

BOARD OF COMMISSIONERS

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Chet Janik, County Administrator

Leelanau County Government Center
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Suttons Bay, Michigan 49682
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(231) 256-0120 fax
www.leelanau.gov ♦ cjanik@co.leelanau.gov

To: Board of Commissioners
From: Chet Janik 
Date: February 7, 2022
Re: Lower-Level Renovation Cost Estimates

In November, Chairman Bunek suggested that the County explore the possibility of relocating the Benzie/Leelanau District Health Department offices that are currently located in the Montessori School building east of Lake Leelanau to the Lower Level of the Government Center. Finding alternative space has been a goal of the Health Department for several years, as the school is expanding and would like to use the space occupied by the Health Department.

A meeting was held with several representatives from the Health Department to help define their potential office needs and square footage request. In terms of priority, their biggest need is for the Environmental Health Division. The total amount of space required is approximately 2,200 square feet. The storage space across from the Conservation District (known as the "ugly room") is 2,350 square feet.

The other potential space that is available for use for the remainder of the Health Department office needs is the storage room across from the Maintenance Department Office (known as the exercise room) which is 3,020 square feet.

The space options were reviewed by a professional engineer and architect and it was determined that the Health Department Office needs could be accomplished by using those two spaces; however, the County would have to forfeit all of the storage space in those two areas. The storage room with the secured cages could remain as storage space.

The estimated cost of renovating the Lower Level space is estimated to cost between \$175.00- to \$228.00 per square foot. Based on those calculations, the cost to renovate the space for the Environmental Department is approximately \$411,250.00 to \$535,800.00. The estimated cost to renovate the larger storage room is between \$528,500.00 to \$688,560.00. These estimates DO NOT include furniture or computer/technology equipment.

The other unknown cost is the potential construction of storage space that would be required if the two Lower Level rooms were renovated.

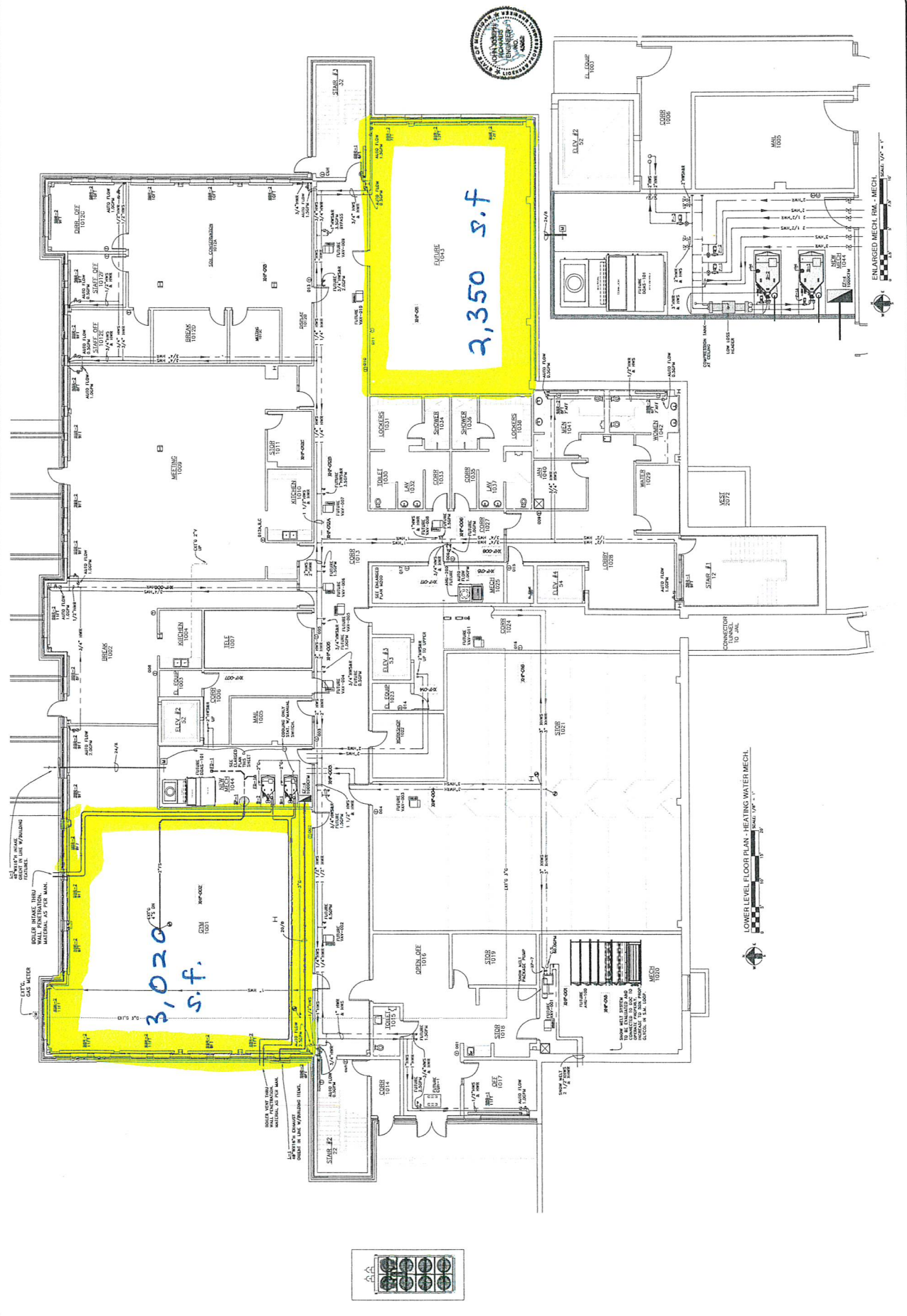
DATE	PROJECT NO.	PROJECT TITLE
JUN 11 2019	1901-03	LEELANAU COUNTY GOVERNMENTAL CENTER
SEPT 11 2019		

RENOVATION PROJECT:
LEELANAU COUNTY GOVERNMENTAL CENTER
DRAWING TITLE
LOWER LEVEL FLOOR PLAN

APOLLO ENGINEERING, LLC
12715 S WEST BAYSHORE DR
TAMPA, FL 33613
TEL: 813-988-0888
FAX: 813-988-0888
WWW.APOLLOENGINEERING.COM



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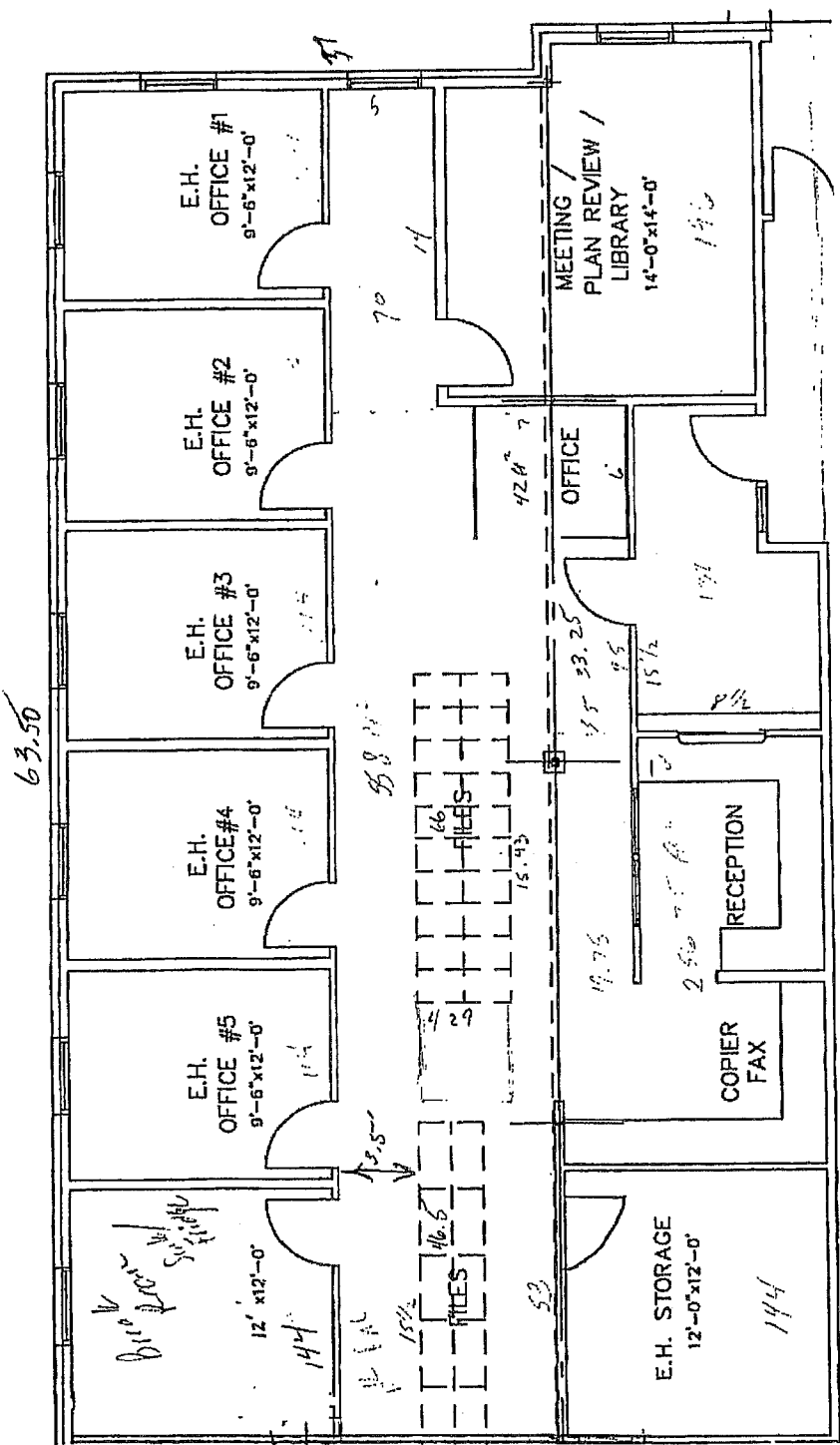


LOWER LEVEL FLOOR PLAN - HEATING WATER MECH.
SCALE: 1/8" = 1'-0"

6051 Frankfort Hwy.
 Suite 100
 Benzonia, MI 49616
 Email: dputney@bldhd.org

Benzie-Leelanau
 District Health Department

Dodie Putney
 Director of Administrative Services



5 Offices = 570 (9.5' x 12.0' each)
 break room = 144 (12' x 12')
 E.H. Storage = 144 (12' x 12')
 meeting Rm = 196 (14' x 14')
 reception = 257
 Lobby = 132
 support office = 42
 file Area + hallway = 661
 2146 sq ft

2350 Outside Dimension

2200 - 2400 sq ft

ERIC JOHNSON
 PLAN

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Leelanau Office Space Breakdown:

			Common Space	Total Direct & Common	
Spare Back Office:	146.36	north side	4.97%	27.88	174.24
Nurse Office:	95.03		3.23%	18.10	113.13
Nurse Office:	95.03		3.23%	18.10	113.13
Michelle's Old Office:	130		4.41%	24.76	154.76
Office # 224	116.75	east side	3.96%	22.24	138.99
Office #223	116.75		3.96%	22.24	138.99
Office #222	116.75		3.96%	22.24	138.99
Storage #218 (PHEP)	128.84		4.37%	24.54	153.38
Storage #217 (General)	128.84		4.37%	24.54	153.38
Lab Area:	190.08		6.45%	36.21	226.29
Lab Bathroom:	75		2.55%	14.29	89.29
Wic Room:	140		4.75%	26.67	166.67
PH Storage behind WIC Room	62.25		2.11%	11.86	74.11
Family Planning Exam Room:	90		3.06%	17.14	107.14
Family Planning Exam Room:	90		3.06%	17.14	107.14
Data Room	73.5		2.50%	14.00	87.50
Copy Room:	70.75		2.40%	13.48	84.23
EH Storage Hallway	189.44		6.43%	36.09	225.53
EH Office	70.75		2.40%	13.48	84.23
EH Office	70.75		2.40%	13.48	84.23
EH Office	70.75		2.40%	13.48	84.23
EH Clerical	120		4.07%	22.86	142.86
Receptionist Area					
EH	90		3.06%	17.14	107.14
PH	180		6.11%	34.29	214.29
Commom	288.04		9.78%	54.87	342.91
Total:	2945.66		100%	561.13	3506.79
EH Direct SF:	611.69	26%	128.44		740.13
PH Direct SF:	1772.84	76%	372.26		2145.10
PHEP Direct SF:	128.84	6%	27.05		155.89
Common SF:	561.13				561.13
	<u>3074.5</u>		<u>527.755</u>		<u>3602</u>
					3602