

CITY HALL FACILITIES STUDY CITY OF BOYNE CITY

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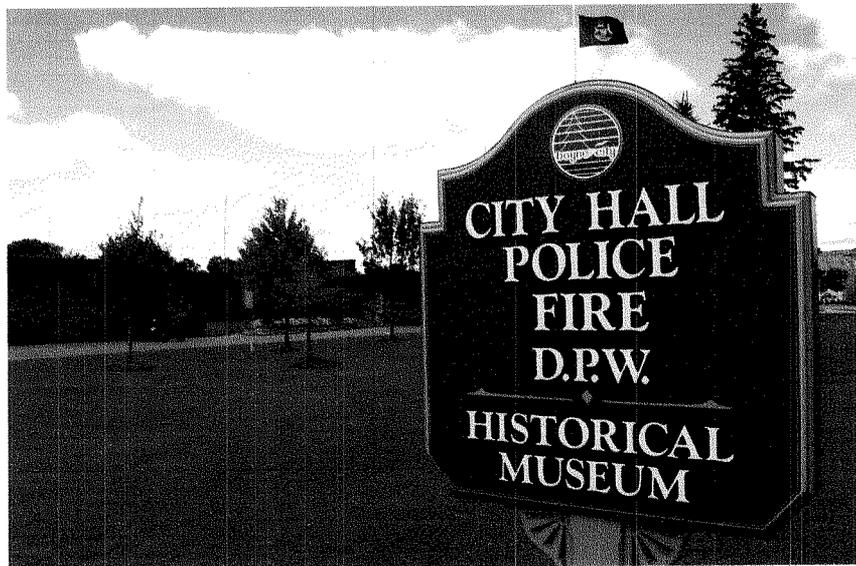


TABLE OF CONTENTS

Executive Summary

Introduction	1
I. Inventory of Existing Facilities	2
Framework.....	2
City Hall, 319 Lake St.....	2
DPW Garage / Fire Hall, 319 Lake St.....	5
North Boyne, Robinson Street.....	8
1910 Building (Former Water Works), Division Street.....	11
Ambulance Garage.....	13
II. Programming Statement	14
External Trends.....	15
Public Safety.....	17
Police.....	17
Fire.....	19
Ambulance.....	21
Department of Public Works.....	22
Facility Maintenance.....	24
City Government.....	25
City Manager / City Commission.....	25
City Clerk / Treasurer.....	26
Planning & Zoning.....	27

TABLE OF CONTENTS (Con't)

III. Facility Options	30
Available Sites.....	31
Facility Option Scenarios.....	33
Fire / Ambulance.....	34
City Administration / Police.....	37
Other City Facilities.....	39
Financial Considerations.....	40
Implementation Schedule.....	41

Appendix

Facility Recommendations Chart

Detailed Budget Estimates

Executive Summary Facility Options Boyne City Facilities Study

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Introduction

This facility option assessment is part of the City of Boyne City Facilities Study, an effort undertaken by the City to determine the needs of departments for space and identify the opportunities for facility improvements to meet those needs.

The overall facility assessment is being conducted in three phases: Inventory, Program Statement, and Facility Options.

Framework

The City of Boyne City Facility Options Assessment compares available land and buildings to the space needs for staff, equipment, operations, and storage for the following departments:

- **Public Safety**
 - Police
 - Fire
 - Ambulance
- **Public Works**
- **Facility Maintenance**
- **City Government**
 - City Manager
 - Clerk/Treasurer
 - City Council
 - Planning/Zoning

Because the Water/Wastewater Department and operations was recently moved into a new facility, they were not included in this space programming assessment.

The costs provided in this report represent an analysis of space needs with an estimate per square foot cost for remodeling or new construction and should be used for scenario comparison purposes and, to some extent, budget estimating purposes. There are many factors that may have an effect on cost that were outside the scope of this study, including geotechnical and environmental site conditions, material selection, construction timing, and specialized equipment needs, for example.

Recommendations

The following recommendations are based on the inventory of current space, an assessment of space needs, and an analysis of option to meet those needs.

1. Move DPW and Facilities Management to North Boyne: A new DPW facility is recommended at North Boyne with the removal of the current DPW/Fire building. Because of its comparable operations, Facilities Management is also recommended to be moved to the North Boyne site. Cost Estimate: \$1,653,000.
2. Build a new Fire – Ambulance Station: Ambulance services should be centrally located and combined with the Fire Department in a new building. The building can be constructed on the current City Hall site or at a nearby central location. If financial or other constraints do not provide for a new Fire/Ambulance building in the near term, a minimal remodel is recommended that will accommodate the Fire Department and Ambulance, and Police storage for approximately ten years, and that efforts be made to provide and finance a new Fire/Ambulance building. Cost Estimate: \$1,450,000 - \$1,865,000
3. New City Hall: The remodeled City Hall would meet future space and operational needs and the cost of remodeling the existing City Hall is less than the cost of building a new City Hall. However, the result would not be the optimal solution for the long term space needs for the City. While the estimated cost of remodeling City Hall is approximately 60% of the cost of a new City Hall, the cost estimate is based on standard construction values. With the age and condition of the building, there may be a number of surprises during remodeling that may drive costs very close to that of a new building. A new building would provide for more effective space use and energy efficiency, as well as address some site development issues, potentially increase open space, and provide better views to the water. Based on long-term operating costs, effective space design, relatively limited capital cost differential, and site improvement opportunities, a new City Hall is recommended. Cost Estimate: \$2,065,500.
4. Remove the Water/Wastewater Storage Building, stabilize the 1910 Building, and relocate the Little League baseball diamond: Material should be moved from the storage building next to Avalanche Park to the new DPW facility at North Boyne, the building should be removed, and the site restored. The most historic Boyne City building could be preserved by a stabilization effort including a new roof, tuckpointing deteriorated masonry, and structural support. The City Hall site will be significantly improved and the waterfront opened up with the removal of the DPW/Fire building. The relocation of the Little League baseball diamond would provide for improved appearance of and access to the waterfront. Cost Estimate: Water/Wastewater Storage building demolition - \$15,000; 1910 Building Stabilization - \$40,000, Little League baseball diamond relocation: - \$30,000

Boyne City Facilities Study

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Introduction

The City of Boyne City Facilities Study is an effort undertaken by the City to determine the needs of departments for space and identify the opportunities for facility improvements to meet those needs.

The overall facility assessment is being conducted in three phases: Inventory, Program Statement, and Facility Options.

Inventory: The first phase will inventory existing facilities and determine the adequacy of the current space allocations and functionality and identify areas of deficiency. This report is the compilation of that inventory.

Program Statement: Through meetings with City staff, Department Heads, and elected officials,, factors that affect space needs will be identified, such as growth in services, unmet service requirements, long-term staffing needs, additional equipment and technology needs, and spatial and proximity relationships.

Facility Options: The information gathered as part of the inventory and the program statement will be merged to determine the adequacy of existing buildings to meet space needs and identify the options for renovation or relocation of departments to more effectively provide service.

The outcome of the City Facilities Study is an understandable, comprehensive report that will accurately depict the current facility use and status, identify needs to upgrade those facilities to first meet code requirements, and second meet future space requirements, evaluate selected sites for City facility development, provide options and costs to meet future needs, and recommend a course of action with an implementation plan.

I. Inventory of Existing Facilities

Framework

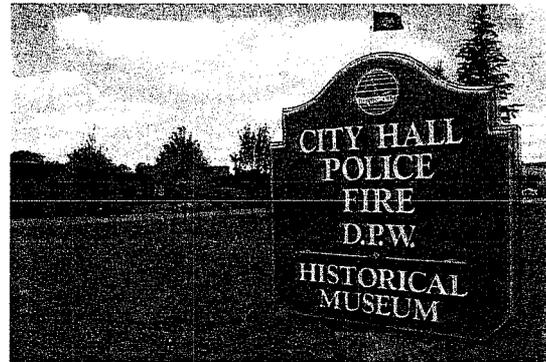
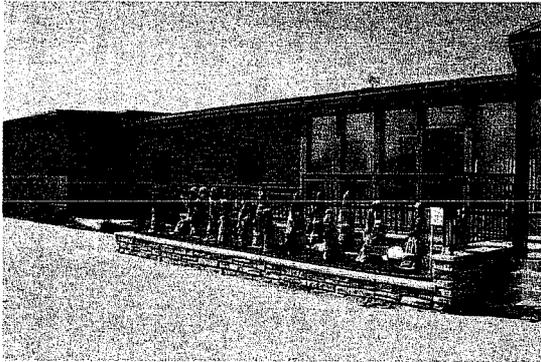
The City of Boyne City Facility Inventory describes the location, history, physical features, and assessment of structural and mechanical systems features for the following City-owned and operated buildings:

- City Hall
- DPW Garage
- North Boyne
- 1910 Building

In addition, the assessment includes the leased building currently occupied by the City Ambulance Department. City-owned facilities that were not included in this assessment are the new Water/Wastewater Facilities and City Parks.

City Hall, 319 Lake Street

Summary: Originally built in 1937 as the headquarters of the Top-O-Michigan Electric Cooperative, this rambling one story masonry structure has seen at least three major additions over the intervening years. Purchased by Boyne City in the early 80s, the building has been home to the city government for the past 22 years. The warren-like interior layout is a result of the many attempts at remodeling as the need arose over the years. The current inefficient layout is due in part to the original construction of the building, with many interior load bearing walls and short roof spans making reconfiguration difficult. The building is in good physical condition for its age, and with ongoing maintenance can be reasonably expected to remain serviceable for many years.



Current Use: This facility currently houses most of the city governmental functions, the Police and Planning departments, the City's Historical Museum and space leased to the Michigan State University Cooperative Extension Service. The uses and space allocation of each department is:

Department	Square Feet
City Government	2800
Police Department	1156
Planning & Zoning	776
Historical Museum	1500
MSU Extension Office	1302
General Storage/Utility	1214
Public Restrooms	620
Circulation	<u>1390</u>
<i>Total Building</i>	10,758

Facility Specifications

Building: This building was originally constructed in 1937 as the offices for the Wolverine Power Company, and Rural Electrification Administration (REA) electrical cooperative. The building had major additions in 1948, 1955 and 1980.

Year Built: 1937-1980

Building size: 60 x 200 (irregular) Approximately 10,800 square feet

Type of Construction: The majority of the building is of limestone construction. Parts of this structure are constructed with slab-on-grade foundation, with the balance on a crawl space foundation. Floor framing consists of cast in place concrete slab on precast concrete joists. The roof framing is primarily steel joist/concrete slab construction bearing on the exterior and many of the interior walls and also includes 2" x 12" wood framing in the original section of the building. Because of the multiple additions to this building, many of the current interior walls are load-bearing and of heavy masonry construction, having once been exterior walls. This has historically been a constraint to efficient reconfiguration of the space. The newest addition to the building houses the Boyne City Historical Museum. This addition is wood framed on a CMU crawlspace foundation, with a wood framed flat roof. The exterior of this portion of the building is comprised of stained cedar siding & wood trim. This addition appears to have been constructed using standard residential-type materials and methods.

General Condition: The building was well constructed and well maintained over the years, and is relatively good condition. The stone masonry exterior, while aesthetically dated, is in excellent condition with no signs of deterioration. A new rubber roof was installed 9 years ago and appears to be in good condition, especially considering the many penetrations required by the rooftop HVAC distribution system. However, the roof was installed over existing saturated insulation from a built up roof system, and should be replaced. The wood exterior siding on the historical museum is in need of maintenance painting, but is sound and in serviceable condition. Much of the glazing is original and of single pane glass, but is in serviceable condition. Insulation is generally inadequate or non-existent.

HVAC: Build by an electric cooperative, this building was originally all electric. After purchase by the City, a combination of hot water and forced air heat was installed. Air conditioning has been added to most areas of the building, with a duct distribution system located on the roof of the building.

Electrical: The building is served by a 400 amp service, distributed through several panels and sub panels. From casual observation, the system appears to be in good condition, but is a non-grounded system. A thorough examination by a licensed electrician or electrical engineer will be required before any reconfiguring or additions. The entire system is protected by an emergency generator located in the adjacent maintenance garage.

ADA Compliant: Attempts have been made to provide barrier free accessibility to the building; however, the results are marginal. Several areas would not pass the test for compliance with today's codes. Several areas would require substantial alteration to bring the entire facility into compliance.

Land: This building is located on the "Central Campus" a 6-1/2 acre parcel directly north of Veterans Park on Lake Charlevoix. It is bounded by North Street to the south, Lake Charlevoix to the West, the Honeywell property on the North and Lake Street on the East. This parcel also contains the DPW Garage/Fire Hall, parking areas, a small storage building and a little league field.

Historical Significance: The original Top-O-Michigan building has some community significance as an early part of the development of Boyne City and central Charlevoix County, but the building itself does not have particular historical significance.

DPW Garage/Fire Hall, 319 Lake Street

Summary: Originally built in 1937 as a warehouse for the Top-O-Michigan Electric cooperative, the DPW Garage/Fire Hall now houses the Street Department garage, Fire Department and storage for the Police Department. The oldest section of this structure is built of triple coursed masonry with a truss framed wood roof system. This part of the structure has been subdivided many times as needs have changed over the years. The north portion of the facility was added in 1960 with additions to the west end of the Fire Hall in the late 1970's and is of more modern construction with a flat roof. The general condition of the building ranges from poor to very good. This structure could be expected

to continue in service for 10 to 15 years with proper maintenance; however the pitched roof over the original building will need the roofing replaced within 2-3 years.



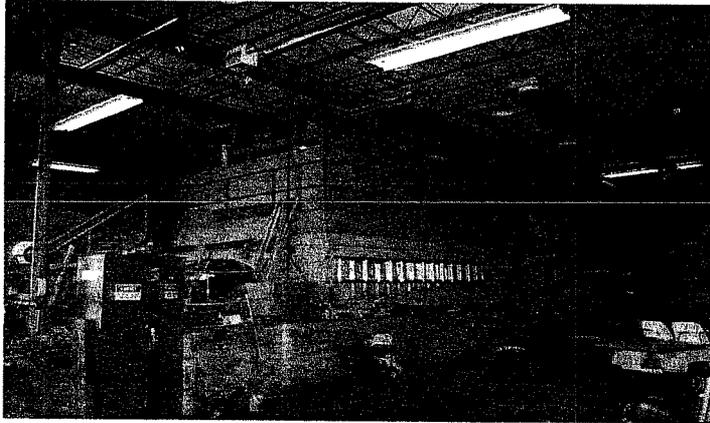
View from the Southeast



View from the South

Current Use: This building currently houses the Fire Department garage, storage and training facilities, the Street Department garage and storage, and the Maintenance department garage, storage and offices. The Police Department also has a secure evidence room in this building and there is a break room for the various departments. The space is allocated as follows:

Department	Square Feet
Fire Department	4,681
Garage	3,380
Storage	725
Training	576
Street Department	9,030
Garage	7,730
Storage	1,300
Maintenance Department	948
Storage	400
Office	548
Police Department	1,296
Garage	1,008
Storage	288
Break Room	640
Total Building	15,955



Street department storage area

Facility Specifications

Year Built: 1937-1960

Building size: 112' x 142' (irregular) approximately 14,600 square feet on the main floor.

Type of Construction: Original portion is triple course brick with a conventional pitched wood truss roof system, slab on grade, with frost free spread footings. The larger, newer part of the building is of concrete block, with steel post & beam / bar joist roof framing, and corrugated roof deck with rubber membrane. The exterior of the building is painted masonry. Insulation is marginal or non existent.

General Condition: The newer portion of this building is generally in good condition. No structural deficiencies were noted in the masonry or steel structure. The rubber roof appears to be in fair to poor condition, with replacement likely to be required within five years. The older portion of the building has a shingle roof that will require replacement within 5 years, possibly sooner. The soft brick shows signs of spalling and deterioration in places and should receive immediate and on-going maintenance to retain the structural integrity.

HVAC: The building is heated by a combination of hot water from a central boiler, gas-fired unit heaters and gas fired radiant tube heaters. All of this equipment appears to be in fair condition and is currently functioning. There is no air conditioning in the building, with the exception of window units in the offices and training room.

Electrical: The building is served by a 400 amp service, distributed through several panels and sub panels. From casual observation, the system appears to be in good condition, but a thorough examination by a licensed electrician or electrical engineer will be required before any reconfiguring or additions. The entire system is backed-up by an emergency generator located in the corner of the street department garage area. This generator also serves the City Hall building.

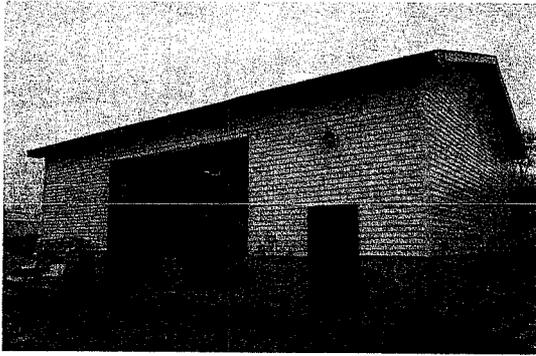
ADA Compliant: The main floor areas of this building are generally accessible, but the restrooms, mezzanines and second floor training / storage areas have no handicap access.

Land: This building is located on the "Central Campus" a 6-1/2 acre parcel directly north of Veterans Park on Lake Charlevoix. It is bounded by North Street to the south, Lake Charlevoix to the West, the Honeywell property on the North and Lake Street on the East. This parcel also contains the City hall building, parking areas, a small storage building and a little league field.

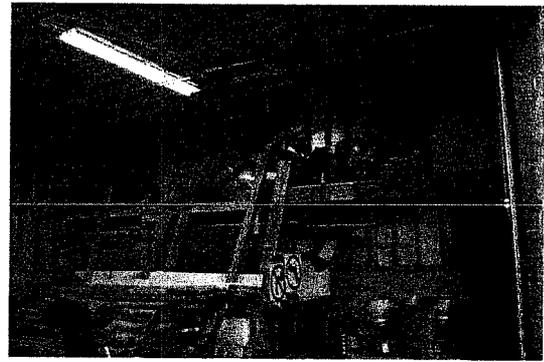
Historical Significance: Brick portion of this building may have some significance as it relates to the end of the logging era, and the beginning of the electrification of rural northern Michigan.

North Boyne, Robinson Street

Summary: North Boyne is a mostly vacant parcel of land that is currently the location of the City's leaf & yard waste composting area. This facility is operated by the Street Department. This location also has a fenced storage yard, storage building and salt storage barn on the property.



Streets Storage Building - Exterior



Streets Storage Building - Interior

Current Use: The area is currently used for the storage of Street Department equipment and supplies as well as for composting activities. The fenced area provides a semi-secure area for outdoor equipment storage, salt and road patch storage. It also appears to be a catch-all for obsolete, broken and cast off material from all over the city.

Facility Specifications

Year Built: 1980's 1990's

Building size: Storage building 30 x 40 x 14 1,200 sq ft

Salt Barn 40 x 60 x 16 2,400 sq ft

Type of Construction: The storage building is of wood frame construction on 4' concrete block stem walls, with wood roof trusses. The exterior is vinyl siding with asphalt composition roof shingles. This building has a 3' service door and a single 12' x 12' sectional overhead door.

The salt storage barn is of similar construction to the storage barn, but with the addition of 8 x 8 treated wood poles serving as buttresses on the exterior. This structure has a single 20' x 16' opening with no door.

General Condition: The storage building appears to be in very good condition, with no damage or deterioration noted. The salt storage building is in poor condition due to the

outward pressure exerted on the structure by the salt pile. The building has also suffered substantial damage from strikes by the loader used to move salt in and out.

HVAC: There are no HVAC systems in either building.

Electrical: The storage building is served by a 100 amp service and is equipped with basic outlets and lights.

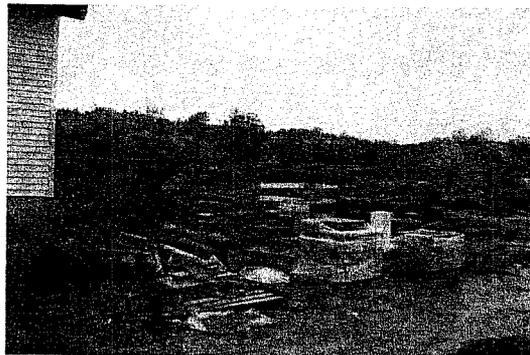
ADA Compliant: Since both buildings are ground level and contain no restroom facilities; they may be considered compliant.

Land: This is a large parcel containing approximately 25 acres. Approximately two acres is currently being used for composting activity, with an additional six acres being used or available for the street department. The remainder is occupied by the north well fields, a reservoir and wetlands. The main entrance is currently from Robinson Street which is platted through the property. Access is also available off Court Street and Ridge Street.,

All utilities are available at the site, and the road has recently been paved. This site is surrounded on three sides by residential development.

Historical Significance: None

Other Considerations: Well head protection regulations may need to be addressed. Wetlands are present on the site and will need to be identified.

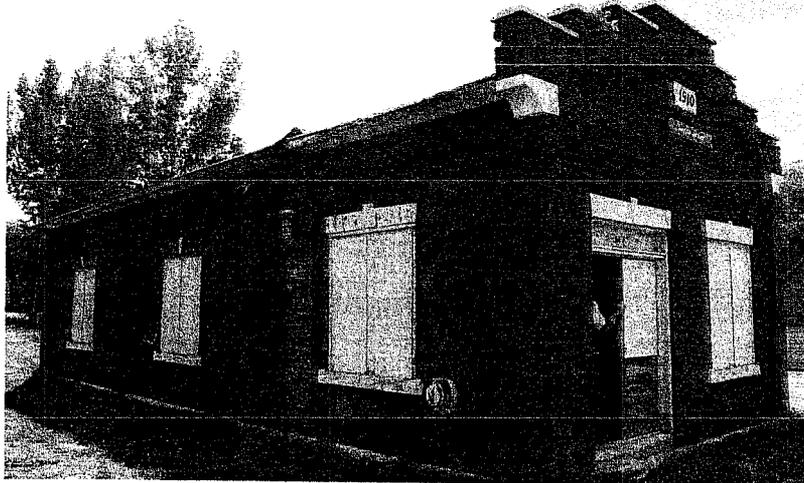


Miscellaneous Debris Collection Area

1910 Building (Former Water Works), Division Street

Summary: This building was built in 1910 as a pump station for the city water works. Water was collected from several shallow wells, stored in a large reservoir and then pumped into the City system via large electric pumps located in this building. The pumps were decommissioned in the 1980's and this building has been vacant since. It was mothballed at decommissioning, but has suffered from neglect in the intervening years and is currently in poor condition.

Current Use: This building is not currently being used.



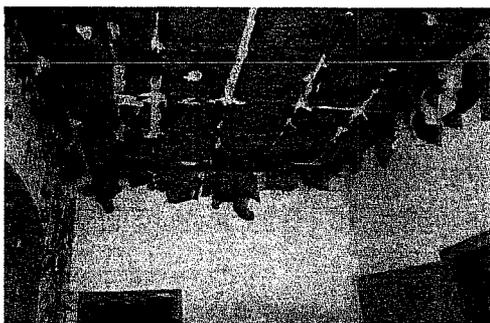
Facility Specifications

Year Built: 1910

Building size: 20' x 50' x 12', 1000 Square Feet

Type of Construction: Double course brick construction with wood framed roof system. The building is constructed on a heavy-walled concrete pit that once housed the

pumping machinery. A wood floor covers about half of this pit and provides space for a small office and restroom.



General Condition: This building is currently in poor condition. The roof has deteriorated to the point that several holes exist through the sheathing, and several of the rafters have noticeable rot. The brick has also suffered from water infiltration that has caused the mortar joints to fail in several areas. At the front cornice, the brick has deteriorated and will require replacement. The interior space is in poor condition, although much of the original tin ceiling and woodwork is salvageable. The building could be restored with substantial effort.

HVAC: This building currently has no operable heating system.

Electrical: Electrical service to this building has been terminated, the existing electrical system is non operational and would likely require total replacement.

ADA Compliant: Not currently accessible, but could be brought into compliance easily.

Land: This building occupies a parcel that is contiguous with the Avalanche Recreational Area, and is adjacent to the City's southern well field. It fronts on Division Street (very close to the street right-of-way), and is composed of approximately 11 acres. The property rises gradually to the South from Division Street and is relatively open and free of obstructions. There are probable wetlands on the property that could restrict development of this site.

Historical Significance: This is currently the oldest and most historic structure owned by the City. It is historically significant as a part of the original infrastructure of the City and is currently listed on the National Register of Historic Places.

Other Considerations: Well-head protection regulations may affect the future uses of this structure and /or adjoining property. The main water lines from the south wells and reservoir also pass close to the building and would need to be considered for any future re-development.

Ambulance Garage

Summary: This facility is located on Boyne City-East Jordan Road in a leased building. It is included in this inventory to examine the current space use of the ambulance service. The structure was not been evaluated because of its leased status.

Current Use: Boyne City ambulance service garage & offices. The space allocation is as follows:

AREA	Square Feet
Garage	2100
Kitchen / Bath	128
Office	360
Sleeping Quarters	264
Day Area	190
Meeting Space	240
Workout/ Locker area	120
TOTAL	3,402

Facility Specifications

Building size: 42' x 70' (leased area)

ADA Compliant: Main area and office is accessible, but the restroom facility and shower are non-compliant.

Land: The property is not owned by the City of Boyne City.

Historical Significance: Not Applicable

II. Programming Statement

Framework

The City of Boyne City Facility Programming Statement outlines the space needs for staff, equipment, operations, and storage for the following departments:

- Public Safety
 - Police
 - Fire
 - Ambulance
- Public Works
- Facility Maintenance
- City Government
 - City Manager
 - Clerk/Treasurer
 - City Council
 - Planning/Zoning

The Water/Wastewater Department or operations was not included in this space programming assessment.

Interviews were held with Department Heads and staff members to discuss their needs for space for personnel, equipment, storage, vehicles and operations. Staff members were asked a series of questions and were provided the opportunity to share their thoughts and ideas about future space needs and operational adjacencies and efficiencies.

This input has been compiled and integrated with general standards and evaluation of the project team to develop a recommended program statement for each department with consideration of operational synergy with other departments. This program represents the highest case scenario from a space programming perspective, and does not take into account budgetary constraints or restraints, or opportunities for shared

space. A comparison of cost estimates and budget may reduce space and operational requests.

External Trends

There are external trends that may affect the services provided by the City, staffing levels and space needs, including demographics, roles and responsibilities, and cooperative agreements.

Demographics

Boyne City's population has been relatively stable when compared with northwestern Lower Michigan. The 2000 population was 3,503, up only 0.7 percent from the 1990 population of 3,478. The 2005 estimate is 3,332, a decrease of 0.49 percent.

Boyne City Population		
1970 - 2005		
Year	Population	Annual Change
1970	2,969	
1980	3,348	1.28%
1990	3,478	0.39%
2000	3,503	0.07%
2005 (est)	3,332	-0.49%

There are some trends that may affect City services. The City has been successful in attracting new development along Lake Charlevoix and the percentage of homeowner vacancy dropped dramatically from the 1990 to 2000 census, from 2.5 percent to .5 percent. In addition, the number of people with higher incomes increased dramatically, with more affluent individuals moving into Boyne City.

This trend can have different effects on City services. Higher income individuals generally commit less crime and put less pressure on police services, but may demand additional public amenities such as parks and recreational services.

Unemployment, which can have a significant impact on public safety services especially, has been relatively stable. Because Boyne City's employment base is

comprised primarily of small business and not one or two major manufacturers that may risk closing, unemployment should remain stable and hopefully decline with continued investment in the community.

Roles and Responsibilities

Local governments have been required to provide more and more public services as state and federal governments have “devolved” both their responsibilities and their funding, from welfare to mental health and public health and a myriad of other services and programs.

Much of the growth in local government services have fallen to counties, where indigent, correctional, and judicial services are focused. While there are associated responsibilities for local governments, in the near term, it appears that additional roles and responsibilities will not have a significant impact on the staffing or space needs for the City of Boyne City.

Cooperative Agreements

Another effect on space programming and staffing is the potential for cooperative agreements with state, county, or adjacent local governments for services. Ambulance services are already provided to Boyne Falls and Boyne Valley and Eveline Township. Police services could be contracted for adjacent townships, as well. The City provides space to the State Police for their services in Charlevoix County. Planning and zoning services are provided to Evangaline and Wilson Townships

While there does not appear to be any discussions of major cooperative agreements for City services in the near future, space and staffing should always be considered in the context of these discussions.

In general, the stable population would indicate stable city services and staffing, with some accommodation for slight growth to account for increasing demands on local government in response to shrinking state and federal funding and increased regulatory and programming requirements.

Public Safety

Public Safety includes the City of Boyne City police department, fire department, and ambulance services.

Police

Current Space: The police department is currently located in the west portion of City Hall, with 1,156 square feet of space. There is a separate entrance in the back of City Hall, a reception area, administrative offices, a squad room, an office for the state police, and a small vault. The police department also occupies 1,296 square feet of the DPW Building/Fire Hall as a garage and storage.

The current space for the police department is inadequate for effective operations. The squad room is too small, there is inadequate evidence storage space and function, and patrol support space, such as lockers and training area are not available.

Operations: The Boyne City police department is a full-time, full-service agency offering professional police protection services and law enforcement services to the City of Boyne City residents, businesses, and visitors. Operations include road and bike patrol, detective services, and administration. Dispatch is handled by the City Police Department Monday through Friday, 8:00 a.m. to 4:00 p.m. After hours dispatch services are provided through the Charlevoix-Cheboygan-Emmet (CCE) Central Dispatch Authority (a three county E-911 central dispatch consortium). All arrested individuals must be transported to the Charlevoix County jail for booking, which is expected to continue.

Central Dispatch calls for the City of Boyne City Police Department have remained relatively stable in recent years, with the exception of a large increase from 1997 to 1998.

Boyne City Central Dispatch Call 1997 - 2005		
Year	Population	Average Annual Change
1997	3,078	
1998	4,232	37.49%
2004	4,618	1.52%
2005	4,764	3.16%

The Police Department currently has three police vehicles and two patrol bicycles.

Staffing: The police department currently has eight (8) staff, including the Chief, Assistant Chief, five officers, and an administrative assistant. In discussions with the Chief and City staff, there is not an immediate need for additional staff, but longer term projections indicate that an additional officer may be hired in the next 5 – 7 years.

Operational Space Needs: Through the interview process and site inspection of the police department, the following needs were identified

Area	Item	Notes	Square Footage
Patrol	Squad Room	Current Squad Room is four desks all placed together. Need for five separate workstations	320
Patrol	State Police	Anticipated continued presence of State Police, with locked garage space. DNR CO also has locker	120
Patrol	Locker/Training Room	Area to store officer equipment and belongings, showers and area for fitness training	900
Patrol	Holding area	Cuff bars for arrests awaiting transport to County jail	100
Patrol	Armory	Secure weapons storage	100
Detective	Interview Room	Sound secure with video and one way glass; may double for Circuit/District Court Probation.	192
Administration	Offices	Current reception and admin offices acceptable space	1,000

Administration	Training Room	Serve as conference room. May also double for 90 th District Court Magistrate	320
Administration	File Storage	Semi secure area for files	200
Administration	Evidence Room	Secure area for check-in and evidence management	80
Administration	Lost or Stolen Property	Could be co-located with evidence	288
Administration	Equipment Storage	Could be co-located with evidence	288
Administration	Garage	Four stalls, one secure for vehicle evidence	1,440
Total Police			5,348

These numbers serve as estimated allocations and may differ depending upon remodeling of existing building or layout of a new building.

Adjacencies: While the police department does interact with ambulance and fire, there is a strong connection with city administration and city council.

Location: In order to maintain equivalent response times throughout the city, the police department should be centrally located, at or near their current location at City Hall.

Fire

Current Space: The Fire Department is currently located directly behind City Hall. The Fire Station portion of the building was constructed in the late 1970's and has four bays, two with 12 x 10' overhead doors, one with a 14' x 15' door and one with a 14' x 12' door. With a total of 4,681 FT², there is a need for additional space for vehicles and the current layout of office space and training space is not optimal.

Operations: The fire department provides fire protection services for the City of Boyne City and also has mutual aid agreements with Bay, Evangeline, and Wilson Townships and the cities of Boyne Falls and East Jordan. The fire department has seven trucks: 2 pumpers, 1 tanker, 1 aerial (85'); 1 ton equipment, a 1 ton grass fire truck, a 1 ton equipment truck with Jaws of Life, a snowmobile, and a small boat.

Staffing: The fire department is currently all-volunteer, including the Chief, with 24 volunteer firefighters. There may be a need to have a full-time Chief at some point in the future.

Operational Space Needs: The current fire barn is cramped and does not provide adequate space for fire trucks and equipment. The bays are single entry bays, requiring backing up into the space and appropriate configuration for the vehicles. Double bays would ease this situation, but require significant additional site space. The Fire Chief identified a need for additional storage space of approximately 600 FT², availability of a training room with a kitchen that would accommodate 30 to 40 people, gear storage lockers, and hose tower. New synthetic materials for hose may negate the need for a hose tower or hose drying. Shower facilities should be reviewed for necessity.

Area	Notes	Space
Truck bays	7 trucks + equipment: boat, snowmobile.	5,760
Office space	Office, radio room, file storage	460
Training Room	Training Room, Kitchen, Storage	1,080
Operations	Bathrooms, Showers, Locker, Hose Tower	1,420
Total Fire		8,720

Adjacencies: The fire department and ambulance services share many of the same volunteers as firefighters and paramedics and are often called on the same run when there is damage to property and potentially injured persons.

Location: The current location of the fire department provides equivalent response time throughout the City, but the current configuration of truck exiting the fire hall to the

south can cause conflicts of use and traffic with the adjacent park, especially on evenings and weekends. The location of local governments under cooperative agreements and number of runs to those locations may have an impact on optimal location. In discussions with the Fire Department, cooperative agreements are in place for townships and the cities of Boyne Falls and East Jordan, with approximately equivalent coverage north, south, and east of the City of Boyne City.

Ambulance

Current Space: City of Boyne City Ambulance currently is housed in a leased space of approximately 3,400 FT², located in the eastern portion of Boyne City on M-75 at Boyne City and East Jordan Road.

Operations: Ambulance services are provided to the City of Boyne City, the City of Boyne Falls, and Bay, Boyne Valley, Evangeline, Eveline, and Wilson Townships. There are three transporting vehicles, two primary and one backup, and one ECHO vehicle. Last year, the department responded to 876 calls, 500 of which were in the City of Boyne City.

Staffing: There is one full time Ambulance Director and a volunteer pool of eleven (11) paramedics and 15 volunteer first responder/drivers, with a paramedic on duty at all times. There are no anticipated significant additions in staff that would require any supplemental space allocations.

Operational Space Needs: The current space allocation is adequate for the ambulance vehicles, but without adequate ventilation. There are few amenities in the current space, such as limited office and storage space and no training facilities.

Area	Notes	Space
Truck bays	Two bays with 12'x12' doors, with ventilation	1,260
Office space	One office (14'x16')	224
Training Room	(24'x16') Could be shared with Fire Department	384
Operations	Shower with lockers, kitchen laundry, secure medical storage, secure file storage (30'x47')	1,420
Total Ambulance		3,288

Adjacencies: The fire department and ambulance services share many of the same volunteers as firefighters and paramedics and are often called on the same run when there is damage to property and potentially injured persons.

Location: The current location is not ideal for services to the City of Boyne City, especially the north area. A more central location would provide equivalent response times throughout the City.

Department of Public Works

Current Space: The Department of Public Works operates from three locations: the DPW garage on the same site as City Hall, where most of the DPW equipment is located and operations are based, the North Boyne facility, where there is a salt storage shed, material storage, a composting area and storage garage, and a garage at Avalanche Park, utilizing a total of approximately 10,700 FT², not including the salt shed. As part of the DPW, the Parks Department occupies approximately one-half of the North Boyne building, with storage of a tractor, an articulating mower, 2 riding mowers, 2 walking mowers, sign, and trash containers.

Operations: The DPW provides street services, including repair, maintenance, and plowing, as well as park and recreation services.

Staffing: There are eight (8) full time staff, plus summer help. Staff levels are expected to be stable.

Operational Space Needs: Primary space needs are related to equipment storage and repair for department services in a consolidated location. The current space is not adequate to meet the needs of the department or the community.

Area	Notes	Space
Truck bays	(140'x100')	14,000
Office space	One office (12'x12'), work area, file storage (20'x25')	644
Training Room	Lockers, showers and toilets	2,800
Operations	Parks equip, sign shop, maintenance, work room, parts storage, vehicle maintenance (Two bay shop, second hoist, wash area, parts area)	3,750
Outside Storage	covered with shed roof	3,500
Total Public Works		24,694

Adjacencies: Primary interaction is with the water and wastewater department to coordinate infrastructure repair or installation. This interaction typically occurs at the specific site and does not necessarily require co-location.

Location: The current site provides a central location. However, with facilities at North Boyne and Avalanche, the department spends additional time going between facilities for equipment and supplies. DPW operations do not require a location that can provide equivalent response time throughout the City and would benefit more from a consolidation and modernization of its facilities. In addition, the somewhat "industrial" nature of DPW operations may not be the most compatible use for the City waterfront.

Facility Maintenance

Current Space: The City Maintenance Department currently uses about 1,000 FT² of shared space with the DPW in the DPW/Fire Hall on the central city site. There is no primary area for any maintenance activities or vehicle storage.

Operations: The Maintenance Department is responsible for all facility maintenance activities, including repair, renovation, construction, and preventative maintenance of all City buildings and their utility systems.

Staffing: There are two (2) full time staff, plus summer help. Staff levels are expected to be stable.

Operational Space Needs: Primary space needs are related to maintenance services, office space and vehicles and equipment storage. Two people share the same computer, along with summer staff. There is not a reasonable maintenance shop for equipment and material repair and fabrication.

Area	Notes	Space
Truck bays	Two truck bays (24'x30')	720
Office space	Two offices (10'x12')	240
Maintenance Shop	Repair shop area (24'x24')	576
Operations	Material storage / tool storage (12'x24')	288
Total Facility Maintenance		1,824

Adjacencies: Interaction is with all departments at their facility location and specifically with City administration for budgeting, operations, and capital improvement planning.

Location: The current site provides a central location. The Maintenance Department does not require a location that can provide equivalent response time throughout the City. There is a case to be made for locating the Maintenance Department at the site with highest amount of building space. As with the DPW, the somewhat "industrial" nature of Maintenance Department operations may not be the most compatible use for the City waterfront.

City Government

City Manager/City Commission

Current Space: City Administration and the City Commission Chambers are located at City Hall, and with the Clerk/Treasurer, occupy approximately 2,800 FT².

Operations: City Administration provides the day-to-day management and leadership for all City operations and serves as the primary staff to the City Commission. All uses are office-related, including equipment.

Staffing: City Administration currently consists of the City Manager, Administrative Assistance and Receptionist and is not anticipated to increase in the near future.

Operational Space Needs: The current space for City Administration and the City Commission is adequate, but poorly configured for optimal efficiency.

The original commission chambers is too small for an effective council meeting and the large chambers lacks the facilities and appointments. The commission chamber should be able to accommodate 100 people and there should be a small conference room that can be shared among City staff.

Area	Notes	Space
City Manager Office	The current City Manager's office is too small for meetings with more than one staff person or Council member (16'x20')	320
Administrative Assistant	The administrative assistant should be located in site line to the City Manager because of constant interaction (12'x16')	192
Receptionist	The current location and configuration for the receptionist is reasonable. (16'x27')	432
City Commission	Small chamber (24'x24') Public meeting room / voting (40'x30')	1,776
Total City Manager / City Commission		2,720

Adjacencies: The City Manager works with all departments, but most closely with the Clerk/Treasurer, Planning Police Department and Facilities Maintenance. Adjacencies are related to proximal convenience, rather than shared facilities or equipment.

Location: City Administration and City Commission should be located centrally to provide the greatest access for citizens, and also at the location of the predominant city facilities.

City Clerk/Treasurer

Current Space: The Clerk Treasurer and her staff are located in City Hall, near the City Manager's office. The space is generally adequate, however poorly configured.

Operations: The Clerk/Treasurer's office is the repository for most City government files, handles elections, administers the Cemetery, and manages the City's finances. All uses are office related, including equipment.

Staffing: There are currently three staff, the Clerk/Treasurer, the Deputy Treasurer, and the Deputy Clerk.

Operational Space Needs: Consolidated and centralized file space is not currently available. There may be an opportunity for digital file storage that would impact file space needs.

Adjacencies: Most interaction is with City Administration, and to a lesser extent, other Department Heads.

Location: Should be located in with City Administration and Council.

Area		Notes	Space
Offices		Centrally located	480
Storage and Files		Consolidated location, preferably near offices(16'x16) + Vault (12'x12')	400
Total City Clerk/Treasurer			880

Planning and Zoning

Current Space: The City Planning and Zoning Departments are located in City Hall, with approximately 776 FT².

Operations: The Planning and Zoning Department is responsible for land use regulations and implementation, preparing and facilitating approval of the City Master Plan and other long range plans, such as the Waterfront Redevelopment Plan, and enforcing the zoning ordinance. All uses are office related, including equipment.

Staffing: The department has two staff, Dan Reed, City Planning, and Scott McPherson, Zoning Administrator.

Operational Space Needs: The office space for Planning and Zoning is generally adequate, though poorly configured in relation to other City offices. The Department identified a need for a scanner and plotter, a large table to spread maps and plots, and some additional storage.

Adjacencies: The Planning and Zoning Department works primarily with City Administration, as well as DPW.

Location: Should be located with City Administration.

Area		Notes	Space
Offices & Conf. Rm.	Centrally located		612
Storage and Files Plotting/Map Room	Consolidated location, preferably near offices		576
Total Planning & Zoning			1,188

Summary Space Allocation Comparison City of Boyne City Facility Study

Area	Current Space	Program Space	Difference
Police	2,452	5,348	2,896
Fire	4,681	8,720	4,030
Ambulance	3,402	3,288	(114)
DPW	10,668	24,694	14,026
Facility Maintenance	148	1,824	1,676
City Manager – Commission	2,800	2,720	(80)
City Clerk – Treasurer	600	880	280
Planning – Zoning	776	1,188	412
TOTALS	25,527	48,662	23,135

III. Facility Options

Framework

The City of Boyne City Facility Options Assessment compares available land and buildings to the space needs for staff, equipment, operations, and storage for the following departments:

- Public Safety
 - Police
 - Fire
 - Ambulance
- Public Works
- Facility Maintenance
- City Government
 - City Manager
 - Clerk/Treasurer
 - City Council
 - Planning/Zoning

Because the Water/Wastewater Department and operations was recently moved into a new facility, they were not included in this space programming assessment.

The Facility Options Assessment analyzed available City-owned sites, as well as the option of acquiring additional property, reviewed the space programming needs of all departments within the study scope, and developed three facility option scenarios with estimated costs.

The costs provided in this report represent an analysis of space needs with an estimate per square foot cost for remodeling or new construction and should be used for scenario comparison purposes and, to some extent, budget estimating purposes. There are many factors that may have an effect on cost that were outside the scope of this study,

including geotechnical and environmental site conditions, material selection, construction timing, and specialized equipment needs, for example.

A detailed spreadsheet of per square foot costs is provided with this analysis to serve as a basis for on-going budgeting and cost estimating in the City's facility decision-making process.

Available Sites

The review of City-owned property with potential for location of some or all of City operations included the City Hall, North Boyne, Division Street, Water/Wastewater Facility site, and the Airport. In addition, the assessment included the acquisition of property to relocate public safety operations.

City Hall: This 6.5 acre site is centrally located within the City limits and includes Lake Charlevoix waterfront. The site currently includes City Hall, the DPW/Fire Building, and a Little League baseball diamond. Discussion with City Staff and elected official indicate a strong interest in maintaining City presence on this site and working towards significantly improving the appearance and function of the buildings and the site.

There is adequate space on this site to hold any and all City operations included within the scope of this study.

North Boyne: This is a large parcel containing approximately 25 acres. Approximately two acres is currently being used for composting activity, with an additional six acres being used or available for the street department. The remainder is occupied by the north well fields, a reservoir and wetlands. The main entrance is currently from Robinson Street which is platted through the property. Access is also available off Court Street and Ridge Street. All utilities are available at the site, and the road has recently been paved.

While the North Boyne site is not centrally located, it can provide adequate space for departments not dependent upon equivalent response time throughout the City, such as the DPW.

Division Street: This eleven acre parcel fronts Division Street, contiguous with the Avalanche Recreational Area, and adjacent to the City's southern well field. The property rises gradually to the south from Division Street and is relatively open and free of obstructions. There are probable wetlands on the property that could restrict development of this site.

Water/Wastewater Facility Site: This site houses the new water and wastewater operations opened in 2005. The buildout, configuration, and location of the site work very well for the Water/Wastewater Department, but are not optimal for additional departments, such as DPW.

Airport: There may be available space at the Airport for some or all of the City operations, but its location outside the City center does not adequately meet response time requirements or central City presence interests.

Facility Option Scenarios

There are two general options available for meeting future facility needs: remodeling existing buildings or constructing new buildings. There are a variety of combinations within the matrix of department space needs and these two options. As a result, the facility options are described by department.

DPW/Facilities Management

There was broad consensus that the DPW does not need to be on the City Hall site, does not need to be centrally located to effectively provide services and that the current facility was not adequate to meet current or future needs of the DPW. A new DPW facility is recommended at North Boyne.

The DPW facility at North Boyne would also consolidate all operations into one location. The old water/wastewater storage building adjacent to Avalanche Park is recommended to be cleared of material and demolished, with the site restored.

Because of its comparable operations, Facilities Management is also recommended to be moved to the North Boyne site. In an optimal arrangement, the new building could be designed to provide for shared facilities, such as storage, lockers, showers, and restrooms.

The departure of the DPW from the City Hall site also provides space in the short term for the Fire Department and Ambulance Services, and Police storage, if a new Fire and Ambulance station is not possible in the near term.

Cost: The cost for the new DPW building is estimated at a total cost of \$1,653,000. The breakdown of costs is:

Activity	Cost
Construction Costs	\$1,430,000
Site Development Costs	\$100,000
Professional Services	<u>\$123,000</u>
TOTAL	\$1,653,000

Fire/Ambulance

The current arrangement for Ambulance Services, leased space in the southeast portion of town is not optimal and arrangements should be as soon as practical to relocate Ambulance to a more central location. In addition, the adjacencies and synergies with the Fire Department make co-location essential.

There are three options for providing space for the Fire Department and Ambulance Services: Remodel the current Fire station, build a new Fire/Ambulance building on site, or build a new Fire/Ambulance building at another location.

Remodel: The space vacated by the DPW provides adequate room for Ambulance to move, Fire to expand, as well as provide space for Police evidence and storage. However, there has been a strong interest in improving the appearance of the City Hall site and in addressing the problem of commingling Fire trucks with citizen traffic. A minimal remodel to reconfigure space will not address either of these issues.

If financial or other constraints do not provide for a new Fire/Ambulance building in the near term, a minimal remodel is recommended that will accommodate the Fire Department and Ambulance, and Police storage for approximately ten years, and that efforts be made to provide and finance a new Fire/Ambulance building.

The cost for remodeling the current Fire Station for Fire and Ambulance, and Police storage is estimated at \$480,500. The breakdown of costs is:

Activity	Cost
Construction Costs	\$440,500
Site Development Costs	\$0
Professional Services	<u>\$40,000</u>
TOTAL	\$480,500

If the decision is made to keep the existing building into the foreseeable future, a more extensive remodel is recommended to provide more effective space and make exterior improvements to enhance the building's appearance. The estimated cost for this more extensive remodel is \$850,000

New Building: A new building is recommended for Fire and Ambulance services, either now or in the future, depending upon financial considerations. There are two options for the location of the new Fire/Ambulance station: on the current City Hall site or at a nearby location. The cost differential between these two options is dependent upon site acquisition and development costs.

A new Fire and Ambulance station would provide for the most effective public safety operation for the foreseeable future. The building can be designed to take advantage of the economies of shared space for training rooms, lockers, showers, restrooms and site development costs.

The building would be comparable to many similar facilities constructed for northern Michigan communities in recent years, which have also been faced with outdated buildings and increased equipment, regulatory, and training requirements.

On-Site: The City Hall site provides adequate space to construct a new Fire – Ambulance Station in the north portion of the property. The advantages to a building on the current City Hall site include:

- No property acquisition costs
- Lower site development costs because of shared site resources with City Hall
- Consolidation of City operations on one site;

- Opportunity for Police operations, evidence and storage to be on one site.

The cost to construct a new Fire - Ambulance Station and Police storage at the current City Hall site is estimated at \$1,450,000. The breakdown of costs is:

Activity	Cost
Construction Costs	\$1,250,000
Site Development Costs	\$50,000
Demolition Costs	\$30,000
Professional Services	\$120,000
TOTAL	\$1,450,000

Off-Site: There may be an opportunity to acquire property at a nearby central location upon which a new Fire – Ambulance station could be built. The advantages to building on a different location include:

- Site constraints, such as limited space for drive thru bays and ingress-egress conflicts, may be minimized with a separate, stand-alone facility.
- Fewer buildings on the current site would provide for more open space along the waterfront.

The cost to construct a new Fire - Ambulance Station and Police storage at another location is estimated at \$1,865,000. The breakdown of costs is:

Activity	Cost
Construction Costs	\$1,250,000
Site Development Costs	\$125,000
Demolition Costs	\$30,000
Professional Services	\$120,000
Property Acquisition	<u>\$350,000</u>
TOTAL	\$1,865,000

A key issue that must be addressed if an off-site Fire – Ambulance Station is constructed is the location for Police evidence, storage, and garage. These facilities should be in the same location as Police operations. Given the opportunity to remove the current Fire/DPW building and leave only City Hall, it is unlikely there would be strong support for another auxiliary maintenance-style building to be constructed on-site.

There may be an opportunity to explore Police joining with Fire and Ambulance in a new building, as long as the site is in close proximity to the current City Hall to still take advantage of City Administration – Police adjacencies. Consolidated departmental day-to-day operations should bear much more importance than inter-departmental administrative adjacencies.

City Administration/Police

Because of the public nature of both Police and City Administration operations and their close working relationship, planning and development of space for Police and City Administration should be integrated.

There are two primary options for City Administration and Police: Remodel the existing City Hall or build a new City Hall on the existing site and demolish the current building.

Remodel: The current City Hall has ample space for all City Administration and Police administrative functions, approximately 10,000 square feet. However, the current City Hall space is not functional, after years of intermittent and uncoordinated remodeling efforts to meet incremental specific needs.

The remodel option essentially reworks almost all of the City Hall building, with the exception of the large Commission Chambers, which would receive significant interior upgrade. MSU Extension would find other space and Police would acquire the vacated space.

The remodel option also includes a total replacement of the roof and an allocation for a new mechanical system. In addition, an allocation has been made to upgrade the energy efficiency of the building by improving wall and ceiling insulation levels.

The space for the Historical Museum has been included in the overall allocation for City Hall. There may be an opportunity for City Administrative offices to move into the area currently occupied by the Historic Museum and for artifacts to be displayed in the center and around the building, providing an interpretive entry way, more visibility for the Historical Museum, and more effective space utilization for City offices. A more detailed schematic design assessment for City Hall would determine the most effective space utilization.

A major remodeling does represent a significant disruption in operations. The first recommend move is by MSU Extension, with that space remodeled first. The Historic Museum artifacts would be stored in an off-site location and City Administration (and potentially City Police) would move into the vacated space. Depending upon final design, they may move back in after remodeling or stay in the former Historical Museum. After remodeling, the historical artifacts would be brought back and put on display.

The cost for remodeling the current City Hall is estimated at \$1,184,000. The breakdown of costs is:

Activity	Cost
Construction Costs	\$1,057,000
Site Development Costs	\$0
Professional Services	\$127,000
TOTAL	\$1,184,000

New City Hall: Once the current DPW/Fire building is removed from the site, there are opportunities to construct a new City Hall on the current site, either directly behind or to the north of the current City Hall. The new City Hall could be constructed and offices could move with minimal disruption and the current City Hall would be demolished.

A new building would provide for more effective space use and energy efficiency, as well as address some site development issues, potentially increase open space, and provide better views to the water.

The remodeled City Hall would meet future space and operational needs and the cost of remodeling the existing City Hall is less than the cost of building a new City Hall. However, the result would not be the optimal solution for the long term space needs for the City. While the estimated cost of remodeling City Hall is approximately 60% of the cost of a new City Hall, the cost estimate is based on standard construction values. With the age and condition of the building, there may be a number of surprises during remodeling that may drive costs very close to that of a new building.

Based on long-term operating costs, effective space design, relatively limited capital cost differential, and site improvement opportunities, a new City Hall is recommended.

The cost for constructing a new City Hall is estimated at \$2,065,500. The breakdown of costs is:

Activity	Cost
Construction Costs	\$1,642,500
Site Development Costs	\$150,000
Demolition Costs	\$120,000
Professional Services	<u>\$153,000</u>
TOTAL	\$2,065,500

Other City Facilities

There are three other City facilities that require some discussion: Water/Wastewater Storage building, 1910 Building, and the Little League baseball diamond.

Water/Wastewater Storage Building: Located adjacent to Avalanche Park, this building is currently used for material storage by the DPW and Parks. As previously mentioned,

the material should be moved to the new DPW facility at North Boyne, the building demolished, and the site restored.

Cost of Demolition is estimated at \$15,000.

1910 Building: The 1910 building was the original pump station for the city water works. The building is currently the oldest and most historic structure owned by the City. It is historically significant as a part of the original infrastructure of the City and is currently listed on the National Register of Historic Places. The building could be preserved by a stabilization effort including a new roof, tuck pointing deteriorated masonry, and structural support. Once stabilization is completed, the community can determine opportunities for use of the building.

The estimated cost for stabilization is estimated at \$40,000.

Little League Baseball Diamond: The baseball diamond is located at the west end of City Hall property and is still used during season. However, there may be an opportunity to relocate the field to another location and provide additional open space and waterfront access. The waterfront for the City Hall site is significantly underutilized, and any site development work should include consideration of improving the appearance of and access to the waterfront.

Cost to relocate Little League Baseball Diamond is estimated at \$30,000

Financial Considerations

Improvements to the public facilities of the City of Boyne City will have important financial impacts, including up-front capital costs and on-going operational costs. This report has outlined various options to address space and operational needs for selected City departments. The following table summarizes the financial implications of the three different scenarios, minimal remodel, major remodel, and new construction. Construction costs for all three major facilities, DPW, Fire/Ambulance, and City Hall are combined in each scenario for a total capital cost, with payment costs based on a 20 year bond at 5.5% interest. The project millage rate is based on 2006 taxable value for the City of Boyne City.

	SCENARIOS		
	MINIMAL REMODEL	MAJOR REMODEL	NEW CONSTRUCTION
CAPITAL COST	\$2,121,236	\$3,276,829	\$5,166,037
MONTHLY PAYMENT*	\$14,591.71	\$22,540.89	\$35,536.52
ANNUAL PAYMENT*	\$175,100.54	\$270,490.72	\$426,438.19
TOTAL LOAN AMOUNT*	\$3,502,010.84	\$5,409,814.45	\$8,528,763.74
MILLAGE RATE**	0.99	1.53	2.40

* Based on 20 year bond at 5.5% interest

**Based on 2006 Taxable Value of \$177,370,487

The implementation of any of the three scenarios will likely require some additional revenues.

4. Construct the DPW/FM Building Spring 2008 – Winter 2008

The first project will be the construction of the DPW/Facility Maintenance building at North Boyne. Site work can begin in Spring 2008, and the building should take approximately 9 months to construct.

5. Construct Fire – Ambulance Station Spring 2008 – Winter 2008

The Fire – Ambulance Station can be constructed concurrently with the DPW/FM building, beginning site work in Spring 2008, with the 9 – 12 month construction period.

6. Remove current DPW – Fire Building Spring 2009 – Spring 2009

Once DPW and Fire have moved into new space, the current DPW/Fire building can be removed. This will clear a substantial portion of the site and provide for staging for the construction of a new City Hall.

7. Construct new City Hall Summer 2009 – Fall 2010

The new City Hall can begin construction after, although is not dependent upon the removal of the DPW/Fire building. Depending upon location, design, financing and integration, the City Hall could be constructed concurrently with the Fire – Ambulance station. Such an arrangement may also bring more competitive construction bids with a larger overall project.

8. Remove current City Hall Fall 2010 – Winter 2010

Once City Administration and Police operations are moved into the new City Hall, the former City Hall can be removed and the site restored to integrate with the adjacent waterfront park and take full advantage of lake views and access.

APPENDIX

Facility Recommendations Chart

Detailed Budget Estimates

RECOMMENDATIONS

DPW/FM to North
Boyne
\$1.62 MM

Option: Fire -
Ambulance Station
off site

Option: New
City Hall off
site

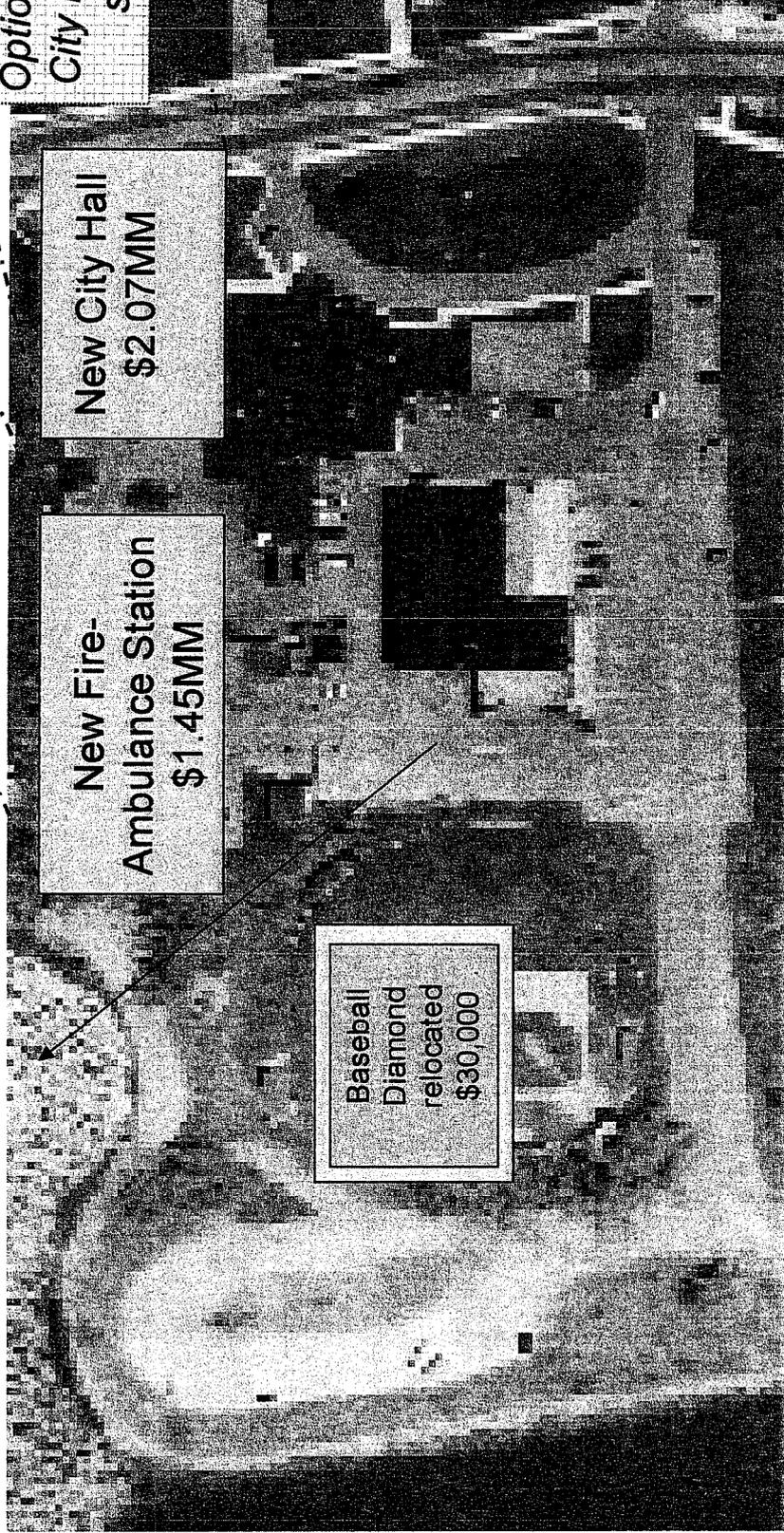
New City Hall
\$2.07MM

New Fire-
Ambulance Station
\$1.45MM

Baseball
Diamond
relocated
\$30,000

1910 Bldg
Renovated
\$50,000

Water Works
Storage Removed
\$8,000



City Hall Facilities Study City of Boyne City

Cornwell Callahan Architects
Wright Builders
Otwell Mawby, P.C.
Ralph Sofferdine

	Scenarios			
	Scenario #1 Minimal Remodel	Scenario #1 Remodel	Scenario #3 New City Hall	
	Cost	Cost	Cost	Cost
	Cost Per FT2	Cost Per FT2	Cost Per FT2	Cost
Public Safety				
Police				
Staff Office	2,052	\$153,900	Expand into MSJUE vacated area	New building on current site
Locker Training Room	900	\$54,000	\$75.00	\$175.00
Storage/Equipment	956	\$47,800	\$60.00	\$150.00
Garage	1,440	\$0	\$50.00	\$45.00
TOTAL	5,348	\$255,700	inc in Fire Amb	\$0
City Manager/City Commission				
Offices	944	\$23,600	Reconfigured	New building on current site
Commission Chambers	1,776	\$26,640	modest renov to existing	\$175.00
TOTAL	2,720	\$50,240	Reconfigured Admin area and remodeled chambers	\$160.00
City Clerk/Treasurer				
Office	480	\$0	Reconfigured Admin area	New building on current site
Storage and Files	400	\$0	\$100.00	\$175.00
TOTAL	880	\$0	\$60.00	\$60.00
Planning/Zoning				
Office	612	\$0	Reconfigured Admin area	New building on current site
Storage and Files	576	\$0	\$100.00	\$175.00
TOTAL	1,188	\$0	\$60.00	\$60.00
Circulation				
Roof Replacement/Insulation	7,740	\$0	30%	\$175.00
TOTAL		\$50,000		\$406,350
Site Development Costs				
Demolition		\$355,940		\$1,056,620
Site Development		\$0	Included in construction cost	\$0
Site Acquisition		\$0		\$0
Professional Services		\$42,713	12%	\$126,794
TOTAL		\$398,653	8%	\$2,065,489
				\$1,183,414

City Hall Facilities Study City of Boyne City

Cornwell Callahan Architects
Wright Builders
Otwell Mawby, P.C.
Ralph Sofferdine

FIRE/AMBULANCE		Scenarios			
	Scenario #1 Minimal Remodel	Scenario #2 Major Remodel	Scenario #3 New Fire/Ambulance Station		
	Cost Per FT2	Cost Per FT2	Cost Per FT2	Cost Per FT2	Cost
Fire					
Truck Bays	5,760	Remains in place	\$15,000	Expansion of	\$30,000
Office	460		\$2,000		\$34,500
Training Room	800		\$2,000		\$60,000
Locker Room	800		\$0		\$48,000
	7,820		\$19,000		\$172,500
Ambulance					
Truck Bays	1,260	Ambulance moves to City Hall site	\$15,000		\$56,700
Office	224		\$2,000		\$16,800
Training Room	384	Shared with Fire			\$0
Shower	800	Shared w Fire (add 750)	\$7,500		\$45,000
	2,668		\$24,500		\$118,500
Police Garage	1,440		\$5,000		\$64,800
Circulation Ratio	5%		\$25.00		\$44,730
			\$14,910		\$269,380
Total Construction Costs			\$63,410		\$1,248,180
Site Development Costs					\$30,000
Demolition					\$50,000
Site Development					\$119,536
Professional Services			\$6,341		\$0
Site Acquisition Costs			\$0		\$0
TOTAL			\$69,751		\$1,447,716

City Hall Facilities Study

City of Boyne City

Cornwell Callahan Architects
 Wright Builders
 Otwell Mawby, P.C.
 Ralph Sofferline

DPW - Facility Mgt

		DPW - FM to North Boyne	
		Cost Per FT2	Cost
DPW		DPW moves to North Boyne in new building; all equipment	
Truck Bays	14,000	\$60.00	\$840,000
Office	644	\$95.00	\$61,180
Locker Room	1,400	\$60.00	\$84,000
Parks Operations	3,750	\$60.00	\$225,000
Covered Storage	3,500	\$25.00	\$87,500
	<u>23,294</u>		<u>\$1,297,680</u>
Facility Maintenance		North Boyne	
Truck Bays	720	\$60.00	\$43,200
Offices	240	\$175.00	\$42,000
Repair Shop	576	\$60.00	\$34,560
Material Storage	288	\$45.00	\$12,960
	<u>1,824</u>		<u>\$132,720</u>
Total Construction Costs			\$1,430,400
Site Development Costs			\$100,000
Professional Services		8%	\$122,432
TOTAL			\$1,652,832

Other Sites

		Cost Per FT2	Cost
		Water/Wastewater Storage	
1910 Building	1,000	\$40.00	\$40,000
Little League Baseball Diamond			\$30,000
TOTAL			\$85,000

