

Police & Gov't Center Study

Cost Summary

- Police Station/Accessibility/Security \$10.5 Million
 - Building, site work, furniture/fixtures
 - Accessibility/Security for Govt. Center

- Gov't Center Renovation \$ 5.5 Million



Police station - Project Cost Summary - 3/28/2016

Area of Work	1	2	3	4	5	6	7	8	9	10
	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 10.0%	Subtotal	Escalation to 2017 Start 4.5%	Construction Cost	A/E Fee 6.50%	Project Cost
New Police Station	\$ 5,645,990	\$ 451,679	\$ 365,860		\$ 646,353	\$ 7,109,882	\$ 319,945	\$ 7,429,827	\$ 482,939	\$ 7,912,766
Sitework	\$ 1,235,378	\$ 98,830	\$ 80,052		\$ 141,426	\$ 1,555,687	\$ 70,006	\$ 1,625,693	\$ 105,670	\$ 1,731,363

Clarifications

Total **\$ 9,644,128**

- 1 Cost estimate after reductions in area
- 2 General conditions can be described as three aspects of the construction, 1) Temporary utilities, 2) Material handling and 3 Project Field supervision
- 3 Construction Management Fee includes profit and overhea
- 4 Phasing premium is the cost to the project in working in various areas of the building in phases as opposed to doing all areas of work at the same time.
- 5 Construction contingency is a fund that is used to cover unforeseen field conditions that are encountered in the field, while the project is under construction.
- 6 Subtotal after contingency is added
- 7 Since cost estimate was done in february 2016 and the likely start of construction is over a year out, this factor is carried cover escalation in the cost of materials and labor
- 8 This is the combined subtotal and the escalation
- 9 The Architectural and Engineering design fee
- 10 The project Cost includes construction cost and the architectural and engineering fee

Government Center - Project Cost Summary - 3/28/2016

Area of Work	1	2	3	4	5	6	7	8	9	10
	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 15.0%	Subtotal	Escalation to 2017 Start 4.5%	Construction Cost	A/E Fee 7.50%	Project Cost
Government Center										
Renovation - Lower Level	\$ 468,166	\$ 37,453	\$ 30,337	\$ 53,596	\$ 88,433	\$ 677,985	\$ 30,509	\$ 708,494	\$ 53,137	\$ 761,631
Renovation - Upper Level	\$ 2,963,423	\$ 237,074	\$ 192,030	\$ 339,253	\$ 559,767	\$ 4,291,546	\$ 193,120	\$ 4,484,666	\$ 336,350	\$ 4,821,016

Total **\$ 5,582,647**

Furniture Budget

	1	2	3	4	5	6	7	8	9	10
Area of Work	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 10.0%	Subtotal	Escalation to 2017 Start 4.5%	Furniture Cost	A/E Fee 7.0%	Project Cost
Fixtures Furniture & Equipment										
Government Center	\$ 650,000					\$ 650,000	\$ 29,250	\$ 679,250	\$ 47,548	\$ 726,798
Police Facility	\$ 350,000					\$ 350,000	\$ 15,750	\$ 365,750	\$ 25,603	\$ 391,353

Accessibility Costs and Safety & Security Costs of Government Center Renovation

	1	2	3	4	5	6	7	8	9	10
Area of Work	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 10.0%	Subtotal	Escalation to 2017 Start 4.5%	Furniture Cost	A/E Fee 7.0%	Project Cost
Cost of renovation Related To:										
Accessibility	\$ 211,600	\$ 16,928	\$ 13,712		\$ 36,336	\$ 278,576	\$ 12,536	\$ 291,112	\$ 21,833	\$ 312,945
Safety and Security	\$ 140,718	\$ 11,257	\$ 9,119		\$ 24,164	\$ 185,258	\$ 8,337	\$ 193,595	\$ 14,520	\$ 208,114

The Accessibility costs and Safety & Security costs are included in the Government Center renovation costs above.

Police & Gov't Center Study

Financing

Police Station

- General Obligation Bonds \$10.5 Million – Voter Approval Required
- Tax Rate - \$.085 per \$100 assessed valuation / 20 years
- Estimated Impact: \$60.80 annual increase on a \$400,000 home

Government Center Renovation

- Use of Fund Reserves - \$2 - \$3 million
- Special Obligation Bonds - \$2.5-3.5 million
- Capital Improvement Fund – \$170,000- \$240,000 annually / 20 years



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Next Steps/Timeline

- May-July 2016 – Council/Finance Committee/P&Z Review
- November 2016 – Police Station Ballot Issue (tentative) – 4/7 approval required
- 2017 – Design/Engineering/Financing – Police Station
- 2018-19 – Construction – Police Station
- 2019 – Design/Engineering/Financing – Gov't Center
- 2020 – Gov't Center Renovation

