

Preliminary Floor Plans and  
Cost Opinions  
for the  
Marshall County  
Multipurpose Government  
Center

July 11, 2018

# INDEX

## OPINION OF PROBABLE COSTS

SCHEME 'B'

SCHEME 'C'

SCHEME 'D'

July 11, 2018

Kevin Neal, Judge Executive  
 Marshall County Courthouse  
 1101 Main Street  
 Benton, KY. 42025

RE: Opinion of Probable Costs  
 RBS 18010

Dear Judge Neal,

As you know, RBS met with each user group and went and observed the current rental property of the coroner, clerk and maintenance department. What we found during our walk-through was that the maintenance staff and coroner's areas were a little small, but the clerk's area was much larger than needed. I know the clerk needs a large area to spread out the voting machines while prepping for the elections, but past experience tells me that a properly sized and organized space will be more than adequate.

With that said, I have included three schemes that respond to wishes of the end user groups, as follows:

**SCHEME "B"**  
*(10,084 s.f.)*

**Opinion of Probable Construction Cost .....\$ 1,653,527**

The clerk's area was increased from Scheme "A" by 915 s.f., by adding 15 feet to the width of the space so a vehicle can drive through the building / space to allow for direct pick-up and drop-off of voting machines. In my opinion, this is unnecessary, since the maintenance staff does this work and they are adjacent to this area and have two drive-through bays. Also, the two spaces are connected by the requested man door and overhead garage door. The estimated cost for this area is \$303,400.00, with \$109,800.00 of that for the 15-foot vehicle bay.

The maintenance area was sized based upon the need of two drive-through vehicle bays, office, break room, restrooms, and perimeter storage. This area could be reduced by 120 s.f., which is not much waste. The estimated cost for this area is \$429,063.00.

The coroner's office is very small and could be made larger; however, we believe this area to be functional. In scheme "D", we do make this area larger. The estimated cost for this area is \$57,600.00.

The 911 area is the largest area and the most expensive to build, based upon need. This area is sized correctly to meet both current and future functions. This is a 24/365 facility and must have the spaces as shown to properly serve your county in your time of need. Also, please keep in mind that, per the Kentucky Building Code, this area is required to be built as an essential facility. Also, please be advised that we need to pull a building permit prior to January 1, 2019, because the building code will change and this area will be required to be built as both an essential facility and as an ICC 500 storm shelter. This would add somewhere between \$75,000.00 and \$150,000.00 to the cost of construction. The estimated cost for this area now is \$857,000.00.

**SCHEME "C"**

*(9,182 s.f.)*

**Opinion of Probable Construction Cost .....\$ 1,543,727**

The only change between Scheme "B" and Scheme "C" is the reduction of the clerk's area by omitting the vehicle bay, and thereby reducing the area by 915 s.f. In our opinion, this is getting the space much closer to being properly sized, but still oversized. Otherwise, we did not touch any of the other spaces.

**SCHEME "D"**

*(9,182 s.f.)*

**Opinion of Probable Construction Cost .....\$ 1,570,627**

The only change between Scheme "C" and Scheme "D" is that we moved the restrooms out of the maintenance area to the clerk's area, and made the coroner's area larger. This will make the coroner's area much larger and more functional for the life of the facility and increase the area from 288 s.f. to 491 s.f., for a total cost of \$98,200.00. The clerk's area is now sized correctly and will serve them properly over the life of the facility and reduce the cost to \$189,600.00.

Our total opinion of probable costs is as follows:

	SCHEME 'B'	SCHEME 'C'	SCHEME 'D'
Construction Cost	\$ 1,653,527	\$ 1,543,727	\$ 1,570,627
Construction Contingency	\$ 82,676	\$ 77,186	\$ 78,531
Architect/Engineer Fees	\$ 112,126	\$ 104,769	\$ 106,572
Geotechnical Report	\$ 4,000	\$ 4,000	\$ 4,000
Special Inspections	\$ 20,000	\$ 20,000	\$ 20,000
Site Survey	\$ 3,500	\$ 3,500	\$ 3,500
Printing of Plans and Specs	\$ 10,000	\$ 10,000	\$ 10,000
Plan Review Fee	\$ <u>1,513</u>	\$ <u>1,377</u>	\$ <u>1,377</u>
TOTAL	\$ 1,887,342	\$ 1,764,559	\$ 1,794,607

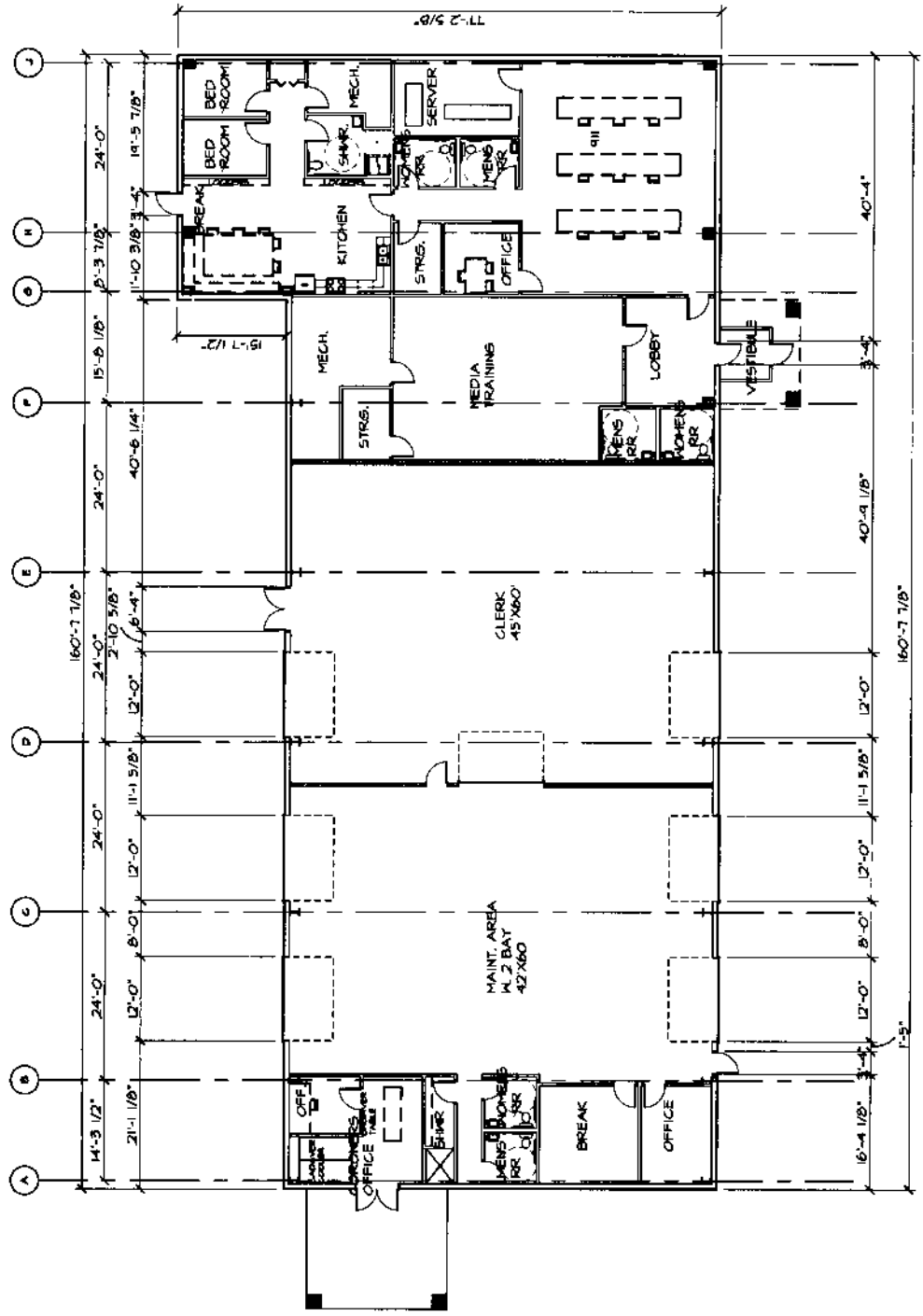
If you have any questions regarding the schemes or cost opinions, please don't hesitate to contact our office. Thank you.

Sincerely,

RBS DESIGN GROUP, P.S.C.

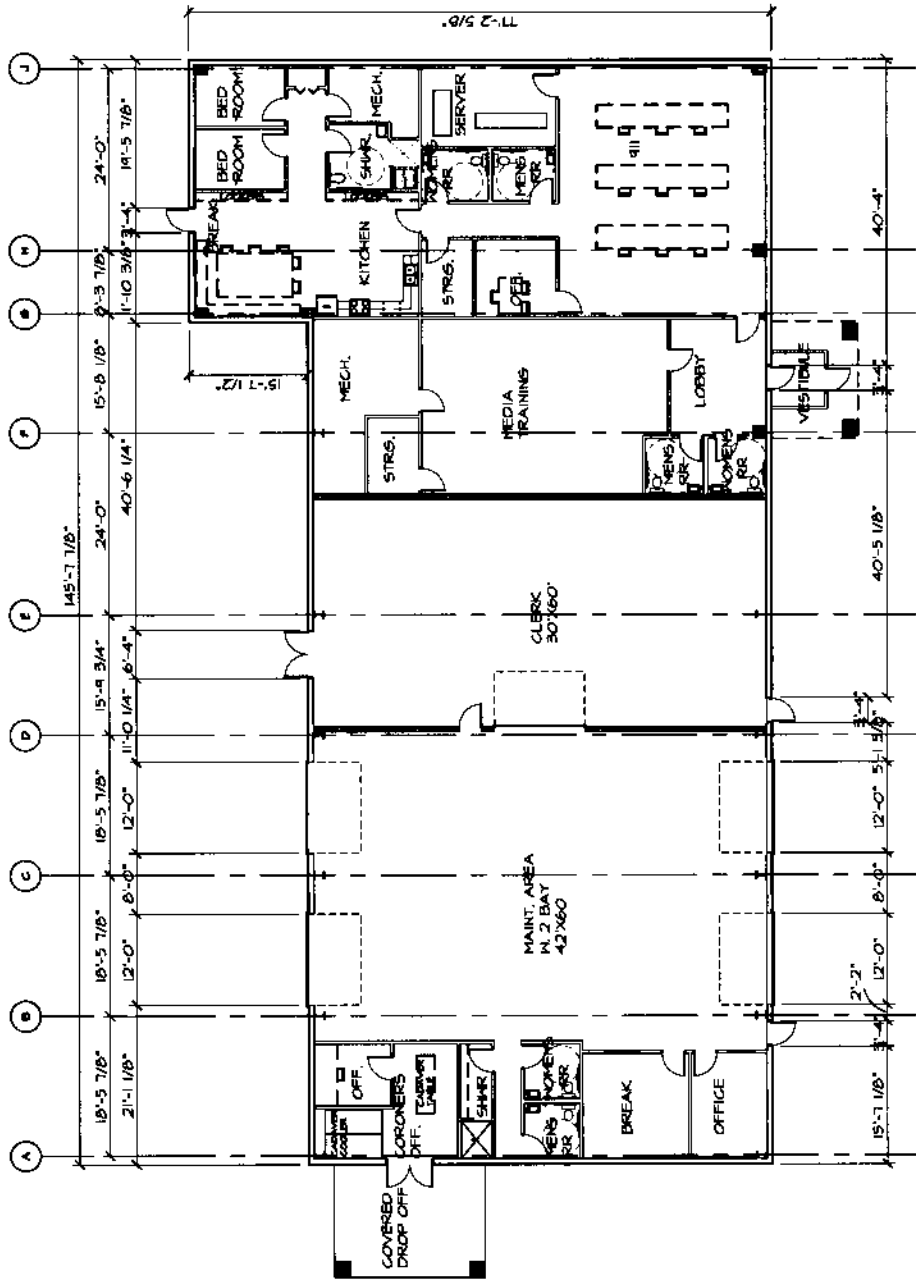


Craig Thomas, Architect

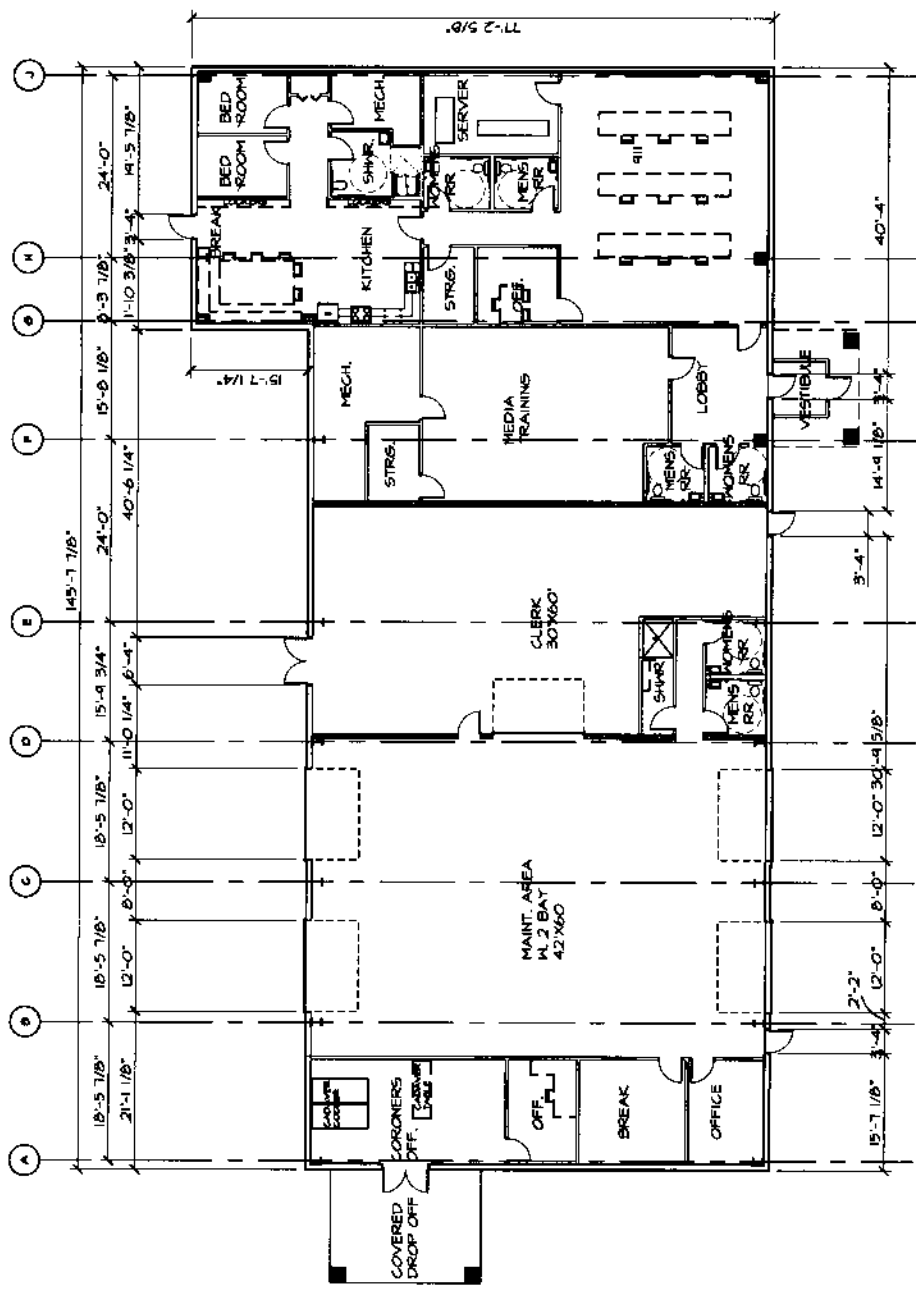


1 OVERALL FLOOR PLAN SCHEME B OVERALL AREA: 10,084 SQUARE FEET

SCALE: 1/8" = 1'-0"



1 OVERALL FLOOR PLAN SCHEME C OVERALL AREA: 9182 SQUARE FEET  
 SCALE 1/8" = 1'-0"



**1 OVERALL FLOOR PLAN SCHEME D OVERALL AREA: 9,182 SQUARE FEET**

SCALE 1/8" = 1'-0"