



Update of Essential Facilities Strategy Costs

Critical Facilities Committee Presentation 2008.02.21

outline

- Review of preferred strategy
- Updated budgets
- Comparables

review of preferred strategy

2005 Critical Facilities Committee recommendations

- New public safety building (PD, FD, FS1) across from city hall
- Replace FS2
- Modernize FS4, FS5, FS7
- Seismic/life safety upgrades for FS6, SRCC/B Street
- TLCC – major renovation or replacement
- Seismic upgrades for city hall
- New parking at city hall
- Library ... TBD



updated budgets

Project budgets include

- Hard costs
 - *construction cost @ LEED certified level*
 - *site demolition and development*
 - *parking/structures*
 - *construction contingencies*
- Soft costs
 - *design & engineering fees*
 - *permits*
 - *regulatory fees*
 - *testing*
 - *CM*
 - *design contingencies*
 - *etc.*
- FF&E – non-bondable (unless fixed to building)

updated budgets

Project budgets do not include

- Temporary facilities?
- Technology (is included in library estimate)
- Specialized equipment (e.g., fire, police)
- Expanded library collection
- Tenant improvements for city hall (e.g., if PD vacates)
- Escalation
- Site acquisition costs
- Construction cost for LEED beyond certified level
 - *Can estimate additional 5% for Silver certification but hard to generalize – depends on individual project and specific sustainable strategies and site conditions*

updated budgets



GROUP 4

Preferred strategy – essential facilities

PREFERRED STRATEGY	building size	action	bondable			nonbondable	total	2008 \$/sf
			building	parking	total	ff&e**	project budget	constr
IIIb Public Safety on BHB*	42,000 sf	new construction w/parking	\$ 26,040,000	\$ 13,421,000	\$ 39,461,000	\$ 1,201,000	\$ 40,662,000	\$ 477
Fire Station No. 2	13,000 sf	new construction	\$ 9,695,000	\$ 239,000	\$ 9,934,000	\$ 372,000	\$ 10,306,000	\$ 574
Fire Station No. 4	8,000 sf	full modernization	\$ 3,896,700	\$ -	\$ 3,896,700	\$ 110,000	\$ 4,006,700	\$ 402
Fire Station No. 5	9,000 sf	full modernization	\$ 4,924,600	\$ -	\$ 4,924,600	\$ 156,000	\$ 5,080,600	\$ 402
Fire Station No. 6	8,000 sf	seismic/LS	\$ 847,700	\$ -	\$ 847,700	\$ -	\$ 847,700	\$ 83
Fire Station No. 7	8,000 sf	full modernization	\$ 4,288,600	\$ -	\$ 4,288,600	\$ 120,000	\$ 4,408,600	\$ 419
San Rafael CC	15,000 sf	seismic/LS	\$ 1,446,300	\$ -	\$ 1,446,300	\$ -	\$ 1,446,300	\$ 75
Terra Linda CC	10,000 sf	new***	\$ 6,641,500	\$ -	\$ 6,641,500	\$ 286,000	\$ 6,927,500	\$ 511
City Hall	27,150 sf	seismic/LS+parking deck	\$ 6,810,600	\$ -	\$ 6,810,600	\$ -	\$ 6,810,600	\$ 189
Totals			\$ 64,591,000	\$ 13,660,000	\$ 78,251,000		\$ 80,496,000	

*Site acquisition cost not included

**Only for added square footage in life safety/modernization projects

***Major renovation also an option

NOTE: all budgets are in 2008 dollars.

updated budgets



GROUP 4

Alternate strategies – essential facilities

ALTERNATIVE STRATEGIES	building size	action	bondable			nonbondable	total	2008 \$/sf
			building	parking	total	ff&e**	project budget	constr
Ila PD on City Hall site	29,000 sf	new construction	\$ 18,769,000	\$ 17,499,500	\$ 36,268,500	\$ 829,000	\$ 37,097,500	\$ 498
Ila FD on Blue House site	12,000 sf	new construction	\$ 7,885,000	\$ 1,772,000	\$ 9,657,000	\$ 343,000	\$ 10,000,000	\$ 505
Ila Total					\$ 45,925,500	\$ 1,172,000	\$ 47,097,500	
IIla Public Safety @City Hall site**	42,000 sf	new construction	\$ 25,591,000	\$ 23,531,000	\$ 49,122,000	\$ 1,201,000	\$ 50,323,000	\$ 469

*Site acquisition cost not included

**Deficit of on-site parking

NOTE: all budgets are in 2008 dollars.

updated budgets



GROUP 4

Library options

		bondable			nonbondable	project
	size	building	parking	total	ff&e	total
New Downtown - Existing Site						
Strategy I, 2 Stories	40,000 GSF	\$ 28,037,000	\$ 7,128,000	\$ 35,165,000	\$ 970,000	\$ 36,135,000
Strategy I, 3 Stories	40,000 GSF	\$ 28,037,000	\$ 5,346,000	\$ 33,383,000	\$ 970,000	\$ 34,353,000
Strategy II, 2 Stories	32,000 GSF	\$ 22,572,000	\$ 2,851,000	\$ 25,423,000	\$ 2,376,000	\$ 27,799,000
Strategy II, 3 Stories	32,000 GSF	\$ 22,572,000	\$ 1,782,000	\$ 24,354,000	\$ 2,376,000	\$ 26,730,000
Strategy III, 2 Stories	28,000 GSF	\$ 19,840,000	\$ 2,495,000	\$ 22,335,000	\$ 2,079,000	\$ 24,414,000
Strategy III, Renovation/Addition	28,000 GSF	\$ 27,126,400	\$ 3,804,000	\$ 30,930,400	\$ 2,079,000	\$ 33,009,400
Historical Renovation	15,000 GSF	\$ 10,153,000	\$ -	\$ 10,153,000	\$ 1,143,000	\$ 11,296,000
New Downtown - Menzies Lot w/ Existing Main						
Combined Option	35,000 GSF	\$ 23,519,500	\$ 7,217,000	\$ 30,736,500	\$ 2,599,000	\$ 33,335,500
New Downtown - Menzies Lot						
Strategy III, 2 Stories	30,000 GSF	\$ 20,750,500	\$ 5,509,000	\$ 26,259,500	\$ 2,228,000	\$ 28,487,500
Parking Lot, 2 Stories	52,000 GSF	\$ 265,000	\$ 11,583,000	\$ 11,848,000	\$ -	\$ 11,848,000
New Downtown - Private Site						
Strategy I, 2 Stories	40,000 GSF	\$ 27,755,000	\$ 6,816,000	\$ 34,571,000	\$ 2,970,000	\$ 37,541,000
Strategy II, 2 Stories	32,000 GSF	\$ 22,290,000	\$ 4,529,000	\$ 26,819,000	\$ 2,376,000	\$ 29,195,000
Strategy III, 2 Stories	30,000 GSF	\$ 20,924,000	\$ 4,188,000	\$ 25,112,000	\$ 2,376,000	\$ 27,488,000
Branches						
Small Branch	6,000 GSF	\$ 4,324,500	\$ 107,000	\$ 4,431,500	\$ 446,000	\$ 4,877,500
Medium Branch	8,000 GSF	\$ 5,702,000	\$ 143,000	\$ 5,845,000	\$ 594,000	\$ 6,439,000
Large Branch	14,000 GSF	\$ 9,832,000	\$ 250,000	\$ 10,082,000	\$ 1,040,000	\$ 11,122,000

NOTE: all budgets are in 2008 dollars.

updated budgets

Escalation

- 2003 to 2008
 - *Approximate increase 75% to 85%*
 - *Labor costs – labor shortage; higher workers comp insurance*
 - *Energy costs – production, transportation*
 - *Hurricane Katrina – transport, energy, labor/materials*
 - *Increased international demand for materials (e.g., steel)*
 - *Weakening US dollar*

- Projected future escalation
 - *Estimate 4% to 6% per year*
 - *Labor costs expected to continue to increase*
 - *Rising costs of security/technology + increased expectations*
 - *Market uncertainty*
 - *Demand is a highly significant factor but hard to predict*

updated budgets

Implementation and project phasing

- Available funding
- Project priority
- Service implications
- Project oversight

comparables

Public building comparables

- Police & Fire – new construction
 - \$330/sf – fire station ± 10,000 sf – San Leandro (completed 2003)
 - \$335/sf – police/fire facility 121,000 sf (2006 working dwgs)
 - \$430/sf – police facility 24,000 sf – So. Cal. (2006 working dwgs)
 - \$460/sf – police facility 11,000 sf – So. Cal. (2007 working dwgs)

- Libraries – new construction except Milpitas = renov + expansion
 - \$442/sf – Walnut Creek Library 42,000 sf (bidding 03/2008) (not including under-building parking)
 - \$450/sf – Milpitas Library 60,000 sf (bid 12/2006)
 - \$475/sf – Mountain House Library 27,000 sf (2008 concept des)
 - \$352/sf* – Oakland 81st Ave Library 23,000 sf (bid 01/2008)
 - \$370/sf* – SJ Santa Teresa Library 24,000 sf (bid 10/2007)

* Bid significantly under cost estimate - reflects recent downturn/uncertainty in market

comparables

Public building comparables

- Community centers - new construction
 - \$520/sf – San Leandro SC – LEED Silver 21,000 sf (DD dwgs 07/2007)
 - \$432/sf – 22,000 sf senior center – So. Cal. (DD dwgs 2007)
 - \$370/sf – 43,000 sf community center – So. Cal. (working dwgs 2007)
 - \$450/sf – SJ Roosevelt CC – 30,000 sf (bid 09/2006)

- Community center – renovation/expansion
 - \$250/sf – SR Pickleweed CC renovation– 24,000 sf (bid 02/2005)