

Medical Examiner's Advisory Task Force

March 24, 2022

IRSC Property: No Cost Contribution

- MOU Approved by the District Board of Trustees – February 2022
- Up to 2 acres of land at IRSC's Treasure Coast Public Safety Complex
- Formal Land Lease will be prepared when site plans develop
- Land Valuation: Approximately \$1M
 - According to comparable commercial properties currently on LoopNet.com

Future Home of Medical Examiner's Office



Future Building Requirements

- 6 autopsy Stations
- Large Storage Coolers (up to 50 bodies)
- Decomp Storage
- Viewing Station
- Viewing Room
- Family Room
- Lowdox Room
- BSI3 Room
- Records Storage
- Administration and Support Spaces
- TOTAL SPACE REQUIREMENTS: Approx.: 16,500 square feet (current building: 9,500 sf)

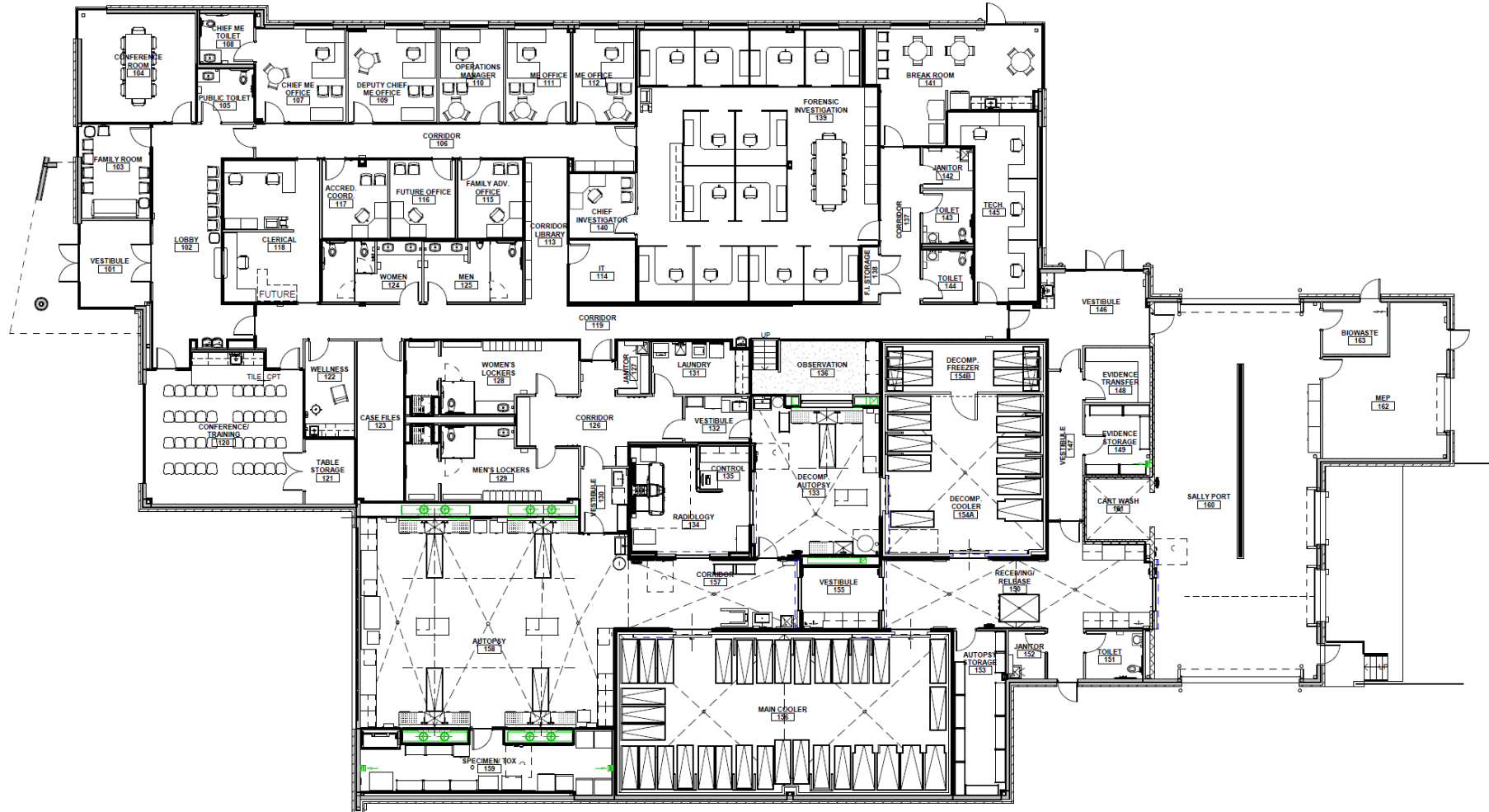
Comparable Building

- 2019 Design
- 5 Autopsy Stations
- Storage Cooler for 50
- Decomp Cooler
- Observation Room
- Wellness Room
- Administration and Support Areas
- TOTAL AREA: 17,193 sf

A NEW OFFICE BUILDING
FOR THE
MEDICAL EXAMINER
1497 COUNTY SERVICES PARKWAY
MARIETTA, COBB COUNTY, GEORGIA



Possible Floor Plan



NOTE: THIS PLAN SHOWN FOR REFERENCE ONLY



Approximate Cost Study

- Remnant Construction & Core Construction provided assistance
- Used Cobb County Plans for Study
- Estimate includes: shell construction, interior building out, and site development
- Estimate does not include: design and permitting, civil, landscaping, IT, off-site, FF&E

BUDGET SUMMARY

	Qty	Unit	Unit Price	Total
Conceptual Estimate	17,000	SF	\$ 405.00	\$ 6,885,000

Pricing based on Q4 2022 construction start

GENERAL DESIGN ASSUMPTIONS

FOUNDATIONS	Spread Footings
STRUCTURE	Tilt Wall / Steel Joist
HVAC SYSTEM	DX Rooftop Package Units
EXTERIOR VENEER	Concrete with textured paint
ROOF SYSTEM	LWIC / SBS Mod Bit
FINISHES	Typical institutional grade

The assumed project scope generally consists of shell construction, interior build-out and site development work for a one-story 17,000 SF lab building.

SCOPE DESCRIPTION	INCLUDED	NOT INCLUDED	SCOPE DESCRIPTION	INCLUDED	NOT INCLUDED
DESIGN FEES			SCOPE OUTLINE		
CIVIL / LANDSCAPE			SITE DEVELOPMENT - ON SITE		
ARCH, STRUCTURAL, MEP, ID			UNDERGROUND UTILITIES - ON SITE		
LOW VOLTAGE			OFF-SITE WORK / UTILITY EXTENSIONS		
INDIRECT COSTS			BUILDING FOUNDATIONS		
CONTRACTOR GENERAL CONDITIONS			BUILDING SHELL		
PAYMENT & PERFORMANCE BONDS			INTERIOR BUILD-OUT		
GL INSURANCE			LOW VOLTAGE CONDUIT & PRE-WIRE		
BUILDERS RISK INSURANCE			LOW VOLTAGE EQUIPMENT		
BUILDING PERMIT & IMPACT FEES			FF&E		
THRESHOLD INSPECTIONS					
SITE ASSUMPTIONS					
STORMWATER POND					
STORMWATER VAULTS					
IMPORT FILL					
LIFT STATION					
UNSUITABLE SOILS REMEDIATION					

SCHEDULE OF PROJECT COMPONENTS			COST
1. CONSTRUCTION COSTS			
	a.	Base Construction Cost (from Contractors)	\$6,885,000
Add'l Extraordinary Construction Costs			
	b.	Environmental Impacts/Mitigation	\$0
	c.	Site preparation	Included
	d.	Landscape/Irrigation	\$150,000
	e.	Plaza/Walks	\$150,000
	f.	Roadway improvements	\$0
	g.	Parking spaces:	\$750,000
	h.	Telecommunication	\$750,000
	i.	Electrical service	\$650,000
	j.	Water distribution	\$100,000
	k.	Sanitary sewer system	\$150,000
	l.	Chilled water system	Included
	m.	Storm water system	\$1,000,000
	n.	Energy efficient equipment	\$0
	o.	Other:	
Subtotal: CONSTRUCTION COSTS			\$10,585,000
2. OTHER PROJECT COSTS			
	a.	Land/existing facility acquisition***	\$0
	b.	Professional Fees	
		1) Planning/programming (PD&E) (2%)	\$211,700
		2) A/E fees (7.8%)	\$825,630
		3) Inspection Services*** (sugg. 0.5%)	\$52,925
		4) On-site representation (1.3%)	\$137,605
		5) Other prof. services*** (sugg. 0.5%)	\$52,925
	c.	Testing/surveys (2.2%)	\$232,870
	d.	Permit/Environmental Fees***	\$150,000
	e.	Miscellaneous cost*** (sugg. 1-3%)	\$317,550
	f.	Movable equipment/furnishings (10.2%)	\$1,000,000
Subtotal: OTHER PROJECT COSTS			\$2,981,205
TOTAL COSTS			\$13,566,205
COST ESCALATION (Assume 20%)			\$2,713,241
TOTAL APPROXIMATE COSTS			\$16,279,446

Initial Funding Request

- District 1 made similar request for funding of PD&E study
- Estimated Cost: \$200,000
- Scope of Study:
 - Space needs (population increase, aged existing facility, modernization)
 - Site and Building Planning
 - Cost Estimating