



CITY OF
BAINBRIDGE ISLAND

Police and Municipal Court Facility Update

July 17, 2018

Building Assessment and Cost Estimates

- Conducted a structural review to discern changes needed to address seismic strengthening / shear diaphragm modifications, to achieve minimum compliance with code mandated “essential” requirements.
- Reviewed Police and Court program requirements to prioritize space needs in order to fit into an existing building with approximately 28% less space than the full program.
- Identified key program areas of overlap to be common space for both Police and Court in order to optimize plan.
- Examined which program elements for the Police would function best when split over two floors.
- Coordinated existing shear walls with required program spaces to reduce conflicts and maintain efficiency.
- Reviewed existing parking layout to develop the optimum division between Public, Court, and secure Police parking.
- Met with Police Chief and Municipal Judge to review and approve functionality of proposed layout.

- Police and Court programming can be accommodated within existing building and successfully meet functional requirements.
- Proposed layout accommodates planned staffing growth, with reduced size in some areas where needed.
- Small additional expansion is proposed to enclose exterior staircase and provide second floor meeting room.
- Size of the existing building (and its frame construction) does not allow for inclusion of a firearms proficiency range. This function is not included in the proposed design.
- Size of the building does not permit inclusion of a dedicated space for a Community Meeting/Multi-purpose training room. This function is addressed by designing the courtroom to be a multi-purpose, flex space.
- Size of building and existing layout does not permit completely separate lobby spaces for Court and Police. However, appropriate separation of Police and Court functions is accomplished through proposed design.

	PROGRAM SQ. FT.	ACTUAL SQ. FT.	DELTA
POLICE	17,641	13,397	4,244
COURT	6,825	4,069	2,756
SHARED		273	
TOTAL	24,466	17,739	6,727
	PROGRAM	ACTUAL	
PARKING	85	80	



COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY
SITE PLAN





COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY
MAIN LEVEL PLAN





COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY
UPPER LEVEL PLAN





**CITY OF BAINBRIDGE ISLAND
POLICE STATION-COURT HOUSE
COST MODEL ESTIMATE
Revised 7/17/2018**

HARRISON SITE TEST TO FIT

Building Renovation w/Minor Site Improvements	17739 SF	373	\$	6,619,856
Total Construction/MACC - Escalated to Feb. 2020			\$	6,619,856
Construction Related Soft Costs (WSST/Contingency)			\$	926,780
Project/Bidding/Island/Code Change Contingency @ 10%			\$	661,986
Sub-Total Project Cost			\$	8,208,621
Other Project Soft Costs			\$	1,353,761
Total Project Cost - Escalated to Feb. 2020			\$	9,562,382

Project Development/Soft Costs Include:

Washington State Sales Tax	9.00%
Construction Contingency	5.00%
Project/Bidding/Island Contingency	10.00%
Total Construction Related Soft Costs	24.00%

Architect/Engineering	11.00%
Permits	1.00%
Builders Risk Policy	0.75%
Police/Court Furnishings and Equipment (\$15.00 SF + Tax)	4.70%
Technology	3.00%
Total Other Project Development Costs	20.45%

Exclusions:

- Land Acquisition and Real Estate Fees
- Off-Site-ROW Improvements/Emergency Access to SR305
- Sustainability/LEED Certification

Financing and Budget Scenarios

Project Assumptions

(For illustration purposes)

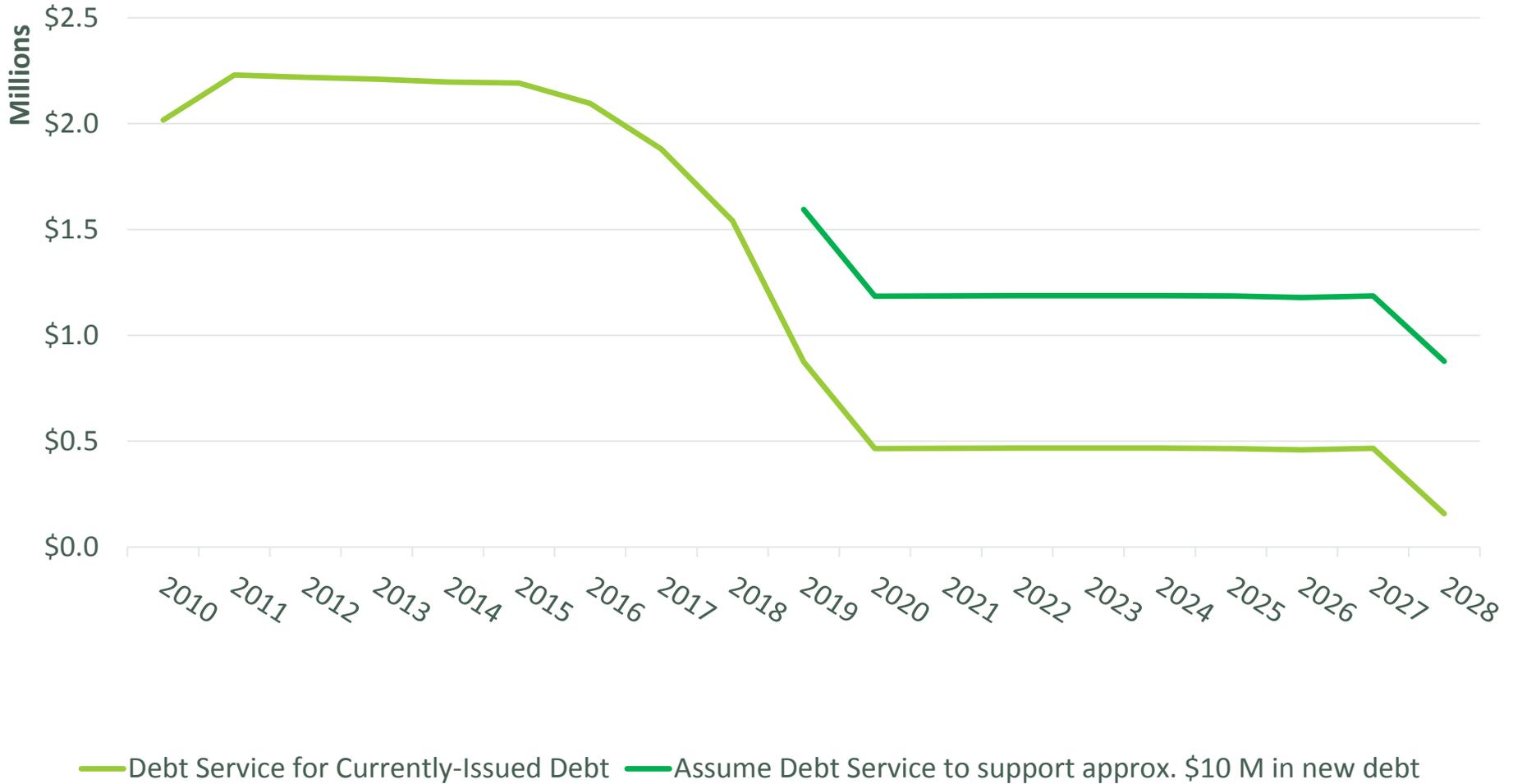
❖ \$20 million total project

- \$10 million in Councilmanic bonds
- \$10 million in General Fund support
 - Includes roughly \$2.7 million in already-appropriated funding

❖ Estimates for debt service

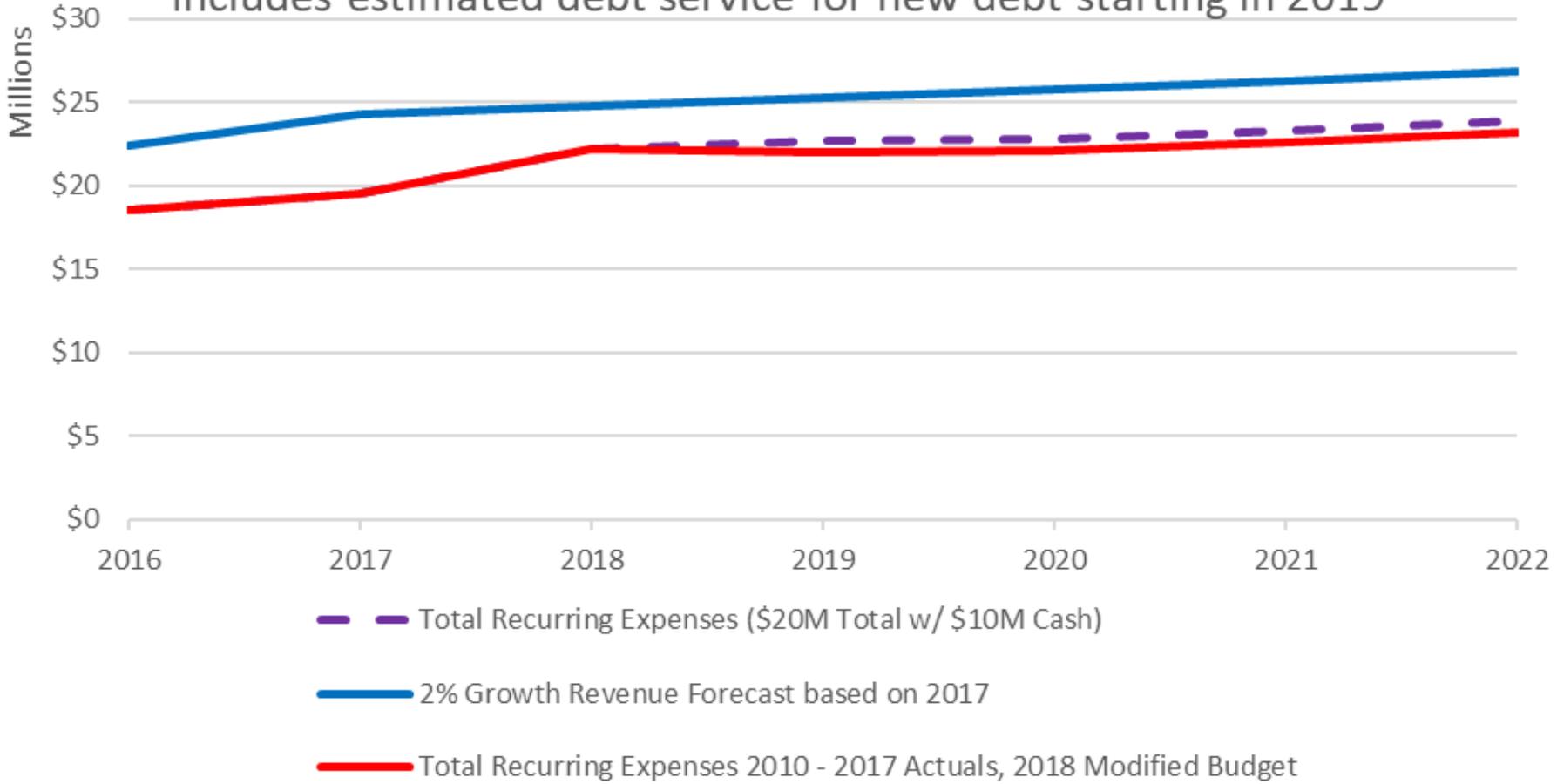
- \$72,000 in annual debt service per \$1 million in long-term debt
- \$10 million bond equates to \$720,000 in annual debt service for 20 years

Debt Service Paid from Tax-Supported Funds (General Fund and REET) - first d/s payment in 2019

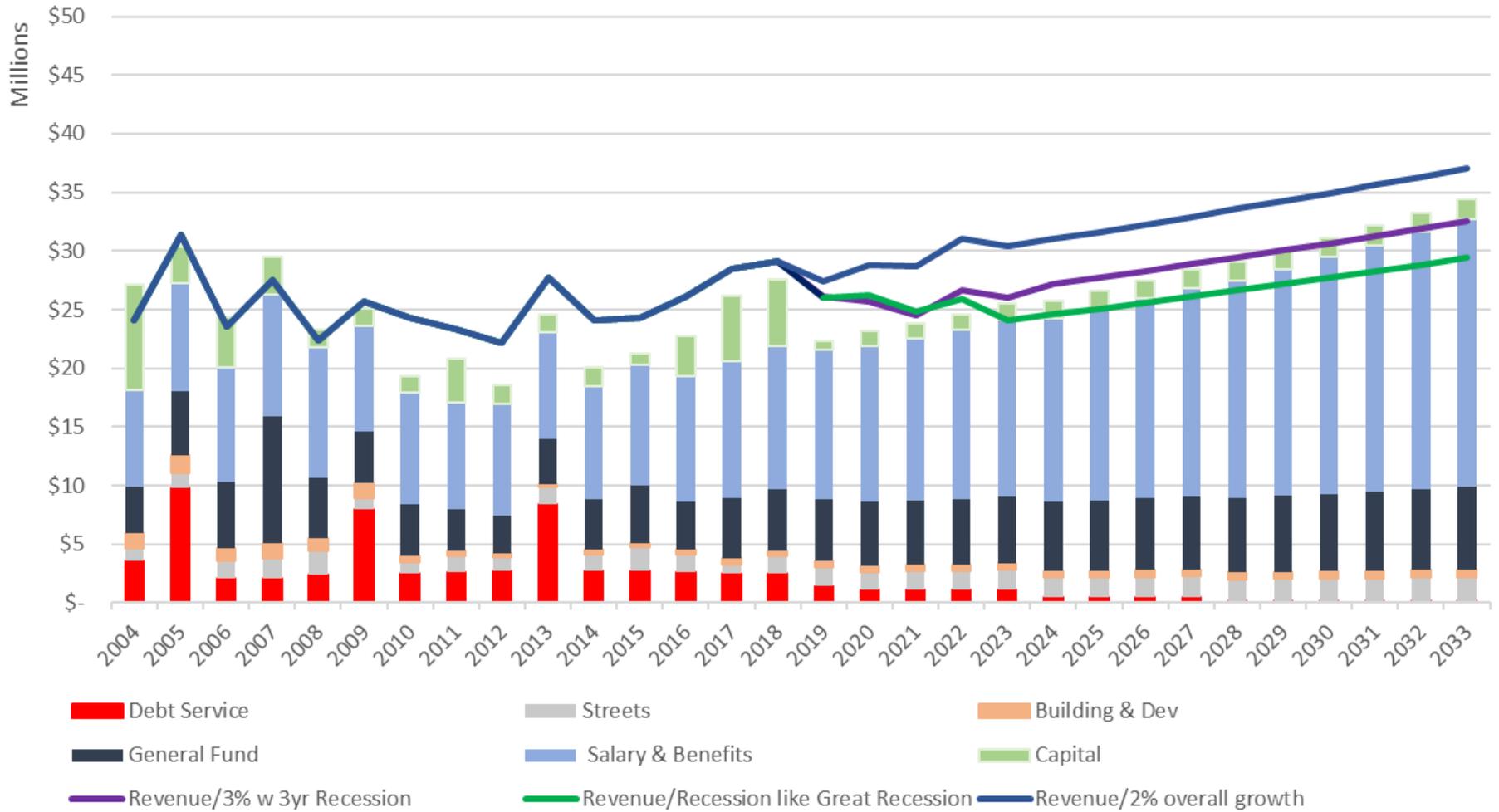


Tax-Supported Recurring Revenues vs. Recurring Expenses

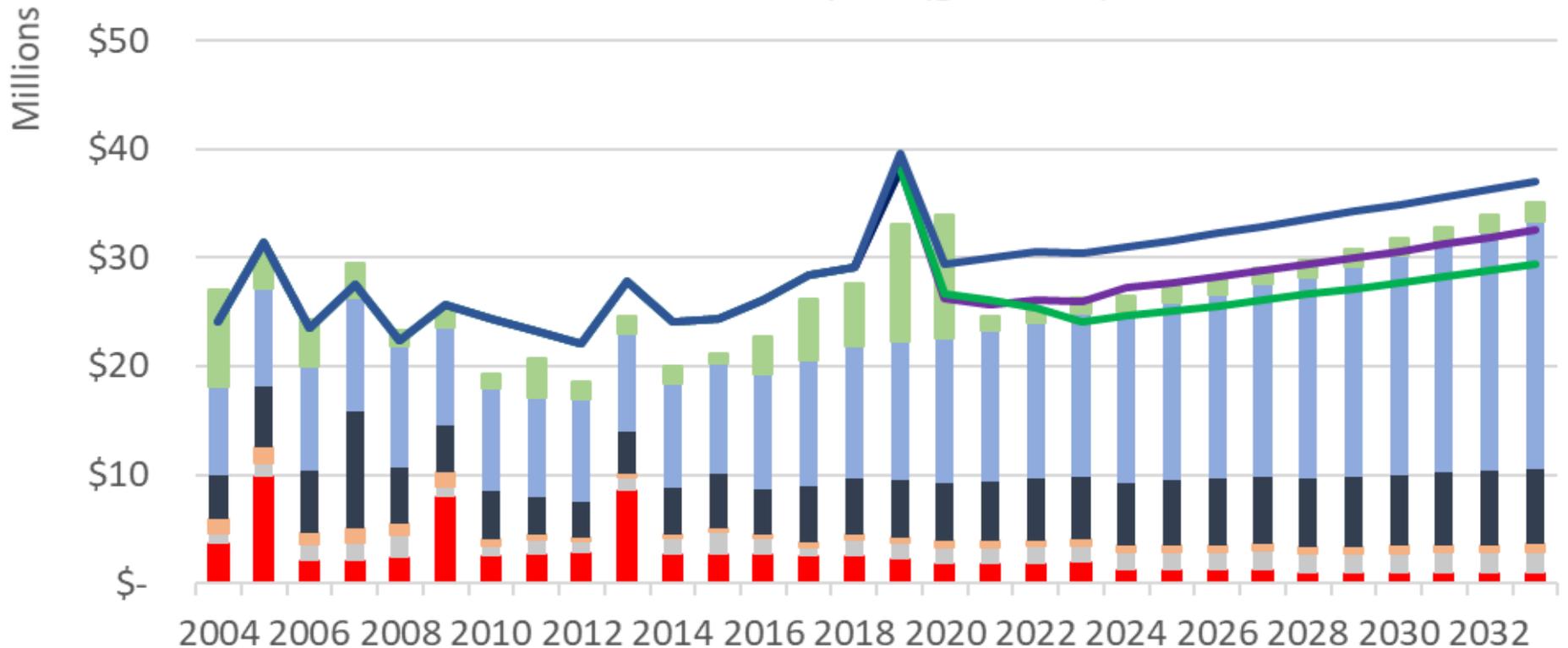
Includes estimated debt service for new debt starting in 2019



Tax Supported Funds Revenue and Expenditure:
 2% growth (blue line)
 3% recession for 3 years 2019 - 2021 (purple line)
 12% recession over 5 years 2019 - 2023 (green line)



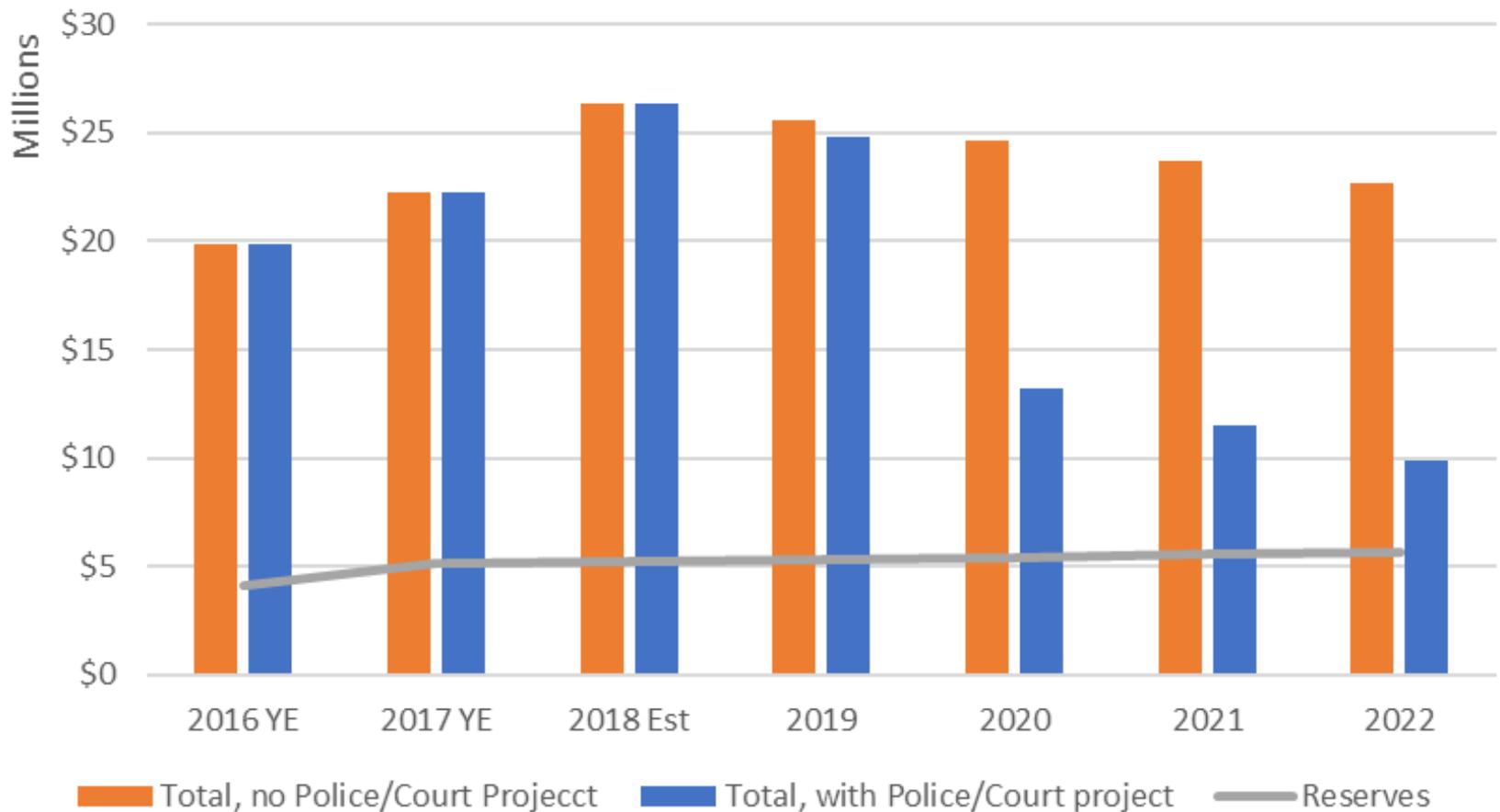
New Debt for Police Facility (\$10m debt;\$10m cash) followed by:
 2% growth (blue line)
 3% recession for 3 years (purple line)
 12% recession over 5 years (green line)



■ Debt Service
■ Building & Dev
■ Salary & Benefits
— Revenue/3% w 3yr Recession

■ Streets
■ General Fund
■ Capital
— Revenue/Recession like Great Recession

Change in Combined Tax-Supported Fund Balance for \$20m Police/Court Facility Project (\$10m debt and \$10m cash funding)





QUESTIONS?



DISCUSSION