

PLANTE MORAN CRESA

Presents

***Facility Assessment and Development Analysis
Royal Oak City Hall, Police Station, and Parking***

Prepared For:

City of Royal Oak



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**SECTION 1 - EXECUTIVE SUMMARY for
EXISTING CITY HALL AND POLICE STATION ANALYSIS**

BACKGROUND

The City of Royal Oak is currently in the process of evaluating the physical capabilities and programmatic function of the existing City Hall and Police Department buildings and to determine the best solution to better serve the public. PMC's engagement is to analyze key parameters of the City Hall and Police Station facilities which includes an evaluation of the following:

- Existing condition of the City Hall and Police Station facilities
- Existing department/functions within the City Hall and Police Station facilities
- Potential renovation costs of the existing City Hall and Police Station facilities

The purpose of this evaluation is to determine the functional and cost effectiveness to either renovate the existing facilities or construct new facilities in consideration of size and adjacency requirements, proposed operational and facility costs, and proposed schedule associated with a potential capital program.

EXISTING CITY HALL ANALYSIS

PMC toured the existing City Hall facility, a 4-story (including a basement level) masonry veneer facility of approximately 29,880 square feet (SF). The facility currently houses approximately 90-100 Full Time Equivalent (FTE) staff within the primary governmental functions. The facility was designed and constructed in 1955 for governmental functions with little to no integration of technology, flexibility for services (i.e. collaborative service counter, drive-through window, etc.) to serve the approximately 80,000 residents.

Based on records provided to PMC, the City spends approximately \$155,000 to \$175,000 per year for utilities for the City Hall facility. Based on the age and condition of the facility, the City should anticipate spending an additional \$175,000 to \$200,000 per year in maintenance and required capital related improvements.

Due to the structural framing of the building and interior load bearing walls, extensive reprogramming of space will have its limitations. For instance, the corridor walls are load bearing and will need to remain as-is without extensive structural modifications. For the purpose of this study, we have not accounted for such modifications and anticipate an acceptable interior design based within the basic existing floor plan of the building could be achieved.

Accordingly, based on the criteria stated above, in reviewing RSMeans construction index, and PMC's experience in the municipal sector relative to city hall renovation construction costs, the City should expect a range of \$90 to \$115 per SF to renovate and update the existing facility. The proposed work would include:

- Replacing the mechanical, electrical, and plumbing infrastructure
- Replacing exterior components (roof, windows, and doors)
- Complete demolition and reconfiguration of the non-load bearing interior walls to accommodate current service models for municipal services.
- Upgrades to comply with current code

This range of per SF costs would equate to approximately \$2,690,000 to \$3,426,000 in required capital improvements. These costs does not include structural modifications, exterior skin, site improvements, Furniture, Fixtures and Equipment (FF&E), technology equipment, moving costs, or temporary space that would be required to house City staff and services during the renovation of the existing City Hall facility. Note that this cost range would increase if the City does not move out and construction is phased over a longer period of time.

Based on the location of the building and limitations with the existing site, and key components of within the building that are severely outdated and structurally inflexible, in our opinion, it would be cost prohibitive to renovate the building in order to accomplish current trends in municipal services, create a more efficient layout, and update the infrastructure thereby rendering this facility functionally obsolete.

EXISTING POLICE STATION ANALYSIS

PMC toured the existing Police Station, a 4-story (including the basement) glass and masonry veneer facility of approximately 22,253 SF. The facility currently houses approximately 90-100 FTE officers and staff within the primary police department functions. Based on an industry standard analysis of FTE to square foot ratio as well as a comparison to other Police Stations in Southeast Michigan, the existing facility is undersized. The facility was designed and constructed in 1964 for police functions with different prisoner transport processes, evidence processing, as well as little to no integration of technology or consideration of an Emergency Operations Center (EOC).

Based on records provided to PMC, the Police Department spends approximately \$120,000 to \$130,000 per year for utilities for the existing facility. The Police Department should anticipate spending an additional \$135,000 to \$150,000 per year in maintenance and capital improvements due to the age and condition of the facility.

Similar to the City Hall building, due to the structural framing of the building and interior load bearing walls, extensive reprogramming of space will have limitations. Again, interior corridor walls are load bearing and will need to remain as is without extensive structural modifications. For the purpose of this study, we have not accounted for such modifications and anticipate an acceptably functional interior design within the basic floor plan of the building could be achieved.

The proposed work would include:

- Replacing the infrastructure and exterior elements (roof, windows, doors, etc.)
- Complete demolition of non-load bearing walls and reconfiguration of the interior to accommodate current service models for police services
- Upgrades for the support of current prisoner transport processes.

Based on an analysis of similar size police departments in Southeast Michigan by PMC, and confirmed by an independent review of Sidock Group, in order to accommodate the Police Department's current officers, staff, and operations, an addition of approximately 13,000 SF would need to be constructed. The City should expect the addition to cost in a range from \$225 to \$265 per foot for this addition. Note that this cost range would increase if the Police Department does not move out and construction is phased over a longer period of time.

This would equate to approximately \$2,447,000 to \$3,004,000 in capital improvements to renovate the existing facility and \$2,925,000 to \$3,445,000 for the addition for total project (renovation plus addition) range from \$5,372,000 to \$6,440,000.

This cost does not include site improvements, FF&E or technology equipment, moving costs, or temporary space that would be required to house Police Department officers and staff as well as services during the renovation of the existing Police Station facility.

From the facility tours conducted by PMC, the existing Police Station facility appears to be significantly undersized than is required for current police operations and functions with key components of the building that are severely outdated, inefficient, and not code compliant. It would be cost prohibitive to properly renovate the existing facility to accommodate current trends in police services which makes this facility functionally obsolete.

RECOMMENDATIONS

Due to the age and condition of the City Hall and Police Station facilities, PMC recommends the City of Royal Oak consider replacing both facilities. This recommendation is based on each facility being functionally obsolete, requiring extensive capital improvements to replace the infrastructure and exterior envelope as well as renovate the interior space in each to accommodate current operational efficiencies and codes for City and Police functions.

PMC recommends the City of Royal Oak continue to perform due diligence relative to confirming the required space program for both City Hall and Police Department functions, the capital investment and debt service required, the operational costs, and other financial considerations for the replacement of City Hall and Police Station facilities.

[END OF SECTION 1]

SECTION 2 - EXISTING CITY HALL ANALYSIS



EXISTING CITY HALL

Existing City Hall - Current Environment and Challenges

The Royal Oak City Hall facility is located at 211 Williams Street in downtown Royal Oak, Michigan. The 4-story (including the basement) masonry veneer facility is approximately 29,880 square feet (SF) and was constructed in 1955 and currently houses approximately 90-100 FTE staff within the primary governmental functions of the following departments;

- Assessing Office
- Building Department
- City Attorney
- City Clerk
- City Commission
- City Manager
- Engineering Department
- Finance Department
- Human Resources
- Information Systems
- Planning Department
- Treasurer's Office

It should be noted that this facility was designed and constructed for governmental functions with little to no integration of technology to serve the approximately 80,000 residents in 1955. From site visits conducted by PMC, this facility appears to inefficient for the operational functions with key components of the building that are severely outdated to accommodate current trends in municipal services. In renovating this facility it would be necessary to consider the following:

Existing City Hall - Challenges to Renovate

- The existing internal structural system is steel and load bearing masonry that would make it cost prohibitive to conduct major interior renovations to open interior spaces up for open service/office design.
- The total current footprint of the facility is larger than what is required for City operations. Renovations to the facility could potentially include space not used by the City.
- Renovation and expansion costs would be inefficient use of capital as compared to the cost of new construction as the existing facility and floor plate would not be able to meet the needs of the City's Departments adjacency requirements.



- The City would have to “settle” on a design and renovations to the existing 4-story facility with a small footprint and may not be able to achieve a long-term operational solution to provide enhanced services for the residents.
- **Lack of ADA Compliance**
 - The current facility is not ADA compliant and major renovation or expansion of any portion of the building would require the City to make the facility completely ADA compliant. This would require modifications to the elevator, restrooms and hallways. These renovations are both costly (elevator shaft would need to be expanded, toilet room plumbing expanded) and difficult to make within the confined space of the facility.
- **Energy and Construction Challenges**
 - Built in the 1955, the current facility has had limited capital investment since its construction. If the City was to upgrade the current facility, it would require the upgrades to the roofing, windows, and exterior doors systems, HVAC, water infiltration, asbestos abatement, and other significant substantive changes that would result in the City essentially reconstructing the current facility.
- **Service Challenges**
 - The use of department space is contained within non-adjacent office areas and not conducive to collaboration or sharing of staff and resources and potentially slow down the responsiveness of the City for services it provides to the residents.
- **Functionally Obsolete – Existing City Hall**
 - The current City Hall facility is functionally obsolete. This is due primarily to the fact that the key departments and meeting rooms are located on various floors and would be cost prohibitive to renovate to current guidelines and trends for municipal facilities.
 - The current physical layout of departments provides a service challenge to residents within the community since it requires them to go to multiple locations in order to receive services.



Existing City Hall - Current Environment Costs

According to International Facility Management Association (IFMA) standards for government type facilities, operational costs for current facilities are based on the square foot (SF) allocated range as follows:

Custodial	\$1.50 - \$2.00/SF
Maintenance	\$1.50 - \$2.00/SF
Utilities	\$1.50 - \$2.00/SF

Total baseline operational costs range from approximately \$4.50 to \$6.00 per square foot. Based on records provided by the City, in this comparison, PMC is using \$6.00 per SF cost due to the age of the facility and the on-going challenges in custodial and maintenance issues. Assuming a cost of \$6.00 per SF, it could be presumed that the average annual operational costs for the existing facility would be \$179,280 (29,880 SF x \$6.00/SF).

For facilities greater than 30 years old, the annual capital renewal costs are significantly higher since core building systems are at the end of their useful life and would need to be replaced and updated. Based on PMC’s industry experience and analysis of similar aged buildings, it would be anticipated that the average seven-year maintenance cost for the existing facility would be \$6.24 per SF (Five year average cost based on building age). It should be noted that the \$6.24 per SF is based strictly on upgrading current facilities and does not include the significant renovation and/or expansion that would be required for the City Hall Facility. Based on average costs, annual capital renewal costs for the facilities could be up to approximately \$186,450 per year (29,880 SF x \$6.24).

From these assumptions, it would appear that the City could spend up to \$365,730 per year for facility costs related to the current City Hall facility. These costs are broken down into the following components:

Yearly Estimated Operating Costs:	\$179,280
Annual Capital Renewal Costs:	<u>\$186,450</u>
Total Facility Costs:	\$365,730

Even if the City is not spending this amount currently, it will need to at some point because without proper maintenance, building systems will fail.



Existing City Hall – Renovation Construction Costs and Considerations

Based on PMC’s extensive experience in the municipal sector relative to municipal facility construction cost, the City should expect a range of costs from \$90 to \$112 per foot to renovate and update the existing 29,880 SF City Hall facility. The proposed work would include replacing the infrastructure and exterior envelope (roof, windows, and doors), complete demolition and reconfiguration of the interior to accommodate current service models for municipal services, as well as upgrades of the support spaces to comply with current code.

The following table summarizes the costs associated with each project.

	Low Range - Renovation Construction 29,880 SF (Existing)	High Range - Renovation Construction 29,880 SF (Existing)
Land Cost	N/A	N/A
Land Improvement	N/A	N/A
Building		
Demolition	\$120,000	\$180,000
Roof Replacement	\$64,000	\$80,000
Ext. Envelope	\$210,000	\$266,000
Interior Build-out	\$1,065,000	\$1,350,000
HVAC/Electrical	\$448,000	\$550,000
New Addition	\$ -	\$-
Technology Infrastructure	\$95,000	\$115,000
FF&E	TBD	TBD
Soft Costs (Prof. Fees, testing, etc.)	\$338,000	\$455,000
Subtotal	\$2,340,000	\$2,996,000
Contingency (15%)	\$350,000	\$440,200
Total:	\$2,690,000	\$3,436,200
Per SF Costs:	\$90	\$115

This would equate to approximately \$2,690,000 to \$3,436,200,000 in capital improvements. This cost does not include site improvements, FF&E and technology equipment, moving costs, or temporary space that would be required to house City staff and services during the renovation of the existing City Hall facility.

There are challenges to renovating the existing City Hall facility which are identified in the table below.

	Existing City Hall Renovation
Challenges	<ul style="list-style-type: none">• Cost – nearly as expensive as new construction• Phasing of construction means project takes longer• Need to make concessions to interior design due to structure restrictions• Longer schedule due to phased construction• Impact on staff and patrons on operating in a building under-construction• May necessitate the need to move staff out and set up a temporary facility

[END OF SECTION 2]



SECTION 3 - EXISTING POLICE STATION ANALYSIS



EXISTING POLICE STATION

Existing Police Station - Current Environment and Challenges

The existing Police Station facility is located at 221 E 3rd Street in downtown Royal Oak, Michigan. The 4-story (including the basement) glass masonry veneer facility is approximately 22,253 square feet (SF) and was constructed in 1964 and currently houses approximately 90-100 staff within the primary police functions of the following departments;

- Police Administration
- Investigative and Crime Prevention
- Officer Area (Squad Room, reporting)
- Shift Patrol/Officers
- Locker Facilities
- Records/Property and Evidence Storage
- Detention Area
- Dispatch
- Other Support Spaces

The facility was designed and constructed for police functions with little to no integration of technology and had different evidence processing and prisoner transport processes to serve the approximately 85,000 residents in 1964.

From site visits conducted by PMC, this police facility appears to be significantly smaller than what is required for current operational and police functions with key components of the building that are severely outdated to accommodate current trends in police services. In renovating this facility it would be necessary to consider the following:

Existing Police Station - Challenges to Renovate

- The existing internal structural system is masonry that would make it cost prohibitive to conduct major interior renovations.
- The current footprint of the facility would make expansion challenging due to limited site expansion opportunities and building construction.
- Renovation and expansion costs are usually up to 70% the cost of new construction and in similar cases do not result in a facility that meets the needs of the community.
- The Police Department would need to “settle” on a design and renovations to the existing 4-story facility and may not be able to achieve a long-term operational solutions to provide enhanced police services for the residents.



- **Lack of ADA Compliance**

- The current facility is not ADA compliant and major renovation or expansion of any portion of the building would require the Police Department to make the facility completely ADA compliant. This would require modifications to the elevator, restrooms and hallways. These renovations are both costly (elevator shaft would need to be expanded, toilet room plumbing expanded) and difficult to make within the confined space of the facility.

- **Energy and Construction Challenges**

- Built in the 1964, the current facility has had limited capital investment since its construction. If the Police Department was to upgrade the current facility, it would require upgrades to the roofing, windows, and exterior doors systems, HVAC, water infiltration, asbestos abatement, and other significant substantive changes that would result in the Police Department essentially reconstructing the current facility.

- **Service Challenges**

- The use of police department space is contained within non-adjacent areas and not conducive to collaboration or sharing of staff and resources and potentially slow down the responsiveness of the officers and staff for services it provides to the residents.

- **Functionally Obsolete – Existing Police Station**

- The current Police Station facility is functionally obsolete. This is due primarily to the fact that the key departments, officer and staff, dispatch, and detention are located on various floors and would be cost prohibitive to renovate to current guidelines and trends for police facilities.
- The current physical layout of departments provides a service challenge to residents within the department since it requires officers and staff to go to multiple locations in order to coordinate police activities and services.

Existing Police Station - Current Environment Costs

According to International Facility Management Association (IFMA) standards for government type facilities, operational costs for current facilities are based on the square foot (SF) allocated range as follows:

Custodial	\$1.50 - \$2.00/SF
Maintenance	\$1.50 - \$2.00/SF
Utilities	\$1.50 - \$2.00/SF

Total baseline operational costs range from approximately \$4.50 to \$6.00 per square foot. In this comparison and based on records provided by the City, PMC has used the \$6.00 per SF cost due to the age of the facility and the on-going challenges in custodial and maintenance issues. Assuming a cost of \$6.00 per SF it could be presumed that the average annual operational costs for the existing facility would be \$133,518 (29,880 SF x \$6.00/SF).

For facilities greater than 30 years old, the annual capital renewal costs are significantly higher since core building systems are at the end of their useful life and would need to be replaced and updated. Based on the study and analysis of similar buildings, it would be anticipated that the average seven-year maintenance cost for the existing facility would be \$6.24 per SF (Five year average cost based on building age). It should be noted that the \$6.24 per SF is based strictly on upgrading current facilities and does not include the significant renovation and/or expansion that would be required for the Police Station Facility. Based on average costs, annual capital renewal costs for the facilities could be up to approximately \$138,858 per year (22,253 SF x \$6.24).

From these assumptions, it would appear that the Police Department could spend up to \$365,730 per year for facility costs related to the current Police Station facility. These costs are broken down into the following components:

Yearly Estimated Operating Costs:	\$133,518
Annual Capital Renewal Costs:	<u>\$138,858</u>
Total Facility Costs:	\$272,376

Even if the Police Department is not spending this amount currently, it will need to at some point because without proper maintenance, building systems will fail.



Existing Police Station – Renovation/Addition Construction Costs and Considerations

Based on PMC’s extensive experience in the municipal sector relative to police station renovation construction cost, the City should expect a range of costs from \$110 to \$125 per foot to renovate and update the existing 22,253 SF Police Station facility. In order to provide the required square footage based on the 90-100 officers and staff, an addition of approximately 12,000 to 14,000 SF would have to be constructed. The City should expect a range of costs from \$225 to \$265 per foot.

The proposed work would include replacing the infrastructure and exterior envelope (roof, windows, doors, etc.) complete demolition and reconfiguration of the interior to accommodate current service models for police services, as well as upgrades for the support current prisoner and transport processes as well as an addition to provide the required square footage.

	Low Range - Renovation Construction 22,253 SF (Existing)	High Range - Renovation Construction 22,253 SF (Existing)
Land Cost	N/A	N/A
Land Improvement	N/A	N/A
Building		
Demolition	\$89,000	\$133,500
Roof Replacement	\$72,000	\$80,000
Ext. Envelope	\$159,000	\$201,000
Interior Build-out	\$883,000	\$1,230,000
HVAC/Electrical	\$483,000	\$547,000
New Addition (Approx. 13,000 SF)	See Below	See Below
Technology Infrastructure	\$66,750	\$72,300
FF&E	TBD	TBD
Soft Costs (Prof. Fees, testing, etc.)	\$375,000	\$389,000
Subtotal	\$2,127,000	\$2,416,000
Contingency (15%)	\$320,000	\$351,000
Renovation Total:	\$2,447,000	\$3,004,000
Renovation Per SF Costs:	\$110	\$135
Addition Total (13,000 SF)	\$2,925,000	\$3,445,000
Total (Renovation + Addition)	\$5,372,000	\$6,440,000

This would equate to approximately \$2,447,000 to \$3,004,000 in capital improvements for the existing facility and \$2,925,000 to \$3,445,000 for the addition for total project range of \$5,372,000 to \$6,220,000. This cost does not include site improvements, FF&E and technology equipment, moving costs or temporary space that would be required to house Police Department officers and staff as well as services during the renovation of the existing Police Station facility.

Similar to the City Hall facility renovation, there are challenges to renovating the existing Police Station facility which are identified in the table below.

	Existing Police Station Renovation
Challenges	<ul style="list-style-type: none">• Cost – nearly as expensive as new construction• Phasing of construction means project takes longer• Need to make interior design concessions due to structure restrictions• Limited site to accommodate expansion needed to provide ample police operations• Longer schedule due to phased construction• Impact on officers, staff, and prisoners while operating in a building under-construction• May necessitate the need to move police operations out and set up a temporary facility

[END OF SECTION 3]



SECTION 4 – EXECUTIVE SUMMAY
ROYAL OAK CITY CENTER (ROCC) DEVELOPMENT ANALYSIS



BACKGROUND

The City of Royal Oak (City) is currently analyzing a proposal (Proposal) from Central Park Development Group (CPDG) [Boji Group/Surnow Company] to develop and redevelop the current area between 11 Mile Road and Third Street east of Main Street. The Proposal includes providing new facilities for City Hall and Police Station operations and functions as well a parking garage and a city park. The City engaged Plante Moran Cresa (PMC) to assist and analyze key parameters of the Proposal to include an evaluation of the following;

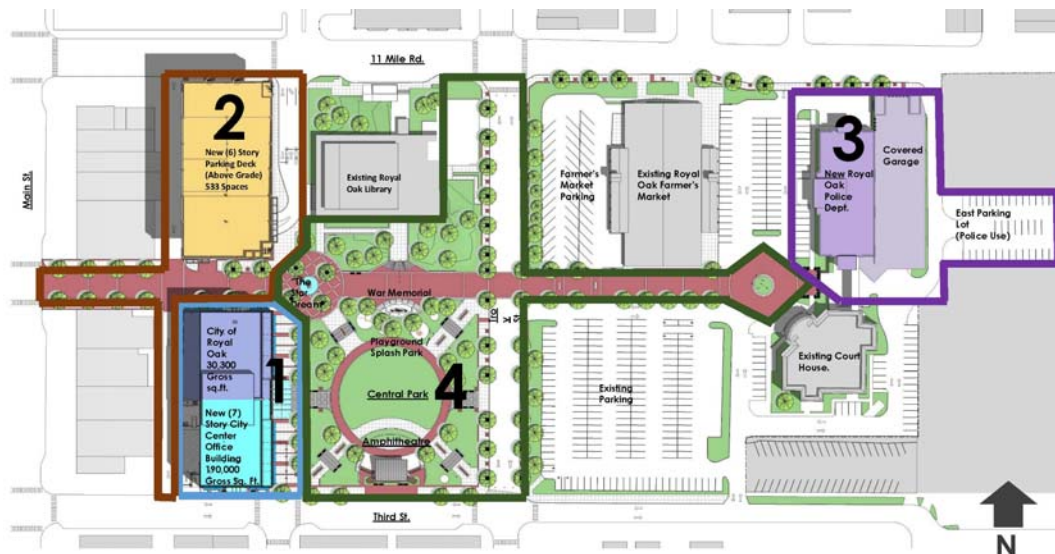
- Proposed space requirements relative to City and Police functions
- Proposed cost
- Proposed schedule

The purpose of this evaluation is to determine if the proposed space, costs, and schedule are within industry standards for similar type projects within Southeast Michigan. A financial analysis relative to potential funding is not included in this evaluation.

PROPOSED SPACE REQUIREMENTS

Based on the information received from CPDG, the proposal includes the following “Zones” and associated components;

- Zone 1: New 7-story, 199,863 gross square foot (GSF) office building with 1-floor of underground parking (w/ approx. 27,453 SF allocated for the City Hall)
- Zone 2: New 6-story, 550 space, parking deck
- Zone 3: New 3-story, 38,513 SF Police Department
- Zone 4: Central Park with amphitheater, memorial, and water feature





PROPOSED SPACE PROGRAM ANALYSIS – NEW CITY HALL

PMC has received and reviewed multiple space programs for a proposed City Hall completed by Krieger Klatt Architects. This assessment is based on upon the most recent space program summary dated March 17, 2016 and is included in the Appendix Section of this report. Based upon PMC's review of the program and our professional experience in the planning, design, and/or construction of municipal facilities, the following are opinions and comments for consideration:

Overall, the proposed space program summary for the Royal Oak City Hall appears to be appropriately sized for the functions presented in the program. Based on the Krieger Klatt program dated March 17, 2016, the proposed City Hall program totals 27,453 SF and includes the following departments: Assessor, Treasurer, Clerk, Planning, Building, Engineering, Finance, IT, Human Resources, Attorney, City Manager, WROK, and Council Chambers.

There are approximately 95 Full Time Equivalent (FTE) staff based on the office and workstation count within the program. Based on International Facilities Management Association (IFMA) guidelines for municipal offices, one method of determining accurate sizing in regards to building design is to review the amount of square feet allocated per FTE. In this instance, assuming 95 employees, that ratio would equate to 289 SF per employee (27,453 SF / 95 FTE). This is within the industry range of other new(er) City Hall programs of 225 SF to 325 SF per FTE.

As design continues on the City Hall, there could be opportunities/strategies to fine-tune certain areas and departments to create better efficiencies, thus reducing the total proposed square footage per the updated program. Examples are: combining department counter space, creating smaller supervisor private offices, reduce the amount of private offices, review mobility in the workplace, and offer free-address seating. The City should consider reviewing its operational goals in comparison to the program space.



Operational Considerations

Upon reviewing the new 2-story City Hall space program, the proposed square footage is less than the current City Hall facility, however will allow the City to gain significant advantages to providing the following:

- Improved Customer Service
 - By having appropriate departments located within close proximity to each other, it will be possible to offer enhanced service since residents and customers will not need to move from floor to floor in order to conduct business.
- ADA Compliance
 - The construction of a new facility would ensure that the facility would be ADA compliant.
- Functionally Appropriate Facility
 - A 2-story facility is the most space effective approach to undertake based on the adjacency requirements for the departmental functions. Additionally, from a staffing standpoint it requires the least redundancy for supervisory and production staff which could allow the city to potentially reduce staffing levels. A separate staffing analysis should be conducted by the City relative to the reconfigured space.

Operational Costs

The proposed facility is expected to be approximately 27,453 SF. Due to the fact that this facility will be new construction, it will be much more energy efficient, easier to maintain, and cleaning will be more direct-based on having new surfaces, finishes and systems. Considering these factors, it can be assumed that the City would be able to operate at the lower end of the spectrum of \$4.50/SF. Based on these assumptions the total costs of annual operations for the new facility would be \$123,540 (27,453 SF x \$4.50/SF).

Since the new facility would have all new systems, the capital renewal costs would be significantly lower. Again, according to the Whitestone Building Maintenance and Repair Cost Reference, the annual capital renewal costs would be \$33,500 (27,453 x \$1.22/SF) (Five year average cost based on newer building age).



Total operational costs moving forward would be estimated to be \$157,000 as broken down into the following components:

Estimated Operating Costs:	\$123,540
Capital Renewal Costs:	<u>\$ 33,500</u>
Total Facility Costs:	\$157,000

Comparing the operating and capital renewal costs for a new facility compared to the existing facility could be as much as \$208,700 in savings per year.



PROPOSED SPACE PROGRAM ANALYSIS – NEW POLICE DEPARTMENT

PMC has received and reviewed multiple space programs completed by PARTNERS in Architecture for the Royal Oak Police Department. This analysis is based on the most recent program dated March 15, 2016. PMC has also reviewed a planning/programming opinion letter by Sidock Group, Inc. dated March 4, 2016. These documents are included in the Appendix Section of this report. Based upon PMC's review of the program, opinion letter, and our industry experience in the planning, design, and construction of police stations, we offer the following opinions and comments:

Overall, the proposed space program summary for the Royal Oak Police Station appears to be appropriately sized for the functions presented in the program. Based on the Partners in ARCHITECTURE program dated March 4, 2016, the new proposed Police Department program totals 38,513 square feet. Departments and office areas included within the program are the Entry Lobby, Dispatch, Officer Area, Chief of Police, Investigations (CID and Crime Prevention), Shift Patrol/Officers, Records, Evidence/Property, Detention, Professional Standards, Weapons Range, Department Support, Restroom/Locker Rooms, Storage, and Support.

There will be 79 sworn officers and 17 civilians (96 total) in the Police Department building. Assuming 96 employees, that ratio would equate to 401 SF per employee (38,513 SF / 96 FTE). This is within the industry range of other new(er) police station programs of 350 SF to 500 SF per FTE as indicated in the International Association of Chiefs of Police (IACP) guidelines and in comparison of other police stations in Southeast Michigan. In addition, Plante Moran Cresa recommended an additional review from the Sidock Group, a police design firm.

In reference to the proposed size and efficiency of the Police Station program, Mr. Stacy Peterson of the Sidock Group, Inc. opinion letter states the following;

"Overall, the Police Building is a functional facility providing the necessary separation of public, staff and prisoner movement and related security features." Mr. Peterson goes on to state "With respect to the individual spaces and concerns of whether the building is of adequate size or too large, the design provides more than the minimum space for operations. However, it would appear this additional space allows for flexibility in operations to meet future requirements/changes in the mission or providing additional public safety services. This additional space, in my opinion, only represents approximately 5% of the total space of the Police Building as proposed and should only be reduced with deliberate design choices. This is an Essential Use building that, in a real world scenario, will have to be in use for the next 50+ years and must be durable, maintainable and somewhat flexible to achieve that goal."



PMC would add that if space/cost is of concern, there are several items the Police Department could look at possible reduction:

- Construct the basement level shell and core without the gun range equipment
- Construct covered parking for the west side parking for the police cars without the heating elements. This would alleviate the need to relocated a major water main

PMC has reviewed similar police station projects and based on our industry experience, agree with the comments made by the Sidock Group, Inc. with regards to the size and efficiency of the proposed Police Department. Overall, the proposed Royal Oak Police Station appears to be appropriately sized for the functions presented in the program.

The proposed Police Station would be a new(er) facility and should be more efficient from a utility consumption standpoint and require less annual capital. However, the proposed Police Station would be a larger facility than the existing structure by 16,260 SF. Given these parameters, the City should expect an increase of operating costs ranging between \$50,000 and \$70,000 more per year.

Operational Costs

The proposed facility is expected to be approximately 38,513 SF. Due to the fact that this facility will be new(er) construction, it will be much more energy efficient, easier to maintain, and cleaning will be more direct-based on having new surfaces, finishes and systems. Considering these factors, it can be assumed that the Police Department would be able to operate at the lower end of the spectrum of \$4.50/SF. Based on these assumptions the total costs of annual operations for the new facility would be \$173,308 (38,513 SF x \$4.50/SF).

Since the new facility would have all new systems the capital renewal costs would be significantly lower. Again, according to the Whitestone Building Maintenance and Repair Cost Reference, the annual capital renewal costs would be \$46,985 (38.513 x \$1.22/SF) (Five year average cost based on building age).



Total operational costs moving forward would be estimated to be \$157,000 as broken down into the following components:

Estimated Operating Costs:	\$173,308
Capital Renewal Costs:	<u>\$ 46,958</u>
Total Facility Costs:	\$220,293

Because the new facility is larger than the existing, the total annual potential operating and capital renewal costs for a new facility compared to the existing facility could be as much as \$52,082 more per year.



PROPOSED COSTS

Debt Service Information

The proposed development is based on a private-public-partnership (P3) approach utilizing prevailing wage rates. Based on the cost estimates and the capital information analysis and debt service documents dated March 29, 2016, received from Central Park Development Group (CPDG), the Proposal includes the associated costs and type of investment (private versus public) relative to each zone based on prevailing wage construction listed below totaling \$98,400,000 as follows:

Zone:	Project:	Private Investment	Public Investment	Annual Debt Service
Zone 1:	Office Building	\$47,500,000	\$ -	TBD
Zone 2:	Parking Deck	\$ -	\$21,500,000	TBD
Zone 3:	Police Department	\$ -	\$18,750,000	TBD
Zone 4:	Central Park	\$ -	\$6,450,000	TBD
Other:	Radio Tower, etc.	\$ -	\$4,200,000	TBD
Total Investment:		\$47,500,000	\$50,900,000	TBD

Proposed Conceptual Cost Estimate

Based on the proposed scope of work, the conceptual estimate summary by CPDG dated March 29, 2016 and additional supporting conceptual estimate documents received, PMC reviewed the proposed costs by zone in relation to the proposed zones.

Zone:	Project:	Proposed Unit	Proposed Cost	Cost per Unit
Zone 1:	Office Building	199,863 SF	\$42,727,223	\$214/SF
Zone 1:	City Hall	27,453 SF	\$4,774,735	\$174/SF
Zone 2:	Parking Deck	550 cars	\$21,500,000	\$39,090/car
Zone 3:	Police Department	38,513 SF	\$18,750,000	\$487/SF
Zone 4:	Central Park	3.57 acres	\$6,450,000	\$1,806,722/acre
Other:	Radio Tower, etc.	\$ -	\$4,200,000	\$TBD

In review of the RSMeans construction index, and based on PMC's experience, the proposed cost per SF for Zone 1 (Office Building / City Hall) and Zone 4 (Central Park) are within industry standards. The proposed costs per unit for Zone 2 (Parking Deck) and Zone 3 (Police Department) are slightly higher than industry standard. It should be noted through PMC's review of the proposed preliminary scope and approach to construction, there are several design and construction elements that have been identified that would assist in bringing the costs back to within range as the City continues developing the program further.



Zone 1 – Project Cost Summary

Relative to “Zone 1: Office Building” for the shell and core, office space, and City Hall comprising of approximately 199,863 SF, the proposed per square foot cost range of \$174 to \$183 is within industry standards. PMC recommends that the City review its furniture, fixtures, and technology needs as these costs are not included in the conceptual estimate summary and will add an additional costs.

Relative to “Zone 1: Office Building” PMC recommends the City and CPDG further develop a breakdown of “Indirect Construction Costs, Other Construction Costs, and Development Costs” to ensure these are within acceptable ranges. Once a more defined program, budget, and schedule are determined, PMC recommends the City obtain fixed fees and a guaranteed maximum price (GMP) from the design and construction professionals.

Zone 2 – Project Cost Summary

Relative to “Zone 2: Parking Deck” for the 550 cars, the proposed “per car” of \$39,090 is above industry standards for urban-type parking decks. Recent parking decks completed in Southeast Michigan range between \$27,000 and \$32,000 per car. PMC recommends the City review possible alternative delivery methods (design-prime) for the deck in addition to the City and CPDG further develop a breakdown of “Indirect Construction Costs, Other Construction Costs, and Development Costs” to ensure these are within acceptable ranges. Once a more defined program, budget, and schedule are determined, PMC recommends the City obtain fixed fees and a guaranteed maximum price (GMP) from the design and construction professionals.

Zone 3 – Project Cost Summary

Relative to “Zone 3: Police Station” for the Police Station comprising of approximately 38,513 SF, the proposed per square foot cost range of \$424 per SF is higher than industry standards. Recent police stations completed in Southeast Michigan range from \$275 to \$350 per SF. PMC recommends that the Police Department review its furniture, fixtures, and technology needs as these costs are not included in the conceptual estimate summary and will add an additional costs. Potential reductions in scope could include elimination of the heater components of the covered parking, and elimination of the gun range equipment.

In addition, PMC recommends the City and CPDG further develop a breakdown of “Indirect Construction Costs, Other Construction Costs, and Development Costs” to ensure these are within acceptable ranges. Once a more defined program, budget, and schedule are determined, PMC recommends the City obtain fixed fees and a guaranteed maximum price (GMP) from the design and construction professionals.



Zone 4 – Project Cost Summary

Relative to “Zone 4: Central Park” for the 3.57 acres, the proposed per acre cost range of \$1,576,296 per acre is higher than industry standards potentially due to the extensive infrastructure relocation and abatement costs to accommodate the development. Potential reductions in costs could involve a more defined specific scope and related costs associated with the design and relocation of underground utilities, water detention system environmental remediation.

In addition, PMC recommends the City and CPDG further develop a breakdown of “Indirect Construction Costs, Other Construction Costs, and Development Costs” to ensure these are within acceptable ranges. Once a more defined program, budget, and schedule are determined, PMC recommends the City obtain fixed fees and a guaranteed maximum price (GMP) from the design and construction professionals.

General Project Estimate Notes

The proposed “Indirect Construction Costs” are 14.85%. PMC recommends the City and CPDG further review the following to refine these costs;

- Proposed construction contingency of 3% is low at this stage of the program and consider increasing this to 5% at this phase of the project.
- Proposed escalation of 3% is appropriate at this phase of the project
- City should review utilizing an Owner Controlled Insurance Policy (OCIP) to reduce the costs of subcontractor and CM bonds.
- Proposed CM staff and costs are within industry standards.

The proposed “Direct Construction Costs” are 8.0%. PMC recommends the City and CPDG group further review the following;

- Proposed design contingency of 5% is appropriate at this phase of the project.
- Proposed construction period utilities of 1% is appropriate.
- City should review the propose permit and tap fees and review a possible reduction for the City-owned “zones”.

The proposed “Developer Costs” are 15% and are within the industry standard range of 12% to 15%. PMC recommends the City and CPDG review the proposed items and terms within the forthcoming developer agreement to determine risk mitigation and associated costs.



Conceptual Schedule

Based on the conceptual schedule dated March 16, 2016 received from CPDG, PMC reviewed the proposed schedule by zone in relation to the proposed development and offers the City the following considerations;

- General Note:
 - The overall construction schedule seems aggressive, but obtainable with a qualified architect/engineering team and construction manager. The pre-construction tasks and timeframes need further clarification and validation in line with the review and approval process of multiple jurisdictions and utility providers.
 - The City and CPDG should draft a Critical Path Method (CPM) schedule to ensure the impact of certain critical items are either accelerated or delayed.
- Line #13 - Finance Package Development (Proposed 78 Days)
 - City should review probable time frame with bond counsel and financial advisors relative to the issuance of bonds to provide capital for the development
- Line #20 – Site Civil Utility Construction
 - Site utility appears to be dependent on financial close. The City and CPDG should confirm this with the various suppliers.
- Permit Process
 - Schedule does not include a line item relative to the permit process for the City and other Authorities having Jurisdiction (i.e. Drain Commission, Zoning, etc.,). PMC recommends the City and CPDG investigate further relative to the permit process and update the schedule accordingly.

[END OF SECTION 4]



SECTION 5 - PRELIMINARY PROJECT COST SUMMARY ASSUMPTIONS



Preliminary Project Cost Summary Assumptions

The following assumptions were incorporated into the preliminary cost estimates.

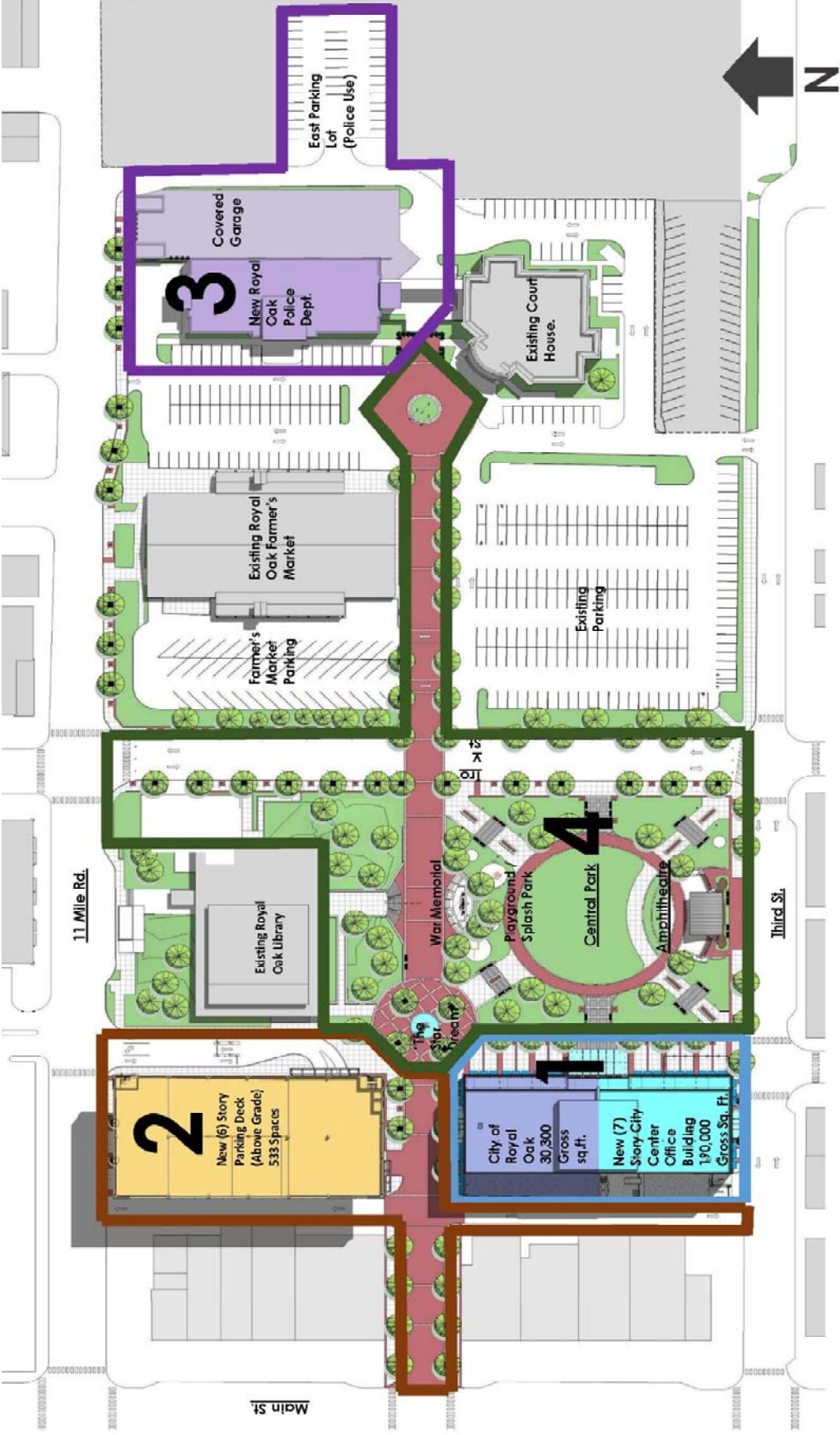
- Architectural/Engineering fees are within industry standards.
- Furniture and technology equipment costs are not included in this assessment facility
- The firm engaged for the design will be diligent by balancing both the space program image and budget. The design should include generic specifications with limited single source components.
- The cost summary is based on a project delivery method managed by a qualified independent professional firm, utilizing a fixed cost modelling process, which includes competitive bidding for all project components
- All site utility infrastructure including water, storm, sanitary, etc. are existing and comply with current municipal regulations
- All existing parking lots, drives and approaches are Royal Oak property
- All other cost estimates are based on professional judgment



SECTION 6 - APPENDIX



SECTION 6 - APPENDIX



SPACE PROGRAM SUMMARY - PRELIMINARY 3.17.16**Royal Oak City Hall**

Program Area/Description	Qty	L X W	Proposed Area	Total Area	
ASSESSOR					
Private Office	1	10 X 15	150	150	
Workstation	6	6 X 8	48	288	
Desk At Counter	2	6 X 8	48	96	
Files- Vertical	20	3 X 2	4.5	90	other bookcases to be under counter so not in program space
Files- Lateral	10	2.5 X 2	5	50	
Closet (coats/storage)	1	3 X 6	18	18	
Work Tables and Copiers	1	2 X 4	8	8	
Bookcases	4	1 X 3	3	12	
Program Area Subtotal				712	
Circulation				249	
Assessor Area Subtotal				961	
TREASURER					
Private Office	1	10 X 15	150	150	noisy: coin sorters, cash register; Treasurer currently manages mail room
Workstation	6	6 X 8	48	288	
Desk At Counter	2	6 X 8	48	96	
Files- Vertical	6	1.5 X 2	3	18	
Files- Lateral	4	2.5 X 2	5	20	
Closet (coats/storage)	4	2 X 3	6	24	
Work Tables and Copiers	3	2 X 4	8	24	
Vault	2	5 X 6	30	60	
Program Area Subtotal				680	
Circulation				238	
Treasurer Area Subtotal				918	
CLERK					
Private Office	1	18 X 15	270	270	
Private Office	1	10 X 15	150	150	
Workstation	5	8 X 6	48	240	
Desk At Counter	1	8 X 6	48	48	could be work station that has view of counter seasonal employees (election time) possible file room
work tables / flex space	1	10 X 10	100	100	
Files- Vertical	16	1.5 X 2	3	48	
Files- Lateral	18	2.5 X 2	5	90	
Closet (coats/storage)	2	6 X 8	48	96	
Work Tables and Copiers	3	2 X 5	10	30	
Vault	1	5 X 8	40	40	
Vault	1	8 X 8	64	64	
Program Area Subtotal				1176	birth and death cert.
Circulation				412	
Clerk Area Subtotal				1588	

SPACE PROGRAM SUMMARY - PRELIMINARY 3.17.16**Royal Oak City Hall**

Program Area/Description	Qty	L X W	Proposed Area	Total Area	
PLANNING					
Private Office (manager)	1	18 X 15	270	270	
Private Office	1	10 X 15	150	150	no file cabinets
Plan Room	0	10 X 15	150	0	share with building and eng.
Workstations	2	6 X 8	48	96	
Desk At Counter	1	8 X 6	48	48	
Files- Vertical	3	1.5 X 2	3	9	
Files- Lateral	3	2.5 X 2	5	15	
Closet (coats/storage)	0	2 X 3	6	0	
Work Tables and Copiers	1	3 X 5	15	15	
Program Area Subtotal				603	
Circulation				211	
Planning Area Subtotal				814	
BUILDING					
Private Office	1	18 X 15	270	270	department to be paperless
Private Office	1	10 X 15	150	150	no file cabinets
Workstation	14	6 X 6	36	504	
Desk At Counter	1	8 X 6	48	48	
Files- Vertical	0	1.5 X 2	3	0	
Files- Lateral	4	2.5 X 2	5	20	
Plan Room	1	10 X 15	150	150	
Work Tables and Copiers	2	3 X 5	15	30	
Program Area Subtotal				1172	
Circulation				410	
Building Area Subtotal				1582	
ENGINEERING					
Private Office	1	18 X 15	270	270	storage in basement
Private Office	1	10 X 15	150	150	
Workstation	12	6 X 8	48	576	
Desk At Counter	0	0 X 0	0	0	
Files- Vertical	10	1.5 X 2	3	30	
Files- Lateral	3	2.5 X 2	5	15	
Storage	1	10 X 10	100	100	
Plan Room	2	10 X 15	150	300	one for private and one public projects
Closet (coats/storage)	3	2 X 3	6	18	
Work Tables and Copiers	3	3 X 5	15	45	
Program Area Subtotal				1504	
Circulation				526	
Engineering Area Subtotal				2030	

SPACE PROGRAM SUMMARY - PRELIMINARY 3.17.16**Royal Oak City Hall**

Program Area/Description	Qty	L X W	Proposed Area	Total Area	
FINANCE					
Private Office	1	18 X 15	270	270	
Private Office	1	10 X 15	150	150	
Workstation	2	6 X 8	48	96	
Workstation	4	6 X 8	48	192	
Files- Vertical	0	1.5 X 2	3	0	file room or area
Files- Lateral	14	2.5 X 2	5	70	
Closet (storage)	1	5 X 10	50	50	
Vault	1	4 X 6	24	24	
Work Tables and Copiers	4	2 X 5	10	40	
Program Area Subtotal				892	
Circulation				312	
Finance Area Subtotal				1204	
IT-INFORMATION SYSTEMS					
Private Office	1	10 X 14	140	140	
Workstation	5	6 X 8	48	240	
Files- Vertical	2	1.5 X 2	3	6	
Files- Lateral	4	2.5 X 2	5	20	
Server Room	1	12 X 20	240	240	
Work Tables and Copiers	1	2 X 6	12	12	
Storage Room	0	0 X 0	0	0	
Program Area Subtotal				658	
Circulation				230	
IT - Inf Systems Area Subtotal				888	
HUMAN RESOURCES					
Private Office	1	10 X 18	180	180	4 walls & door around dept. for privacy and security
Workstation	4	6 X 8	48	192	
Training Room	1	15 X 15	225	225	
Files- Vertical	8	1.5 X 2	3	24	
Files- Lateral	14	2.5 X 2	5	70	
Closet (coats/storage)	1	5 X 5	25	25	
Work Tables and Copiers	2	2 X 5	10	20	
Program Area Subtotal				736	
Circulation				258	
Human Resources Area Subtotal				994	

SPACE PROGRAM SUMMARY - PRELIMINARY 3.17.16**Royal Oak City Hall**

Program Area/Description	Qty	L X W	Proposed Area	Total Area	
ATTORNEY					
Private Office	1	15 X 18	270	270	4 walls & door around dept. for privacy and security
Private Office	3	12 X 14	168	504	
Workstation	2	6 X 6	36	72	
Files- Vertical	0	1.5 X 2	3	0	
Files- Lateral	6	2.5 X 2	5	30	
Closet (coats/storage)	1	2 X 3	6	6	
Work Tables and Copiers	1	2 X 5	10	10	
Program Area Subtotal				892	
Circulation				312	
Attorney Area Subtotal				1204	
CITY MANAGER					
Private Office (City Mngr)	1	15 X 18	270	270	3 workstations private but open
Private Office (ED director)	1	10 X 15	150	150	
Workstation	3	6 X 8	48	144	
Files- Vertical	7	1.5 X 2	3	21	
Files- Lateral	2	2.5 X 2	5	10	
Closet (coats/storage)	2	2 X 3	6	12	
Work Tables and Copiers	1	2 X 5	10	10	
Program Area Subtotal				617	
Circulation				216	
City Manager Area Subtotal				833	
WROK					
Open Desk	1	4 X 8	32	32	
Workstation	2	6 X 6	36	72	
Equipment Stations	2	6 X 6	36	72	
Media Storage	1	2 X 20	40	40	
Shooting Room	1	10 X 12	120	120	
Locked Storage	1	6 X 10	60	60	
Control Room	1	9 X 12	108	108	
Work Tables and Copiers	1	2 X 5	10	10	
Program Area Subtotal				514	
Circulation				180	
WROK Area Subtotal				694	

SPACE PROGRAM SUMMARY - PRELIMINARY 3.17.16**Royal Oak City Hall**

Program Area/Description	Qty	L X W	Proposed Area	Total Area	
COUNCIL CHAMBERS					
Meeting Room	1	20 X 32	640	640	
Council Chamber	1	40 X 60	2400	2400	
Storage and Audio/Visual	1	10 X 12	120	120	
Program Area Subtotal				3160	
Circulation				1106	
Council Chambers Area Subtotal				4266	
CITY HALL ENTRANCE					
Lobby with communicating stair	1	30 X 30	900	900	both floors
Lobby Balcony	1	10 X 30	300	300	
City Hall Entrance Area Subtotal				1200	
LUNCH/BREAK ROOM	2	12 X 15	180	360	
SHARED CONFERENCE ROOM	1	14 X 16	224	224	first floor
SHARED CONFERENCE ROOM	1	14 X 16	224	224	second floor
MAIL ROOM	1	6 X 12	72	72	
GENERAL STORAGE	1	12 X 18	216	216	
PRINT SHOP	1	12 X 15	180	180	not currently in program
HOUSING		0 X 0	0	0	combined with building dept.
GENERAL BLDG CIRCULATION, STAIRS, ELEVATORS, BATHROOMS, MECHANICAL, ELECTRICAL, HALLWAYS				7000	
GRAND TOTAL				27,453	

Space Program Summary - Preliminary									
Royal Oak Police Department									PARTNERS No. 15-172
Program Area/Description		Qty	Type	Existing Area	Program Area	Program Area Total	Difference (Existing/ Program)	Concept Planning	Notes
Main Entry									
Vestibule		1		54	100	100	46	93	Includes intercom for after hours access. Existing size not to code.
Lobby / Waiting		1		600	900	900	300	908	15 person capacity, separate group areas, including stair.
Main Desk Attendants		2	WS	170	80	160	-10	206	1-2 desk attendants per shift. Slide bullet proof glass. Ballistics level?
Men's Restroom		1		46	160	160	114	43	Off Lobby. Existing is Unisex.
Women's Restroom		1		0	50	50	50	43	Off Lobby.
Interview		1	O	84	100	100	16	106	Off Lobby.
Prisoner Release Counter		1		63	75	75	12	0	Monitored by Main Desk. Accommodated in Visitation Area
	Program Area Subtotal			1017		1545	528	1399	
	Circulation			99		433	333.6	0	
	Main Entry Subtotal			1116		1978	862	1399	
Dispatch									
Dispatcher		4		102	80	320	218	320	Sit/Stand Workstations. Fire protected. Bulpen
Dispatch Supervisor		1		51	80	80	29	80	Sit/Stand Workstation. Fire protected. Off to side.
Break Out Area		1		39	75	75	36	113	Within dispatch.
Break Room		1			100	100	100	95	Off Dispatch
Single-User Restroom		1			50	50	50	56	Off Dispatch
Dispatch Storage		1			100	100	100	54	For misc. files and equip.
	Program Area Subtotal			192		725	533	718	
	Circulation			237		203	-34	560	Includes secured corridor in planning concept.
	Dispatch Subtotal			429		928	499	1278	
Officer Areas									
Squad / Meeting Room		1		274	875	875	601	874	Accommodate 20
Report Writing		8		158	30	240	82	283	Locate in bullpen area off Squad. Could be in same room.
Police Officer Union Office		1		126	100	100	-26	0	Not centrally located.
Multi-Purpose (Training/Meeting/EOC)		1		763	1500	1500	737	1913	To accommodate 50 personnel in training situation.
Multi-Purpose RM Host		1			140	140	140	134	
Multi-Purpose RM Storage		1			120	120	120	115	
Mail Distribution		1		25	40	40	15	46	In report writing room.
	Program Area Subtotal			1346		3015	1669	3365	
	Circulation			0		844	844.2	98	
	Officer Area Subtotal			1346		3859	2513	3463	

Space Program Summary - Preliminary									
Royal Oak Police Department							PARTNERS No. 15-172		
Program Area/Description	Qty	Type	Existing Area	Program Area	Program Area Total	Difference (Existing/Program)	Concept Planning	Notes	
Chief of Police									
Chief's Office	1	O	281	285	285	4	320		
Private Restroom/Shower	1		54	65	65	11	71		
Chief's Personal Closet	1		0	44	44	44	44		
Administrative Assistant	1	WS	88	100	100	12	156		
Waiting/Lobby	1		233	100	100	-133	198		
Conference Rm.	1		0	250	250	250	289	Access from Admin. & Chief's Office	
Storage	1		57	200	200	143	229	Existing storage throughout building.	
Deputy Chief - Investigations and Administration	1	O	245	250	250	5	256		
Deputy Chief - Patrol Operations	1	O	141	250	250	109	232		
			1099		1544	445	1795		
Program Area Subtotal			0		432	432.32	214		
Chief of Police Subtotal			1099		1976	877	2009		
Investigations and Administration - CID (DB)									
Waiting / Lobby	1		214	100	100	-114	166		
CID Secretary	1	WS	147	100	100	-47	189	Currently in office. Off waiting area. Reception Desk.	
Breakout / Mtg. Room	1		248	325	325	77	507	Centralized w/ offices surrounding.	
Sergeant/Lieutenants Supervisors	1	O	147	150	150	3	172	Shared office	
Detectives Offices	5	O	588	160	800	212	860	Two per office.	
DPU / CBD Sergeant	1	O	0	150	150	150	172	Shared office	
School Resource Officer	1	WS	58	50	50	-8	49	Shared hoteling station.	
NET Officer	1	WS		50	50	50	49	Shared hoteling station.	
Civilian Clerk	1	WS		75	75	75	52	Will be full time Clerk.	
Copy / Work Area	1		73	125	125	52	154		
Interrogation	1		77	100	100	23	105		
Interview Room	1		93	100	100	7	113		
Interview Room Viewing	1		42	0	0	-42	0	Feed to secure network.	
Video Arraignment Interview	1		40	0	0	-40	0	Do in cell. PA to cells.	
Equipment Storage	1		97	100	100	3	72		
Secure / Protected Evidence Area	1		58	100	100	42	97	Dbl. Locks. For evidence checked out from Main Evidence Room.	
Toilet Rooms	2		0	40	80	80	97		
General Storage	1		58	100	100	42	109		
			1940		2505	565	2963		
Program Area Subtotal			0		701	701.4	863		
Circulation									
Investigations & Admin. - CID Subtotal			1940		3206	1266	3826		
Investigations and Administration - Crime Prevention									
Special Event Officer	1	O	97	150	150	53	190		
Auxiliary Police Storage	1		51	100	100	49			
Program Area Subtotal			148		250	102	190		
Circulation			0		70	70	0		
Investigation & Admin. - Crime Prev. Subtotal			148		320	172	190		

Space Program Summary - Preliminary										PARTNERS No. 15-172	
Royal Oak Police Department											
Program Area/Description		Qty	Type	Existing Area	Program Area	Program Area Total	Difference (Existing/Program)	Concept Planning	Notes		
Shift Patrol / Officers											
	Lieutenant	1	O	141	150	150	9	180			
	Sergeant	2	WS	214	200	400	186	180		Bulpen area. Work in progress.	
	Patrol Daily Equipment Room	1		67	200	200	133	145		one location. bar code scanning.	
	Arsenal	1		34	75	75	41	51		Yes. In separate secured room.	
	Break-Out Room	1		0	180	180	180	185			
	Juvenile / Children Area	1		84	80	80	-4	0		Not a 'Holding' Room. Handled in Offices.	
	Program Area Subtotal			540		1085	545	741			
	Circulation			0		304	303.8	0			
	Shift Patrol / Officers Subtotal			540		1389	849	741			
Records											
	Records Service Counter	1		152	100	100	-52	93		Locate off Main Lobby/Waiting	
	Records Section Supervisor	1	O	128	130	130	2	132			
	Property Officer	1	WS	60	60	60	0	53			
	Clerks (FTE)	2	WS	160	80	160	0	140			
	Clerks (PTE)	1	WS	56	64	64	8	56			
	Court CPU	1	WS	60	50	50	-10	56			
	High Density Storage	1		191	190	190	-1	190			
	Copy / Work / File Area	1		88	200	200	112	228			
	Fingerprint and ID	1		72	75	75	3	67			
	Storage	1		0	25	25	25	25			
	Program Area Subtotal			967		1054	87	1040			
	Circulation			120		295	175.12	284			
	Records Subtotal			1087		1349	262	1324			
Evidence / Property											
	Evidence Receiving	1		86	280	280	194	254			
	Evidence Processing / Drying Rm. / Tech Storage	1		0	270	270	270	305		Location could be in basement.	
	Evidence / Recovered Property Storage	1		733	1500	1500	767	1222			
	Evidence Vault	1		125	150	150	25	160			
	Program Area Subtotal			944		2200	1256	1941			
	Circulation			0		616	616	0			
	Evidence / Property Subtotal			944		2816	1872	1941			

Space Program Summary - Preliminary									
Royal Oak Police Department								PARTNERS No. 15-172	
Program Area/Description		Qty	Type	Existing Area	Program Area	Program Area Total	Difference (Existing/Program)	Concept Planning	Notes
Detention									
Vehicular Security Garage (Sally Port)		1		432	1000	1000	568	932	Two car capacity. Pull through approach.
Booking		1		170	350	350	180	364	Adjacent to Security Garage secure circ. Included.
Booking Room Restroom		1		0	50	50	50	60	Adjacent to Booking.
Security Vestibule		2		0	50	100	100	67	Access to cell area.
Cells		8		830	100	800	-30	101	2 person capacity with toilet facilities.
Guard Walk		1		280	250	250	-30	857	Adj. to all cells.
Holding		1		84	125	125	41	110	May not need. Depends on layout. If fully viewed cell block then don't need dedicated holding.
Visitor / Detainee Visitation		1		0	80	80	80	80	
Biohazard Storage / Refrigerated Storage		1		125	150	150	25	94	
Detainee Lockers / Storage		1		32	100	100	68	40	
Program Area Subtotal				1953		3005	1052	2705	
Circulation				0		841	841.4	166	
Detention Subtotal				1953		3846	1893	2871	
Professional Standards									
Lieutenant Office		1	O	139	150	150	11	212	off beaten path.
Sergeant Office		1	O	156	125	125	-31	188	
Program Area Subtotal				295		275		400	
Circulation				0		77	77	0	
Professional Standards Subtotal				295		352	57	400	
Weapons Range									
Range - 25 yard & Mechanical		1		1612	2300	2300	688	2073	5 lane would accommodate
Storage and Armory with Range Support Areas		1		316	200	200	-116	533	
Ready & Gun Cleaning Room		1		125	125	125	125		Included in support area SF.
Ammunition Room		1		21	75	75	54		Included in support area SF.
Control Room		1			75	75	75		Included in support area SF.
Exhaust Room		1			200	200	200		Included in support area SF.
Program Area Subtotal				1949		2975	1026	2606	
Circulation				0		833	833	151	
Weapons Range Subtotal				1949		3808	1859	2757	
Department Support Areas									
Bicycle Parking Enforcement Desk		1	WS	79	75	75	-4	110	
Patrol Restroom		1		0	70	70	70	68	
Break Room (Officers)		1		247	350	350	103	263	
Break Room		1		150	150	150	0	188	
Fitness Room		1		505	1000	1000	495	1200	Equip. types and qty. to be verified. Need higher ceiling.
Program Area Subtotal				981		1645	664	1829	
Circulation				0		461	460.6	0	
Department Support Area Subtotal				981		2106	1125	1829	

Space Program Summary - Preliminary										PARTNERS No. 15-172	
Royal Oak Police Department											
Program Area/Description		Qty	Type	Existing Area	Program Area	Program Area Total	Difference (Existing/Program)	Concept Planning	Notes		
Multi-User Restroom and Locker Facilities											
	Men's Restrooms	2		232	200	400	168	288	One Per Floor		
	Women's Restrooms	2		147	200	400	253	305	One Per Floor		
	Male Locker Restrooms/Showers	1		347	400	400	53	377			
	Male Locker Room	1		1141	1400	1400	259	1543	Locker Count to be confirmed with 24"x24" lockers & foot locker.		
	Male Sleeping / Lounge	1		0	125	125	125	72	2 bunk capacity		
	Female Locker Restrooms/Showers	1		71	225	225	154	201			
	Female Locker Room	1		277	450	450	173	259	With 24"x24" lockers & foot locker.		
	Mothers / Lounge	1		172	50	50	-122	133			
	Female Sleeping Room	1		0	80	80	80	133			
				2387		3530	1143	3311			
				0		988	988.4	202			
				2387		4518	2131	3513			
Storage											
	General Storage Room	3		806	400	1200	394	1194	Files and misc. storage. Ded. area as archive stor.		
	Equipment Storage Room	2			200	400	400				
	Uniform Storage	1		85	250	250	165	156			
	Bicycle Storage	1			350	350	350	145	Door to exterior.		
				891		2200	1309	1495			
						616	616				
				891		2816	1925	1495			
Building Support Areas											
	Custodial Rooms	2		139	60	120	-19	100			
	Phone / Communications Room	1		279	100	100	-179	120			
	Communications Room - IDF	1			100	100	100	100			
	Mechanical Equipment (Penthouse)	1			500	500	500	1500			
	Electrical Equipment (Main Distribution)	1			300	300	300	400			
	Electrical Room	2			75	150	150	0	Generator to be located outside.		
				418		1270	852	2220			
						356	355.6				
				418		1626	1208	2220			

Space Program Summary - Preliminary										PARTNERS No. 15-172	
Royal Oak Police Department											
Program Area/Description		Qty	Type	Existing Area	Program Area	Program Area Total	Difference (Existing/Program)	Concept Planning	Notes		
Circulation - Interior											
Elevator (Secure)		1		240	115	115	-125	174	Includes Equipment Room 3 stop, 2 doors		
Elevator (Public)		1			115	115	115		Includes Equipment Room 3 stop, 2 doors		
Elevator Machine Room		1			100	100	100	0			
Stair (Secure)		2		1084	130	260	-824	915			
Stair (Public)		1		236	130	130	-106	0	Communicating stair included in lobby.		
First Level Corridor		1		1137			-1137	1973			
Second Level Corridor				954			-954	1356			
Third Level Corridor				616			-616				
Basement Corridor				463			-463	1351			
Passage to Court Building		1			900	900	900	995	With Secure Vestibule		
Program Area Subtotal				4730		1620	-3110	6764			
Circulation Subtotal				4730		1620	-3110	7759			
				Gross Usable		Gross Usable		Net Usable			
Building Area Total				22253		38513	16260	39015			



Sidock Group, Inc.

ENGINEERS • ARCHITECTS • CONSULTANTS • PROJECT MANAGERS

March 4, 2016

Boji Group
124 West Allegan Street, Suite 2100
Lansing, Michigan 48933

Attention: Mr. Michael Leinweber,
Vice President of Construction Services

Re: Royal Oak Police Station

Dear Mike:

Thank you for the opportunity to review and comment on the preliminary planning documents related to the proposed new police station for the City of Royal Oak. As you are aware, Sidock Architects, a Sidock Group Company, and our staff have been directly involved in the design and construction of more than 30 police and public safety facilities over the past 35 years to include renovation of two facilities for local departments in the past year. I and other members of our staff were also involved in the design and construction of the 44th District Court and associated planning for a future Royal Oak Police Building.

Based upon our discussions, I have completed the review of the preliminary design drawings dated January 26, 2016, the 2015 Royal Oak Police Department Organizational Chart, the February 19, 2016 Schematic Design drawings, and discussed the project briefly with Mr. David Gassen, a Principal in the architectural-planning firm of Partners-In-Architecture (PIA).

Based upon my review of the drawings and experience in the planning, design and/or construction of police facilities, I would offer the following opinions and comments:

The proposed building, as shown, - not including the attached walkway to the District Court or the covered parking area - totals approximately 39,700 sq ft, consisting of three levels. Comparing the proposed facility to other Police Departments in the region reveals the following comparisons:

COMPARATIVE ANALYSIS (POLICE DEPARTMENTS)

COMMUNITY	POPULATION	SWORN OFFICERS	CIVILIANS	TOTAL PERSONS	SWORN/1,000 RESIDENTS	BUILDING SQ FT	SQ FT/ SWORN OFFICER
ROYAL OAK	59,000	79	17	96	1.33	39,700*	502
WESTLAND	83,000	78	26	104	0.94	28,740**	386
FARMINGTON HILLS	81,000	106	45	151	1.31	38,150	360
SHELBY TOWNSHIP	74,000	63	19	82	0.86	55,885	887
DEARBORN HEIGHTS	57,000	89	7	96	1.56	71,600	804
CLINTON TOWNSHIP	97,000	109	36	145	1.14	65,000	576
CANTON TOWNSHIP	90,000	82	33	115	0.99	40,000	488
MADISON HEIGHTS	30,000	60	14	74	1.94	35,000	583
REDFORD TOWNSHIP	48,000	66	10	76	1.25	55,800	845
WATERFORD TWP	72,000	90	25	107	1.09	56,000	622
AVERAGE	69,000	82	23	105	1.24	49,575	607

* - Proposed

** - plus 1,500 sq ft in free-standing storage buildings

LOWER LEVEL

The Lower Level of the proposed Police Building includes Male and Female Locker Rooms, Fitness Training Area, 5-Point Gun Range, Evidence Storage, General Storage and Mechanical/Electrical Equipment rooms. This region of the building is almost exclusively for sworn officers and Department staff. In an overview, the locker rooms are very adequate and contain a suitable sleeping room element for each locker room. The evidence storage area is approximately 1,270 sq ft. While seemingly oversized, this area is typically under-sized for the medium and long-term demands of evidence storage. For comparison, the Novi Police Department has evidence storage of approximately 1,080 sq ft in their 37,860 sq ft building that, in 35 years of operation, is still adequate for their Department with an aggressive maintenance protocol. The fitness area allows for a good variety of equipment and is accessible to both locker rooms. The gun range provides five firing points and has generous space for range mechanical and support spaces.

FIRST FLOOR

The First Floor contains the main public entry and Lobby, Front Desk, Records, Dispatch, Booking, Holding & Lock-Up, Squad Room and offices. This level of the facility has, at a minimum, six different functions and accommodates the most active and diverse traffic patterns involving public, police officers, civilian staff and detainees. The organization of space is logical and provides back-up accessibility in case of incidents within the prisoner areas, and accounts for secure separation of traffic.

The two-story Lobby is dramatic and generous in size and allows public access to Records and the Police Desk. Dispatch is accessible to the Police Desk and can do

secondary monitoring of activity in Booking and the Lock-Up areas. Booking is directly accessible to the Sally Port, Holding and the Lock-Up areas minimizing prisoner travel.

The holding cells are generous in size, exceeding the minimum area proposed by the American Correction Association guidelines. They are able to be sectioned off to allow for required separations of male and female prisoners. The Squad Room is adjacent to the secured parking area, supervisors, report writing and support equipment storage.

SECOND FLOOR

The Second Floor contains Investigations, Administration, offices and a large Multi-Purpose/EOC Room. This level represents the administrative and investigative level of the Department with public access mostly on a controlled, invitation basis. The Second Floor, as proposed, provides a large Multi-Purpose Room with use as a potential Emergency Operations Center (EOC) for the City of Royal Oak, with a maximum capacity of approximately 125 persons. If available for community use, it would change the dynamic of control of public traffic on this floor level and additional secured separations may be necessary.

The floor also has an opening to the Lobby below and at the East end, provides access by a secure pedestrian walk-way to the adjacent 44th District Court building – primarily for the transfer of prisoners.

EVALUATION

Overall, the Police Building is a functional facility providing the necessary separation of public, staff and prisoner movement and related security features. Further design refinement will be forthcoming, but the major decisions and adjacencies appear to have been made conforming to the operations of the Department.

With respect to the individual spaces and concerns of whether the building is of adequate size or too large, the design provides more than the minimum space for operations. However, it would appear this additional space allows for flexibility in operations to meet future requirements/changes in the mission or providing additional public safety services. This additional space, in my opinion, only represents approximately 5% of the total space of the Police Building as proposed and should only be reduced with deliberate design choices. This is an Essential Use building that, in a real world scenario, will have to be in use for the next 50+ years and must be durable, maintainable and somewhat flexible to achieve that goal.

If space/cost is an issue, there are three possibilities to consider. First, the Multi-Purpose/EOC Room could be planned to be left out of the initial building construction, but supporting structural design included for a future second floor to accommodate this function if, in the future, there is a need for a multi-purpose space for the City's resources. The space, from our discussions, is not mission-critical to the Department.

Second, the gun range space could be re-evaluated for viability to the Department – both from a functional and economic standpoint. The function of a gun range is very important to the Department, but if located within the structure represents a very costly building feature. Other Departments have performed their own cost/benefit analysis and elected to not have their own in-house range and rented from another Department or other location. Space for the range could either be provided or left unfinished or the range/support space could be deleted from the Lower Level excavation and construction.

Third, the Lobby area could be a target for a minor reduction in size or, at a minimum, the Second Floor opening reduced in size to provide more functional space assignments. However, in today's society, Police lobbies have additional functions that are more than reporting to the Police Desk or Records inquiries. Child custody exchanges or public sale transactions (e.g.-Craig's List) sometimes take place in these public space lobbies for security or safety reasons.

SUMMARY

Based on our review, the proposed Royal Oak Police Building appears to be appropriate for the functions presented in the design that, based on my discussion with PIA, represents a thorough programming and preliminary design process with the Police Department and PIA. Spaces, in general, are somewhat larger than the minimum spaces required for various functions, but do provide flexibility in many areas for future changes in size, service or mission of the Department. The size of the station is representative of other Departments in the region, but there are opportunities for reduction in size with a change in some functions presented in the schematic design.

We are available to discuss our observations with you, the Department and the City, and look forward to meeting with you. If you have immediate questions, please do not hesitate to contact us.

Sincerely,

SIDOCK ARCHITECTS



Stacy E. Peterson, RA
Senior Project Consultant

**Private-Public Partnership
Between the City of Royal Oak
And Central Park Development Group**

Original: 10/02/15
Update: 12/21/15
Update for PMC report: 3/29/2016

Royal Oak Central Park Project				Annual City of Royal Oak debt service	Benefits, Considerations and Comments
	Changes from previous version	Private Investment	Public Investment		
Zone 1	New 7-story, 190,000 gross s.f. office building with 1 floor underground parking and 30,000 s.f. for city hall, including tenant improvement for private space	Gross s.f. used and city hall final design from 25,000 s.f. to 30,000 s.f.	\$47,500,000	\$25.50 per s.f. w/ 1% annual escalator for 30 years = \$750,000 Year 1	<ul style="list-style-type: none">* The current city hall building has outlived its useful life and is in need of replacement.* Deferring action results in increase operating and maintenance costs.* By leasing, the city avoids initial cost of capital and development resource allocation.* Additional savings to city in annual operating and maintenance costs.* Creates functional efficiencies and enhanced safety and security for staff and general public.
Zone 2	New 6-story (1 underground), 550 space parking deck	Increase number of spaces in final design	\$ 21,500,000	\$ 1,300,000 Fixed rate 30 years	<ul style="list-style-type: none">* Self supporting from parking system revenue.* Necessary to maintain existing parking and accommodate any new development.* Includes underground connection* Provides for traffic and pedestrian improvements
Zone 3	New 39,000+/- s.f. police department	Building reflects final design with VE items taken in presented cost	\$ 18,750,000	\$ 1,050,000 w/ 1% annual escalator for 30 years	<ul style="list-style-type: none">* Current police department building has outlived its useful life and is in need of replacement.* Deferring action results in increased operating and maintenance costs, and increasing replacement costs.* Additional savings to city in annual operating and maintenance costs.* Creates functional efficiencies and enhanced safety and security in a post 9/11 environment.
Zone 4	City Center Public Space including park, amphitheater and pedestrian amenities	Site design refinement	\$ 6,450,000	\$ 390,000 Fixed rate 30 years	<ul style="list-style-type: none">* Includes the demolition/environmental remediation of existing city hall.* Site work, and other items desired by City
Zone 5	Other project costs	Includes general project requirements	\$ 4,200,000	\$ 250,000 Fixed rate 30 years	<ul style="list-style-type: none">* Includes general project specific requirements and relocation of existing radio tower.
TOTAL			\$47,500,000	\$ 50,900,000	
TOTAL INVESTMENT IN CITY OF ROYAL OAK \$98,400.					

DRAFT DOCUMENT - PROJECT IN PROGRESS - 3/29/16

ROYAL OAK CENTRAL PARK PROJECT							TOTAL PROJECT
PROJECT ESTIMATE 3-28-2016							
Direct Construction Costs		Indirect Construction Costs	Other Construction Costs	TOTAL CONSTRUCTION	Development Costs		
Trade / Subcontracted Costs		Includes CM cost, contingency, personnel, GC's, as a % of Direct 14.85%	Design Contingency, Fees, as a % of Direct 8.00%	Direct + Indirect + Other	Includes AE Fees, Testing, Surveys, etc. As a % of Total Const. 8.50%		
Zone 1	City Center Building: Core/Shell	\$ 25,113,245	\$ 3,729,317	\$ 30,851,621	\$ 2,622,388	\$ 33,474,009	
	City Center Building: Basement	\$ 2,384,395	\$ 354,083	\$ 2,929,229	\$ 248,984	\$ 3,178,214	
	City Center Building Core/Shell Subtotal:	\$ 27,497,640	\$ 4,083,400	\$ 33,780,851	\$ 2,871,372	\$ 36,652,223	
Zone 1a	City Center Building: City Hall Buildout	\$ 3,582,155	\$ 531,950	\$ 4,400,677	\$ 374,058	\$ 4,774,735	
Zone 1	City Center Building Total	\$ 31,079,795	\$ 4,615,350	\$ 38,181,528	\$ 3,245,430	\$ 41,426,958	
Zone 2	Parking deck site utilities relocation	732,333	\$ 108,751	\$ 899,671	\$ 76,472	\$ 976,143	
	Parking deck lower level	2,571,306	\$ 381,839	\$ 3,158,849	\$ 268,502	\$ 3,427,352	
	Parking deck above grade	10,727,633	\$ 1,593,054	\$ 13,178,897	\$ 1,120,206	\$ 14,299,103	
Zone 2	Parking Deck	14,031,272	\$ 2,083,644	\$ 17,237,418	\$ 1,465,181	\$ 18,702,598	
Zone 3	Police Station	13,330,641	\$ 1,979,600	\$ 16,376,692	\$ 1,392,019	\$ 17,768,711	
	Possible VE's (See notes)	(1,061,325)	\$ (157,607)	\$ (1,303,838)	\$ (110,826)	\$ (1,414,664)	
	REVISED TOTAL:	12,269,316	\$ 1,821,993	\$ 15,072,855	\$ 1,281,193	\$ 16,354,047	
Zone 4	Site development	4,221,835	\$ 626,942	\$ 5,186,524	\$ 440,855	\$ 5,627,379	
	CM Project General Requirements	2,000,000	\$ 297,000	\$ 2,457,000	\$ 208,845	\$ 2,665,845	
	Tower relocation	750,000	\$ 111,375	\$ 921,375	\$ 78,317	\$ 999,692	
Zone 5	Other / Offsite Development	\$ 2,750,000	\$ 408,375	\$ 3,378,375	\$ 287,162	\$ 3,665,537	
Total Project :		\$ 64,352,218	\$ 9,556,304	\$ 79,056,700	\$ 6,719,819	\$ 85,776,519	

6075000

\$ 47,501,958

SEE NOTES TO ESTIMATE ATTACHED FOR CLARIFICATIONS

		Project Estimated Costs			
		Total Construction Cost	Unit Total	Unit	\$/Unit
Direct Construction Costs:					
	City Center Building: Core/Shell	\$ 25,113,245	169,863 sf	\$	147.84
	City Center Building: Basement	\$ 2,384,395	30,000 sf	\$	79.48
Zone 1	City Center Building Core/Shell Subtotal:	\$ 27,497,640	199,863 sf	\$	137.58
Zone 1a	City Center Building: City Hall Buildout FFE	\$ 3,582,155	26,500 sf	\$	135.18
	none				
Zone 1	City Center Building Total:	\$ 31,079,795			
	Parking deck site utilities relocation	\$ 732,333			
	Parking deck lower level	\$ 2,571,306	30,000 sf	\$	85.71
	Parking deck all else	\$ 10,727,633	148,590 sf	\$	72.20
					includes underground HVAC and Fire Protection to CM 1 est
Zone 2	Parking Deck	\$ 14,031,272	178,590 sf	\$	78.57
			550 cars	\$	25,511.40
Zone 3	Police Station	\$ 13,330,641	62,320 sf	\$	213.91
	Includes: Covered parking	incl			Includes all items per plans. VE items not taken in this number.
	Gun range	incl			
	Exterior signage	\$ 15,000			
	Interior Signage	\$ 34,256			
	Lockers	\$ 20,700			
	Security	\$ 486,419			
	Surveillance	no			
Zone 4	Site development	\$ 4,221,835	410,773 sf	\$	10.28
			9.3 acres	\$	453,960.75
	Amphitheater				
	DTE and telcom reloc	\$ -			
	CM Project General Requirements	\$ 2,000,000			
	Tower relocation	\$ 750,000			
Zone 5	Other / Offsite Development	\$ 2,750,000			
	Total Project Construction Costs - Direct:	\$ 65,413,543			
Indirect Construction Costs:					
	Construction Contingency	\$ 1,962,406	3.00%		
	Market Escalation:	\$ 1,962,406	3.00%		
	Subcontractor Insurance Program:	\$ 981,203	1.50%		
	CM Staff - Precon	incl below			
	Construction Management Staff:	\$ 2,125,940	3.25%		
	Builders Risk Insurance	\$ 65,414	0.10%		
	GL Insurance	\$ 327,068	0.50%		
	CM Fee on Work	\$ 1,635,339	2.50%		
	Bonds	\$ 654,135	1.00%		
	Total Project Construction Costs - Indirect:	\$ 9,713,911	14.85%	of direct costs	
Other Construction Costs - as a % of Direct Const Costs above					
	Design Contingency:	\$ 3,270,677	5.00%		
	Utility Relocation:	incl above \$ -	0.00%		
	Construction Period Utilities	\$ 654,135	1.00%		
	Permits and Tap Fees:	\$ 1,308,271	2.00%		

Total Other Construction Costs:	\$	5,233,083	8.00%
<hr/>			
TOTAL CONSTRUCTION COSTS:	\$	80,360,538	
(Direct + Indirect + Other)			
Developer Costs:			
Predevelopment expenses	\$	803,605	1.00%
AE fees	\$	4,018,027	5.00%
Project Personnel:	\$	803,605	1.00%
Site remediation	none/Owner \$	-	0.00%
Survey, Geotech, Testing	\$	401,803	0.50%
Commissioning	\$	401,803	0.50%
Consultants/Legal/Marketing	\$	401,803	0.50%
Total Developer Costs:	\$	6,830,646	8.50%
<hr/>			
Project Subtotal of all Costs:	\$	87,191,183	
Developer Fee	11.4% \$	11,208,817	
TOTAL PROJECT COST	\$	98,400,000	

DRAFT

Notes to Estimate:

Zone 1:

Costs for Core/shell take building to overall 'white box', with HVAC available on each floor but no distribution or VAV's. Floor bathrooms complete, lobby on 1 complete.
Intelligent Building' backbone not provided in this estimate.
City Hall build out takes space from 'white box' to completion. No FFE included.
Below grade parking cost does not include cost of structural steel columns or footings.
No LEED design/certification
No other Tenant Improvements provided in estimate

Zone 2

Parking garage estimate includes premium skin design per renderings
Utility relocation in alleyway included as part of project
Parking control system is included
Deck to have painted interior structural elements (ceiling)
Lower level assumed to be fully sprinkled and have mechanical exhaust system

Zone 3

Police Station estimate is per City-determined plans and specs. Alternates below are direct construction costs, and do not include burden/fees/etc:

1. Eliminate gun range:	DEDUCT	(311,3:
2. Eliminate covered parking:	DEDUCT	(500,0
3. Reduce generator capacity:	DEDUCT	(100,0
4. Downgrade BMS system:	DEDUCT	(150,0
		(1,061,3:
	Add burden	\$ (342,9:
	TOTAL:	(1,404,261.!

For LEED silver building, add approximately 5% to direct cost, and 1% to design fee
Some limited FFE items are provided in base estimate. See details sheets for more information
Police Station includes underground storm water retention system and parking lot restoration.

Zone 4

Site plan includes park space, all site paving, asphalt, brick, concrete paving and base, utility work as noted, building demo, etc.
Environmental remediation provided up to \$250,000.
Park elements are not fully designed, this estimate to be updated with further design development

Zone 5

Relocation of radio tower based on best information available as of estimate date.
General requirement costs include overall costs for temporary services, traffic mitigation, safety, etc and are an overall requirement for the project

Other

Developers Fee is estimated in this estimate. Amount to be determined subject to agreement between parties.

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	2016				2017				2018				2019				
								Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
32		Office Core/Shell Construction	300 days	Tue 8/8/17	Mon 10/1/18	29,30,15,28,31																		
33		Office TI: City Hall	120 days	Tue 4/17/18	Mon 10/1/18	32FF																		
34		City Office Move	15 days	Tue 10/2/18	Mon 10/22/18	33																		
35		Garage Design Bid to GMP	110 days	Mon 4/18/16	Fri 9/16/16																			
44		Garage Foundation Construction	100 days	Tue 2/21/17	Mon 7/10/17	38,15,39,20																		
45		Garage Construction	200 days	Tue 7/11/17	Mon 4/16/18	42,43,15,44																		
46		Police Design Bid to GMP	115 days	Mon 4/18/16	Fri 9/23/16																			
53		Police Construction	275 days	Tue 10/4/16	Mon 10/23/17	51,50,15,52																		
54		Police Move	5 days	Tue 10/24/17	Mon 10/30/17	53																		
55		City Hall Vacant	0 days	Mon 10/22/18	Mon 10/22/18	34,54																		
56		Tower Design-Bid-Award	275 days	Mon 4/18/16	Fri 5/5/17																			
60		Radio Tower County Antenna install, commission and crossover	100 days	Mon 5/8/17	Fri 9/22/17	59																		
61		Central Park Design Bid Award	165 days	Mon 4/18/16	Fri 12/2/16																			
62		Park AE Production	150 days	Mon 4/18/16	Fri 11/11/16	9																		
63		Park Award	15 days	Mon 11/14/16	Fri 12/2/16	62																		
64		Demolition of Old City Hall	60 days	Tue 10/23/18	Mon 1/14/19	55,60,63																		
65		Central Park Construction	180 days	Tue 1/15/19	Mon 9/23/19	64																		
66		Project Complete	0 days	Mon 9/23/19	Mon 9/23/19	65																		
Project: Royal Oak City Center v3 Date: Wed 3/16/16								Task		Project Summary			Inactive Milestone			Manual Summary Rollup			Deadline					
								Split		External Tasks			Inactive Summary			Manual Summary			Progress					
								Milestone		External Milestone			Manual Task			Start-only			Finish-only					
								Summary		Inactive Task			Duration-only											
</																								

For More Information please contact:

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