

# Enhanced Leadership Summary

## 310 School Street Renovation – Levy County Public Safety

### Purpose of This Summary

Levy County is evaluating renovation needs for the 2,500 SF facility at 310 School Street. This document provides a clear overview of existing building conditions, required upgrades, and a full-picture budget intended to support leadership-level decision making. The goal is to position the County to invest wisely in a safe, durable, and code-compliant building that fully supports Public Safety operations.

### Overall Assessment

The building structure appears sound, but major building systems have aged beyond their expected lifespan. Key issues include deteriorated mechanical equipment, exposed and non-compliant insulation, restrooms that do not meet ADA standards, and a roof system nearing the end of its service life. Interior finishes and lighting require modernization to support an efficient working environment. Renovation is feasible and significantly more cost-effective than full replacement.

### Key Facility Needs and Rationale

#### 1. Mechanical System Replacement

The HVAC system exhibits visible wear, deteriorated insulation, and aging components. A full replacement will improve indoor air quality, energy performance, and reliability during emergency operations.

#### 2. Thermal Envelope Improvements

Spray foam insulation is exposed without the required thermal barrier, creating a life safety risk. Upgrading insulation and sealing the envelope will reduce operational costs and improve safety.

#### 3. ADA Compliance Upgrades

Both restrooms require full reconstruction to meet ADA turning clearances, fixture requirements, and accessibility routing. Door hardware and accessible pathways also need updating.

#### 4. Roof Replacement

Roofing appears worn and should be replaced to protect interior spaces from leaks and moisture-related damage.

#### 5. Interiors and Life Safety Corrections

Damaged ceiling tiles, outdated lighting, and poorly labeled electrical panels affect safety and usability. Modern LED lighting and refreshed finishes will improve the work environment.

#### 6. Site Accessibility Improvements

New ADA-compliant parking and improved accessible routes are required for public access.

### Why These Investments Matter

These upgrades are essential to support County staff and the public safely and effectively. They also reduce long-term maintenance needs, prevent unexpected system failures, and improve energy efficiency. Investing now ensures that the facility remains useful for decades with predictable operating costs.

## Cost Summary and Total Investment

Category	Low Estimate	High Estimate
HVAC Replacement	\$55,000	\$70,000
Thermal Envelope Upgrades	\$45,000	\$62,500
ADA Restroom Reconstruction	\$70,000	\$110,000
Roof Replacement	\$45,000	\$62,500
Interior Renovations	\$87,500	\$125,000
Site Improvements	\$10,000	\$18,000
Contingency	\$60,000	\$95,000
A/E Professional Services	\$45,000	\$70,000
Testing and Inspections	\$8,000	\$15,000
Permitting and Fees	\$3,000	\$6,000
Owner Allowances	\$10,000	\$20,000

Total Project Cost Range: \$500,000 to \$725,000

### Recommended Next Steps

1. Authorize design and engineering services for full construction documents.
2. Complete ADA field measurements and confirm HVAC replacement scope.
3. Finalize scope for roof and envelope improvements.
4. Align project budget with updated pricing and County funding strategy.
5. Prepare bid documents and establish a procurement schedule.