

ATTACHMENT 2

GO-NO-GO OPTION'S MATRIX TO CONSTRUCT A 24,000 SQ. FT. CITY CENTRALIZED RECORDS STORAGE AND EMERGENCY MANAGEMENT AND LOGISTICS WAREHOUSE / OFFICE AT 1841 NORTH POWERLINE ROAD

Options	Estimated Costs	Considerations
Repair of Existing Building	\$2,119,707.00	To be used as an unconditioned warehouse space with supporting office area (not a records storage facility). This option is not recommended by D.K. Architects as it does not satisfy all the current requirements.
Alteration of Existing Building	\$2,620,695.00	Interior requires 100% new interior construction, electrical service, plumbing, air conditioning and fire sprinkler protection. Building shell requires new roof, new insulated metal skin and reinforcing of the existing steel structure. Demolition of the existing mezzanine and supporting office partitions is required since they are constructed of combustible materials. Site requires new paving, curbs, landscaping, irrigation, fences, railings, dumpster enclosure, site lighting, fire sprinkler water supply.
New Building Construction	\$2,976,000.00	Demolition of existing steel building and construction of a new 24,000 sq. ft. facility. Benefits include: new, consolidated, secure, sustainable, fifty-year facility, and freeing up prime office space (City Hall, Emma Lou Olsen Center, etc.) Site requires new paving, curbs, landscaping, irrigation, fences, railings, dumpster enclosure, site lighting, fire sprinkler water supply.
Explore Alternative Locations	Unknown	Unknown
Continue Renting	Annual \$41,352.00.	Fire Logistics/Rescue Dept. rents approx. 2000 sq ft for \$2,091 per month. CRA and Clerk's Office rents off-site storage space for \$1,175 per month. Finance Dept. rents approx. 200 sq ft for \$180 per month.
Sell Site	Approx. value of site \$ 3 M	City would have to decide whether to demolish existing building or sell site as is.
Retain Site and Utilize For Another Purpose	Unknown	Unknown

Estimated costs for building repair, alteration, and new construction based on D.K. Architect's Executive Report.

It is D. K. Architect's opinion that while alteration and new construction both satisfy the current storage needs, the benefits of new purpose-built construction outweigh the marginal additional cost as compared to altering the existing structure.