

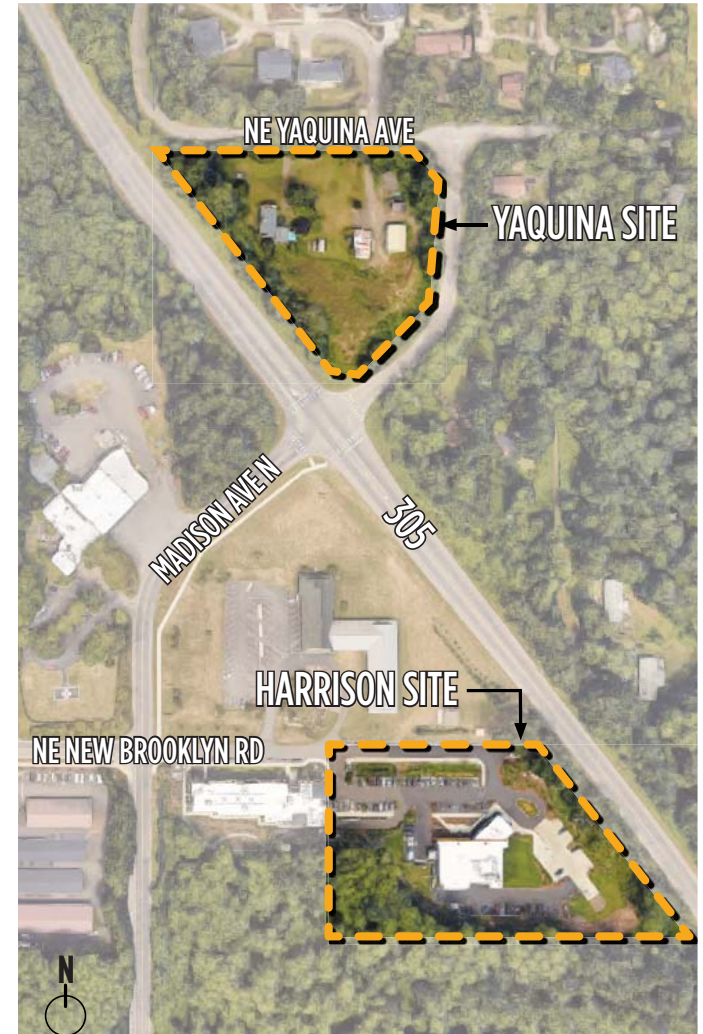
BAINBRIDGE ISLAND POLICE AND COURT PRESENTATION

September 2017

- City consideration of the New Brooklyn site was ended.
- City Council authorized further site investigation for Yaquina Site and Scoping Estimate.

November 2017 – February 2018

- Received offer from CHI for potential retrofit of Harrison Bainbridge site.
- Site Investigations, project scoping and cost estimating has been in progress since that time.
- We are here tonight to show the results of those efforts for these two sites.



FACTORS INFLUENCING POLICE FACILITY COSTS

- . **Higher structural requirements:** IBC code mandated “Essential Services” building classifications.
- . **Higher resiliency requirements:** NEC code mandated 708 “Essential Infrastructure”.
- . **Higher need for durable construction:** 24/7/365 Usage (160 years + of actual life-cycle life), wainscots in corridors, corner guards, institutional grade hardware etc.
- . **Higher equipment / infrastructure needs:** HD racking in Evidence, vented powered lockers, field bag lockers, biological drying / handling zones.
- . **Highly specialized space needs:** Firearms range, drug evidence / firearms vaults, interview rooms.
- . **Enhanced electronic security needs:** Courts access screening, door access controls, intrusion alarms, duress alarms, interview recording etc.).
- . **Enhanced passive security needs:** anti-ram protection (bollards), ballistic building envelope (concrete, masonry or wall liners).
- . **Enhanced infrastructure:** special ventilation, dedicated power, emergency generator and UPS power, bi-directional antenna’s, full foundation grounding, acoustical needs for recordings etc.

YAQUINA SITE PROS/CON

PRO:

1. General site location serves both Police and Court well.
2. Police operational administrative activities reside on one level for efficiency.

CON:

1. Off-site sanitary sewer utility connection distance is lengthy - approximate cost = \$547,000.
2. Requires conditional use approval.
3. 10,000 cubic yards of soil removal required - approximate cost = \$241,500.

YAQUINA SITE (WITH COURT & TACTICAL PROFICIENCY FACILITY)

PROJECT ESTIMATE

Police Building	13,986 SF	\$ 8,168,008
Structured Parking Level / Evidence Storage	15,486 SF	\$ 2,618,000
Court Building	7317 SF	\$ 3,981,530
Tactical Proficiency Facility	2794 SF	\$ 1,253,125
Site Development	Allowance	\$ 4,153,283
Sustainability/LEED Above Basic (10% on Building Cost)		\$ 1,602,066

Total Construction/MACC - Escalated to Feb. 2020 **\$ 21,776,012**

Project Development/Soft Costs @ 55.80% \$ 12,151,015

Total Project Costs - Escalated to Feb. 2020 (Estimated) **\$ 34 Million Dollars** (Excludes Land Cost)

YAQUINA SITE (WITH COURT & TACTICAL PROFICIENCY FACILITY)

RECOMMENDED PROJECT DEVELOPMENT/SOFT COSTS:

Washington State Sales Tax Construction Contingency Staff Planning/Moving Permits Builders Risk Policy Jurisdictional/Utility Co Fees	19.75%
Technology Police/Court Furnishings and Equipment (\$20.00 SF + Tax) Tactical Proficiency Facility Furnishings and Equipment Allowance	6.05%
Architect/Engineering Market Contingency Construction/Project Manager Owner Consultants (Survey/Geotech/Hazardous)	30%

TOTAL SOFT COSTS: 55.80%

EXCLUSIONS:

Piling/Special Foundations
Construction Management Fees
Land Acquisition and Real Estate Fees
Wetlands Mitigation
Police Vehicles/Aparatus
Radio Towers and Antennas
Alternative Contracting/GCCM (Add 10% plus \$350,000
Preconstruction Fees)
Off-Site-ROW Improvements
Tactical Proficiency Facility

YAQUINA SITE (WITHOUT COURT & TACTICAL PROFICIENCY FACILITY)

PROJECT ESTIMATE

Police Building	13,986 SF	\$ 8,168,008
Structured Parking Level / Evidence Storage	15,486 SF	\$ 2,618,000
Court Building	0 SF	\$ 0.00
Tactical Proficiency Facility	0 SF	\$ 0.00
Site Development	Allowance	\$ 4,153,283
Sustainability/LEED Above Basic (10% on Building Cost)		\$ 1,078,600

Total Construction/MACC - Escalated to Feb. 2020 **\$ 16,017,891**

Project Development/Soft Costs @ 55.50% \$ 8,889,929

Total Project Costs - Escalated to Feb. 2020 (Estimated) **\$ 25 Million Dollars** (Excludes Land Cost)

HARRISON SITE PROS/CONS

PRO:

1. General site location serves both Police and Courts well. There is good community visibility.

CON:

1. Site currently allows for a single entry/egress point. A secondary emergency egress point will be needed.
2. Seismic upgrade requires complete interior demolition of existing building and roof membrane/insulation system.
3. Protective cladding requirements require removal and replacement of siding. Some windows will require replacement with ballistic resistant glass.
4. Courts addition split on two floors with loss of operational efficiency.
5. Police program is divided on two floors with loss of operational efficiency.
6. No space for tactical proficiency facility.

HARRISON SITE (WITH COURT & WITHOUT TACTICAL PROFICIENCY FACILITY)

PROJECT ESTIMATE

Police Building: Demolition / Renovation	17981 SF	\$ 7,422,619
Court Building 2 Story Addition	8000 SF	\$ 4,683,406
Below Grade Parking	4000 SF	\$ 1,000,000
Site Development (1.23 AC)	Allowance	\$ 1,343,050
Emergency Egress	Allowance	\$ 100,000
Sustainability/LEED Above Basic (10% on Building Cost)		\$ 1,310,603

Total Construction/MACC - Escalated to Feb. 2020 **\$ 15,859,678**

Project Development/Soft Costs @ 60.95% \$ 9,666,474

Total Project Costs - Escalated to Feb. 2020 (Estimated) **\$ 25.6 Million Dollars** (Excludes Acquisition Cost)

HARRISON SITE (WITH COURT & WITHOUT TACTICAL PROFICIENCY FACILITY)

RECOMMENDED PROJECT DEVELOPMENT/SOFT COSTS:

Construction Contingency Washington State Sales Tax Permits Staff Planning/Moving Builders Risk Policy Jurisdictional/Utility Co Fees	22.25%
Police/Court Furnishings and Equipment (\$20.00 SF + Tax) Technology	6.70%
Architect/Engineering Market Contingency Construction/Project Manager Owner Consultants (Survey/Geotech/Hazardous)	32%

TOTAL SOFT COSTS: 60.95%

EXCLUSIONS:

Piling/Special Foundations
Construction Management Fees
Land Acquisition and Real Estate Fees
Wetlands Mitigation
Police Vehicles/Aparatus
Radio Towers and Antennas
Alternative Contracting/GCCM (Add 10% plus \$350,000
Preconstruction Fees)
Off-Site-ROW Improvements
Tactical Proficiency Facility

HARRISON SITE (WITHOUT COURT & TACTICAL PROFICIENCY FACILITY)

PROJECT ESTIMATE

Police Building: Demolition / Renovation	17981 SF	\$ 7,422,619
Court Building 2 Story Addition	0 SF	\$ 0.00
Below Grade Parking	0 SF	\$ 0.00
Site Development (1.14 AC)	Allowance	\$ 1,239,450
Emergency Egress	Allowance	\$ 100,000
Sustainability/LEED Above Basic		\$ 742,262

(10% on Building Cost)

Total Construction/MACC – Escalated to Feb. 2020 **\$ 9,504,331**

Project Development/Soft Costs @ 60.95% \$ 5,792,889

Total Project Costs – Escalated to Feb. 2020 (Estimated) **\$ 15.3 Million Dollars** (Excludes Acquisition Cost)