

City Garage Facility Project

Council Work Session

September 29, 2022



Operational Overview

- Original facility constructed in 1963
- 2007 expansion for heavy duty equipment and tire shop
- 2,000+ pieces of equipment maintained
- Averaging 20 new equipment additions per year
- Implementing police take home vehicle policy
 - First 20 cars expected in January of 2023
 - Second order of 20 cars expected in 2nd quarter of 2023

Operational Challenges

- Service bays at 100% capacity
- Space and facilities to accommodate current and future growth
- Facility, tools, and equipment modernization
- Warehouse consolidation
- Equipment parking at capacity
- Climate control

Progress to Date

Preliminary Concept Contracts approved by Council on 3/15/22

✓ CPL Architects - \$139,000

- Preliminary Concept/Design Services
 - Facility requirements, capacity, layout, growth, grading, elevation, etc.
 - Conceptual drawings
- MWBE Participation
 - 6.83% MBE
 - 15.11% WBE
 - Westcott Small – WBE – civil
 - Falcon Engineering – WBE – geotechnical
 - Bree Associates MBE – cost estimating

- Project is ready for next phase

✓ Samet Corporation - \$260,000

- CMAR Pre-construction Services
 - Provide consultation to architects for design and constructability
 - Construction design
- MWBE Participation
 - 10% MBE Mentor Protégé
 - Junior Mentor Protégé

Proposed Next Steps

Request City Council approval to contract with CPL Architecture for final design services:

- Schematic Design
- Design Development
- Construction Documents and Procurement
- Construction Administration over 18 Months

Final Design Contract value: \$2,270,500

- 10% combined M/WBE participation proposed using same firms as preliminary work

October 18, 2022 Meeting

Request City Council action on 2 items:

- To approve contract with CPL Architecture to complete project design
- To approve ordinance that gives permission to fund contract with reimbursement from Limited Obligation Bonds planned for next spring

Project Financing Overview

CMAR preliminary concept cost for “total” project is \$30 million

CMAR recommends single phase approach to streamline bidding and save approx. \$3.5 million

Revised financing plan

- **May/June 2023 Meeting (after GMP is available)**
Request City Council action on 2 items:
 - To approve CMAR construction contract
 - **Proposed 20% MBE/10% WBE**
 - To approve sale and issuance of \$30 million Limited Obligation Bonds
 - Reimburse City for previous design work

Debt service included current tax rate

No issuance of 2/3 General Obligation Bonds in October 2022