

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: June 10, 2011

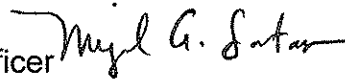
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Council File No.

Council District: 1

To: The Council

From: Miguel A. Santana, City Administrative Officer



Reference: Proposition Q Administrative Oversight Committee action on May 26, 2011

Subject: **NEW NORTHEAST POLICE STATION**

SUMMARY

On May 26, 2011, the Proposition Q Administrative Oversight Committee (AOC) approved a new Northeast Police Station administration building at the site of the existing station at 3353 North San Fernando Road. The estimated cost of the project is \$29.45 million to be paid from Proposition Q General Obligation Bond (\$28.45 million) and Police Forfeited Assets monies (\$1.0 million). Mayor and Council approval of the new project is now requested.

The Proposition Q Bond Program was approved by the voters on March 5, 2002. It provided \$600 million to build and renovate public safety facilities throughout the City. The City has successfully completed all 11 originally authorized Police projects. In April, 2009, the Mayor and Council acted to authorize a Phase II to the Program to: 1) add additional scope to the Police Academy Renovation; 2) renovate the Old Rampart Station for the Metro Division; and, 3) renovate the Northeast Police Station (C.F. 09-0698). In addition to authorizing a Proposition Q Phase II program, the Mayor and Council action recognized a revised Program Budget of \$694 million, to reflect interest earnings accrued in previous years.

The authorized budget for the Northeast Police Station renovation was \$7.51 million. The scope of the renovations included HVAC, electrical and fire/life safety systems upgrades, security system installation, office and lobby space remodeling, parking lot resurfacing, and demolition of a building adjacent to the existing station.

The Proposition Q AOC placed the renovation project on hold in October, 2009 at the request of the Police Department. The Police Department indicated that it wanted to explore whether sufficient funds could be identified to build a new police station on-site.

The City acquired the current building around 1982 and the 41,000 square foot facility has been occupied by the Police Department since 1983. It was previously used as a photo/film processing facility. For some time, the Police Department has indicated that the building floor plan is not efficient for police station operations given that the building was not designed for that purpose. Further, the Police Department indicated that a number of employees working at the facility complained of unpleasant odors. It should be noted that studies were performed at different times, in past years, by the Personnel Department and a private firm that found trace amounts of materials such as acetone, hydrocarbons, cyanide, lead, silver and pesticides present, but not at levels considered harmful by EPA standards.

PUBLIC WORKS

JUN 14 2011

Police station projects constructed through the Proposition Q Program typically include an administration building, vehicle maintenance facility and a parking structure. The inclusion of all elements would increase the costs to about \$48 to \$49 million. Since there are insufficient funds to include all three elements, the Police Department indicates that the construction of only an administration building is acceptable and that it will defer construction of a vehicle maintenance facility and parking structure until such a time that it becomes financially feasible.

The new administration building will be about 45,000 square feet in size and be modeled on the new Olympic Station. The \$29.45 million cost of the project will be paid from \$28.45 million in currently identified Proposition Q funds and \$1.0 million in Police Forfeited Assets monies (\$0.50 million in 2011-12 and \$0.25 million respectively in 2012-13 and 2013-14). The \$29.45 million budget includes a project contingency of \$2.3 million (see attachment for detail).

The Proposition Q Bond Program currently has a program contingency of \$5.0 million. Additional monies are available within Mayor and Council control as secondary sources for contingencies. For example, the Proposition Q program is generating about \$100,000 per month in interest and is expected to continue accruing at these levels for at least the next two years for an expected accrual of more than \$2.0 million over that time period. Finally, it is expected that savings from the 1989 Police Facilities Bond measure of about \$1.0 million may become available for unanticipated Proposition Q-related needs as the Police Scientific Investigation Division Tech Lab project at Piper Technical Center approaches completion in late summer, 2012.

RECOMMENDATION

That the Council, subject to the approval of the Mayor, approve a new Northeast Police Station administration building using \$28.45 million in Proposition Q General Obligation Bond funds and \$1.0 million in Police Forfeited Assets monies.

FISCAL IMPACT STATEMENT

There is no General Fund impact to construct the building. The new Northeast Police Station administration building will be funded by Proposition Q General Obligation Bond (\$28.45 million) and Police Forfeited Assets (\$1.0 million) monies. Operation and maintenance costs are not known but are not expected to be significant given that this is a replacement station.

MAS:RAS:05110048

Attachment

NORTHEAST AREA POLICE STATION - ADMIN BUILDING ONLY

P-01

Project Work Description	Unit Price/Multiplier	Quantity/Amount	Units/Mult. Desc.	Land Acquisition	Construction Costs	Design Phase	Construction Phase	Total Line Cost
LAND ACQUISITION								
L1 Land Purchase Amount	\$0	0.00	sf (Site)	\$0	-	-	-	\$0
L2 Acquisition Costs - Purch. Price Related [1]	10.00%	\$0	Land Acq.	\$0	-	\$0	-	\$0
L3 Acquisition Costs - Labor Related [2]	1.00%	\$0	Land Acq.	\$0	-	\$0	-	\$0
Subtotal Land Acquisition				\$0		\$0		\$0
CONSTRUCTION COST								
C1 Site Development/Soil Remediation	\$30	122,000	sf (Site)	-	\$3,660,000	-	-	\$3,660,000
C2 Off-Site Development	20.00%	\$3,660,000	Site Dev	-	\$732,000	-	-	\$732,000
C3 Administration Building	\$300	45,000	gsf	-	\$13,500,000	-	-	\$13,500,000
C4 Parking Structure	\$54	0	gsf	-	\$0	-	-	\$0
C5 Vehicle Maintenance Building	\$310	0	gsf	-	\$0	-	-	\$0
Subtotal Construction Cost					\$17,892,000			\$17,892,000
DESIGN SERVICES								
D1 Design Services	8.00%	\$17,892,000	Const Cost	-	-	\$1,431,360	-	\$1,431,360
D2 Permits & Fees (incl Art)	3.50%	\$17,892,000	Const Cost	-	-	\$626,220	-	\$626,220
D4 Project Management	1.00%	\$17,892,000	Const Cost	-	-	\$178,920	-	\$178,920
D5 Design Support Services	0.25%	\$17,892,000	Const Cost	-	-	\$44,730	-	\$44,730
D6 Other City Dept's [3]	0.75%	\$17,892,000	Const Cost	-	-	\$134,190	-	\$134,190
Subtotal Design Services						\$2,415,420		\$2,415,420
CONSTRUCTION SERVICES/INSPECTION								
S1 Construction Mgmt	6.50%	\$17,892,000	Const Cost	-	-	-	\$1,162,980	\$1,162,980
S2 Construction Inspection [4]	6.00%	\$17,892,000	Const Cost	-	-	-	\$1,073,520	\$1,073,520
S3 Voice/Data Technology [5]	2.00%	\$17,892,000	Const Cost	-	-	-	\$357,840	\$357,840
S4 Furniture Fixture & Equipment	\$0	45,000	sf Bldg Area	-	-	-	\$0	\$0
S6 Project Management	1.00%	\$17,892,000	Const Cost	-	-	-	\$178,920	\$178,920
S7 Other City Dept's [3]	0.50%	\$17,892,000	Const Cost	-	-	-	\$89,460	\$89,460
Subtotal Construction Services/Inspection							\$2,862,720	\$2,862,720
SUBTOTAL				\$0	\$17,892,000	\$2,415,420	\$2,862,720	\$23,170,140
CONTINGENCIES [6]	10%			\$0	\$1,789,200	\$241,542	\$286,272	\$2,317,014
SUBTOTAL - PRESENT DAY TOTAL COST				\$0	\$19,681,200	\$2,656,962	\$3,148,992	\$25,487,154
ESCALATION								
E1 Number of Years of Escalation				1.0	3.6	1.0	3.6	
E2 Annual Escalation Percentage				1.0%	5.0%	3.0%	3.0%	
E3 Total Escalation Percentage				1.0%	18.0%	3.0%	10.8%	
E4 Escalation Amount				\$0	\$3,542,616	\$79,709	\$340,091	\$3,962,416
PROJECTED TOTAL COST				\$0	\$23,223,816	\$2,736,671	\$3,489,083	\$29,449,570

Key Info/Assumptions

Land Area

2.8 acres
121,968 sf

Buildings

Administration Building
45,000 gsf
Jail Facility (60 Beds) - N/A
- gsf
Auto Service Facility
0 gsf

Total Building Area
45,000 gsf

Parking Structure

0 Spaces
0 gsf

Total Structure Area

(Buildings + Parking)
45,000 gsf

Cost Per Struct. gsf

Land \$0.00
Const \$397.60
Design Svcs \$53.68
Const Svcs \$63.62
Subtotal \$514.89
Contingency \$51.49
Subtotal \$566.38
Escalation \$88.05
Projected \$654.43

Notes

- [1] Includes All Dept's (Client, CAO, ITA, and Accounting) except BOE and ITA Voice Data
- [2] Construction Inspection Includes 5% for Inspection and 1% for Material Testing
- [3] Voice/Data Technology Includes ITA Staffing
- [4] Contingencies are for Unanticipated Design and Construction Changes (i.e. Code Changes, Unforeseen Site Conditions, etc.) as well as for Variances from Assumptions (escalation factors, real estate prices, construction unit prices, etc.)

Budget Summary

Land \$0
Design \$1,431,360
Const \$17,892,000
ODC \$626,220
Subtotal \$19,949,580
Prgm Costs \$3,220,560
Contingency \$2,317,014
Escalation \$3,962,416
Subtotal \$9,499,990
TOTAL \$29,449,570