

Potential Property for BCPA / VAB and SOE - Scenario Cost Comparison Table

Scenario Number	Scenario Description	Planning Phase Costs		3 Construction Phase Cost	4 Project Cost (1+2+3)	5 Gross Conditioned Building Area Sq. Ft.*	6 Project Capital Cost per Sq. Ft. ((1+2+3)/5)	7 Total Scenario Cost (1+2+3)	8 Total Scenario Cost per Sq. Ft. (7/5)	Anticipated Completion Year (Assume Project Start early 2019)
		1 Site Acquisition	2 Design Cost							
Scenario 1	New Building at Vacant Property - BCPA / VAB	\$7,000,000	\$2,939,234	\$25,922,023 / Sq.Ft.	\$35,861,257	63,300	\$567	\$74,038,651	\$453	2023
		\$7,000,000	\$3,147,573	\$28,029,821 / Sq.Ft.	\$38,177,394	100,000	\$382			
Scenario 2	Renovation of Citrix Building - BCPA / VAB	\$11,650,000	\$2,304,726	\$22,984,953 / Sq.Ft.	\$36,939,680	76,300	\$484	\$75,117,074	\$426	2023
		\$7,000,000	\$3,147,573	\$28,029,821 / Sq.Ft.	\$38,177,394	100,000	\$382			
Scenario 3	Renovation of 2050 Spectrum Building - New Warehouse and Parking Garage - BCPA / VAB & SOE *	\$24,229,043	\$5,986,820	\$60,800,870 / Sq.Ft.	\$91,016,733	188,734	\$482	\$91,016,733	\$482	2024
Scenario 4	Renovation of 2050 Spectrum Building - New Warehouse, Parking Garage and ETS Data Center occupation - BCPA / VAB & SOE *	\$24,229,043	\$6,477,691	\$66,540,276 / Sq.Ft.	\$97,247,011	188,734	\$515	\$97,247,011	\$515	2024
Scenario 5	Renovation of 2050 Spectrum Building - BCPA / VAB and other County agencies**	\$24,229,043	\$4,031,911	\$40,829,568 / Sq.Ft.	\$69,090,522	128,734	\$537	\$107,267,916	\$469	2024
		\$7,000,000	\$3,147,573	\$28,029,821 / Sq.Ft.	\$38,177,394	100,000	\$382			
Scenario 6	New Building at Vacant Property - BCPA / VAB	\$7,000,000	\$2,939,234	\$25,922,023 / Sq.Ft.	\$35,861,257	63,300	\$567	\$97,409,527	\$519	2024
		\$24,229,043	\$3,351,497	\$33,967,730 / Sq.Ft.	\$61,548,270	124,405	\$495			

Gross Building Area Required by County

Offices of the Property Appraiser (BCPA)	55,000 Sq. Ft.
Offices of the Value Adjustment Board Section (VAB)	8,300 Sq. Ft.
Supervisor of Elections Office (SOE)	40,000 Sq. Ft.
Supervisor of Elections Warehouse (SOE)	60,000 Sq. Ft.
Total	163,300 Sq. Ft.

General Comments

- Currently approx. 39,906 Sq. Ft. on 4 floors of 2050 south building is tenant occupied and will need to be vacated prior to purchase.
- Cost Escalation is included in total project cost escalation projections are up to three years.
- Required work Includes:

Citrix Building	2050 Spectrum Building
<ul style="list-style-type: none"> Building Renovation - Enhanced Hurricane Protection - Building Reroof - Building Envelope hardening - Building Structure upgrade • Site Work 	<ul style="list-style-type: none"> Building Renovation - Enhanced Hurricane Protection - Building Reroof - Building Envelope hardening - Vertical Circulation / New Elevators - Building Structure upgrade • Site Work

- Scenario 4 includes one time cost for Data Center upgrades. Other scenarios, Data Center used for Secure Storage. *Parking Garage area is excluded. (Non-Conditioned Area)
- ** Most of the remaining approx. 65,000 Sq. Ft. can be allocated to other County agencies - See Scenario 5

