



Watertown City Council  
Monday, December 12, 2016  
6:00 p.m.

## WORK SESSION AGENDA

### Discussion Items:

#### Snowtown USA 2017

- Erin E. Gardner, Superintendent of Parks and Recreation
- David Daily

#### New York State Zoo at Thompson Park

- Peter Schmitt

#### Friends of Thompson Park Update

- Mike Plummer, Fred Garry

#### Watertown Biosolids Project

- Vicky Murphy, Water Superintendent
- Bruce Munn, GHD

#### City Court Expansion Project Update

- Justin L. Wood, City Engineer



**Date:** December 6, 2016

**To:** Sharon Addison, City Manager  
Mike Lumbis, Planning and Community Development Director

**From:** Erin E. Gardner, Snowtown USA Co-chair

**Subject:** Snowtown USA 2017

Following the Blizzard of 1977, Walter Cronkite actually coined the phrase “Snowtown USA” when reporting how the blizzard dumped some 220 inches of snow on Watertown, New York. A few years later, organizers used it for the name of the new festival. Snowtown USA began in the early 1980s but ended in 1997 due to unfavorable weather conditions.

Through a group of volunteers, and the organizational structure of the City of Watertown’s Parks and Recreation Department and the Greater Watertown-North Country Chamber of Commerce, Snowtown USA was resurrected 2012. The Snowtown USA Committee, which consists of leaders of the community, has begun the planning phases of this year’s festivities.

Snowtown USA 2017 is off to a great start! Opening ceremonies will take place on February 17<sup>th</sup>, 2017 with fireworks at the Watertown Fairgrounds at 7:00pm. Immediately following the fireworks, the Parks and Recreation Department will be offering free public skating with those skaters who bring food to donate food to the Watertown Urban Mission. The Parks and Recreation Department will also be offering another free public skating event to those skaters bringing an item for the Watertown Backpack Program. This event is yet to be scheduled. Closing ceremonies will take place on February 26<sup>th</sup>, 2017 at 6:30pm at Dry Hill. The annual torch light parade will kick off the closing ceremonies, followed by a beautiful fireworks display. The official schedule is anticipated to be completed by December 16<sup>th</sup>, 2016. The Snowtown USA committee is waiting to hear back from a few agencies to determine their involvement in Snowtown USA 2017. We do plan on keeping the “oldies but goodies” such as the outdoor ice rink, Character Breakfast, Snow Softball Tournament, free family bowling, Thompson Park Day, laser tag and so much more! The majority of events offered by Snowtown USA is family friendly and free---thanks to our generous sponsors!

As always, we are looking for sponsors and volunteers to help make this event possible. Snowtown USA is a component fund of the Northern New York Community Foundation. All sponsorships are tax-deductible.

For further information please contact Erin Gardner at 315-955-5635 or visit our facebook page at [www.facebook.com/snowtownusa](http://www.facebook.com/snowtownusa).

# THE FRIENDS OF THOMPSON PARK COMMITTEE



## BRIEFING FOR CITY COUNCIL WATERTOWN, NEW YORK

# CITY COUNCIL'S GUIDANCE

- Develop an endowment fund that will provide for the development and maintenance of Thompson Park.
- Insure the fidelity of donations for gifts and bequest directed toward the Park.
- Provide counsel and advice to the City Council and Thompson Park Conservancy regarding initiatives to enhance the Park in accord with the Olmsted plan.
- Promote and encourage programs in the Park that foster a connection to the community and the region.



# STRATEGIC DIRECTION

- **Mission:** Advise the Watertown City Council regarding the enhancement of Thompson Park in order to preserve its historical value; promote and enhance the programmatic use of the Park; and create and grow an endowment to maintain and develop the Park.
- **Vision:** The historical integrity of the park is preserved; quality of life is improved by increased usage and programs in the park; and maintenance and enhancements are adequately funded through broad based citizen donations and professional fund management by the NNYCF.



# COMMITTEE MEMBERS

<u>Committee Members</u>	<u>Contribution:</u>
Brian Ashley	PR and Marketing
Fred Garry	Community Partnerships
Erin Gardner	Parks and Recreation
Jayne Graves,	Thompson Park Zoo
Jim Harberson	Legal
Jake Johnson	Construction
Mike Lumbis	City Planning
Ken Mix	Olmsted Vision
Gil Pearsall	Management of “Mega Events”
Mike Plummer	Strategic Planning
Phil Sprague	Fund Raising
Mark Walczyk	Civil Military Relations
Tom Walker	City Management
Scott Weller	Parks and Recreation

# CONCEPT OF OPERATION

- Develop a shared vision of the end state for Thompson Park based upon the Olmsted vision and intent.
- Translate that vision to multiple sub-projects.
- Raise the funds for each of the sub-projects.
- Concurrently raise funds for the maintenance of the sub-projects and future enhancements.
- Serve as the catalyst for promotion.



# THE BEGINNING

2016 Honor the Mountain Monument



2017 Upgrade children's playground

2018 Install splash pad



2019 Construct Visitors Center

2020 TBD



# SPLASH PAD FUNDING

<b><u>TOTAL FUNDING</u></b>	<b><u>\$440,000</u></b>
• Raise 50% from the private sector	\$220,000
✓ Watertown Rotary Pledge	\$ 50,000
✓ Fund raising	\$120,000
✓ NNYCF matching fund grant	\$ 50,000
• Raise 50% from the public sector	\$220,000
✓ City	?
✓ County	?
✓ Pattie Richie	\$ 50,000

# QUESTIONS

# Watertown Biosolids Project

December 2016

# Biosolids

- A by-product of wastewater treatment, the City wastewater treatment plant produces approximately 6,666 tons of raw sludge per year.
- Raw sludge is processed via anaerobic digestion, a process where micro-organisms break down organic matter in the absence of oxygen.
- Anaerobic digestion is used to manage the waste sludge and it produces renewable energy (biogas) consisting of methane, carbon monoxide and other contaminant gases. This biogas can be used to power gas engines.
- Digestion reduces the City's waste to approximately 4,466 tons per year of digestate. This nutrient-rich "digestate" can be used for fertilizer.

# Current Condition

- Incineration halted on March 18, 2016 due to new Federal and State regulations for Sewage Sludge Incinerators
- Stockpiled biosolids on pad until November 2016
- Began hauling daily production and stockpiled material to Rodman landfill (limited to 65 tons/day or 4 truck loads)
- Total cost to continue hauling through end of fiscal year expected to be around **\$280,000** (not budgeted for)

# FY 2016-17 Sewer Fund Budget Re-adoption

## Revenues and Appropriated Fund Balance

G.0000.2370 Sewer Rents-Outside Users

Projected DANC revenue change \$ 28,000

Additional Appropriated Fund Balance \$102,000

\$130,000

## Expenses

G.8130.0250 Other Equipment

Equipment Purchase Savings \$(50,000)

G.8130.0410 Utilities

Projected Hydro-Electric Savings \$(100,000)

G.8130.0430 Contracted Services

Biosolids Hauling and Tipping Fees \$280,000

\$130,000

# History

- An in-depth Economic Audit was performed in April of 2010 regarding Watertown's sludge management operations, i.e., incinerate and haul resulting ash to the DANC landfill.
- December 2012 : City awarded \$585,646 for preliminary engineering leading to the ultimate Project
- January 2013 : City published RFQ for engineering. City selected GHD in February 2013.
- July 2013: Watertown Biosolids Reuse & Marketing Analysis completed by GHD.
- June 2015: Final Design of Phase 1A completed.
- City applies for and receives \$2.9M grant and \$6.9M interest free funding for Project through EFC.
- October 2016: Council, by resolution, authorized GHD for Final Design of Phase 1B of the Project
- November 2016: Council amended the Ordinance authorizing the issuance of \$9,440,000 bonds for financing of Phases 1A and 1B.
- December 6, 2016: Met with NYSDEC representatives ; DEC is very supportive of the Project.

# Total Current Project Scope

## 1A

- Dewatered Biosolids Storage Building
- Sludge Conveyor
- HVAC
- Piping/Site Work
- Instrumentation/Electrical

## 1B

- Digester Gas Pump Engines & Control Bldg Modifications
- Digester Gas Conditioning
- Gas Flare
- Plumbing
- HVAC
- Instrumentation/Electrical

## 2A

- Demo of Incinerator
- Sludge Thickening Equipment
- Primary Digesters Modifications
- Sludge Truck Loading

## 2B

- Sludge Hauler Receiving Station
- Secondary Digester Modifications
- Increased Anaerobic Digester Capacity
- Digester Gas Collection/Safety

## 2C

- Class A Biosolids Production Equipment

# Total Current Project Scope

## 1A

- Dewatered Biosolids Storage Building
- Sludge Conveyor

**Total cost \$9.8M, \$2.9M  
in Grants & 6.9M SRF**

## 1B **Interest Free Financing**

- Digester Gas Pump Engines & Control Bldg Modifications
- Digester Gas Conditioning
- Gas Flare
- Plumbing
- HVAC
- Instrumentation/Electrical

## 2A

- Demo of Incinerator
- Sludge Thickening Equipment
- Primary Digesters Modifications
- Sludge Truck Loading
- Sludge Hauler Receiving Station
- Secondary Digester Modifications
- Increased Anaerobic Digester Capacity
- Digester Gas Collection/Safety

**Future plans still  
being evaluated**

## 2C

- Class A Biosolids Production Equipment

# Short-Term Biosolids Management

## Landfills

1. Rodman landfill
  - a) Contract hauling – averaging \$16/ton
  - b) Tipping fee = \$36/ton
  - c) Total cost = \$52/ton
  - d) Limited to 65 ton/day and 7 hours of operation/day
2. Other Landfill - \$74/ton to include tipping fees, hauling, and insurance. No limits on quantities or operating hours

## Biosolids Management

- 4 biosolids management quotes
- 3 for land application 1 for disposal
- Quotes ranged from \$20/ton to \$101.50/ton
- Development (marketing, agreements, contract hauling, contract spreading, soil testing, regulatory compliance & reporting) can be > year

# Land Application of Biosolids

- Storage of biosolids (6 months)
- Marketing/contracts with property owners
- Biosolids analysis
- Hauling
- Spreading
- Soil testing
- Regulatory compliance
- Reporting

# Biosolids Storage Facility

- Designed for 6 months of inventory. Without covered storage, the product is unprotected from the weather and increases in weight by approximately 23%. Under cover the product loses approximately 5% weight.
  - No Storage:  $4466 \text{ tons} \times 1.23 = 5493 \text{ tons/yr}$   
(\$285,636)
  - Storage:  $4466 \text{ tons} - (4466 \times .05) = 4243 \text{ tons/yr}$   
(\$220,636)
- No storage results in a 29.5% increase in product.

# Land Application of Biosolids

## Marketing

- 26 potential end users were surveyed. 8 had definite interest in biosolids usage and 4 showed some interest.
- Preliminary land requirements for biosolids being produced today range from 461 to 1153 acres

## Biosolids Analysis

Nutrients available for Watertown biosolids (#/ton):

- Nitrogen 21.29
- Phosphorous 18.51
- Potassium 2.80

Recommended range of fertilizer requirements (#/acre/yr):

- Nitrogen 50 to 125
- Phosphorous 20 to 50
- Potassium 35 to 45

# NYSDEC - “A Sustainable Materials Management Strategy for New York”

(2008)

## **Findings:**

- Organics comprise 30% of municipal solid waste in New York state
- Recycling organics has multiple benefits, including reduction of green house gas, creating valuable soil amendments, creating jobs, and reducing reliance on waste disposal
- There is a wide variety of technologies to recover organics
- Costs to recycle organic materials vary widely

## **Recommendations:**

- Progressively reduce amount of organics disposed in landfills
- Increase recycling of organic matter for value-added end uses like soil amendments
- Direct organic matter, where possible, to their highest and best use

# NYSDEC - “A Sustainable Materials Management Strategy for New York”

(2008)

## **Legislative Recommendations:**

- Amend state law to list categories of food scraps and residuals as a designated recyclable, and phase in restrictions on the disposal of organics where sufficient infrastructure is readily available to recycle these materials
- Expand the Empire State Development investment authority to allow for support of anaerobic digesters and other technologies that can cost effectively convert organic residuals to biogas and other energy products in addition to generating a valuable end product

# NYSDEC - “A Sustainable Materials Management Strategy for New York”

(2008)

## **Other:**

- “As New York State moves to further reduce the amount of waste going to disposal, organic diversion offers an enormous opportunity toward that end.”
- 2008 remaining municipal solid waste landfill disposal capacity at DANC = 12 yrs
- New York State does support land application vs. landfilling and encourages producers to look at all possibilities

# What's Next

- Prepare bid documents
- Advertise for bids
- Select contractor
- Begin construction
- Apply for Recycling Grants (up to \$2M)
- In conjunction with the items above, work with the NYSDEC to acquire a Beneficial Use Determination (BUD) for Watertown's biosolids.

**QUESTIONS?**

**QUESTIONS?**



CITY OF WATERTOWN  
ENGINEERING DEPARTMENT  
MEMORANDUM

DATE: December 8, 2016

TO: Sharon Addison, City Manager

FROM: Justin Wood, P.E., City Engineer

SUBJECT: City Court Expansion – Conceptual Design Update

City staff and representatives with Bernier Carr and Associates (BCA) met with officials from the Office of Court Administration (OCA) on November 2, 2016 to review (3) options for the City Court Expansion project. The conceptual plans reviewed include:

- Renovation of City Hall to accommodate additional court facilities (two layouts)
- Renovation of American Legion at 138 Sterling Street
- New Building on vacant City property along Waterman Drive

The OCA provided some general feedback on each option but did not rule out any of them as unacceptable, provided the required spaces and functions were accounted for. Over the ensuing two weeks, the OCA performed further internal reviews and provided some minor comments to incorporate into the concept plans. All three options are still on the table as far as OCA is concerned, so the next step is for City Council to select a preferred option for further plan development and design.

**1. City Hall Renovation Option**

- Rough Order of Magnitude (ROM) Cost is \$3 Million. (Includes design, inspection, and construction).
- (4) Conceptual Layouts were completed by BCA.
- All concepts provide a fully secured building, a substandard size Civil Courtroom authorized by OCA (< 800 sf versus the standard 1,200 sf courtroom).
- OCA prefers a Washington St. Entrance, but has acknowledged a Sterling St. entrance would be acceptable if the proper sight lines to the Court spaces are provided.
- Option 1 - Least preferred option due to cross traffic of Codes and Court spaces.
- Option 2 – Washington St. entrance and generally acceptable to OCA.
- Options 3 & 4 - Sterling St. entrance, which may require further tweaks for OCA signoff.
- All Options generally require a 750 sf to 950 sf addition to City Hall.
- Lack of parking and lack of space for future growth will be challenges.
- Construction phasing and impacts to City Hall operations will have to be further vetted.

## **2. American Legion Renovation Option**

- ROM Cost is \$3 M plus Acquisition Costs (includes design, inspection, construction).
- Requires a 4,000 sf addition to the existing 7,475 sf building, constructed in 1959.
- Requires construction of a standard size 1,200 sf Civil Courtroom.
- The building is structurally sound with masonry block wall construction and concrete roof plank. Reconfiguration of spaces will require extensive demolition/rebuild work.
- Level 2 Renovation will require upgrades to meet Building Code, including life safety systems, sprinkler system, and an elevator to access the basement. Overhaul of major building systems will be necessary, including HVAC system, electrical, and roof.
- Existing parking lot of 56 spaces will be reduced to less than 30 spaces to accommodate the building addition.

## **3. New Build Option**

- ROM \$3.27 Million (could reduce cost by performing site work and utilities in house).
- Provides a 15,100 sf new building, on a 4.5 acre site with ample space for parking.
- Requires construction of a standard size 1,200 sf Civil Courtroom.
- Offers the most efficient use of space on a single story layout.
- Close proximity to Public Safety Building for prisoner transport.
- Frees up approximately 10,000 sf of space at City Hall and over 20 parking spaces.

## **Building Maintenance & Energy Costs**

When considering which option to move forward with, it is important to consider not just the upfront cost of construction, but the long term maintenance costs the City will be responsible for. OCA pays for basic cleaning services, supplies, but not maintenance/replacement of building systems like the roof, HVAC system, windows, flooring, etc. A relocated City Court option introduces new infrastructure for the City to maintain. Over a 30 plus year life cycle, one would anticipate spending significant funds to update major building systems.

Furthermore, OCA does not compensate the City for energy costs. Let's assume energy costs at \$300-\$500/month for a new build option. Over 30 years, this equates to additional energy costs of \$108k – \$180k.

At City Hall, we already house the court system and pay for both maintenance of the building systems, and energy costs.

## **City Hall Security Costs After-hours**

Another major topic to consider is the additional labor costs the City will incur for OCA security to work after hours at a fully secured City Hall. The Court's current hours are 8:30 am to 4:30 pm, so the City will have to pay for security for after hour events such as City Council meetings, Zoning Board of Appeals, Tree Watertown, Board of Assessment, property auctions, etc. OCA will have to secure the building and the City will pay that staff time to do so. OCA provided security guard labor rates for us to project an estimated labor charge, which the City would be responsible for. The number of hours required to secure the building outside of normal business hours will vary year to year, but with some basic assumptions, we can project a real cost to the

City. Per OCA, (3) three security guards will be required to open the building after hours, which will **cost the City approximately \$62,000 per year, or as much as \$1.9 Million over 30 years.** Another impact to public service to consider is this: Code Enforcement opens at 7:00 a.m. to allow the public and contractors the convenience of getting building permits first thing in the morning. OCA may not be willing to accommodate this request, but if they did, the City would be responsible for even more security labor costs.

### **Conclusions**

Of the three options evaluated thus far, the New Build Option buys the City far more square footage than the others, all of which are in the \$3.0 M to \$3.27 Million range.

- New Build Option allows construction of a 15,100 sf building with a parking lot for \$3.27 M. Nets 15 times the amount of square footage compared to renovating City Hall.
- City Hall Renovation Option on the other hand, includes an addition of only 955 sf at a cost of around \$3 Million, and renovates approximately 13,000 sf of space.
- American Legion Option will require 10,000 sf of renovation work plus a 4,000 sf addition, at a cost of about \$3 Million (excluding acquisition). This option is cost prohibitive when coupled with the acquisition costs. I recommend we drop this option from consideration for the City Court project.

The New Build Option provides the City the most flexibility to meet future growth needs of City Hall, and the City Court facility. Should consolidation of the Court system occur, Watertown would be well positioned to take on a centralized Court system role. Furthermore, City Court plans to bring on additional staff to support the second Court room, as well as an expanded Drug Court program. This will bring many more visitors such as probation officers, attorneys, and clients to the Court, which a “New Build” parking lot will be able to accommodate, unlike City Hall. Construction of the New Build Option would be unrestricted, and would have zero impact on current City Hall and City Court functions, whereas the City Hall Renovation may force a temporary relocation of some City staff and City Court system operations. The added costs over 30 years for long term building maintenance and energy consumption (\$100’s of thousands), is dwarfed by the projected \$1.9 Million price tag of securing City Hall for after-hour events.

Please recall, if the City Hall Renovation Option is chosen, City Hall as a whole will be secured, and access will be restricted to the main secure entrance only. This would require all City employees, delivery companies, and public visitors to go through the main entrance and full security screening process, albeit City employees could utilize a new ID badge system to bypass the screening. The entrance which is NOT chosen for primary access will be restricted to emergency exiting only, and possibly handicap access at Sterling St. It is also likely the court will ask to restrict the employee entrance in the basement for afterhours use only, of specific authorized employees. Meaning during normal business hours, all employees will be required to enter through secure entrance.

Rick Tague, with Bernier Carr and Associates, and I will be available to discuss the project in further detail, and answer questions at the work session. Upon selection of a preferred option, the project design will progress over the winter/spring months, and we will provide an update to Council before finalizing plans and going out to bid.

Cc: Shawn McWayne, Code Enforcement Supervisor

# City of Watertown Court Expansion Project

9-Dec-16

OPTIONS	Cost (Million)**	Renovated Space (sf)	New Space (sf)	Parking Spaces	Notes	Added 30 year Bldg and Energy Costs	Added 30 year Security Costs
City Hall	\$3.03 - \$3.07	13,390	755-955	84	79 of 84 used by employees	Negligible	\$1.9 Million
American Legion	\$2.94 + Acquisition	10,195	4,000	< 30	Court only parking	<\$600K	\$ -
New Build	\$3.27	-	15,100	min 30	Court only parking	<\$600K	\$ -

55 City Employees  
 11 City Court Employees currently  
 7 City Court Employees to be added  
 6 City Vehicles

\*\* Cost includes design, inspection, FFE and contingency

**City of Watertown Court Project**  
**Existing Court Renovations - Option 1**

BCA Project No: 2016-175

11/28/2016



<b>PRELIMINARY ESTIMATE OF PROBABLE COSTS - SUMMARY</b>			
Demolition & Abatement			\$287,000
Site			\$100,000
General Construction			
	Reno		\$513,000
	New		\$57,000
Mechanical Systems			
	Reno		\$464,000
	New		\$28,000
Plumbing Systems			
	Reno		\$233,000
	New		\$9,600
Electrial Systems			
	Reno		\$453,000
	New		\$28,000
General Conditions			\$86,000
		Subtotal Construction Costs	\$2,258,600
		Contingency	15% \$338,000
		Total Construction Costs	\$2,596,600
<b>INCIDENTAL COSTS</b>	20%	Design fees, testing, FF&E, ETC	\$451,720
<b>CURRENT ESTIMATE OF PROBABLE COSTS</b>			<b>\$3,048,320</b>

**City of Watertown Court Project**  
**Existing Court Renovations - Option 2**

BCA Project No: 2016-175  
 11/28/2016



**PRELIMINARY ESTIMATE OF PROBABLE COSTS - SUMMARY**

Demolition & Abatement			\$287,000
Site			\$100,000
General Construction			
	Reno		\$513,000
	New		\$57,000
Mechanical Systems			
	Reno		\$464,000
	New		\$28,000
Plumbing Systems			
	Reno		\$233,000
	New		\$9,600
Electrial Systems			
	Reno		\$467,000
	New		\$28,000
General Conditions			\$87,000
Subtotal Construction Costs			\$2,273,600
Contingency		15%	\$341,000
Total Construction Costs			\$2,614,600
<b>INCIDENTAL COSTS</b>	20%	Design fees, testing, FF&E, ETC	\$454,720
<b>CURRENT ESTIMATE OF PROBABLE COSTS</b>			<b>\$3,069,320</b>

**City of Watertown Court Project**  
**Existing Court Renovations - Option 3**

BCA Project No: 2016-175  
 11/28/2016



<b>PRELIMINARY ESTIMATE OF PROBABLE COSTS - SUMMARY</b>			
Demolition & Abatement			\$287,000
Site			\$100,000
General Construction			
	Reno		\$513,000
	New		\$55,000
Mechanical Systems			
	Reno		\$464,000
	New		\$27,000
Plumbing Systems			
	Reno		\$233,000
	New		\$9,200
Electrial Systems			
	Reno		\$467,000
	New		\$27,000
General Conditions			\$87,000
Subtotal Construction Costs			\$2,269,200
Contingency			15% \$340,000
Total Construction Costs			\$2,609,200
<b>INCIDENTAL COSTS</b>	20%	Design fees, testing, FF&E, ETC	\$453,840
<b>CURRENT ESTIMATE OF PROBABLE COSTS</b>			<b>\$3,063,040</b>

**City of Watertown Court Project**  
**Existing Court Renovations - Option 4**

BCA Project No: 2016-175  
 11/28/2016



<b>PRELIMINARY ESTIMATE OF PROBABLE COSTS - SUMMARY</b>			
Demolition & Abatement			\$287,000
Site			\$100,000
General Construction			
	Reno		\$513,000
	New		\$45,000
Mechanical Systems			
	Reno		\$464,000
	New		\$22,000
Plumbing Systems			
	Reno		\$232,000
	New		\$7,600
Electrial Systems			
	Reno		\$467,000
	New		\$22,000
General Conditions			\$86,000
		Subtotal Construction Costs	\$2,245,600
		Contingency	15% \$336,000
		<b>Total Construction Costs</b>	<b>\$2,581,600</b>
<b>INCIDENTAL COSTS</b>	<b>20%</b>	Design fees, testing, FF&E, ETC	\$449,120
<b>CURRENT ESTIMATE OF PROBABLE COSTS</b>			<b>\$3,030,720</b>

**City of Watertown Court Project**  
**American Legion Building**

BCA Project No: 2016-175  
 11/28/2016



**PRELIMINARY ESTIMATE OF PROBABLE COSTS - SUMMARY**

Demolition & Abatement			\$194,000
Site			\$100,000
General Construction			
	Reno		\$413,000
	New		\$240,000
Mechanical Systems			
	Reno		\$342,000
	New		\$120,000
Plumbing Systems			
	Reno		\$181,000
	New		\$40,100
Electrial Systems			
	Reno		\$345,000
	New		\$120,000
General Conditions			\$83,000
Subtotal Construction Costs			\$2,178,100
Contingency			15% \$326,000
Total Construction Costs			\$2,504,100
<b>INCIDENTAL COSTS</b>	20%	Design fees, testing, FF&E, ETC	\$435,620
<b>CURRENT ESTIMATE OF PROBABLE COSTS</b>			<b>\$2,939,720</b>
<b>PROPERTY ACQUISITION</b>			??

**City of Watertown Court Project**  
**New Building**

BCA Project No: 2016-175  
 11/28/2016



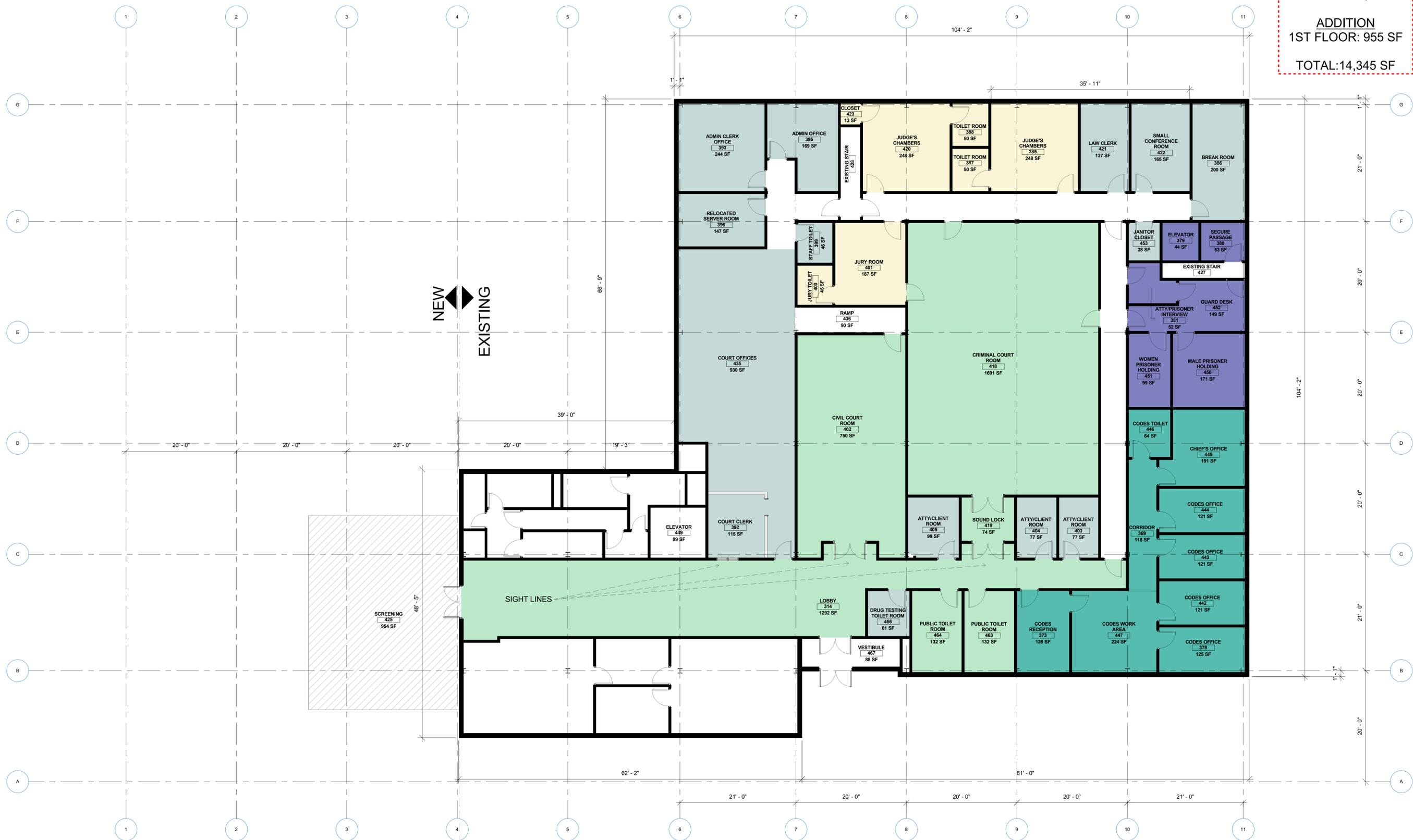
**PRELIMINARY ESTIMATE OF PROBABLE COSTS - SUMMARY**

Site			\$400,000
General Building Renovation			\$906,000
Mechanical Renovation			\$453,000
Plumbing Renovation			\$151,000
Electrical Renovation			\$508,000
General Conditions			\$98,000
		<b>Subtotal Construction Costs</b>	<b>\$2,516,000</b>
		Contingency	10% \$251,000
		<b>Total Construction Costs</b>	<b>\$2,767,000</b>
<b>INCIDENTAL COSTS</b>	<b>20%</b>	Design fees, testing, FF&E, ETC	<b>\$503,200</b>
<b>CURRENT ESTIMATE OF PROBABLE COSTS</b>			<b>\$3,270,200</b>
<b>Site work in kind services Deduct ?</b>			<b>??</b>

**RENOVATED AREA**  
 1ST FLOOR: 11,140 SF  
 BASEMENT: 2,250 SF

**ADDITION**  
 1ST FLOOR: 954 SF

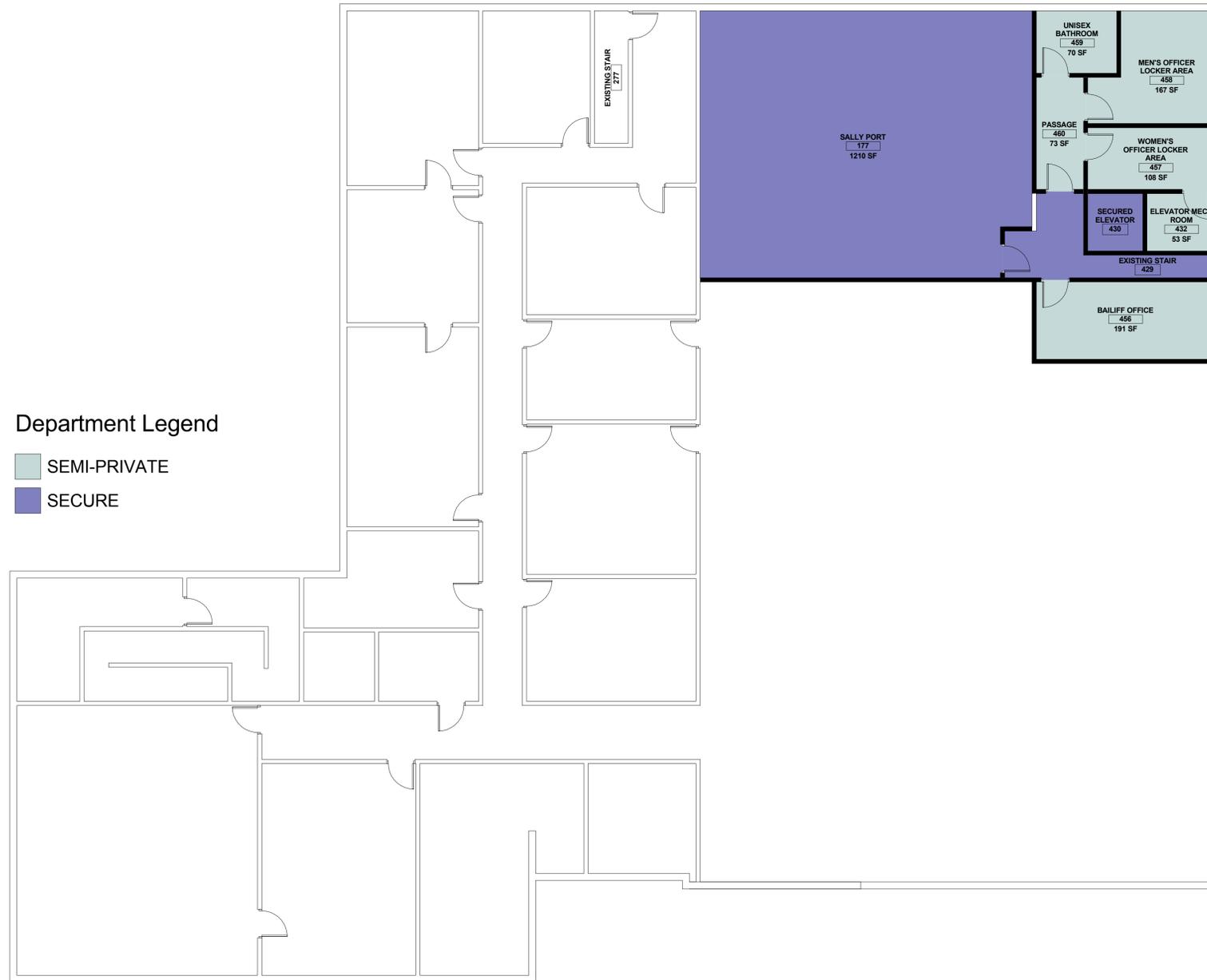
**TOTAL: 14,345 SF**



**1** FIRST FLOOR PLAN - OPTION 1  
 SCALE: 1/8" = 1'-0"

**NEW** **EXISTING**

**NEW** **EXISTING**



Department Legend

- SEMI-PRIVATE
- SECURE

**1** LOWER LEVEL PLAN - OPTION 1  
SCALE: 1/8" = 1'-0"

**RENOVATED AREA**  
 1ST FLOOR: 11,140 SF  
 BASEMENT: 2,250 SF

**ADDITION**  
 1ST FLOOR: 955 SF

**TOTAL: 14,345 SF**

**Department Legend**

- PUBLIC
- SEMI-PRIVATE
- PRIVATE
- SECURE
- CITY CODES OFFICE
- SCREENING



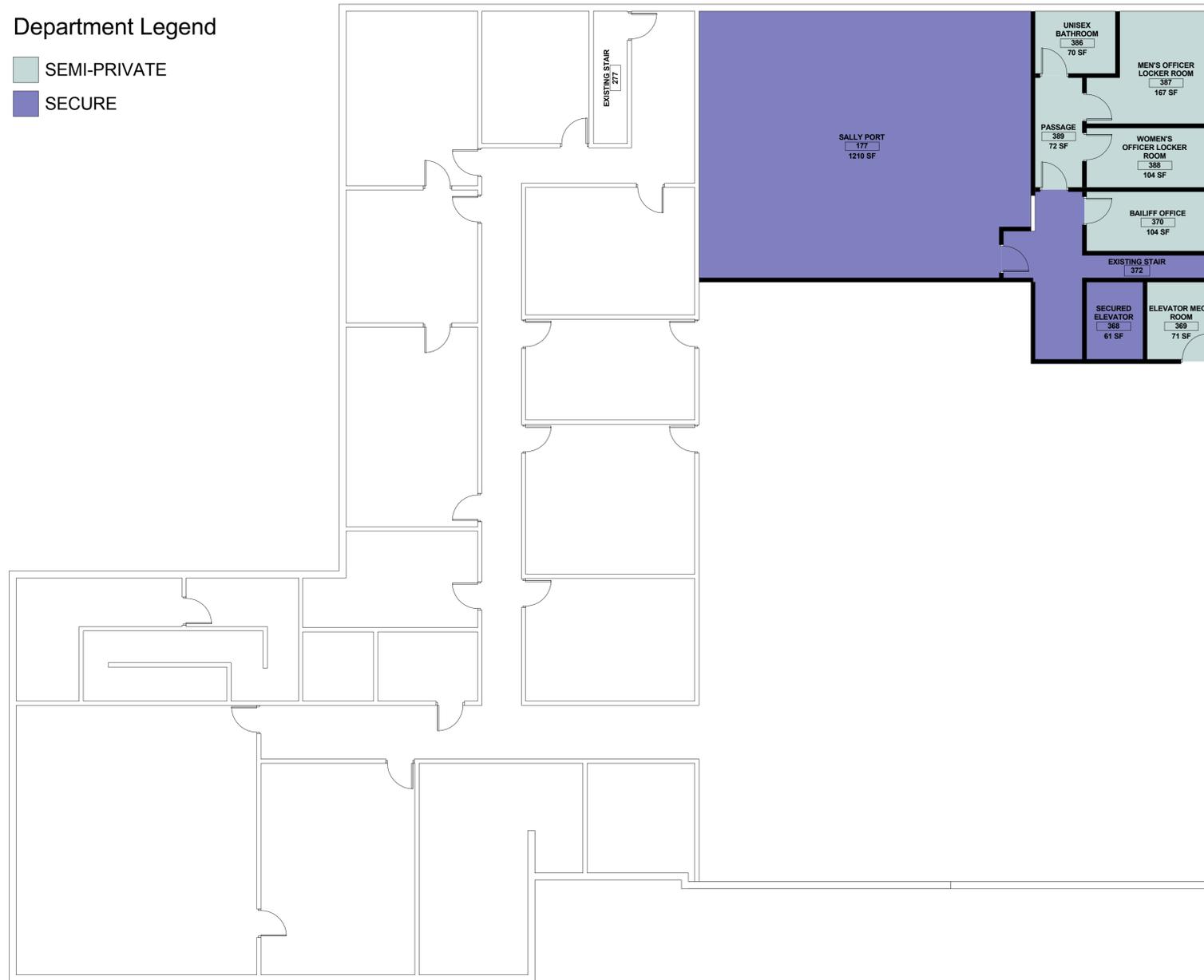
**1** FIRST FLOOR PLAN - OPTION 2  
 SCALE: 1/8" = 1'-0"

NEW  
 EXISTING

**EXISTING FACILITY - OPTION 2**

Department Legend

- SEMI-PRIVATE
- SECURE



1 LOWER LEVEL PLAN - OPTION 2  
SCALE: 1/8" = 1'-0"

**RENOVATED AREA**  
 1ST FLOOR: 11,140 SF  
 BASEMENT: 2,250 SF

**ADDITION**  
 1ST FLOOR: 920 SF

**TOTAL: 14,310 SF**

**Department Legend**

- PUBLIC
- SEMI-PRIVATE
- PRIVATE
- SECURE
- CITY CODES OFFICE
- SCREENING



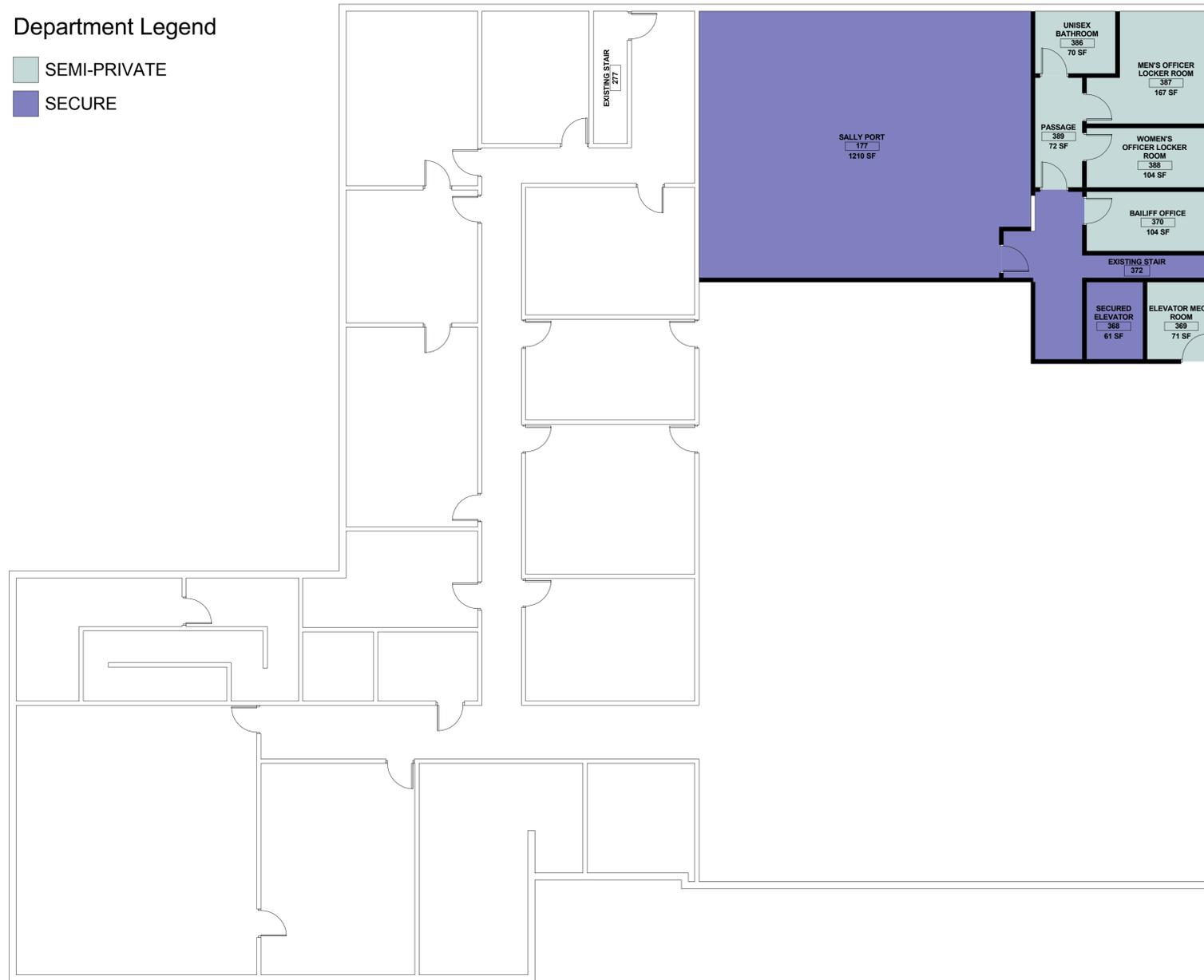
**1** FIRST FLOOR PLAN - OPTION 3  
 SCALE: 1/8" = 1'-0"

EXISTING  
 NEW

EXISTING  
 NEW

Department Legend

- SEMI-PRIVATE
- SECURE



1 LOWER LEVEL PLAN - OPTION 3  
SCALE: 1/8" = 1'-0"

**RENOVATED AREA**  
 1ST FLOOR: 11,140 SF  
 BASEMENT: 2,250 SF

**ADDITION**  
 1ST FLOOR: 755 SF

**TOTAL: 14,145 SF**

**Department Legend**

- PUBLIC
- SEMI-PRIVATE
- PRIVATE
- SECURE
- CITY CODES OFFICE
- SCREENING



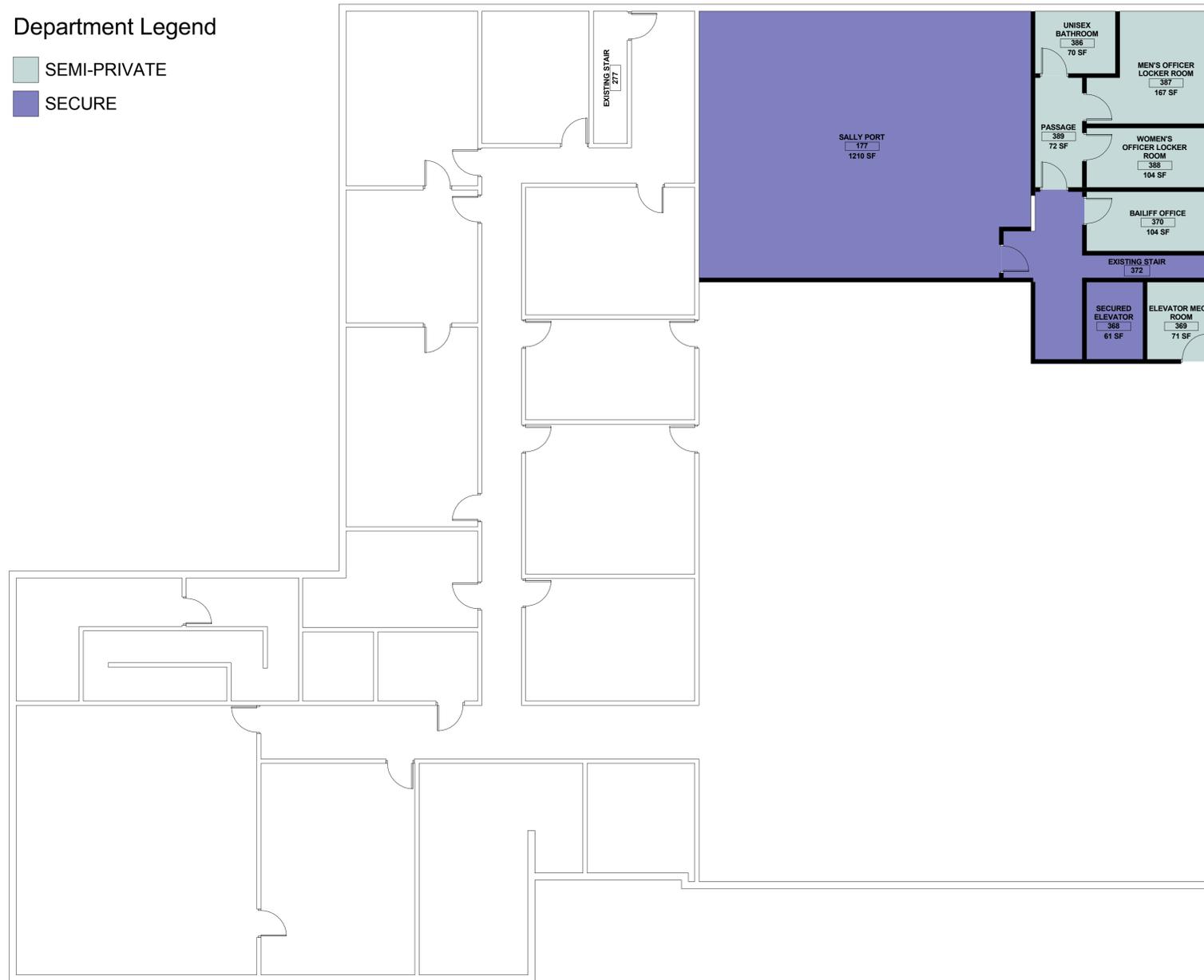
**1 FIRST FLOOR PLAN - OPTION 4**  
 SCALE: 1/8" = 1'-0"

EXISTING  
 NEW

EXISTING  
 NEW

Department Legend

- SEMI-PRIVATE
- SECURE



1 LOWER LEVEL PLAN - OPTION 4  
SCALE: 1/8" = 1'-0"

RENOVATED AREA  
 1ST FLOOR: 7,475 SF  
 BASEMENT: 2,720 SF

ADDITION  
 1ST FLOOR: 4,005 SF

TOTAL: 14,200 SF



- LEGEND**
- COURT ROOM
  - COURT SUPPORT
  - JUDGE OFFICE
  - SCREENING
  - PUBLIC
  - STAFF
  - PRISONER

**1** FIRST FLOOR PLAN - AMERICAN LEGION  
 SCALE: 1/8" = 1'-0"



LEGEND

- COURT OFFICER
- COURT SUPPORT

1 LOWER LEVEL PLAN - AMERICAN LEGION  
SCALE: 1/8" = 1'-0"



**Department Legend**

- PUBLIC
- SEMI-PRIVATE
- PRIVATE
- SECURE
- SCREENING

**1** FIRST FLOOR PLAN - NEW BUILD  
SCALE: 1/8" = 1'-0"