

Alpine Center Information

Existing Alpine Center

The building we know today as the J. Richard Yuill Alpine Center located at 800 Livingston Blvd near Gaylord High School, was built in 1937 as a Tuberculosis Sanatorium, then converted to a mental institution in the 1960s. In 1981, it began to be used as office space and eventually courtrooms as well. This building has weathered its fair share of change over the years. Today, Otsego County's court offices and two courtrooms, prosecuting attorney, equalization, probation parole, and soil erosion offices are operating out of former 83-year-old hospital rooms.

Otsego County Buildings and Grounds professionals are constantly repairing things at the Alpine Center and its peripheral buildings: the maintenance building and the work camp building. They have communicated concerns about looming major repair needs. Upon request, they have put

together a list of major repairs needed at the Alpine Center complex that must be addressed in the next 3-5 years. Several large projects must be undertaken to keep the Alpine Center complex feasible, functioning buildings, including: brick tucking, window and pipe replacement, parking lot repairs, roof replacement, etc.; with an estimated total of \$10 million.

The list of necessary repairs and estimated costs were



Photos: Top: Photo of the construction of the Alpine Center in 1937. Bottom: Finished building.

independently verified by Byce and Associates during their feasibility study.

In addition to structural challenges, we have operational inefficiencies by operating offices out of old hospital rooms, including wasted space and burdensome utility costs.

This \$10 million price tag doesn't include any improvements to make the Alpine Center complex more efficient, more convenient, and doesn't add in the proposed move of the courtroom and offices as recommended by the three building security studies. All that does is keep it functioning at status quo, while perpetuating the customer service, staffing, and security risk concerns of having court functions in two separate locations.

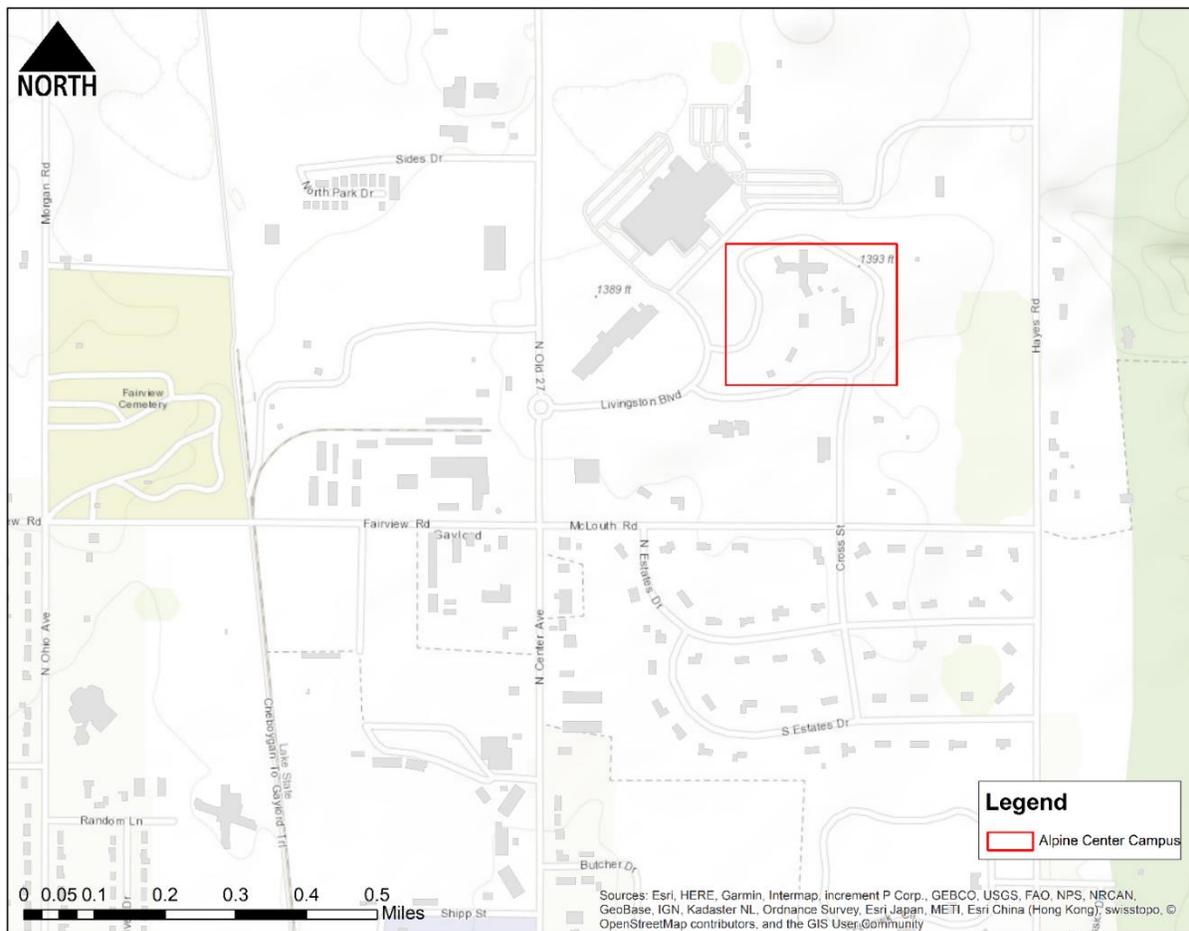


Figure 1. Map of Alpine Center Complex.

What is the future of the Alpine Center?

The plan for the Alpine Center is most importantly not to sink significant dollars into repairs – instead, those funds would be put toward the proposed complex.

If the voters approve the Justice Complex proposal on May 5th, it will take 2-3 years before the new building is finished and we can begin emptying the Alpine Center. The plan is to take that time to analyze and gather community input on the best use of the Alpine Center building and property.

There will be two main options: 1) The Alpine Center could be privately developed into a use compatible with the surrounding land – perhaps this is education, healthcare, or multi-family residential. If the decision is made to work with a developer to improve the Alpine Center, many grant options are available for private development. 2) If private development of the Alpine Center is not feasible, building demolition is the next option. Demolition grant opportunities are available if this route is taken.

The number one goal, at the end of the day, is to stop spending taxpayer dollars inefficiently at the facility.

One Stop Shops

The proposed Justice Complex plan creates two “one-stop-shop” concepts:

-Criminal Justice One-Stop-Shop at the Justice Complex The Justice Complex would result in all law enforcement and court related functions to be located under one roof, drastically improving security to staff and the public, eliminating inefficient operational costs, eliminating the significant cost to transport inmates to the different courtrooms across town, and improving public convenience. As it sits currently, there is significant public confusion and frustration that results from the courts and sheriff’s department being located in separate locations.



-Land Use Services One-Stop-Shop at the Downtown County Building Currently, the Soil Erosion, Equalization, Building Inspection, and Planning/Zoning Departments are located at the Alpine Center in two separate buildings. When the jail and sheriff’s offices move out of the Downtown County Building into the new Justice Complex, that will create vacant space in the Downtown County Building. The plan includes moving Soil Erosion, Equalization, Building Inspection, and Planning/Zoning Departments to fill the vacated areas in the Downtown County Building, creating a second “one stop shop”. Refer to the Downtown County Building document for additional information.

Cost Estimates to Repair Alpine Center

| Item Description | Conservative Estimate | Estimate Source |
|---|-----------------------|--|
| Remove asbestos wrapped pipes in Alpine Center | \$1,000,000.00 | Kevin Wolf at Quality Environmental |
| Replace Alpine Center heating and cooling pipes | \$2,000,000.00 | Haggards Plumbing and Heating |
| 2,640lf of Sewer Line | \$495,000.00 | Based on MDOT average unit price |
| 26,000 SY Parking Lot (paving only) | \$722,036.00 | \$22/SY Payne and Dolan |
| Repair leaking underground tunnel | \$50,000.00 | Based on average unit price |
| Remove building and grounds smokestack | \$80,000.00 | North Central Exacavating |
| Alpine Center stairwells repaint and remove tiles | \$20,000.00 | Cost estimated from 2019 work |
| Environmental Investigation and UST Removal | \$500,000.00 | Cost estimated from 2019 work |
| Replace Work Camp building | \$500,000.00 | Building Dept |
| Alpine Center roof replacement | \$500,000.00 | Based on recent roof replacement projects |
| Re-wire Alpine Center | \$350,000.00 | Building Dept |
| Re-Tuck Alpine Center bricks | \$500,000.00 | Avg cost \$6.5 / sqft * 44,000 exterior sqft |
| Replace Alpine Center windows and window frames (leaking) | \$300,000.00 | Based on recent window replacement project |
| New AC chiller system in Alpine Center to replace failing window units | \$1,000,000.00 | Estimate from Listvan |
| Alpine Center 4th floor skylight Replacement (leaking) | \$50,000.00 | Based on recent window replacement project |
| Replace Alpine Center 20 yr old boiler pumps and pipes (inc. 1st floor wing) | \$60,000.00 | Based on recent boiler replacement project |
| Replace Alpine Center boiler room compressor and air dryer (20 years old) | \$10,000.00 | Estimate from Listvan |
| Replace Courtroom 102 AC/Heater (15 years old) | \$25,000.00 | JP Heating quote |
| Boiler Room Roof Replacement | \$15,000.00 | Based on recent roof replacement projects |
| Building and Grounds roof replacement | \$80,000.00 | Based on recent roof replacement projects |
| Building and Grounds wall construction / repair | \$50,000.00 | Based on recent repair projects |
| Building and Grounds boiler replacement | \$30,000.00 | Based on recent boiler replacement project |
| Building and Grounds brick re-tucking / repair | \$120,000.00 | Avg cost \$6.5 / sqft * 12,000 exterior sqft |
| Building and Grounds window replacement (current circa 1936) | \$150,000.00 | Based on recent window replacement project |
| TOTAL: \$ | | 8,607,036.00 |
| RS MEANS INFLATION FACTOR OF 2% AND CONTINGENCY OF 15%: \$ | | 10,070,232.12 |
| *NOTE: Total necessary repairs of approximately \$10,000,000 has been independently verified by Byce and Associates; refer to their final report. | | |