

PROJECT

CAPITAL IMPROVEMENT PROJECT

COFFEYVILLE CITY HALL, FIRE STATION, & POLICE STATION UPDATE

DATE

12/22/2015

CLIENT

CITY OF COFFEYVILLE

Project History

November 2012

2014 Capital Improvement Sales Tax Approved by Voters

September 2013

Commission approved R-13-77 (Bond Financing)

authorizing the construction of municipal building improvements and authorizing the issuance of bond financing for the estimated costs of the improvements being \$9,817,160 plus interest, and financing costs totaling ~\$12,000,000

May 2015

Special Commission Meeting to discuss Municipal Facility Project

Voted:

3rd Floor: Address mold & asbestos issues, 2nd egress, HVAC in small courtroom

2nd Floor: Address plumbing, electric, HVAC, and mold issues, remodel behind the marble.

1st Floor: Make ADA accessible, address mold including landscaping next to the building, secure from rest of building. Build a stand alone facility for Police & Fire Departments

July 2015

Resolution No. R-15-86

Approved a contract with Decker Construction in the amount of \$144,900 to demolish the first and second floor of City Hall.

August 2015

Presentation by City Manager Kendal Francis on Municipal Facility Building Project. Presentation included funding plan by which City hall remodel and building stand-alone police and fire would be paid. Remodel cost for City Hall would be \$3 Million, and Stand-Alone Police & Fire would be \$5 Million.

Prior Municipal Facilities expenses that were paid through One-time funds would be repaid if sales tax revenue exceeded the bond repayment total.

Commissioners approved rescinding the action to keep the Customer Service Center permanently at 8th & Buckeye and move them back into the Municipal Hall building.

Capital Improvement Sales Tax Forecast

Actual Sales Tax Received

15 year Forecast

July 2014- Sept 2015 \$763,450  \$9,161,000

Staff Projection
for July 2014-July 2015 \$607,543  \$9,113,147



Historic Tax Credits \$550,000

TOTAL REVENUE **\$9,711,000**

Current Municipal Facilities Plan

Municipal Hall Design

Project Costs

First Floor

Customer Service

Secured Tenant Space

Second Floor

City Administration Offices

Third Floor

County Offices

Windows: \$410,000

Asbestos Removal: \$160,000

3rd Floor Staircase: \$200,000

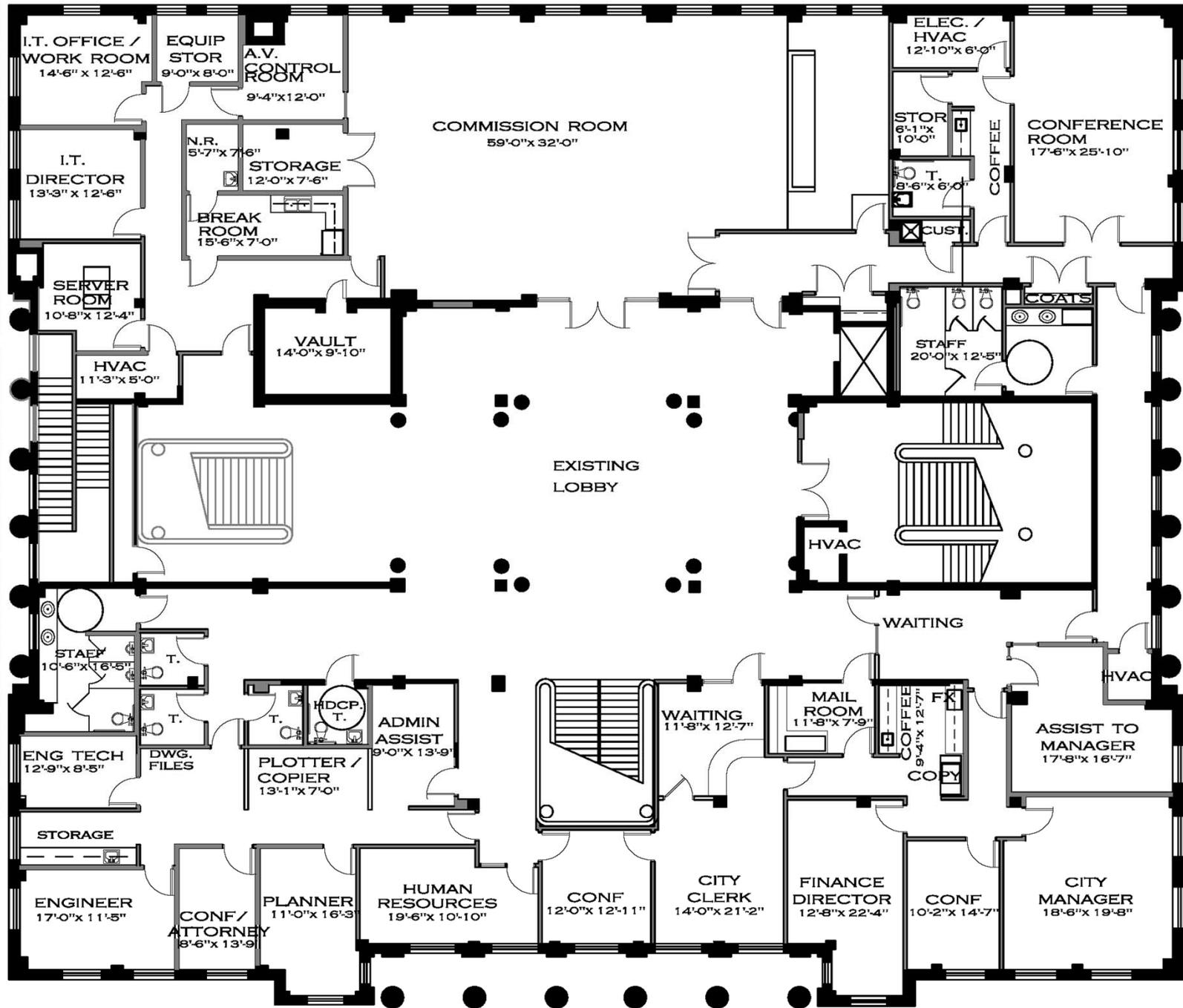
Mold Remediation: \$100,000

Contingency/Fees: \$200,000

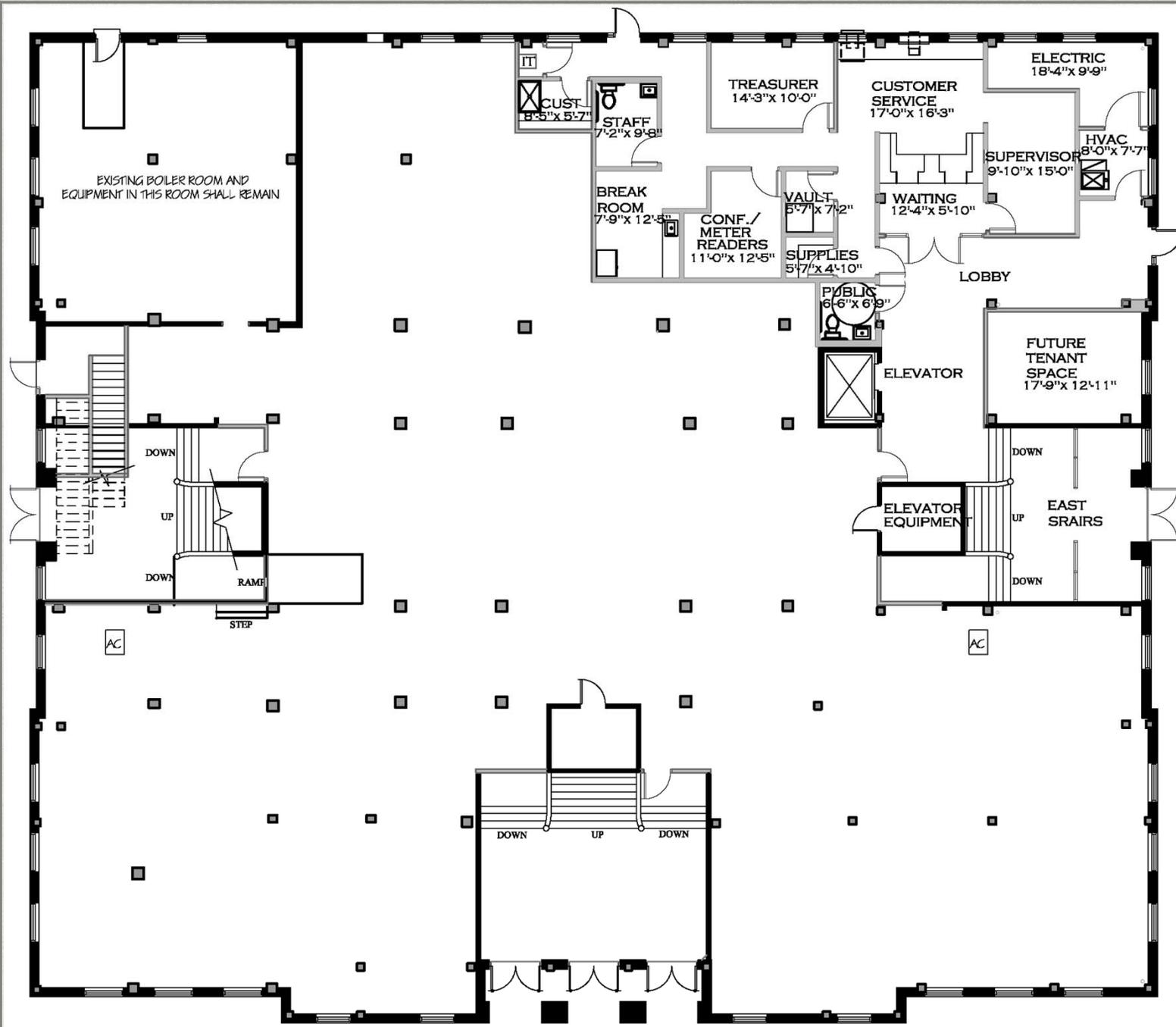
Remodel: \$1,700,000

Total Renovation Costs:

\$2,770,000



SECOND FLOOR
ADMINISTRATION
CITY HALL



FIRST FLOOR
CUSTOMER SERVICE
CITY HALL

8th & Buckeye Inefficiencies

New Roof
Driveway/ Parking
Security Upgrades
Permanent Partitions
HVAC Replacement
ADA Compliance
Secure Teller Area
Exterior Renovations

Lack of Staff

Operational
Inefficiencies

Operational Costs

Current Municipal Facilities Plan

New Police/Fire Station

Project Budget

Police Station

Initial Design: 15,885 sq.ft.
Current Design: 11,891 sq.ft.

Not to Exceed
\$5,000,000

Fire Station:

Initial Design: 15,009 sq.ft.
Current Design: 12,009 sq.ft.

Shared Spaces

Initial Design: 3,184 sq.ft.
Current Design: 1,979 sq.ft.

Total : 25,879 sq.ft.
(Cut: 8,200 sq.ft.)

Alternative Police Station Plan

Police Station/Customer Service
1st Floor of City Hall

1st Floor Budget

Construction Quote:

Police Station

Size of 1st Floor: 12,000 sq.ft.

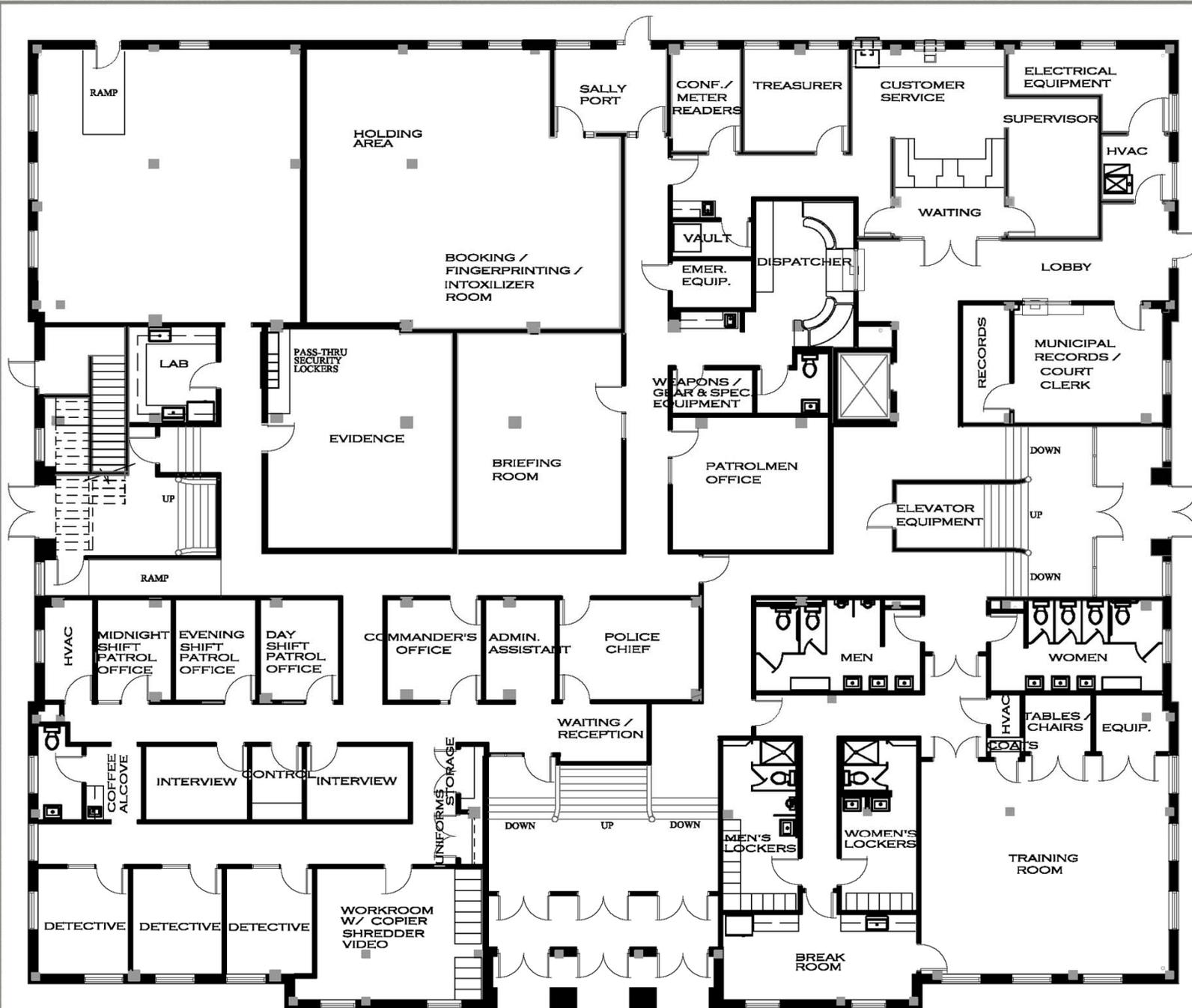
Police Department: 10,850 sq.ft.
Customer Service: 1,150 sq.ft.

Total Used Space: 12,000 sq.ft.

Police Department: \$2,500,000
Customer Service: \$178,250
Windows, Asbestos, Cont.: \$310,000

Total = \$2,988,250

Total Municipal Hall
Historic Tax Credits:
~\$965,000



1st Floor
Municipal Hall
Police Station
& Customer
Service

FIRST FLOOR
POLICE DEPARTMENT
CUSTOMER SERVICE
HALL

Municipal Facilities Plan Comparison

Current Municipal Facilities Plan		Alternate Municipal Facilities Plan	
Municipal Hall 1 st Floor:	\$641,875	Municipal Hall 1 st Floor:	\$2,988,250
Municipal Hall 2 nd Floor:	\$1,678,125	Municipal Hall 2 nd Floor:	\$1,678,125
Municipal Hall 3 rd Floor:	\$450,000	Municipal Hall 3 rd Floor:	\$450,000
Total Municipal Hall:	\$2,770,000	Total Municipal Hall:	\$5,116,375
Police/Fire Station:	\$5,000,000	New Fire Station:	\$2,500,000
Bonded Total:	\$7,770,000	Bonded Total:	\$7,616,375
Financing Costs: (\$8 Million Bond)	~\$1,925,000	Financing Costs: (\$8 Million Bond)	~\$1,925,000
Total Expenses:	\$9,695,000	Total Expenses:	\$9,541,375
Historic Tax Credits:	\$550,000	Historic Tax Credits	\$965,000
Sales Tax Revenue:	\$9,161,000	Sales Tax Revenue:	\$9,161,000
Balance:	\$16,000	Balance:	\$584,625
		Unqualified Historic Tax Credits	\$0
		Balance:	-\$380,375

Municipal Facilities Plan Pros/Cons

Current Municipal Facilities Plan

Pros:

- Room for future growth and expansion
- Cheaper and more efficient customer service operations by eliminating 8th & Buckeye location
- Secured building for safer police operations
- Modernized facilities for Police & Fire
- Maximizes value by utilizing shared space for emergency services

Cons:

- \$153,000 more expensive than alternate plan
- Unused 1st Floor space

Alternate Plan

(Police/Customer Service 1st Floor, New Fire Station)

Pros:

- \$153,000 cheaper than current plan.
- Potential for increased Tax Credits

Cons:

- Potential for loss of all tax credit eligibility due to increased security requirements
- No room for any future expansion of police force.
- No Sally Port
 - increased risk of escapes.
 - Increased risk of slips/falls of inmates and officers in transport.
- Reduced space by 10% from old police offices due to customer service space needs.
- Decreased police space by 43% from stand alone design
- Noise from Inmates heard on 1st & 2nd Floor

QUESTIONS?

Previous CM Projections

Calendar year	Sales Tax Projection	70% Portion	20% Portion	10% Portion
2015	\$ 880,350	\$ 616,245	\$ 176,070	\$ 88,035
2016	\$ 920,354	\$ 644,247	\$ 184,071	\$ 92,035
2017	\$ 1,044,319	\$ 731,023	\$ 208,864	\$ 104,432
2018	\$ 1,065,205	\$ 745,644	\$ 213,041	\$ 106,521
2019	\$ 1,121,835	\$ 785,285	\$ 224,367	\$ 112,184
2020	\$ 1,149,881	\$ 804,917	\$ 229,976	\$ 114,988
2021	\$ 1,161,380	\$ 812,966	\$ 232,276	\$ 116,138
2022	\$ 1,172,994	\$ 821,096	\$ 234,599	\$ 117,299
2023	\$ 1,184,724	\$ 829,307	\$ 236,945	\$ 118,472
2024	\$ 1,196,571	\$ 837,600	\$ 239,314	\$ 119,657
2025	\$ 1,208,537	\$ 845,976	\$ 241,707	\$ 120,854
2026	\$ 1,220,622	\$ 854,435	\$ 244,124	\$ 122,062
2027	\$ 1,232,828	\$ 862,980	\$ 246,566	\$ 123,283
2028	\$ 1,245,157	\$ 871,610	\$ 249,031	\$ 124,516
2029	\$ 1,257,608	\$ 880,326	\$ 251,522	\$ 125,761
Total	\$ 17,062,364	\$ 11,943,655	\$ 3,412,473	\$ 1,706,236

Rationale

2015

Addition of one fast food restaurant

2016

Addition of one fast food restaurant and 24,000 sq. ft. existing strip development

2017

Addition of retail in West Walmart building

2019

Addition of 25000 square feet of new general retail