



CITY OF VENICE POLICE DEPARTMENT

TOM MATTMULLER ★ Chief



TO: Ed Lavallee, City Manager

FROM: Tom Mattmuller, Chief

DATE: February 22, 2019

CITY COUNCIL MEETING DATE: February 26, 2019

SUBJECT: Venice Public Safety Facility – Budget, Schedule, Estimate Narrative

The City of Venice contracted with Architects Design Group (ADG) in September 2015 to conduct a needs assessment and preliminary budget for a new Public Safety Facility.

On April 26, 2016, ADG presented their recommendations to Council for a 31,381 square foot facility at a preliminary estimate of \$23,764,157. With expenses, the proposed bond amount would be \$25,000,000.

On June 7, 2016, Council held a Public Safety Bond Referendum Workshop. Prior to the meeting various cost reduction measures had been taken to reduce the estimated project cost to \$20,877,700 with estimated bond costs of \$935,155 establishing a not to exceed amount of \$22,000,000. Further discussion included removing the estimated costs for a firing range and public works reuse of the existing police station resulting in a preliminary estimate of \$15,388,605. With bond costs added, a not to exceed amount of \$16,000,000 was established.

Following approval of the bond referendum, the successful conclusion of the bond validation process, and purchase of the property, \$13,775,709 was released for the design and construction of the facility on August 15, 2017.

Public Safety Facility - Budget Calculation	
ADG Preliminary Estimate 4/26/16	\$ 23,764,157.00
Cost Reductions initiated by CoV	\$ (2,886,457.00)
Revised Preliminary Estimate 6/7/16	\$ 20,877,700.00
Further Cost Reductions by CoV 6/7/16	\$ (4,877,700.00)
Approved Bond Referendum Amount	\$ 16,000,000.00
Land Purchase	\$ (1,869,158.00)
Bond Costs	\$ (355,133.00)
Project Budget Total 8/15/17	\$ 13,775,709.00

The CoV initiated the procurement process for Owner's Representative/Project Management Services and signed a contract on October 24, 2017 with Otb Consulting, Inc.

The CoV initiated the procurement process for Architectural and Engineering Design Services and signed a contract on March 8, 2018, with Dewberry Architects, Inc.

The CoV initiated the procurement process for Pre-Construction Services and signed a contract on June 26, 2018 with Ajax/Tandem Construction A JV.

The site/building construction portion of the \$13,775,709 budget was initially set at \$9,917,840 and was subsequently increased to \$10,502,842 as the project cost allocations were refined.

On October 31, 2018, Council was presented with the schematic level design estimate with options for roofing systems and a discussion of the cost reduction measures considered for the project. The schematic design estimate for construction cost, with the roofing option approved by Council, was \$11,286,110. This represented an overage of \$783,268 from the budget.

On February 15, 2019, following extensive value engineering discussions by all parties, Otb Consulting, Inc. and Ajax/Tandem presented estimates based the design development documents. The estimated cost of construction is \$12,014,189, a \$728,079 increase from the schematic estimate. The estimated cost of owner-supplied equipment, furnishings, and fees increased by \$100,000, for a *total* increase of \$828,079 from the schematic design estimate. The total overage to the project budget is \$1,611,347.00.

The design development estimate by Ajax/Tandem of the construction costs would have been under the schematic design estimate except for the addition or increase in

multiple areas related to items not shown or included at the time of the schematic design. Adding these items was necessary to meet all of the bond requirements, City requirements, the needs of the department, as well as the direction from Council to maintain an appropriate level of technology, equipment, and finishes for an optimal performing, hardened facility, with capacity for growth, and efficiencies in operation and maintenance. Please see the attachment for a list of items added from the schematic estimate.

The size of the facility has remained consistent at 31,421 square feet to meet all functionality and operational requirements with allowance for reasonable future growth.