



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

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**POLICE DEPARTMENT**

**CITY COUNCIL**

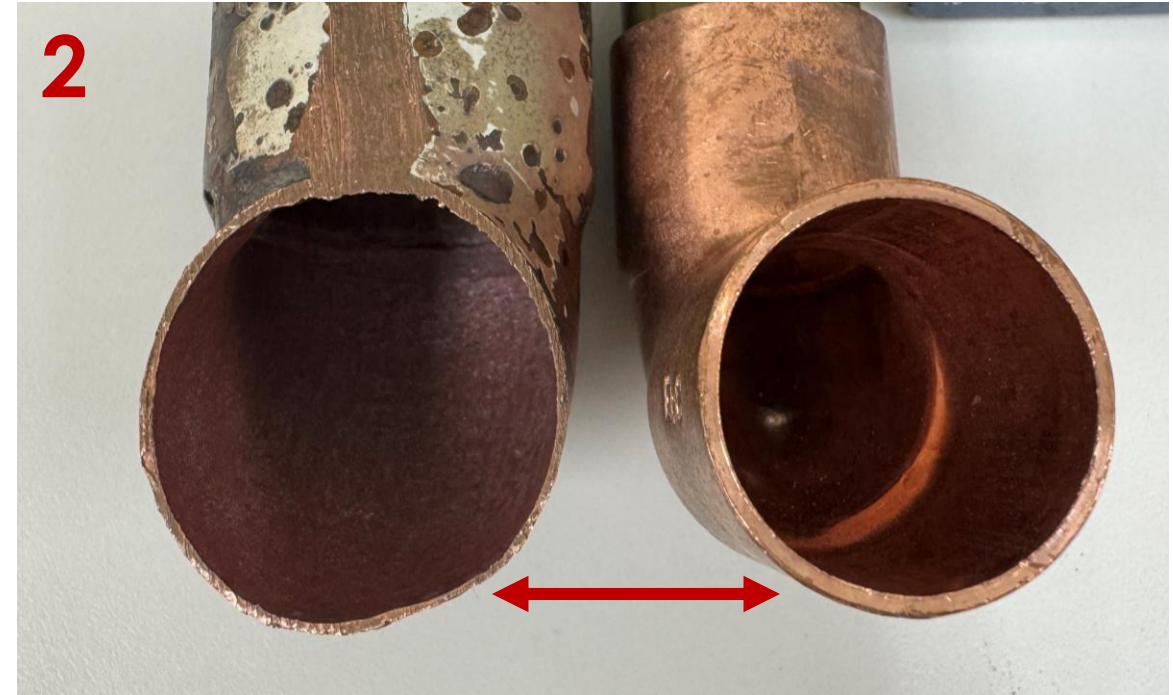
July 1, 2025

# 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

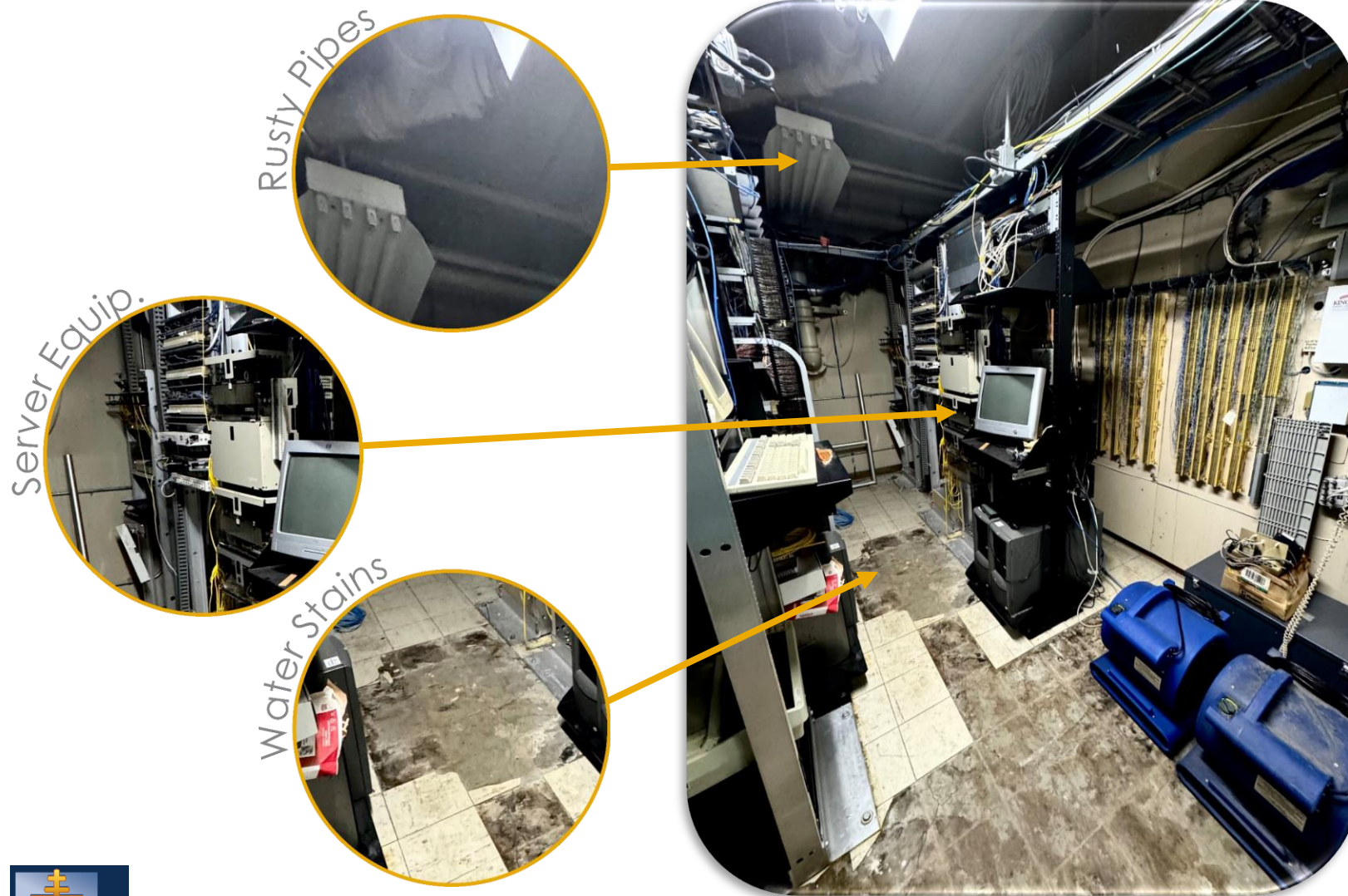


Sewer and water lines, electrical, HVAC, and all other infrastructure critical to the building is failing.

**Consider picture 2 as you look at the next slides.**



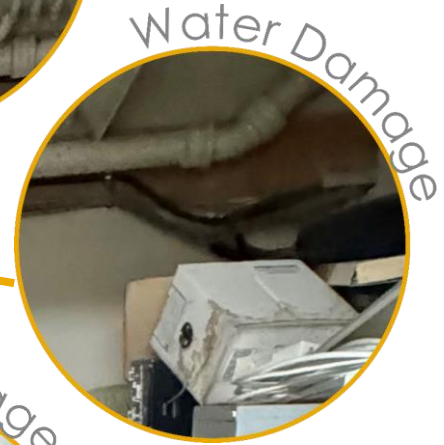
# THE WHY



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

# THE WHY

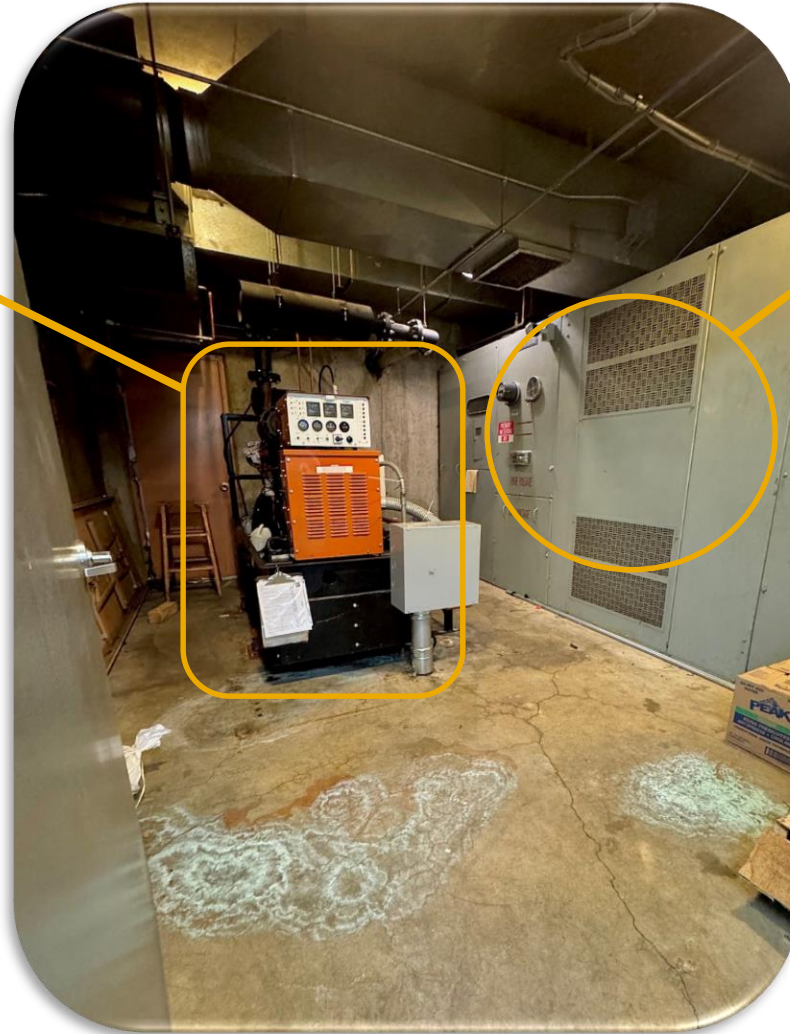
**Sewer and water** lines running above a storage area.





# 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).

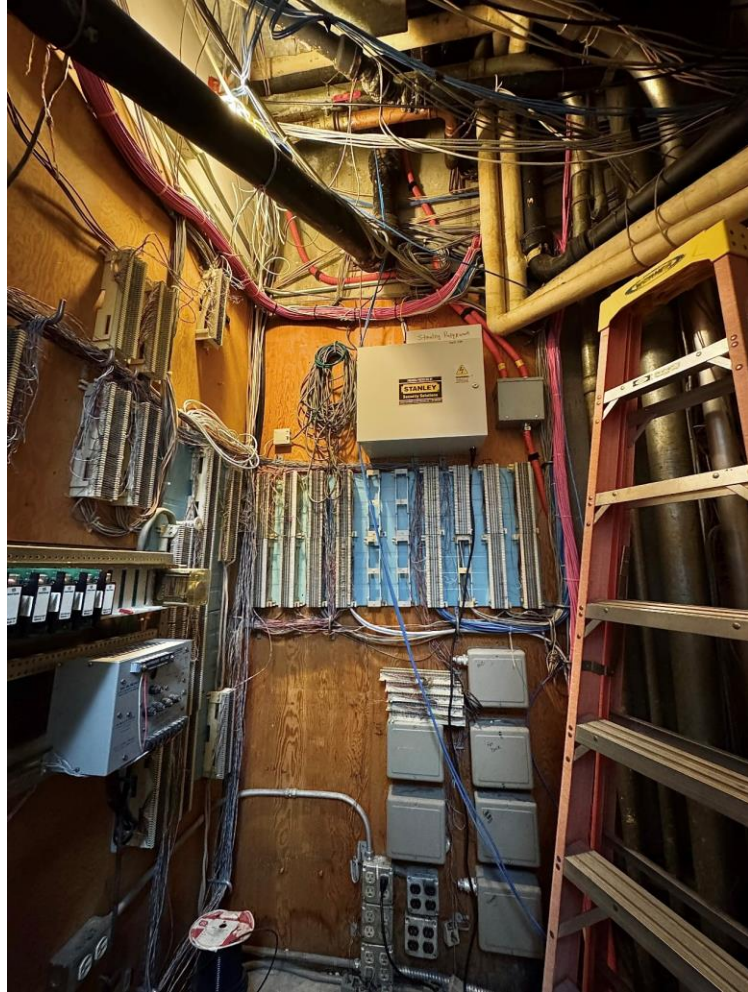
# THE LIFESPAN

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.





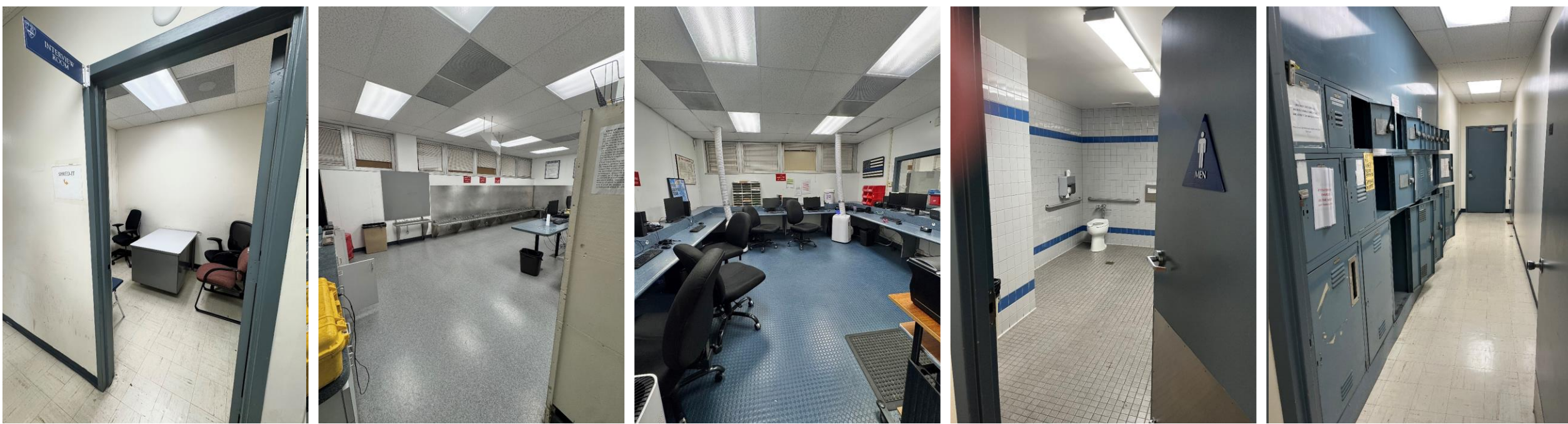
# THE WHY



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

# 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

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**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

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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.