



Legislation Details (With Text)

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File created:	3/24/2016	In control:	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency		
On agenda:	4/4/2016	Final action:	4/4/2016		
Title:	SUBJECT: Future Police Headquarters Building Site				

REPORT IN BRIEF

Staff seeks Council direction in selecting the location of the future Police Headquarters Building and approval to proceed with a Request for Proposal for Architectural Services.

RECOMMENDATION

Option 1:

City Council - Adopt a motion directing staff to proceed with Option 1 (Merced Sun-Star Remodel) and proceed with issuing a Request for Proposal for Architectural Services.

OR

Option 2:

City Council - Adopt a motion directing staff to proceed with Option 2 (Merced Sun-Star Demolition) and proceed with issuing a Request for Proposal for Architectural Services.

OR

Option 3:

City Council - Adopt a motion directing staff to proceed with Option 3 (Mansionette Site) and proceed with issuing a Request for Proposal for Architectural Services.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/4/2016	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass

Report Prepared by: John C. Sagin Jr., AIA, Principal Architect - Engineering Department

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Option 3:

City Council - Adopt a motion directing staff to proceed with Option 3 (Mansionette Site) and proceed with issuing a Request for Proposal for Architectural Services.

ALTERNATIVES

1. Approve Option 1, 2, or 3 as outlined in this report; or,
2. Approve, subject to conditions other than recommended by Staff (identify specific findings and/or conditions amended to be addressed in the motion); or,
3. Deny; or,
4. Continue to a future meeting (date and time to be specified in the motion).

AUTHORITY

Charter of the City of Merced, Section 200.

CITY COUNCIL PRIORITIES

The City Council at their 2014 Council Policy Planning Session approved an action item that requested the re-evaluation of the Mansionette Drive and Yosemite Avenue Site as to its appropriateness as the site for the future Police Headquarters Building.

HISTORY AND PAST ACTIONS

At the July 20, 2015 meeting, Council directed staff to begin the process of re-examining potential future Police Headquarters locations. An internal committee, composed of the City Manager, Police Chief, Director of Economic Development, Director of Development Services, City Engineer, Finance Officer, and Principal Architect, reviewed 11 possible locations throughout Merced. The top three locations, as ranked by the internal committee, included (1) Merced Sun Star Facility [G Street near Olive Avenue], (2) Orchard Supply [R Street near Loughborough Drive], and (3) M Street at Cardella [vacant land].

At the October 19, 2015 study session, Council directed staff to investigate the Merced Sun-Star Facility as the future Police Headquarters building site. Subsequently at the November 2nd meeting, Council approved the appropriation of \$50,000 to begin the investigation into the Merced Sun-Star site.

At the January 19, 2016 meeting, Council appropriated an additional \$30,000 into the project and

approved two separate agreements, including a \$51,960 contract with WMB Architects, Inc., to provide architectural/engineering services and a \$26,025 contract with Krazan & Associates, Inc., to provide environmental services.

DISCUSSION

Staff has explored three options for the Future Police Headquarters Building site, outlined below, which include remodeling the existing Merced Sun-Star building, demolishing the Merced Sun-Star building, and an option to keep the original Mansionette location. The associated cost estimates for the three options are as follows:

Option 1 (Merced Sun-Star Remodel)

The Environmental and Architectural consultants have provided City staff with their evaluation of the Merced Sun-Star Site. Necessary building improvements include Title 24 upgrades (new lighting, outlets, switches, circuit breakers/panels, wiring, occupancy sensors, insulation, A/C equipment, and exterior lighting), upgrades to the Fire Sprinkler system, required ADA accessibility upgrades, and improvements necessary to comply with the 2013 California Building Code. These improvements would be required of any site location with an existing building.

It was determined that signal and road improvements are also necessary at the Merced Sun-Star site, as well as a 4,500 square foot building addition to accommodate necessary employee lockers, restrooms, and a meeting room for officers.

Building Improvements	\$ 9,218,000
Storage Building (10,000 SF)	\$ 1,000,000
Fiber Optic/IT	\$ 500,000
Traffic Signal/Road Modifications	\$ 350,000
Dispatch	\$ 200,000
A/E Design	\$ 825,000
Inspection & Permits	\$ 80,000
Construction Administration	\$ 150,000
Contingency	\$ 921,000
Land Cost*	\$ -
Total Cost:	\$ 13,244,000 (plus land cost)

*Total land cost is dependent upon the final purchase price of the Merced Sun-Star Site and the sale price of the existing Mansionette site.

Option 2 (Merced Sun-Star Demolition)

Another proposed option is to demolish the existing building at the Merced Sun-Star site and build a brand new 29,500 square foot building in its place. Road modifications and a traffic signal would still be required with this option.

Building Demolition	\$ 100,000
New Building (29,500 SF)	\$ 13,275,000
Storage Building (10,000 SF)	\$ 1,000,000
Fiber Optic/IT	\$ 500,000
Traffic Signal/Road Modifications	\$ 350,000
Dispatch	\$ 200,000

A/E Design	\$ 750,000
Inspection & Permits	\$ 80,000
Construction Administration	\$ 150,000
Contingency	\$ 875,000
Land Cost*	\$ -
Total Cost:	\$ 17,280,000 (plus land cost)

*Total land cost is dependent upon the final purchase price of the Merced Sun-Star Site and the sale price of the existing Mansionette site.

Option 3 (Existing Mansionette Site)

Staff has also put together a cost estimate should Council choose to keep the original project location. No road modifications are necessary, as the intersection is already signalized.

New Building (29,500 SF)	\$ 13,275,000
Storage Building (10,000 SF)	\$ 1,000,000
Fiber Optic/IT	\$ 500,000
Traffic Signal/Road Modifications	\$ 0
Dispatch	\$ 200,000
A/E Design	\$ 750,000
Inspection & Permits	\$ 80,000
Construction Administration	\$ 150,000
Contingency	\$ 875,000
Land Cost	\$ -
Total Cost:	\$ 16,830,000

Staff is now requesting Council direction in selecting an option outlined above and authority to proceed with a Request for Proposal for Architectural Services.

IMPACT ON CITY RESOURCES

No appropriation of funds is needed at this time.