

**City of West University Place
Facilities Master Plan Phase 4
Public Safety Building Phasing Approach
November 11, 2024**

Meeting Agenda

- **Review of Phase 3 and Phase 4 Options**
- **Review of Public Safety Building Occupancy Options**
- **Discussion of steps forward**

Meeting Objectives

- **Determine if there is a preference for Phase 3 and Phase 4 alternatives to the 2022 Facilities Master Plan**

Approved 2022 Facilities Master Plan Recap

- **Phase 1 - New Public Works Maintenance Facility on Dincans Property**
- **Phase 2 – New Library/ Seniors Center and Community Building Reconstruction**
- **Phase 3 - New Fire Station at Rice and Auden**
- **Phase 4 - Renovation of Municipal Building**

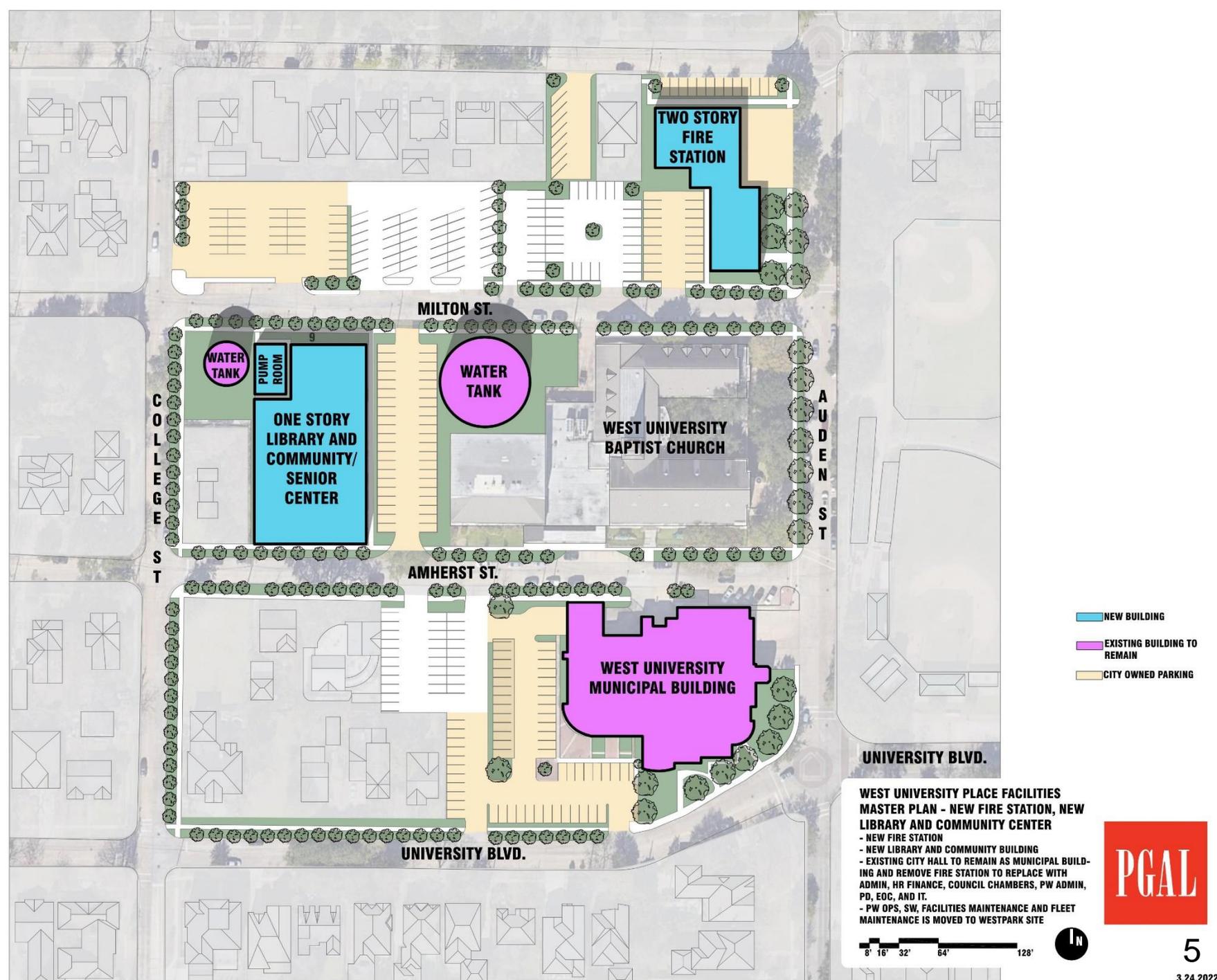
CITY CENTER OPTION NO. 1

PROS:

- Allows for New Library and Community Building to be constructed while the existing remains functional
- Allows for New Fire Station to be constructed while the existing remains functional
- Maximizes City owned parking

CONS:

- Requires use of shared parking



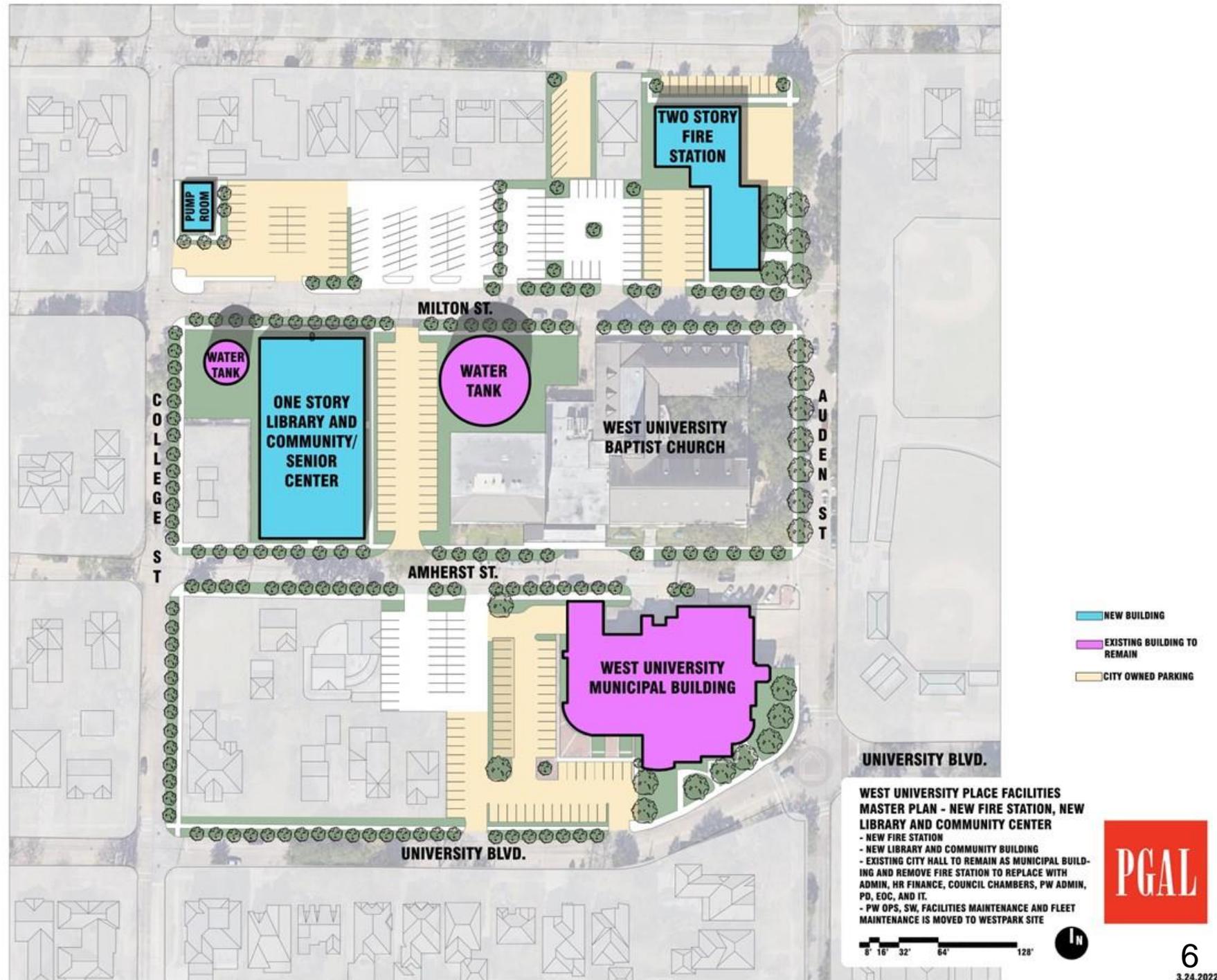
CITY CENTER OPTION NO. 2

PROS:

- Allows for New Library and Community Building to be constructed while the existing remains functional
- Allows for New Fire Station to be constructed while the existing remains functional
- Maximizes City owned parking

CONS:

- Requires use of shared parking



Recap of the August 9 Report – “New City Hall Option”

- Phase 1 - Public Works Campus Relocation to Dincans Property
- Phase 2 - Library/ Seniors Center and Community Building Reconstruction
- **Phase 3 - New City Hall at Rice and Auden**
- **Phase 4 - Renovation of Municipal Building to become Public Safety Building**

Recap of the August 9 Report – “New City Hall Option”

- **New City Hall Building (Phase 3)**
- **18,000 SF**
- **Provide full space program requirements for:**
 - **Administration**
 - **Finance**
 - **Municipal Court**
 - **Community Services**
 - **Public Works Administration/Development Services**

Recap of the August 9 Report – “New City Hall Option”

- **Renovated Public Safety Building within the existing footprint (Phase 4)**
Option A
- **41,801 SF**
- **Provide full space program requirements for:**
 - **Police Department**
 - **Fire Department**
 - **EOC**
 - **IT**

Recap of the August 9 Report – “New City Hall Option”

- **Provide full space program requirements for modern fire station except:**
 - **3 Apparatus Bays**
- **\$13,340,849.00 Project Budget**
- **Includes \$1,500,000.00 for cost of temporary Fire Department during construction**

Recap of the August 9 Report – “New City Hall Option”

- **Renovated and Rebuilt Public Safety Building (Phase 4) Option B**
- **39,801 SF**
- **Provide full space program requirements for:**
 - **Police Department**
 - **Fire Department**
 - **EOC**
 - **IT**

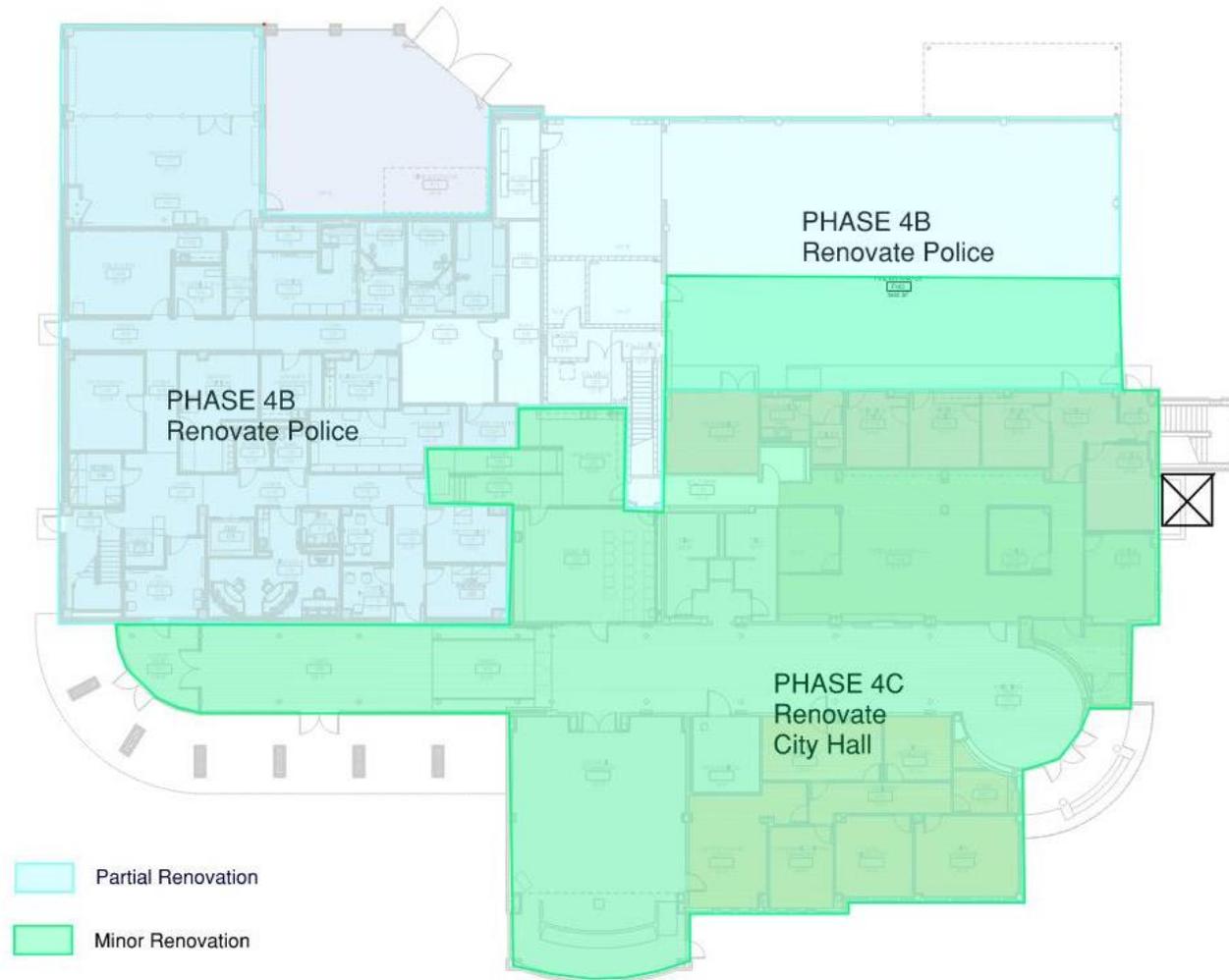
Recap of the August 9 Report – “New City Hall Option”

- **Provide full space program requirements for modern fire station except:**
 - **3 Apparatus Bays**
- **\$18,981,072.00 Project Budget**
- **Includes \$1,500,000.00 for cost of temporary Fire Department during construction**

PUBLIC SAFETY BUILDING CONSTRUCTION PHASING STUDY UPDATE (Sept. – Oct. 2024)

Purpose: To determine if the Police and Fire Department could remain on site and in full operation during construction of a Public Safety Building during Phase 4

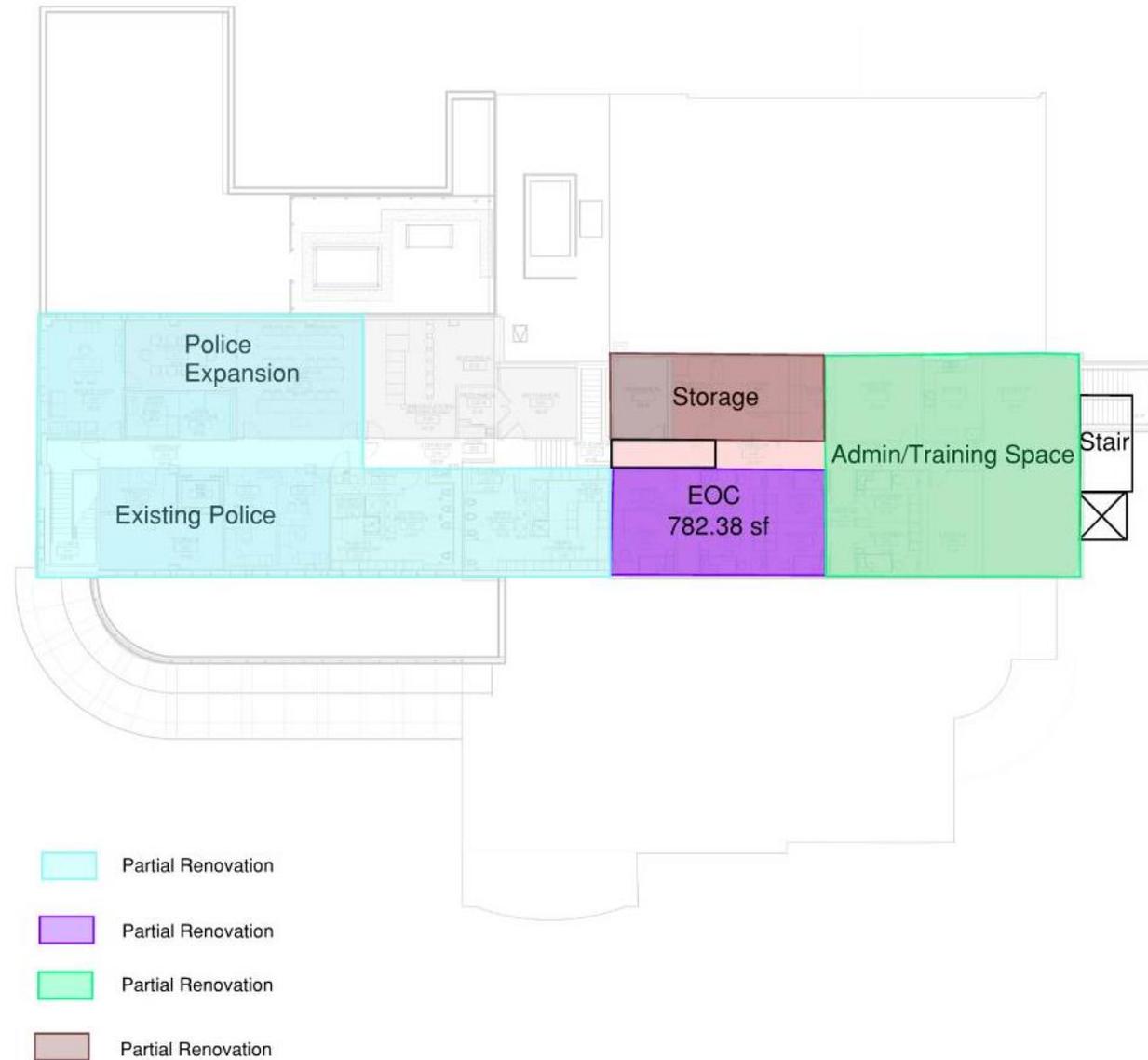
2022 FACILITIES MASTER PLAN CONSTRUCTION PHASING



POLICE AND CITY HALL – ADOPTED 2022 FACILITIES MASTER PLAN OPTION PHASE 4
FIRST FLOOR

City of West University Place – Public Safety Building Phasing Approach





POLICE AND CITY HALL – ADOPTED 2022 FACILITIES MASTER PLAN OPTION PHASE 4
SECOND FLOOR



ADOPTED 2022 FACILITIES MASTER PLAN OPTION

Phase 3 - New Fire Station

Projected Budget

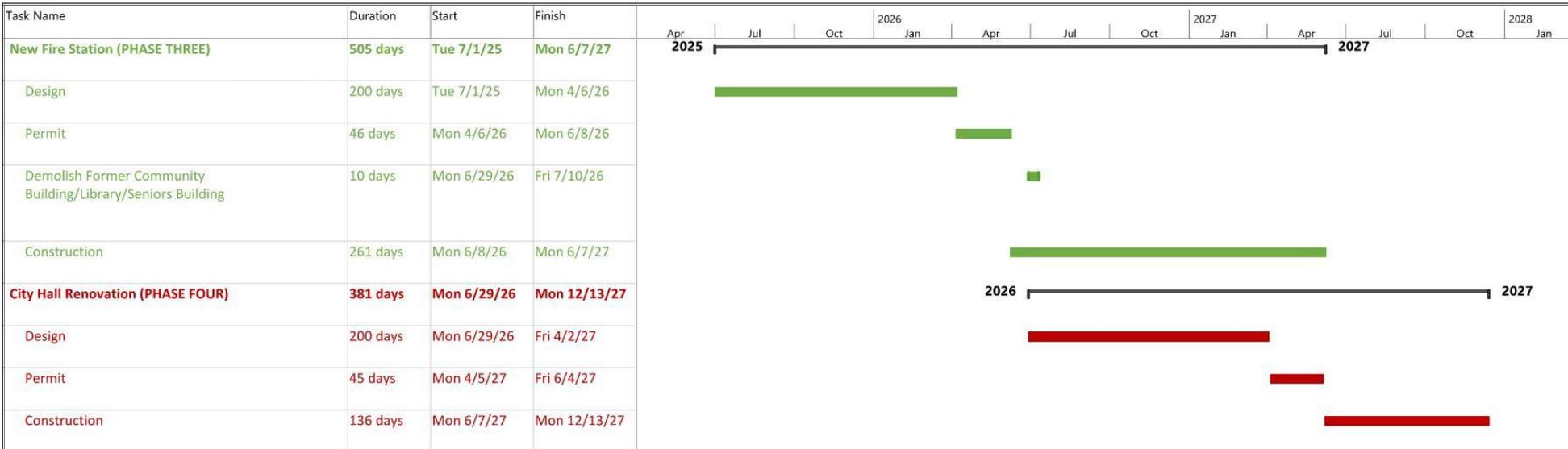
Construction	\$ 9,494,139.54
Soft Costs and Contingencies	<u>\$ 1,247,000.00</u>
Total	\$ 10,741,139.54
Escalation through 2027	<u>\$ 2,314,782.70</u>
Total Project Budget	\$ 13,055,922.24

Phase 4 – Renovated Municipal Building

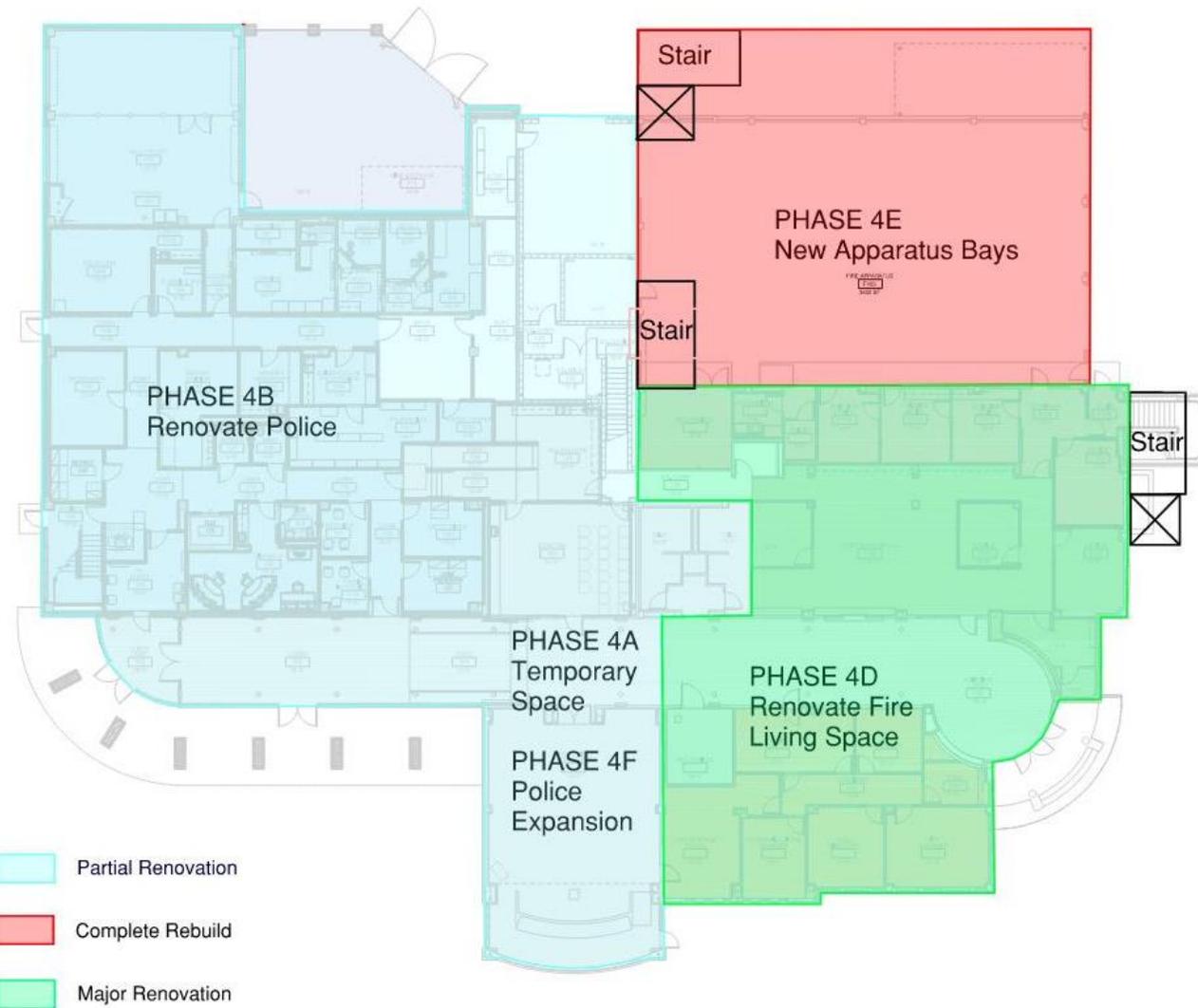
Projected Budget

Construction	\$ 5,366,579.34
Soft Costs and Contingencies	<u>\$ 693,000.00</u>
Total	\$ 6,059,579.34
Escalation through 2027	<u>\$ 1,305,877.22</u>
Total Project Budget	\$ 7,365,456.56

Total Phase 3 and 4 \$20,421,378.80



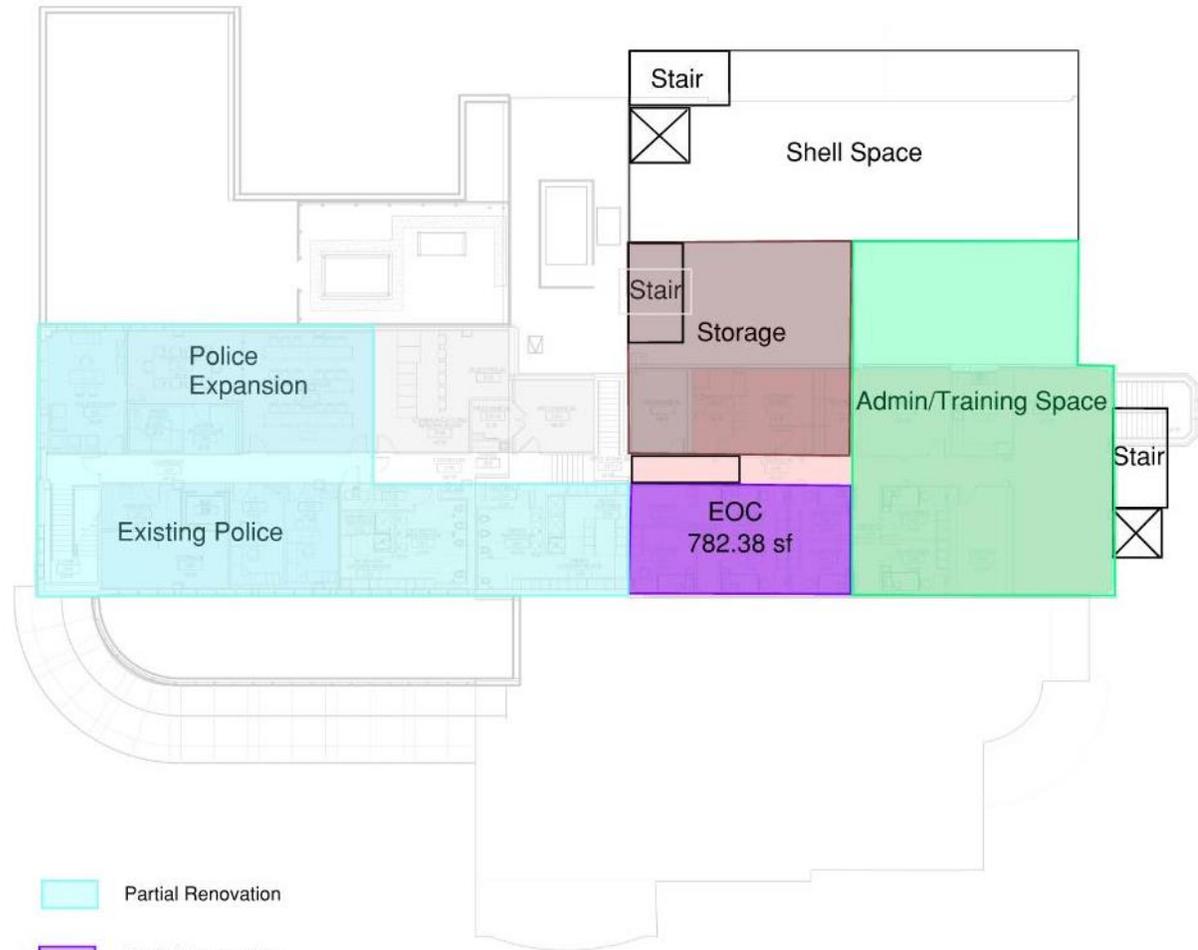
RENOVATED PUBLIC SAFETY BUILDING OPTION A CONSTRUCTION PHASING



PUBLIC SAFETY BUILDING - PHASE 4 OPTION A
FIRST FLOOR

City of West University Place – Public Safety Building Phasing Approach



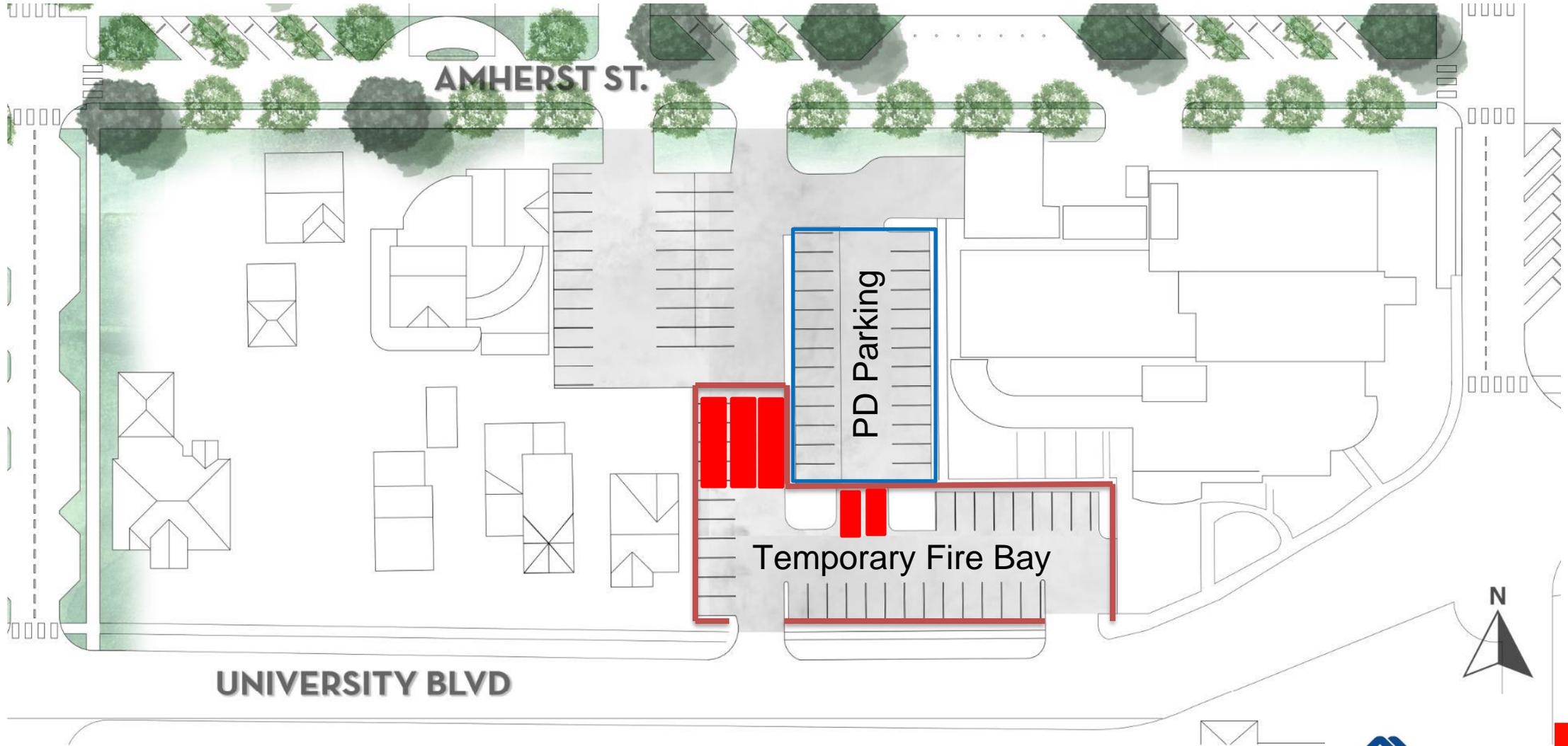


- Partial Renovation
- Partial Renovation
- Partial Renovation/New Construction
- Partial Renovation/New Construction
- New Construction

**PUBLIC SAFETY BUILDING - PHASE 4 OPTION A
SECOND FLOOR**



Phased 4 Temporary Site Plan



PUBLIC SAFETY BUILDING - OPTION A

Phase 3 - New City Hall

Projected Budget

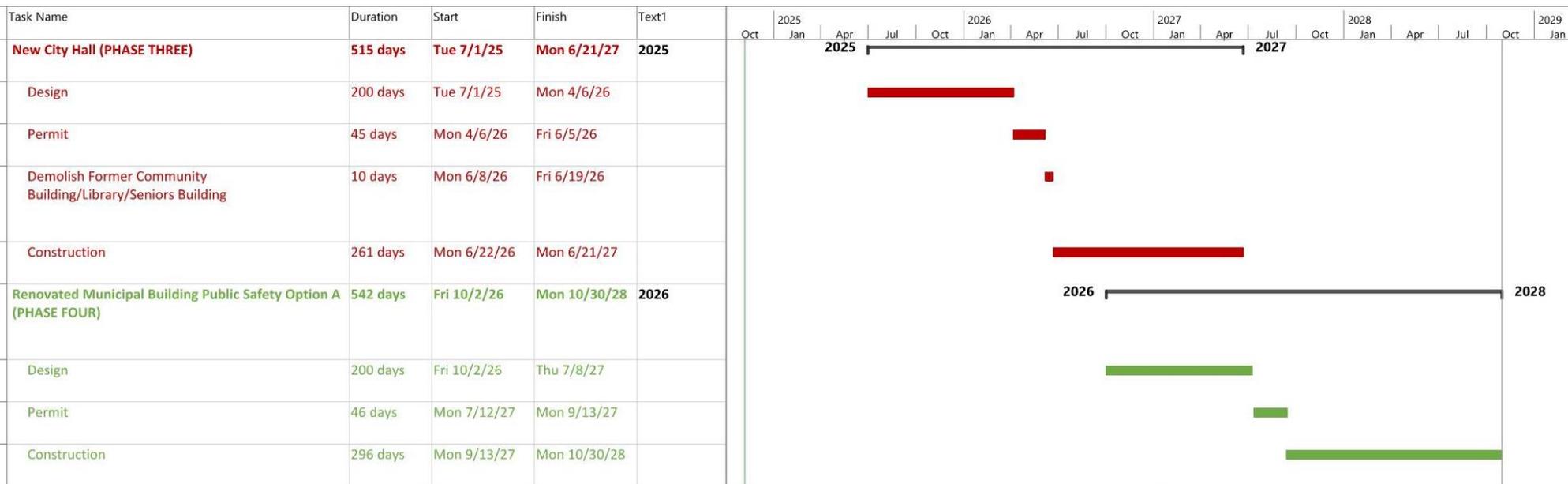
Construction	\$ 8,779,002.64
Soft Costs and Contingencies	\$ 1,141,270.34
Total	\$ 9,920,272.98
Escalation through 2027	\$ 1,131,645.22
Total Project Budget	\$ 11,051,918.20

Phase 4 – Renovated Public Safety Building

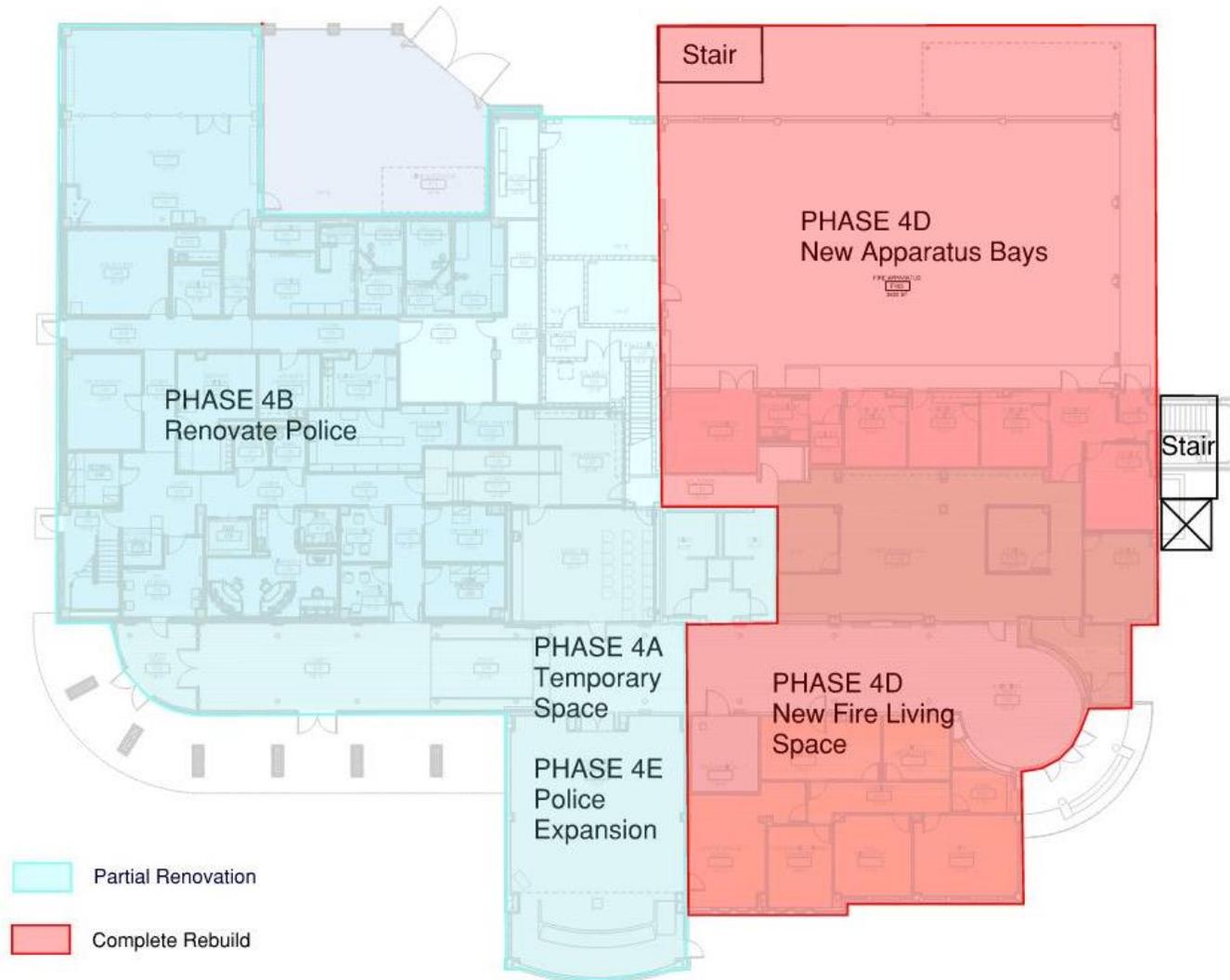
Projected Budget

Construction	\$ 8,856,326.33
Soft Costs and Contingencies	\$ 2,290,619.16
Total	\$ 11,146,945.49
Escalation through 2028	\$ 2,156,085.90
Total Project Budget	\$ 13,303,031.39

Total Phase 3 and 4 \$24,354,949.59



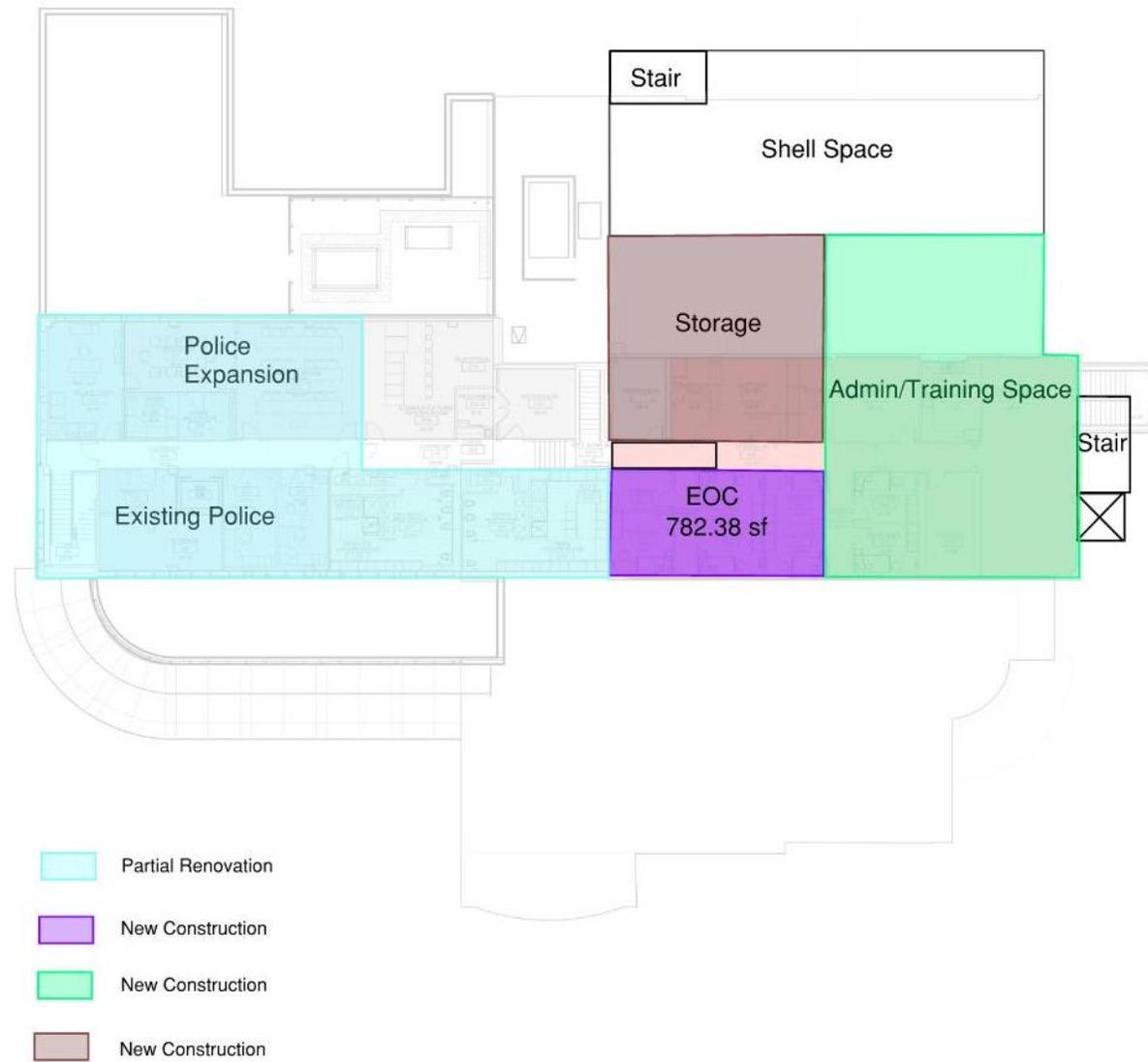
RENOVATED AND REBUILT PUBLIC SAFETY BUILDING OPTION B CONSTRUCTION PHASING



PUBLIC SAFETY BUILDING – PHASE 4 OPTION B
FIRST FLOOR

City of West University Place – Public Safety Building Phasing Approach

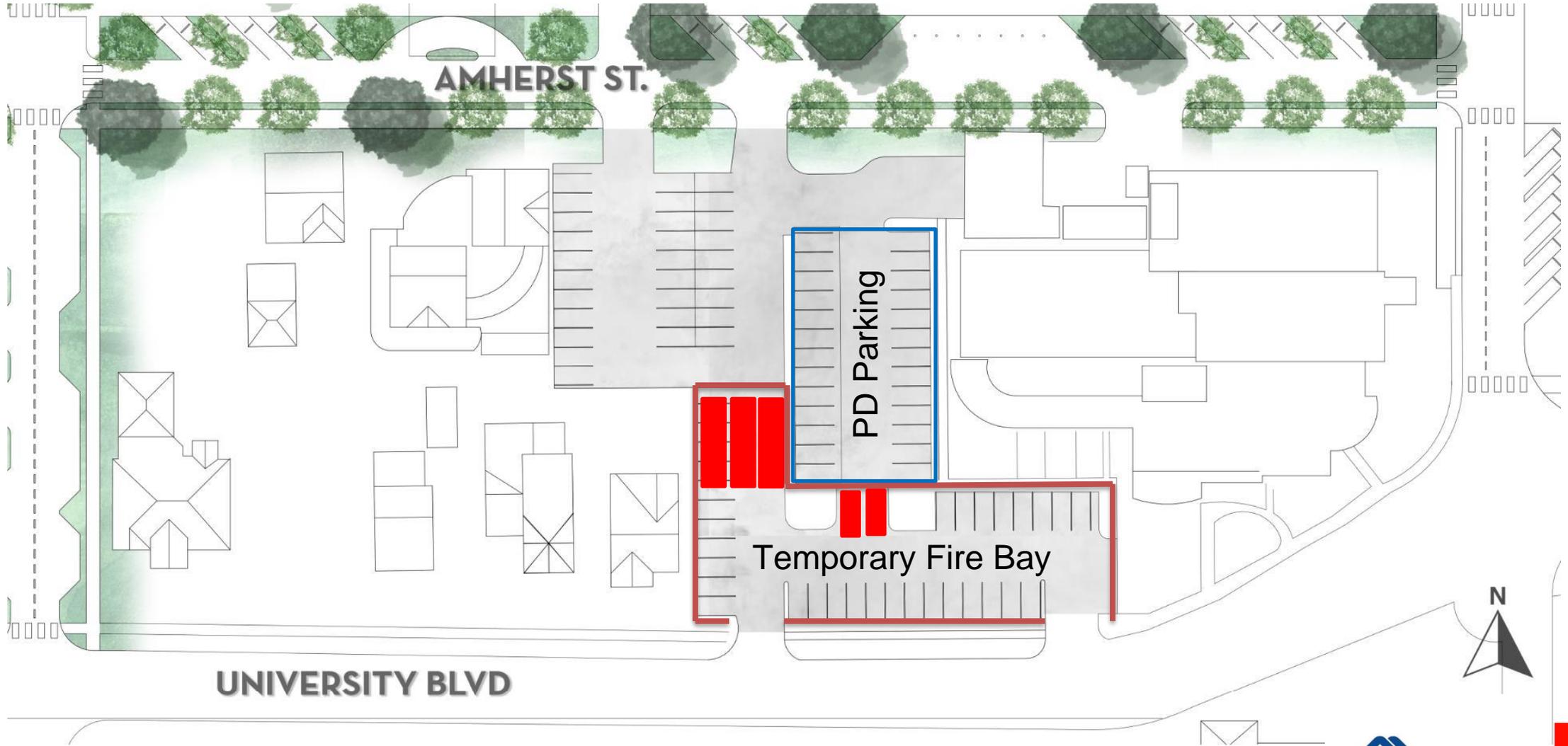




PUBLIC SAFETY BUILDING - PHASE 4 OPTION B
SECOND FLOOR



Phased 4 Temporary Site Plan



PUBLIC SAFETY BUILDING – OPTION B

Phase 3 - New City Hall

Projected Budget

Construction	\$ 8,779,002.64
Soft Costs and Contingencies	\$ 1,141,270.34
Total	\$ 9,920,272.98

Escalation through 2027 **\$ 1,131,645.22**

Total Project Budget \$ 11,051,918.20

Phase 4 – Rebuilt Public Safety Building

Projected Budget

Construction	\$ 12,484,550.15
Soft Costs and Contingencies	\$ 2,762,288.26
Total	\$ 15,246,838.41

Escalation through 2028 **\$ 2,949,103.26**

Total Project Budget \$ 18,195,941.67

Total Phase 3 and 4 \$29,247,859.87



Public Safety Building Construction Phasing Study

Update

OPTION A

- **Renovated Public Safety Building within the existing footprint (Phase 4)**
 - Option A**
 - **41,801 SF**
 - **Provide full space program requirements for:**
 - **Police Department**
 - **Fire Department**
 - **EOC**
 - **IT**

Public Safety Building Construction Phasing Study Update

OPTION A

- **Provide full space program requirements for modern fire station except:**
 - **Only 3 Apparatus Bays**
- **\$13,303,031.00 Project Budget**
- **Includes \$650,000.00 for cost of temporary Fire Department during construction**
- **\$785,000.00 savings due to reduced temporary occupancy cost**

Option A - Pros and Cons

Pros

- **Fire Apparatus access remains in existing location**
- **Police and Fire Departments have needed expansion space**
- **Eliminates the need for one elevator**
- **Creates secure separation of Police and Fire functions**
- **Puts Fire Department living and dorms on the first floor**
- **Creates more parking for community use in the existing parking lot**
- **Shorter construction time**
- **Keeps Police and Fire Department on site during construction**

Cons

- **Moves the operational dates for both Fire and Police into Phase 4**
- **Requires additional stair and elevator to comply with ADA**
- **Original building may require flood prevention measures**

Public Safety Building Construction Phasing Study Update

OPTION B

- **Renovated and Rebuilt Public Safety Building (Phase 4) Option B**
- **39,801 SF**
- **Provide full space program requirements for:**
 - **Police Department**
 - **Fire Department**
 - **EOC**
 - **IT**

Public Safety Building Construction Phasing Study Update

OPTION B

- **Provide full space program requirements for modern fire station except:**
 - **3 Apparatus Bays**
- **\$18,195,942.00 Project Budget**
- **Includes \$650,000.00 for cost of temporary Fire Department during construction**
- **\$785,000.00 savings due to reduced temporary occupancy cost**

Option B Pros and Cons

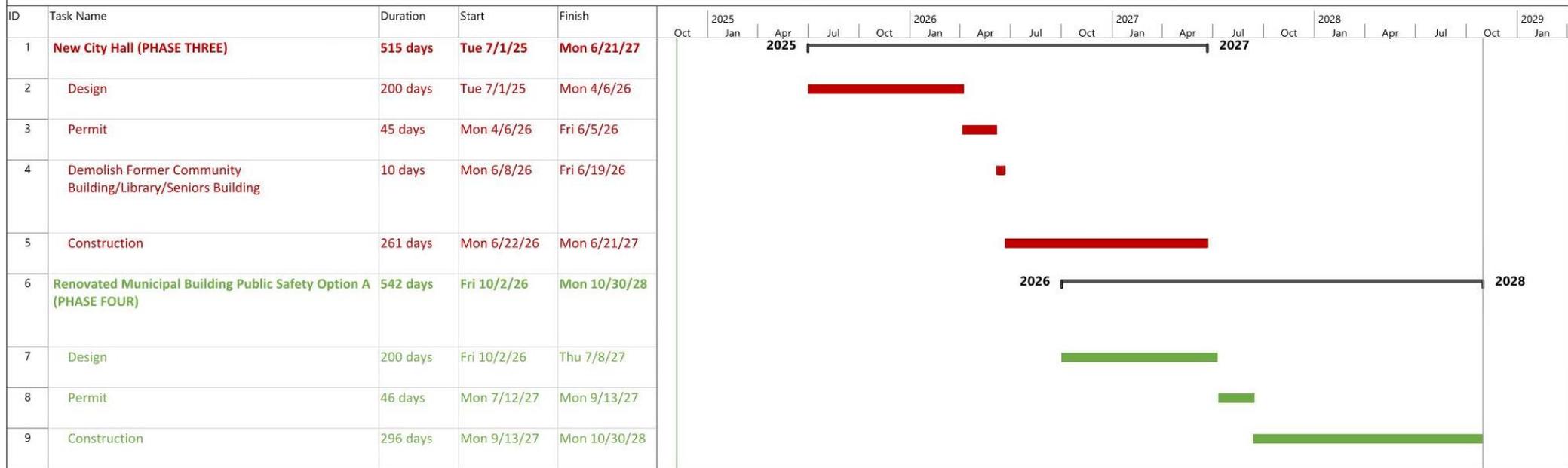
Pros

- **Fire Apparatus access remains in existing location**
- **Police and Fire Departments have needed expansion space**
- **Eliminates the need for one elevator**
- **Creates secure separation of Police and Fire functions**
- **Puts Fire Department living and dorms on the first floor**
- **Creates more parking for community use in existing parking lot**
- **Keeps Police and Fire Department on site during construction**

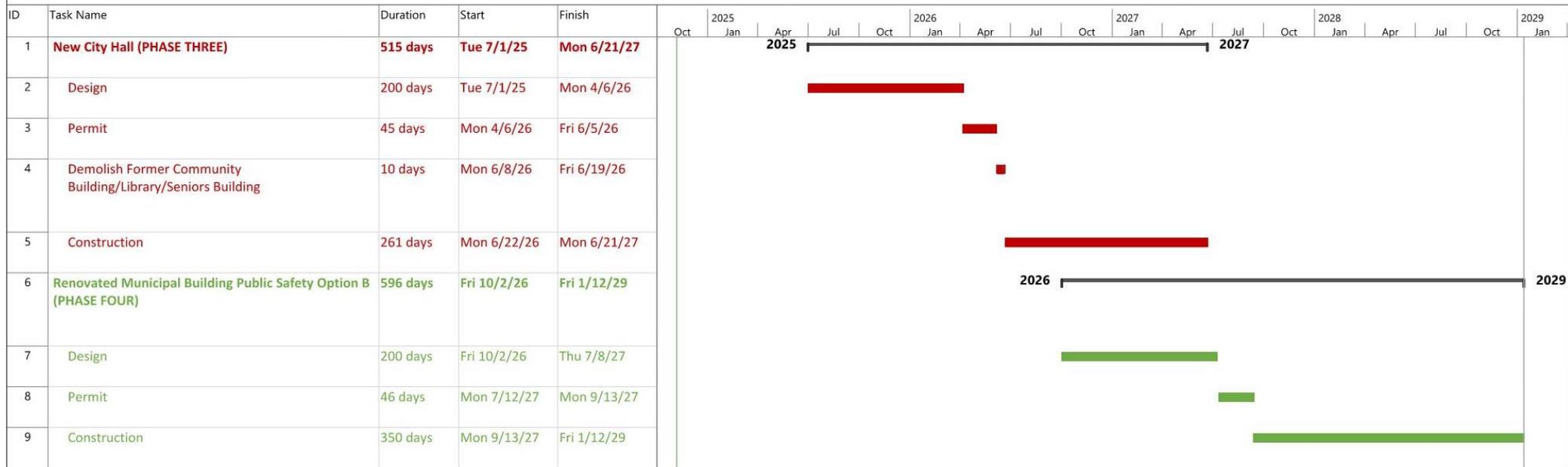
Cons

- **Moves the operational dates for both Fire and Police into Phase 4**
- **Longer construction time**

Renovated Public Safety Building – Option A



Renovated and Rebuild Public Safety Building – Option B



SUMMARY OF ESTIMATED COSTS

		APPROVED FACILITIES	ALTERNATE PHASES 3 & 4	
		MASTER PLAN	OPTION A	OPTION B
		EST. COST	EST. COST	EST. COST
Adopted Phase 3	New Fire Station	\$13,055,922.24		
Adopted Phase 4	Police Station Expansion and Revnovated City Hall Space	\$7,365,456.56		
Alt. Phase 3	New City Hall (on current library site)		\$11,051,918.20	\$11,051,918.20
Alt. Phase 4 - Option A	Public Safety Bldg. (Renovated police and fire station within existing footprint / new fire bays)		\$13,303,031.39	
Alt. Phase 4 - Option B	Public Safety Bldg. (Renovated police station and rebuilt fire station)			\$18,195,941.67
ESTIMATED COST OF FACILITIES MASTER PLAN (PHASES 2 - 4)		\$20,421,378.80	\$24,354,949.59	\$29,247,859.87
	Est. Increase Above Approved FMP		\$3,933,570.79	\$8,826,481.07
	Est. Increase of Option B above Option A			\$4,892,910.28

QUESTIONS?

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November 11, 2024**