



Staff Report

For City Council Meeting - 6/4/2025

Subject - New Business - Discussion - Public Safety Building Next Steps

Synopsis: The Public Safety Building community process wrapped up at the last engagement meeting on May 19th where FFA unveiled two design options with detailed cost estimates. Feedback on both the separated and consolidated options was requested through a paper and online survey. FFA shared the results with Council during the May Council worksession. (presentation attached for reference) Additional community feedback [was] collected during the June 4th public hearing. Council needs to direct staff on where to go from here. The timeline below is for reference.

Recommendation: N/A

Legal Analysis: For a bond on the November ballot, FFA would need to make their final recommendation to Council in July. A bond measure resolution would also need to be approved sometime in July. All materials are due to the (local) Election Official mid-August.

Financial Analysis: N/A

Respectfully Submitted,

A handwritten signature in dark ink, appearing to be "Chad" with a stylized flourish.

Chad

GEARHART PUBLIC SAFETY BUILDING

2025.05.27 CITY COUNCIL WORK SESSION



CHOOSING BY ADVANTAGES



SEPARATED
19,791 SF
\$32.4 M (\$1,637/SF)

ADVANTAGES

10% Less Building Area sf
3% Lower Total Project Cost
Less Scope (City Hall can be replaced at a later date)



CONSOLIDATED
20,938 SF
\$33.4 M (\$1,522/SF)

ADVANTAGES

7% Lower Cost / sf
Single Unified Building
New City Hall, cheaper to build it now
Shared amenities between FD, PD, City Hall, PW
Single Reception for all City functions
Public Works Building not on Pacific Way

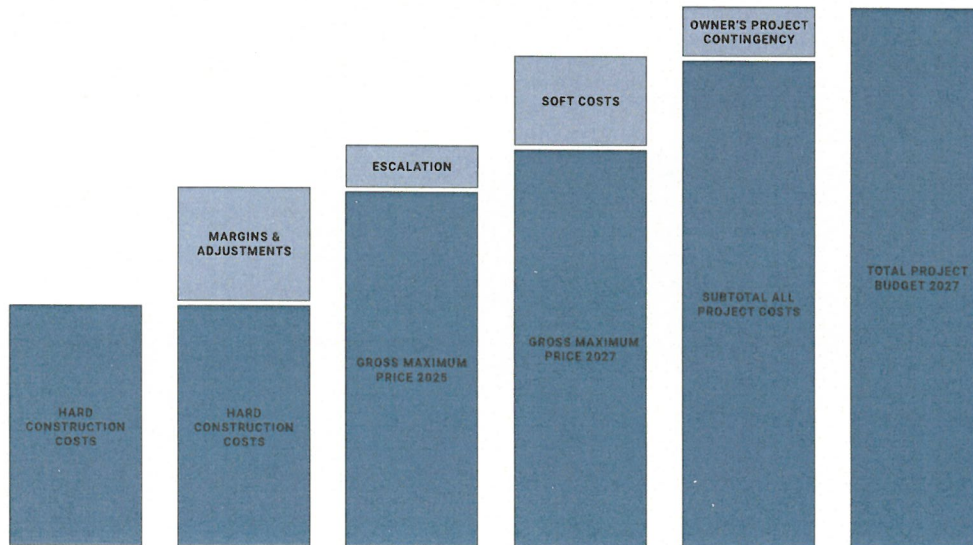
Community Meeting 04 - May 19

Presentation

- Community Process
- Design Options
- Character Vision
- Cost & Budget Review

Workshop Activities

- Group Discussion
- Voting

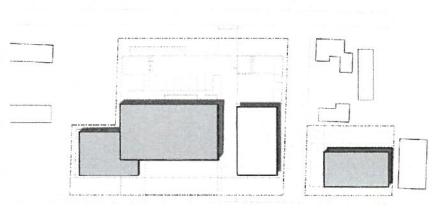


55 Participants

68 Voting Responses (35 in person)

44 Feedback Surveys (3 in person)

SEPARATED



ADVANTAGES

10% Less building area SF

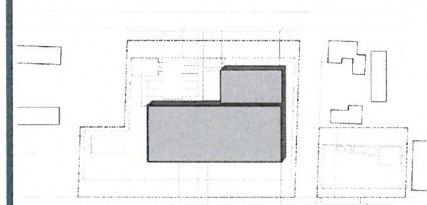
3% Lower total project cost

Less scope (City Hall can be replaced at a later date)

SQFT	19,791 sf
TOTAL COST	\$32.4 M
COST / SF	\$1,637/sf

10 votes

CONSOLIDATED



ADVANTAGES

7% Lower cost per SF

Single unified building

New City Hall, less expensive to build now

SQFT	20,938 sf
TOTAL COST	\$33.4 M
COST / SF	\$1,522/sf

Shared amenities between Fire Department, Police Department, City Hall, and Public Works

Single reception for all functions

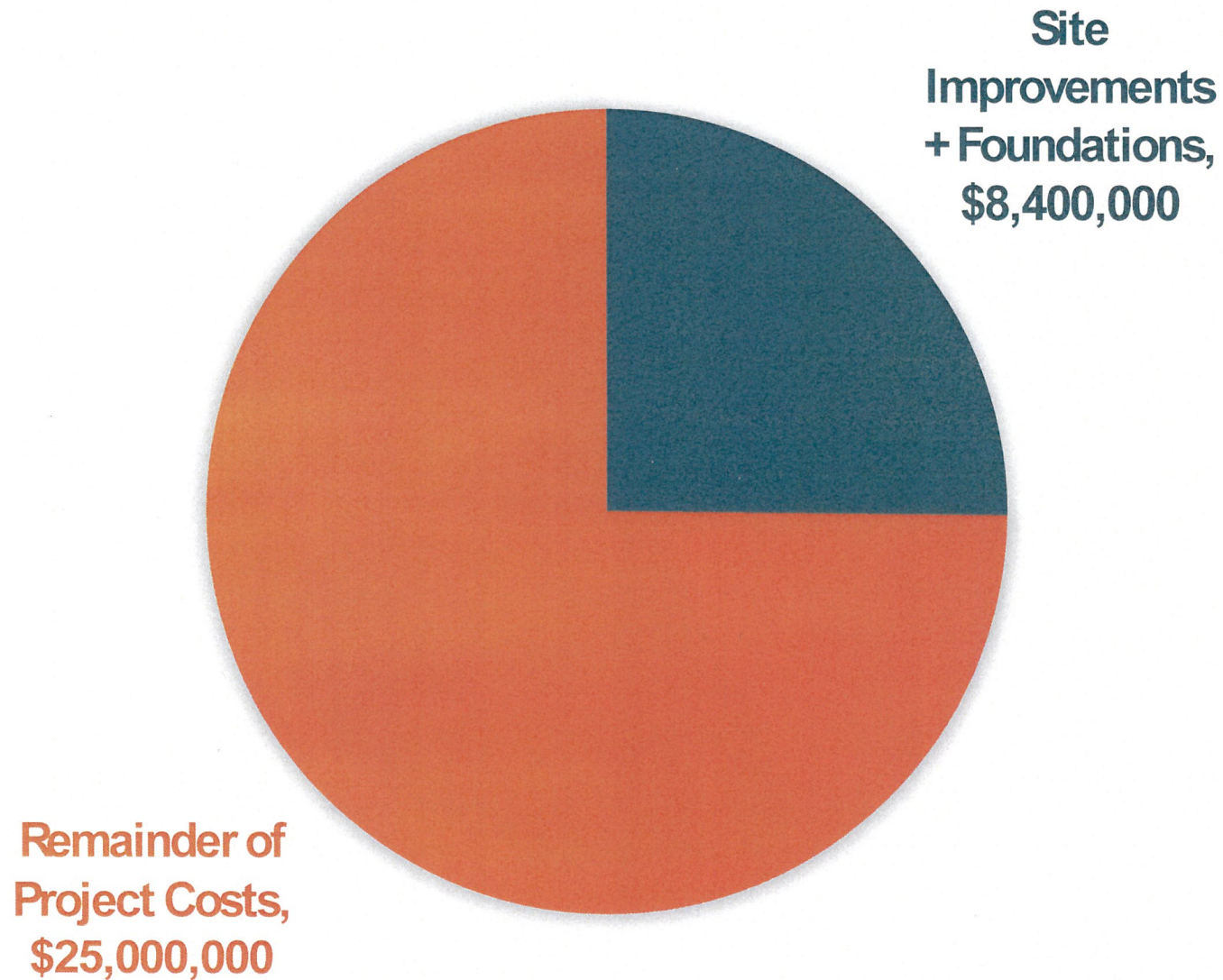
Public Works Building not on Pacific Way

58 votes

2027 COST ESTIMATE SUMMARY

	CONSOLIDATED	21,938 sf	OWNER'S CONTINGENCY + TARIFFS
Public Safety Building	\$11.4 M	(\$520/sf)	SOFT COSTS
Public Works Building	-		ESCALATION
Sitework	\$3.8 M		MARGINS & ADJUSTMENTS
Net Estimated Hard Cost Total	\$15.2 M	(\$693/sf)	HARD CONSTRUCTION COSTS
Margins & Adjustments	\$7.1 M		
Escalation to Q2 2027	\$2.7 M		
Soft Costs	\$4.9 M		
Owner Contingency	\$3.5 M		
Total Project Cost	\$33.4 M	(\$1,522/sf)	

TOTAL PROJECT COSTS - SITE IMPROVEMENTS + FOUNDATIONS



TOTAL PROJECT COSTS BY PROGRAM

