

Below you will find common objections voiced by administration to repurposing or selling the former HHS building/historic Grandview resort.

*The building is too expensive to renovate. The cost, according to the County, would be \$24 million dollars to renovate the building

FACT: The developers who toured the building put the cost at \$9-15 million. Gorman was proposing spending \$9 million to renovate the building. In addition, the **County's cost estimate included \$8 million in soft costs.** In comparison, **Gorman's proposal had just over \$1 million in soft costs.** The County also included items, such as tuck pointing, that are not needed on this building.

*We tried leasing the building and no one wanted it.

FACT: The term of lease was 5 years and required the tenant to demolish the dormitory addition, put in parking, put in a sprinkler system, and pay \$100,000 in rent.

*Administration stated that we tried to sell the building but only got one offer

FACT: A long list of restrictions and uncertainties kept developers from submitting proposals. Among the issues were that the county wanted to keep all of its parking spaces around the building despite the footprint that the board approved, and a timeline that did not allow for developers to utilize WHEDA tax credits. These issues along with a lack of direction from the county kept developers from expending the time and money to submit proposals.

*Gorman only offered \$400,000 for the building and it is worth \$1.3 million.

FACT: The \$1.3 million appraisal had the following hypothetical conditions: that there is no lead or asbestos in the building, access and easement would be at no cost to the developer, and adequate parking would be available. In addition, administration told the appraiser to use a larger 2.5 acre parcel that did not match the footprint of the 2.2 acre parcel that the county board approved.

*Gorman's offer would go down to zero.

FACT: Gorman stated that their offer would go down if easement and access costs were excessive. Otherwise, the \$400,000 was firm.

*Asbestos removal makes it too costly to renovate the building.

FACT: In many cases, asbestos does not need to be removed if you are not demolishing the building. For instance, asbestos containing floor coverings that are already covered with another layer of floor do not need to be abated. Most of the asbestos, such as the roof and the caulk on the concrete beams, does not need to be abated if the building is retained. Therefore, the cost of asbestos removal if the building is retained would be substantially lower than the \$1.2 million dollar estimate.

*The historic hotel building/former HHS building needs to come down for parking.

FACT: The proposed 70 parking spaces are in the footprint of the dormitory addition. The footprint of the historic hotel building is green space in the County's proposal. Overall, the County has adequate parking on its campus. We looked at the parking lots at several times per day during the course of several weeks and photographed them. Occupancy of the parking lots is as follows:

Adjacent to the New HHS building-70-80% full

West side of historic hotel/former HHS building-less than 10% full

Moreland lot-less than 50% full

Overall, there are 250-300 empty spaces on the campus during the day. Employees of the new HHS building could park in the lot across Moreland which is a short walk from the new HHS building.

*We need the land for future expansion

FACT: The courthouse expansion won't be completed until 2030 and is a \$90 million renovation. There is extra space being built into the building to allow for expansion beyond 2030. In addition, the trend in government is downsizing and outsourcing. For instance, the County has outsourced its female juveniles. In addition, the County has 8.5 acres of vacant land directly across Moreland Boulevard and 21 acres less than 0.3 miles away. There is also 150 acres at the Northview site.

*There is nothing historic about the building and nothing left inside of historical significance.

FACT: The Moor Mud Baths/Grandview resort is on the National Register, the State Register, and a local landmark because it is an intact resort from the springs era. The hotel building, clubhouse, springhouse, and golf course are designated. These historic designations have nothing to do with the interior. Instead, it is the exterior of the building and how the elements of the site interrelate.

*The building is in poor shape, so it needs to come down.

FACT: Administration stated in committee meetings that the building is structurally sound. In addition, the building assessment report does not have significant structural problems. We had three developers, three architects, and an engineer look at the building and all agreed that the building is structurally sound.

*The building is a public nuisance

FACT: The building could be secured better to alleviate the break ins. The Soldier's Home property in Milwaukee had similar problems. Once they fenced it in, there were no more problems.

*The county does not lease buildings.

FACT: The airport terminal and pharmacy are examples of the county leasing to private businesses