

# OVERVIEW

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	<b>Original Plan BPD + Fire Admin to Showers</b>	<b>Expand BPD + Fire Admin</b>	<b>Build New BPD + Fire Admin</b>	<b>Reno BPD + Fire Admin to Showers West</b>
Bond Balance	\$ 16,077,178.37	\$ 16,077,178.37	\$ 16,077,178.37	\$ 16,077,178.37
Tenant Revenue	\$ -	\$ 1,650,351.00	\$ 1,650,351.00	\$ 1,650,351.00
Project Cost	(\$ 24,964,887.00)	(\$ 28,364,887.00)	(\$ 30,364,887.00)	(\$ 17,364,887.00)
<b>TOTAL</b>	(\$ 8,887,708.63)	(\$ 10,637,357.63)	(\$ 12,637,357.63)	\$ 362,642.37

# COST COMPARISON

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	<b>Original Plan BPD + Fire Admin to Showers</b>	<b>Expand BPD + Fire Admin</b>	<b>Build New BPD + Fire Admin</b>	<b>Reno BPD + Fire Admin to Showers West</b>
BPD+ Fire Admin Reno or Build 35K	\$ 14,600,000.00	\$ 18,500,000.00	\$ 17,500,000.00	\$ -
Buy Out Showers Tenants	\$ 500,000.00	\$ -	\$ -	\$ -
New Land BPD	\$ -	\$ -	\$ 3,000,000.00	\$ -
Fire Station 1	\$ 5,364,887.00	\$ 5,364,887.00	\$ 5,364,887.00	\$ 5,364,887.00
Fire Station 3	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
Fire Logistics Center	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00
Fire Admin in Showers West	\$ -	\$ -	\$ -	\$ 500,000.00
Police Reno 20K sq ft	\$ -	\$ -	\$ -	\$ 7,000,000.00
<b>TOTAL</b>	<b>\$ 24,964,887.00</b>	<b>\$ 28,364,887.00</b>	<b>\$ 30,364,887.00</b>	<b>\$ 17,364,887.00</b>

## BPD and Fire Scenario Notes 2-19-24

	①	②	③	④
	Original Plan BPD + Fire Admin to Showers	Expand BPD + Fire Admin	Build New BPD + Fire Admin	Reno BPD + Fire Admin to Showers West
BPD+ Fire Admin Reno or Build 35K	\$ 14,600,000.00	\$ 18,500,000.00	\$ 17,500,000.00	\$ -
Buy Out Showers Tenants	\$ 500,000.00	\$ -	\$ -	\$ -
New Land BPD	\$ -	\$ -	\$ 3,000,000.00	\$ -
Fire Station 1	\$ 5,364,887.00	\$ 5,364,887.00	\$ 5,364,887.00	\$ 5,364,887.00
Fire Station 3	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
Fire Logistics Center	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00
Fire Admin in Showers West	\$ -	\$ -	\$ -	\$ 500,000.00
Police Reno 20K sq ft	\$ -	\$ -	\$ -	\$ 7,000,000.00
<b>TOTAL</b>	<b>\$ 24,964,887.00</b>	<b>\$ 28,364,887.00</b>	<b>\$ 30,364,887.00</b>	<b>\$ 17,364,887.00</b>

Slide from 2-2-24 meeting

### Fire Figures in All Plans

- **\$5,364,887 for Fire Station 1:** This project was originally budgeted at \$5.5 million in 2022. The current number came from the 12/13/23 memo to council, which allocated this amount from the then-identified funding sources, which included the bond and the sale of the old police station. Breakdown in that memo:
  - **TOTAL \$5,364,887**
  - Construction \$4,534,990
  - CM Fee \$95,235
  - CM Labor Est. \$141,612
  - Design \$547,700
  - 1% Arts \$45,350
  - **UPDATE:** This project is underway and projected to be complete by end of October. The project bids came in at \$4,534,990, and there are now additional known costs of \$764,746.21, bringing **the running actual cost to \$5,299,736.21**. Addt'l costs are design fees and installation of the Locution alerting system.
- **\$3,000,000 for Fire Station 3:** This was originally budgeted at \$2.5M in 2022 and described then as “a conservative estimate for major remodeling, with design yet to be detailed.” Weddle Brothers gave an updated estimate of \$3,005,828.00 on 12/4/2023. No design plans exist for a more accurate cost.
- **\$1,500,000 for Fire Logistics Center:** In 2002 this was budgeted at \$2.5M, noted as “a conservative estimate that includes contingencies and pricing uncertainties. Comparable facilities for BPD cost \$2 million.” The 12/13/23 memo to Council allocated only

\$1,500,000 to the project from the then-identified funding sources, which included the bond and the sale of the old police station. Weddle Brothers has also given \$1.5M as a ballpark. No design plans exist for more accurate cost.

#### Notes for Plan 1

- **\$14,600,000 to move BPD + Fire Admin to Showers:** The original 2022 estimate was \$14.75M. The current number came from the 12/13/23 memo to council and should have been a little higher to match that. Breakdown in that memo:
  - **TOTAL \$14,687,052**
  - Construction \$12,717,800
  - CM Fee \$267,074
  - CM Labor Est. \$775,000
  - Design \$800,000
  - 1% Arts \$127,178
- **\$500,000 to buy out Showers tenants:** This estimate was provided by Larry Allen based on our negotiations to date and the remaining tenants. Since buyouts are negotiated, the City can't publicly reveal its internal estimates for individual tenants, as that would weaken our bargaining position. If we were to buyout the actual value of the leases over time, without negotiating, the number would be much higher: \$1,650,000.

#### Notes for Plan 2

- **\$18,500,000 for BPD + Fire Admin Reno:** This estimate came from Weddle Brothers for renovating the current 20,000 square-foot Police building, building an additional 15,000 square feet to house Fire Administration, and spending an \$1 million to remediate the basement problems on the current site.

#### Notes for Plan 3

- **\$17,500,000 to build new BPD that would also house Fire Admin:** This estimate came from Weddle Brothers based on market rates for new construction for a 35,000 square-foot building. We used 35,000 sq ft to match Plan 2's estimate of needed size to accommodate BPD and Fire Admin. ( $\$500/\text{sq foot} \times 35,000 \text{ sq ft} = \$17,500,000$ )
- **\$3,000,000 for land purchase:** This is a placeholder. Since the City previously did not explore this option, no potential sites were identified to guide an estimate or to determine if there is appropriate land already owned by the City.

#### Notes for Plan 4

- **\$500,000 to move Fire Admin to Showers West:** Showers West has functioning office space, so Fire Administration could probably move there without making any building modifications or very minor ones. This is a high estimate to cover any surprising electrical or internet costs, for example, plus the cost to move office furniture and so on.
- **\$7,000,000 to renovate BPD with no expansion:** This came from Weddle Brothers.  $\$300 \text{ per sq ft} \times 20,000 \text{ square feet} = \$6,000,000 + \$1,000,000$  to address basement flooding. It assumes flooring, paint, minor bathroom, minor repairs. No walls moved, no HVAC.