



City of Creve Coeur

Government Center Space Needs Feasibility Study



May 23, 2014



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Government Center Space Needs Feasibility Study

Final Report

May 23, 2014

This programming and feasibility effort was undertaken to holistically assess the current and anticipated facilities needs of the Creve Coeur Government Center, including City Hall, Community Center and Police Station. The goal of this study was to identify the Government Center's current and projected needs and to proactively plan for modifications to the existing building.

Summary of Recommendations

The existing Government Center has a number of safety and security concerns. Conflicts between public and Police vehicles on the site are a primary concern. Within the building, it is very difficult for the public to navigate, particularly between the Finance and Court offices. Because of the location of the existing elevator and the egress stair, the public circulates very close to the secure areas of the Police facility.

Options, ranging from strategic renovations for the most critical needs through full facility replacement, were presented. Budgets and phased implementation plans were developed to test the constructability of the options.

The Creve Coeur Government Center Task Force came to the consensus that limited renovations to the existing building would never completely solve the needs of the Government Center and still render it obsolete with unmet needs and an antiquated infrastructure. The appearance of the building is not particularly welcoming or up to the expected appearance for a prominent building in Creve Coeur.

The current site, centrally located on the City's main thoroughfare New Ballas Road, is an ideal location. Other adequate sites, centrally located in the community, would be difficult to find. The recommended approach is to build a new Police building on the current site with a new secondary access drive to Magna Carta Drive. The existing Government Center building will either be renovated or replaced with a phased implementation plan to accommodate the balance of the Government and Community Center functions.

Detailed Process and Findings Documentation

Programming

The planning process included multiple meetings with department heads, community members and representative key staff. A preliminary space program, the list of needed spaces and their sizes, was developed with a focus on spaces to support the current functions of the Government Center, as well as the necessary improvements to the building's function and way-finding. In addition to a list of spaces and adjacency diagrams were developed to determine the ideal locations for staff and support spaces by department and within departments. This exercise, developed independently from the existing building footprint, enabled the team to create an ideal vision for the Government Center. The diagrams were then compared to the existing conditions and a number of options were presented and discussed. Options ranged from slight modifications in the existing configuration to a complete overhaul. Each option was reviewed and revised. A cost estimate and an implementation plan were developed for each concept.

Findings

The building was originally constructed as an elementary school. The classroom wing has been adapted to accommodate the Police Department on two floors with a later addition of a sally port and firing range. The gym, the former cafeteria and some small meeting rooms on the lower level function as the Community Center. The upper level was modified and in-filled, to house City Hall functions. The building has been modified several times over the years in a small scale, band-aid approach. The goal of this study is to look at the building and its functions holistically and address both the small and large scale issues that exist. Generally, the building was found to have many needs in areas of efficiency, function, structure, appearance, and way-finding. Some of the needs are more urgent, other issues require more long-term improvement planning.

General Needs:

- All departments have multiple space needs. There is a general lack of meeting room space, office space, organized storage and restrooms throughout the building. Meetings take place in department hallways, disturbing nearby staff. Events are held in the building lobby, creating confusion and conflict with visitors to City Hall. Records storage occurs in hallways, a former restroom and unconditioned classrooms without a systematic organization or retrieval process. There are currently not enough restrooms to serve the assembly nature of the building. The Community Center spaces, in particular, need expanded restrooms to serve the scale of the events held in the Multipurpose Room and the Gym.
- Safety and security conflicts exist between uses on the site. Circulation through the site and the building is not well defined. Where staff and public circulation should be separated, they currently overlap. Though the Community Center components are very important to residents, the locations of these spaces within the building and on the site create conflict. Children attending Community Center programs can be found in the Police Department hallways. Visitor parking and pedestrians are in direct conflict with the Police's requirement for quick access to New Ballas Road. There is a narrow drive between the Community Center parking and the Police parking that could become blocked. Similarly, when a large event occurs in the Multipurpose Room, the staff is forced to park offsite and walk to the building. When there is a contentious issue facing the City Council, the large volume of visitor parking can spill into the areas where the Police vehicles park.
- Foundation settlement is occurring at the northeast wing. The floor visibly slopes in the open office and meeting room in the Building Department and in the public restroom off the lobby. A large settlement crack is visible on the west face of the building. There are visible piers in the courtyard that are shoring up the meeting room wall, but the floor slab does not appear to be shored up.
- Building systems need to be updated to improve efficiency. The building's boiler has recently been replaced but the individual heat pumps regularly fail. The lighting in most of the building has been upgraded for efficiency, however indirect lighting would allow employees a more comfortable working environment.
- Site and interior way-finding is a challenge. There are multiple entries to the building which creates confusion for first time visitors. Inside the building, it can be challenging to navigate between the floors, especially for visitors trying to move between the Court and Finance Departments.

- File storage is not consistent or organized and takes up a large amount of area in the building, There is no monitoring of the files to assure that removed items are properly returned.
- The building appearance is 'dated.' The exterior of the building looks has not changed much from when it was a school. The lobby is a tall, day lit space but appears more like a large retail store or mall entry than a civic facility. The interior finishes are worn. The private restrooms, the ones still in use, are the original school restrooms.

Strategies to Address Needs:

The team came up with several options to address the facilities needs. The needs were categorized by levels of priority. These assessments were then used to develop Options for various levels of renovation to the building.

Immediate Needs:

- Improve site access and parking for Police vehicles
- Improve egress for Police vehicles
- Relocate Courts closer to Finance
- Address building settlement
- Update finishes, windows and building systems
- Increase number and improve location of restrooms
- Rework file rooms to create more usable space
- Inside and outside way-finding

Functional Needs:

- Locate all Police functions to one level
- Expand and rearrange departments
- Relocate Courts to upper level

Long-Term Needs:

- The split level arrangement of the current building floors impedes accessibility and way-finding
- Placement of the gym interferes with departmental functions and limits growth

Options

Options covered modifications to the building, from addressing the most immediate needs to replacing the building entirely. A phased implementation plan was part of all options consideration, allowing the departments to stay operational through the renovations. See the attached slides showing each option's details.

- Improved Site Access- This recommendation could be a standalone project or incorporated into the following options.
- Option 1- This option addresses the immediate needs with a strategic renovation. A sub-option, 1A, includes the same tasks but pulls out the replacement of buildingwide systems and lighting.
- Option 2- This option addresses the immediate and functional needs by removing the Community Center function to a new site, opening more space for the Police to be located on the lower level.
- Option 3- This option addresses the immediate, functional and long-term needs by removing the Community Center to a new site and relocating the Police to a new building on the current site. The balance of the building would be expanded and renovated incrementally.
- Option 4- This option addresses the immediate, functional and long-term needs by moving all of the Government Center functions out of the existing building and replacing it with a new building on the same site.
- Options 5 and 6- These options address the immediate, functional and long-term needs by moving all of the Government Center functions out of the existing building and relocating them to a new building on a new site (Option 5) or renovating an existing building on a new site (Option 6).

Phased Implementation Plan

All of the options take into account maintaining Government Center operations during the proposed construction and renovation. This requires that the construction take place in phases with multiple moves. The more surgical the renovation, the more time and moves are required to complete the work.

Budget Estimate

Included in the final presentation were project costs for each of the options. Detailed cost estimates are attached. Below is the summary of each option's budget:

- Improved Site Access- \$250,000
- Option 1A - \$5,258,125
- Option 1- \$10,308,104
- Option 2- \$15,926,908
- Option 3- \$20,799,629
- Option 4- \$25,545,000
- Options 5 and 6- Dependent on site/building selected

Conclusion

The Creve Coeur Government Center Task Force, made up of community representatives and City Council members, determined that partial to substantial renovation to the current Government Center would not be the best solution to resolving the building's issues. The Government Center would still remain an obsolete building with unmet needs and antiquated infrastructure.

The safety and security issues within the Government Center complex must be addressed. The existing Government Center has a number of safety and security concerns. Conflicts between public and Police vehicles on the site are a primary concern. Within the building, it is very difficult for the public to navigate, particularly between the Finance and Court offices. Because of the location of the existing elevator and the egress stair, the public circulates very close to the secure areas of the Police facility.

The Task Force understood the conflicts that the Community Center functions currently pose on the existing site, but they determined that the function is important to the community, is not likely to be redeveloped elsewhere and brings positive energy to the site. With a redeveloped plan, it is the direction of the Task Force that a Community Center stay on site, but not necessarily as a gymnasium.

The appearance of the building needs to be updated and more welcoming for a prominent building in Creve Coeur. The current site, centrally located on the City's thoroughfare New Ballas Road, is an ideal location. Other adequate sites, centrally located in the community, would be difficult to find. The recommended approach is to build a new Police building on the current site with a new

secondary access drive to Magna Carta Drive. The existing Government Center building will either be renovated or replaced within phased implementation plan to accommodate the balance of the Government and Community Center functions.

Next Steps

The next steps are to refine and develop the design for a replacement Police building and a renovated or replaced City Hall on the existing site. To prepare a more refined project cost, further investigation of site development and storm water management will need to be studied.

Site Investigation Tasks:

- Commission a site survey to clearly delineate property boundaries and identify all utilities and easements and detailed topography
- Review MSD storm water collection and detention requirements on this site
- Obtain soil borings to identify bearing capacities, existing soils condition and investigate existing building settlement causes
- Develop site circulation plan to accommodate the site's multiple uses
- Investigate requirements for a new road to Magna Carta Drive
- Develop parking counts and site layout
- Locate Police building and access points on the site

Materials Attached

Attached to this summary are programming and departmental adjacency diagrams, presentations, a matrix of the 'pros and cons' of each option and cost estimates prepared over the course of this study.

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Notes	
General										
Notes: Remove drop ceilings in favor of exposed duct and black painted ceilings.										
	Vestibule	72	4	12	x	6	72	1	72	
	Lobby	1,080	30	27	x	40	1,080	1	1,080	
	Council Chamber	2,244	120	44	x	51	2,244	1	2,244	
	Council Conference Room	270	18	15	x	18	270	1	270	
	Conference Room # 2	300	16	25	x	16	400	1	400	
	Public Restrooms	208	12	10	x	40	400	2	800	
	Employee Lounge & Kitchen	456	8	19	x	24	456	1	456	
	Employee Restrooms	112	3	10	x	22	220	4	880	
	Large Conference Room	-	20	16	x	24	384	1	384	
	Small conference room	-	6	12	x	16	192	2	384	
	Storage Room	49	1	7	x	7	49	1	49	
		4,791							Subtotal:	6,947

Administration & Legislative

Notes: Offices not well proportioned; needs complete reorganization. Seek natural/borrow light into all offices.										
	Mayor's Office (share Judge's Chamber)	294	4	14	x	18	252	1	252	Window; office too large with limited use
	City Administrator	224	6	14	x	18	252	1	252	
	City Clerk	294	1	14	x	16	224	1	224	
	City Clerk Storage (Closet)	12	0	2	x	6	12	1	12	Would like closet in office as secondary storage, but ceiling needs to be fireproof
	Asst to City Administrator	192	1	10	x	12	120	1	120	
	HR Assistant		1	10	x	12	120	1	120	
	Public Info & Mgnt Analyst	180	1	10	x	12	120	1	120	
	Records Storage (Vault)	98	1	14	x	10	140	1	140	Locate in more accessible, open area
	Reception area		6	14	x	20	280	1	280	
		1,294							Subtotal:	1,520

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Notes	
Finance (proximate to Courts)										
Notes: Proximate to storage closet. Increase natural and borrow light										
	Director of Finance	140	1	14	x	16	224	1	224	Move to front of dept, add bookshelves
	IT Office	238	1	10	x	12	120	1	120	Raised floor to accommodate wiring
	IT Coordinator	-	1	10	x	12	120	1	120	
	IT Workroom	-	1	14	x	16	224	1	224	
	IT Server Room	-	1	10	x	12	120	1	120	
	Administrative Assistant	110	1	10	x	11	110	1	110	
	Account Associate	110	1	10	x	11	110	1	110	
	Payroll Clerk	64	1	8	x	8	64	1	64	Window, bookshelves
	Accountant		1	10	x	12	120	1	120	
	Front Desk Receptionist		2	12	x	18	216	1	216	Increase
	Copy area/work room	108	2	10	x	18	180	1	180	Increase
		770							1,608	Subtotal:
Courts (proximate to Police & Finance)										
	Court Administrator	192	1	10	x	12	120	1	120	
	Court Clerk	80	2	12	x	12	144	1	144	
	Deputy Court Clerk	64	2	10	x	10	100	1	100	
	Court Assistant	64	1	8	x	8	64	1	64	
	Records Storage	16	1	4	x	4	16	1	16	
	Public Phone Area		3	12	x	16	192	1	192	
	Prosecutor		4	14	x	14	196	1		Use Mayor's Office
	Judge		4	14	x	16	224	1		Use Mayor's Office
	Defense Attorney		4	12	x	14	168	1		Use Small Conference room
	Courts space separate from Council Chambers?	75	40	x	51	2,040	1			Use Council Chambers
	Docket Issuance		12	16	x	18	288	1		Use Council Conference room
		416							636	Subtotal:

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Notes	
Building Department (proximate to Public Works)										
Notes: Address uneven floors. Clean ducts; air and water quality concerns										
	Chief Building Official	169	1	14	x	16	224	1	224	
	Senior Plans Examiner	156	1	10	x	12	120	1	120	
	Plan Examiner	-	1	10	x	12	120	1	120	
	Commercial Building Inspector x 3	120	2	10	x	12	120	3	360	Shared office. Direct access to vehicles
	Code Inspector/Violations	120	1	10	x	12	120	1	120	Direct access to vehicles
	Residential Bldg Inspector	120	1	10	x	12	120	1	120	Direct access to vehicles
	Admin Assistant/Permits Clerk	100	1	10	x	10	100	1	100	
	Apartment Reoccupancy	100	1	10	x	12	120	1	120	
	Print Room	-	2	16	x	18	288	1	288	Houses copier and plotter
	Records Storage	-	1	24	x	24	576	1	576	Need more
		885				Subtotal:			2,148	
Public Works (proximate to Bldg Dept)										
	Director of Public Works	240	1	14	x	16	224	1	224	
	City Engineer	130	1	12	x	12	144	1	144	
	Engineer	130	1	10	x	12	120	1	120	
	Administrative Assistant	100	1	10	x	10	100	1	100	
	Conference Room	-	14	14	x	22	308	1	308	
	Small conference room	-	6	14	x	16	224	1	224	Additional space for Public Works use
	Restrooms	-	2	12	x	22	264	2	528	Need Employee Restrooms
	Records Storage	-	2	14	x	24	336	1	336	
		600				Subtotal:			1,984	

Dept.	Space	Exist SF	Occu			Desired			Total SF	Notes
			pants	W	L	SF	QTY			
Planning & Zoning										
	Planning Director	192	1	14	x	16	224	1	224	
	City Planner	130	1	12	x	12	144	1	144	
	Project Manager	130	1	10	x	12	120	1	120	
	Administrative Assistant	100	1	10	x	10	100	1	100	
	P&Z Storage		1	14	x	16	224	1	224	
		552				Subtotal:			812	
Parks & Recreation										
	Lobby	100	0	12	x	17	204	1	204	Create central entry point
	Gymnasium	3,900	325	78	x	50	3,900	1	3,900	
	Gymnasium Storage (300-400 SF)	108	1	16	x	20	320	1	320	
	Multipurpose Rooms	2,318	90	42	x	32	1,344	3	4,032	
	Multipurpose Storage (350-400 SF)	-	1	19	x	20	380	1	380	
	Locker Rooms	-	22	24	x	28	672	2	1,344	
	Meeting Rooms	1,410	50	24	x	32	768	3	2,304	
	Restrooms	221	2	12	x	24	288	2	576	More/larger stalls, consolidated area
		8,057				Subtotal:			13,060	

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Notes
Police									
	Police Chief	221	6	14	x	16	224	1	224
	Chief's Administrative Asst.	140	1	10	x	12	120	1	120
	Chief's Conference Room	208	6	14	x	18	252	1	252 Needs to be larger
	Lt. Police Ops CMDR	132	1	12	x	12	144	1	144
	Lt. Police Field Ops CMDR	132	1	12	x	12	144	1	144
	Sgt. Adm & Support Services	64	1	10	x	12	120	1	120 Air temp controlled by thermostat in the WC office. Admin offices usually 5-8 degrees colder than WC office.
	Sgt. Spec Projects	64	1	10	x	12	120	1	120
	SRO	100	1	10	x	12	120	1	120
	Support Svc Asst	64	2	8	x	8	64	1	64
	Records Associate	64	2	8	x	8	64	2	128 Shared office w/window into lobby. Adjacent records storage.
	Records	476	0	14	x	34	476	1	476 Most packages and shipments to PD arrive through records. There needs to be a solution to receiving shipments by clerks which doesn't involve using the WC office. Records clerks fingerprinting citizens and store records in this offic. Interrupts work flow of the watch commanders.
	Sgt's Office	120	3	12	x	12	144	3	432 Segregation from the rest of PD, office not large enough.
	(COPPS Unit)								
	Sgt./Supervisor	196	1	12	x	12	144	1	144
	CPO/DARE	64	1	8	x	8	64	1	64
	Traffic Safety x 3	192	2	8	x	8	64	3	192
	(Police Investigations)								

Creve Coeur Govt Center_Space Program_4-21-14

Dept.	Space	Exist SF	Occu			Desired			Total SF	Notes
			pants	W	L	SF	QTY			
	Sgt./Supervisor	196	1	12	x	12	144	1	144	
	Detectives	506	5	10	x	12	120	5	600	Shared office
	Public Lobby	-	8	14	x	14	196	1	196	
	Unisex Restroom proximate to Interview Rooms		1	10	x	10	100	1	100	New
	Interview Rooms	128	4	8	x	8	64	2	128	
	Conference Room	-	12	16	x	18	288	1	288	
	Watch Commanders' Office	660	6	33	x	20	660	1	660	Needs to be more private
	Squad Room/Major Case Room	620	25	31	x	20	620	1	620	
	Mud room	224	6	16	x	14	224	1	224	
	Report Writing	154	2	10	x	14	140	1	140	Move closer to Watch Commander
	Evidence Officer	168	1	12	x	12	144	1	144	
	Evidence Processing	100	1	10	x	10	100	1	100	
	Evidence Lab	308	1	18	x	20	360	1	360	Increase from current size
	Evidence Room # 1	180	1	16	x	30	480	1	480	Double the size, pipes have leaked on evidence. We need a solution for handling wet biohazard evidence. This room ideally should not be accessible from public hallway.
	Evidence Room # 2	266	1	14	x	19	266	1	266	
	Break Room	140	6	16	X	18	288	1	288	
	Storage	-	0	12	x	10	120	1	120	Running out of space
	Workout Room	546	4	21	x	26	546	1	546	Noise from workout room interrupts rollcall- Men's locker room needs to be larger spac, locker size, leaking pipesabove space, locker size
	Locker Room (Mens)	616	12	14	x	44	616	1	616	
	Locker Room (Womens)	264	8	11	x	24	264	1	264	
	Armory	112	1	8	x	14	112	1	112	

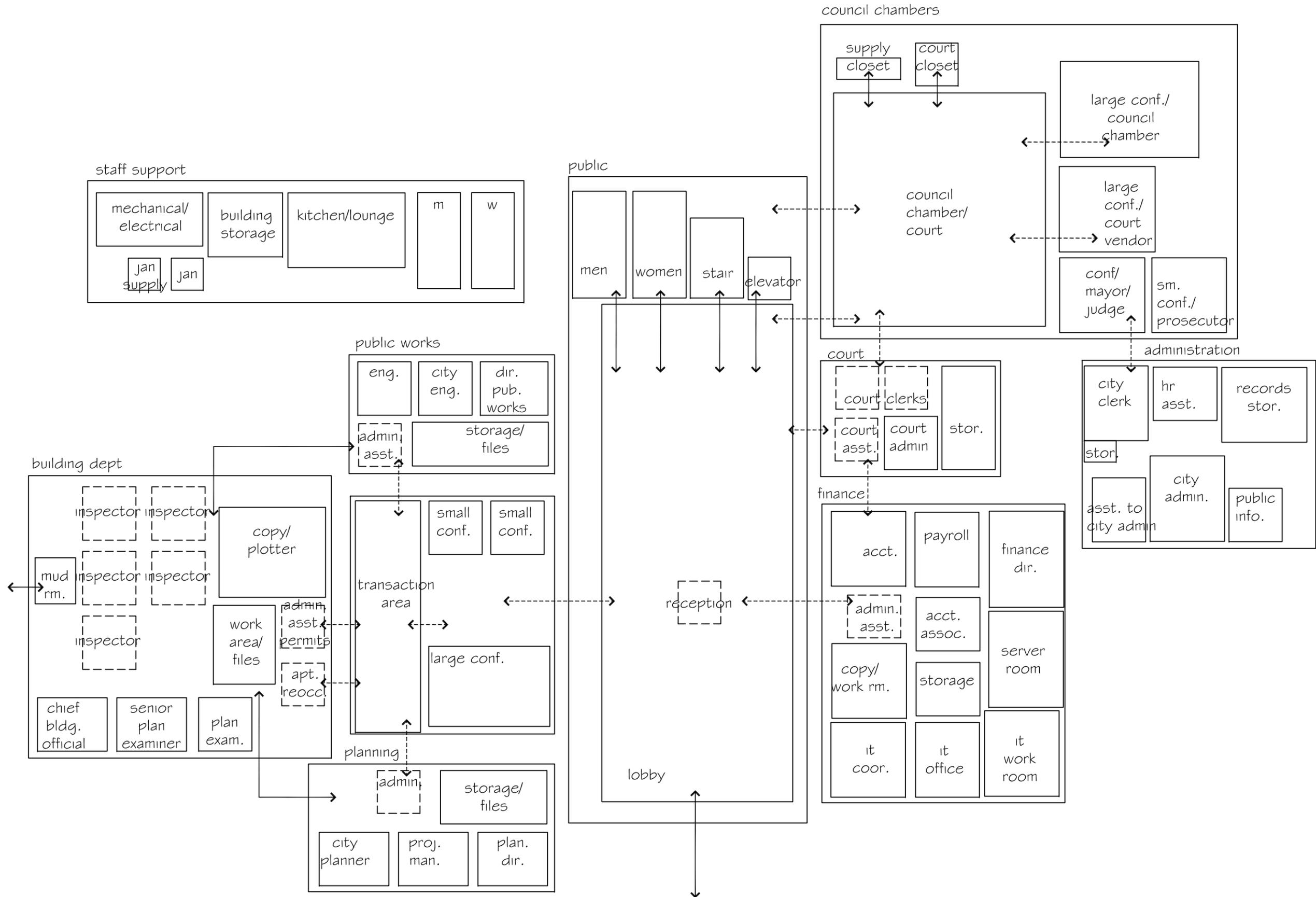
Dept.	Space	Exist SF	Occu pnts	W	L	Desired SF	QTY	Total SF	Notes
									Difficult to navigate exit for conveyance vans. Need to find space other than Sallyport for storing oversize evidence for security and accountability
	Sally Port	1,760	4	22	x	80	1	1,760	
	Police storage off Sally Port	456	0	8	x	57	1	456	
	Supplies, laundry, meal prep	-	2	16	x	14	1	224	
	Booking	126	2	9	x	14	1	126	Floor in poor shape. Leaking pipes.
	Prisoner Storage	-	1	10	x	10	1	100	
	Holding Cells	400	5	8	x	10	5	400	
	Juvenile Holding	80	1	8	x	10	1	80	Converted to a storage room, currently
	Interview Rooms	160	4	10	x	12	2	240	
	Video Room	56	2	8	x	7	1	56	
	Restroom and Shower	100	1	10	x	10	1	100	
	Firing Range	1,377	4	81	x	17	1	1,377	
	Firing Range Storage	80	1	8	x	10	1	80	
	Emergency Operations Center/Training		40	40	x	30	1	1,200	
		12,020						15,339	
									Subtotal:
		29,385						43,242	Total All Departments
								12,973	30% Gross Up Factor
								56,215	Total SF

Hallways, walls, janitor's closets and
Mechanical rooms.

Office Standards

City Administrator	14	x	18
Department Directors	14	x	16

Dept.	Space	Exist SF	Occu			Desired			Notes
			pants	W	L	SF	QTY	Total SF	
	Department Professionals I		12	x	12				
	Department Professional II		10	x	12				
	Department Assistants		10	x	10				
	Assistants		8	x	8				

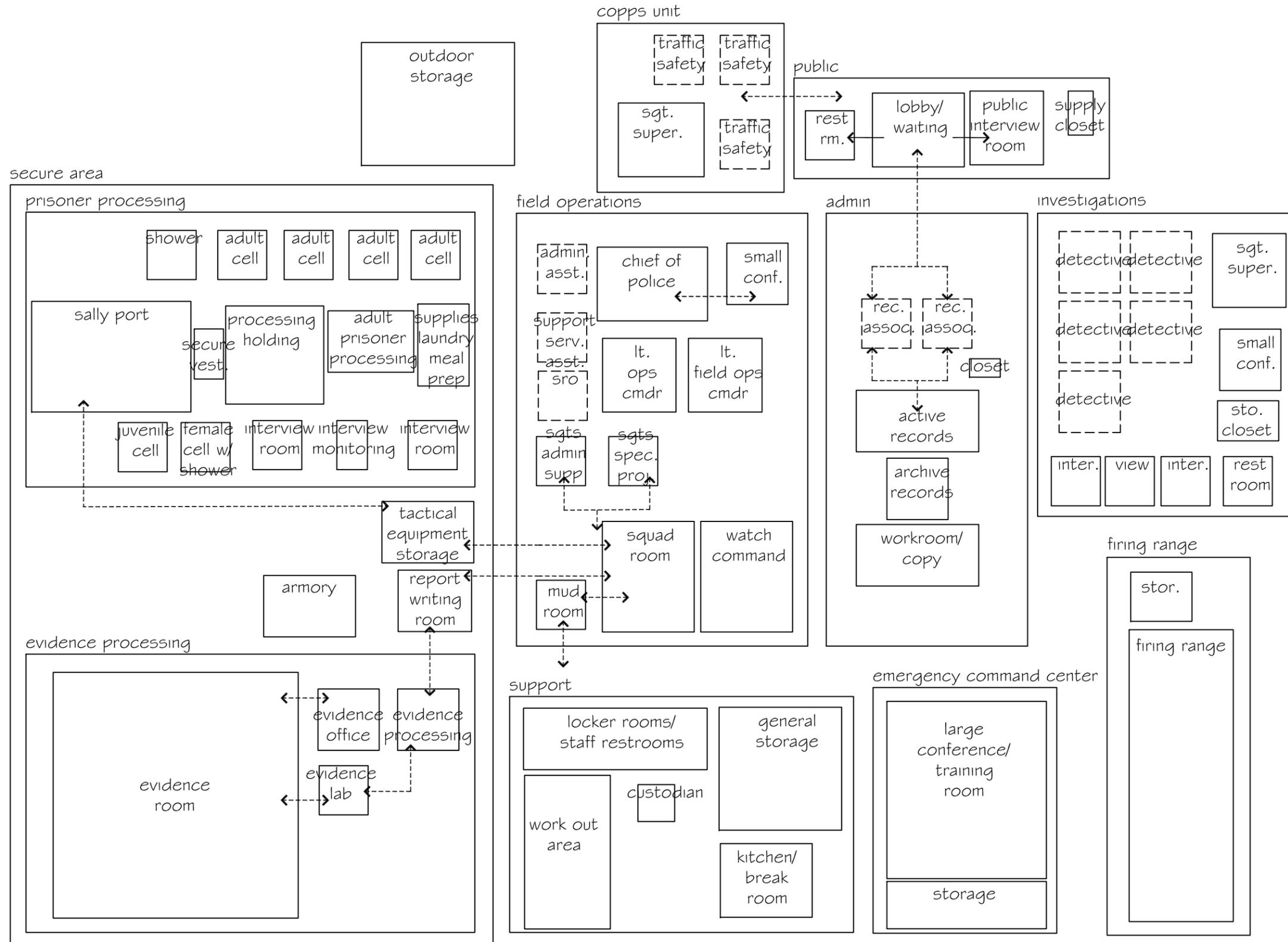


PLANNING DIAGRAM - CITY HALL
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CREVE COEUR CITY HALL / POLICE STATION

MARCH 11, 2014





PLANNING DIAGRAM - POLICE
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Government Center Study
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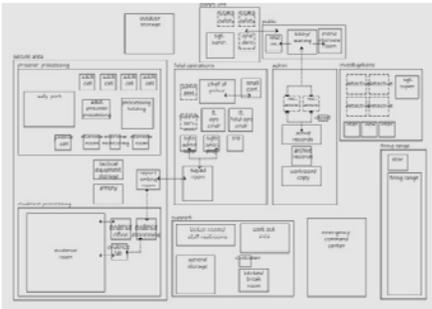


About Bond Architects

- Founded in 1992
- Extensive planning experience
 - Chesterfield Government Center
 - Olivette Municipal Facilities
 - Bellefontaine Neighbors City Hall & Police
- Longstanding municipal relationships
 - Rock Hill: Library, City Hall, Fire
 - Brentwood: Fire, Police, Library, Community Center
 - University City: Parks, Public Works, Library



Government Center Study



Process To Date

- The design team assessed existing conditions
- Detailed surveys were completed by department heads
- Interviews were conducted with key staff
- Programmatic requirements were documented
- Departmental adjacency diagrams were developed
- Design options were developed and presented
- Cost estimates for each concept were reviewed
- Refined concepts were presented

Government Center Study



General Findings

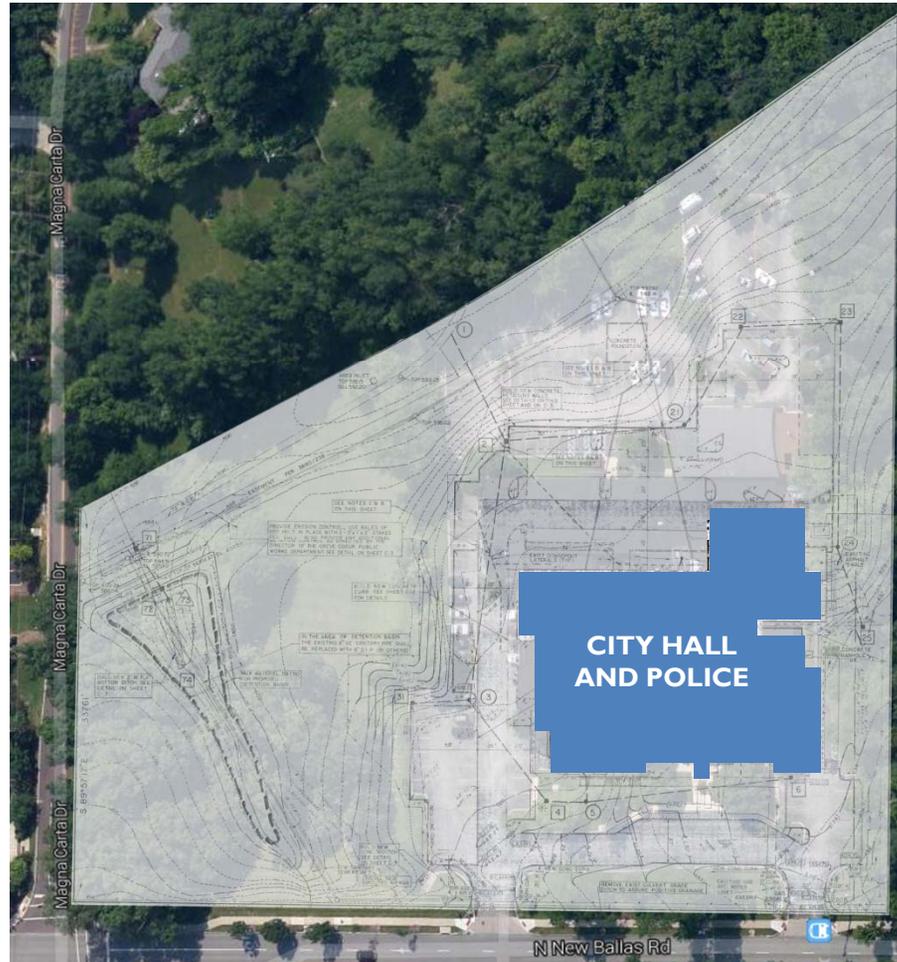
- The building has settlement issues and is not seismically braced
- Multiple building uses, layout & limited parking creates conflicts:
 - Way-finding for the general public needs improvement
 - Direct access from parking to the main entrance is limited
 - Work flow between departments is challenging
 - Limited meeting space for both public and staff functions
- Building limitations and opportunities:
 - Conference room space
 - File storage space
 - Natural light
 - ADA accessibility

Government Center Study



General Findings

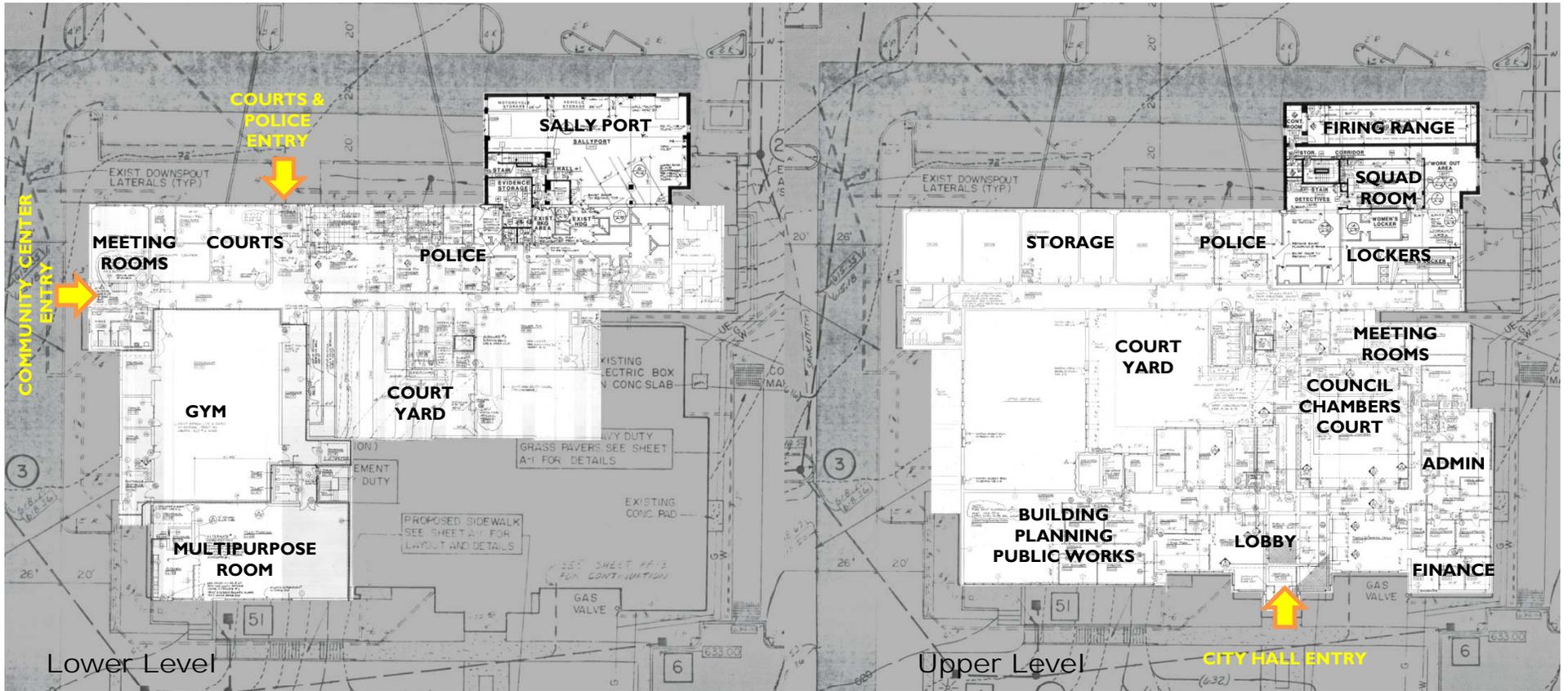
- Police need an alternate entrance to the parking lot
- The building's appearance could be enhanced to welcome our community
- Staff are concerned about indoor air quality
- Heat pump replacement should be routinely scheduled
- Surveillance and building security should be enhanced
- Wide hallways are impractical



Site Plan ←
N

Government Center
April 23, 2014

Existing Site Conditions



Existing Conditions

Government Center
April 23, 2014

Government Center Study

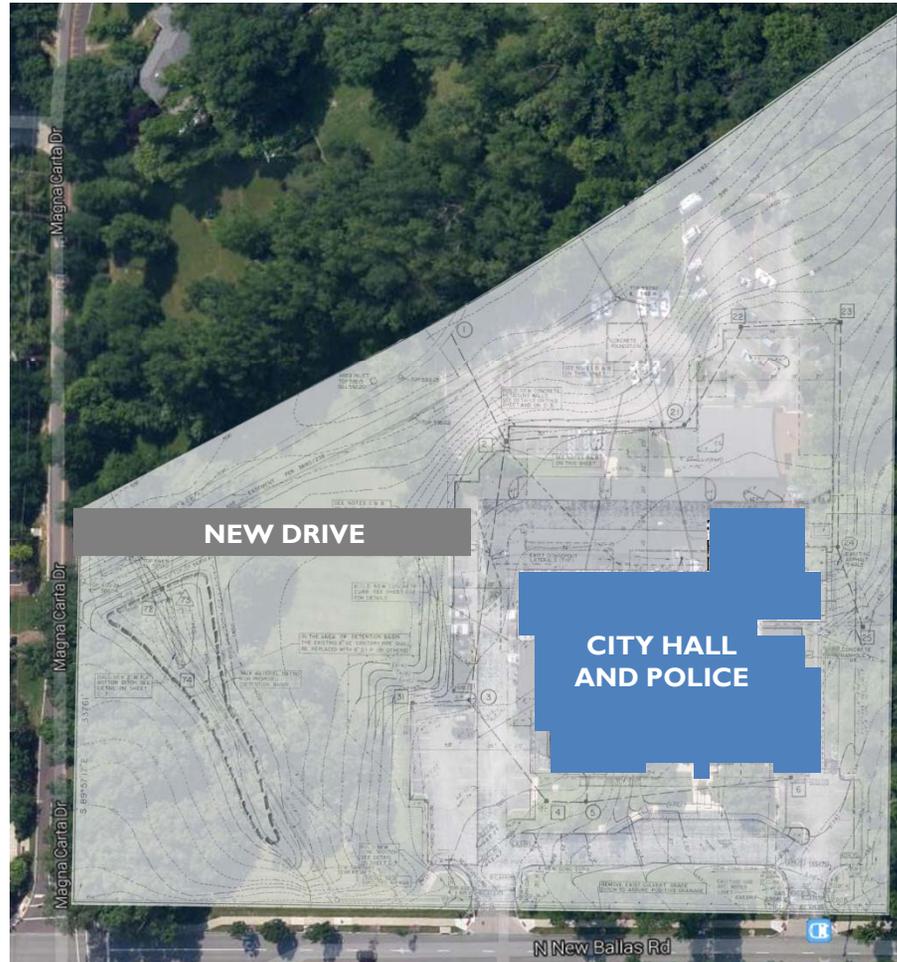
Options for improvement

- Improved site access
- Option 1A: Strategic renovations
- Option 1: Strategic renovations with building wide systems improvements
- Option 2: Renovations with a limited addition
- Option 3: Renovations with a substantial addition
- Option 4: Replace existing Government Center with a new building in its place
- Option 5: Build a new Government Center in a new location
- Option 6: Renovate a building in a new location to be the Government Center

Government Center Study

Options for improvement

- Improved site access
 - Provide secondary vehicular access to police parking
 - Removes vehicular and pedestrian conflicts with police vehicles
 - Cost Estimate: \$250,000



Site Plan ←
N

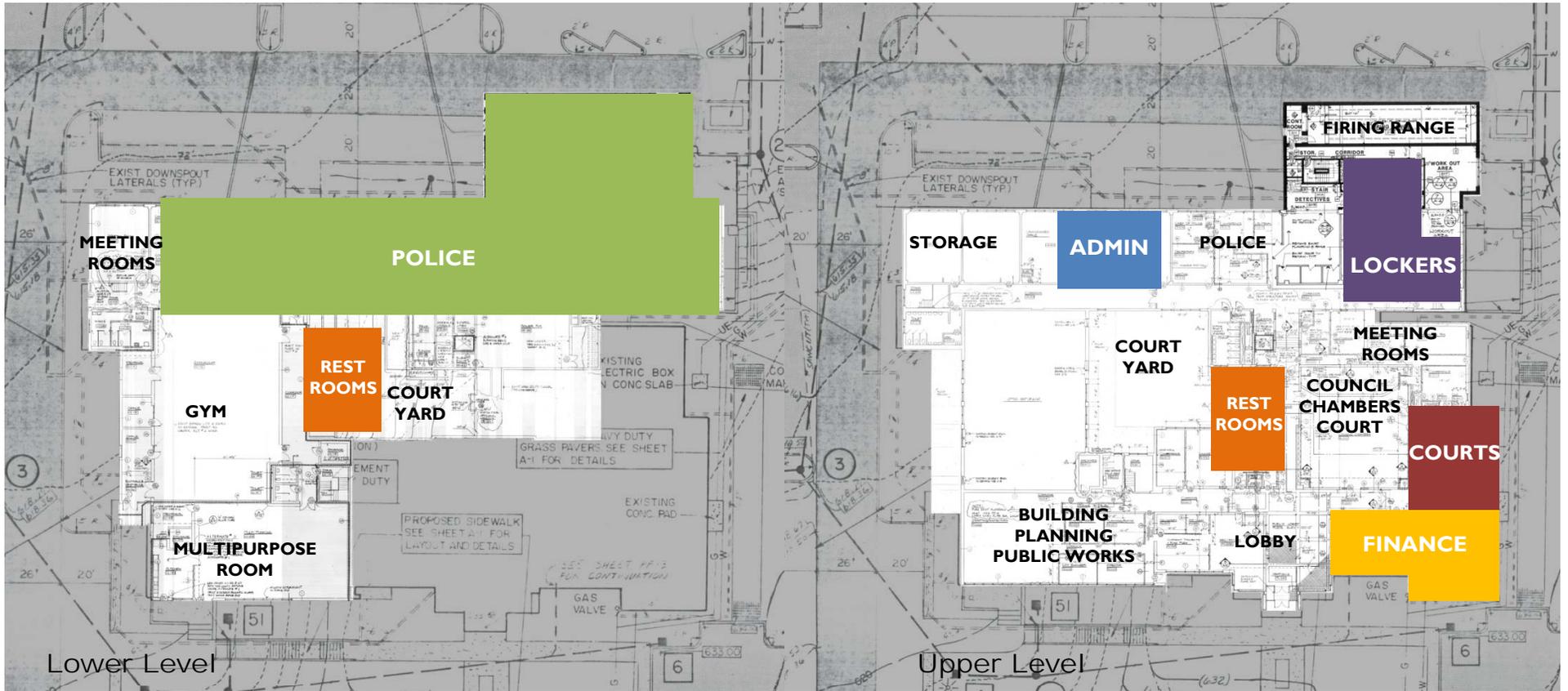
Government Center
April 23, 2014

Improved Site Access

Government Center Study

Options for improvement

- Option IA: Strategic renovations
 - Address building settlement
 - Improve site access and parking for Police vehicles
 - Relocate Courts closer to Finance
 - Increase number and improve location of restrooms
 - Rework file rooms to create more usable space
 - Cost estimate: \$5,258,125
- Option I: Strategic renovations with building-wide systems improvements
 - Includes all of the improvements above
 - Update finishes, windows and building systems throughout
 - Cost estimate: \$10,308,104



Options I & IA Strategic Renovations

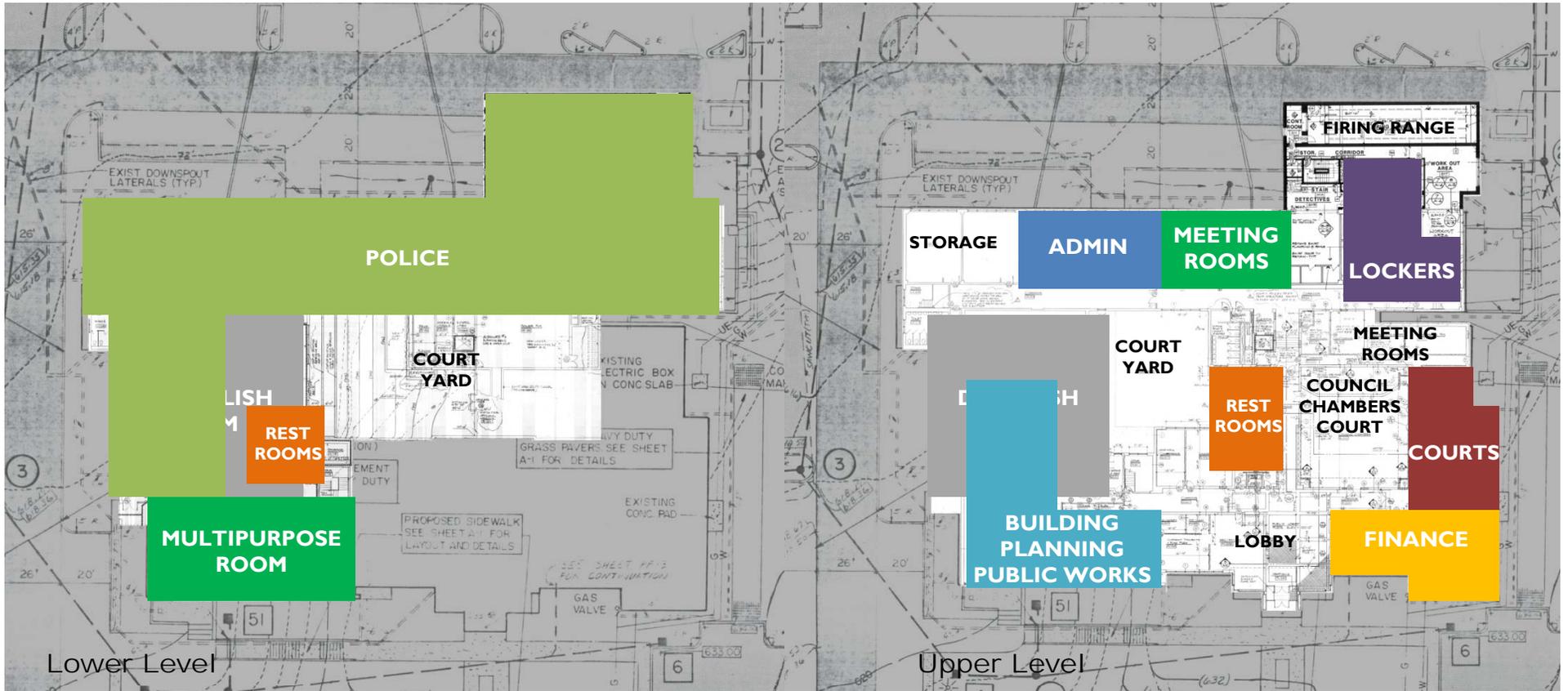
Government Center
April 23, 2014



Government Center Study

Options for improvement

- Option 2: Renovations with a Limited Addition
 - Address Option I improvements
 - Relocates Community Center to a new location
 - Locate all Police functions to one level
 - Expand and rearrange departments
 - Cost estimate: \$15,926,908



Option 2 Renovations with Limited Addition

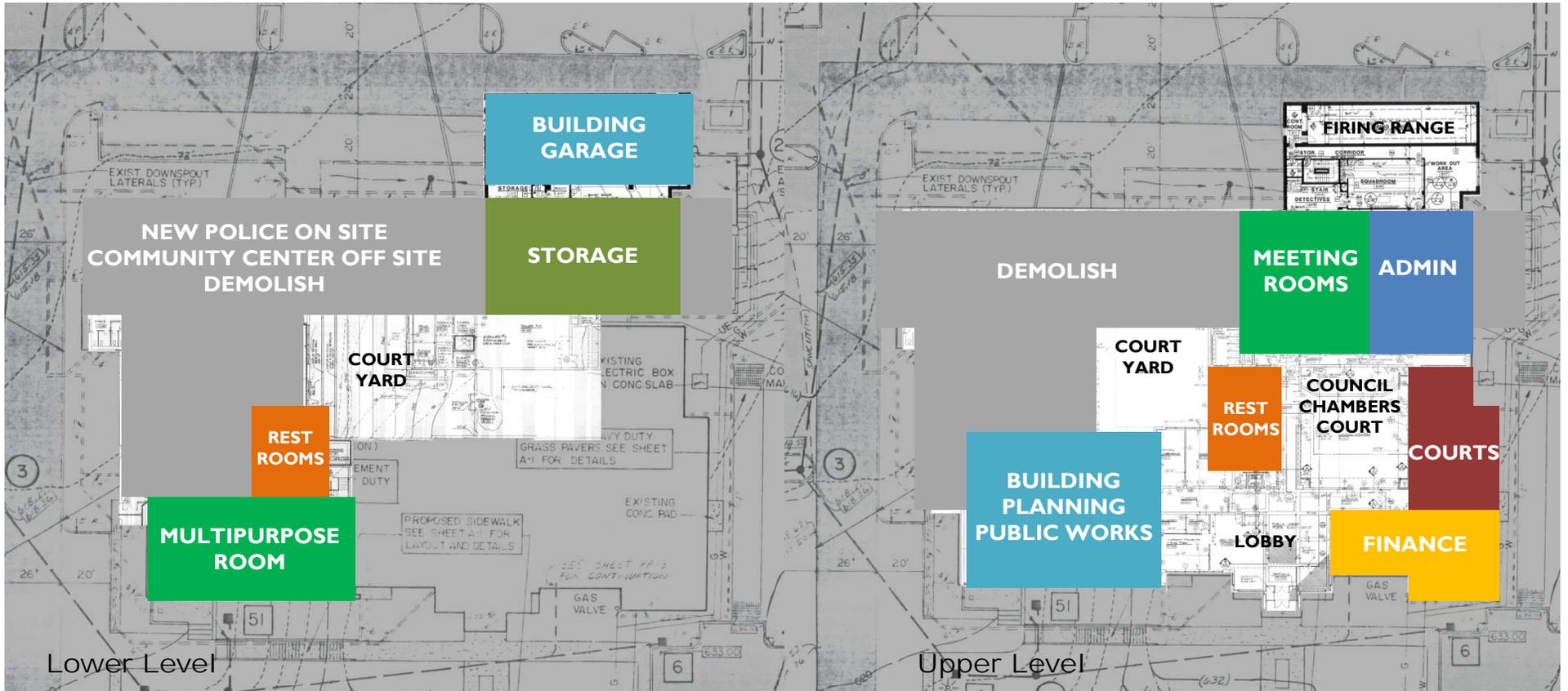
Government Center
April 23, 2014



Government Center Study

Options for improvement

- Option 3: Renovations with a substantial addition
 - Address list of Option 1 & 2 improvements
 - Remove and replace the most challenging wings
 - Constructs a new Police Station on the Government Center site
 - Cost estimate: \$20,799,629



Option 3
Renovations with Substantial Addition

Government Center
 April 23, 2014



Government Center Study

Options for improvement

- Option 4: Replace existing Government Center with a new building in its place
 - Address all needs with a new building
 - Would require temporarily relocating all functions
 - Cost estimate: \$25,545,000



Option 4
New Government Center on Site

Government Center
April 23, 2014

Government Center Study

Options for improvement

- Option 5: Build New Government Center on a new location
- Option 6: Renovate a building in a new location to be the Government Center
 - Address all needs with a new building
 - Would not require temporarily relocating all functions
 - Cost estimate: dependent on site/building selected

**NEW BUILDING CONSTRUCTED
ON NEW SITE
OR
RENOVATED AN EXISTING
BUILDING ON NEW SITE**



**Option 5 & 6
New Government Center on New Site**

Government Center
April 23, 2014

Government Center Study

Implementation Plan

- Improvements must be implemented in phases
- Facility must stay operational during renovations
- Develop the most cost effective solution

Creve Coeur Government Center
 Design Options Matrix
 Bond Architects
 April 23, 2014

Option	Description	Pro's	Con's
Option 1A	Strategic renovations	Resolves pressing concerns	Resolves only most pressing concerns
		Least costly option	Renovations are a longer process and done around staff
		Recent investments in building systems are maintained	Building interiors will not have a consistent appearance
		Can be implemented in phases	Community Center functions remain split
Option 1	Strategic renovations with building wide systems improvements	More holistic approach to building systems improvements	Resolves only most pressing concerns
		Increases utility efficiency	Renovations are phased and done around staff
		Can be implemented in phases	Community Center functions remain split
Option 2	Renovations with a limited addition	Community Center functions are consolidated	Renovations are phased and done around staff
		Increases utility efficiency	Does not improve the exterior appearance of the building
		Consolidation of Police functions on one level improves department separation	
		Site circulation improved by relocating Community Center	
Option 3	Renovations with a substantial addition	Police constructed as 'essential facility'	Renovations are phased and done around staff
		Community Center functions are consolidated	Does not improve the exterior appearance of the building
		Better space utilization for staff efficiency	
		Increases utility efficiency	
Option 4	Replace existing Government Center with a new building in its place	Does not require purchase of a new site	Requires Government Center function to move twice
		Entire building could be constructed as 'essential facility' and comply with seismic safety requirements	Incurrs additional cost and time to implement
		New building better represents the quality of the community	Would require temporary relocation of government service during construction
		Improves all department functions	
		Improves way-finding	
		Reduces existing parking limitations	
Option 5	Build a new Government Center in a new location	Maintains Government Center central location, with presence on Ballas	
		Improves all department functions	Requires purchase of real estate
		Entire building could be constructed as 'essential facility' and comply with seismic safety requirements	Challenging to find a large enough, centrally located site
Option 6	Renovate a building in a new location to be the Government Center	New building better represents the quality of the community	Potentially removes commercial real estate from tax base
		Potentially improves all department functions	Requires purchase of real estate
			Challenging to find a large enough, centrally located site and building
		Potentially removes commercial real estate from tax base	

**Creve Coeur Government Center
Design Options Cost Estimate
Bond Architects and Cooper Estimating
April 23, 2014**

Option 1A

Minimum necessary changes

Secondary vehicle access		\$177,213
Rework loop roadway at front of building	Allowance	\$200,000
Lobby façade improvement	Allowance	\$250,000
Add Parking- Unit Price \$2,000 per space	42 \$2,000	\$84,000
Repair building settlement		\$54,280
Hire records clerk	By Others	
Relocate City administration		\$184,213
Relocate Courts, Expand Finance		\$362,642
Relocate squad room		\$167,929
Renovate / expand locker rooms		\$467,189
Add restrooms and storage @ lower level courtyard		\$560,000
Renovate / add restrooms @ upper level courtyard		\$400,315
Pave remainder of courtyard		\$28,361
Replace windows & exterior doors		\$255,000
Replace Council Chamber ceiling		\$9,000
Replace Council Chamber HVAC		\$48,000
Replace Council Chamber Lighting		\$33,600
Replace Council Chamber finishes		\$36,000
Site Improvements		\$377,165
Stormwater detention	Allowance	\$200,000

Subtotal

\$3,894,907

Soft Cost- Design fees, site survey, administration	20%	\$778,981
Construction Contingency	15%	\$584,236
Fixtures, Furniture and Equipment		
Utility Relocation		
Abatement of Hazardous Materials		

Subtotal

\$1,363,217

Total Option 1A

\$5,258,125

Option 1

Minimum necessary changes

Secondary vehicle access		\$177,213
Rework loop roadway at front of building	Allowance	\$200,000
Lobby façade improvement	Allowance	\$250,000
Add Parking- Unit Price \$2,000 per space	42 \$2,000	\$84,000
Repair building settlement		\$54,280
Hire records clerk	By Others	
Relocate City administration		\$184,213
Relocate Courts, Expand Finance		\$362,642
Relocate squad room		\$167,929
Renovate / expand locker rooms		\$467,189
Add restrooms and storage @ lower level courtyard		\$560,000
Renovate / add restrooms @ upper level courtyard		\$400,315
Pave remainder of courtyard		\$28,361
Replace windows & exterior doors		\$455,938
Replace Ceilings (areas not addressed above)		\$278,385
Replace Flooring (areas not addressed above)		\$294,568
Replace Roofing		\$628,116
Replace HVAC System (areas not addressed above)		\$1,743,329
Replace Lighting (areas not addressed above)		\$456,989
Option - Replace with LED fixtures	Add	\$265,000
Site Improvements		\$377,165
Stormwater detention	Allowance	\$200,000

Subtotal

\$7,635,633

Soft Cost- Design fees, site survey, administration	20%	\$1,527,127
Construction Contingency	15%	\$1,145,345
Fixtures, Furniture and Equipment		
Utility Relocation		
Abatement of Hazardous Materials		

Subtotal

\$2,672,471

Total Option 1

\$10,308,104**Option 2****Substantial renovations**

Secondary vehicle access			\$177,213
Rework loop roadway at front of building		Allowance	\$200,000
Lobby façade improvement		Allowance	\$250,000
Add Parking- Unit Price \$2,000 per space	42	\$2,000	\$84,000
Repair building settlement			\$54,280
Hire records clerk			By Others
Build new recreation / community component			\$2,629,650
Demo gym / expand police department			\$1,815,268
2nd floor addition for building department			\$646,800
Add elevator			\$350,000
Relocate city administration			\$240,189
Renovate for new meeting rooms			\$178,106
Renovate / expand locker rooms			\$467,189
Expand finance			\$206,801
Renovate / add restrooms @ upper level courtyard			\$400,315
Pave remainder of courtyard			\$48,309
Replace windows & exterior doors			\$399,479
Replace Ceilings (areas not addressed above)			\$256,315
Replace Flooring (areas not addressed above)			\$272,497
Replace Roofing			\$525,396
Replace HVAC System (areas not addressed above)			\$1,389,498
Replace Lighting (areas not addressed above)			\$364,237
Option - Replace with LED fixtures		Add	\$265,000
Site Improvements			\$377,165
Stormwater detention		Allowance	\$200,000

Subtotal			\$11,797,710
Soft Cost- Design fees, site survey, administration	20%	\$2,359,542	
Construction Contingency	15%	\$1,769,656	
Fixtures, Furniture and Equipment			
Utility Relocation			
Abatement of Hazardous Materials			

Subtotal		\$4,129,198	
Total Option 2			\$15,926,908

Option 3

Maximize facility improvements

Secondary vehicle access		\$177,213	
Rework loop roadway at front of building	Allowance	\$200,000	
Lobby façade improvement	Allowance	\$250,000	
New police station over covered parking		\$5,185,000	
Repair building settlement		\$54,280	
Hire records clerk	By Others		
New recreation / community component		\$2,629,650	
Temporary relocation of courts		\$112,000	
Demolish gym and classroom wing		\$468,165	
New 2-story addition to City Hall with Elevator		\$2,215,000	
Add elevator at shooting range		\$250,000	
Renovate shooting range and sallyport		\$252,000	
Renovate MP room		\$240,000	
Add restrooms @ lower level		\$495,916	
Renovate / add restrooms @ upper level courtyard		\$400,315	
Renovate public works		\$240,000	
Relocate city administration		\$240,189	
Expand finance		\$178,106	
Pave remainder of courtyard		\$48,309	
Replace windows & exterior doors		\$219,807	
Replace Ceilings (areas not addressed above)		\$52,945	
Replace Flooring (areas not addressed above)		\$69,128	
Replace Roofing		\$304,920	
Replace HVAC System (areas not addressed above)		\$349,428	
Replace Lighting (areas not addressed above)		\$91,598	
Option - Replace with LED fixtures	Add	\$106,000	
Site Improvements		\$377,165	
Stormwater detention	Allowance	\$200,000	

Subtotal			\$15,407,133
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Soft Cost- Design fees, site survey, administration	20%	\$3,081,427	
Construction Contingency	15%	\$2,311,070	
Fixtures, Furniture and Equipment			
Utility Relocation			
Abatement of Hazardous Materials			

Subtotal		\$5,392,497	
Total Option 3			\$20,799,629

Option 4

Demolish existing facility / New city hall

Moving Expenses		\$120,000	
Rent in Temporary space (18 Months)		\$1,995,000	
Demolish City Hall		\$525,000	
New City Hall		\$15,750,000	
Site Work		\$1,260,000	
Subtotal			\$19,650,000

Soft Cost- Design fees, site survey, administration	20%	\$3,930,000	
Construction Contingency	10%	\$1,965,000	
Fixtures, Furniture and Equipment			
Utility Relocation			
Abatement of Hazardous Materials			

Subtotal		\$5,895,000	
Total Option 4			\$25,545,000

* Note - Pricing is based on current start of construction. Projected escalation is 4%-5% per year.

General Comment:

Estimates are intended to be used as a professional opinion of the probable cost of construction, based on the Estimators understanding of the design at the time the estimate was prepared. The Estimator has no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

Option # 4

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
General											
Notes: Remove drop ceilings in favor of exposed duct and black painted ceilings.											
	Vestibule	72	4	12	x	6	72	1	72	\$ 240	\$ 17,280
	Lobby	1,080	30	27	x	40	1,080	1	1,080	\$ 240	\$ 259,200
	Council Chamber	2,244	120	44	x	51	2,244	1	2,244	\$ 320	\$ 718,080
	Council Conference Room	270	18	15	x	18	270	1	270	\$ 240	\$ 64,800
	Conference Room # 2	300	16	25	x	16	400	1	400	\$ 240	\$ 96,000
	Public Restrooms	208	12	10	x	40	400	2	800	\$ 280	\$ 224,000
	Employee Lounge & Kitchen	456	8	19	x	24	456	1	456	\$ 220	\$ 100,320
	Employee Restrooms	112	3	10	x	22	220	4	880	\$ 280	\$ 246,400
	Large Conference Room	-	20	16	x	24	384	1	384	\$ 280	\$ 107,520
	Small conference room	-	6	12	x	16	192	2	384	\$ 280	\$ 107,520
	Storage Room	49	1	7	x	7	49	1	49	\$ 180	\$ 8,820
		4,791							6,947	\$ 1,949,940	
Administration & Legislative											
Notes: Offices not well proportioned; needs complete reorganization. Seek natural/borrow light into all offices.											
	Mayor's Office (share Judge's Chamber)	294	4	14	x	18	252	1	252	\$ 240	\$ 60,480 Window; office too large with limited use
	City Administrator	224	6	14	x	18	252	1	252	\$ 240	\$ 60,480
	City Clerk	294	1	14	x	16	224	1	224	\$ 240	\$ 53,760
	City Clerk Storage (Closet)	12	0	2	x	6	12	1	12	\$ 180	\$ 2,160 Would like closet in office as secondary storage, but ceiling needs to be fireproof
	Asst to City Administrator	192	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	HR Assistant		1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Public Info & Mgmt Analyst	180	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Records Storage (Vault)	98	1	14	x	10	140	1	140	\$ 180	\$ 25,200 Locate in more accessible, open area

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes	
Finance (proximate to Courts)												
Notes: Proximate to storage closet. Increase natural and borrow light												
	Director of Finance	140	1	14	x	16	224	1	224	\$ 240	\$ 53,760	Move to front of dept, add bookshelves
	IT Office	238	1	10	x	12	120	1	120	\$ 240	\$ 28,800	Raised floor to accommodate wiring
	IT Coordinator	-	1	10	x	12	120	1	120	\$ 240	\$ 28,800	
	IT Workroom	-	1	14	x	16	224	1	224	\$ 220	\$ 49,280	
	IT Server Room	-	1	10	x	12	120	1	120	\$ 180	\$ 21,600	
	Administrative Assistant	110	1	10	x	11	110	1	110	\$ 240	\$ 26,400	
	Account Associate	110	1	10	x	11	110	1	110	\$ 240	\$ 26,400	
	Payroll Clerk	64	1	8	x	8	64	1	64	\$ 240	\$ 15,360	Window, bookshelves
	Accountant		1	10	x	12	120	1	120	\$ 240	\$ 28,800	
	Front Desk Receptionist		2	12	x	18	216	1	216	\$ 240	\$ 51,840	Increase
	Copy area/work room	108	2	10	x	18	180	1	180	\$ 220	\$ 39,600	Increase
		770						Subtotal:	1,608	\$	370,640	
Courts (proximate to Police & Finance)												
	Court Administrator	192	1	10	x	12	120	1	120	\$ 240	\$ 28,800	
	Court Clerk	80	2	12	x	12	144	1	144	\$ 240	\$ 34,560	
	Deputy Court Clerk	64	2	10	x	10	100	1	100	\$ 240	\$ 24,000	
	Court Assistant	64	1	8	x	8	64	1	64	\$ 240	\$ 15,360	
	Records Storage	16	1	4	x	4	16	1	16	\$ 240	\$ 3,840	
	Public Phone Area		3	12	x	16	192	1	192	\$ 240	\$ 46,080	
	Prosecutor		4	14	x	14	196	1		\$	-	Use Mayor's Office
	Judge		4	14	x	16	224	1		\$	-	Use Mayor's Office
	Defense Attorney		4	12	x	14	168	1		\$	-	Use Small Conference room
	Courts space separate from Council Chambers?		75	40	x	51	2,040	1		\$	-	Use Council Chambers

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
Building Department (proximate to Public Works)											
Notes: Address uneven floors. Clean ducts; air and water quality concerns											
	Chief Building Official	169	1	14	x	16	224	1	224	\$ 240	\$ 53,760
	Senior Plans Examiner	156	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Plan Examiner	-	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Commercial Building Inspector x 3	120	2	10	x	12	120	3	360	\$ 240	\$ 86,400 Shared office. Direct access to vehicles
	Code Inspector/Violations	120	1	10	x	12	120	1	120	\$ 240	\$ 28,800 Direct access to vehicles
	Residential Bldg Inspector	120	1	10	x	12	120	1	120	\$ 240	\$ 28,800 Direct access to vehicles
	Admin Assistant/Permits Clerk	100	1	10	x	10	100	1	100	\$ 240	\$ 24,000
	Apartment Reoccupancy	100	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Print Room	-	2	16	x	18	288	1	288	\$ 220	\$ 63,360 Houses copier and plotter
	Records Storage	-	1	24	x	24	576	1	576	\$ 180	\$ 103,680 Need more
		885							2,148	\$	475,200
Public Works (proximate to Bldg Dept)											
	Director of Public Works	240	1	14	x	16	224	1	224	\$ 240	\$ 53,760
	City Engineer	130	1	12	x	12	144	1	144	\$ 240	\$ 34,560
	Engineer	130	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Administrative Assistant	100	1	10	x	10	100	1	100	\$ 240	\$ 24,000
	Conference Room	-	14	14	x	22	308	1	308	\$ 220	\$ 67,760
	Small conference room	-	6	14	x	16	224	1	224	\$ 240	\$ 53,760 Additional space for Public Works use
	Restrooms	-	2	12	x	22	264	2	528	\$ 240	\$ 126,720 Need Employee Restrooms
	Records Storage	-	2	14	x	24	336	1	336	\$ 180	\$ 60,480
		600							1,984	\$	449,840

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
Planning & Zoning											
	Planning Director	192	1	14	x	16	224	1	224	\$ 240	\$ 53,760
	City Planner	130	1	12	x	12	144	1	144	\$ 240	\$ 34,560
	Project Manager	130	1	10	x	12	120	1	120	\$ 240	\$ 28,800
	Administrative Assistant	100	1	10	x	10	100	1	100	\$ 240	\$ 24,000
	P&Z Storage		1	14	x	16	224	1	224	\$ 180	\$ 40,320
		552						Subtotal:	812	\$	181,440
Parks & Recreation											
	Lobby	100	0	12	x	17	204	1	204	\$ 220	\$ 44,880 Create central entry point
	Gymnasium	3,900	325	78	x	50	3,900	1	-	\$ 180	\$ -
	Gymnasium Storage (300-400 SF)	108	1	16	x	20	320	1	-	\$ 180	\$ -
	Multipurpose Rooms	2,318	90	42	x	32	1,344	3	4,032	\$ 200	\$ 806,400
	Multipurpose Storage (350-400 SF)	-	1	19	x	20	380	1	380	\$ 200	\$ 76,000
	Locker Rooms	-	22	24	x	28	672	2	1,344	\$ 240	\$ 322,560
	Meeting Rooms	1,410	50	24	x	32	768	3	2,304	\$ 200	\$ 460,800
	Restrooms	221	2	12	x	24	288	2	576	\$ 240	\$ 138,240 More/larger stalls, consolidated area
		8,057						Subtotal:	8,840	\$	1,848,880

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
Police											
	Police Chief	221	6	14	x	16	224	1	224	\$ 220	\$ 49,280
	Chief's Administrative Asst.	140	1	10	x	12	120	1	120	\$ 220	\$ 26,400
	Chief's Conference Room	208	6	14	x	18	252	1	252	\$ 220	\$ 55,440 Needs to be larger
	Lt. Police Ops CMDR	132	1	12	x	12	144	1	144	\$ 220	\$ 31,680
	Lt. Police Field Ops CMDR	132	1	12	x	12	144	1	144	\$ 220	\$ 31,680
	Sgt. Adm & Support Services	64	1	10	x	12	120	1	120	\$ 200	\$ 24,000 Air temp controlled by thermostat in the WC office. Admin offices usually 5-8 degrees colder than WC office.
	Sgt. Spec Projects	64	1	10	x	12	120	1	120	\$ 200	\$ 24,000
	SRO	100	1	10	x	12	120	1	120	\$ 200	\$ 24,000
	Support Svc Asst	64	2	8	x	8	64	1	64	\$ 200	\$ 12,800
	Records Associate	64	2	8	x	8	64	2	128	\$ 200	\$ 25,600 Shared office w/window into lobby. Adjacent records storage.
	Records	476	0	14	x	34	476	1	476	\$ 180	\$ 85,680 Most packages and shipments to PD arrive through records. There needs to be a solution to receiving shipments by clerks which doesn't involve using the WC office. Records clerks fingerprinting citizens and store records in this offic. Interrupts work flow of the watch commanders.
	Sgt's Office	120	3	12	x	12	144	3	432	\$ 200	\$ 86,400 Segregation from the rest of PD, office not large enough.
	(COPPS Unit)									\$	-
	Sgt./Supervisor	196	1	12	x	12	144	1	144	\$ 200	\$ 28,800
	CPO/DARE	64	1	8	x	8	64	1	64	\$ 200	\$ 12,800
	Traffic Safety x 3	192	2	8	x	8	64	3	192	\$ 200	\$ 38,400

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
(Police Investigations)											
	Sgt./Supervisor	196	1	12	x	12	144	1	144	\$ 200	\$ 28,800
	Detectives	506	5	10	x	12	120	5	600	\$ 200	\$ 120,000 Shared office
	Public Lobby	-	8	14	x	14	196	1	196	\$ 220	\$ 43,120
	Unisex Restroom proximate to Interview Rooms		1	10	x	10	100	1	100	\$ 240	\$ 24,000 New
	Interview Rooms	128	4	8	x	8	64	2	128	\$ 180	\$ 23,040
	Conference Room	-	12	16	x	18	288	1	288	\$ 200	\$ 57,600
	Watch Commanders' Office	660	6	33	x	20	660	1	660	\$ 200	\$ 132,000 Needs to be more private
	Squad Room/Major Case Room	620	25	31	x	20	620	1	620	\$ 200	\$ 124,000
	Mud room	224	6	16	x	14	224	1	224	\$ 180	\$ 40,320
	Report Writing	154	2	10	x	14	140	1	140	\$ 200	\$ 28,000 Move closer to Watch Commander
	Evidence Officer	168	1	12	x	12	144	1	144	\$ 200	\$ 28,800
	Evidence Processing	100	1	10	x	10	100	1	100	\$ 180	\$ 18,000
	Evidence Lab	308	1	18	x	20	360	1	360	\$ 180	\$ 64,800 Increase from current size
	Evidence Room # 1	180	1	16	x	30	480	1	480	\$ 180	\$ 86,400 Double the size, pipes have leaked on evidence. We need a solution for handling wet biohazard evidence. This room ideally should not be accessible from public hallway.
	Evidence Room # 2	266	1	14	x	19	266	1	266	\$ 180	\$ 47,880
	Break Room	140	6	16	X	18	288	1	288	\$ 180	\$ 51,840
	Storage	-	0	12	x	10	120	1	120	\$ 180	\$ 21,600 Running out of space
	Workout Room	546	4	21	x	26	546	1	546	\$ 200	\$ 109,200 Noise from workout room interrupts rollcall- Men's locker room needs to be larger spac, locker size, leaking pipesabove space, locker size
	Locker Room (Mens)	616	12	14	x	44	616	1	616	\$ 240	\$ 147,840

Option 4 Space Program&Cost_4-28-14

Dept.	Space	Exist SF	Occu			Desired			Total SF	Cost SF	Subtotal	Notes		
			pants	W	L	SF	QTY							
	Locker Room (Womens)	264	8	11	x	24	264	1	264	\$	-			
	Armory	112	1	8	x	14	112	1	112	\$	240	\$	26,880	
													Difficult to navigate exit for conveyance vans. Need to find space other than sallyport for storing oversize evidence for security and accountability	
	Sally Port	1,760	4	22	x	80	1,760	1	1,760	\$	160	\$	281,600	
	Police storage off Sally Port	456	0	8	x	57	456	1	456	\$	160	\$	72,960	
	Supplies, laundry, meal prep	-	2	16	x	14	224	1	224	\$	180	\$	40,320	
	Booking	126	2	9	x	14	126	1	126	\$	220	\$	27,720	Floor in poor shape. Leaking pipes.
	Prisoner Storage	-	1	10	x	10	100	1	100	\$	220	\$	22,000	
	Holding Cells	400	5	8	x	10	80	5	400	\$	320	\$	128,000	
	Juvenile Holding	80	1	8	x	10	80	1	80	\$	320	\$	25,600	Converted to a storage room, currently
	Interview Rooms	160	4	10	x	12	120	2	240	\$	220	\$	52,800	
	Video Room	56	2	8	x	7	56	1	56	\$	220	\$	12,320	
	Restroom and Shower	100	1	10	x	10	100	1	100	\$	240	\$	24,000	
	Firing Range	1,377	4	81	x	17	1,377	1	1,377	\$	375	\$	516,375	
	Firing Range Storage	80	1	8	x	10	80	1	80	\$	180	\$	14,400	
	Emergency Operations Center/Training		40	40	x	30	1,200	1	1,200	\$	180	\$	216,000	
		12,020				Subtotal:			15,339			\$	3,215,175	Police
								30%	4,602			\$	964,553	Gross up for mechanical, Walls, Circulation)
									19,941			\$	4,179,728	Police Total SF
									24,495			\$	5,784,260	All Other Departments

Option 4 Space Program&Cost_4-28-14

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
							30%	7,349		\$ 1,735,278	Gross up for mechanical, Walls, Circulation)
								31,844		\$ 7,519,538	Total Government Center
										\$ 450,000	Asbestos Abatement
										\$ 750,000	Demolish Existing Bldg
										\$ 1,000,000	Underground Stormwater Detention
										\$ 300,000	Retaining Walls
										\$ 200,000	New Road to Magna Carta
										\$ 300,000	Parking 360 deg around bldg
										\$ 75,000	Regrade south side
										\$ 300,000	Landscape
										\$ 15,074,266	Total Construction Cost
							10%			\$ 1,507,427	Construction Contingency

Option 4 Space Program&Cost_4-28-14

Dept.	Space	Exist SF	Occu pants	W	L	Desired SF	QTY	Total SF	Cost SF	Subtotal	Notes
									10%	\$ 1,507,427	FF&E
									3%	\$ 452,228	Surveys and Geotechnical report, legel wor
									7%	\$ 1,055,199	Design Fees
										\$ 19,596,545	
								31,844	\$ 4	\$ 127,376	Move Government Center Staff (2 Times)
								31,844	\$ 22	\$ 1,401,114	Lease of Temp space (2 Years) (2016-2017)
										\$ 21,125,035	Total Project Cost

Note: Estimate based on 2014 construction costs. Factor escalation of 4 % annually after 2014.

Creve Coeur Government Center
Option 3 - Implementation Plan
7-May-14

Phase	Task	Year 1												Year 2												Year 3												Year 4												Year 5							
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
I	Site Preparation	█																																																							
	New Police Building					█																																																			
	Move police in																																																								
	Build Park Department Space	█																																																							
	Move Parks Department																																																								
II	Move Finance and Court into multi purpose space																																																								
	Renovate Finance and Courts																																																								
	Move Finance and Courts into renovated space																																																								
III	Demolish Police and Parks Spaces																																																								
IV	Build New Meeting Rooms and Admin Space																																																								
V	Move Admin into renovated space																																																								
VI	Move Council Chambers into multi-purpos space																																																								
	Renovate Council Chambers																																																								
	Move Council Chambers into renovatted space																																																								
VII	Move Pub Works, Planning and Building Dept into multi-purpose space																																																								
	Renovate PW, P & BD space																																																								
	Move PW, P & BD into Renovated Space																																																								
VIII	Renovate Exist Pub Restrooms Upper Floor																																																								
IX	Expand Restrooms @ Multi-purpose room lower level																																																								

Creve Coeur Government Center
Option 4 - Implementation Plan
7-May-14

Phase	Task	Year 1												Year 2												Year 3												Year 4											
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
I	Site Preparation	█																																															
	New Police Building					█																																											
	Move police in																																																
II	Move Out of Government Center																																																
	Demolish Exist Government Center																																																
	Site Preparation																																																
	New Government Center																																																
	Move-in																																																