

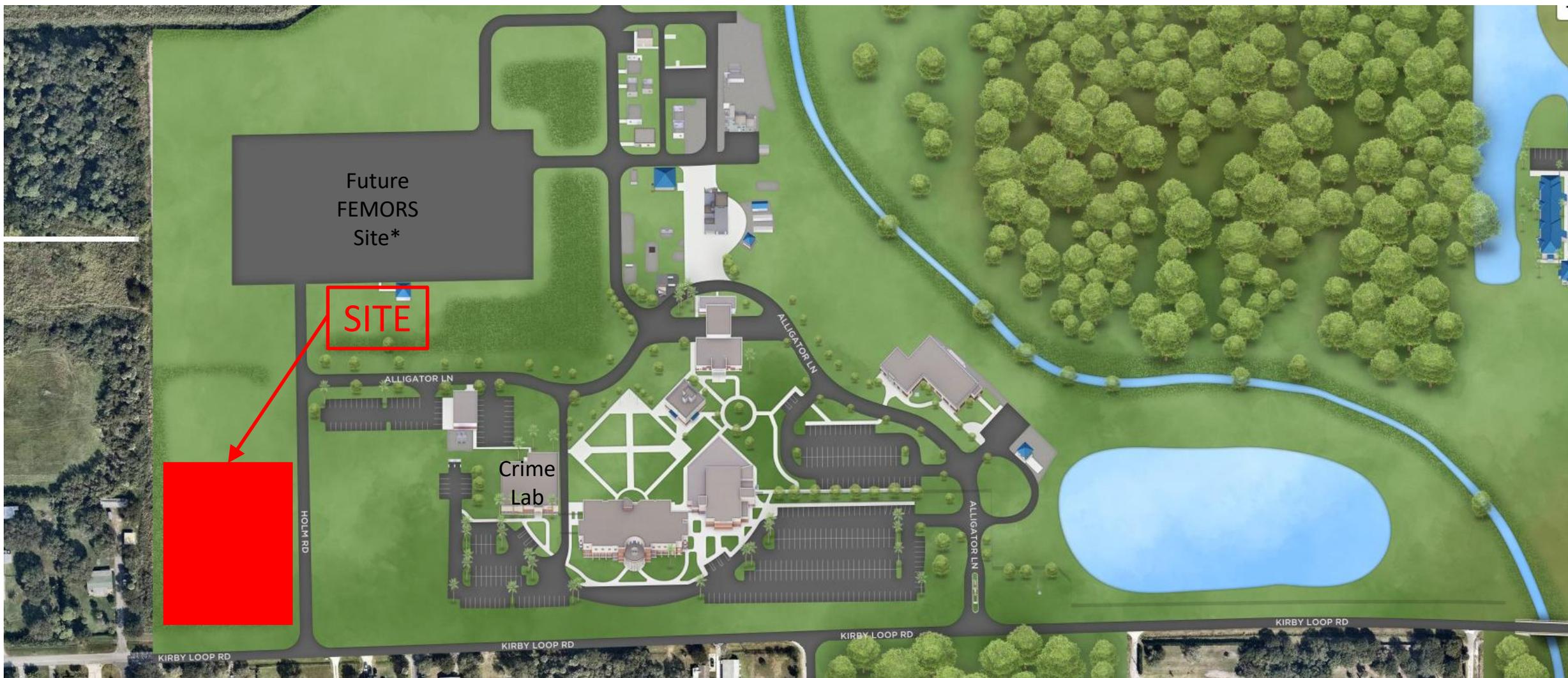
Medical Examiner's Advisory Task Force

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

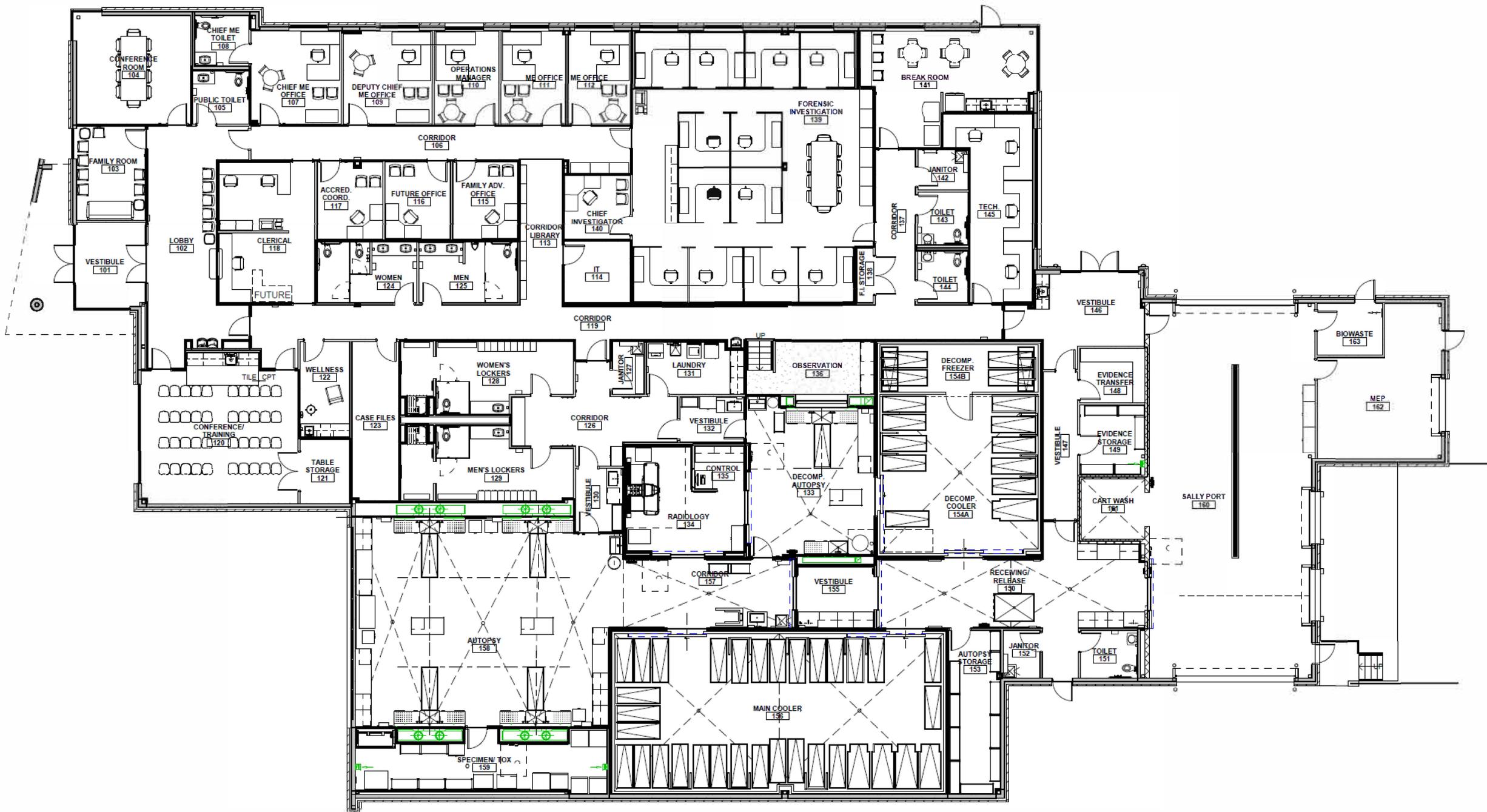
- 6 autopsy Stations
- Large Storage Coolers (up to 50 bodies)
- Decomp Storage
- Viewing Station
- Viewing Room
- Family Room
- Lowdox Room
- BSI3 Room
- Records Storage
- Administration and Support Spaces
- TOTAL SPACE REQUIREMENTS: Approx.: 16,500 square feet (current building: 9,500 sf)

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





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