MEMORANDUM

TO: Rick Kahm, Director of Public Works
    John Collins, Police Chief
FROM: Dave Henderson, Deputy Public Works Director
DATE: September 5, 2014

SUBJECT: POLICE/FIRE FACILITY ESTIMATE

Provided below are very preliminary cost estimates and data to construct a new joint Police/Fire facility:

Existing Police/Fire Complex

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>23,604 sf</td>
</tr>
<tr>
<td>Fire</td>
<td>8,500 sf</td>
</tr>
<tr>
<td>Total</td>
<td>32,104 sf</td>
</tr>
</tbody>
</table>

Preliminary Estimated Square Footage for new facility (50 yr life)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Police (say 25% larger)</td>
<td>30,000 sf</td>
</tr>
<tr>
<td>Fire (from internal facility report)</td>
<td>25,000 sf</td>
</tr>
<tr>
<td>Total</td>
<td>55,000 sf</td>
</tr>
</tbody>
</table>

Preliminary Cost Estimate

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 55,000 sf @ $300/sf</td>
<td>$16,500,000</td>
</tr>
<tr>
<td>FF&amp;E 55,000 sf @ $35/sf</td>
<td>1,925,000</td>
</tr>
<tr>
<td>Site Work and Parking (170 stalls)</td>
<td>1,100,000</td>
</tr>
<tr>
<td>Soft Costs 15% of Construction</td>
<td>2,929,000</td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$22,454,000</strong></td>
</tr>
</tbody>
</table>

* Estimate does not include costs to acquire a site. A minimum of 3.5 acres is required.

Another option is to build a new Fire Facility and remodel the existing P/F Complex for Police:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Fire Facility 25,000 sf @ $300</td>
<td>$7,500,000</td>
</tr>
<tr>
<td>FF&amp;E lump sum estimate</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Remodel Existing 32,104 sf @ $150</td>
<td>4,800,000</td>
</tr>
<tr>
<td>Soft Costs 15% of Construction</td>
<td>1,800,000</td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$15,100,000</strong></td>
</tr>
</tbody>
</table>

/dh