

NEW POLICE HEADQUARTERS BUILDING PHASE II ARCHITECTURAL DESIGN SERVICES AND PROJECT UPDATE

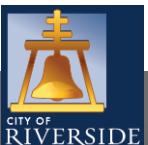
POLICE DEPARTMENT

CITY COUNCIL

July 1, 2025

THE BUILDING

Built in 1963, the Police headquarters building houses the Office of the Chief of Police, Administrative Division (Personnel and Training), Records Bureau, Finance and Community Services Bureau.

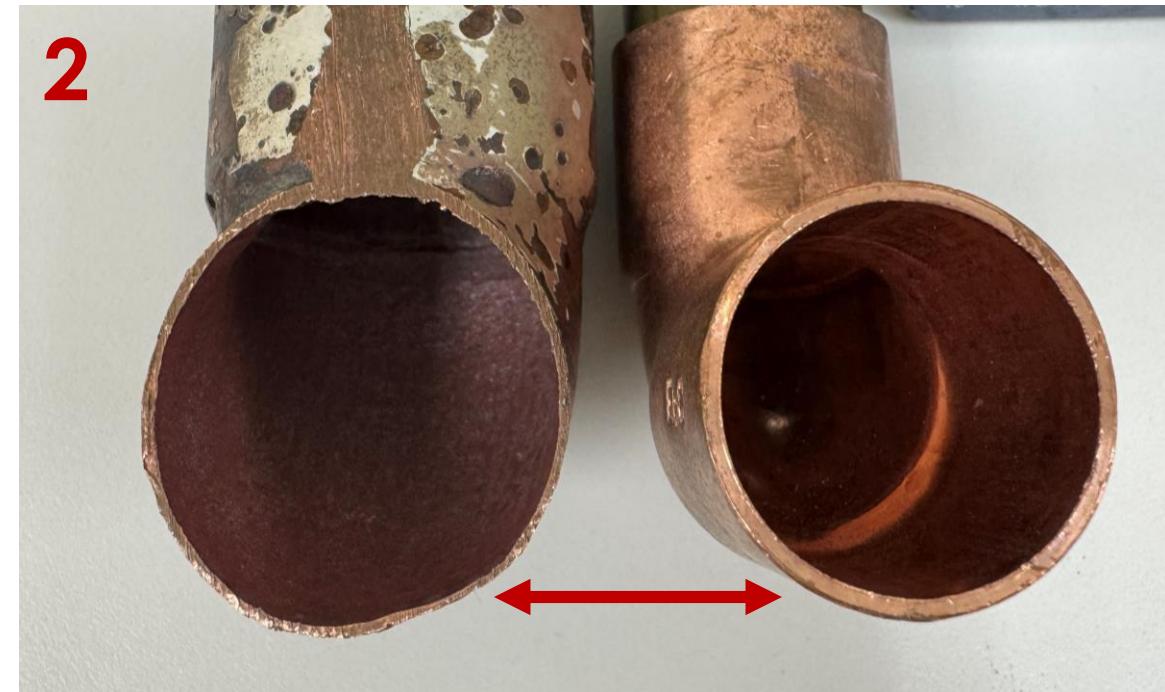


THE WHY

1



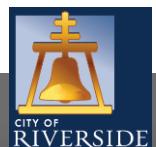
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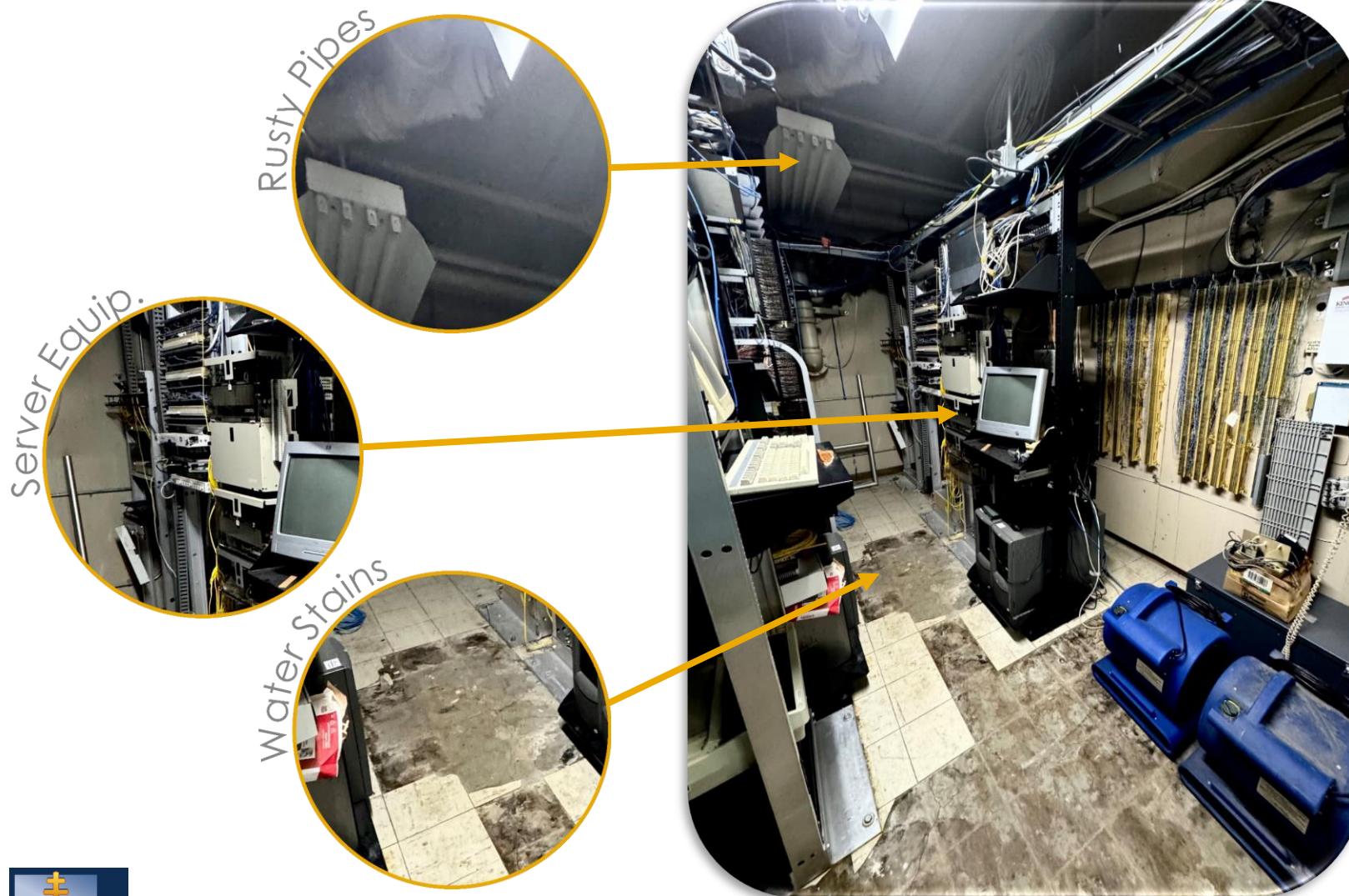
Sewer and water lines, electrical, HVAC, and all other infrastructure critical to the building is failing.

Consider picture 2 as you look at the next slides.

3



THE WHY



Sewer and water lines running above **server equipment** and **electronics**.

THE WHY

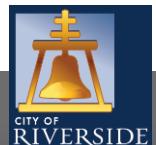
Sewer and water
lines running
above a storage
area.



Rusty & Leaking

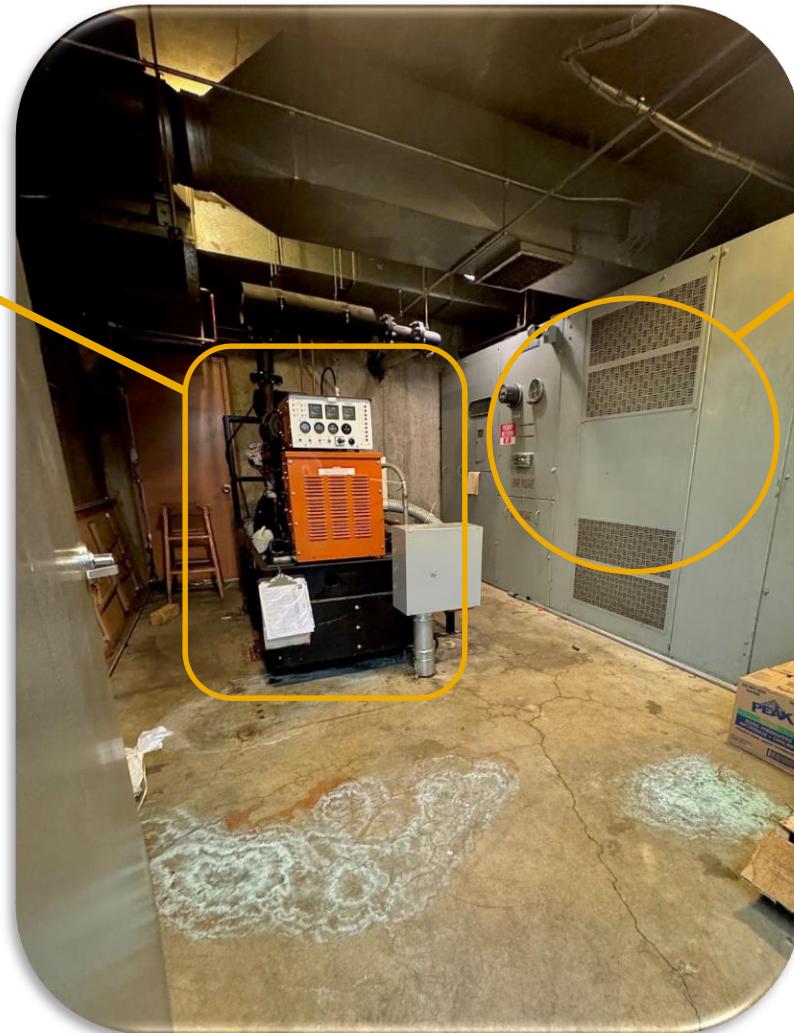
Water Damage

Water Damage



THE WHY

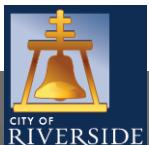
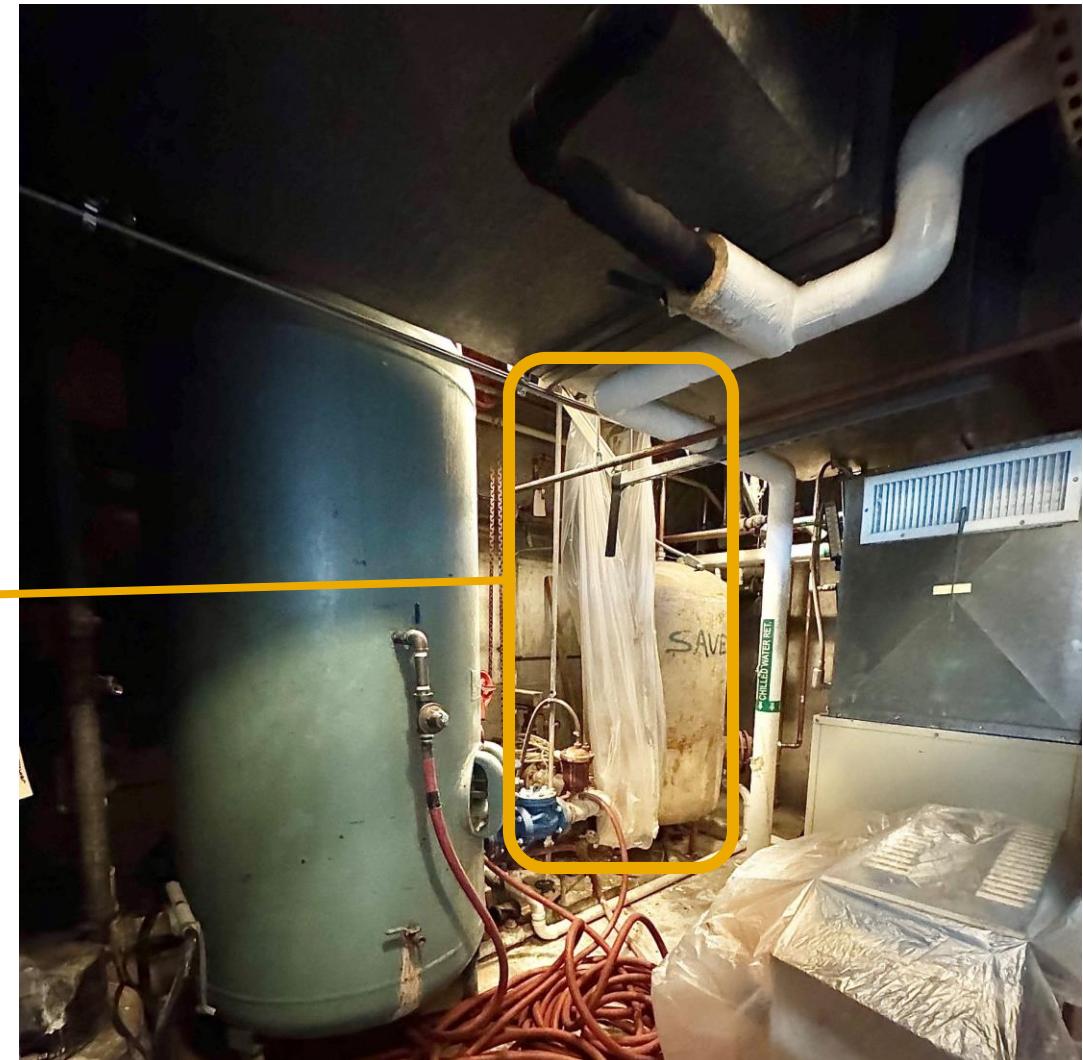
1980s era **main generator** requires continual repair, produces similar decibel levels to the switch gear when running and emits significant levels of greenhouse gases (GHGs) and pollutants.



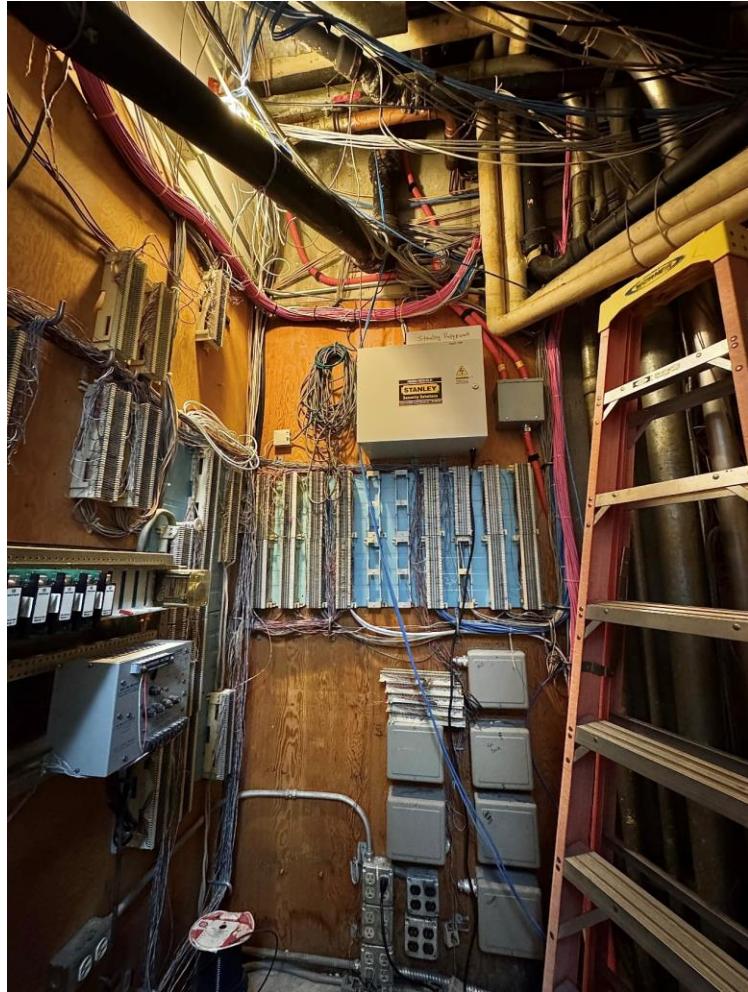
1960s era **main switch gear** is producing decibel levels of 90-100 (this is between levels for a gas lawn mower and motorcycle).

THE LIFESPAN

Chiller room with original 1960s era building equipment including expansion tanks, a hidden well, **faulty impeller housing unit** requiring a plastic bag to divert leaks from damaging other equipment.



THE WHY

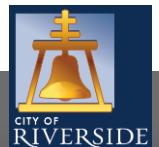


Water and sewer lines running along/above electrical components are found throughout the building.

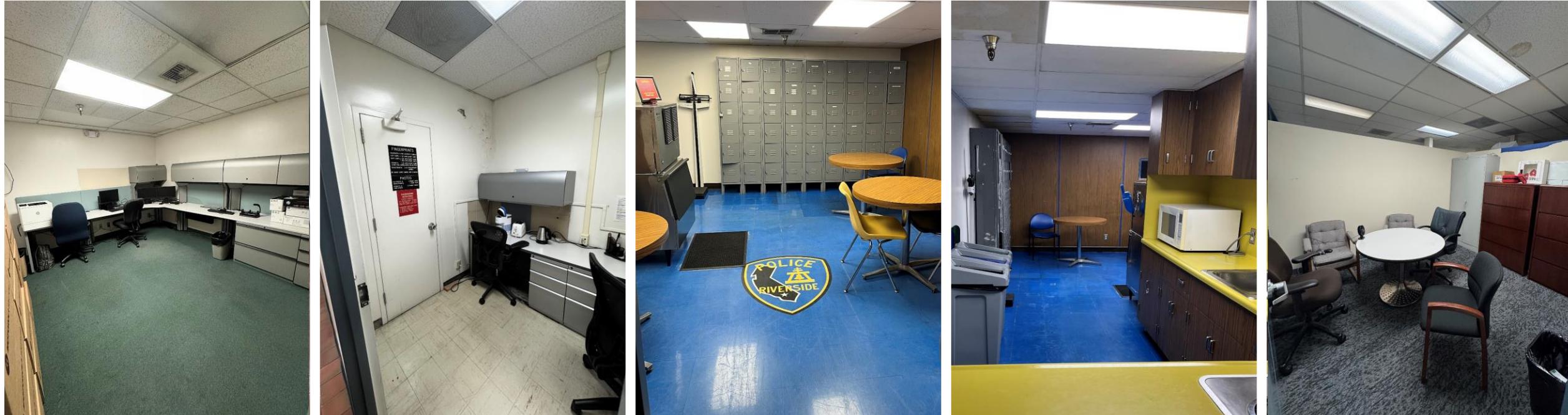
THE WHY



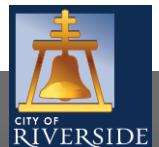
The facility and its furnishings are outdated, beyond their useful life, and no longer conducive to efficient work flow.



THE WHY

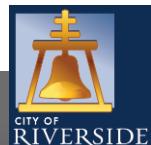


Replacing poorly laid-out work areas with a modern, code-compliant, and purpose-built facility will meet current and future operational needs.



O&M COSTS AND LIFESPAN

Current O&Ms	if Renovated	if Newly Built
<ul style="list-style-type: none">Currently performing reactive maintenance. More robust maintenance would cost \$10 - \$11 per sf or approx. \$350k – 385k annually PLUS \$100K annual average for reactive repairs (due to water, sewer, HVAC and electrical failures)Past its useful life of 50 years	<ul style="list-style-type: none">Maintenance costs drop to \$3 per sf (approx. \$105k annually)Eliminates on-going aged equipment / infrastructure failuresWarranties on new equipment would cover failures for up to 5 yearsGreater operational and environmental efficienciesWould have an expected 50-60 year lifespan	Same as Renovated Building.



RENOVATION VS. NEW CONSTRUCTION

Cost Category	Renovation ~ 37,000 sf	New Build ~ 37,838 sf
Estimated Cost/Sq Ft	\$1,000	\$1,375
Foundation	Not Required (Reuse Existing)	Required / Included
Demo Interior Structure	Included (electrical/plumbing access)	Included
HVAC, Electrical, Plumbing, Painting and Flooring, Seismic, ADA	Included	Included
Haz Mat Abatement	Included	Included
Contingency	20% Included (\$7.4M)	10% Included (\$5M)
Construction Cost Subtotal	\$42.4M	\$53M
Estimated Soft Costs		
Design Fees	\$2.3M	\$3.5M
Design Contingency 10%	\$230K	\$333K
Inspection, Permit Fees	\$250K	\$500K
FF&E	\$3.9M	\$3.9M
Soft Costs Subtotal	\$6.75M	\$8.2M
TOTAL RENOVATION AND CONSTRUCTION COST		
Estimated Total Sq Ft	\$1,300 Sq Ft	\$1,638 Sq Ft
Estimated Project Total	\$49M	\$62M

RENOVATION VS. NEW CONSTRUCTION

Renovation

Pros

- Lower upfront cost
- Reuses foundation and structure
- Reduces maintenance costs

Cons

- Risk of unforeseen conditions (asbestos, structural issues / seismic upgrades)
- Limits design flexibility
- Longer construction schedule

New Construction

Pros

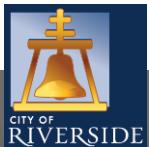
- Improves layout and functionality
- Reduces maintenance costs
- Improves facility security
- Shorter construction schedule

Cons

- Higher initial cost

COST CONTROLS

- Go fast!
 - Streamline plan check process
 - Expedite bidding process
- Focus design to meet most critical needs
- Prioritize energy efficiency
- Explore PEG Funds for A/V equipment
- Select reasonable FF&E options

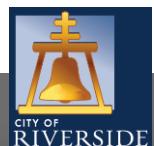


SCHEDULE / NEXT STEPS

Target Construction Start – July 2026

- Amend Architect's Agreement to begin Phase 2 design work
 - Achieve bid-ready Construction Documents
 - 7 months
- Expedited bidding process
 - 3 months
- Bid award
 - 1 month
- Contract execution / Notice to Proceed
 - 1 month

Construction duration 18-24 months



THE PROJECT TEAM

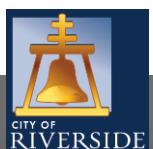
Close collaboration is critical to meet timeline

- Police
- General Services
- Finance / Purchasing
- IT
- Public Works
- Community & Economic Development
- Riverside Public Utilities
- Fire Department

FISCAL IMPACT

- **Estimated total project cost is \$62 Million** plus \$4 Million annual debt service over a 30-year term
 - **Measure Z RPD Headquarters project budget is \$52 Million**
 - Seeking support to proceed with new construction
 - Additional funding is not a final commitment and is subject to availability due to economic uncertainty

Measure Z project budget includes funding for Phase II Architectural Design (\$3,331,916) and contingency (\$333,192)



STRATEGIC PLAN ALIGNMENT



**Strategic Priority 6 –
Infrastructure, Mobility &
Connectivity and Goal 6.2**



**Strategic Priority 2 –
Community Well-Being
and Goal 2.4**

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity

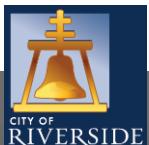


Innovation

RECOMMENDATIONS

That City Council:

1. Approve the First Amendment to the Professional Consultant Services Agreement for Phase II Architectural Design Services of the Downtown Police Headquarters Building with Holt Architects, Inc., (dba Holt Architecture) of Palm Desert, California, extending the term through March 1, 2028 and increasing the compensation by \$3,331,916 for a total not to exceed contract amount of \$3,430,916;
2. Authorize a contingency in the amount of \$333,192 for a total possible not to exceed contract amount of \$3,764,108 for unforeseen project changes including but not limited to, owner requested changes and design improvements; and



RECOMMENDATIONS

3. Authorize the City Manager, or designee, to execute the First Amendment to the Professional Consultant Services Agreement for Phase II Architectural Design Services of the Downtown Police Headquarters Building with Holt Architects, Inc., (dba Holt Architecture) of Palm Desert, California, including approval of contingency Amendment (if needed), and making minor, non-substantive changes.

