



# Waukesha County

## FORMER HHS BUILDING ANNUAL AND IMMINENT COST ANALYSIS

### SUMMARY:

The cost to maintain the vacant former Waukesha County Health and Human Services (HHS) building is currently \$17,500 annually. However, imminent roof replacement is necessary for the building, which is estimated to cost approximately \$904,000, and will add an additional \$10,000 in annual roof maintenance costs.

Due to the landmark designation, the County will incur added cost of approximately \$210,000 to repair and/or install new windows, approved by the landmarks commission, to match those already in the building during the asbestos remediation process. The asbestos remediation of the building, windows, and demolition of the boiler room is \$921,450.

### VACANT FORMER HHS BUILDING ONGOING COSTS:

#### **Annual Utilities:**

- **\$8,000 Electric** - The County spent a total of \$152,100 from 2013-2019
- **\$1,529 Water** - The County has spent a total of \$10,437 from 2013-2019
- **\$0 Gas** - The County has spent a total of \$60,272

#### **Annual Contracts:**

- **Elevator:** Contract from 2013-2018; the county spent \$8,136 during that time period
- **Simplex Fire Panel:** Contract from 2013 -2018; the county spent \$5,470 during that time period

#### **Annual Insurance:**

- **\$1,047 (Specific Limit and Vacancy Permit).** The county spent \$71,127 from 2013 and 2019.

#### **Annual Maintenance**

- **\$7,000 Maintenance** - The county has spent a total of \$169,300 from 2013 and 2019

### IMMINENT REPAIR COSTS

Based on the roof assessment performed by the engineering consulting firm, SEG, it is their recommendation that asphalt built up roof areas 13, 10, 12, 16, 17, 18, 19, 20, 21, 24, 25, 26, 28, 30, and 31 are beyond repairs and need to be replaced. The remaining single ply rubber roof (EPDM) structures can get by with minimal repairs to extend the life of the roof.

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The facilities manager recommends not replacing the asphalt built up roof areas, proceed with the minimal roof repairs, abate the entire structure, replace the windows, and demolish the boiler room.

**COST ANALYSIS:**

**Former HHS Building Roof Replacement Cost**

Roof Area (10, 12, 16, 17, 18, 19, 20, 21, 24, 25, 26, 28, 30, and 31)	\$545,000
Total Construction Budget for all roof areas:	\$681,000
A/E Design Fees:	\$87,400
Construction Contingency:	\$136,000
<b>TOTAL ROOF REPLACEMENT COST:</b>	<b>\$904,000</b>

**Roof Maintenance Costs**

Estimated cost provided to perform all work on the Repair List:	\$12,000.00
Estimated cost for yearly maintenance budget:	\$10,000.00

**Abatement and Demolition Cost of Remaining HHS Structure**

Actual cost Bid received (12/28/2017) abate and demo building	\$1,619,000
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**Abatement of Remaining Structure and Boiler Room Demolition**

Bid received 11/21/2019:	\$921,450
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<b>HHS Demolition Capital Project Balance:</b>	<b>\$2,789,915</b>
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