

CITY OF YUBA CITY
STAFF REPORT

Date: December 18, 2007
To: Honorable Mayor & Members of the City Council
From: Public Works
Presentation By: George L. Musallam, Public Works Director

Summary

Subject: Yuba City Police Department Expansion – Authorization to Bid

Recommendation: a. Approve the plans and specifications for the Yuba City Police Department Expansion Project
b. Authorize Public Works to bid the project

Fiscal Impact: \$3, 900,000 – Total project cost

Background:

The current Yuba City Police Facility was constructed in 1990 and has 18,000 usable square footage of work space, with a small adjacent secure parking area for patrol vehicles, special purpose autos and staff parking. The entire site measures 2.5 acres.

At the time of initial construction, it was estimated the Police Station would address the needs of the community for the next 30 years and would handle delivery of such service to a maximum population base of between 40,000 and 45,000 citizens, possibly with slight modification to the structure.

In the years since the facility was constructed, a building boon, accompanied by significant annexations took place. In the seventeen years since initial occupancy, the City's population has risen to 62,000 residents and a corresponding expansion of police personnel and equipment; however, no modifications to the building have been made. A recent needs assessment conducted with Council approval, estimated the current space need was 41,000 sq feet and a doubling of the secure parking area; however, the confined site would not allow for such an expansion to that degree. There is an opportunity to enlarge certain areas of the facility which include: an expansion of the locker areas, which currently only allows half of the employee's space for equipment and moderate expansion of the investigative, report writing and gang unit areas, which would allow work desks to be moved from their current location in hallways.

There is a potential opportunity to purchase adjacent land that would allow for additional secure parking, which would minimize the vandalism of staff and personal vehicles.

The City has been communicating with the property owner, AutoZone, over the past year without success and has recently contracted with an acquisition consultant in an attempt to secure the additional property. Should this negotiation be successful, the current plans include parking lot expansion into this area as a Bid Alternate.

Analysis:

Based upon the needs assessment, the architectural firm, LPA, was engaged to develop plans to implement this facility expansion. The plans and specifications are complete and we are now prepared to move forward with placing construction drawings out for bid, with the approval of Council. This construction would provide an interim solution to the spatial challenges however, prudent foresight dictates focus needs to be set upon addressing the long-range needs of the City as it relates to a police facility. The needs assessment conducted stated that for build out (130,000) the police facility would need 91,000 square feet of usable work space on 7.5 acres of land. Financing options for this significant infrastructure project should occupy a key point of discussion as we move forward with a growing City.

Copies of the plans and specifications are available for review in the Public Works Department.

Fiscal Impact:

The FY 07-08 Adopted CIP budget includes \$3.6 million allocated for this project. The carryover balance from prior years was higher than anticipated so that there is currently \$3,887,539 appropriated in this CIP account.

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This project should be funded entirely by the Police Department's share of impact fees as it is the development and growth of the City that is driving the need for facility expansion. However, there is only \$700,000 available in Police's share of impact fees. It is therefore recommended that the remaining funds for expansion of the Police facility be made available through a \$3.2 million loan from the general fund. By borrowing the funds internally, the City will avoid incurring the costs of issuing debt and the requirements of providing a reserve fund for debt service.

It is proposed that the City's general fund provide for the financing costs and that impact fees paid by future development return only the principal to the general fund. Staff recommends that the loan be repaid as development impact fees for Police are received. For each single family residential impact fee paid, the Police Department will be allocated \$1,196 when the proposed impact fees are fully implemented. Therefore, it will require payment of fees for 2,676 homes to repay this loan. Based upon a historical average of 330 homes built per year, it could take a little over 8 years for repayment to occur. It could be repaid sooner if the pace of development exceeds 330 homes per year, or it could be repaid slower if development occurs at a slower rate.


Alternatives:

1. Do not bid the project.
2. Provide direction to staff regarding further amendment to the plans and specifications.

Recommendation:


- a. Approve the plans and specifications for the Yuba City Police Department Expansion Project
- b. Authorize Public Works to bid the project.

Prepared By:



George L. Musallam
Public Works Director

Submitted By:



Steven R. Jepson
City Manager

Reviewed By:

Department Head

Finance

City Attorney

Police Department

