



PRELIMINARY COSTS OF DOWNTOWN PROJECTS UNVEILED

Lake County Commissioners received their first glimpse of preliminary costs for five different construction projects in various stages of planning in the downtown Tavares area at the regularly scheduled Board meeting on Oct. 17.

The projects include renovating and expanding the Judicial Center, construction of a new parking garage and office building, and expansion to the jail and central energy plant.

The estimated cost provided by Centex Construction for these five projects is \$212 million. According to construction officials, this is the first of four cost estimates that will be produced during the planning process of redeveloping Lake County Government's downtown campus.

"These are very early figures," said Jim Bannon, Director of the Lake County Department of Facilities Development and Management. "The more we approach the completion of construction documents, the closer we will get to the real numbers."

The projects that are the furthest along in construction-document development phase are the parking garage and office building at 320 W. Main St. The two-story building will provide new space for the Tax Collector and Property Appraiser offices. The proposed six-story, seven-deck parking garage will accommodate much needed parking demands in downtown Tavares with more than 1,200 parking spaces.

The effort to expand government facilities in downtown Tavares is a result of the intense demand for increased levels of service by the citizens of Lake County and the direction of the Board to address the need.

The preliminary cost estimates breakdown is:

Property Appraiser & Tax Collector office building	\$9.8 million
Parking garage	\$20.4 million
Judicial Center expansion	\$75.1 million
Judicial Center renovation	\$18.7 million
Jail expansion	\$12.1 million
Central energy plant expansion	\$7.2 million
Traffic roundabout construction	\$3 million
Estimated soft costs	\$27.7 million
Contingency and escalation estimate	\$37.9 million

JUDICIAL CENTER EXPANSION PROJECT CHANGES

Estimated at more than \$75 million, the project of constructing a six-story addition to the Lake County Judicial Center is by far the largest project to date for the County and Department of Facilities Development and Management.

The project is moving along in the design-development phase. After meeting with the user groups for the proposed facility, HLM Design, the architectural company for the project, was able to shave 27,000 square feet and one whole floor from the initial schematic design.

"A couple weeks of meetings with the user groups helped better define those spaces that might be considered for reduction," said Richard LeBlanc, Architect for the Lake County Department of Facilities Development and Management.

At its meeting on Oct. 17, the Board of County Commissioners also made several significant changes to the Judicial Center expansion project. The Board voted in favor of not constructing a seventh floor to the Judicial Center addition for future expansion and to not pursue silver certification of the U.S. Green Building

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JUDICIAL CENTER *(continued)*

Council's Leadership in Energy and Environmental Design (LEED) rating system. Estimated to cost more than \$5 million, Commissioners opted for basic LEED certification rather than silver certification in an attempt to reduce costs.

Other construction options the Board must still decide on include re-cladding the exteriors of the existing Judicial Center building, the former Public Works building, and the inmate bridge which extends from the jail to Judicial Center, to match the exterior of the new construction.

OFFICIALS BREAK GROUND FOR FOUR CORNERS LIBRARY

Lake County officials broke ground for Cagan Crossings Community Library on Oct. 6 in front of a crowd of nearly 100 local residents and dignitaries.

The future 30,000-square-foot facility will be constructed on a site in the Cagan Crossings development, located about 16 miles south from Clermont off U.S. Highway 27 in the Four Corners community. The new library will replace the current 6,000-square-foot Citrus Ridge County Library located in a shopping center on U.S. Highway 192.

Construction is expected to begin this month on the two-story facility designed by the St Petersburg office of Harvard Jolly architects. It is anticipated the project will be completed in about one year.

When completed, the new library will feature a large children's area, a separate teen area, a training lab, 31 public-access computers, free wireless Internet access and a 150-seat community room. The community-service room will provide space for local functions and events.



Administrative staff of the Lake County Department of Community Services, Library Services Division, moved this past week from the Hunter Building, located at 312 W. Main St. in downtown Tavares to the former Health Department facility at 2401 Woodlea Road in Tavares. The facility was recently renovated to accommodate the needs of Library Services. The move will not affect library operations in Lake County and phone numbers for Library Services administrative staff will remain the same.

ROLL CALL

There are more than a dozen different projects underway for the Lake County Department of Facilities Development and Management. Here are a few recent developments:

1 Judicial Center expansion and renovation

Projects enter design development

2 Cagan Crossings Community Library

Construction kick-off meeting held this month

3 Parking garage

Project enters construction-document phase

4 320 W. Main St. building

Project enters permitting phase

5 Umatilla Health Clinic

Project is in the permitting phase

6 Lake Jem Fire Station

Project enters permitting phase