

# Public Safety Building 2012 Transformation



# Renovation of Plainwell Paper's Former De-Watering Building



# Public Safety Building – The Need

- The former building did not meet National Fire Protection Association guidelines, American with disabilities accessibility guidelines or the Michigan Barrier free code.
- 1995 Michigan Fire Chiefs Association recommended that “the cost to renovate the existing station would not be feasible due to the changes that need to be made.”



1914 F.D Travis built the most modern and well equipped farm implement and car dealer in West Mich. Had 12 employees.



“Old” Fire Station

# Public Safety Building – Financial Summary

Construction Feasibility Study City of Plainwell New Public Safety Building					
Developed Program		4 bays		Total	
Scenario I	8500	5600		14100	
Scenario II	10800	5600		16400	
Range of Construction Costs		One	Total Project I	Two	Total Project II
Albion	\$137	\$1,931,700	\$2,318,040	\$2,246,800	\$2,696,160.0
Low Range	\$141	\$1,988,100	\$2,385,720	\$2,312,400	\$2,774,880.0
Mid Range	\$190	\$2,679,000	\$3,214,800	\$3,116,000	\$3,739,200.0
High Range	\$238	\$3,355,800	\$4,026,960	\$3,903,200	\$4,683,840.0
Kalamazoo	\$201	\$2,834,100	\$3,400,920	\$3,296,400	\$3,955,680.0
90% Developed Program		4 bays		Total	
Scenario I	7650	5040		12690	
Scenario II	9720	5040		14760	
Range of Construction Costs		One	Total Project I	Two	Total Project II
Albion	\$137	\$1,738,530	\$2,086,236	\$2,022,120	\$2,426,544.0
Low Range	\$141	\$1,789,290	\$2,147,148	\$2,081,160	\$2,497,392.0
Mid Range	\$190	\$2,411,100	\$2,893,320	\$2,804,400	\$3,365,280.0
High Range	\$238	\$3,020,220	\$3,624,264	\$3,512,880	\$4,215,456.0
Likely	\$175	\$2,220,750	\$2,664,900	\$2,583,000	\$3,099,600.0
Kalamazoo	\$201	\$2,550,690	\$3,060,828	\$2,966,760	\$3,560,112.0
Fees	A/E	8%-10% of Const			
Survey		6,000			
Soil Borings		5,000			
	CM or Contractor	5%			
Contingency		5%			
Diekema Hamann Architecture & Engineering					2008

## RENOVATION:

Public Safety Building Size: 14,100 sq. ft.  
 Construction Contract – BCI: \$1,579,837  
 Construction Cost Per Square Foot: **\$112**

## NEW:

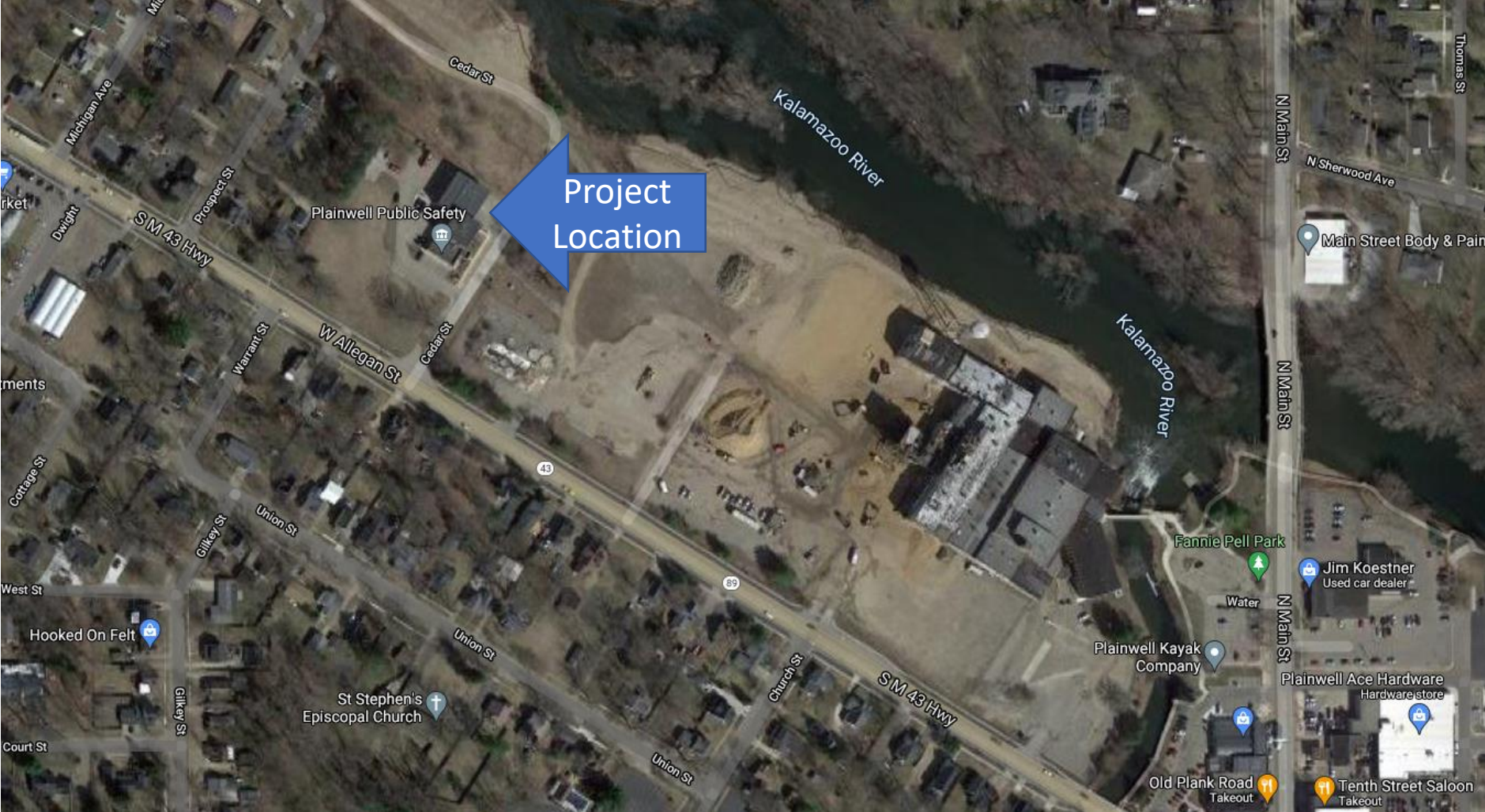
“Likely” Scenario:  
 14,100 sq. ft. X **\$175 sq. ft.** = \$2,467,500  
 (note: 2008 costs)

Difference in construction cost of new versus renovation:  
**\$887,663**

Debt service interest cost over 40 years: \$840,065

**Total Savings over 40 years: \$1,727,728**

\* Construction cost only – A/E and Contingency not included



Project Location

# “Front Door”



BEFORE



AFTER



BEFORE

# East Side



AFTER



BEFORE

# Parking Lot



AFTER



# Kitchen







# Lobby





# Truck Bay





BEFORE

# Fitness Room



AFTER























