



▲ Public Entrance
 ▲ Secured Entrance
 POLICE DEPT 47,000 sf
 Parking shown: 138 spaces



CITY COUNCIL DIRECTION
JUNE 28, 2023

ATTACHMENT 2



CITY COUNCIL DIRECTION ESTIMATED COSTS \$550/S.F.

Building Square Footage 47,000 \$550/s.f.	
Building Construction	
Police Department Headquarters 47,000 s.f. @ \$550/s.f.	\$25,850,000
Central Utility Plant Allowance (Generator, Fuel Tanks, HVAC Equip. Protective Cage, Etc.)	\$ 2,520,000
Existing OPD Facility Demolition and Disposal Allowance 19,364 s.f. @ \$7.35/s.f.	\$ 142,325
Utilities, Grading, Fill, Paving, Landscaping, etc. 7.4 acres @ \$315,000/acre	\$ 2,331,000
Construction Sub-total	\$30,843,325
Project "Soft Costs"	
Professional Design Fees (Includes survey, environmental, geotech, technology, etc.) 10% of Construction	\$ 3,084,333
FF&E Allowance 47,000 s.f. @ \$31.50/s.f.	\$ 1,480,500
Permitting Fees	\$ 200,169
Impact Fees (Transportation, Fire, Police, Administrative Facilities)	\$ 0
Capital Recovery Charges	\$ 78,884
Testing & Inspection Fees	\$ 52,500
Technology Allowance	\$ 3,317,401
Project "Soft Costs" Sub-total	\$ 8,213,786
Project Contingency 20%	\$ 7,811,422
Total Estimated Project Development Cost	\$46,868,534
2016 Approved Referendum	\$11,400,000
Additional Funds Needed to Construct	\$35,468,534