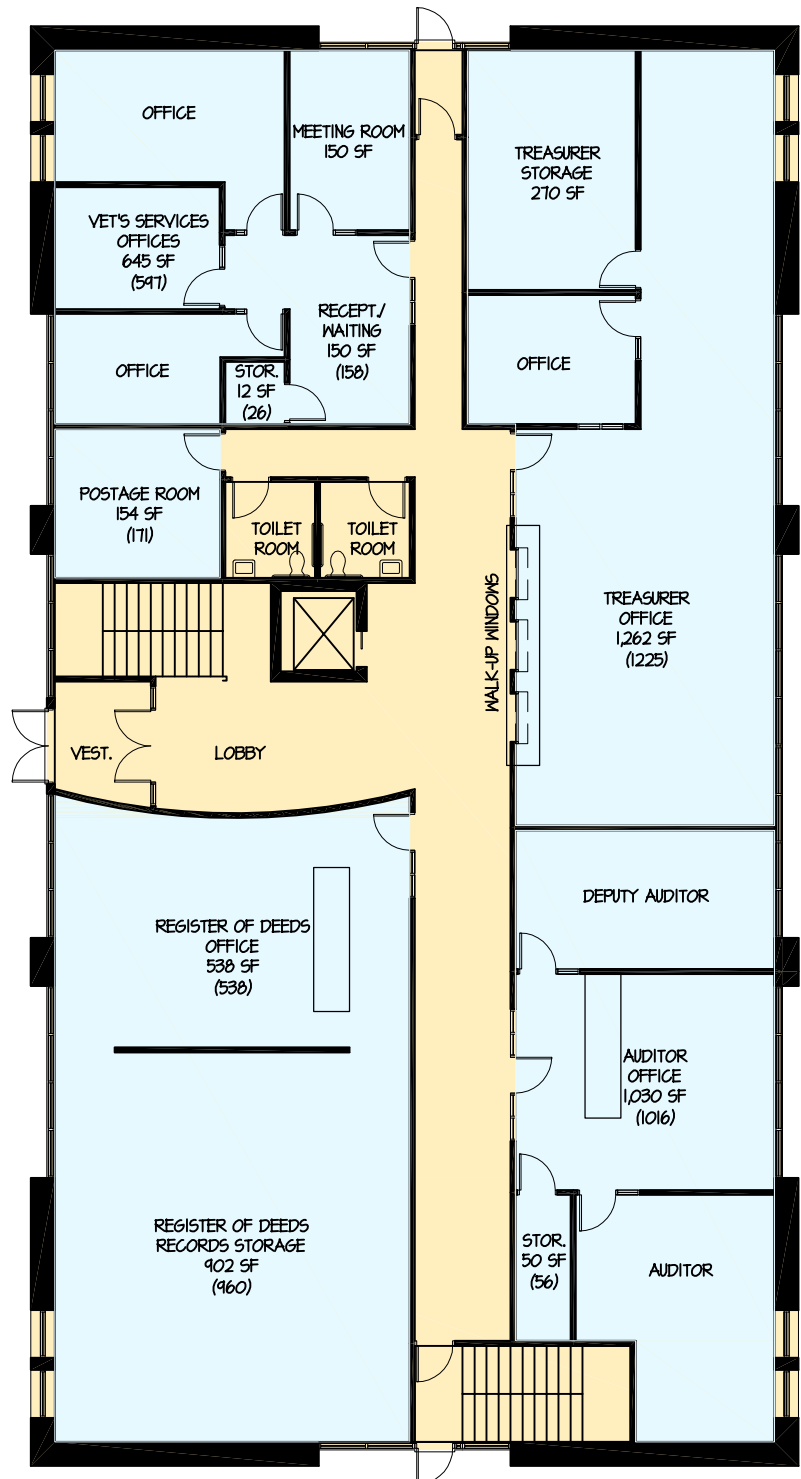
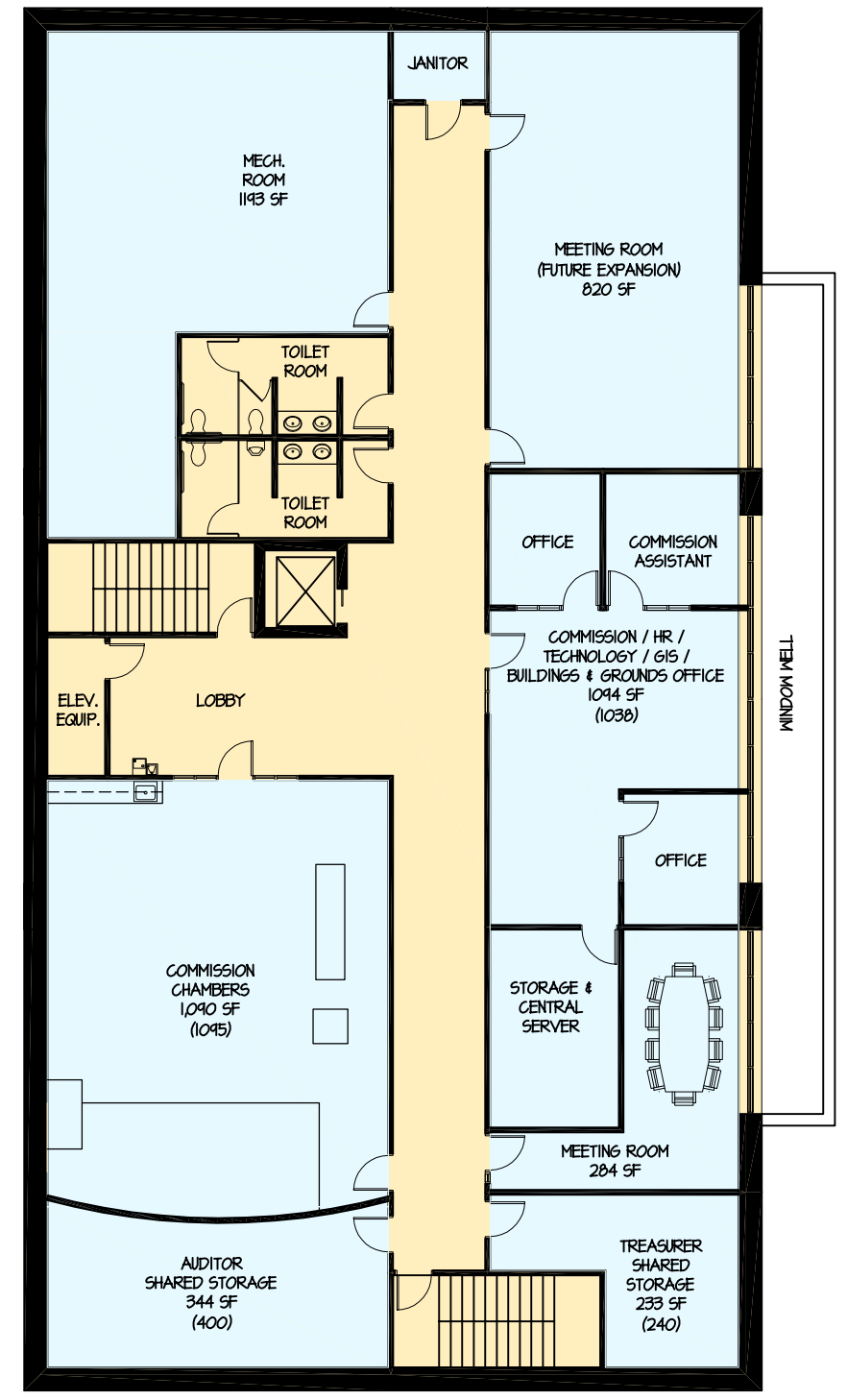


SECOND FLOOR
 1/16"=1'-0"



FIRST FLOOR
 1/16"=1'-0"



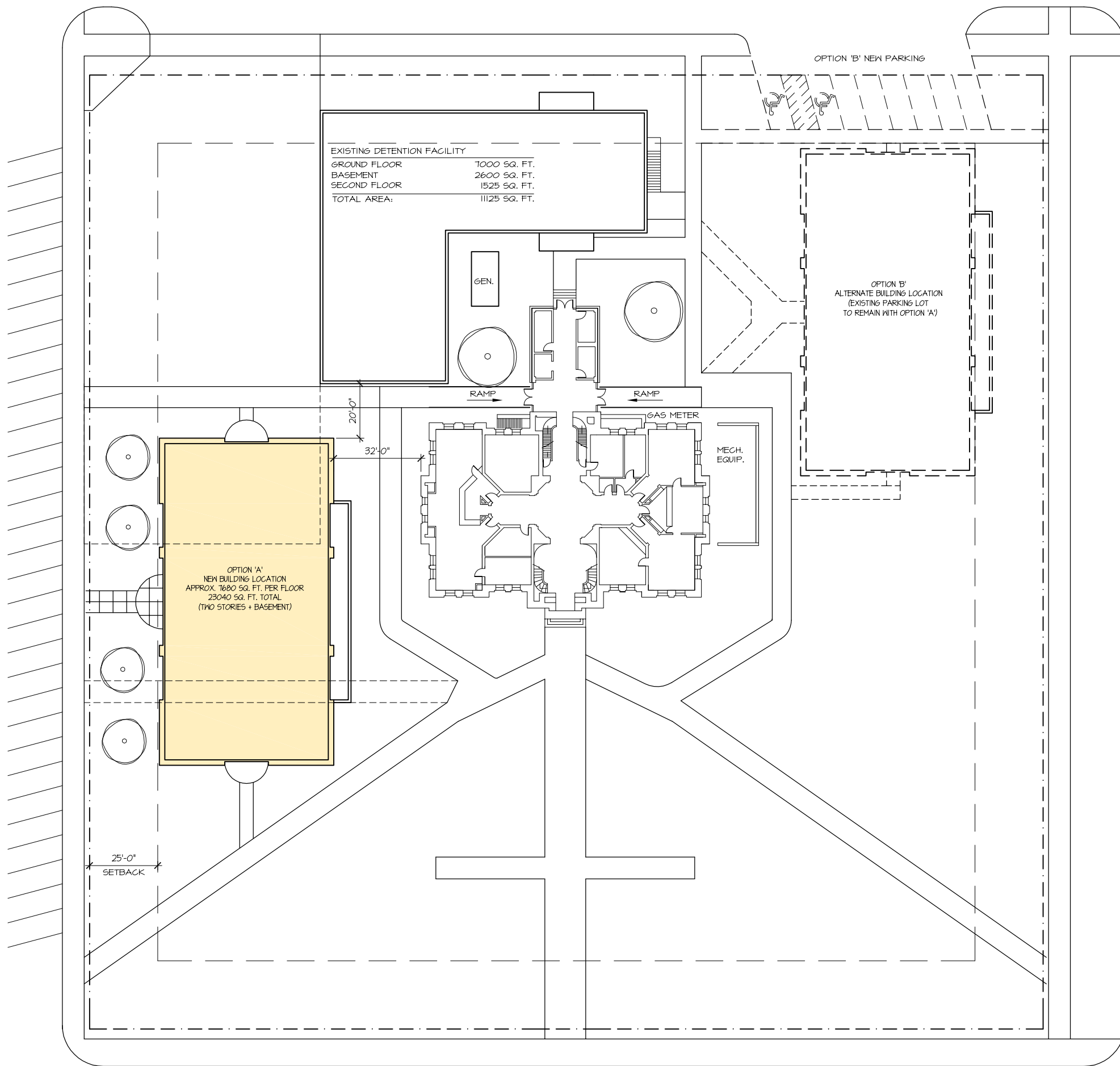
LOWER FLOOR
 1/16"=1'-0"



SPACE NEEDS AND PLANNING STUDY FOR
 BROOKINGS COUNTY

BROOKINGS, SOUTH DAKOTA
 0704.1S
 OCTOBER 9, 2007





SITE PLAN
 1"=40'



SPACE NEEDS AND PLANNING STUDY FOR
 BROOKINGS COUNTY

BROOKINGS, SOUTH DAKOTA
 0704.1S
 OCTOBER 9, 2007



9-Oct-07

Space Needs Planning Study for
BROOKINGS COUNTY
Brookings , South Dakota
704.1



To Solve. To Excel. Together.

1921 BUILDING REMODEL

Construction Costs

General Construction		\$	267,000.00	
HVAC & Plumbing		\$	237,000.00	
Sprinkler System		\$	20,000.00	
<u>Electrical</u>		\$	<u>94,500.00</u>	
Sub-Total		\$	618,500.00	
Contingency Allowance	20%	\$	123,700.00	
General Conditions	14%	\$	86,590.00	
<u>Sales Tax</u>	<u>3%</u>	\$	<u>18,550.00</u>	
Sub-Total		\$	847,340.00	
<u>South Dakota Excise / Construction Tax</u>	<u>2%</u>	\$	<u>16,950.00</u>	
Total Construction Cost				\$ 864,290.00

Project Related Costs

Architectural & Engineering Fees	10%	\$	86,500.00	
Material Testing / Special Inspections		\$	4,000.00	
Printing & Distribution - Bid documents		\$	6,000.00	
Reimbursables / Mileage, Phone		\$	6,000.00	
Building Permit - City of Brookings		\$	-	
<u>Plan Review Fee</u>		\$	<u>-</u>	
Total Project Costs				\$ 102,500.00

Cost to Purchase Building \$ 3,432,000.00

Total Estimate of Probable Project Costs \$ 4,398,790.00

Cost Per Square Foot Remodeled Area 23040 s.f. \$ 190.92 per sq.ft.



October 1, 2007

Brookings County Commission
314 6th Avenue
Brookings, SD 57006

Re: 1921 Building

Dear Commissioners:

As we discussed at our last meeting, I am submitting the following proposal to you which entails two options for the purchase of the 1921 Building. I consider this a preliminary proposal that hopefully will aid you in your decision making process.

Option #1

We would propose to sell the building on January 1, 2008, for the sum of \$3,432,000.

Option #2

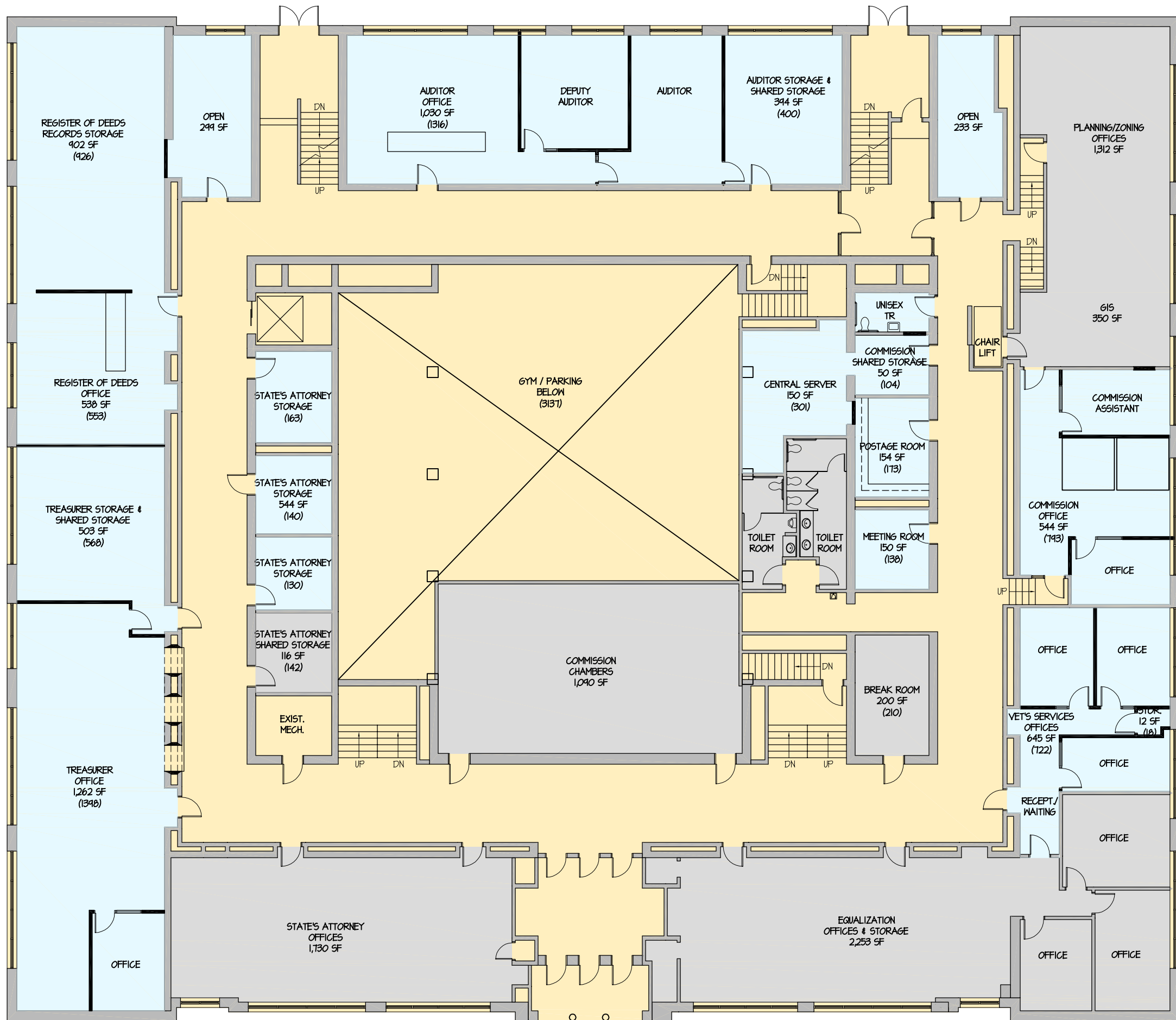
We would propose to sell the building on January 1, 2010, for the sum of \$3,108,000. In the interim, we would agree to give Brookings County the option of leasing any residential or commercial space that comes available. We would further remodel any residential space to your specifications for a price not to exceed \$52.00 a square foot and lease the space for the same square footage charge that the County currently pays for other office space at the time of occupancy. For commercial space we would lease any spaces that come available for their current price.

If the County desires more time to consider this option we would extend this option for the year 2008 for the price of \$10,000 and for the year of 2009 for the price of \$10,000.

If you have more questions please feel free to contact me.

Best regards,

Steve McCarthy



PLANNING/ZONING
SHARED STORAGE
100 SF
TO REMAIN IN
BASEMENT

FIRST FLOOR
1/16"=1'-0"



SPACE NEEDS AND PLANNING STUDY FOR
BROOKINGS COUNTY

BROOKINGS, SOUTH DAKOTA
0704.1S
OCTOBER 9, 2007

