$4,670,000	
			C1 - New Fire Station on Dan Hoey	12,500	2015	N/A	\$3,650,000	
			C2 - New Fire Station on Dan Hoey	12,500	2015	N/A	\$3,650,000	
			D1 - Estimate for Relocation of City Offices to an Alternative Location		2015	N/A	\$740,000	
			D2 - Estimate for Relocation of City Offices to an Alternative Location		2015	N/A	\$785,000	