

Documents Distributed at the  
County Facilities Committee Meeting

ISAKSEN GLERUM WACHTER . LLC  
114 WEST MAIN STREET T / 217 328 1391  
URBANA, ILLINOIS 61801 F / 217 328 1401



File: 0550

March 7, 2006

Re: Reuse/Conversion Study  
Existing Champaign County Nursing Home  
Urbana, Illinois

The following materials have been prepared for presentation and discussion at the March 7, 2006 Facilities Committee. The meeting is scheduled for 7:00 p.m. at the Adult Day Care facility within the existing Champaign County Nursing Home.

**MEETING OBJECTIVES:**

To answer questions raised at the last meeting regarding the cost of demolishing the existing Nursing Home complex and the possible revenue from an outright sale of the property.

To evaluate revised concept options for the reuse/conversion of the complex leading to a preferred concept for further development and cost estimating.

**DEMOLISH THE PROPERTY:**

The cost of demolishing the existing Nursing Home complex is estimated at \$845,000 to \$1,115,000.00, say \$980,000.00. It should be noted that the future use of the land, the amount of hazardous material required to be removed and other associated project expenses will affect the ultimate cost of demolition.

**SELL THE PROPERTY**

Based on a recent appraisal (September 2005), the estimated value of the property including the building(s) and 13 acres of adjacent land was \$1,925,000.00. As calculated in the appraisal, this translates to a value for the building of about \$20/square foot. If basement areas were included in the calculation, the value drops to \$16/square foot. After seller's closing costs and possible devaluation based on disclosure of any environmental defects, net revenue from such a sale would be significantly reduced.

The appraisal also provided an estimated land value of \$18,000/acre, exclusive of any existing site and building improvements. Assuming a clean site, the sale of 13 acres of land @ \$18,000/acre would yield \$234,000.00 less expenses.

**OPTION 1** (See attached illustration.):

- Demolish the west portion of complex including the boiler building and garage – 62,800 GSF.
- Retain the 1971 Addition.
- Remodel approximately 17,460 GSF of the 1971 Addition for the County's established needs.
  - Children's Advocacy Center – 4,660 GSF+/-
  - County Coroner – 7,800 GSF+/-
  - County Clerk – 5,000 GSF+/-
- Retain the existing parking on the north, approximately 40 spaces.
- Supplement the existing parking with 40 new spaces on the south.
- Set aside the balance of the 1971 Addition (approx. 32,120 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling on the balance of the 1971 Addition ("mothball") until the future arrives.

**OPTION 2** (See attached illustration.):

- Demolish the west portion of complex including boiler building and garage – 62,800 GSF.
- Retain the 1971 Addition.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of the 1971 Addition for a major anchor tenant (e.g., C-U Public Health District).
- Construct a new addition to the 1971 Addition for the Children's Advocacy Center.
- Construct a new addition to the 1971 Addition for the County Clerk.
- Demolish the existing north parking on the north and construct approximately 260 new parking spaces on both the north and south sides.
- No set aside space. New construction will be required to meet future needs.

**OPTION 3** (No illustration.): *No tenant / County only needs / build new*

- Demolish the entire nursing home complex including boiler building and garage – 120,000 GSF.
- Construct new building(s) for the County's established needs.
  - Children's Advocacy Center – 4,660 GSF+/-
  - County Coroner – 7,800 GSF+/-
  - County Clerk – 5,000 GSF+/-*Approx: 17,400 sq. ft*
- Demolish existing parking and construct approximately 80 new parking spaces.
- No set aside space. New construction will be required to meet future needs.

**OPTION 4A** (See attached illustration.): *Original Concept / CAC Adult Day Care.*

- Retain the entire nursing home complex except for the boiler building and garage.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of the 1971 Addition for a major anchor tenant (e.g., C-U Public Health District).
- Remodel approximately 4,660 GSF of the Main Building for the Children's Advocacy Center.
- Remodel approximately 5,000 GSF of the Annex/ARD for the County Clerk.
- Demolish the existing north parking and construct approximately 260 new parking spaces on both the north and south sides.
- Set aside the balance of the Main Building, Administrative Wing and Annex (approx. 32,300 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling of the balance of Main Building, Administrative Wing and Annex ("mothball") until the future arrives.

**OPTION 4B** (See attached illustration): *More Consolidated.*

- Retain the entire nursing home complex except for the boiler building and garage.
- Remodel approximately 7,800 GSF of the 1971 Addition for the County Coroner.
- Remodel the balance of 1971 Addition for a major anchor tenant (e.g., C-U PHD).
- Remodel approximately 4,660 GSF of the Annex/ARD for the Children's Advocacy Center.
- Remodel approximately 5,000 GSF of the Annex for the County Clerk.
- Demolish the existing north parking and construct approximately 260 new parking spaces on both the north and south sides.
- Set aside the balance of the Main Building, Administrative Wing and Annex (approx. 32,300 GSF) for future County needs and/or other compatible tenants.
- Defer remodeling of the balance of Main Building, Administrative Wing and Annex ("mothball") until the future arrives.

COMPARATIVE CONSTRUCTION COST ANALYSIS

*Remain all facility meet all Needs*

	OPTION #1 <i>DEMOL</i>	OPTION #2 <i>New CAC ↓ CUPHD</i>	OPTION #3 <i>All New City ONLY</i>	OPTION #4A <i>Change site Remodel</i>	OPTION #4B
Existing Building Demolition	\$499,800	\$499,800	\$980,000	\$19,600	\$19,600
Site Construction					
Hardscape	\$175,220	\$1,022,220	\$308,000	\$1,086,050	\$1,086,050
Softscape	\$122,260	\$122,260	\$283,500	\$69,000	\$68,000
ACM Abatement Allowance	\$21,120	\$66,000	\$0	\$66,000	\$66,000
General Work - New Construction					
Children's Advocacy Center	\$0	X \$638,420	\$638,420	\$0	\$0
County Coroner	\$0	\$0	\$1,209,000	\$0	\$0
County Clerk	\$0	X \$535,000	\$535,000	\$0	\$0
General Work Remodeling					
Children's Advocacy Center	\$117,900	\$0	\$0	\$220,700	\$205,320
County Coroner	\$373,230	\$373,230	\$0	\$373,230	\$373,230
County Clerk	\$55,000	\$0	\$0	\$142,470	\$142,470
Major Tenant (CUPHD)	\$0	\$1,171,280	\$0	\$1,171,280	\$1,171,280
Mechanical / Electrical Remodeling					
Fire Protection	\$15,070	\$68,090	\$0	\$37,840	\$37,840
Plumbing	\$189,890	\$366,850	\$0	\$305,030	\$283,030
HVAC	\$857,230	\$1,584,110	\$0	\$1,269,070	\$1,269,070
Electrical	\$486,270	\$847,660	\$0	\$943,470	\$905,740
<b>Subtotal Construction Costs</b>	<b>\$2,912,990</b>	<b>\$7,294,920</b>	<b>\$3,953,920</b>	<b>\$5,703,740</b>	<b>\$5,627,630</b>
General Conditions @ 5%	\$145,650	\$364,746	\$197,696	\$285,187	\$281,382
General OH&P @ 15%	\$436,949	\$1,094,238	\$593,088	\$855,561	\$844,145
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$3,495,588</b>	<b>\$8,753,904</b>	<b>\$4,744,704</b>	<b>\$6,844,488</b>	<b>\$6,753,156</b>
SF Area Delivered	17,460	52,460	17,460	52,460	52,460
SF Cost of Area Delivered	200	167	271	130	129
SF Available for Future Needs	32,120	0	0	32,300	32,300
Mode of Future Expansion	Remodel	New	New	Remodel	Remodel

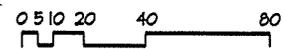
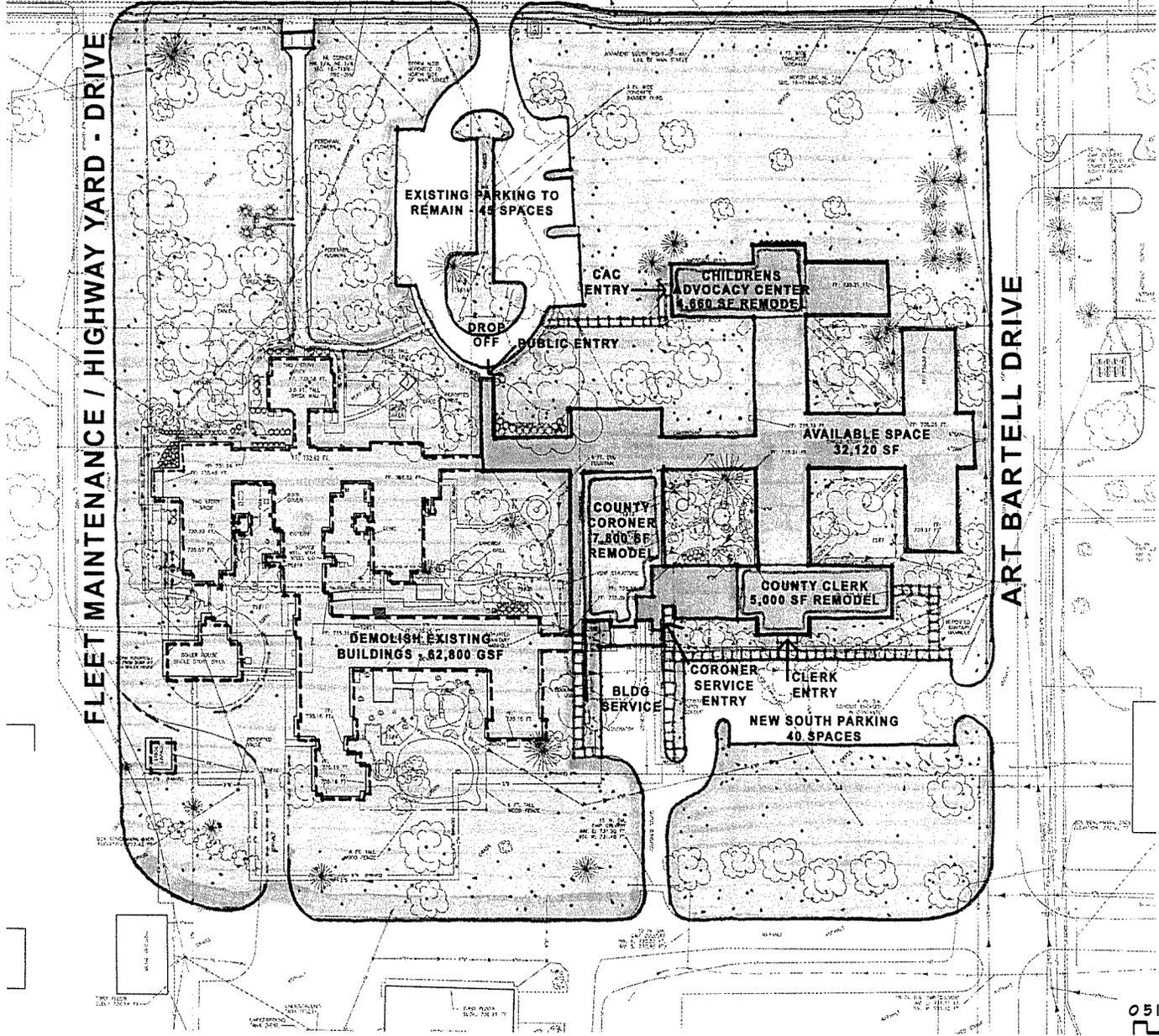
Notes:

1. All figures are very preliminary and not based on any actual design.
2. Estimates are intended for purposes of Option comparison only.
3. Deferred site and building maintenance costs have been included where applicable.
4. Costs for phased implementation not included.
5. SF Cost of Area Delivered above includes site and other costs.

MAIN STREET

FLEET MAINTENANCE / HIGHWAY YARD - DRIVE

ART BARTELL DRIVE



NO.	DATE	REVISION	DESIGN	APP.



**DFA**  
 ENGINEERS AND ARCHITECTS INC.  
 2700 PINE VALLEY DRIVE  
 CHAMPAIGN, IL 61820-7900  
 T / 217 248 7900  
 F / 217 248 8070

**JJR**  
 60 WEST MADISON STREET SUITE 500  
 CHAMPAIGN, IL 61820  
 T / 217 248 8770  
 F / 217 248 8730

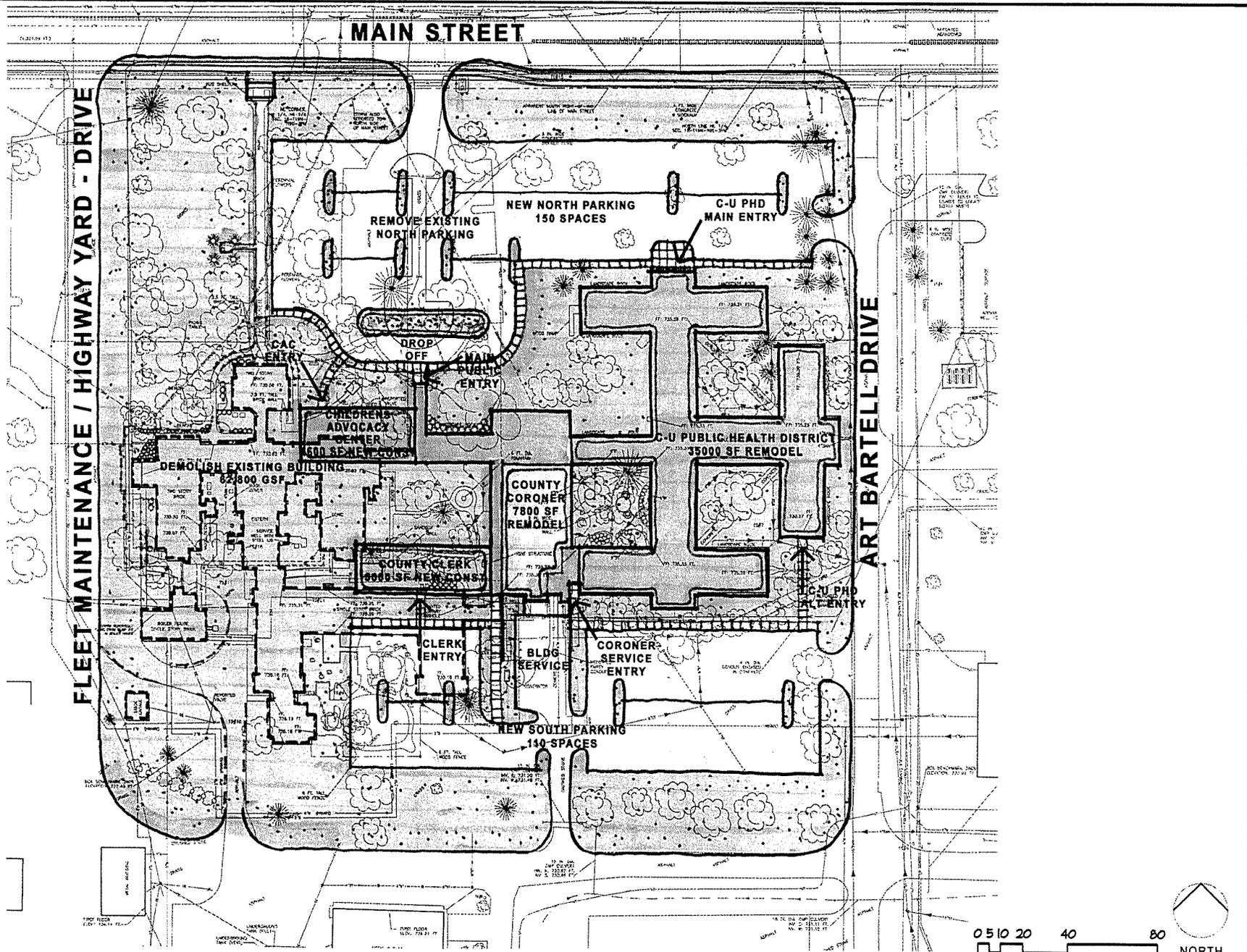
ISAKSEN GLERUM WACHTER . LLC  
 114 WEST MAIN STREET URBANA, ILLINOIS 61801  
 T / 217 328 1391  
 F / 217 328 1401

**igw**  
 ARCHITECTURE

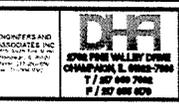
CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

CONCEPT FLOOR PLAN - OPTION 1  
 REUSE / CONVERSION STUDY  
 EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY  
 URBANA, ILLINOIS

PLD 080  
 DATE: MARCH 18, 2008



NO.	DATE	REVISION	DESIGN	APPV



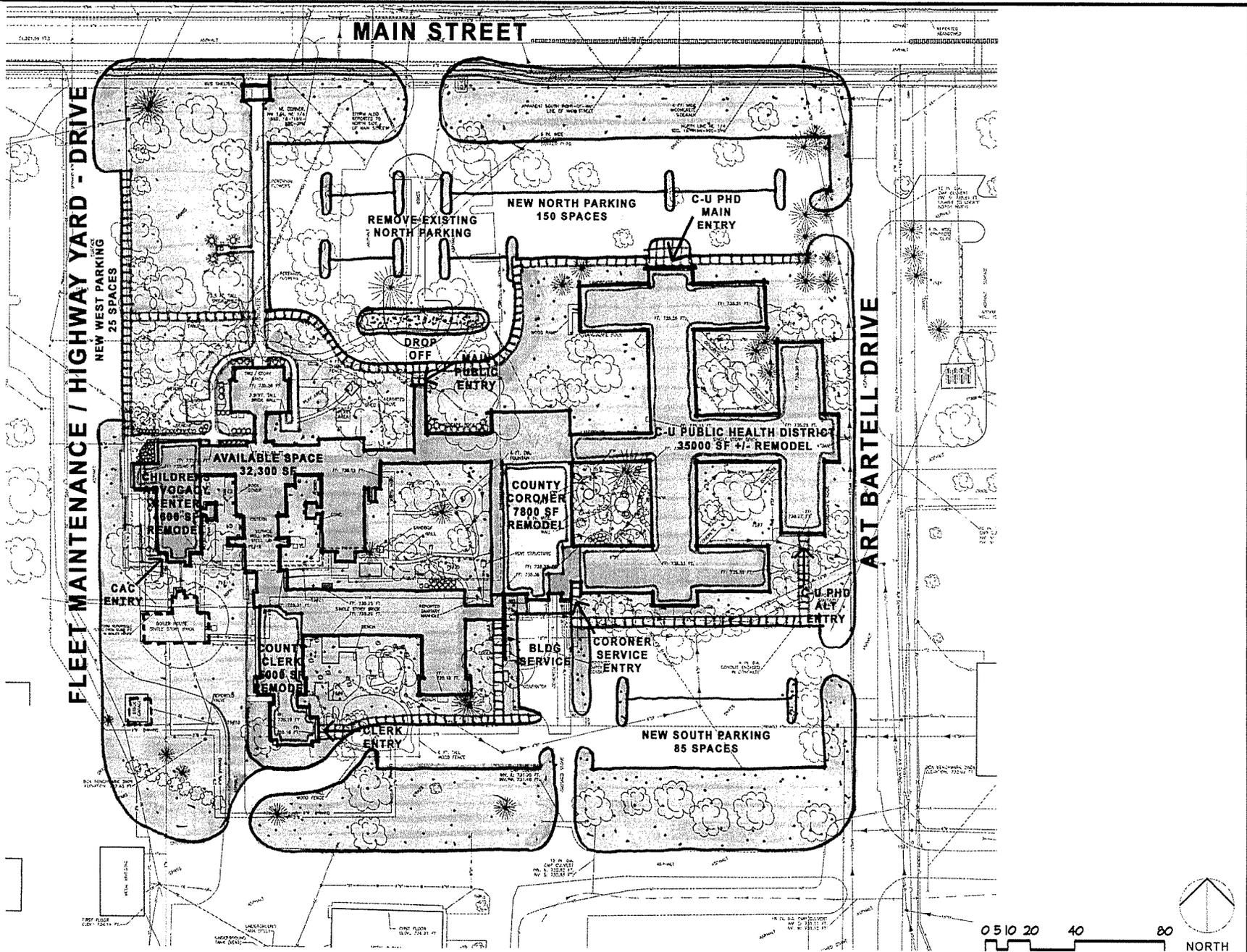
**JJR**  
 30 WEST MAIN STREET SUITE 100  
 CHAMPAIGN, IL 61820  
 T / 312 438 0778  
 F / 312 438 0738

**ISAIXEN GLERUM WACHTER, LLC**  
 114 WEST MAIN STREET T / 217 328 1391  
 URBANA, ILLINOIS 61801 F / 217 328 1401



CONCEPT FLOOR PLAN - OPTION 2  
 REUSE / CONVERSION STUDY  
 EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY  
 URBANA, ILLINOIS

PLS. 0200  
 DATE: MARCH 03, 2008



NO.	DATE	REVISION	DESIGN	APPROV.

**GHRT**  
ENGINEERS AND ARCHITECTS INC.  
3015 W. MAIN STREET  
CHAMPAIGN, IL 61821  
T / 312 244 7700  
F / 312 244 8270

**DHA**  
3015 W. MAIN STREET  
CHAMPAIGN, IL 61821  
T / 312 244 7700  
F / 312 244 8270

**JJR**  
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CHAMPAIGN, IL 61821  
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F / 217 328 1401

**igw**  
ARCHITECTURE

**CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES**

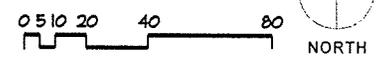
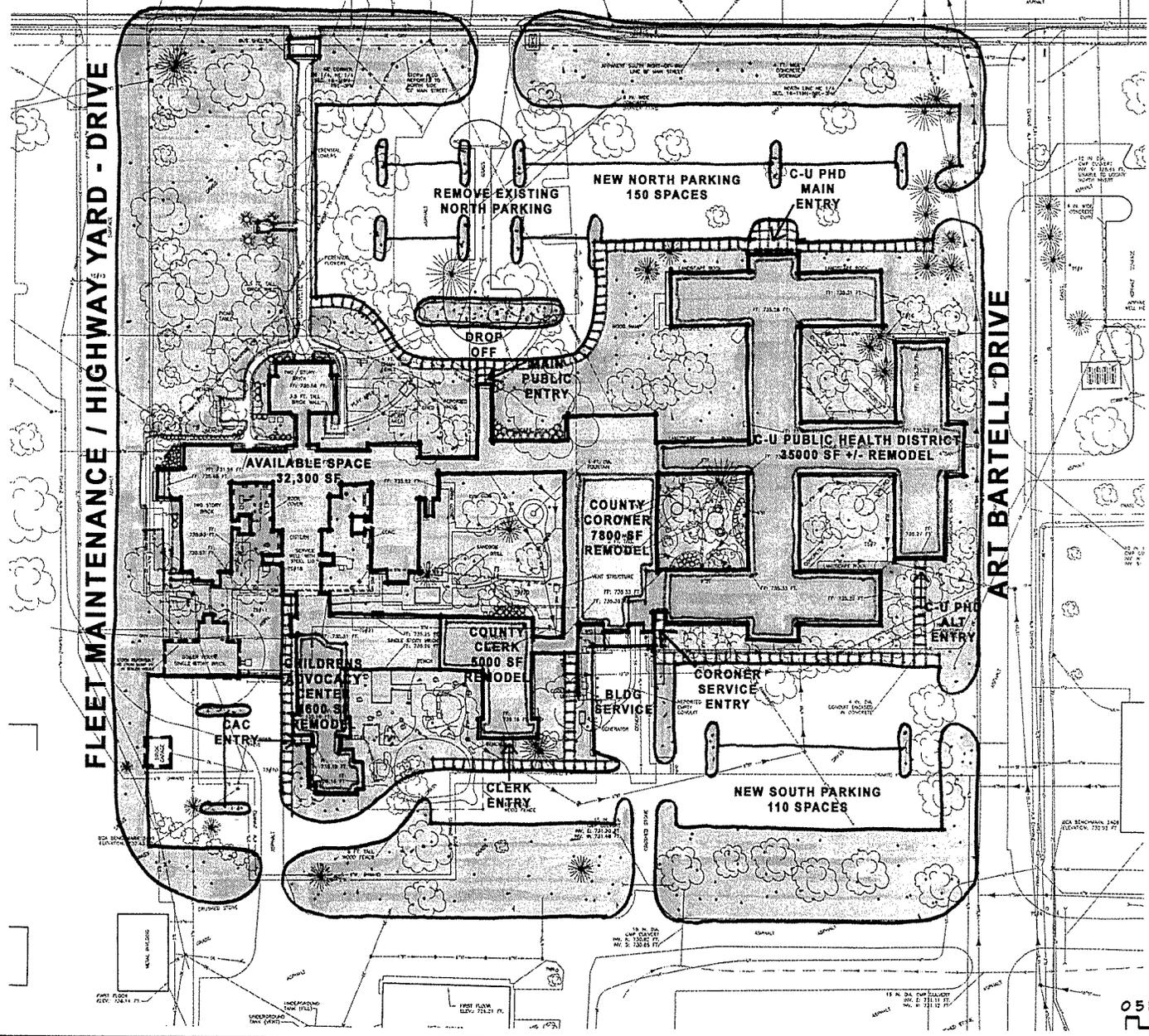
CONCEPT FLOOR PLAN - OPTION 4A  
REUSE / CONVERSION STUDY  
EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY  
URBANA, ILLINOIS

FILED 0200  
DATE 11/08/18, 2018

**MAIN STREET**

**FLEET MAINTENANCE / HIGHWAY YARD - DRIVE**

**ART BARTELL DRIVE**



NO.	DATE	REVISION	DRAWN BY	APPR.



**ENGINEERS AND ASSOCIATES INC.**  
 1125 N. W. 10TH AVE.  
 SUITE 200  
 CHICAGO, ILL. 60642  
 T / 312 688 7000  
 F / 312 688 6700

**JJR**  
 30 WEST WASHINGTON STREET SUITE 300  
 CHICAGO, ILL. 60604  
 T / 312 644 6770  
 F / 312 644 6730

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**igw**  
 ARCHITECTURE

**CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES**



**CONCEPT FLOOR PLAN - OPTION 4B**  
 REUSE / CONVERSION STUDY  
 EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY  
 URBANA, ILLINOIS

P.L.S. 0000  
 DATE: MARCH 08, 2009