

**PA1301**  
**Department of Labor, Licensing, and Regulation**

***1100 North Eutaw Street Elevator Replacements (Baltimore City)***

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**General Obligation Bonds**                      **\$1,620,000**

***Summary of Recommended Bond Actions***

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1.        1100 North Eutaw Street Elevator Replacements

          Approve.

**Bill Text:** Provide funds to replace four elevators at the 1100 Eutaw Street building in the Baltimore State Office Complex.

**Project Description:** The fiscal 2013 funds will allow the department to replace four aging elevators, including control systems, motors, hoistway equipment, hall stations, elevator cabs, and all cabling and associated equipment.

***Project Summary Information***

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<b>Total Project Cost:</b>	\$1,687,000
<b>Budget Estimate Stage:</b>	100% CD
<b>Est. Completion Date:</b>	06/2013
<b>Project Design Cost %:</b>	4.7%

## ***Project Analysis***

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The fiscal 2013 allowance includes \$1.62 million in general obligation (GO) bond financing for the Department of Labor, Licensing, and Regulation to replace four elevators at the Eutaw Street State office building. The building houses several of the department's units, including Unemployment Insurance, Labor and Industry, Workforce Development and Adult Learning, the Office of Human Resources, and the Office of Fair Practice. Over 400 public visitors enter the building each day.

The department reports that the existing elevators experience a mechanical breakdown an average of 22 times per year. It has been over 20 years since the elevators have last been upgraded. Replacement parts are often difficult to procure. Further, the elevators are not compliant with the latest Americans with Disabilities Act standards.

In fiscal 2012, the department dedicated approximately \$68,000 of Special Administrative Expense Fund (SAEF) funds towards the design costs of the replacement elevators. The department's SAEF is comprised of revenues from penalties and interest collected in the Unemployment Insurance Trust Fund. The fund may be used for administrative expenses for the divisions of Unemployment Insurance and Workforce Development and Adult Learning, including "costs for furnishing, maintenance, repair, improvement, and enhancement of office space".

Each year, the department must revert any unencumbered balance in the fund over \$250,000 to the general fund. In fiscal 2012, \$2.7 million in SAEF special funds were reverted. In lieu of encumbering SAEF funds for the elevator replacement, the project is, instead, funded using GO debt. Fiscal 2013 marks the first and only year that this project is included in the *Capital Improvement Program*. Design has been completed for the project, and construction is expected to begin in June 2012. The elevators are expected to be completely installed and operational by June 2013.

***Prior Authorization and Capital Improvement Program***

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**Authorization Uses  
(\$ in Millions)**

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Acquisition	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Planning	0.068	0.008	0.000	0.000	0.000	0.000
Construction	0.000	1.612	0.000	0.000	0.000	0.000
Equipment	0.000	0.000	0.000	0.000	0.000	0.000
<b>Total</b>	<b>\$0.068</b>	<b>\$1.620</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

**Authorization Sources  
(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bond	\$0.000	\$1.620	\$0.000	\$0.000	\$0.000	\$0.000
Special	0.068	0.000	0.000	0.000	0.000	0.000
<b>Total</b>	<b>\$0.068</b>	<b>\$1.620</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

Although the operating budget does not assume any change in expenditures related to the replacement of the elevators, it may, in fact, result in general, special, and federal fund savings in maintenance costs.

## ***GO Bond Recommended Actions***

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1. Approve.

**Capital Project Cost Estimate Worksheet**

**Department:** Department of Labor, Licensing and Regulation  
**Project Number:** PA1301A  
**Project Title:** 1100 North Eutaw Street Elevator Replacement  
**Analyst:** Jody J. Sprinkle

***Structure***

New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	\$0
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Elevator Equipment			1,230,000
Mechanical, Electrical, and Architectural Requirements			145,000
Demolition:			0
Information Technology:	0 GSF X	\$0.00 GSF =	0
Telecommunications:			0
<b>Subtotal</b>			<b>\$1,375,000</b>
Regional Factor:	100.0%		0
<b>Subtotal</b>			<b>\$1,375,000</b>
Escalation to Mid-point:	1.67 Yrs. X	3.7% =	6.17% 84,838
<b>Total Cost of Structure (Bid Cost)</b>			<b>\$1,459,838</b>

***Site Work and Utilities***

Site Improvements:	0 + regional factor + mid-point escalation	\$0
Utilities:	0 + regional factor + mid-point escalation	0
<b>Project Subtotal (Bid Cost)</b>		<b>\$1,459,838</b>

***Fees and Miscellaneous Costs***

Green Building Premium:	0.0%	\$0
Total Construction Contingency:	5.0%	72,992
Inspection Cost:	4.6%	67,153
Miscellaneous: CPM Schedule		12,000
A/E Fee through Construction Phase @	4.7%	75,407
<b>Total Cost of Project</b>		<b>\$1,687,390</b>

<b>Base Cost Per New Square Foot</b>	<b>\$0</b>
<b>Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)</b>	<b>\$0</b>
<b>Base Cost Per Renovated Square Foot</b>	<b>\$0</b>
<b>Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)</b>	<b>\$0</b>