



PHASE II ARCHITECTURAL DESIGN SERVICES FOR NEW POLICE HEADQUARTERS BUILDING AT AN ESTIMATED TOTAL PROJECT COST OF \$62 MILLION

POLICE DEPARTMENT

BUDGET ENGAGEMENT COMMISSION

June 12, 2025

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BACKGROUND - FUNDING

- **May 16, 2017** – Measure Z adopted with \$45M allocated for new RPD Headquarters
- **October 3, 2017** – \$9.69M reallocated to Downtown Library; RPD Headquarters revised funding is **\$35.3M**
- **April 19, 2022** – City purchased building at **4102 Orange Street** (\$3.1M from Measure Z)
- **May 24, 2022** – **Reimbursement Resolution** approved for future bond proceeds for RPD Headquarters for **\$43 million**
- **June 21, 2022** – FY 2022-2024 budget increased project funding to **\$44M**
- **January 12, 2023** – **BEC recommended a supplemental appropriation** in the amount of **\$14.7 Million** for secured employee parking; was not forwarded to City Council
- **June 25, 2024** – FY 2024-2026 budget increased project funding to **\$52M**



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BACKGROUND – DESIGN CONTRACT

- **April 20, 2023 – RFP 2288 issued** for Phase I Design of PRD Headquarters; **2 concepts requested**; 1 with 150 employee parking spaces; 1 with current level of employee parking
- **March 12, 2024 – Approved Agreement** for Phase I Design of RPD Headquarters Building with **Holt Architecture** for \$99,000 (RFP 2288)

- **Holt successfully completed Phase I design services**; Scope was reduced to only include 1 concept at current level of employee parking due to cost to construct 150 employee parking spaces

- Deliverables included **conceptual designs for modern police headquarters** to administratively support over 630 RPD employees and serve a growing community of nearly 320,000 residents



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DISCUSSION



RPD Current Admin Facility:

- **Built in 1963** and now functionally obsolete
- **32,991 sq. ft.**
- **Three levels** (basement, first, and second)
- **56 onsite, unsecure, parking spaces**
- Ongoing issues:
 - Inadequate HVAC
 - Recurring plumbing failures
 - Insufficient power supply
 - Ineffective layout



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DISCUSSION

Proposed RPD Admin Facility

- **37,838 sq. ft.**
- **Three levels** (basement, first, and second)
- **72** onsite, secure, parking spaces
- **100 employees** from Chief's Office, Personnel and Training, Records, Internal Affairs, Administration/Accounting, Community Services, and IT



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PHASE II – ARCHITECTURAL DESIGN

Proposed Contract Amendment for Phase II Design includes:

- Design development
- Construction administration
- Construction drawings
- Final building acceptance
- Construction bidding

Phase II Terms

- Compensation of \$3.3M plus a contingency of \$333,192
- Extension term of 3-years ending March 1, 2028



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TOTAL PROJECT COST ESTIMATE

Description	Cost
Design Fees	\$3,762,753
Building Demolition, Site Improvements	\$4,050,000
Building Construction	\$41,000,000
Escalation Costs	\$4,550,883
Permits, Testing, Inspection, Administration	\$500,000
Furniture, Fixtures and Equipment	\$2,500,000
10% Project Contingencies	\$5,636,364
Total Project Costs	\$62,000,000



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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**
 - No appropriation is being requested now
 - Seeking support to proceed with full scope of project as designed
 - Allows project to become shovel-ready
 - Allows City to pivot quickly as financial conditions improve
 - Appropriation place holder in proposed amended FY25/26 Budget for public hearing on June 17th for conceptual support

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



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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 the Budget Engagement Commission Recommend 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 contract amount of \$3,430,916;
2. Authorize a contingency in the amount of \$333,192 for unforeseen project changes including but not limited to, owner requested changes and design improvements;



RECOMMENDATIONS (CON'T)

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; and
4. Increase the project budget by \$10 million for a total project cost of \$62 million for the construction of a new Police Headquarters Building, subject to availability of funds.



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