



memorandum

Date: May 25, 2023

To: Bonnie Wessler, City of Ypsilanti Director of Public Services

cc: Kent Early, OHM Advisors
Rachel Jackson, OHM Advisors

From: Kirk Loveall, OHM Advisors

Re: City of Ypsilanti Department of Public Services Maintenance Building

OHM Advisors has been working with the City of Ypsilanti to assess and provide professional services related to the Department of Public Services Maintenance Building located at 14 West Forest Avenue. Originally a site visit was completed on 23 June 2022, and a report was published on 16 July 2022 noting that the gable roof was in distress and represented a hazardous condition that would eventually result in partial collapse. Subsequently OHM submitted a proposal that outlined tasks related to plan development and bidding of needed roof replacement. As part of those services a site visit was made on 13 April 2023 when field measurements were performed, and architectural staff noted the roof structure has continued to degrade. These observations led to a follow-up visit with OHM and the City of Ypsilanti Building Official on 8 May 2023 where the structure was deemed to present a danger to staff and closure of the building was recommended.

In order to aid the City of Ypsilanti's decision-making process, this memorandum has been prepared to identify rough order of magnitude (ROM) costs associated with gable roof replacement, gable roof replacement with supplemental space enhancements including improvements of the adjacent shed roof, and full building removal/replacement. ROM costs represent our best guess at approximate construction costs and provide a framework to quantify costs associated with various levels of improvements.

- **Option A** (Gable Roof Replacement)– this option is considered the minimal amount of work needed to re-open the building to use by DPS staff. It includes full demolition and replacement of the gable roof section of the maintenance building including associated electrical and mechanical (heating) work. It is anticipated the electrical service, conduits, and lighting would need to be fully removed; and replaced with a new service panel, conduits, and general lighting (does not include task lighting). It is anticipated the unit heater and tube hearing would be salvaged and reinstalled. **A budgeted ROM Cost of \$500k is recommended.**
- **Option B** (Gable Roof Replacement with Space Enhancements) – this option is considered to represent an intermediate level of improvements that renovates the existing space to address the necessary items to re-open the building, but also includes enhancements that would improve access, increase interior



clearances, replace the electrical system while also adding task lighting enhancement, replace the mechanical system with equipment that is sized to meet the needs of operations (heating and ventilation component selection is dependent on activities performed in the space, which is assumed to be limited to minor equipment/vehicle maintenance activities such as parts replacements, fluid changes, and similar routine items), and replace the adjacent surface fastened shed roofs with a new standing metal system because the existing sealant has likely reached the end of its service life. **A budgeted ROM Cost of \$1M is recommended.**

- **Option C** (Full Building Removal and Replacement)– this option involves the full demolition and replacement of the existing building including the wash bay and other ancillary uses. Given the site constraints, it is assumed any new building would be limited to a 12,000 square foot area. Although an overall program for a new building is needed to fully understand facility needs and the specific space make up; based on similar facility projects that OHM has recently been involved with a budgetary cost of \$300 per square foot is suggested to cover demolition, clean up, and construction of a new building that includes a vehicle wash bay, conditioned maintenance space and accessory spaces including a restroom, as well as some storage. **A budgeted ROM Cost of \$3.6M is recommended.**

Option B and Option C costs are highly dependent on specific desires and needs of the facility. Accordingly additional discussions and/or meetings will be necessary to formally define a detailed scope of improvements to ensure adequate funds will be allocated for the respective selected option.

The identified options with associated brief descriptions and ROM costs are only intended to provide a framework for decisions by the City of Ypsilanti and should not be considered a formal opinion of probable construction cost. Given the nature of the work and market volatility, OHM has reached out to a Construction Manager (CM) directly to solicit a proposal and schedule to obtain a more detailed cost breakdown. We have not received that information yet. We will provide the more detailed information from the CM as soon as possible.