



Waukesha County

FORMER HHS BUILDING ANNUAL AND IMMINENT COST ANALYSIS

SUMMARY:

The cost to maintain the vacant former Waukesha County Health and Human Services (HHS) building is currently \$26,397 annually. However, imminent roof repairs are necessary for the building, which are estimated to cost over a million dollars in immediate repairs, and will add an additional \$10,000 in annual roof maintenance costs.

Due to the asbestos in the building and landmark designation, the County will need to repair and/or install new windows in the building as a result of the asbestos remediation, at an approximate cost of \$210,000. The asbestos remediation of the building will be at an approximate cost of \$785,000.

The boiler room portion of the building, which is not considered historic, will be abated and demolished at a cost of \$124,000. The cost to replace that structure's roof is estimated at \$155,000 to \$193,000.

VACANT FORMER HHS BUILDING ONGOING COSTS:

Annual Utilities:

- **18,000 Electric** - The County spent a total of \$198,000 from 2013-2018
- **\$1,550 Water** - The County has spent a total of \$16,270 from 2013-2018
- **\$0 Gas** - The County has spent a total of \$86,248

Annual Contracts:

- **Elevator:** Contract from 2013-2018; the county spent \$8,136 during that time period
- **Simplex Fire Panel:** Contract from 2013 -2018; the county spent \$5,470 during that time period

Annual Insurance:

- **\$1,047 (Specific Limit and Vacancy Permit).** The county spent \$71,127 from 2013 and 2019.

Annual Maintenance

- **\$4,500 Facilities Maintenance Staff** - The county has spent a total of \$229,935

IMMINENT REPAIR COSTS

Based on the roof assessment performed by the engineering consulting firm, SEG, it is their recommendation that asphalt built up roof areas 13, 10, 12, 16, 17, 18, 19, 20, 21, 24, 25, 26, 28, 30, and 31 are beyond repairs and need to be replaced. The remaining single ply rubber roof (EPDM) structures can get by with minimal repairs to extend the life of the roof.

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Administration Center

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It is the recommendation of the facilities manager to move forward with the asbestos abatement and the complete demolition and removal of the boiler room structure (roof area 13) and not replace the roof and structural roofing components. The cost to abate and demolish the structure is less than the replacement cost of the roof area (see below). In addition, this structure is not original to the 1911 structure and not considered historic.

It is also the recommendation of the facilities manager to abate the remaining structure to avoid any building deterioration that would deem the building unsafe. The unsafe designation without asbestos remediation will consider the entire building contaminated, resulting in a demolition cost 4.5 times greater than the projected cost of \$1,619,000 (see below). If the building is abated, the landmarks commission will require the windows to be replaced with a window to match the existing historic windows. The window replacement will be an added cost of approximately \$210,000.

In conclusion, the facilities manager recommends not replacing the asphalt built up roof areas, proceed with the minimal roof repairs, abate the entire structure, replace the windows, and demolish the boiler room.

COST ANALYSIS:

Former HHS Building Roof Replacement Cost

Roof Area 13 (Boiler Room Roof only)	\$155,000 to \$193,000
Roof Area (10, 12, 16, 17, 18, 19, 20, 21, 24, 25, 26, 28, 30, and 31)	\$545,000
Total Construction Budget for all roof areas including Roof Area 13:	\$874,000
A/E Design Fees:	\$87,400
Construction Contingency:	\$136,000
TOTAL PROJECT BUDGET:	\$1,097,400

Roof Maintenance Costs

Estimated cost provided to perform all work on the Repair List:	\$12,000.00
Estimated cost for yearly maintenance budget:	\$10,000.00

Abatement and Demolition Cost of Remaining HHS Structure

Actual cost Bid received (12/28/2017) abate and demo building	\$1,619,000
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Abatement Only of Remaining Structure

Cost estimate only to abate remaining structure:	\$785,000
Cost estimate to refurbish/replace existing windows:	\$210,000

Abatement and Demolition of Boiler Room

Cost to abate and demo Boiler Room structure (Roof Area 13):	\$124,000
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HHS Demolition Capital Project Balance: \$2,789,915

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