

June 12, 2012

Mr. Tom Rockwell
Rock Island County Board of Supervisors
Rock Island County Office Building
1504 Third Avenue
Rock Island, IL 61201

Dear Mr. Rockwell:

We are pleased to offer our study of the options for its County Administration Building and County Courthouse as outlined in our proposal of May 8, 2012.

Based on the request to prepare a comprehensive study of options, Estes includes a study of four options:

1. Construct a new consolidated Courthouse and Administrative Center.
2. Rehabilitate each of the existing structures to meet modern standards and codes.
3. Convert the existing four story building at Quad City Industrial Center for a consolidated facility to house Administration and Courthouse functions. This analysis as the cost of a facility to be purchased or leased.
4. Remain status quo (do nothing).

We have included an Executive Summary as well as all the necessary detail in order that we used to determine our assumptions.

We trust this information will provide the committee with sufficient detail to make a recommendation to the Board of Supervisors.

Please advise what further information or support we may provide to assist the committee.

Thank you for this opportunity to be of service for the County.

Very truly yours,

ESTES CONSTRUCTION

Kent M. Pilcher
President



Executive Summary

RI County Courthouse

June 12, 2012

The following represents an overview of all four options:

	<u>Range</u>
OPTION #1 – New Courthouse	\$47,000,000 to \$49,000,000
OPTION #2 – Rehabilitation of Existing	\$40,000,000 to \$41,000,000
OPTION #3 – QCIC	\$34,000,000 to \$34,500,000
OPTION #4 – Status Quo	\$6,000,000 to \$7,000,000*

*Due to the significant Life Safety, Building Code and non-compliance with the Minimum Standards for Courtrooms in Illinois, this is NOT recommended.

ADVOCATES
FROM CONCEPT
TO COMPLETION

Option 1 – Construct a New Courthouse	1
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Option 3 – Convert QCIC Building.....	3
Option 4 – Remain Status Quo	4



Option 1 – Construct a New Courthouse

Estes Construction performed a study to determine the size and cost of a consolidated Courthouse and Administrative Building during the period of the fall of 2008, concluding in February of 2009. The original study included the Health Department, which was 20,000 square feet. That is not considered, so the new net square footage is approximately 180,000 square feet. We have enclosed that summary of square footage. In addition to the square footage summary, we have updated the cost estimates from 2009 to 2012.

In order to construct the facility, approximately a city block would be required for the facility. Assuming a building size of 180,000 square feet, the most efficient building configuration would be a floor size of approximately 60,000 square feet and a building height of three stories, not including any underground or secured parking.

A city block (square) is approximately 90,000 square feet and would be required for the 60,000 square foot "footprint". If the building is less than three stories, more land area will be required. This does not include any area for the required parking of 750 – 800 cars. As the project design progresses, the existing county land could be studied to determine what, if any, additional parking or land is needed for parking.

The current parking serves approximately 145,000 square feet of space, between the office and courthouse. With the consolidated space and new construction, there would need to be parking added to accommodate code requirements for approximately 40,000 square feet of additional space. This would require 160-200 parking stalls or approximately another city block. We have included the estimates for those requirements as well. We have included estimates for land acquisition, clearing and constructing the building, as well as required parking.

ADVOCATES
FROM CONCEPT
TO COMPLETION



Option 1 – Construct a New Courthouse

1. Site Acquisition – 2 city blocks (estimate)	\$ 2,000,000
2. Demolition and clearing (estimate)	\$ 400,000
3. Construction costs – 180,000 square feet	\$37,680,000
• Courtroom areas 60,000 s.f. at 248 - 250/s.f. = \$14,880,000	
• Office areas 120,000 s.f. \$190 - \$195/s.f. = \$22,800,000	
4. Parking construction 175 stalls at \$5,000	\$ 875,000
5. Fees (design)	<u>\$ 2,910,600</u>
6. Subtotal	\$43,865,600
7. Contingency 7%	<u>\$ 3,070,592</u>
8. Total Project Costs	\$46,936,192

Recommended range of costs \$47,000,000 to \$49,000,000

ADVOCATES
FROM CONCEPT
TO COMPLETION

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

FACILITY AND DEPARTMENT TOTALS

DEPT.	#	PROG. SQ.FT.	NET/GROSS FACTOR	TOTAL SQ.FT.	REMARKS
INFRASTRUCTURE		11,877	x 1.3 =	15440.1	
ASSESSMENT OFFICE		1,791	x 1.3 =	2328.3	
AUDITOR		1,512	x 1.3 =	1965.6	
CIRCUIT CLERK		10,907	x 1.3 =	14179.1	
CORONER		3,834	x 1.3 =	4984.2	
COUNTY BOARD		15,927	x 1.3 =	20705.1	
COUNTY CLERK		2,248	x 1.3 =	2922.4	
MUNICIPAL COURTS		56,497	x 1.3 =	73446.1	
COURT SERVICES		14,287	x 1.3 =	18573.1	
G I S		656	x 1.3 =	852.8	
HUMAN RESOURCES		1,671	x 1.3 =	2172.3	
INFORMATION SYSTEMS		2,705	x 1.3 =	3516.5	
BUILDING MAINTENANCE		1,791	x 1.3 =	2328.3	
MENTAL HEALTH		333	x 1.3 =	432.9	
PUBLIC DEFENDER		1,919	x 1.3 =	2494.7	
PURCHASING		1,671	x 1.3 =	2172.3	
RECORDERS OFFICE		6,642	x 1.3 =	8634.6	
BOARD OF REVIEW		1,338	x 1.3 =	1739.4	
SHERIFF		23,795	x 1.3 =	30933.5	
TREASURER		4,006	x 1.3 =	5207.8	
VETERANS AFFAIRS		665	x 1.3 =	864.5	
ZONING		1,734	x 1.3 =	2254.2	
TOTAL		167,806		218147.8	

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: BUILDING FACILITIES (INFRASTRUCTURE)

CONTACT:

TITLE:

BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	PUBLIC ENTRY & VESTIBULE			625 SQ.FT.	
	2	LOBBY & WAITING			1,250 SQ.FT.	
	3	RECEPTION			150 SQ.FT.	
	4	REST ROOMS			450 SQ.FT.	
	5	COMMUNITY ROOM			1,200 SQ.FT.	
	6	DISPLAY			200 SQ.FT.	
	7	BUILDING MAINTENANCE			350 SQ.FT.	
	8	MECHANICAL / AIR			250 SQ.FT.	
	9	ELECT. SERVICE			200 SQ.FT.	
	10	COMPUTER / I.T.			150 SQ.FT.	
	11	COMMUNICATIONS / TELEPHONE			150 SQ.FT.	
	12	WATER SERVICE			175 SQ.FT.	
	13	STORAGE			400 SQ.FT.	
	14	BREAK ROOM & VENDING			600 SQ.FT.	
	15	SECURITY			200 SQ.FT.	
	16	FITNESS (OPTIONAL)			350 SQ.FT.	
	17	LOCKER/SHOWERS (OPT.)			300 SQ.FT.	
	18	RECEIVING / TRUCK DOCK			600 SQ.FT.	
	19	MAIL ROOM			400 SQ.FT.	
	20	TRASH			80 SQ.FT.	
	21	JANITORIAL / CUSTONDIAN			250 SQ.FT.	
	22	EMPLOYEE VESTIBULE			400 SQ.FT.	
	23	ELEVATORS			200 SQ.FT.	
	24	ELEVATOR EQUIP.			200 SQ.FT.	
	25					

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: ASSESSMENT OFFICE
CONTACT: JAMES BOHNSACK
TITLE: COUNTY BOARD CHAIRMAN
BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	CHIEF CO. ASSESSMENT OFFICER	LARRY WILSON		169 SQ.FT.	
	2	ADMIN. ASSIST. IV	AMY DEATON	36 SQ.FT.	81 SQ.FT.	
	3	ADMIN. COORDINATOR	STACI EARLY	36 SQ.FT.	81 SQ.FT.	
	4	CLERICAL SPEC. I	CAROLINE QUICK	36 SQ.FT.	81 SQ.FT.	
	5	PART TIME			36 SQ.FT.	SUMMER HELP
	6	PART TIME			36 SQ.FT.	SUMMER HELP
	7	PUBLIC AREA			450 SQ.FT.	
	8	COUNTER AREA			300 SQ.FT.	
	9	STORAGE			144 SQ.FT.	

DEPARTMENT INTERACTION:

G.I.S.

RECORDER OF DEEDS

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
PRINTER(S)
FAX MACHINE(S)
TELEPHONE(S)
SCANNER(S)
CALCULATOR(S)
COPIER(S)
FILE CABINETS

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: AUDITOR

CONTACT: DIANA ROBINSON

TITLE: COUNTY AUDITOR

BACKUP CONTACT: APRIL PALMER

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	COUNTY AUDITOR	DIANA ROBINSON		225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	CHIEF DEPUTY	APRIL PALMER	64 SQ.FT.	81 SQ.FT.	WORKSTATION / OPEN AREA
	3	INTERNAL AUDITOR	SANDY STEPHENSON	64 SQ.FT.	81 SQ.FT.	WORKSTATION / OPEN AREA
	4	ASSISTANT	KRIS VANCIL	64 SQ.FT.	81 SQ.FT.	WORKSTATION / OPEN AREA
	5	INTERN	CASSIE SULLIVAN	64 SQ.FT.	81 SQ.FT.	WORKSTATION / OPEN AREA
	6	PART TIME/SUMMER	AMANDA VAN DACLE	64 SQ.FT.	81 SQ.FT.	WORKSTATION / OPEN AREA
	7	FUTURE		PROJECTED	81 SQ.FT.	NONE
	8	CONFERENCE		10-12 PEOPLE	250 SQ.FT.	i.e. EXTERNAL AUDIT
	9	STORAGE CLOSETS			144 SQ.FT.	8 SHELVES
	10	COAT CLOSET			32 SQ.FT.	

DEPARTMENT INTERACTION:

TREASURER

I.S.

HEALTH DEPT.

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

FAX MACHINE(S)

TELEPHONE(S)

SCANNER

CALCULATOR(S)

COPIER

FILE CABINETS (LETTER & LEGAL)

STORAGE CABINETS

STORAGE CLOSETS (8 SHELVES)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: CIRCUIT CLERK

CONTACT: LISA BIERMAN

TITLE: ROCK ISLAND COUNTY CIRCUIT CLERK

BACKUP CONTACT: JEANETTE HUNTER (CHIEF DEPUTY) 309 558 3311

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	CIRCUIT CLERK	LISA BIERMAN		225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	ADMIN. STAFF		64 SQ.FT.	81 SQ.FT.	
	3	ADMIN. STAFF		64 SQ.FT.	81 SQ.FT.	
	4	ADMIN. STAFF		64 SQ.FT.	81 SQ.FT.	
	5	ADMIN. STAFF		64 SQ.FT.	81 SQ.FT.	
	6	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	7	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	8	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	9	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	10	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	11	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	12	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	13	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	14	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	15	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	16	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	17	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	18	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	19	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	20	GEN. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	21	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	22	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	23	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	24	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	25	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	26	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	27	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	28	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	29	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	30	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	31	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	32	ACCT. DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	33	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	34	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	35	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	36	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	37	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	38	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	39	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	40	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	41	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	42	TRAFFIC DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	43	EM TRAFFIC STAFF		64 SQ.FT.	81 SQ.FT.	
	44	EM TRAFFIC STAFF		64 SQ.FT.	81 SQ.FT.	
	45	EM TRAFFIC STAFF		64 SQ.FT.	81 SQ.FT.	
	46	EM TRAFFIC STAFF		64 SQ.FT.	81 SQ.FT.	
	47	FELONY DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	48	FELONY DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	49	FELONY DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	50	FELONY DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	51	JUVENILE DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	52	JUVENILE DIV. STAFF		64 SQ.FT.	81 SQ.FT.	
	53	PART-TIME STAFF		64 SQ.FT.	64 SQ.FT.	
	54	PART-TIME STAFF		64 SQ.FT.	64 SQ.FT.	
	55	PART-TIME STAFF		64 SQ.FT.	64 SQ.FT.	
	56	PART-TIME STAFF		64 SQ.FT.	64 SQ.FT.	
	57	FUTURE			81 SQ.FT.	
	58	CONFERENCE		15-16 PEOPLE	600 SQ.FT.	TRAINING (30-50 PEOPLE)
	59	BREAK ROOM			150 SQ.FT.	15 PEOPLE
	60	SERVER ROOM			50 SQ.FT.	I.T.
	61	GEN. SUPPLY			50 SQ.FT.	STORAGE SHELVING
	62	EXHIBIT ROOM			144 SQ.FT.	SECURE
	63	VAULT			144 SQ.FT.	
	64	ROLLING FILE ROOM		VERIFY	750 SQ.FT.	(4) 5'x30'

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: CIRCUIT CLERK

DEPARTMENT INTERACTION:

COURTS/JUDGES
STATE ATTORNEY
PROB. DEPT.
PUB. DEPT.
SHERIFF

SPECIAL NEEDS / EQUIPMENT:

MICROFILM
IMAGING
SECURITY (CAMERA & LINE OF SIGHT)
OUTSIDE ACCESS / DROP BOX
FILE TRANSPORT / ACCEESS TO COURTS
WORKSTATIONS (60)
DIGITAL ARCHIVE WRITER
RECEIPT PRINTER (7)
LASER CHECK PRINTER (2)
COPIERS (8)
SCANNERS (6)
LARGE RECEIPT PRINTERS (2)
CHECK SIGNER
LAPTOPS (6)
FAX (2)
MINOLTA SCANNER
SERVER (6)
BATTERY BACKUP (6)
SECURITY CAMERA & DVR
WINTERM WORKSTATIONS (15)
DESKTOP PRINTERS (5)
5'x30' ROLLING FILES (4)
4'x25' ROLLING FILE
ROTATING FILE UNITS (30)
FILE CABINETS (200 PLUS)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: CORONER
CONTACT: BRIAN GUSTAFSON
TITLE: CORONER
BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	CHIEF DEPUTY			225 SQ.FT.	OFFICE
	2	CORONER	BRIAN GUSTAFSON		225 SQ.FT.	OFFICE
	3	EXEC. SEC.	BEVERLY BOULTINGHOUSE		81 SQ.FT.	OPEN AREA (TRANSCRIPTS)
	4	FIELD DEPUTY			81 SQ.FT.	
	5	FIELD DEPUTY			81 SQ.FT.	
	6	FIELD DEPUTY			81 SQ.FT.	
	7	FIELD DEPUTY			81 SQ.FT.	
	8	FIELD DEPUTY			81 SQ.FT.	
	9	LAB			600 SQ.FT.	SPECIAL EXHAUST
	10	SAMPLES ROOM			150 SQ.FT.	
	11	LAB OFFICE			81 SQ.FT.	
	12	LAB OFFICE			81 SQ.FT.	
	13	LAB OFFICE			81 SQ.FT.	
	14	BREAK AREA			150 SQ.FT.	
	15	INQUESTS ROOM			144 SQ.FT.	ADJACENT TO CORONER
	16	RECORDS ROOM			324 SQ.FT.	SECURE FILES (REMOTE)
	17	REST ROOM			72 SQ.FT.	
	18	CONFERENCE		8 PEOPLE	200 SQ.FT.	
	19	EXTERIOR ENTRANCE			64 SQ.FT.	

DEPARTMENT INTERACTION:
POLICE
SHERIFF'S DEPT.
OUTSIDE INTERACTION:
FAMILIES
FUNERAL DIRECTORS

SPECIAL NEEDS / EQUIPMENT:
COMPUTER(S)
PRINTER(S)
FAX MACHINE(S)
TELEPHONE(S)
COPIER
CALCULATOR(S)
BOOK SHELVES
FILES (SECURE RECORDS)
STORAGE CABINETS (GENERAL)
SINK
REFRIGERATORS(2) (SECURE)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: COUNTY BOARD

CONTACT: JAMES BOHNSACK

TITLE: ROCK ISLAND COUNTY CIRCUIT CLERK

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	COUNTY BOARD CHAIRMAN	JAMES BOHNSACK	300 SQ.FT.	400 SQ.FT.	
	2	EXECUTIVE ASSISTANT	SHELLY CHAPMAN	300 SQ.FT.	400 SQ.FT.	
	3	VICE CHAIR	JOHN BRANDMEYER	300 SQ.FT.	400 SQ.FT.	
	4	FINANCE CHAIR	TOM ROCKWELL	300 SQ.FT.	400 SQ.FT.	
	5	HUMAN RESOURCES CHAIR	JOHN MALVIK	300 SQ.FT.	400 SQ.FT.	
	6	ADMINISTRATION CHAIR	GARY FREEMAN	300 SQ.FT.	400 SQ.FT.	
	7	PUBLIC WORKS CHAIR	CATHY WONDERLICH	300 SQ.FT.	400 SQ.FT.	
	8	GOV. AFFAIRS VICE-CHAIR	PHIL BANASZEK	300 SQ.FT.	400 SQ.FT.	
	9	HEALTH & HUMAN SERVICES	KAREN KINNEY	300 SQ.FT.	400 SQ.FT.	
	10	BOARD MEMBER	SHARON SALLOWS	300 SQ.FT.	400 SQ.FT.	
	11	BOARD MEMBER	FRED SCHULTZ	300 SQ.FT.	400 SQ.FT.	
	12	BOARD MEMBER	PATRICK MORENO	300 SQ.FT.	400 SQ.FT.	
	13	BOARD MEMBER	VIRGIL DUEYSEN	300 SQ.FT.	400 SQ.FT.	
	14	BOARD MEMBER	DONALD JACOBS	300 SQ.FT.	400 SQ.FT.	
	15	BOARD MEMBER	STEVE MEERSMAN	300 SQ.FT.	400 SQ.FT.	
	16	BOARD MEMBER	WILLIAM ARMSTRONG	300 SQ.FT.	400 SQ.FT.	
	17	BOARD MEMBER	STEVEN BALLARD	300 SQ.FT.	400 SQ.FT.	
	18	BOARD MEMBER	WANDA SWEAT	300 SQ.FT.	400 SQ.FT.	
	19	BOARD MEMBER	HARRY PEREZ	300 SQ.FT.	400 SQ.FT.	
	20	BOARD MEMBER	CONNIE MOHR-WRIGHT	300 SQ.FT.	400 SQ.FT.	
	21	BOARD MEMBER	LAUREN LOFTIN	300 SQ.FT.	400 SQ.FT.	
	22	BOARD MEMBER	VIRGIL MAYBERRY	300 SQ.FT.	400 SQ.FT.	
	23	BOARD MEMBER	KATHY HARMON	300 SQ.FT.	400 SQ.FT.	
	24	BOARD MEMBER	KEN MARANDA	300 SQ.FT.	400 SQ.FT.	
	25	BOARD MEMBER	PHIL FUHR	300 SQ.FT.	400 SQ.FT.	
	26	SMALL CONF. ROOM			250 SQ.FT.	
	27	LARGE CONF. ROOM		10-12 PEOPLE	500 SQ.FT.	
	28	KITCHENETTE			81 SQ.FT.	
	29	EQUIP. STORAGE			144 SQ.FT.	A/V EQUIPMENT
	30	FILE / STORAGE ROOM			600 SQ.FT.	FILES/BOOKS/AS-BUILT DRWS
	31	REST ROOMS			150 SQ.FT.	
	32	GEN. SUPPLY			250 SQ.FT.	STORAGE SHELVING

DEPARTMENT INTERACTION:

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
 PRINTER(S)
 FAX MACHINE(S)
 TELEPHONE(S)
 SCANNER(S)
 CALCULATOR(S)
 COPIER(S)
 FILE CABINETS (1344 inches)
 KITCHENETTE; COFFEE MAKER, BOTTLED WATER, FRIDGE, MICROWAVE
 A/V EQUIPMENT; PROJECTOR, SCREEN, TAPE RECORDER, TELECONFERENCE SYS.

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: COUNTY CLERK

CONTACT: RICHARD LEIBOVITZ

TITLE:

BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	COUNTY CLERK	RICHARD LEIBOVITZ		225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	CHIEF DEPUTY	PATRICK BRANDLE		169 SQ.FT.	
	3	OFFICE MANAGER	DIANNA RUHL		81 SQ.FT.	
	4	DEPUTY CLERK III	WANDA ROBERTS-BONTZ		81 SQ.FT.	
	5	DEPUTY CLERK III	JANIN MOFITT		81 SQ.FT.	
	6	ADMIN. SECRETARY	JILL SALABERT		81 SQ.FT.	
	7	DEPUTY CLERK II	KELLY WEBER		81 SQ.FT.	
	8	DEPUTY CLERK II	DIANE LYON		81 SQ.FT.	
	9	DEPUTY CLERK III	REBECCA HOVE		81 SQ.FT.	
	10	DEPUTY CLERK II	KELLY BIILLADEAU		81 SQ.FT.	
	11	DEPUTY CLERK II	MARGARET CROUCH		81 SQ.FT.	
	12	DEPUTY CLERK I	BRENDA TERRILL		81 SQ.FT.	
	13	DEPUTY CLERK II	VACANT		81 SQ.FT.	
	14	FUTURE			81 SQ.FT.	NONE
	15	VAULT			324 SQ.FT.	

DEPARTMENT INTERACTION:

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
PRINTER(S)
FAX MACHINE(S)
TELEPHONE(S)
SCANNER(S)
CALCULATOR(S)
FILE CABINET(S)
COPIER(S)
ELECTION EQUIPMENT

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: MUNICIPAL COURTS

CONTACT:

TITLE:

BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	ENTRY/VESTIBULE			625 SQ.FT.	SEE FACILITIES REQ.
	2	LOBBY			1,250 SQ.FT.	SEE FACILITIES REQ.
	3	SECURITY			250 SQ.FT.	
	4	PUBLIC REST ROOMS			450 SQ.FT.	SEE FACILITIES REQ.
	5	JURY POOL (WAITING)			2,000 SQ.FT.	
	6	JURY ASSEMBLY			2,000 SQ.FT.	
	7	CONFERENCE ROOM			120 SQ.FT.	BREAK OUT
	8	CONFERENCE ROOM			120 SQ.FT.	BREAK OUT
	9	CONFERENCE ROOM			120 SQ.FT.	
	10	CONFERENCE ROOM			120 SQ.FT.	
	11	CONFERENCE ROOM			120 SQ.FT.	
	12	CONFERENCE ROOM			120 SQ.FT.	
	13	CONFERENCE ROOM			120 SQ.FT.	
	14	CONFERENCE ROOM			120 SQ.FT.	
	15	CONFERENCE ROOM			120 SQ.FT.	
	16	CONFERENCE ROOM			120 SQ.FT.	
	17	CIVIL COURT ROOM "A"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	18	JURY ROOM			320 SQ.FT.	
	19	REST ROOM			75 SQ.FT.	
	20	CIVIL COURT ROOM "B"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	21	JURY ROOM			320 SQ.FT.	
	22	REST ROOM			75 SQ.FT.	
	23	CIVIL COURT ROOM "C"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	24	JURY ROOM			320 SQ.FT.	
	25	REST ROOM			75 SQ.FT.	
	26	CIVIL COURT ROOM "D"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	27	JURY ROOM			320 SQ.FT.	
	28	REST ROOM			75 SQ.FT.	
	29	CIVIL COURT ROOM "E"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	30	JURY ROOM			320 SQ.FT.	
	31	REST ROOM			75 SQ.FT.	
	32	CIVIL COURT ROOM "F"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	33	JURY ROOM			320 SQ.FT.	
	34	REST ROOM			75 SQ.FT.	
	35	TRAFFIC COURT "G"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	36	TRAFFIC COURT "H"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	37	TRAFFIC COURT "I"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	38	TRAFFIC COURT "J"			2,000 SQ.FT.	W/ SOUND LOCK VEST.
	39	COURT REPORTER			160 SQ.FT.	
	40	COURT REPORTER			160 SQ.FT.	
	41	COURT REPORTER			160 SQ.FT.	
	42	COURT REPORTER			160 SQ.FT.	
	43	COURT REPORTER			160 SQ.FT.	
	44	COURT REPORTER			160 SQ.FT.	
	45	COURT REPORTER			160 SQ.FT.	
	46	COURT REPORTER			160 SQ.FT.	
	47	COURT REPORTER			160 SQ.FT.	

CONT. ON FOLLOWING PAGE

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: MUNICIPAL COURTS

CONTACT:

TITLE:

BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	49	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	50	CHIEF JUDGE OFFICE			600 SQ.FT.	
	51	REST ROOM			75 SQ.FT.	
	52	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	53	JUDGE CHAMBERS "A"			400 SQ.FT.	
	54	REST ROOM			75 SQ.FT.	
	55	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	56	JUDGE CHAMBERS "B"			400 SQ.FT.	
	57	REST ROOM			75 SQ.FT.	
	58	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	59	JUDGE CHAMBERS "C"			400 SQ.FT.	
	60	REST ROOM			75 SQ.FT.	
	61	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	62	JUDGE CHAMBERS "D"			400 SQ.FT.	
	63	REST ROOM			75 SQ.FT.	
	64	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	65	JUDGE CHAMBERS "E"			400 SQ.FT.	
	66	REST ROOM			75 SQ.FT.	
	67	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	68	JUDGE CHAMBERS "F"			400 SQ.FT.	
	69	REST ROOM			75 SQ.FT.	
	70	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	71	JUDGE CHAMBERS "G"			400 SQ.FT.	
	72	REST ROOM			75 SQ.FT.	
	73	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	74	JUDGE CHAMBERS "H"			400 SQ.FT.	
	75	REST ROOM			75 SQ.FT.	
	76	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	77	JUDGE CHAMBERS "I"			400 SQ.FT.	
	78	REST ROOM			75 SQ.FT.	
	79	STAFF/RECEPT.			150 SQ.FT.	SECURE ENTRY TO JUDGE
	80	JUDGE CHAMBERS "J"			400 SQ.FT.	
	81	REST ROOM			75 SQ.FT.	
	82	LAW LIBRARY			600 SQ.FT.	
	83	COPIER / SUPPLY ROOM			180 SQ.FT.	
	84	CONFERENCE ROOM			300 SQ.FT.	ASSOCIATE JUDGE
	85	CONFERENCE ROOM			300 SQ.FT.	ASSOCIATE JUDGE
	86	PUBLIC CONF. ROOM			600 SQ.FT.	
	87	STORAGE ROOM			300 SQ.FT.	
	88	A/V EQUIP.			150 SQ.FT.	
	89	FILE ROOM			300 SQ.FT.	
	90	BREAK ROOM			300 SQ.FT.	
	91	STAFF REST ROOMS			150 SQ.FT.	
	92	EMPLOYEE ENTRANCE			400 SQ.FT.	

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: COURT SERVICES

CONTACT: DAVID VANLANDEGEN

TITLE: DIRECTOR

BACKUP CONTACT: JANET LEONE (558-3710) OR LORI FELLENER (558-3789)

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	PROB. OFFICER	TRACEY ADAIR	112 SQ.FT.	VERIFY	W/ CLOSET
	2	PROB. OFFICER	JULENE BOELENS	112 SQ.FT.	VERIFY	W/ CLOSET
	3	PROB. OFFICER	TARA GONZALEZ	112 SQ.FT.	VERIFY	W/ CLOSET
	4	PROB. OFFICER	DANIELLE BURKE	112 SQ.FT.	VERIFY	W/ CLOSET
	5	PROB. OFFICER	CAROLYN DESPLINTER	112 SQ.FT.	VERIFY	W/ CLOSET
	6	PROB. OFFICER	ROBERTA DUCEY	112 SQ.FT.	VERIFY	W/ CLOSET
	7	PROB. OFFICER	JOHN EGAN	112 SQ.FT.	VERIFY	W/ CLOSET
	8	PROB. OFFICER	MARK FELLENER	112 SQ.FT.	VERIFY	W/ CLOSET
	9	SUPERVISOR	STEVE GOODWIN	169 SQ.FT.	VERIFY	
	10	PROB. OFFICER	GEORGIA GRIFFIN	112 SQ.FT.	VERIFY	W/ CLOSET
	11	PROB. OFFICER	MARICELA GUZMAN	112 SQ.FT.	VERIFY	W/ CLOSET
	12	PROB. OFFICER	DERRICK HENDRICKX	112 SQ.FT.	VERIFY	W/ CLOSET
	13	PROB. OFFICER	STEPHANIE HOYT	112 SQ.FT.	VERIFY	W/ CLOSET
	14	ADMIN. SEC.	MISTY KEESY	112 SQ.FT.	VERIFY	
	15	PROB. OFFICER	JODY LEIBY	112 SQ.FT.	VERIFY	W/ CLOSET
	16	CHIEF OF ADULT PROB.	JANET LEONE	169 SQ.FT.	VERIFY	
	17	PROB. OFFICER	TIM MURPHY	112 SQ.FT.	VERIFY	W/ CLOSET
	18	ADMIN. SEC.	KATHY NOEL	112 SQ.FT.	VERIFY	W/ CLOSET
	19	SUPERVISOR	MARK RASKIE	169 SQ.FT.	VERIFY	
	20	PROB. OFFICER	KRIS ROBB	112 SQ.FT.	VERIFY	W/ CLOSET
	21	PROB. OFFICER	KEITH SCHULTE	112 SQ.FT.	VERIFY	W/ CLOSET
	22	PROB. OFFICER	BRIAN SCHUMAKER	112 SQ.FT.	VERIFY	W/ CLOSET
	23	PROB. OFFICER	BILL SOWARDS	112 SQ.FT.	VERIFY	W/ CLOSET
	24	ADMIN. ASST.	LEISA STREETER	112 SQ.FT.	VERIFY	W/ CLOSET
	25	EQUIP./FILES		250 SQ.FT.	VERIFY	
	26	PROB. OFFICER	HOLLYWOOD TEMPLETON	112 SQ.FT.	VERIFY	W/ CLOSET
	27	DIRECTOR	DAVID VANLANDEGEN	225 SQ.FT.	VERIFY	
	28	CONF. ROOM	8 PEOPLE	200 SQ.FT.	VERIFY	
	29	PROB. OFFICER	PEG WASILEWSKI	112 SQ.FT.	VERIFY	W/ CLOSET
	30	PROB. OFFICER	CARRIE WEBER	112 SQ.FT.	VERIFY	W/ CLOSET
	31	SUPERVISOR	GARY BOELENS	169 SQ.FT.	VERIFY	
	32	PROB. OFFICER	ANGELA KREMER	112 SQ.FT.	VERIFY	W/ CLOSET
	33	CHIEF OF JUV. PROB.	LORI FELLENER	169 SQ.FT.	VERIFY	
	34	ADMIN. SEC.	AMANDA FRANKLIN	112 SQ.FT.	VERIFY	W/ CLOSET
	35	PROB. OFFICER	JANA HASKINS	112 SQ.FT.	VERIFY	W/ CLOSET
	36	PROB. OFFICER	CAROLYN HULL	112 SQ.FT.	VERIFY	W/ CLOSET
	37	PROB. OFFICER	RANDY MANUEL	112 SQ.FT.	VERIFY	W/ CLOSET
	38	PROB. OFFICER	BRIAN MOHR	112 SQ.FT.	VERIFY	W/ CLOSET
	39	PROB. OFFICER	SARAH SHADLE	112 SQ.FT.	VERIFY	W/ CLOSET
	40	PROB. OFFICER	TRENT VANDERSNICK	112 SQ.FT.	VERIFY	W/ CLOSET
	41	JANITOR	MILTON WITHERSPOON	N/A	VERIFY	
	42	CLEANING SUPPLIES		81 SQ.FT.	VERIFY	
	43	DRUG TESTING		81 SQ.FT.	VERIFY	DRAW SAMPLES
	44	REST ROOMS		75 SQ.FT.	VERIFY	
	45	RECEPT. AREA (ADULT)	16 PEOPLE	400 SQ.FT.	VERIFY	CONTAINED
	46	RECEPT. AREA (JUV.)	8 PEOPLE	200 SQ.FT.	VERIFY	CONTAINED
	47	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	48	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	49	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	50	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	51	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	52	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	53	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	54	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	55	FUTURE		112 SQ.FT.	VERIFY	EXPANSION
	56	OPEN OFFICE		300 SQ.FT.	VERIFY	OPEN AREA
	57	A/V EQUIP. ROOM		112 SQ.FT.	VERIFY	
	58	CAMERA ROOM		112 SQ.FT.	VERIFY	
	59	COMPUTER ROOM		112 SQ.FT.	VERIFY	
	60	ARCHIVE ROOM		600 SQ.FT.	VERIFY	SECURE CLOSED/DEAD FILES
	61	GENERAL CONF. ROOM	20-25 PEOPLE	400 SQ.FT.	VERIFY	
	62	MEETING ROOM	50 PEOPLE	600 SQ.FT.	VERIFY	TRAINING ROOM
	63	REST ROOMS		150 SQ.FT.	VERIFY	ADJACENT TO MEETING RM.
	64	ACTIVE FILE ROOM		480 SQ.FT.	VERIFY	SEE EQUIP./NEEDS
	65	SUPPLY ROOM		200 SQ.FT.	VERIFY	SEE EQUIP./NEEDS
	66	HALLWAY CLOSET		25 SQ.FT.	VERIFY	
	67	HALLWAY CLOSET		25 SQ.FT.	VERIFY	
	68	HALLWAY CLOSET		25 SQ.FT.	VERIFY	
	69	COPY ROOM		300 SQ.FT.	VERIFY	W/ DESK
	70	SERVER ROOM		200 SQ.FT.	VERIFY	
	71	DEPARTMENT STORAGE		400 SQ.FT.	VERIFY	CAN BE REMOTE

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: CIRCUIT CLERK

DEPARTMENT INTERACTION:

STATES ATTORNEY
PUBLIC DEFENDER
CIRCUIT CLERK
AUDITOR
TREASURER
COURT ADMIN.
HEALTH DEPT.
PUBLIC/CLIENTS (2000 ACTIVE) 50-60 ADULTS DAILY/20 JUV. DAILY ==> 4,000-5,000 PER YEAR

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
PRINTER(S)
FAX MACHINE(S)
TELEPHONE(S)
SCANNER(S)
CALCULATOR(S)
COPIER(S)
FILE CABINETS (ACTIVE); (14) TWO DRAWER, (15) FOUR DRAWER, (10) FIVE DRAWER
FILE CABINETS (ARCHIVE); (75) FOUR DRAWER
PHOTO CAMERA
PROJECTOR
OVERHEAD PROJECTOR
TV
LARGE SCREEN TV
MONITORS
PROJECTOR SCREEN
VIDEO CAMERA
SHELVES (DVD'S & TAPES)
SHELVES (PROMO PACKETS)
SHELVES (MARKETING MATERIAL)
SHELVES (REFERENCE MATERIAL)
FLAT DRAWER (DRAWINGS) 3'x6'
CABINETS (OVERSIZED)
HOSPITALITY TABLES

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: G I S

CONTACT: JAMES BOHNSACK

TITLE: COUNTY BOARD CHAIRMAN

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	DIRECTOR	JOSH BOUDI		169 SQ.FT.	
	2	DATABASE ADMIN.	SUE ADAMS	36 SQ.FT.	81 SQ.FT.	WEBMASTER
	3	GIS SPECIALIST	KEN KRAMER	36 SQ.FT.	81 SQ.FT.	
	4	GIS SPECIALIST	VACANT	36 SQ.FT.	81 SQ.FT.	
	5	STORAGE			81 SQ.FT.	FILES

DEPARTMENT INTERACTION:

ZONING

CHIEF COUNTY ASSESSMENT

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

TELEPHONE(S)

SCANNER(S)

CALCULATOR(S)

COPIER(S)

PLOTTER

SERVER

FILE CABINETS (112 inches)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: HUMAN RESOURCES
CONTACT: JAMES BOHNSACK
TITLE: COUNTY BOARD CHAIRMAN
BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	DIRECTOR (INTERIM)	MEG HOSKINS		225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	SR. PAYROLL/BENEFITS	SUSAN MARTIN	25 SQ.FT.	169 SQ.FT.	W/ SMALL TABLE
	3	PAYROLL/BENEFITS	DONNA HUYS	25 SQ.FT.	81 SQ.FT.	
	4	BENEFITS ANALYST	DEBRA WELLING	25 SQ.FT.	81 SQ.FT.	
	5	ADMIN. ASST.	MARCY FISHER	25 SQ.FT.	81 SQ.FT.	
	6	CONFERENCE ROOM			169 SQ.FT.	2-5 PEOPLE
	7	STORAGE / FILE ROOM			450 SQ.FT.	

DEPARTMENT INTERACTION:

ALL DEPARTMENTS/OFFICE (HR DUTIES)

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
PRINTER(S)
FAX MACHINE(S)
TELEPHONE(S)
SCANNER(S)
CALCULATOR(S)
COPIER(S)
FILE CABINETS (1736 inches)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: INFORMATION SYSTEMS

CONTACT: JAMES BOHNSACK

TITLE: COUNTY BOARD CHAIRMAN

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	DIRECTOR	LINDA BILLINGSLEY		169 SQ.FT.	
	2	SYS. ADMIN.	KURT DAVIS	25 SQ.FT.	81 SQ.FT.	
	3	SR. PROG./ ANALYST	CAROL SHELLBERG	25 SQ.FT.	81 SQ.FT.	
	4	PROGRAMMER	ANITHA BALAKRISHAN	25 SQ.FT.	81 SQ.FT.	
	5	PROGRAMMER	VICKI GOMEZ	25 SQ.FT.	81 SQ.FT.	
	6	SR. COMPUTER OPERATOR	JULIE POTTER	25 SQ.FT.	81 SQ.FT.	
	7	SR. DATA ENTRY OP.	ERLINDA COMSTOCK	25 SQ.FT.	81 SQ.FT.	
	8	COMPUTER OPERATOR	CONNIE LANGSTON	25 SQ.FT.	81 SQ.FT.	
	9	SWITCHBOARD OP.	JOYCE SHOLL	25 SQ.FT.	81 SQ.FT.	
	10	CLERICAL SPEC. II	EMILY BUSH	25 SQ.FT.	81 SQ.FT.	
	11	COMPUTER MEDIA			144 SQ.FT.	
	12	COMPUTER EQUIPMENT			324 SQ.FT.	
	13	FILE AREA			144 SQ.FT.	
	14	VAULT			324 SQ.FT.	SECURE AREA
	15	CONFERENCE AREA			200 SQ.FT.	

DEPARTMENT INTERACTION:

AUDITOR

TREASURER

HUMAN RESOURCES

SPECIAL NEEDS / EQUIPMENT:

NETWORK EQUIPMENT

COMPUTER(S)

PRINTER(S)

TELEPHONE SYSTEM EQUIPMENT

TELEPHONE(S)

FILES (588 Inches)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: BUILDING MAINTENANCE

CONTACT: JAMES BOHNSACK

TITLE: COUNTY BOARD CHAIRMAN

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	SUPERVISOR	MIKE VANERSTVELDE		169 SQ.FT.	
	2	MAINTENANCE MECHANIC	KENNETH MOSELEY		81 SQ.FT.	
	3	GEN. SERVICE WORKER II	SCOTT PETERSEN		81 SQ.FT.	
	4	GEN. SERVICE WORKER I	TERRI ROBINSON		81 SQ.FT.	
	5	MAIL COURIER	CHARLES REEDER		36 SQ.FT.	
	6	MAIL ROOM			400 SQ.FT.	SEE FACILITIES REQ.
	7	PRINT AREA			300 SQ.FT.	
	8	STORAGE			144 SQ.FT.	TOOLS
	9	JANITORIAL / CUSTODIAN			250 SQ.FT.	SEE FACILITIES REQ.

DEPARTMENT INTERACTION:

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

TELEPHONE(S)

MAIL MACHINE EQUIP.

TOOLS

CLEANING (MOPS, VACCUM, ETC.)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: MENTAL HEALTH
CONTACT: JAMES BOHNSACK
TITLE: COUNTY BOARD CHAIRMAN
BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	DIRECTOR	LARRY POLLARD	36 SQ.FT.	169 SQ.FT.	
	2	FILES/STORAGE			81 SQ.FT.	

DEPARTMENT INTERACTION:

SPECIAL NEEDS / EQUIPMENT:
COMPUTER PRINTER TELEPHONE FILE CABINETS (280 inches)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: PUBLIC DEFENDER
CONTACT: JAMES BOHNSACK
TITLE: COUNTY BOARD CHAIRMAN
BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	PUBLIC DEFENDER	DAVE HOFFMAN		225 SQ.FT.	
	2	1ST PUBLIC DEFENDER	VINCENT LOPEZ		169 SQ.FT.	
	3	ASST. PUB. DEFENDER	MATT DURBIN	36 SQ.FT.	81 SQ.FT.	
	4	ASST. PUB. DEFENDER	JENNIFER GARDNER	36 SQ.FT.	81 SQ.FT.	
	5	ASST. PUB. DEFENDER	BARON HEINTZ	36 SQ.FT.	81 SQ.FT.	
	6	ASST. PUB. DEFENDER	PAM KLEINAU	36 SQ.FT.	81 SQ.FT.	
	7	EXEC. SECRETARY	RONNA BANEY	36 SQ.FT.	81 SQ.FT.	
	8	INVESTIGATOR	ROBERT WILSON	36 SQ.FT.	81 SQ.FT.	
	9	LEGAL ASST. I	MICHELLE JONES	36 SQ.FT.	81 SQ.FT.	
	10	FILE ROOM			169 SQ.FT.	
	11	STORAGE			144 SQ.FT.	
	12	CONFERENCE ROOM			169 SQ.FT.	

DEPARTMENT INTERACTION:

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
PRINTER(S)
FAX MACHINE(S)
TELEPHONE(S)
CALCULATOR(S)
COPIER(S)
FILE CABINETS (LEGAL)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: PURCHASING

CONTACT: JAMES BOHNSACK

TITLE: COUNTY BOARD CHAIRMAN

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	PURCHASING AGENT			169 SQ.FT.	
	2	CLERICAL SPEC. I		36 SQ.FT.	81 SQ.FT.	
	3	PRINTER		36 SQ.FT.	81 SQ.FT.	
	4	PRINT AREA			300 SQ.FT.	SEE BLDG. MAINTENANCE
	5	FILE ROOM			400 SQ.FT.	

DEPARTMENT INTERACTION:

BUILDING MAINTENANCE

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

FAX MACHINE(S)

TELEPHONE(S)

CALCULATOR(S)

COPIER(S)

FILE CABINETS (1540 inches)

PRINTING MACHINERY

BINDING & FOLDING MACHINES

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: RECORDERS OFFICE

CONTACT: PATRICIA VERONDA

TITLE: RECORDER

BACKUP CONTACT: KELLY FISHER (558-3359)

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	RECORDER	PAT VERONDA	187 SQ.FT.	225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	CHIEF DEPUTY	KELLY FISHER	144 SQ.FT.	169 SQ.FT.	
	3	ADM. COORDINATOR	CINDY STARR	49 SQ.FT.	64 SQ.FT.	
	4	ADM. COORDINATOR	JILL RAISBECK	49 SQ.FT.	64 SQ.FT.	
	5	DEPUTY CLK. II	DORIS COX	49 SQ.FT.	64 SQ.FT.	
	6	CLER. SPEC. II	KIM WOMACK	49 SQ.FT.	64 SQ.FT.	
	7	CLER. SPEC. II	LINDA OVERTURF	49 SQ.FT.	64 SQ.FT.	
	8	DEPTY CLK. II	BARB DUDA	49 SQ.FT.	64 SQ.FT.	
	9	CLER. SPEC. I	JO ELLEN HENNING	49 SQ.FT.	64 SQ.FT.	
	10	CLER. SPEC. II	KAREN WILSON	49 SQ.FT.	64 SQ.FT.	
	11	CLER. SPEC. I	SHARON HENDRICKX	49 SQ.FT.	64 SQ.FT.	
	12	CLER. SPEC. I	JANICE HOFER	49 SQ.FT.	64 SQ.FT.	
	13	LARGE BOOKS (MOB.SHLV.)		810 SQ.FT.	1,000 SQ.FT.	RECORD, DEED, & MORTGAGE
	14	STORAGE (SHELVES)		300 SQ.FT.	400 SQ.FT.	TRACT CARDS
	15	STORAGE		100 SQ.FT.	144 SQ.FT.	ADATURE CARDS
	16	STORAGE		100 SQ.FT.	144 SQ.FT.	MICROFILM
	17	STORAGE		100 SQ.FT.	144 SQ.FT.	SOLDIER DISCHARGE
	18	PUBLIC WORKSTATIONS		342 SQ.FT.	400 SQ.FT.	TABLES & COMPUTERS
	19	BREAK ROOM		288 SQ.FT.	324 SQ.FT.	SHARED SPACE
	20	PRESS CONFERENCE		OFF SITE	600 SQ.FT.	SHARED SPACE
	21	VAULT		REQUESTED	324 SQ.FT.	TEMP. & HUMID. CONTROL
	22	ARCHIVE		380 SQ.FT.	480 SQ.FT.	RECORD BOOKS (REMOTE)

DEPARTMENT INTERACTION:

TREASURER

ASSESSMENT MAP

G.I.S. (GEOGRAPHICAL INFO SYS.)

ZONING

P&Z

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

FAX MACHINE(S)

TELEPHONE(S)

SCANNER(S)

CALCULATOR(S)

COPIER(S)

16mm CAMERA W/ DESK

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: BOARD OF REVIEW
CONTACT: JAMES BOHNSACK
TITLE: COUNTY BOARD CHAIRMAN
BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	CHAIR	JOAN RUSSELL		225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	MEMBER		25 SQ.FT.	81 SQ.FT.	
	3	MEMBER		25 SQ.FT.	81 SQ.FT.	
	4	CONF. ROOM			169 SQ.FT.	PUBLIC DEFENDER
	5	STORAGE / FILE ROOM			450 SQ.FT.	

DEPARTMENT INTERACTION:
PUBLIC DEFENDER

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)
PRINTER(S)
TELEPHONE(S)
CALCULATOR(S)
COPIER(S)
FILE CABINETS (1428 Inches)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: SHERIFF

CONTACT:

TITLE:

BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	SHERIFF OFFICE	SHERIFF	225 SQ.FT.	VERIFY	
	2	VISITATION ROOM	SHERIFF	81 SQ.FT.	VERIFY	
	3	VISITATION ROOM	SHERIFF	81 SQ.FT.	VERIFY	
	4	VISITATION ROOM	SHERIFF	81 SQ.FT.	VERIFY	
	5	VISITATION ROOM	SHERIFF	81 SQ.FT.	VERIFY	
	6	STORAGE SPACE	SHERIFF	2000 SQ.FT.	VERIFY	PERSONEL RECORDS
	7	SUPERVISOR OFFICE	CRISIS	169 SQ.FT.	VERIFY	
	8	TELECOM ROOM	CRISIS	500 SQ.FT.	VERIFY	4 STATIONS
	9	CRISIS ROOM	CRISIS	250 SQ.FT.	VERIFY	
	10	C.R. BREAK ROOM	CRISIS	150 SQ.FT.	VERIFY	PART OF CRISIS ROOM
	11	C.R. REST ROOM	CRISIS	75 SQ.FT.	VERIFY	PART OF CRISIS ROOM
	12	CONFERENCE ROOM	ADMIN.	250 SQ.FT.	VERIFY	
	13	ADMIN. SEC.	ADMIN.	64 SQ.FT.	VERIFY	
	14	ADMIN. SEC.	ADMIN.	64 SQ.FT.	VERIFY	
	15	BREAK ROOM	ADMIN.	225 SQ.FT.	VERIFY	
	16	REST ROOM	ADMIN.	150 SQ.FT.	VERIFY	
	17	JAIL SUPERVISOR	ADMIN.	169 SQ.FT.	VERIFY	W/ TABLE
	18	OFFICE	ADMIN.	169 SQ.FT.	VERIFY	W/ TABLE
	19	OFFICE	ADMIN.	169 SQ.FT.	VERIFY	W/ TABLE
	20	OFFICE	ADMIN.	169 SQ.FT.	VERIFY	W/ TABLE
	21	OFFICE	ADMIN.	169 SQ.FT.	VERIFY	W/ TABLE
	22	RECEPTION AREA	ADMIN.	200 SQ.FT.	VERIFY	CONTAINMENT
	23	ADMIN. SEC.	ADMIN.	64 SQ.FT.	VERIFY	
	24	INVESTIGATOR SUPERVISOR	INVEST.	169 SQ.FT.	VERIFY	
	25	INVESTIGATOR ROOM	INVEST.	169 SQ.FT.	VERIFY	
	26	INTERVIEW ROOM	INVEST.	144 SQ.FT.	VERIFY	
	27	INTERVIEW ROOM	INVEST.	144 SQ.FT.	VERIFY	
	28	INVESTIGATOR OFFICE	INVEST.	81 SQ.FT.	VERIFY	
	29	INVESTIGATOR OFFICE	INVEST.	81 SQ.FT.	VERIFY	
	30	INVESTIGATOR OFFICE	INVEST.	81 SQ.FT.	VERIFY	
	31	INVESTIGATOR OFFICE	INVEST.	81 SQ.FT.	VERIFY	
	32	OPEN AREA	INVEST.	144 SQ.FT.	VERIFY	SHARED BY INVEST. W/ TABLE
	33	REST ROOM	INVEST.	150 SQ.FT.	VERIFY	
	34	MAIL & FILE ROOM	INVEST.	150 SQ.FT.	VERIFY	
	35	SERVICE ROOM	INVEST.	150 SQ.FT.	VERIFY	EXIST INVEST. & WARRANTS
	36	EMPLOYEE ENTRY	INVEST.	72 SQ.FT.	VERIFY	
	37	EVIDENCE STORAGE	EVID.	480 SQ.FT.	VERIFY	
	38	EVIDENCE SUPERVISOR	EVID.	169 SQ.FT.	VERIFY	
	39	LAB	EVID.	81 SQ.FT.	VERIFY	EXHAUST HOOD & REFRIG.
	40	ANTE ROOM	EVID.	64 SQ.FT.	VERIFY	
	41	CHECK-OUT	EVID.	64 SQ.FT.	VERIFY	WINDOW
	42	CORRECTIONS RECEPTION	CORR.	400 SQ.FT.	VERIFY	PAY PHONES
	43	REST ROOMS	CORR.	250 SQ.FT.	VERIFY	
	44	INTERVIEW ROOM	CORR.	81 SQ.FT.	VERIFY	
	45	INTERVIEW ROOM	CORR.	81 SQ.FT.	VERIFY	
	46	VISITATION ROOM	CORR.	400 SQ.FT.	VERIFY	
	47	120 MIN. SEC. CELLS	CORR.	5,750 SQ.FT.	VERIFY	
	48	8 MAX. SEG. CELLS	CORR.	400 SQ.FT.	VERIFY	
	49	2 GEN. HOLD. CELLS	CORR.	100 SQ.FT.	VERIFY	
	50	JUSTICE CENTER	CORR.	400 SQ.FT.	VERIFY	
	51	SALLYPORT	CORR.	1200 SQ.FT.	VERIFY	
	52	LOCKER ROOMS	CORR.	300 SQ.FT.	VERIFY	W/ SHOWERS
	53	KITCHEN	CORR.	150 SQ.FT.	VERIFY	
	54	VENDING AREA	CORR.	100 SQ.FT.	VERIFY	
	55	STORAGE	CORR.	250 SQ.FT.	VERIFY	

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: TREASURER
CONTACT: LUANN KERR
TITLE: COUNTY TREASURER
BACKUP CONTACT:

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	TREASURER	LUANN KERR		225 SQ.FT.	OFFICE W/ CONF. TABLE
	2	OFFICE			144 SQ.FT.	
	3	OFFICE			144 SQ.FT.	
	4	PUBLIC AREA			400 SQ.FT.	
	5	TRANSACTIONS AREA			300 SQ.FT.	COUNTERS & CASHIERS
	6	OPEN OFFICE	4 STAFF		500 SQ.FT.	SEE NEEDS & EQUIPMENT
	7	GENERAL STORAGE			144 SQ.FT.	PROVIDE STAGING AREA
	8	RECORD STORAGE		240 SQ.FT.	312 SQ.FT.	SECURE / FIRE PROOF
	9	VAULT STORAGE		360 SQ.FT.	468 SQ.FT.	SECURE / FIRE PROOF
	10	ARCHIVE STORAGE		288 SQ.FT.	375 SQ.FT.	SECURE / FIRE PROOF

DEPARTMENT INTERACTION:

COUNTY CLERK
SUPERVISOR OF ASSESSMENTS
I.T.
AUDITORS

SPECIAL NEEDS / EQUIPMENT:

30 FILE CABINETS WITH COUNTERTOP (TRANSACTIONS)
CASHIER COUNTER / 2 CAGES (TAXES)
4 DESKS/CUBICLES WITH SHARED LAY OUT SPACE
2 LARGE LAYOUT TABLES FOR PUBLIC VIEWING
12 LEGAL SIZE FILE CABINTS
COMPUTER STATION FOR PUBLIC VIEWING
PLAT MAP STORAGE (3'X6')
COUNTER WITH MAIL SLOT BOXES (TAX FORMS)
STORAGE CABINETS (GENERAL)
RECORD STORAGE
VAULT
ARCHIVE STORAGE (OLD TAXES)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: VETERANS ASSISTANCE COMMISSION

CONTACT: JAMES BOHNSACK

TITLE: COUNTY BOARD CHAIRMAN

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	DIRECTOR	TODD HARLOW		169 SQ.FT.	
	2	ADMIN. ASSISTANT	PRISCILLA TOLIVER	36 SQ.FT.	81 SQ.FT.	
	3	STORAGE			81 SQ.FT.	
	4	FILE ROOM			169 SQ.FT.	

DEPARTMENT INTERACTION:

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

FAX MACHINE(S)

TELEPHONE(S)

CALCULATOR(S)

COPIER(S)

FILE CABINETS (672 Inches)

**ROCK ISLAND COUNTY
FACILITY STUDY / REPORT
SPACE SUMMARY**

DEPARTMENT: ZONING

CONTACT: JAMES BOHNSACK

TITLE: COUNTY BOARD CHAIRMAN

BACKUP CONTACT: SHELLY CHAPMAN

DEPT.	#	SPACE	NAME	EXIST.	PROG.	REMARKS
	1	DIRECTOR	RAY NEES		169 SQ.FT.	
	2	BUILDING INSPECTOR	MATT ALBERTS	36 SQ.FT.	81 SQ.FT.	
	3	BUILDING INSPECTOR	BENIS MESICK	36 SQ.FT.	81 SQ.FT.	
	4	ZONING INSPECTOR	GREG THORPE	36 SQ.FT.	81 SQ.FT.	
	5	ZONING COORDINATOR	BESSIE FOSTER	36 SQ.FT.	81 SQ.FT.	
	6	PUBLIC AREA			200 SQ.FT.	
	7	COUNTER AREA			150 SQ.FT.	PERMIT FILING
	8	MAPS			324 SQ.FT.	
	9	STORAGE			144 SQ.FT.	SUPPLIES

DEPARTMENT INTERACTION:

G.I.S.

HEALTH DEPT.

SPECIAL NEEDS / EQUIPMENT:

COMPUTER(S)

PRINTER(S)

FAX MACHINE(S)

TELEPHONE(S)

CALCULATOR(S)

COPIER(S)

MAPS

CASH REGISTER

FILE CABINETS



Option 2 – Rehabilitation of Existing

There are two primary and one secondary facility that would require extensive rehabilitation to meet the current code requirements. They are the Courthouse, the Administration building and the Adult Probation Services. All are buildings that are well beyond their life cycle and have major and significant issues complying with modern codes and requirements such as; Americans with Disabilities Act (ADA), life safety requirements, fire sprinkler, all current codes for indoor air quality, current energy use codes for heating, lighting and windows and the current minimum courtroom standards in the State of Illinois.

In order to provide compliance, all three of these buildings would require a complete interior and exterior renovation. This would require approximately 12 – 16 months for the Office and Courthouse and 6 – 8 months for the Adult Probation. Due to the extensive nature of this renovation, it is not feasible to occupy these buildings while they undergo renovation. As a result, there would need to be temporary facilities available for these to be relocated to during the renovation.

Lastly, there is a significant question that remains, which is the feasibility of the Courthouse to be rehabilitated to comply with Minimum Courtroom Standards in the State of Illinois. This would need to be determined before undertaking. This is due to the current size of the courtrooms and the standards now established by the Illinois Supreme Court. There is doubt those functions could be accommodated in the current building, and there would need to be an addition to the building in order to meet those standards and accommodate all court related activities. We have included a budget for the anticipated additional square footage anticipated of approximately 20,000 square feet.

The following represents a cost summary to rehabilitate the three facilities. These are based on current costs to complete renovations consistent with buildings of this age and life cycle. Examples of those are enclosed.

ADVOCATES
FROM CONCEPT
TO COMPLETION



Option 2 – Rehabilitation of Existing

1. Courthouse (Renovate and Addition)	
• Renovate 73,853 square feet at \$218/s.f. = \$16,099,954	
• Additional space for support 20,000 square feet at \$190/s.f. = \$3,800,000	
2. Administrative Office Building	\$15,087,870
• Renovate 71,847 square feet at \$210/s.f. (the entire building is 89,724 square feet, less 17,877 square feet of attic)	
3. Adult Probation (Ostrum Hall)	\$ 824,360
• Renovate 4,456 square feet at \$185	
4. Design Fees	<u>\$ 2,453,652</u>
Subtotal for Rehabilitation and three buildings	\$18,365,882
5. Contingency 7%	<u>\$ 1,285,612</u>
6. Total	\$19,651,494
Cost of Temporary Facilities and additional space requirements for new construction (unknown)	
• Rental	
• Moving	

The attached illustrates sample buildings of comparable age, complexity and quality that have been renovated in the area to provide a sense for quality. In addition, we have also included a recent renovation to the Federal Courthouse in Davenport which was used as a cost model for the Courthouse renovation.

ADVOCATES
FROM CONCEPT
TO COMPLETION



Federal Courthouse Renovation Davenport, Iowa

OWNER:

General Services Administration
Kansas City, Kansas

ARCHITECT:

General Services Administration
Kansas City, Kansas

DESCRIPTION:

Complete renovation of historic court house in downtown Davenport worth approximately \$14 Million. GSA chose Estes Construction due to our cost control measures, superior pricing in local market, and ability to deliver the project on schedule.



“The challenges that renovating a 1933 courthouse on the National Historic Register brought out required that Estes Construction and their subcontractors provide alternative solutions to mechanical, electrical and plumbing requirements due to existing conditions. The required high quality finishes inside the building and the detail streetscapes on the exterior of the building required close coordination and skilled craftsmen to provide the quality finished product. The dedication Estes provided to the project was shown by their level of involvement.”

- Michael Scarbrough
GSA

ADVOCATES
FROM CONCEPT
TO COMPLETION



Redstone Office Building Davenport, Iowa

CO-OWNERS:

Kaizen Company of America
Davenport, Iowa

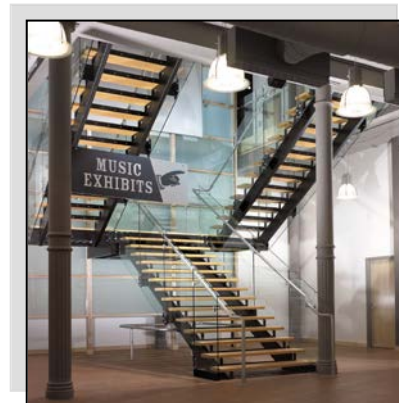
DavenportOne
Davenport, Iowa

ARCHITECT:

Scholtz-Gowey-Gere-Marolf Architects
Davenport, Iowa

DESCRIPTION:

Self-performed all structural demolition, concrete, rough and finish carpentry for this historic downtown Davenport landmark. Originally built in 1892, this 80,000 square foot building required extensive demolition and complex historic renovation. The Redstone has 32,000 square feet of office space, 16,000 square feet of museum and convention area and 32,000 square feet of food, beverage, nightlife and retail space. Renovation was completed on an extremely compact downtown site.



ADVOCATES
FROM CONCEPT
TO COMPLETION



Quad City Bank & Trust

Velie Mansion
Moline, Illinois

OWNER:

Quad City Bank & Trust
Davenport, Iowa

ARCHITECT:

Gere/Dismer Architects
Rock Island, Illinois

DESCRIPTION:

Completely renovated and restored the historic landmark building of 36,000 square feet. The mansion was previously a restaurant and was converted to a Class A office building and banking facility. Extensive historic renovation performed to restore interior and exterior detailing. Project size was \$4,750,000, in 1998, and was completed within budget and schedule.



ADVOCATES
FROM CONCEPT
TO COMPLETION



Augustana Carlsson Hall

Rock Island, Illinois

OWNER:

Augustana College
Rock Island, Illinois

ARCHITECT:

BLDD Architects
Decatur, Illinois

DESCRIPTION:

Selected to perform major renovation of an existing residence hall, constructed in the 1930's, into offices and meeting areas. Complex historic features and structure required close coordination and planning as well as the building location which is in the heart of the campus.



"I cannot express enough how well this project has gone. We all get along so well! None of us have held anyone up for the project and therefore it has run quite smoothly. Carlsson is a beautiful old building that has just been resurrected in fine style."

- Sharon Cramer, MPA
Augustana College

ADVOCATES
FROM CONCEPT
TO COMPLETION

**OWNER:**

Augustana College
Rock Island, Illinois

ARCHITECT:

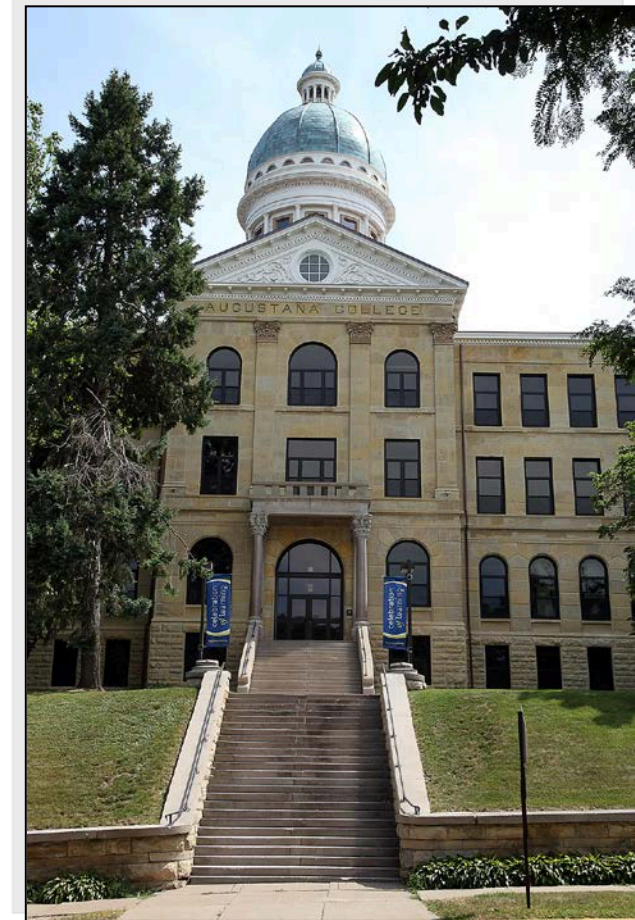
BLDD Architects
Decatur, Illinois

DESCRIPTION:

Renovation of the exterior of the building required close coordination to accomplish as the building was occupied and in use. Student safety, noise management and dust control were essential to closely coordinate with Augustana and not disrupt classroom and occupancy. This included scaffolding the entire building while maintaining access and protecting people and property. Aspects of the work included tuck pointing, stone repair, stone cleaning, application of water repellant, preparation and painting of all exterior painted surfaces, replacement of gutters and downspouts, replacement of existing shingle roof, replacement of existing dome roofs with pre-patina copper on the domes, replacement of existing cladding on balustrades, cornices, finials, columns, installation of new windows, and the replacement of existing sheathing and structure that is deteriorated. The existing aluminum windows were replaced.

Augustana College – Old Main

Rock Island, Illinois



ADVOCATES
FROM CONCEPT
TO COMPLETION



Caxton Block Building

Davenport, Iowa

OWNER:

Kaizen Company of America, L.C.
Davenport, Iowa

ARCHITECT:

Shive Hattery Architects & Engineers
Moline, Illinois

DESCRIPTION:

Selected to renovate the historic, 96-year-old Caxton Block Building into an office building with Class A office space, ample parking, and a link to Moline's downtown and a waterfront recreation trail. The second floor features a two-story, 45-foot-high glass atrium that brings in natural light. Curved walls along the main corridor reinforce a feeling of motion.

Exterior improvements include masonry restoration and tuckpointing, new energy-efficient windows, new mechanical and electrical systems. A brick canopy on the east side was designed to match the original building.



ADVOCATES
FROM CONCEPT
TO COMPLETION



Coe College – Voorhees Hall

Cedar Rapids, Iowa

OWNER:

Coe College
Cedar Rapids, Iowa

ARCHITECT:

Vantage Point
Cedar Rapids, Iowa

DESCRIPTION:

Estes Construction was selected as Construction Manager Constructor. Performed pre-construction services for renovation of a 55,000 square foot, Circa 1920 facility to house 180 students. Projected cost of \$3,600,000 for renovation, with all restoration compressed to a 100-day schedule to be performed during unoccupied summer months. This was accomplished through extensive pre-construction planning, extensive early cost identification and schedule analysis, and carefully scheduled shift-work.



ADVOCATES
FROM CONCEPT
TO COMPLETION



Option 3 – Convert QCIC Building

The County was approached by Scott Christiansen with an unsolicited proposal to convert Building 42 of QCIC into a consolidated facility for the County. At the request of the County, Estes worked with Mr. Christiansen during a four month period to analyze how the square footage program needs identified in Option 1 – New Courthouse could be accommodated into Building 42. Estes worked closely with Mr. Christiansen and his architect, SGGM of Rock Island, to determine a design and cost concept. Those are included herein.

Enclosed are the concepts developed by SGGM and the related costs for the QCIC Building. The QCIC Building program is approximately 172,000 square feet, as compared to the current total facility size for the four, which is approximately 150,000 square feet. This program includes consolidation of the Adult Probation, the County Administration and the Courthouse requirements to meet the minimum standards for Courtrooms in the State of Illinois.

The cost summary also includes all costs for land, financing, design and other soft costs, which were determined by Mr. Christiansen. These costs represent the cost of a lease or turnkey project for the County.

Estes did not evaluate the annual cost of occupancy or leasing, only the total project cost, similar to the options 1 and 2.

ADVOCATES
FROM CONCEPT
TO COMPLETION



Executive Summary

Q-C Industrial Center Feasibility Study
Order of Magnitude Budget
April 18, 2012

Feasibility Study Overview

This study in part is based on a visual non-destructive inspection to identify the existing conditions and provide an opinion of probable costs to perform the necessary repairs and renovations on the specific facilities in this report. The inspection included an interview with the building developer, LRC, to provide known information and assumptions which have been used in preparing this report.

Our report will serve as a beginning baseline for your use to identify and create short term and potentially long term plans to complete the project renovation. The suggested recommendations and associated opinion of costs should be used for project feasibility and budget purposes only. Upon further investigation and design, variations in the solutions and actual costs may vary from those indicated in this report. This should be expected. We would suggest Estes Construction be retained during the discovery and design phase to further define the appropriate solution and associated costs.

Feasibility Study Elements

Estes was asked to evaluate the existing facility located at 350 44th Street in Rock Island, Illinois. The building is part of the original Farmall Plant known as Building 42.

Building 42 is an existing 4-story steel and concrete structure with mostly insulated and non-insulated metal panel siding. A building floor plan with general room locations was provided for our use. This indicates a building size of 520 ft x 88 ft. Including stair & elevator bump-outs, the building footprint measures approximately 48,126 square feet. The total footage for all floors is approximately 192,504 square feet. The floor-to-floor height is approximately 16 feet and approximately 14 feet clear to obstruction. The roofing system was replaced only a year ago and is in good shape. The existing stair components appear to be usable with the new use. Elevators were not operated during the visit. The building has electrical power, but a new service is anticipated to be required.

ADVOCATES
FROM CONCEPT
TO COMPLETION





Executive Summary

Q-C Industrial Center Feasibility Study
Order of Magnitude Budget
April 18, 2012

For the purpose of completing these budgets, conceptual plans and perspectives prepared by SGGM Architects were used to provide a baseline concept of the renovations. Copies of these are included later in this report.

Probable Cost Range

The following budget provides a range of expected costs. Actual costs shall depend on design elements, size, systems and date when actual construction occurs. The values indicated are based on 2012 construction costs. Although we cannot predict what actual inflation rates may be in the future, based on the last five year history, a construction inflation rate of 5% per year has been the average. If plans are made to be long range, we would suggest an inflation factor be included when evaluating probable costs for future years.

The opinions of costs that follow in this report include items required for construction and renovation including contractor fees and reimbursables. Design fees, design reimbursables, contingencies, fixtures, furnishings and equipment financing, land and building costs are all included in this budget. The following is a summary of the probable costs identified. Further detail follows.

ADVOCATES
FROM CONCEPT
TO COMPLETION





















Budget Summary

Description	Size	Construction Costs	Other Costs	Total Costs	Total Cost/SF
Building 42 4-Story Shell Renovation	172,000 SF	18,893,091	1,336,686	20,229,778	117.61
Building 42 Entry Addition	4,800 SF	1,081,349	73,856	1,155,205	240.67
Parking Garage Shell and Interior	18,000 SF	1,151,434	91,827	1,243,260	69.07
Totals	194,800 SF	21,125,874	1,502,369	22,628,243	116.16

Description	Size	Construction Costs	Other Costs	Total Costs	Total Cost/SF
Building 42 4-Story Tenant Improvements	192,504 SF	10,977,445	952,842	11,930,287	61.97

TOTAL COSTS	\$ 34,558,530.00
Less:	
-Building 42 Entry	(1,155,205.00)
-Parking Garage	(1,243,260.00)
	<u>\$ 32,160,065.00</u>

Allocation of Costs for Tenant Improvements

-Courthouse/Courtrooms	60% (\$7.1M)
-Office Areas	40% (\$4.8M)

Building 42 4-Story Building Shell Renovation

192,504 total square feet

Description	Size	Budget Cost	Remarks
A) Substructure	172,000 SF	\$84,375	\$0.49 per square foot
Foundations	0 SF	0	Standard concrete footing & foundation walls to frost depth
Special Foundations	0 EA	0	Auger-cast concrete piles, caissons, deep foundation system
Slabs-On-Grade	9,000 SF	84,375	Slab replacement for new underground plumbing
Basement Construction	0 SF	0	Basement excavation & basement walls
B) Shell	172,000 SF	\$5,850,074	\$34.01 per square foot
Floor Construction	172,000 SF	481,260	Floor topping & overlay
Roof Construction	0 SF	0	Roof structure construction
Exterior Walls	57,580 SF	3,598,750	Exterior wall construction, exterior finish
Exterior Openings	15,728 SF	1,755,025	Exterior doors & windows based on elevations
Roofing	48,126 SF	15,039	Roof patching for new construction. Existing new roof
C) Interiors	172,000 SF	\$1,319,090	\$7.67 per square foot
Interior Partitions	3,349 LF	535,840	Interior partition construction for commons & core areas
Interior Openings	1,296 SF	108,000	Interior doors for shell area at 12 each per floor
Stairs	3 EA	125,250	Existing stair restoration & stair finishes, one new stair
Specialties	40,000 SF	100,000	Toilet partition, toilet accessories, fire extinguishers for shell
Interior Finishes	40,000 SF	450,000	Wall finishes, floor finishes & ceiling finishes at commons
D) Services	172,000 SF	\$6,474,750	\$37.64 per square foot
Conveying	3 EA	375,000	Removal & replacement with new 4-stop passenger elevator
Plumbing	40,000 SF	342,250	Rest room fixtures, water distribution & sanitary waste systems
HVAC	172,000 SF	3,437,500	Energy supply, heat generation & cooling
Fire Protection	172,000 SF	492,500	Fire sprinkler system with fire pump, standpipes & specialties
Electrical	172,000 SF	1,827,500	Service & distribution
E) Equipment & Furnishings	172,000 SF	\$12,500	\$0.07 per square foot
Equipment	0 EA	0	Audio-visual and other special equipment
Furnishings	4,800 SF	12,500	Rest room millwork with two per floor
F) Special Construction	172,000 SF	\$806,250	\$4.69 per square foot
Special Construction	0 SF	0	Special structures, integrated construction & special systems
Selective Demolition	172,000 SF	806,250	Selective building element demolition
Hazardous Abatement	0 SF	0	Lead, asbestos, mold remediation not included

Building 42 4-Story Building Shell Renovation

192,504 total square feet

G) Building Site Work		172,000 SF	\$1,278,894	\$7.44 per square foot
Site Clearing	300,000 SF	93,750	Site clearing & site element demolition	
Site Earthwork	300,000 SF	56,250	Site grading, cut, fill, finish grading	
Pedestrian Paving	4,100 SF	25,625	Concrete sidewalks	
Traffic Paving	178,305 SF	668,644	Existing paving overlay	
Landscaping	79,000 SF	148,125	Landscaping, plantings, planting beds, grass	
Site Improvements	1,600 SF	56,250	Entry plaza construction	
Site Mechanical Utilities	1,000 LF	75,000	Water supply, sanitary sewer & storm sewer systems	
Site Electrical Utilities	1,000 LF	86,250	Electrical distribution, site lighting & other site electrical	
Roadway Paving	6,900 SF	69,000	Road between buildings & other access points	
H) Other Construction Costs		172,000 SF	\$2,073,197	\$12.05 per square foot
General Requirements	5.00%	791,297	Administrative, quality controls, temporary facilities & controls	
Winter Construction	0.00%	0	Exterior construction during winter season, heat, shelters	
Temporary Utilities	0.50%	79,130	Electricity, gas, water, services for construction	
Builder's Risk Insurance	0.25%	39,565	Premium for property insurance during construction	
Allowances	0 EA	0	Specific component allowances	
Contingencies	7.00%	1,163,206	Design & construction contingencies	
Subtotal		\$17,899,130		
Material & Labor Escalation	0.00%	0	Budgets based on 2012 construction.	
CM Reimburse & Insurance	1.25%	223,739		
Construction Mgmt. Fee	4.25%	770,222		
Total Construction Budget		\$18,893,091	\$109.84 per square foot	

Building 42 4-Story Building Shell Renovation

192,504 total square feet

Other Costs

Description	Value	Budget Cost	Remarks
A) Design Services	172,000 SF	\$1,228,051	\$7.14 per square foot
Architect/Engineering Fees	6.00%	1,133,585	Architectural, civil, mechanical, electrical & structural
A&E Reimbursables	0.25%	47,233	Plan reproduction, distribution & other reimbursables
Energy Modeling	0.00%	0	
LEED Certification	0.00%	0	
Site Survey	0.15%	28,340	
Soil Borings/Geotec Report	0.10%	18,893	
Design Consultants	0.00%	0	
Acoustical			
Geothermal			
Interior Design			
Other Special Consultant			
B) Fixtures Furnishings & Equip	172,000 SF	\$0	\$0.00 per square foot
Administrative			
Computers, Data & Cabling	x		
Food Service Equipment			
Security, Closed Circuit TV	x		
Signage	x		
Window Treatments	x		
A) Other Costs	172,000 SF	\$108,635	\$0.63 per square foot
Construction Testing	0.15%	28,340	Concrete, earthwork, compaction, masonry & steel
Regulatory Approval	0.43%	80,296	
Building Permit Fees	x		
Plan Review Fees	x		
Total Other Costs Budget		\$1,336,686	\$7.77 per square foot

Bldg 42 Entry Additions

4,200 total square feet

Description	Size	Budget Cost	Remarks
A) Substructure	4,800 SF	\$73,500	\$15.31 per square foot
Foundations	800 SF	51,000	Standard concrete footing & foundation walls to frost depth
Special Foundations	0 EA	0	Auger-cast concrete piles, caissons, deep foundation system
Slabs-On-Grade	2,400 SF	22,500	Standard concrete building slabs
Basement Construction	0 SF	0	Basement excavation & basement walls
B) Shell	4,800 SF	\$392,156	\$81.70 per square foot
Floor Construction	2,400 SF	42,000	Floor structure construction
Roof Construction	2,400 SF	31,500	Roof structure construction
Exterior Walls	2,385 SF	149,063	Exterior wall construction, exterior finish
Exterior Openings	2,375 SF	138,093	Exterior doors & windows
Roofing	2,400 SF	31,500	Roof covering & roof openings
C) Interiors	4,800 SF	\$120,600	\$25.13 per square foot
Interior Partitions	140 LF	33,600	Interior partition construction
Interior Openings	108 SF	9,000	Interior doors & windows
Stairs	0 EA	0	Stair construction & stair finishes
Specialties	0 SF	0	Markerboards, signage, lockers, toilet partitions, accessories
Interior Finishes	4,800 SF	78,000	Wall finishes, floor finishes & ceiling finishes
D) Services	4,800 SF	\$229,000	\$47.71 per square foot
Conveying	0 EA	0	Elevators, escalators, lifts & other conveying systems
Plumbing	2,400 SF	4,500	Roof drains, sump pits & pumps
HVAC	4,800 SF	137,500	Energy supply, heat generation, cooling, distribution & controls
Fire Protection	4,800 SF	15,000	Fire sprinkler systems, standpipes & specialties
Electrical	4,800 SF	72,000	Service, distribution, lighting, wiring, communications & security
E) Equipment & Furnishings	4,800 SF	\$48,000	\$10.00 per square foot
Equipment	0 EA	0	Other special equipment
Furnishings	4,800 SF	48,000	Casework, millwork & other furnishings
F) Special Construction	0 SF	\$18,000	#DIV/0! per square foot
Special Construction	0 SF	0	Special structures, integrated construction & special systems
Selective Demolition	4,800 SF	18,000	Selective building element demolition
Hazardous Abatement	0 SF	0	Lead, asbestos, mold remediation

Bldg 42 Entry Additions

4,200 total square feet

G) Building Site Work	0 SF	\$0	#DIV/0!	per square foot
Site Clearing	0 SF	0	Site clearing & site element demolition	
Site Earthwork	0 SF	0	Site grading, cut, fill, finish grading	
Pedestrian Paving	0 SF	0	Concrete sidewalks	
Traffic Paving	0 SF	0	Concrete paving, asphalt paving, parking appurtenances	
Landscaping	0 SF	0	Landscaping, plantings, planting beds, grass	
Site Improvements	0 SF	0	Fences, retaining walls, irrigation	
Site Mechanical Utilities	0 LF	0	Water supply, sanitary sewer & storm sewer systems	
Site Electrical Utilities	0 LF	0	Electrical distribution, site lighting & other site electrical	
Other Site Construction	0 LS	0	Service & pedestrian covers & other site systems	
H) Other Construction Costs	4,800 SF	\$143,204	\$29.83	per square foot
General Requirements	5.00%	44,063	Administrative, quality controls, temporary facilities & controls	
Winter Construction	0.00%	0	Exterior construction during winter season, heat, shelters	
Temporary Utilities	0.50%	4,406	Electricity, gas, water, services for construction	
Builder's Risk Insurance	0.25%	2,203	Premium for property insurance during construction	
Allowances	0 EA	0	Specific component allowances	
Contingencies	10.00%	92,532	Design & construction contingencies	
Subtotal		\$1,024,460		
Material & Labor Escalation	0.00%	0	Costs are based on 2012 construction.	
CM Reimburse & Insurance	1.25%	12,806		
Construction Mgmt. Fee	4.25%	44,084		
Total Construction Budget		\$1,081,349	\$225.28	per square foot

Bldg 42 Entry Additions

4,200 total square feet

Other Costs

Description	Value	Budget Cost	Remarks
A) Design Services	4,800 SF	\$67,584	\$14.08 per square foot
Architect/Engineering Fees	6.00%	64,881	Architectural, civil, mechanical, electrical & structural
A&E Reimbursables	0.25%	2,703	Plan reproduction, distribution & other reimbursables
Energy Modeling	0.00%	0	
LEED Certification	0.00%	0	
Site Survey	0.00%	0	
Soil Borings/Geotec Report	0.00%	0	
Design Consultants	0.00%	0	
Acoustical			
Geothermal			
Interior Design			
Other Special Consultant			
B) Fixtures Furnishings & Equip	4,800 SF	\$0	\$0.00 per square foot
Administrative			
Classroom	x		
Computers, Data & Cabling			
Food Service Equipment	x		
Library/Media Center	x		
Security, Closed Circuit TV	x		
Signage			
Window Treatments			
A) Other Costs	4,800 SF	\$6,272	\$1.31 per square foot
Construction Testing	0.15%	1,622	Concrete, earthwork, compaction, masonry & steel
Regulatory Approval	0.43%	4,650	
Building Permit Fees	x		
Plan Review Fees	x		
Total Other Costs Budget		\$73,856	\$15.39 per square foot

Parking Garage Shell and Interior

18,000 total square feet

Description	Size	Budget Cost	Remarks
A) Substructure	18,000 SF	\$0	\$0.00 per square foot
Foundations	0 SF	0	Standard concrete footing & foundation walls to frost depth
Special Foundations	0 EA	0	Auger-cast concrete piles, caissons, deep foundation system
Slabs-On-Grade	0 SF	0	Slab replacement for new underground plumbing
Basement Construction	0 SF	0	Basement excavation & basement walls
B) Shell	18,000 SF	\$294,188	\$16.34 per square foot
Floor Construction	0 SF	0	Floor topping & overlay
Roof Construction	0 SF	0	Roof structure construction
Exterior Walls	3,300 SF	14,438	Exterior wall construction patch and paint, infill at removed docks
Exterior Openings	4,800 SF	268,500	Four Exterior doors & windows based on six 600sqft areas
Roofing	18,000 SF	11,250	Roof patching only
C) Interiors	18,000 SF	\$106,350	\$5.91 per square foot
Interior Partitions	80 LF	9,600	Interior partition construction for commons & core areas
Interior Openings	54 SF	4,500	Two interior doors at office and restroom
Stairs	0 EA	0	Existing stair restoration & stair finishes
Specialties	18,000 SF	2,250	Toilet partition, toilet accessories, fire extinguishers for shell
Interior Finishes	18,000 SF	90,000	Paint walls and exposed ceilings
D) Services	18,000 SF	\$321,250	\$17.85 per square foot
Conveying	2 EA	0	Removal & replacement with new 4-stop passenger elevator
Plumbing	0 SF	0	Rest room fixtures, water distribution & sanitary waste systems
HVAC	18,000 SF	175,000	Exhaust system and CO2 sensors for vehicle exhaust
Fire Protection	18,000 SF	11,250	Fire sprinkler system adding additional heads
Electrical	18,000 SF	135,000	Add general lighting for parking area
E) Equipment & Furnishings	18,000 SF	\$0	\$0.00 per square foot
Equipment	0 EA	0	Audio-visual and other special equipment
Furnishings	0 SF	0	Rest room millwork with two per floor
F) Special Construction	18,000 SF	\$101,250	\$5.63 per square foot
Special Construction	0 SF	0	Special structures, integrated construction & special systems
Selective Demolition	8,100 SF	101,250	Selective building demo on North and West walls
Hazardous Abatement	0 SF	0	Lead, asbestos, mold remediation not included

Parking Garage Shell and Interior

18,000 total square feet

G) Building Site Work	18,000 SF	\$50,050	\$2.78 per square foot
Site Clearing	23,600 SF	7,375	Site clearing & site element demolition
Site Earthwork	23,600 SF	4,425	Site grading, cut, fill, finish grading
Pedestrian Paving	0 SF	0	Concrete sidewalks
Traffic Paving	0 SF	0	Existing paving overlay
Landscaping	23,600 SF	14,750	Landscaping, plantings, planting beds, grass
Site Improvements	0 SF	0	Entry plaza construction
Site Mechanical Utilities	100 LF	7,500	Water supply & sanitary sewer systems
Site Electrical Utilities	0 LF	0	Electrical distribution & other site electrical
Roadway Paving	1,600 SF	16,000	Road between buildings & other access points
H) Other Construction Costs	18,000 SF	\$209,978	\$11.67 per square foot
General Requirements	7.00%	61,116	Administrative, quality controls, temporary facilities & controls
Winter Construction	0.00%	0	Exterior construction during winter season, heat, shelters
Temporary Utilities	0.75%	6,548	Electricity, gas, water, services for construction
Builder's Risk Insurance	0.25%	2,183	Premium for property insurance during construction
Allowances	0 EA	0	Specific component allowances
Contingencies	15.00%	140,131	Design & construction contingencies
Subtotal		\$1,083,065	
Material & Labor Escalation	0.00%	0	Budgets based on 2012 construction.
CM Reimburse & Insurance	1.25%	13,538	
Construction Mgmt. Fee	5.00%	54,830	
Total Construction Budget		\$1,151,434	\$63.97 per square foot

Parking Garage Shell and Interior

18,000 total square feet

Other Costs

Description	Value	Budget Cost	Remarks
A) Design Services	18,000 SF	\$85,206	\$4.73 per square foot
Architect/Engineering Fees	7.00%	80,600	Architectural, civil, mechanical, electrical & structural
A&E Reimbursables	0.25%	2,879	Plan reproduction, distribution & other reimbursables
Energy Modeling	0.00%	0	
LEED Certification	0.00%	0	
Site Survey	0.15%	1,727	
Soil Borings/Geotec Report	0.00%	0	
Design Consultants	0.00%	0	
Acoustical			
Geothermal			
Interior Design			
Other Special Consultant			
B) Fixtures Furnishings & Equip	18,000 SF	\$0	\$0.00 per square foot
Administrative			
Computers, Data & Cabling	x		
Food Service Equipment			
Security, Closed Circuit TV	x		
Signage	x		
Window Treatments	x		
A) Other Costs	18,000 SF	\$6,621	\$0.37 per square foot
Construction Testing	0.15%	1,727	Concrete, earthwork, compaction, masonry & steel
Regulatory Approval	0.43%	4,894	
Building Permit Fees	x		
Plan Review Fees	x		
Total Other Costs Budget		\$91,827	\$5.10 per square foot

Building 42 4-Story Building Tenant Improvements

192,504 total square feet

Description	Size	Budget Cost	Remarks
A) Substructure	192,504 SF	\$0	\$0.00 per square foot
Foundations	0 SF	0	Standard concrete footing & foundation walls to frost depth
Special Foundations	0 EA	0	Auger-cast concrete piles, caissons, deep foundation system
Slabs-On-Grade	0 SF	0	Standard concrete building slabs, special slabs & ramps
Basement Construction	0 SF	0	Basement excavation & basement walls
B) Shell	192,504 SF	\$0	\$0.00 per square foot
Floor Construction	0 SF	0	Floor topping & overlay
Roof Construction	0 SF	0	Roof structure construction
Exterior Walls	0 SF	0	Exterior wall construction, exterior finish
Exterior Openings	0 SF	0	Exterior doors & windows
Roofing	0 SF	0	Roof patching for new construction
C) Interiors	192,504 SF	\$4,699,025	\$24.41 per square foot
Interior Partitions	9,704 LF	1,261,520	Interior partition construction
Interior Openings	6,480 SF	540,000	Interior doors & windows
Stairs	0 EA	0	Stair restoration & stair finishes
Specialties	192,504 SF	120,315	Misc building specialties
Interior Finishes	170,904 SF	2,777,190	Wall finishes, floor finishes & ceiling finishes
D) Services	192,504 SF	\$3,365,660	\$17.48 per square foot
Conveying	0 EA	0	Elevators, escalators, lifts & other conveying systems
Plumbing	192,504 SF	150,000	Misc fixtures, water distribution & sanitary waste systems
HVAC	192,504 SF	1,531,250	Distribution & controls
Fire Protection	192,504 SF	120,315	Fire sprinkler systems extension & finish
Electrical	192,504 SF	1,564,095	Lighting, wiring, communications & security
E) Equipment & Furnishings	192,504 SF	\$1,130,650	\$5.87 per square foot
Equipment	1 EA	62,500	Other special equipment allowance
Furnishings	170,904 SF	1,068,150	Millwork and finish carpentry
F) Special Construction	192,504 SF	\$0	\$0.00 per square foot
Special Construction	0 SF	0	Special structures, integrated construction & special systems
Selective Demolition	0 SF	0	Selective building element demolition
Hazardous Abatement	0 SF	0	Lead, asbestos, mold remediation

Building 42 4-Story Building Tenant Improvements

192,504 total square feet

G) Building Site Work	192,504 SF	\$0	\$0.00 per square foot
Site Clearing	0 SF	0	Site clearing & site element demolition
Site Earthwork	0 SF	0	Site grading, cut, fill, finish grading
Pedestrian Paving	0 SF	0	Concrete sidewalks
Traffic Paving	0 SF	0	Concrete paving, asphalt paving, parking appurtenances
Landscaping	0 SF	0	Landscaping, plantings, planting beds, grass
Site Improvements	0 SF	0	Fences, retaining walls, irrigation
Site Mechanical Utilities	0 LF	0	Water supply, sanitary sewer & storm sewer systems
Site Electrical Utilities	0 LF	0	Electrical distribution, site lighting & other site electrical
Other Site Construction	0 SF	0	Pedestrian canopy construction
H) Other Construction Costs	192,504 SF	\$1,204,589	\$6.26 per square foot
General Requirements	5.00%	459,767	Administrative, quality controls, temporary facilities & controls
Winter Construction	0.00%	0	Exterior construction during winter season, heat, shelters
Temporary Utilities	0.50%	45,977	Electricity, gas, water, services for construction
Builder's Risk Insurance	0.25%	22,988	Premium for property insurance during construction
Allowances	0 EA	0	Specific component allowances
Contingencies	7.00%	675,857	Design & construction contingencies
Subtotal		\$10,399,924	
Material & Labor Escalation	0.00%	0	Costs are based on 2012 construction.
CM Reimburse & Insurance	1.25%	129,999	
Construction Mgmt. Fee	4.25%	447,522	
Total Construction Budget		\$10,977,445	\$57.02 per square foot

Building 42 4-Story Building Tenant Improvements

192,504 total square feet

Other Costs

Description	Value	Budget Cost	Remarks
A) Design Services	192,504 SF	\$686,090	\$3.56 per square foot
Architect/Engineering Fees	6.00%	658,647	Architectural, civil, mechanical, electrical & structural
A&E Reimbursables	0.25%	27,444	Plan reproduction, distribution & other reimbursables
Energy Modeling	0.00%	0	
LEED Certification	0.00%	0	
Site Survey	0.00%	0	
Soil Borings/Geotec Report	0.00%	0	
Design Consultants	0.00%	0	
Acoustical			
Geothermal			
Interior Design			
Other Special Consultant			
B) Fixtures Furnishings & Equip	192,504 SF	\$219,549	\$1.14 per square foot
Administrative			
Computer Data & Cabling	x		
Food Service Equipment			
Security, Closed Circuit TV	x		
Signage	x		
Window Treatments	x		
A) Other Costs	192,504 SF	\$47,203	\$0.25 per square foot
Construction Testing	0.00%	0	Concrete, earthwork, compaction, masonry & steel
Regulatory Approval	0.43%	47,203	
Building Permit Fees	x		
Plan Review Fees	x		
Total Other Costs Budget		\$952,842	\$4.95 per square foot



Option 4 – Remain Status Quo

This is the most challenging option to analyze. Currently the Courthouse, Administrative Building and the Adult Probation Facility are buildings that have significant issues due to their age and complete non-compliance with the American with Disabilities Act (ADA), Life Safety codes for egress, fire sprinklers, indoor air quality codes for employees, all current energy usage costs meeting the minimum courtroom standards in the State of Illinois and all practices for security and safety of employees and the general public. These buildings are also well past their life cycle in many areas and, as a result, will require substantial expenses in the future just to maintain operations.

This option originally was to contemplate the cost to the County that might be expected during the next twenty years. Due to the difficulty of precisely determining timeframes beyond ten years, only 10 years has been used as a timeframe.

The basis for this determination was the KJWW report completed in July of 2008 and a Facility Report by Estes. These assume the County will continue to utilize the facilities, while these improvements are made.

The biggest concern regarding this option is despite the costs outlined, the building will NOT comply with modern codes or minimum courtroom standards for State of Illinois. In 1992 the IJA Court Facilities Inspection Report identifies “the building should no longer be used as a Courthouse” (enclosed). These anticipated costs will not remedy any of the significant current deficiencies with Life Safety codes, fire sprinklers, indoor air quality, energy use codes or the minimum standards for Illinois courtrooms.

Any expenses incurred for the Courthouse and Administrative Building, short of an entire renovation, will not address these issues.

Due to the significant issues which must be addressed, this option is not recommended.

ADVOCATES
FROM CONCEPT
TO COMPLETION

DOCUMENT NAME: **IJA Court Facilities Inspection Report**

DATE REPORT CREATED: **July 10, 1992**

NUMBER OF PAGES IN THE REPORT: 12

WHO REQUESTED THE REPORT: Chief Judge O'Connor

SIGNIFICANCE: The Illinois Judges Association (IJA) has a standing committee on Court Facilities and Security. When requested by the Chief Judge of any Circuit, the committee will dispatch a team of Judges from around the state to inspect a court facility, assess its compliance with Supreme Court Standards and issue a written report containing recommendations.

The committee that drafted this report consisted of 5 Judges from outside the area who inspected the RICO Courthouse and concluded on page 12 of the report:

"The committee believes that although the present Rock Island courthouse may be remodeled into office spaces for use by county officials, the building should no longer be used as a court facility."

REPORT OF THE OVERSIGHT COMMITTEE
ON COURT FACILITIES AND STANDARDS
INSPECTION OF THE ROCK ISLAND COURTHOUSE
JULY 10, 1992

Pursuant to a request from Chief Circuit Judge Jeffrey O'Connor, the Oversight Committee on Court Facilities and Standards, Illinois Judges Association, conducted an inspection of the Rock Island County Courthouse on July 10, 1992, to determine if the facility complied with the Supreme Court's Administrative Order on Courtroom Facilities as promulgated on May 23, 1968. The Inspection Team consisted of judges Rebecca R. Steenrod (Peoria County), Warren A. Sappington (Macon County), and John P. Shonkwiler (Piatt County), and retired Judges Richard E. Eagleton (Peoria County) and Alan W. Cargerman (Ogle County).

Rock Island County (population 148,723), together with Whiteside, Henry and Mercer Counties, constitutes the 14th Judicial Circuit.

The Rock Island County Courthouse, located in Rock Island, Illinois, was dedicated on March 13, 1887, and has since gone through several renovations. The courthouse was originally constructed with one large dome in the center and two smaller domes on each end of the building. In 1958, the domes were removed due to serious leaking, an elevator was added and various offices remodeled. In 1990, two traffic courtrooms were constructed on the first floor at a cost of approximately \$300,000.

The courthouse contains three jury courtrooms (3N, 3S, and 2N); three non-jury courtrooms (3H, 1N, and 1C); and two traffic courtrooms located on the first floor. An additional courtroom is

located in the county jail across the street from the courthouse, and a squadroom in the jail is used as an overflow courtroom.

In addition to the courtrooms located in the Rock Island County Courthouse and jail, there are courtrooms in the courthouses of the three other counties of the circuit, and branch courts located in East Moline and Moline in Rock Island County, Kewanee and Geneseo in Henry County, and Sterling in White County. The Chief Judge has been advised, however, that the city council in Moline has requested that the court vacate the city building by December 1, 1992, and at that time the branch court in Moline will be closed. This, unfortunately, will create an additional burden on the county court facilities.

There are a total of 22 judges in the 14th Judicial Circuit -- twelve circuit judges and ten associate judges. Normally, seven circuit judges and four associate judges are assigned to Rock Island County. Two circuit judges are assigned permanently to the Criminal Felony Division and these two judges conduct their jury trials on alternate jury weeks. When one judge is in jury trial, the other uses the courtroom at the county jail for sentencing, pre-trials, pleas, fitness hearings, preliminary hearings and other criminal proceedings. When the jail courtroom is being used by an associate judge for his call, the circuit judge must use the squadroom for his hearings. The squadroom "court " consists of tables, chairs and other furnishings commonly found in a police squadroom. During the jury term, the other jury rooms are used to hear both civil and criminal cases.

Some judges are rotated on a month by month basis, while others may not know their assignment for a given day until they

arrive at the courthouse. No judge is assigned a particular courtroom on a continuing basis. Since there are eleven judges and eight courtrooms, judges conduct hearings whenever and wherever space is found -- in the chambers of other judges, jury quarters, or, as has been stated, the jail squadroom. One of the jury courtrooms on the second floor doubles as Juvenile Court and has a view window in the door allowing the public to view the proceedings merely by looking through the window - a violation of the law requiring juvenile proceedings to be "closed hearings".

All courtrooms in the courthouse have a connecting office for the court reporter and chambers for the judge. Each jury courtroom has jury quarters but none of the jury rooms have self-contained restrooms.

The courthouse has only one attorney-client conference room located on the southwest corner of the third floor, forcing attorneys and their clients to use empty judge's chambers (when available), hallways, public corridors, and any empty rooms that can be found. One judge may be conducting a trial in a particular courtroom and another having a hearing in the courtroom's chambers, making it difficult to conduct conferences between the judge and counsel trying the case in the courtroom.

The law library, located on the fourth floor of the courthouse, is quickly running out of shelf space and has nowhere to expand.

The office of the Circuit Clerk, instead of being centrally located, has two offices on the first floor, one on the second floor, another on the third floor, an additional office in

Moline (soon to be closed) and one in East Moline. The Clerk presently has office space of approximately 6,500 feet and needs at least 10,000 square feet in addition to 1,000 square feet for ancillary spaces. With the hodgepodge of spaces, it is difficult to know where cases should be filed or where a citizen should go to seek information concerning a particular case. Deputy clerks are working in cramped spaces which reduces the efficiency of the office. Records are being stored in the basement which has an access door just inside one of the courthouse front doors. The basement door is kept open and provides access to anyone who may wish to destroy or take a file from the records of the clerk. Due to the fact that records are kept in the basement rather than clerk's office, valuable time is lost in retrieving files.

The office of the Public Defender is located on the third floor of the county building and contains five attorneys, one part-time investigator and two secretaries. Four of the attorneys have 9' x 10' offices. Unfortunately, the offices are not sound proof making it possible to hear what is being said in the adjoining office. A 10' x 20' room at the front is used both as the reception room and secretarial office. A fifth attorney is located in an area where the files are kept, and the investigator is in a 7' x 11' office further down the hall. There is no conference room, library, copy machine, fax machine and other necessary equipment associated with a modern law office.

The Juvenile Court Services of the court has a staff of six officers and require eight. There are only four offices for staff with no conference room, secure holding area, or conference rooms for clients and attorneys.

The sheriff has equally meager spaces in which to conduct his duties of office. There is one holding cell (60 sq. ft.) where there should be at least one of not less than 144 square feet for every floor. Although there is a need for 4,500 square feet for the Sheriff, there is presently a total of only 1,118 square feet available.

Most of the courtrooms do not meet minimum standards and are lacking in one or more areas: In Traffic Court/Misdemeanor Courtroom A, the judge's bench does not have a full view of the entire room; 2 ^{North}~~South~~ has a large public seating area in the alcove where the public faces a wall, outside the view of the bench; in 2 ^{North}~~South~~, the judge's bench faces the counsel tables, but the public sits off to the right and left of the bench; none of the benches in 3 South, 3 North, 1 North, the jail courtroom and squadroom meet minimum standards; the jury box in 2 South is on the same level as the attorneys and public; 3 South, Courtroom A and 3 North have no view window forcing one to open the door to view inside the courtroom; with the exception of the jail courtroom, 1 Center, and Courtrooms A and B, all interiors are shabby and outdated; there is no private access to judge's chambers, the hallways to the chambers and the chambers themselves are not secure, and there is no non-public access to the bench in any courtroom; most chambers do not have a private lavatory or book shelves; there is no private access from the courtroom to the jury room and there is no private lavatory in the jury rooms requiring a juror to enter a public hall to use the facilities. It also does not appear that the jury rooms are soundproofed as

required by the standards; there is no jury assembly rooms, and jurors, attorneys, defendants/litigants and witnesses all conmin-
gle in the central routunda and public hallways.

Air conditioning and heating throughout the building is inefficient and outdated. As an example, the hearing room on the third floor controls the temperature in the office of the Chief Circuit Judge on the fourth floor -- while one may be comfortable in one room, those in another room may not. Air conditioners are run throughout the year in certain areas, and in others, windows are opened to control heat rather than using the thermostat in another room. The air conditioner that services 2 North jury courtroom is so loud that it frequently must be stopped to allow jurors to hear witnesses. Basically, the building is so old, that it would be extremely costly to have an efficient cooling and heating system installed.

Court security in today's climate is extremely important. The county has a duty to provide a safe environment for those citizens using the court facilities, be they observers, litigants, witnesses, jurors, employees, lawyers or judges.

The Rock Island Courthouse has no metal detectors at the four main doors, no system of segregating prisoners and the public, light switches in the courtrooms are not keyed, and there are no combination locks on hallways to courtrooms and judges's chambers, in addition to a number of other areas where the facility is lacking in security. The inspection team was not specifically designated to conduct a security survey but highly recommends that the county board be aware of the Court Security Management Manual and of the security survey conducted by the Admin-

istrative Office of the Illinois Courts in October, 1990.

Rock Island County, like most counties in the State of Illinois, has experienced an increase in case filings. Between 1980 and 1990, felony filings have increased by 34.42%, law jury cases (over \$15,000) by 45.2%, misdemeanors by 1.08%, traffic cases by 4.15%, and small claims by 3.49%. The county has been attempting to operate a modern judicial system, brought about by Constitutional Amendment of 1964, in court facilities designed for an entirely different era. The committee well understands that the problems inherent in the Rock Island Courthouse have been caused by factors not within the control of the county board. However, in an effort to solve these problems with minimal expenditures, the county board has enclosed one of the main stairways to install an elevator, has spent approximately \$300,000 to remodel two courtrooms on the first floor, has remodeled various other offices in the building, and is considering remodeling the spaces presently used by the county recorder for courtroom use. Unfortunately, this patchwork remodeling, although done to save money, ends up being fairly expensive to build, expensive to maintain and, in the end, totally inadequate. In the opinion of the committee, the quality of justice is adversely effected by courthouse facilities such as those in Rock Island. The public's first impression of an obsolete court building, crowded corridors, and an improper comingling of jurors, witnesses, defendants, attorneys and the public certainly undermines the effectiveness of the overall system. It is difficult to put a price on the atmosphere these conditions create,

and were it not for the high commitment of the employees and judges of Rock Island, the effect would be even more devastating.

RECOMMENDATIONS

Normally, the Oversight Committee on Court Facilities and Standards recommends corrective action for each specific courtroom, ancillary rooms and offices of the Clerk of the Court. However, in the case of the Rock Island Courthouse, the inspection team concluded that the courthouse has reached a point of obsolescence as a functional and efficient court facility and that there are so many problems inherent in the building, that a room by room appraisal would serve no useful purpose. The committee also believes that the cost of corrective action to bring the courthouse into compliance with the minimum standards would have an unfavorable cost-benefit ratio.

Modern courthouse design provides that there be three separate systems of use circulation -- one for the public, a secure system for movement of prisoners within the courthouse, and a private system for court personnel, including jurors and judges. The Rock Island Courthouse was not designed with such factors in mind and the committee doubts that it could be economically remodeled to provide such a multi-system use circulation. Indeed, potential jurors, the public, litigants and their families, attorneys and court personnel freely mingle together within the courthouse, contrary to acceptable courthouse flow design.

Modern fire codes require two (enclosed) stairways for quick egress in buildings the size of the courthouse. Although the courthouse was originally designed for two stairways, as stated

before, one has been removed to provide for the building's single elevator.

The inspection team has been advised that the present recorder's office may be remodeled to create additional courtrooms. Although this remodeling may temporarily relieve an immediate need for additional space, the committee leaves to the county board the decision of whether to spend additional sums on a totally obsolete and outdated courthouse.

Each judge should have an assigned courtroom and chambers. The chambers should be secure and not subject to use by litigants, attorneys or even other judges. Judges should be available within the courthouse during the work day, but the present facilities do not allow them the space necessary to perform their judicial duties. Although judges may conduct their work in a home office, the committee highly recommends against this practice since they are not available to the public during the work day. This difficulty will be further aggravated by the closing of the branch court in Moline.

Each courtroom should have one or more attorney/client conference rooms, an office for the court reporter/secretary, judge's chambers with lavatory, with direct access from chambers into the courtroom and no public access from hallways into chambers. Jury courtrooms should have adjacent jury quarters that are comfortable and of appropriate size with self contained lavatories and adequate temperature control. There should also be a jury assembly room with restroom facilities; a court administrator's office to accommodate staff, files and equipment; a centralized clerk's office with adequate space and equipment, and

accessible parking for jurors, court personnel and the public.

It is recommended that the jail squadroom be immediately closed for court purposes. The committee understands that this will delay some judicial proceedings, but strongly believes that holding court in a police squadroom is so highly inappropriate that the practice should be discontinued.

It is recommended that the Chief Circuit Judge direct that a library committee, made up of both judges and attorneys, make an inventory of all volumes and sets presently in use in the library. A survey should then be taken of the Rock Island Bar to determine which sets are used and which are not. In order to save costs and valuable shelf space, maintenance of those sets that are seldom or never used should be discontinued and the volumes sold.

Although the inspection team did not conduct an in depth and technical security survey, it does make the following recommendations concerning security to protect those working and conducting business in the courthouse:

1. A Courthouse Security Committee should be appointed and comprised of the following membership: a county board member, the Court Administrator, a circuit judge, an associate circuit judge, the Sheriff or delegate, the State's Attorney or delegate, and the Circuit Clerk or delegate. One of the members should be selected as Chairman, another as Secretary, and they should serve for a three year term. The committee should establish policy and authorize the expenditures of funds from the Court Security Fund.

2. A security officer should be stationed at both the East

and West entries to the courthouse and a portable magnetometer or metal detector placed at each entrance. These detectors can be purchased for less than \$10,000 each and would add substantially to overall courthouse security. The North and South entries should be closed to the public except as emergency exits. One of the closed entries could be used solely for prisoners and the other for courthouse personnel and jurors. This would also reduce the traffic at or near the judges's chambers in the North and South hallways on the first floor.

3. Lighted parking areas should be available for jurors, court personnel, witnesses and judges. Judges's parking signs should immediately be sanitized with numbers instead of titles.

4. Courtrooms should be closed and locked when not in use, and a trained security officer should check each courtroom before court resumes.

5. Hallway doors to judges's chambers should be secured with combination locks and doors to judge's and court reporter's offices should have security buzzers which should be checked periodically.

6. Locks should be put on all electrical panels and doors to the basement equipped with combination locks. All light switches in courtrooms should be keyed and warning bells installed on all fire escape doors.

7. Judges's benches should have a bullet proof barrier inside the bench and the door or doors for ingress to the courtroom should be in back of the bench and not to the side (as is now the case in Courtroom 2 North).

Some of the recommended changes in security measures would

require little or no cost, while others would require some cost. Although the inspection team does not recommend major renovations to the present court facility due to an overwhelming negative cost-benefit ratio, it does recommend the above changes in security management.

As previously stated, the citizens of Rock Island have a right to a safe environment while at the courthouse and the life safety and security problems presently existing in the facility do not provide them with that environment, nor does it provide the elected officials including the Sheriff, State's Attorney, Clerk of the Court and judges, together with the Court Administrator and Public Defender with the necessary facilities to efficiently and effectively conduct the business of court.

The committee believes that although the present Rock Island Courthouse may be remodeled into office spaces for use by county officials, the building should no longer be used as a court facility. It strongly recommends that the county board, through its own efforts, or that of a Public Building Commission, construct a modern courthouse to provide the citizens of Rock Island with a facility in which to conduct the business of their judicial branch of government in a secure and orderly manner.

Circuit Judge John P. Shonkwiler
Chairman, Oversight Committee on
Court Facilities and Standards,
Illinois Judges Association

<u>YEARS</u>	<u>COURTHOUSE</u>	<u>ADMINISTRATIVE BUILDING</u>	<u>ADULT PROBATION</u>
0-10	<u>Replace elevator \$100-150,000</u> <ul style="list-style-type: none"> • 1968 with min. upgrade • Highly likely in next five • Major rework to elevator shaft 	<u>Replace elevator \$100 – 150,000</u> <ul style="list-style-type: none"> • 1972 with min. upgrade • Highly likely in next five • Major rework to elevator shaft 	<u>No elevator</u> <ul style="list-style-type: none"> • Multiple levels
	<u>Mechanical System \$500 – 600,000</u> <ul style="list-style-type: none"> • Cooling tower (60's) • Chiller (60's) • Original condensing pumps • Boiler reworked in '02 • Air handlers (60's) • Water heaters 50 gallon • Highly likely in next 5 • Major ductwork will need to be reworked 	<u>Mechanical System \$500 – 600,000</u> <ul style="list-style-type: none"> • Air handlers (late 80's) • Heat from jail • Water heaters – 40 gallon • Highly likely in next 5 • Major ductwork will need to be reworked 	<u>Mechanical System \$75 – 100,000</u> <ul style="list-style-type: none"> • Boiler (15 years old) • Air handlers
	<u>Roofing \$100,000</u> <ul style="list-style-type: none"> • West half is shingles • Flat roof areas • Balance is tile (+25 years) 	<u>Roofing \$100,000</u>	
	<u>Repaint \$175,000</u>	<u>Repaint \$180,000</u>	<u>Repaint \$40,000</u>
	<u>Replace flooring \$45 – 50,000</u>	<u>Replace flooring \$75,000</u>	<u>Replace flooring \$25,000</u>



YEARS

COURTHOUSE

ADMINISTRATIVE BUILDING

ADULT PROBATION

0-10

Electrical System \$250,000

- All fuses

Exterior \$250,000

- Tuckpoint and maintain

ADA Compliance \$750,000 - \$1,000,000

- Rework front ramp
- Rework all restrooms (multiple levels)
- Major rework to elevator shaft

Lighting \$125,000
Replace T-12 lamps and ballast

Electrical System \$750,000

- Upgrade entire system

Exterior \$250,000

- Tuckpoint and maintain
- Replace steps and sidewalk at entry

ADA Compliance \$500 - \$750,000

- Rework restroom

Lighting \$100,000

Electrical System \$150,000

- Security
- Access control at entry points

Exterior \$150,000

- Paint and tuckpoint
- Replace sidewalks
- Replace parking lot

ADA Compliance - \$350,000

- Elevator \$250,000
- Other \$100,000
- Add elevator
- Rework restroom

ADVOCATES
FROM CONCEPT
TO COMPLETION



The following is a related summary of costs:

<u>YEARS</u>	<u>COURTHOUSE</u>	<u>ADMINISTRATIVE BUILDING</u>	<u>ADULT PROBATION</u>
0-10	Replace elevator HVAC and mechanical system Roofing Repaint Replace floor Replace electrical system Tuckpoint and maintenance	Replace elevator HVAC and mechanical system Roofing Repaint Replace floor Replace lighting Replace electrical system Tuckpoint and maintenance	HVAC and mechanical system Repaint Replace floor Replace lighting Add security at entry point Paint and tuckpoint
	\$1.920M - \$2.075M	\$2.080M - \$2.230M	\$540 - \$565,000
	ADA Compliance \$750,000 - \$1,000,000	ADA Compliance \$500 – 750,000	ADA Compliance \$350,000
Total	\$2.67M - \$3.075M	\$2.58M - \$2.98M	\$890,000 - \$915,000
Total Expected Range		0 – 10 years	\$6M - \$7M

ADVOCATES
FROM CONCEPT
TO COMPLETION



It is very important to recognize these costs are only for maintenance and minimum compliance. These expenses will not provide compliance with Life Safety and Fire Codes due to the rotundas in the Courthouse and Administrative Building, the open stairways in both buildings and the lack of fire sprinklers in all three buildings. It will also not result in meeting modern energy codes for lighting, electrical and HVAC, as well as current for indoor air quality and environmental standards. Lastly, the Courthouse will still not meet the minimum standards for Illinois Courthouses or address the 1992 IJA report that deemed, "the building shall no longer be used as a court facility."

*This report and costs also considered items and costs referenced to KJWW July 2008 report, as well as independent observations and costs referenced from Estes Construction database.

ADVOCATES
FROM CONCEPT
TO COMPLETION