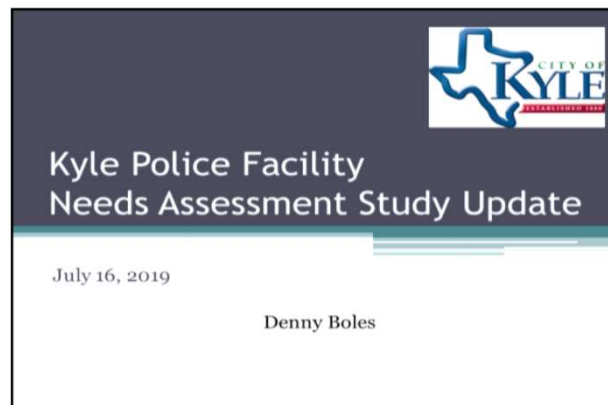




## Potential Funding Source & Estimated AV Tax Rate Increase For Police Headquarters Facility

Preliminary Analysis Based on  
Facility Configuration & Cost Options Presented to City Council  
by City's Consultant (Brinkley Sargent Wiginton Architects)



# Site Concept 1A

- Existing Structures To Remain

## Parking Summary

- Target Secure Parking

125

- Proposed Secure Parking

105



# Site Concept 1A

•Existing Structures  
To Remain

## Project Budget

• Construction	\$2,695,000
• FF&E	\$ 190,000
• City Budget	\$ 254,000
• Fees	\$ 441,535
• Inflation	\$ 810,000
<b>Total</b>	<b><u>\$4,390,535</u></b>

# Site Concept 1B

- Existing Structures To Remain
- Additional Lots

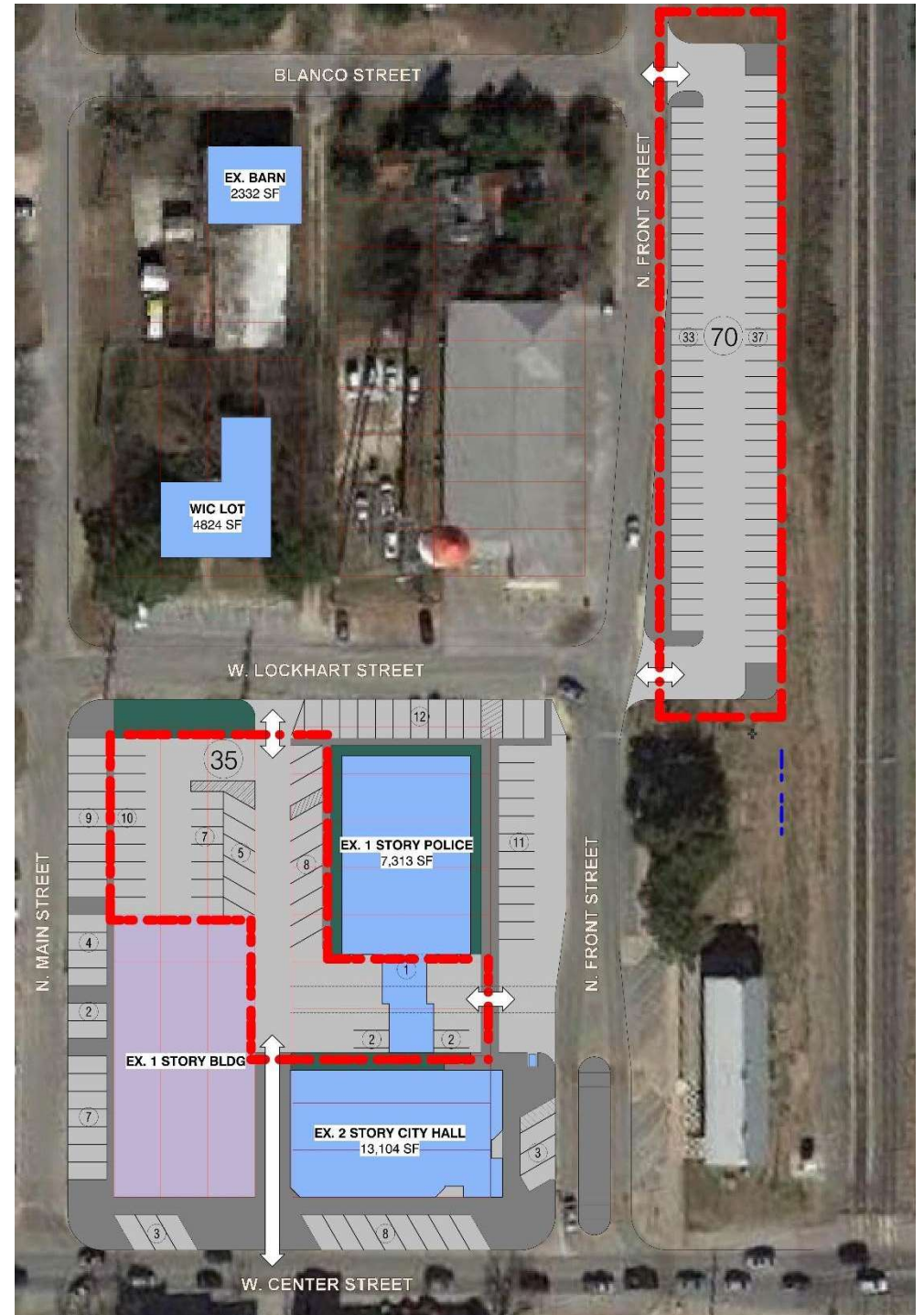
## Parking Summary

- Target Secure Parking

125

- Proposed Secure Parking

105



# Site Concept 1B

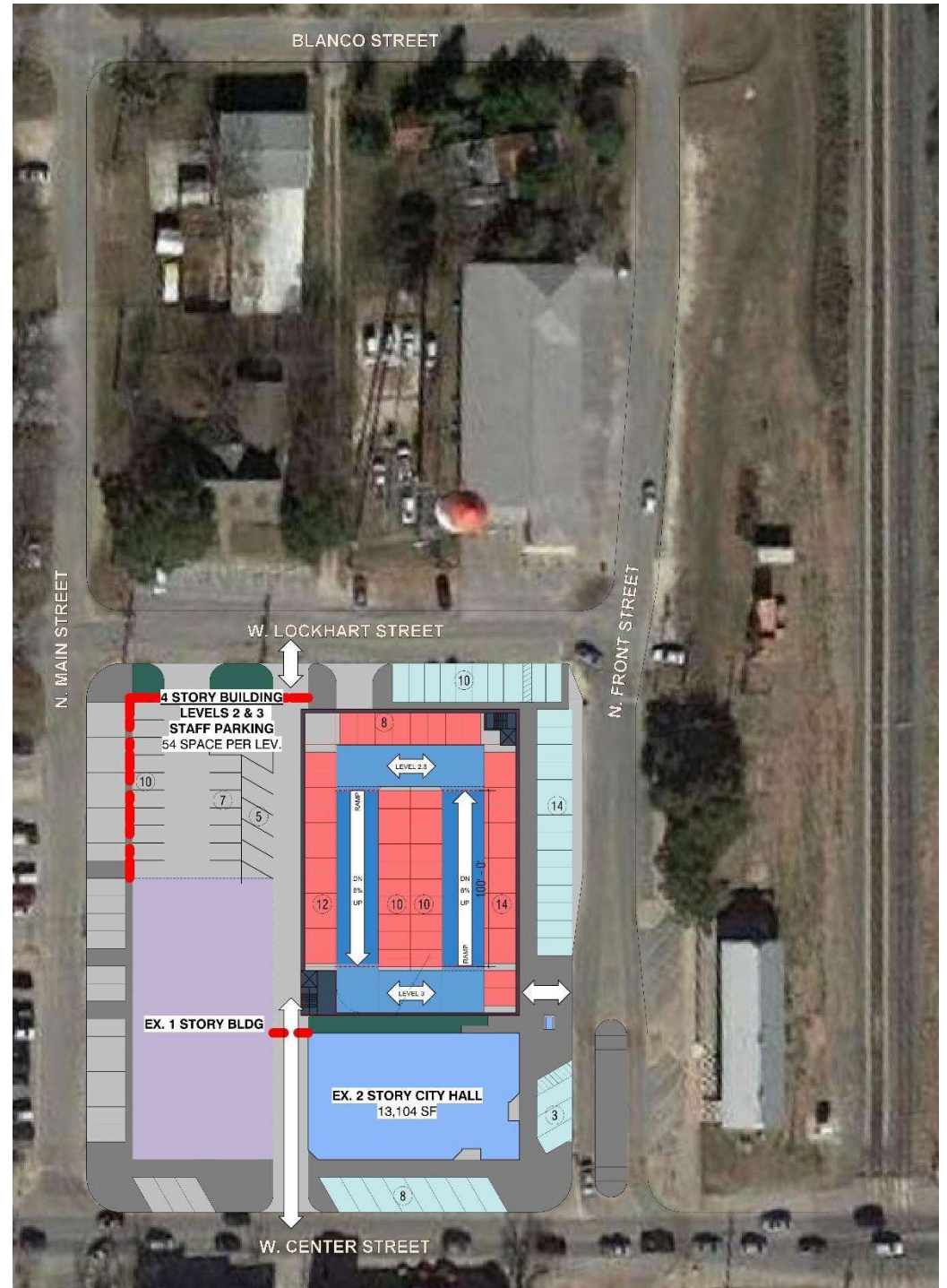
- Existing Structures To Remain
- Additional Lots

## Project Budget

• Construction	\$2,750,000
• FF&E	\$ 215,000
• City Budget	\$ 255,000
• Fees	\$ 446,535
• Inflation	\$ 830,000
<b>Total</b>	<b><u>\$4,496,535</u></b>

# Site Concept 2

- Demo Existing Police
- New Retail
- New Parking Garage
- New Police Addition
- Existing City Hall to Remain



# Site Concept 2

- Demo Existing Police
- New Retail
- New Parking Garage
- New Police Addition
- Existing City Hall  
to Remain

## Project Budget

• Construction	\$16,238,000
• FF&E	\$ 814,000
• City Budget	\$ 561,000
• Fees	\$ 1,720,535
• Inflation	<u>\$ 4,375,000</u>
<b>Total</b>	<b>\$23,708,535</b>

# Site Concept 3A

- Demo Existing Police
- Existing City Hall to Remain
- Additional Lot

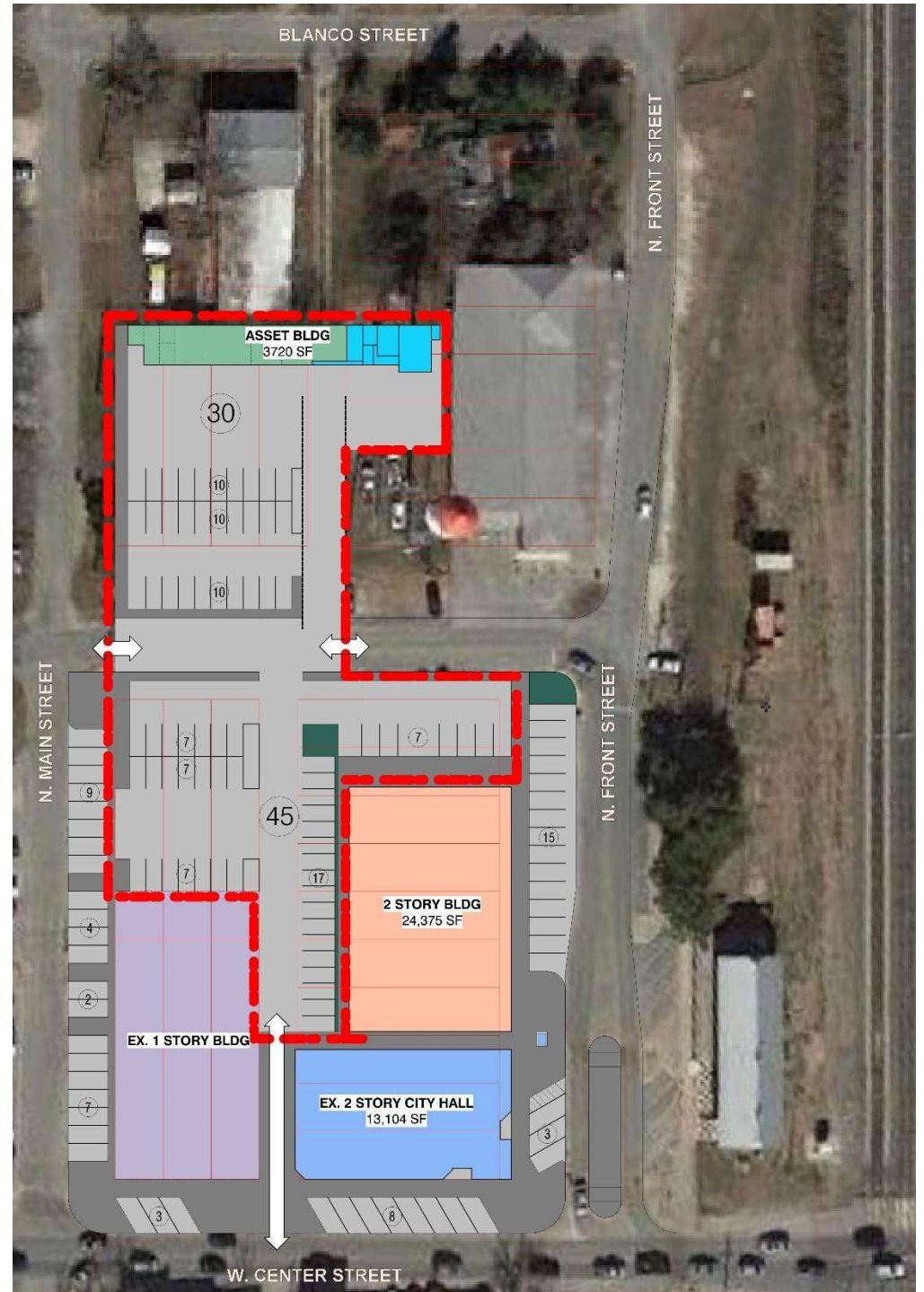
## Parking Summary

- Target Secure Parking

125

- Proposed Secure Parking

75





# Site Concept 3A

- Demo Existing Police
- Existing City to Remain
- Additional Lot

## Project Budget

• Construction	\$12,264,000
• FF&E	\$ 829,000
• City Budget	\$ 471,000
• Fees	\$ 1,402,535
• Inflation	<u>\$ 3,387,000</u>
<b>Total</b>	<b>\$18,353,535</b>

# Site Concept 3B

- Demo Existing Police
- Existing City to Remain
- Additional Lots

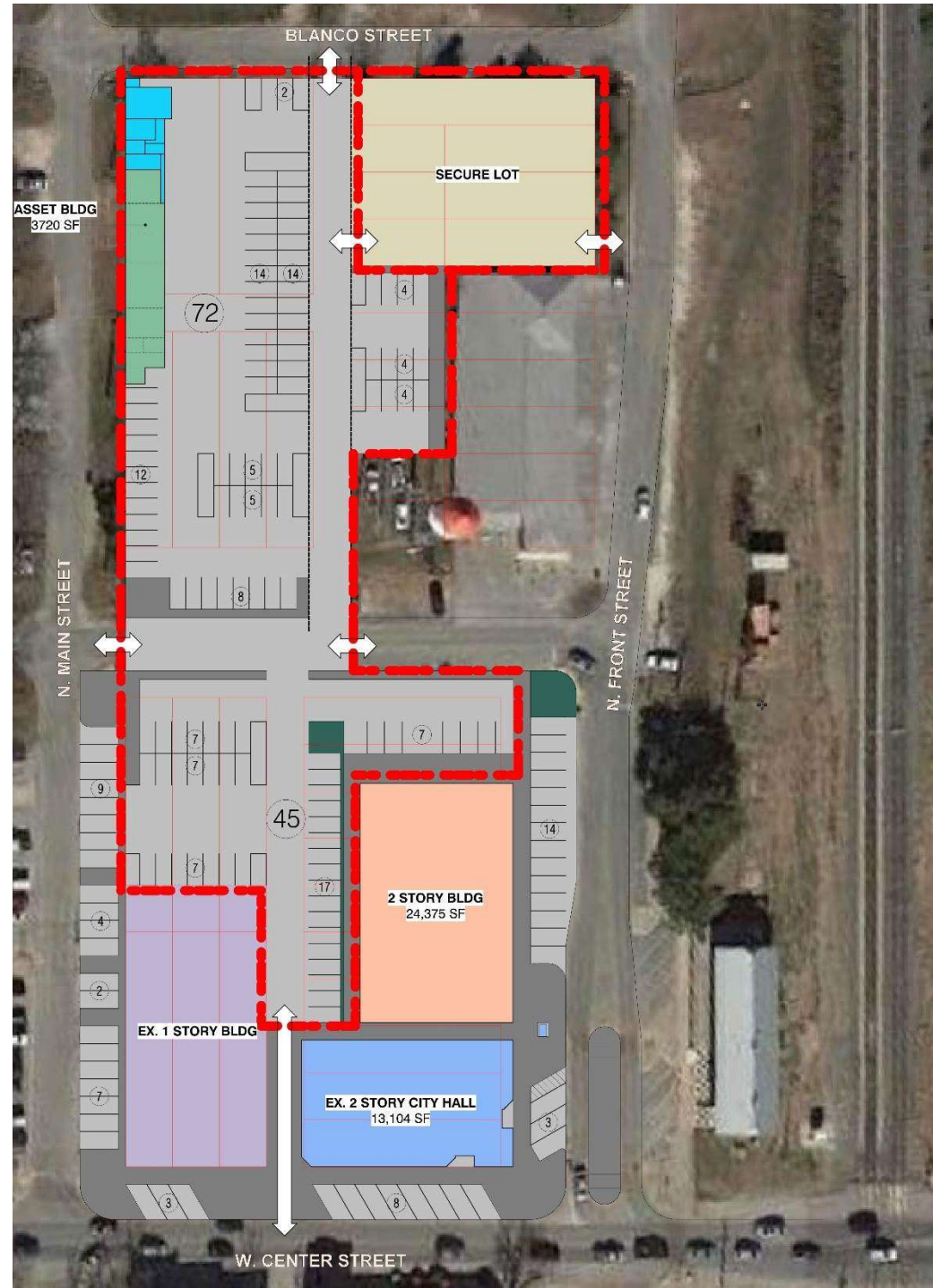
## Parking Summary

- Target Secure Parking

125

- Proposed Secure Parking

117



# Site Concept 3B

- Demo Existing Police
- Existing City to Remain
- Additional Lots

## Project Budget

• Construction	\$12,451,000
• FF&E	\$ 829,000
• City Budget	\$ 473,000
• Fees	\$ 1,417,535
• Inflation	\$ 3,433,000
<b>Total</b>	<b><u>\$18,603,535</u></b>

# Site Concept 4

- Demo Existing Police
- Existing City to Remain
- Additional Lots

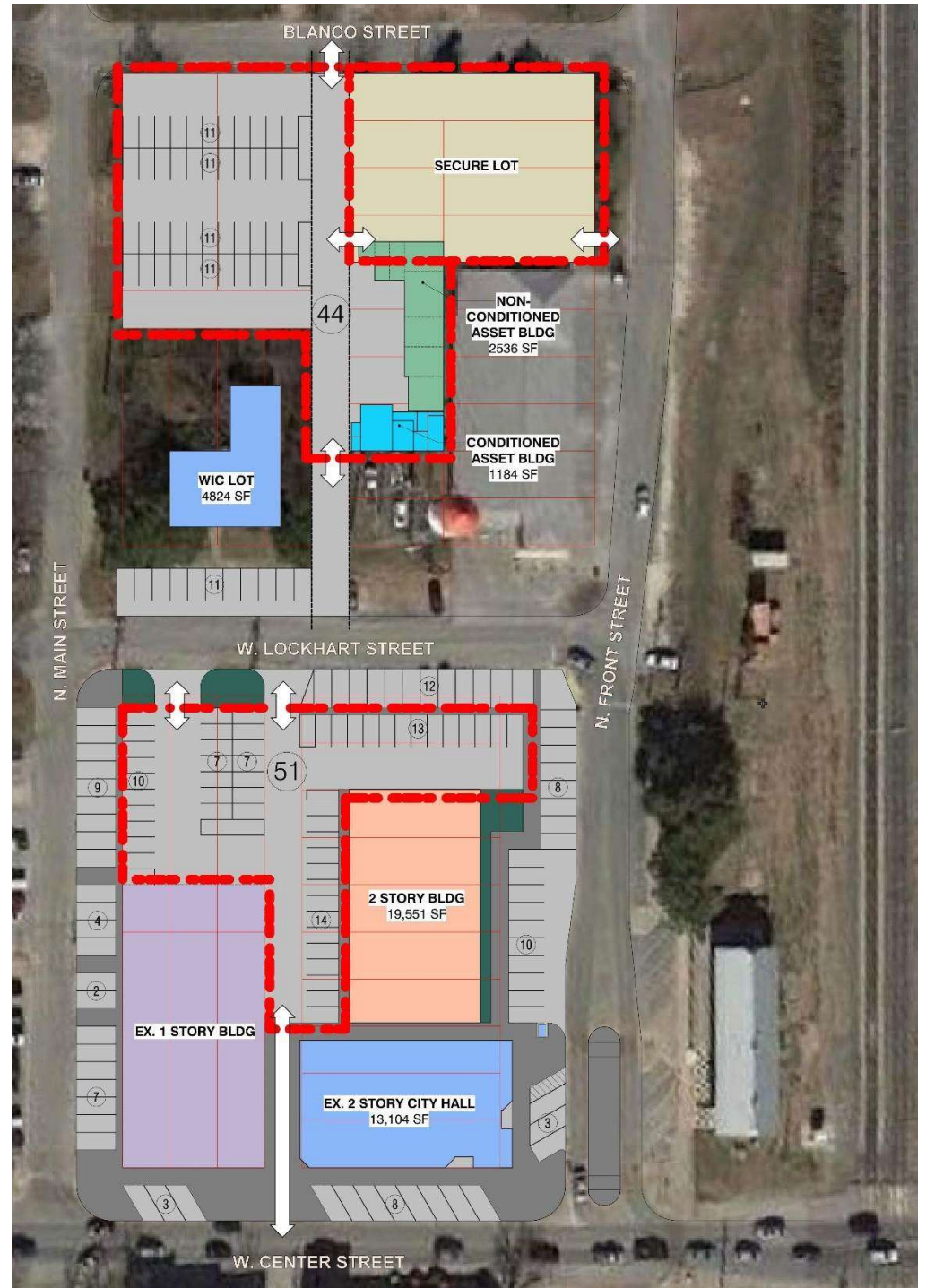
## Parking Summary

- Target Secure Parking

125

- Proposed Secure Parking

95



# Site Concept 4

- Demo Existing Police
- Existing City to Remain
- Additional Lots

## Project Budget

• Construction	\$10,360,000
• FF&E	\$ 814,000
• City Budget	\$ 438,000
• Fees	\$ 1,250,535
• Inflation	<u>\$ 2,911,000</u>
<b>Total</b>	<b>\$15,773,535</b>

# Parking Summary

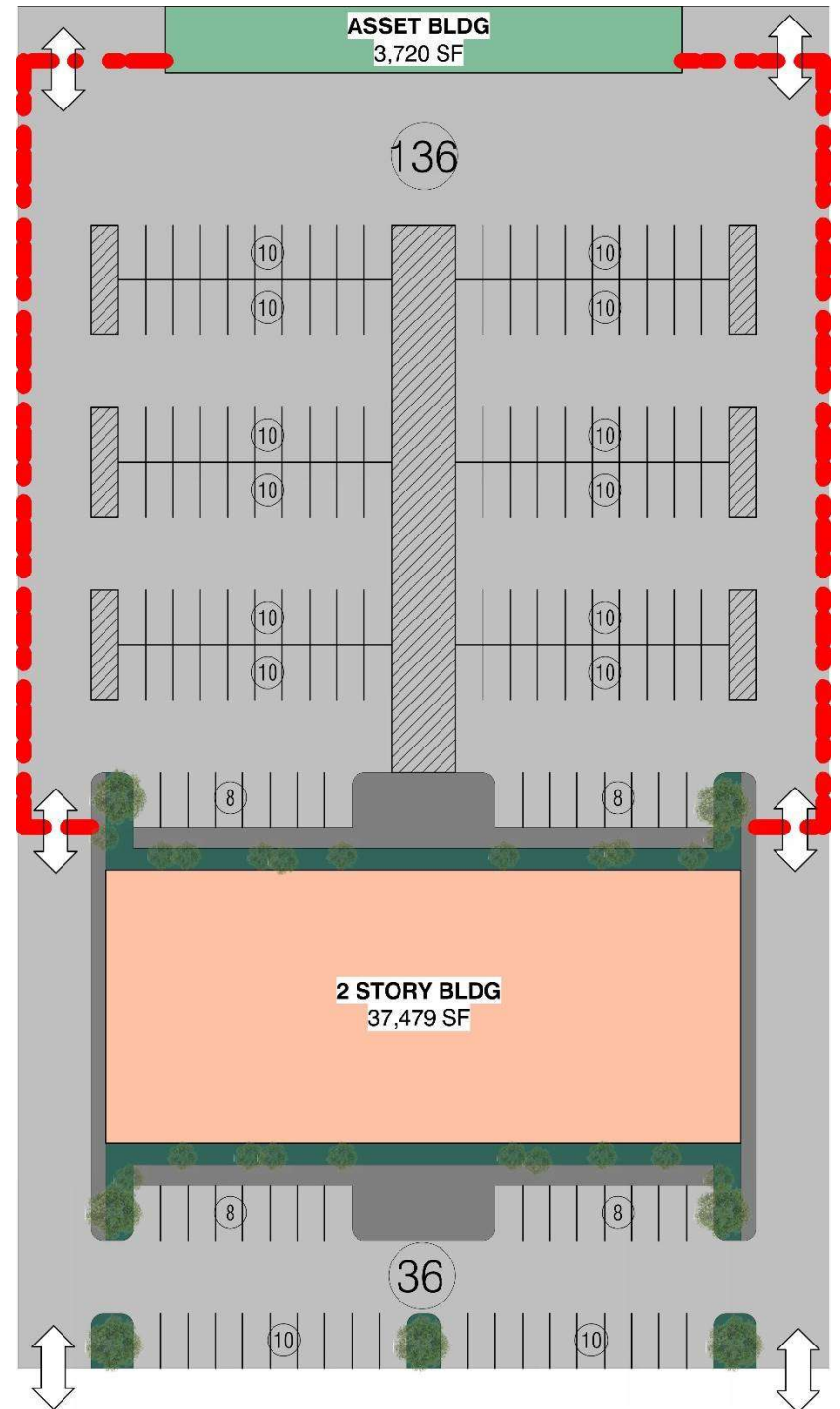
## Generic Site

35  
•Proposed Public Parking

36  
•Target Secure Parking

125  
•Proposed Secure Parking

136



# Generic Site

## Premise

- Tilt-Wall Construction
- Dispatch Moved To County

## Project Budget

• Construction	\$13,911,000
• FF&E	\$ 947,000
• City Budget	\$ 418,000
• Fees	\$ 1,551,535
• Inflation	<u>\$ 3,807,000</u>
<b>Total</b>	<b>\$20,629,535</b>



## Police HQ Facility Options (CIP Costs)

### Potential Funding Source & Estimated Tax Rate Increase

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

Project Cost Description	Option 1A	Option 1B	Option 2	Option 3A	Option 3B	Option 4	Generic Site Option 5
1 Land acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Construction	2,695,000	2,750,000	16,238,000	12,264,000	12,451,000	10,360,000	13,911,000
3 Furniture, Fixtures, & Equipment (FF&E)	190,000	215,000	814,000	829,000	829,000	814,000	947,000
4 City budget	254,000	255,000	561,000	471,000	473,000	438,000	418,000
5 Fees for professional services	441,535	446,535	1,720,535	1,402,535	1,417,535	1,250,535	1,551,535
6 Inflationary adjustment	810,000	830,000	4,375,000	3,387,000	3,433,000	2,911,000	3,807,000
7 TOTAL ESTIMATED COST BY BSWA:	<u>\$ 4,390,535</u>	<u>\$ 4,496,535</u>	<u>\$ 23,708,535</u>	<u>\$ 18,353,535</u>	<u>\$ 18,603,535</u>	<u>\$ 15,773,535</u>	<u>\$ 20,634,535</u>
8							
9 <u>Additional Costs Not Included in Above:</u>							
10 Land acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
11 Acquisition cost of WIC property	-	650,000	-	650,000	650,000	650,000	-
12 Acquisition cost of Barn property	-	250,000	-	-	250,000	250,000	-
13 Acquisition cost of Secure lot property					250,000	250,000	-
14 Replacement & relocation cost of City Hall	10,500,000	11,550,000	11,550,000	11,550,000	11,550,000	11,550,000	-
15 Project contingency - 10%	1,489,054	539,654	2,370,854	1,900,354	1,950,354	1,667,354	2,213,454
16 ADDITIONAL ESTIMATED PROJECT COSTS:	<u>\$ 11,989,054</u>	<u>\$ 12,989,654</u>	<u>\$ 13,920,854</u>	<u>\$ 14,100,354</u>	<u>\$ 14,650,354</u>	<u>\$ 14,367,354</u>	<u>\$ 3,713,454</u>
17							
18 TOTAL ESTIMATED PROJECT COSTS:	<u>\$ 16,379,589</u>	<u>\$ 17,486,189</u>	<u>\$ 37,629,389</u>	<u>\$ 32,453,889</u>	<u>\$ 33,253,889</u>	<u>\$ 30,140,889</u>	<u>\$ 24,347,989</u>
19							
20 <u>Potential Funding Source:</u>							
21 Declare 2008 CO Bond projects complete & remaining unexpended balance as surplus	\$ 1,388,710	\$ 1,388,710	\$ 1,388,710	\$ 1,388,710	\$ 1,388,710	\$ 1,388,710	\$ 1,388,710
22 Declare 2014 Tax Note projects complete & remaining unexpended balance as surplus	5,353	5,353	5,353	5,353	5,353	5,353	5,353
23 Defer CIP projects & reprogram funds	-	-	-	-	-	-	-
24 General fund balance transfer	-	-	-	-	-	-	-
25 General obligation bond proceeds (new)	14,985,526	16,092,126	36,235,326	31,059,826	31,859,826	28,746,826	22,953,926
26 TOTAL ESTIMATED FUNDS MADE AVAILABLE:	<u>\$ 16,379,589</u>	<u>\$ 17,486,189</u>	<u>\$ 37,629,389</u>	<u>\$ 32,453,889</u>	<u>\$ 33,253,889</u>	<u>\$ 30,140,889</u>	<u>\$ 24,347,989</u>
27							
28 ESTIMATED ANNUAL DEBT SERVICE:	\$ 1,071,553	\$ 1,150,681	\$ 2,591,038	\$ 2,220,959	\$ 2,278,164	\$ 2,055,566	\$ 1,641,340
29							
30 ESTIMATED AD VALOREM TAX RATE IMPACT PER \$100 ASSESSED VALUATION:	\$ 0.0357	\$ 0.0384	\$ 0.0864	\$ 0.0740	\$ 0.0759	\$ 0.0685	\$ 0.0547





## Police HQ Facility Option 1A & 1B

### Increase in Annual Building O&M Costs

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

Estimated Increase in Building O&M Costs (Options 1A & 1B)

	<u>Current Facility</u>	<u>Proposed Facility</u>	<u>Estimated Increase</u>
Total Sq. Ft.	8,100	27,313	19,213
O&M Cost/Sq. Ft.	\$ 21.78	\$ 21.78	
Bldg O&M Costs	\$ 176,378	\$ 594,742	\$ 418,364
Insurance	4,728	15,942.70	11,215
RE Off Tax Roll	-	-	-
New Custodian	-	52,079	52,079
<b>Total:</b>	<u>\$ 181,106</u>	<u>\$ 662,764</u>	<u>\$ 481,658</u>
Est. Tax Rate Impact Per \$100/AV:			\$ 0.0161



## Police HQ Facility Option 2

### Increase in Annual Building O&M Costs

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

#### Estimated Increase in Building O&M Costs (Option 2)

	Current Facility	Proposed Facility	Estimated Increase
Total Sq. Ft.	8,100	57,479	49,379
O&M Cost/Sq. Ft.	\$ 21.78	\$ 21.78	
Bldg O&M Costs	\$ 176,378	\$ 1,251,609	\$ 1,075,231
Insurance	4,728	33,551	28,823
RE Off Tax Roll	-	-	-
New Custodian	-	52,079	52,079
Retail Lease Income	-	(378,200)	(378,200)
Total:	<u>\$ 181,106</u>	<u>\$ 959,038</u>	<u>\$ 777,932</u>
Est. Tax Rate Impact Per \$100/AV:			\$ 0.0259



## Police HQ Facility Option 3A & 3B

### Increase in Annual Building O&M Costs

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

Estimated Increase in Building O&M Costs (Options 3A & 3B)

	<u>Current Facility</u>	<u>Proposed Facility</u>	<u>Estimated Increase</u>
Total Sq. Ft.	8,100	44,375	36,275
O&M Cost/Sq. Ft.	\$ 21.78	\$ 21.78	
Bldg O&M Costs	\$ 176,378	\$ 966,268	\$ 789,890
Insurance	4,728	25,902	21,174
RE Off Tax Roll	-	-	-
New Custodian	-	52,079	52,079
Total:	<u>\$ 181,106</u>	<u>\$ 1,044,249</u>	<u>\$ 863,143</u>
Est. Tax Rate Impact Per \$100/AV:			\$ 0.0288



## Police HQ Facility Option 4

### Increase in Annual Building O&M Costs

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

Estimated Increase in Building O&M Costs (Options 4)

	<u>Current Facility</u>	<u>Proposed Facility</u>	<u>Estimated Increase</u>
Total Sq. Ft.	8,100	39,551	31,451
O&M Cost/Sq. Ft.	\$ 21.78	\$ 21.78	
Bldg O&M Costs	\$ 176,378	\$ 861,225	\$ 684,847
Insurance	4,728	23,086	18,358
RE Off Tax Roll	-	-	-
New Custodian	-	52,079	52,079
Total:	<u>\$ 181,106</u>	<u>\$ 936,391</u>	<u>\$ 755,285</u>
Est. Tax Rate Impact Per \$100/AV:			\$ 0.0252



**Police HQ Facility Option 5 (Generic Site)**  
**Increase in Annual Building O&M Costs**  
(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

Estimated Increase in Building O&M Costs (Generic Site Option)

	<u>Current Facility</u>	<u>Proposed Facility</u>	<u>Estimated Increase</u>
Total Sq. Ft.	8,100	37,479	29,379
O&M Cost/Sq. Ft.	\$ 21.78	\$ 21.78	
Bldg O&M Costs	\$ 176,378	\$ 816,108	\$ 639,730
Insurance	4,728	21,876.63	17,149
RE Off Tax Roll	-	32,496	32,496
New Custodian	-	52,079	52,079
Total:	<u>\$ 181,106</u>	<u>\$ 922,559</u>	<u>\$ 741,453</u>
Est. Tax Rate Impact Per \$100/AV:			\$ 0.0247



## Combined New City Hall & Police HQ Facility Options Estimated AV Tax Rate Impact

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

Project Cost Description	Option 6A Lease 40,000 Sq. Ft.	Option 6B Purchase 40,000 Sq. Ft.
<u>Capital Costs</u>		
1 Land acquisition	\$ -	\$ -
2 Construction (\$250/Sq. Ft.)	-	10,000,000
3 Furniture, Fixtures, & Equipment (FF&E)	500,000	500,000
4 Contingency (10%)	50,000	1,050,000
5 TOTAL ESTIMATED CAPITAL COSTS:	<u>\$ 550,000</u>	<u>\$ 11,550,000</u>
6		
<u>O&amp;M Costs</u>		
8 Finish-out	\$ -	\$ -
9 Bldg O&M Costs	871,200	871,200
10 Insurance	17,511	23,348
11 New Custodian	52,079	52,079
12 Lease income from City Hall & PD Buildings (\$20/Sq. Ft.)	(422,000)	(422,000)
13 TOTAL ESTIMATED O&M COSTS:	<u>\$ 518,790</u>	<u>\$ 524,627</u>
14		
15 TOTAL ESTIMATED OPTION COSTS:	<u>\$ 1,068,790</u>	<u>\$ 12,074,627</u>
16		
<u>Potential Funding Source:</u>		
18 Declare 2008 CO Bond projects complete & remaining unexpended balance as surplus	550,000	\$ 1,388,710
19 Declare 2014 Tax Note projects complete & remaining unexpended balance as surplus	-	5,353
20 Defer CIP projects & reprogram funds	-	3,000,000
21 General fund balance transfer	518,790	524,627
22 General obligation bond proceeds (new)	-	7,155,937
23 TOTAL ESTIMATED FUNDS MADE AVAILABLE:	<u>\$ 1,068,790</u>	<u>\$ 12,074,627</u>
24		
25 ESTIMATED ANNUAL DEBT SERVICE:	\$ -	\$ 511,691
26		
27 ESTIMATED AD VALOREM TAX RATE IMPACT PER \$100 ASSESSED VALUATION: <u>TOTAL</u>	\$ 0.0173	\$ 0.0345



## Police HQ Facility Options Estimated AV Tax Rate Impact

(Preliminary Estimates, Subject to Change, For Discussion Purposes Only)

	*Estimated Tax Rate Impact Per \$100/AV								
	<u>Option 1A</u>	<u>Option 1B</u>	<u>Option 2</u>	<u>Option 3A</u>	<u>Option 3B</u>	<u>Option 4</u>	<u>Generic Site Option 5</u>	<u>CM-Lease Option 6A</u>	<u>CM-Buy Option 6B</u>
*Estimated M&O Tax Rate Impact	\$0.0161	\$0.0161	\$0.0259	\$0.0288	\$0.0288	\$0.0252	\$0.0247	\$0.0173	\$0.0175
*Estimated I&S Tax Rate Impact	0.0357	0.0384	0.0864	0.0740	0.0759	0.0685	0.0547	-	0.0171
*Estimated Total Tax Rate Impact:	<u>\$0.0518</u>	<u>\$0.0544</u>	<u>\$0.1123</u>	<u>\$0.1028</u>	<u>\$0.1047</u>	<u>\$0.0937</u>	<u>\$0.0794</u>	<u>\$0.0173</u>	<u>\$0.0345</u>



## New FTEs Added in Police Department 10-Year Period From FY 2010 to FY 2019

FTE Increase Approved in Annual Police Department Budget

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>10-Yr Total</u>	<u>10-Yr Average</u>
Operations	2.0	2.5	0.5	0.5	-	5.5	12.0	-	2.0	2.0	27.0	2.7
Support	-	3.0	-	2.5	-	-	3.0	-	(0.5)	3.0	11.0	1.1
<b>Total:</b>	<u>2.0</u>	<u>5.5</u>	<u>0.5</u>	<u>3.0</u>	<u>-</u>	<u>5.5</u>	<u>15.0</u>	<u>-</u>	<u>1.5</u>	<u>5.0</u>	<u>38.0</u>	<u>3.8</u>





## Total Approved FTEs for Police Department 10-Year Period From FY 2010 to FY 2019

Total Approved FTEs for Police Department											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10-Yr Total
Operations	35.0	37.5	38.0	38.5	38.5	44.0	56.0	56.0	58.0	60.0	60.0
Support	9.0	12.0	12.0	14.5	14.5	14.5	17.5	17.5	17.0	20.0	20.0
<b>Total:</b>	<b>44.0</b>	<b>49.5</b>	<b>50.0</b>	<b>53.0</b>	<b>53.0</b>	<b>58.5</b>	<b>73.5</b>	<b>73.5</b>	<b>75.0</b>	<b>80.0</b>	<b>80.0</b>
<b># Increase</b>											
From PFY:	2.0	5.5	0.5	3.0	-	5.5	15.0	-	1.5	5.0	38.0
<b>% Increase</b>											
From PFY:	4.8%	12.5%	1.0%	6.0%	0.0%	10.4%	25.6%	0.0%	2.0%	6.7%	



## Approved Annual Budget for Police Department 10-Year Period From FY 2010 to FY 2019

	Approved Budget for Police Department										10-Yr Total	10-Yr Average
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Operations	\$2,910,254	\$2,943,916	\$3,452,718	\$3,553,145	\$3,673,964	\$4,751,777	\$5,389,451	\$5,266,622	\$5,679,208	\$6,325,243		
Support	587,678	765,391	600,684	723,086	803,120	889,253	928,737	955,130	969,287	1,180,074		
<b>Total:</b>	<b>\$3,497,932</b>	<b>\$3,709,307</b>	<b>\$4,053,402</b>	<b>\$4,276,231</b>	<b>\$4,477,084</b>	<b>\$5,641,030</b>	<b>\$6,318,188</b>	<b>\$6,221,752</b>	<b>\$6,648,495</b>	<b>\$7,505,317</b>		
<b>\$ Increase</b>												
From PFY:	\$ 406,504	\$ 211,375	\$ 344,095	\$ 222,829	\$ 200,853	\$1,163,946	\$ 677,158	\$ (96,436)	\$ 426,743	\$ 856,822	\$4,413,889	\$441,389
<b>% Increase</b>												
From PFY:	13.1%	6.0%	9.3%	5.5%	4.7%	26.0%	12.0%	-1.5%	6.9%	12.9%		9.5%
<b>Police Budget</b>												
as a % of Total												
All Dept. Budget	39.1%	37.8%	34.6%	34.5%	33.4%	33.2%	35.1%	31.6%	32.9%	33.9%	29.9%	34.6%



## Actual Annual General Fund Revenue 10-Year Period From FY 2010 to FY 2019

	Actual Annual Revenue for General Fund (in 000's)										10-Yr Total	10-Yr Average
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*		
Property Tax	\$ 2,457	\$ 3,053	\$ 3,386	\$ 3,958	\$ 4,219	\$ 4,490	\$ 4,664	\$ 5,684	\$ 6,934	\$ 8,626		
Sales Tax	2,423	3,156	3,540	4,009	4,611	6,677	6,541	7,228	7,956	8,477		
All Other	3,583	3,795	4,770	5,249	6,338	7,262	7,130	8,482	11,632	10,756		
<b>Total GF Rev:</b>	<b>\$ 8,463</b>	<b>\$ 10,004</b>	<b>\$ 11,696</b>	<b>\$ 13,216</b>	<b>\$ 15,168</b>	<b>\$ 18,429</b>	<b>\$ 18,335</b>	<b>\$ 21,394</b>	<b>\$ 26,522</b>	<b>\$ 27,859</b>		
\$ Increase From PFY:	\$ (329)	\$ 1,541	\$ 1,692	\$ 1,520	\$ 1,952	\$ 3,261	\$ (94)	\$ 3,059	\$ 5,128	\$ 1,337	\$ 19,067	\$ 1,907
% Increase From PFY:	-3.7%	18.2%	16.9%	13.0%	14.8%	21.5%	-0.5%	16.7%	24.0%	5.0%		12.6%

\* Estimated for FY 2019 based on actual collections through June 30, 2019.