Police & Gov't Center Study

Cost Summary

- Police Station/Accessibility/Security
 - Building, site work, furniture/fixtures
 - Accessibility/Security for Govt. Center
- Gov't Center Renovation

\$ 5.5 Million

\$10.5 Million



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		8.0%	6.0%	10.0%	10.0%		4.5%		6.50%	
New Police Station	\$ 5,645,990	\$ 451,679	\$ 365,860		\$ 646,353	\$ 7,109,882	\$ 319,945	\$ 7,429,827	\$ 482,939	\$ 7,912,76
Sitework	\$ 1,235,378	\$ 98,830	\$ 80,052		\$ 141,426	\$ 1,555,687	\$ 70,006	\$ 1,625,693	\$ 105,670	\$ 1,731,36
Clarifications									Total	\$ 9,644,12
Cost estimate after reductions in	area									
General conditions can be descri	ribed as three	aspects of the	construction,	1) Tempora	ry utilities, 2) M	aterial handlir	ng and 3 Project	Field supervisio	n	
Construction Management Fee i	ncludes profit	and overhea								
Phasing premium is the cost to	the project in	working in var	ious areas of	the building i	in phases as opp	osed to doing	g all areas of wo	rk at the same ti	me.	
Construction contingency is a fu	nd that is used	to cover unfo	rseen field co	onditions tha	t are encounter	ed in the field	, while the proje	ect is under cons	truction.	
Subtotal after contingency is add	ded									
Since cost estimate was done in	february 2016	and the likely	start of cons	truction is ov	er a year out, th	nis factor is ca	rried cover esca	lation in the cos	t of materials	and labor
This is the combined subtotal	and the esca	lation								
The Architectural and Engine	ering design f	ee								
The project Cost includes con	struction cos	t and the arc	hitectural ar	nd engineer	ing fee					
		Gov	ernment Cei	nter - Proje	ct Cost Summa	ary - 3/28/20	16			
	1	2	3	4	5	6	7	8	9	10
		General	CM	Phasing	Construction		Escalation to	Construction	A/E	Project
Area of Work	Subtotal	Conditions	Fee	Premium	Contingency	Subtotal	2017 Start	Cost	Fee	Cost
		8.0%	6.0%	10.0%	15.0%		4.5%		7.50%	
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
		A 100 W 100	With Executive Conservation						22 200 N 100 - 101	
Renovation - Upper Level	\$ 2,963,423	\$ 237,074	\$ 192,030	\$ 339,253	\$ 559,767	\$ 4,291,546	\$ 193,120	\$ 4,484,666	\$ 336,350	\$ 4,821,01
										\$ 5,582,64
	Clarifications Cost estimate after reductions in General conditions can be described from the Construction Management Fee in Phasing premium is the cost to Construction contingency is a further contingency is a further cost estimate was done in This is the combined subtotal The Architectural and Engineer The project Cost includes continued from the Architectural and Engineer The project Cost includes continued from the Architectural and Engineer The project Cost includes continued from the Architectural and Engineer The project Cost includes continued from the Architectural and Engineer The project Cost includes continued from the Architectural and Engineer The Architectural and Engineer The project Cost includes continued from the Architectural and Engineer The Ar	Clarifications Cost estimate after reductions in area General conditions can be described as three Construction Management Fee includes profit Phasing premium is the cost to the project in the Construction contingency is a fund that is used Subtotal after contingency is added Since cost estimate was done in february 2016 This is the combined subtotal and the escal The Architectural and Engineering design for the project Cost includes construction cost Area of Work Subtotal Government Center Renovation - Lower Level \$ 468,166	Clarifications Cost estimate after reductions in area General conditions can be described as three aspects of the Construction Management Fee includes profit and overhea Phasing premium is the cost to the project in working in variable to cover unform the cost of the construction contingency is a fund that is used to cover unform the cost estimate was done in february 2016 and the likely this is the combined subtotal and the escalation The Architectural and Engineering design fee The project Cost includes construction cost and the architectural and Engineering design fee The project Cost includes construction cost and the architectural and Engineering design fee The project Cost includes construction cost and the architectural and Engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the architectural engineering design fee The project Cost includes construction cost and the escalation engineering design fee The project Cost includes construction cost and the escalation engineering design fee The project Cost includes construction engineering design fee The project Cost includes construction engineering design fee The project Cost includes engineering design fee The project Cost includes engineering design f	New Police Station \$5,645,990 \$451,679 \$365,860 Sitework \$1,235,378 \$98,830 \$80,052 Clarifications Cost estimate after reductions in area General conditions can be described as three aspects of the construction, Construction Management Fee includes profit and overhea Phasing premium is the cost to the project in working in various areas of Construction contingency is a fund that is used to cover unforseen field of Subtotal after contingency is added Since cost estimate was done in february 2016 and the likely start of construction cost estimate was done in february 2016 and the likely start of constructions is the combined subtotal and the escalation The Architectural and Engineering design fee The project Cost includes construction cost and the architectural and project Cost includes construction cost and the architectural and Conditions Fee 1 2 3 General CM Area of Work Subtotal Conditions Fee 8.0% 6.0% Government Center Renovation - Lower Level \$468,166 \$37,453 \$30,337	New Police Station \$5,645,990 \$451,679 \$365,860 Clarifications Cost estimate after reductions in area General conditions can be described as three aspects of the construction, 1) Tempora Construction Management Fee includes profit and overhea Phasing premium is the cost to the project in working in various areas of the building Construction contingency is a fund that is used to cover unforseen field conditions tha Subtotal after contingency is added Since cost estimate was done in february 2016 and the likely start of construction is on This is the combined subtotal and the escalation The Architectural and Engineering design fee The project Cost includes construction cost and the architectural and engineer Government Center - Project Area of Work Subtotal Conditions Subtot	New Police Station \$5,645,990 \$451,679 \$365,860 \$646,353 Sitework \$1,235,378 \$98,830 \$80,052 \$141,426 Clarifications Cost estimate after reductions in area General conditions can be described as three aspects of the construction, 1) Temporary utilities, 2) M Construction Management Fee includes profit and overhea Phasing premium is the cost to the project in working in various areas of the building in phases as opticonstruction contingency is a fund that is used to cover unforseen field conditions that are encounter subtotal after contingency is added Since cost estimate was done in february 2016 and the likely start of construction is over a year out, the Phis is the combined subtotal and the escalation The Architectural and Engineering design fee The project Cost includes construction cost and the architectural and engineering fee Government Center - Project Cost Summing Construction Area of Work Subtotal Conditions Fee Premium Contingency 8.0% 6.0% 10.0% 15.0% Government Center Renovation - Lower Level \$468,166 \$37,453 \$30,337 \$53,596 \$88,433	New Police Station \$5,645,990 \$451,679 \$365,860 \$646,353 \$7,109,882 Sitework \$51,235,378 \$98,830 \$80,052 \$141,426 \$1,555,687 Clarifications Cost estimate after reductions in area General conditions can be described as three aspects of the construction, 1) Temporary utilities, 2) Material handlin Construction Management Fee includes profit and overhea Phasing premium is the cost to the project in working in various areas of the building in phases as opposed to doing Construction contingency is a fund that is used to cover unforseen field conditions that are encountered in the field Subtotal after contingency is added Since cost estimate was done in february 2016 and the likely start of construction is over a year out, this factor is ca This is the combined subtotal and the escalation The Architectural and Engineering design fee The project Cost includes construction cost and the architectural and engineering fee Government Center - Project Cost Summary - 3/28/20	New Police Station \$ 5,645,990 \$ 451,679 \$ 365,860 \$ \$ 646,353 \$ 7,109,882 \$ \$ 319,945 \$ 51,235,378 \$ \$ 98,830 \$ \$ 80,052 \$ \$ 141,426 \$ 1,555,687 \$ 70,006 \$ 66,0% 10.0% 15.0% \$ 451,679 \$ \$ 365,860 \$ \$ 677,985 \$ \$ 30,509 \$ \$ 365,860 \$ \$ 36,585 \$ \$ 7,109,882 \$ \$ 319,945 \$ 5 319,945 \$	New Police Station \$5,645,990 \$ 451,679 \$ 365,860 \$ 646,353 \$7,109,882 \$ 319,945 \$7,429,827 \$ 516	New Police Station \$5,645,990 \$451,679 \$365,860 \$646,353 \$7,109,882 \$319,945 \$7,429,827 \$482,939 \$516work \$51,235,378 \$98,830 \$80,052 \$141,426 \$1,555,687 \$70,006 \$1,625,693 \$105,670 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$1

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

Phasing Construction

6

Premium Contingency Subtotal 2017 Start

7

9

A/E

Fee

10

Project

Cost

8

Cost

Escalation to Construction

4

1

Subtotal

Area of Work

2

General

Conditions

3

CM

Fee

	1	2	3	4	5	6	7	8	9	10
		General	CM	Phasing	Construction		Escalation to	Furniture	A/E	Projec
Area of Work	Subtotal	Conditions	Fee	Premium	Contingency	Subtotal	2017 Start	Cost	Fee	Cost
		8.0%	6.0%	10.0%	10.0%		4.5%		7.0%	
Fixtures Furniture & Equipment										
Government Center	\$ 650,000					\$ 650,000	\$ 29,250	\$ 679,250	\$ 47,548	\$ 726,
Police Facility	\$ 350,000					\$ 350,000	\$ 1 5,750	\$ 365,750	\$ 25,603	\$ 391,
		Accessibilty Co	sts and Safe	ty & Security	Costs of Govern	nment Cente	r Renovation			
	1	2	3	4	5	6	7	8	9	10
		General	CM	Phasing	Construction		Escalation to	Furniture	A/E	Proje
Area of Work	Subtotal	Conditions	Fee	Premium	Contingency	Subtotal	2017 Start	Cost	Fee	Cos
					40.000		4.50/			
		8.0%	6.0%	10.0%	10.0%		4.5%		7.0%	
Cost of renovation Related To:		8.0%	6.0%	10.0%	10.0%		4.5%		7.0%	
Cost of renovation Related To: Acessibility	\$ 211,600	\$.0% \$ 16,928	\$ 13,712	10.0%	\$ 36,336	\$ 278,576	\$ 12,536	\$ 291,112	\$ 21,833	\$ 312,

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

Furniture Budget

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



Police & Gov't Center Study

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

