

# Price up on Oakland's computer building

By Tim Richard  
staff writer

The pricing on Oakland County's new computer services building is up to \$10.5 million — when you count inflation and everything.

"In the beginning, I thought \$6.8 million included everything. I don't want any more surprises," said commissioner Anne Hobart, R-White Lake. The planning and building committee, which she chairs, gave the project 6-0 approval this week and sent it to the board's finance committee.

"With the jail, we had surprise after surprise," agreed commissioner Larry Crake, R-Waterford. He asked county facilities managers to ride herd on costs in the computer center.

CONSTRUCTION bids are scheduled for the end of May, work is to start by August, and it's scheduled for completion by December of 1990.

**Basic construction costs are \$6.9 million. An increase in the size of the building added 17 percent, and inflation added 11 percent — a compound of 30 percent or \$3.1 million.**

said Don Malinowski, facilities manager.

Why did the price jump from last May's estimates? Malinowski and representatives of Minoru Yamasaki & Associates, Troy architects, gave this outline:

- Basic construction costs are \$6.9 million, including furniture, a 7 percent architect's fee, 1 percent for artwork, a 10 percent contingency fund and landscaping.

- An increase in the size of the building added 17 percent, and inflation added 11 percent — a compound of 30 percent or \$3.1 million.

- "Miscellaneous" costs added nearly \$800,000 — sewer connections, obtaining bonds, site survey, soil testing, relocation of existing computer equipment, telephone cables and construction insurance. Malinowski said it's unlikely the

project will incur the kind of cost increases that added several million dollars to the new jail, scheduled for a mid-March opening. Reason: After construction started, the state Department of Corrections required another staircase for the jail, and the state also decided to permit double-bunking, allowing a doubling of its capacity. No state approval will be needed for the computer center.

THE NEW state-of-the-art computer center is to go up on the west side of Telegraph, across from the County Service Center.

It will handle data on emergency calls, courts, police, tax bills and virtually every other function of county government, plus many local units' functions.

The county's Building Authority — Aleck Capsalis, Harry Lapham Sr., Donald J. Grovengood and treasurer C. Hugh Dohany — will sell bonds

that will be repaid from general fund revenue.

"You're nowhere near the debt limitation of 10 percent of state equalized valuation," said Robert Allen, a county counsel. "With this project, you're around 2.3 percent." Oakland's SEV in 1987 was \$18.4 billion.

Allen said Oakland's current credit rating is AA-minus, just below triple-A and double-A. Comparable counties are paying interest rates of 6.5 to 6.8 percent, although bond brokers don't make that decision until literally the last second.

SHAN TOPIWALLA, the county's director of computer services, said the building will have a separated lecture hall for training employees and police officers.

"Now we use Boy Scouts headquarters, police departments —

wherever we can find space," he said. "In the last two months, we've been training police on Saturdays and Sundays."

The building will have an area called "UPS" for uninterrupted power supply. "Batteries will go on if there's a power failure for even a millisecond," said Paul Hunter of the Yamasaki firm.

Cameras at all four corners of the building will scan the grounds for security purposes. A chief security guard will be able to lock ever door at an instant's notice, Hunter said.

"What will happen to our existing building?" asked freshman Commissioner Mark Chester, R-Troy.

"We'll keep it in service. We'll have to do something," Malinowski replied.

## Bar committees to hold workshops

Several Oakland County Bar Association committees will hold short workshops in the coming weeks. All are presided for the Bloomfield Township Library, 1099 Lone Pine Road, at Telegraph.

For reservations, call the bar association at 398-3937.

THE YOUNG Lawyers Committee will hold a primer on "Residential Real Estate Closings — What Every Lawyer Should Know" 4-6 p.m. Thursday, Feb. 23.

Steven E. Hall, of Tilchin, Hall and Klarman, P.C., will present a step-by-step analysis of a house closing.

James B. Casagrande of Phillip R. Seaver Title Co. Inc., will discuss requirements for a title commitment and related issues. A question and answer session will follow.

Fees are \$12 for OCBAs members (\$18 if not pre-registered), and \$18 for non-members (\$25 if not pre-registered).

THE TAXATION committee will sponsor a seminar from 3-6 p.m.

Thursday, March 2, on "Fundamentals of the Sale of a Business."

The seminar will cover planning around repeal of general utilities doctrine, due diligence fundamentals, installment sales, built-in gain rules for S corporations, required allocation of purchase price and choice of entity.

Speakers are Stuart Bordman, Stephen M. Feldman and Paul L. McKenny.

Fees are \$18 for OCBAs members (\$23 if not pre-registered, and \$23

for non-members (\$28 if not pre-registered).

THE YOUNG Lawyers Committee will present an introduction to Probate Court practice from 4-6 p.m. Thursday, March 23.

D. Douglas McGaw of Poling, McGaw & Poling, P.C., and Judge Sandra Silver will discuss basic probate practice from the perspectives of the bench and the bar.

Fees are \$12 for OCBAs members (\$18 if no pre-registered), and \$18 for non-members (\$25 if not pre-registered).

## State mental budget faces area review

The Mental Health Coalition of Oakland County will hold a public meeting at 7 p.m. Monday, March 6, to discuss Gov. James J. Blanchard's 1990 mental health budget.

It will be held in the Bloomfield Township Library, Lone Pine at Telegraph roads.

Among scheduled panelists are two legislators, Sen. Doug Cruce, R-Troy, and Rep. David Gubow, D-Oak Park, along with Dr. James Graves, director of community mental health in the county.

The coalition includes these organizations: Alliance for the Mentally Ill, Association for Retarded Citizens, Autism Society, Jewish Association for Retarded Citizens, Jewish Vocational Services, Manic-Depressive Association, Michigan Association for Emotionally Disturbed Children, Michigan Protection and Advocacy League, Regional Inter-Agency Coordinating Committee for the Developmentally Disabled, and United Cerebral Palsy Association.

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