

**PS HQ Table 1: ANNOTATIONS TO COST COMPARISONS (DETAILED) FOR VARIOUS PLANS FOR A NEW PUBLIC SAFETY HQ**

NEW HEADQUARTERS FOR COB POLICE & FIRE		PLAN A: Renovate @ Showers	PLAN B: Expand @ BPD HQ	PLAN C: New Building [ @ New Site]	How Determined	Notes and Questions
C1	Site Work Allowance	\$200,000	\$800,000	\$1,000,000	Allowance	how is this determined? (Could be remediation costs under the parking lot)
C2	New Construction	\$0	\$9,500,000	\$17,500,000	Cost/SF	estimates \$500/SF for 15,000 SF; FOP subtracts out parking deck (\$2 million).
C3	Renovation	\$6,650,500	\$5,000,000	\$0	Cost/SF	Plan B figure assumes "heavy" (\$250/SF) renovation of all 20K SF of current HQ, while 40% (12K SF) of Showers would get a "light" (\$100/SF) renovation. At current HQ, basement floors have been replaced, and the locker rooms are brand new; what would be done for \$5m? FOP estimates a tenth the cost for minimal renovations (see green items in Sheet FOP 3/3).
C4	Generator	\$1,000,000	\$800,000	\$800,000		why is the generator more expensive at Showers?
C5	Elevator	\$300,000	\$300,000	\$0		Does current HQ need an elevator? If not, why isn't it included in Plan B's new construction cost like in Plan C?
C6	Design Cont/Escalation	\$600,000	\$800,000	\$750,000	Allowance	7%, 5%/2%, 4% respectively. These numbers are inexplicable. How is this determined?
	<b>CONSTRUCTION TOTAL</b>	<b>\$8,750,500</b>	<b>\$17,200,000</b>	<b>\$20,050,000</b>		
E1	Equipment - IT	\$260,000	\$275,000	\$250,000	Allowance	why HQ \$15K greater than Showers?
E2	Equipment - Security	\$675,000	\$695,000	\$660,000	Cost/SF	why HQ \$20K greater?
E3	Equipment - AV	\$505,000	\$515,000	\$500,000	Allowance	why HQ \$10K greater?
E4	Equipment - Antenna/Radio	\$200,000	\$0	\$0	Allowance	antenna at current HQ is adequate. A new antenna will need to be installed at a Plan C new site
E5	Escalation	\$140,000	\$140,000	\$130,000	Allowance	
	<b>EQUIPMENT TOTAL</b>	<b>\$1,780,000</b>	<b>\$1,625,000</b>	<b>\$1,540,000</b>		
F1	Fees & Costs for Bonds	\$300,000	\$300,000	\$250,000	Allowance	why is Plan C lower?
F2	Fees, AE/Owner's Rep.	\$1,790,185	\$3,200,250	\$3,670,300	% of Constr Costs	why are these much higher in Plan B?
F3	Furniture, Fixtures & Eqpt.	\$1,000,000	\$1,000,000	\$800,000	Allowance	why is Plan C lower?
F4	Relocation	\$65,000	\$65,000	\$50,000	Allowance	why is Plan C lower?
F5	Owner's/Constr. Contingency	\$1,053,050	\$1,882,500	\$2,159,000	% of Constr Costs	why are these much higher in Plan B?
	<b>FEES FURNITURE ETC TOTAL</b>	<b>\$4,208,235</b>	<b>\$6,447,750</b>	<b>\$6,929,300</b>		
L1	Land & Buildings Purchase	\$8,750,000	\$0	\$3,000,000	[Plan C: Estimate]	
L2	Land & Buildings Sale	?	\$0	?		
	<b>LAND &amp; BUILDINGS TOTAL</b>	<b>\$8,750,000</b>	<b>\$0</b>	<b>\$3,000,000</b>		
	<b>GRAND TOTAL</b>	<b>\$23,488,735</b>	<b>\$25,272,750</b>	<b>\$31,519,300</b>		
	<b>New Square Footage</b>	0 SF	15,000 SF	35,000 SF		
	<b>Existing Square Footage</b>	64,000 SF	20,000 SF	0 SF		
	<b>Devoted to Police &amp; Fire HQ</b>	33,725 SF	35,000 SF	35,000 SF		Plan A: 29K police + 4725 fire. Actual police SF seems to be 29,874, for 34,599 SF.
	<b>Fallow Square Footage</b>	30,275 SF	0 SF	0 SF		47.3% of Showers (~\$4.1M). If 45.9%, (\$4.01M)

Base data provided to Council by architect Deb Kunce on behalf of City of Bloomington at the 12/21/2022 Council meeting. Annotated by Steve Volan, 1/3/2023. Annotations and additions to the original document are in *Helvetica* or are shaded red.

**PS HQ Table 2: Plan A - How the Renovation Costs @ Showers Was Calculat**

	<b>Plan A Renovation</b>	<b>SF</b>	<b>Cost/SF</b>	<b>Estimate</b>
<b>C3-1</b>	Police - 2nd Flr Renovation - Light	7,241	\$100	\$ 724,100
<b>C3-2</b>	Police - 2nd Flr Renovation - Heavy	5,445	\$250	\$ 1,361,250
<b>C3-3</b>	Police - 1st Flr Renovation - Light	5,124	\$100	\$ 512,400
<b>C3-4</b>	Police - 1st Flr Renovation - Heavy	7,076	\$250	\$ 1,769,000
<b>C3-5</b>	Police - 1st Flr Renovation - Staff Facilities	4,000	\$350	\$ 1,400,000
<b>C3-6</b>	Fire - 1st Flr Renovation - Light	3,150	\$100	\$ 315,000
<b>C3-7</b>	Fire - 1st Flr Renovation - Heavy	1,575	\$250	\$ 393,750
<b>C3-8</b>	Connect to City Hall - 1st & 2nd Floor	700	\$250	\$ 175,000
	<b>Subtotal</b>	<b>34,311</b>	<b>\$193.83</b>	<b>\$ 6,650,500</b>
<b>C4</b>	Elevator SF	288		
	<b>Total SF Renovated</b>	<b>34,599</b>		

Source: Deb Kunce, 12/2/2022

PS HQ Table 3: Source Material: Detailed Calculations of Various Plans from Deb Kunce of JSHEd, 12/2/2022

BLOOMINGTON POLICE AND FIRE DEPARTMENT ADMINISTRATION									
SUMMARY OF OPTIONS									
CFC Showers Building purchase + renovation for Public Safety				POLICE		FIRE			
				\$ 21,771,823		\$ 1,716,913		\$ 23,488,735	
Public Safety Building: Addition & renovation to BPD				\$ 21,661,300		\$ 3,611,450		\$ 25,272,750	
Public Safety Building: New construction (includes \$3mm est. for land purchase)				see total		see total		\$ -	
<b>POLICE @ SHOWERS BUILDING</b>									
	29,000	SF	Cost/SF						
C1	Site Work Allowance			\$ 200,000					\$ 200,000
C2	New Construction	-	SF	\$ -					\$ -
C3-1	Police - 2nd Flr Renovation - Light	7,241	SF	\$ 100	\$ 724,100				\$ 724,100
C3-2	Police - 2nd Flr Renovation Heavy	5,445	SF	\$ 250	\$ 1,361,250				\$ 1,361,250
C3-3	Police - 1st Flr Renovation - Light	5,124	SF	\$ 100	\$ 512,400				\$ 512,400
C3-4	Police - 1st Flr Renovation - Heavy	7,076	SF	\$ 250	\$ 1,769,000				\$ 1,769,000
C3-5	Police - 1st Flr Staff Facilities Renovation	4,000	SF	\$ 350	\$ 1,400,000				\$ 1,400,000
C3-6	Fire - 1st Flr Renovation - Light	-	SF	\$ 100	\$ -	3,150	SF	\$ 100	\$ 315,000
C3-7	Fire - 1st Flr Renovation - Heavy	-	SF	\$ 250	\$ -	1,575	SF	\$ 250	\$ 393,750
C3-8	Connect to City Hall - 1st & 2nd Floor	700	SF	\$ 250	\$ 175,000	-	SF	\$ 250	\$ -
C4	Generator			\$ 1,000,000					\$ 1,000,000
C5	Elevator	288	SF		\$ 300,000		SF		\$ 300,000
C6	Design Cont/Escalation			\$ 550,000	7%			\$ 50,000	7%
<b>CONSTRUCTION SUBTOTAL</b>					\$ 7,991,750	59%		\$ 758,750	59%
E1	IT			\$ 250,000	wiring is above			\$ 10,000	wiring is above
E2	Security			\$ 660,000				\$ 15,000	
E3	AV			\$ 500,000				\$ 5,000	
E4	Antenna/Radio Comm			\$ 200,000				\$ -	
E5	Escalation			\$ 130,000	7%			\$ 10,000	25%
<b>EQUIPMENT SUBTOTAL</b>					\$ 1,740,000	13%		\$ 40,000	3%
F1	Bond Costs/Fees			\$ 250,000				\$ 50,000	
F2	Fees (AE, Owner's Rep, etc)			\$ 1,654,398				\$ 135,788	
F3	Furn, Fixtures, Equip			\$ 800,000				\$ 200,000	
F4	Relocation			\$ 50,000				\$ 15,000	
F5	Owner's Contingency			\$ 973,175	10%			\$ 79,875	10%
<b>FEES, FURNITURE, RELOC, CONTINGENCY SUBTOTAL</b>					\$ 3,727,573	28%		\$ 480,663	38%
<b>TOTAL without Bldg/Site Purchase</b>					\$ 13,459,323			\$ 1,279,413	
L1	<b>TOTAL with Bldg/Site Purchase</b>			\$ 8,312,500	\$ 21,771,823			\$ 437,500	\$ 1,716,913
<b>POLICE @ BPD WITH NEW ADDITION</b>									
	30,000	SF	Cost/SF						
C1	Site Work Allowance			\$ 800,000					\$ 800,000
C2-1	Parking Level	5,000	SF	\$ 400	\$ 2,000,000				\$ 2,000,000
C2-2	New Construction	10,000	SF	\$ 500	\$ 5,000,000	5,000	SF	\$ 500	\$ 2,500,000
C3-1	Police - Main Flr Renovation - Light	-	SF	\$ 100	\$ -	-	SF	\$ 100	\$ -
C3-2	Police - Main Flr Renovation - Heavy	10,000	SF	\$ 250	\$ 2,500,000	-	SF	\$ 250	\$ -
C3-3	Police - Basement Renovation - Light	-	SF	\$ 100	\$ -	-	SF	\$ 100	\$ -
C3-4	Police - Basement Renovation Heavy	10,000	SF	\$ 250	\$ 2,500,000	-	SF	\$ 250	\$ -
	Fire - Main Flr Renovation - Light	-	SF	\$ 100	\$ -	-	SF	\$ 100	\$ -
	Fire - Main Flr Renovation - Heavy	-	SF	\$ 250	\$ -	-	SF	\$ 250	\$ -
	Connect to City Hall - 1st & 2nd Floor	-	SF	\$ 250	\$ -	-	SF	\$ 250	\$ -
C4	Generator			\$ 800,000					\$ 800,000
C5	Elevator	288	SF		\$ 300,000		SF		\$ 300,000
C6	Design Cont/Escalation			\$ 750,000	5%			\$ 50,000	2%
<b>CONSTRUCTION SUBTOTAL</b>					\$ 14,650,000	68%		\$ 2,550,000	71%
E1	IT			\$ 250,000	wiring is above			\$ 25,000	wiring is above
E2	Security			\$ 660,000				\$ 35,000	
E3	AV			\$ 500,000				\$ 15,000	
E4	Antenna/Radio Comm			\$ -				\$ -	
E5	Escalation			\$ 130,000	8%			\$ 10,000	12%
<b>EQUIPMENT SUBTOTAL</b>					\$ 1,540,000	7%		\$ 85,000	2%
F1	Bond Costs/Fees			\$ 250,000				\$ 50,000	
F2	Fees (AE, Owner's Rep, etc)			\$ 2,752,300				\$ 447,950	
F3	Furn, Fixtures, Equip			\$ 800,000				\$ 200,000	
F4	Relocation			\$ 50,000				\$ 15,000	
F5	Owner's Contingency			\$ 1,619,000	10%			\$ 263,500	10%
<b>FEES, FURNITURE, RELOC, CONTINGENCY SUBTOTAL</b>					\$ 5,471,300	25%		\$ 976,450	27%
<b>TOTAL without Bldg/Site Purchase</b>					\$ 21,661,300			\$ 3,611,450	
<b>TOTAL with Bldg/Site Purchase</b>					\$ 21,661,300			\$ 3,611,450	
<b>POLICE AND FIRE ADMIN FOR ALL NEW CONSTRUCTION</b>									
	35,000	SF	Cost/SF						
C1	Site Work Allowance			\$ 1,000,000					\$ 1,000,000
C2	Parking Level	-	SF	\$ 400	\$ -				\$ -
	New Construction	35,000	SF	\$ 500	\$ 17,500,000				\$ 17,500,000
	Police - 2nd Flr Renovation - Light	-	SF	\$ 100	\$ -				\$ -
	Police - 2nd Flr Renovation Heavy	-	SF	\$ 250	\$ -				\$ -
	Police - Main Flr Renovation - Light	-	SF	\$ 100	\$ -				\$ -
	Police - Main Flr Renovation - Heavy	-	SF	\$ 250	\$ -				\$ -
	Fire - Main Flr Renovation - Light	-	SF	\$ 100	\$ -				\$ -
	Fire - Main Flr Renovation - Heavy	-	SF	\$ 250	\$ -				\$ -
	Connect to City Hall - 1st & 2nd Floor	-	SF	\$ 250	\$ -				\$ -
C4	Generator			\$ 800,000					\$ 800,000
C6	Design Cont/Escalation			\$ 750,000	4%				\$ 30,000
<b>CONSTRUCTION SUBTOTAL</b>					\$ 20,050,000	70%			
E1	IT			\$ 250,000	wiring is above				
E2	Security			\$ 660,000					
E3	AV			\$ 500,000					
E4	Antenna/Radio Comm			\$ -					
E5	Escalation			\$ 130,000	8%				
<b>EQUIPMENT SUBTOTAL</b>					\$ 1,540,000	5%			
F1	Bond Costs/Fees			\$ 250,000					
F2	Fees (AE, Owner's Rep, etc)			\$ 3,670,300					
F3	Furn, Fixtures, Equip			\$ 800,000					
F4	Relocation			\$ 50,000					
F5	Owner's Contingency			\$ 2,159,000	10%				
<b>FEES, FURNITURE, RELOC, CONTINGENCY SUBTOTAL</b>					\$ 6,929,300	24%			
<b>TOTAL without Bldg/Site Purchase</b>					\$ 28,519,300				
<b>TOTAL with Bldg/Site Purchase</b>					\$ 3,000,000				\$ 31,519,300

annotated and slightly reorganized by S. Volan, 12/27/2022 (new columns: A & V; annotations in italics)