



**WORK SESSION MEETING
AMENDED AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
FEBRUARY 9, 2015
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Police Building/Government Center Preliminary Design Plan

Summary: A presentation will be made by staff and the consultant to assist with determining which option to focus on for the Police and Government Center Building Improvements

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 02/6/2015
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 02/09/15 06:00 PM
Department: Public Works Department
Category: Presentation
Prepared By: Jim Heines
Department Head: Jim Heines

STAFF REPORT

Police Building/Government Center Preliminary Design Plan

A presentation will be made by staff and the consultant to assist with determining which option to focus on for the Police and Government Center Building Improvements



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: February 5, 2015
TO: Mark Perkins, City Administrator
FROM: Jim Heines, Director of Public Works
SUBJECT: Police-Government Center Building(s) Preliminary Design Plans

Bond Architects has been working closely with city staff to refine the cost estimates for two options, 3a and 4 from previous reports. The broad details of these options are listed below:

Option 3a

- Build a new Police building north of the existing Government Center with underground parking/sallyport.
- Renovation of existing Government Center
- A variety of optional improvements including exterior improvements to the entrance, gym renovation, and additional community meeting rooms.

Estimated Cost \$10.4 - \$12
million

Option 4

- Build a new Police & Government Center Building
Construction of the new building and demolition of the existing building would be phased to eliminate the need for staff to move to another location while construction is being completed.

Estimated Cost \$15.7

Now that we have refined cost estimates for these options, Staff has scheduled a Work Session with Council to discuss the details as well as the pros and cons of these options and receive direction on which option to follow in pursuit of the next step. Members of the Needs Assessment Task Force have been invited to attend the work session.

Once an option has been identified, staff will work with Bond Architects to finalize a proposal for the next phase of work (see draft proposal, attached).

222 South Central Ave.

Suite 100

St. Louis, MO 63105

314.863.4994

www.bondarchitectsinc.com

bond
ARCHITECTS

January 30, 2015

Mr. George Seifried
Project Manager
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear George:

We are excited to partner with Creve Coeur to develop the next level of information for a new police station and renovated Government Center. Attached, please find our proposal for this Phase II effort for review and consideration.

Conceptual Development

The primary goal of this effort will be to give you a very credible cost estimate on which you can feel comfortable establishing the cost parameters of a bond issue for the ballot of April 2016. This estimate will be based on plan diagrams of the new Police Station and renovated Government Center and basic site plan showing both building footprints with vehicular and pedestrian circulation.

This phase of work will include Diagrams of the new police Station, illustrating adjacencies and circulation through the building. This effort will also show the renovated government center, illustrating the relocated locations of all departments and offices within each department. The site plan will illustrate the proximity of the new police station, new and reconfigured parking as well as all vehicular and pedestrian entrances into and through the site. Of particular interest will be the connection to Magna-Carta and the relocated entrance into the site from New Ballas Road.

Along with the space diagrams, a narrative will be developed to help identify the levels of finish that will be anticipated for each of the spaces in the building.

This effort will include preparing for and presenting at 2 public engagement meetings. As part of this effort we will document the process that has gotten us to the solution that the team is recommending to the community. This effort will include an overview of the options that were evaluated during the process. Additionally, this presentation will include a presentation of the current Government Center as bench marked against comparable components in other communities.

We understand that you may contract the MEP, Structural and Cost Consultant work separately. That work will entail the following:

A narrative of each of the building systems will also be developed in order to best describe the work needed to accommodate the renovations.

Operating cost comparison, comparing existing to new building that combines both police and Government center. The other consideration is the operating expense of the new police building.

As suggested in the meeting the life cycle cost of the existing mechanical systems may be better analyzed by Lutz, since they are intimately familiar with the systems.

The structural analysis will involve identifying an approximate cost to structurally harden the entire building, based on comparable evaluations of other similar sized and comparably built structures. The structural evaluation will also identify particular area that would be the best candidate for a hardened structure within the Government Center.

Community Engagement

This effort will involve assisting with presentations to the community, in the form of open houses at the Government Center or Presentations as needed. Additional Vignettes can be generated on an as needed basis.

A possible addition would be the development of a comparative presentation that shows existing components of the existing Government center as compared to other facilities and what it could look like.

After engaging the community in the spring and summer of 2015, the City may want to consider conducting a community survey of residents in October and early November of 2015. This effort can be beneficial in identifying the residents' appetite for a bond issue for the project.*

Pre-referendum Effort

As the pre-referendum effort is developing, Bond Architects will be available to develop additional vignette images on an as needed basis. The design team will also be available for additional presentations on an as needed basis.

*Bond Architects does not perform these surveys, but we can recommend an appropriate consultant for this effort.

If you have any questions, please do not hesitate to contact me at (314) 863-4994.

Best regards,



Art Bond, AIA

abond@bondarchitectsinc.com

Enc: Attachment A Scope of Work and Fees
Consultant Fee Proposals

Attachment A
Scope of Work and Fees

Creve Coeur Government Center
30-Jan-15

Creve Coeur

Scope of Work	Estimated Hours	Staff	Subtotal	Hourly Rate	Fee	N.I.C.
Develop Site Plan with Police Bldg	8	1	8	\$ 150	\$1,200	
Conceptual Layout within Government Center	16	2	32	\$ 150	\$4,800	
Floor Plans of Police Building	40	1	40	\$ 150	\$6,000	
Government Center Entrances	8	1	8	\$ 150	\$1,200	
Vehicular Circulation	12	1	12	\$ 150	\$1,800	
Pedestrian Circulation	8	1	8	\$ 150	\$1,200	
Meeting with Administrative Group	3	2	6	\$ 150	\$900	
Community Presentation (Comparable Space) *	6	1	6	\$ 150	\$900	
Community Engagement Presentations	4	1	4	\$ 150	\$600	
Presentation to City Council	2	2	4	\$ 150	\$600	
Coordinate Consultants	8	1	8	\$ 150	\$1,200	
Develop Booklet For Distribution **	16	1	16	\$ 150		\$2,400
Renderings/Vignettes ***						
Police Building Images (3 concepts)			3	\$ 1,500		\$4,500
Government Center Images (2 concepts)			2	\$ 1,500		\$3,000
Government Center Lobby			1	\$ 1,500		\$1,500
Council Chamber			1	\$ 1,500		\$1,500
Bond Architects Subtotal:					\$20,400	

Consultant Scope of Work	Fee
MEP/FP - G&W	\$8,500
Structural - Larson	\$3,400
Civil - CEDC (survey by others)	\$5,000
Cost Estimating - Steve Cooper	\$3,080
Consultants Subtotal:	\$19,980

* Bench marking against other comparable facilities

** To be developed by Creve Coeur Grphics staff

*** To be determined at later date

Creve Coeur Government Center
Project Schedule
1/30/2015



Creve Coeur Government Center

Breakdown of anticipated Fees

1/30/2015

Based on an anticipated construction cost of \$ 10,000,000

Design fee of 7 % of the cost of Construction for new Construction

Design fee of 7.5 % of the cost of construction for renovation

\$	10,000,000.00	X	7%	=	\$ 700,000	7.50%	=	\$ 750,000.00
	Schematic Design		15%	=	\$ 105,000	15%	=	\$ 112,500.00
	Design Development		20%	=	\$ 140,000	20%	=	\$ 150,000.00
	Construction Documents		40%	=	\$ 280,000	40%	=	\$ 300,000.00
	Bidding & Negotiations		5%	=	\$ 35,000	5%	=	\$ 37,500.00
	Construction Administration		20%	=	\$ 140,000	20%	=	\$ 150,000.00
			100%	=	\$ 700,000	100%	=	\$ 750,000.00
Reimbursable expenses								
	Printing				\$ 38,000			
	Construction Testing				\$ 54,000			

City of Creve Coeur, Missouri
 Summary of Financing Scenarios
 Government Center Project

Scenario	Financing Type	Project Size	D.S. Levy	Annual Payment	Total Debt Service	Estimated Interest Rate
1. New Government Center Building	General Obligation Bonds	\$16,000,000	\$0.1500	\$1,137,202	\$22,147,724	3.20%
2. New Police Department Building, Renovate Government Center (A)						
	A. General Obligation Bonds	\$8,000,000*	\$0.0750	\$568,739	\$11,076,529	3.20%
	B. Certificates of Participation	\$5,000,000	N/A	\$349,973	\$6,999,450	3.47%
3. New Police Department Building, Renovate Government Center (B)						
	A. General Obligation Bonds	\$8,000,000*	\$0.0750	\$568,739	\$11,076,529	3.20%
	B. Certificates of Participation	\$3,000,000	N/A	\$210,139	\$4,202,774	3.47%
	C. Use of Unrestricted Fund Balance	\$2,000,000	N/A	N/A	N/A	N/A

*Portion of cost relating to Police Department Building and security issues

City of Creve Coeur, Missouri
 Summary of Financing Scenarios
 Government Center Project

Scenario	Financing Type	Project Size	D.S. Levy	Average Annual Payment	Total Debit Service	Estimated Interest Rate
1	General Obligation Bonds	\$16,000,000	\$0.1500	\$1,137,202	\$22,147,724	3.20%
2	General Obligation Bonds	\$8,000,000	\$0.0750	\$568,739	\$11,076,529	3.20%
3	Certificates of Participation	\$5,000,000	N/A	\$349,973	\$6,999,450	3.47%
4	Certificates of Participation	\$3,000,000*	N/A	\$210,139	\$4,202,774	3.47%

*Assumes \$2,000,000 cash contribution from the City towards the project.