

North Precinct Similar Facilities

JUNE 2016

Key Points

The North Precinct has four important components to officer performance and safety, community involvement and precinct operations:

1. Precinct and Parking Garage
2. Public amenity spaces
3. Training center
4. Firearms Training Area

The North Precinct is an expensive building, but not the most expensive facility we surveyed. The intention of this similar facilities analysis is to show that there is wide range of costs for public safety facilities and that the North Precinct is within that range.

Methodology

This analysis includes recent Seattle public safety buildings, buildings mentioned in the Brier Dudley Seattle Times Article and other facilities recommended as similar by the design team.

Attempt to adjust for:

- **Size** of facility;
- **Type** of programmatic functions included;
- **Inflation** due to time of construction. Some of the facilities mentioned were built over 10 years ago. Inflation, particularly in the construction industry, and even more so in Seattle, is very real.
- **Construction Cost Versus Total Budget** – Compare facilities' entire budgeted costs to the North Precinct entire budget, including land acquisition.
- *It is difficult to get an absolute apples to apples comparison due to differences in budgeting, scope of project, location, lack of detailed budget break-down, etc. Therefore, some context is provided for each facility to explain key components, as well as gaps in information.*

Inflation Indices

- For **construction amounts**, costs were escalated according to a National Construction Index developed by Turner Construction.
- For **non-construction amounts** (staff time, art costs, etc.), costs were escalated according to national CPI.

National Construction Index

Turner Construction - Industry Standard

Year	Inflator	Example
2016	5.2%	\$1,661,550
2015	4.5%	\$1,579,691
2014	4.4%	\$1,511,666
2013	4.1%	\$1,447,956
2012	2.1%	\$1,390,928
2011	1.6%	\$1,362,319
2010	-4.0%	\$1,340,865
2009	-8.4%	\$1,396,734
2008	6.3%	\$1,524,819
2007	7.7%	\$1,434,449
2006	10.6%	\$1,331,893
2005	9.5%	\$1,204,243
2004	5.4%	\$1,099,766
2003	0.3%	\$1,043,421
2002	1.0%	\$1,040,300
2001	3.0%	\$1,030,000
2000	4.4%	\$1,000,000

Seattle's New North Precinct



Construction Start:

2017

Building Size and Program:

64,500 sq ft precinct

9,300 sq ft of Public amenity spaces

12,200 sq ft Training center

16,200 sq ft Firearms Training Area

119,000 sq ft Parking garage

221,200 sq ft Total

Total Project Budget:

\$160m

(\$14m) Land Acquisition

Cost per Square Foot:

\$723

Seattle Justice Center



Construction Start:	2000
Building Size:	288,000 sq ft
Total Project Budget:	\$92m (Seattle Times-reported cost of \$69.5m represents just construction cost, not the total budget)
Total Project Cost (2017 Dollars):	\$153m
Cost per Sqft (2017 Dollars):	\$531

Does not include purchase of SeaPark garage on adjacent lot, part of which is used for SPD and SMC Parking.

Does not include Plaza space - Justice Center and City Hall together amounted to \$14.23m in 2004

Seattle City Hall



Construction Start: 2004

Building Size: 213,766 sq ft

Total Project Budget: \$73m

Total Project Cost (2017 Dollars): \$97m

Cost per Sqft (2017 Dollars): \$455

Does not include Plaza space - Justice Center and City Hall together amounted to \$14.23m in 2004

Seattle West Precinct



Construction Start: 1998

Building Size: 100,000 sq ft

Total Project Budget: \$27m

Total Project Cost (2017 Dollars): \$46m

Cost per Sqft (2017 Dollars): \$454

Includes a Precinct, 911 Center
50,000 sq ft underground garage

Seattle Southwest



Construction Start: 2001

Building Size: 28,000 sq ft

Total Project Budget: \$15.8m

Total Project Cost (2017 Dollars): \$24m

Cost per Sqft (2017 Dollars): \$851

Fire Station 22 - Roanoke



Construction Start: 2016

Building Size: 10,030 s.f.

Total Project Budget: \$12.8m

Total Project Cost (2017 Dollars): \$13.3m

Cost per Sqft (2017 Dollars): \$1,326

Included to reflect similar life safety standards in a recent Seattle facility construction project.

Fire Station 32 – West Seattle Junction



Construction Start: 2016

Building Size: 21,534 s.f.

Total Project Budget: \$18.7m

Total Project Cost (2017 Dollars): \$19.4m

Cost per Sqft (2017 Dollars): \$900

Included to reflect similar life safety standards in a recent Seattle facility construction project.

Los Angeles Hollenbeck Station



Construction Start: 2008 (almost 10 years of inflation)

Building Size: 178,000 sq ft

Total Project Budget: \$50m (\$31.1m as Dudley reported was only the bid amount), not including soft costs

Total Project Cost (2017 Dollars): \$66m

Cost per Sqft (2017 Dollars): \$371

This project was part of a program including many other facilities. Soft costs, including contingency, City Staff costs, Public Arts, Program/Construction Mgmt. for the **entire program were \$75m**. This project used a portion of that, how much is unclear. **Budget figures above do not include these costs**

Separate project for \$23m Training Facility

Salt Lake City



Construction Start:	2011
Building Size and Program:	335,000 sq ft
Total Project Budget:	\$125m
Total Project Cost (2017 Dollars):	\$150m
Cost per Sqft (2017 Dollars):	\$447
172,000 sqft Facility for police, fire and emergency mgmt	
143,000 sq ft garage	
Includes Land Acquisition	

New York City – 40th Precinct Bronx



Construction Start: 2017

Building Size: 43,500 s.f.

Total Project Budget: **\$80m** (Seattle Times reports 70m, but NYC budget book reflects \$80m as total appropriation)

Total Project Cost (2017 Dollars): \$80m

Cost per Sqft (2017 Dollars): \$1839

Separate \$29m project for a Firing Range in the Bronx

San Francisco Public Safety Building



Construction Start: 2011

Building Size : 300,000 sq ft (larger than N Precinct. Includes Police Headquarters, Police Precinct, Fire Station and Community Space)

Total Project Budget: \$243m

Total Project Cost (2017 Dollars): \$291m

Cost per Sqft (2017 Dollars): \$971

Bid-day construction budget of \$164 million;

Construction-related costs, such as change order contingency, art enrichment, and, inflation reserve, total approximately \$36 million for an approximate \$200 million construction total.

Approximately \$43 million includes development costs, all design and engineering consulting fees, City project management, construction management services.

New North Precinct Project

Similar Facilities Comparison Estimate

Facility	Year Construction Started	Square Footage	Program Elements (which were able to be determined)	Total Project Cost (not inflated, including soft costs, including land acquisition where noted)	Total Project Cost (2017 dollars ^{1,2})	Total cost per s.f. (2017 dollars)
			<i>68,680 sq ft precinct</i> <i>9,294 sq ft public amenity space</i> <i>12,155 sq ft training center</i> <i>16,208 sq ft firearms training area</i> <i>118,849 sq ft parking garage</i>			
New North Precinct	2017	221,186	\$14.25m for land acquisition at 130th and Aurora.	160,000,000	160,000,000	\$723
Seattle Justice Center	2000	288,000	Municipal Court, Police HQ. Does not include cost of SeaPark garage used partly by SPD and SMC. Does not include Plaza space - Justice Center and City Hall together amounted to \$14.23m	92,000,000	152,805,519	\$ 531
Seattle City Hall	2004	213,766	Does not include Plaza space - Justice Center and City Hall together amounted to \$14.23m	73,000,000	97,331,117	\$ 455
Seattle West Precinct	1998	100,000	Precinct 911 Center 50,000 sq ft underground garage	27,000,000	45,370,737	\$ 454
Seattle Southwest Precinct	2001	28,000	28,000 sq ft Precinct	15,800,000	23,832,155	\$ 851
Seattle Fire Station 22 - Roanoke	2016	10,030	Similar timing and construction environment; Similar life safety standards; Similar modern, new facility	12,800,000	13,296,052	\$ 1,326
Seattle Fire Station 32- W Seattle Junction	2016	21,534	Similar timing and construction environment; Similar life safety standards; Similar modern, new facility	18,700,000	19,386,312	\$ 900
Los Angeles Hollenbeck Police Station	2006	178,000	54,000 sq ft police station 124,000 sq ft parking	50,000,000	66,122,480	\$ 371
Salt Lake City Public Safety Building	2011	335,000	172,000 sq ft Facility for Police, Fire and Emergency Mgmt 143,000 sq ft garage Includes land acquisition - amount is unclear.	125,000,000	149,885,430	\$ 447
New York City - Bronx 40th Police Precinct	2017	43,500	Separate \$29m project for a Firing Range in the Bronx	80,000,000	80,000,000	\$ 1,839
San Francisco Public Safety Building	2011	300,000	100,000 sq ft Police HQ 20,000 sq ft Police Station 17,000 sq ft Fire Station 25,000 sq ft community space 128,000 sq ft parking garage No land acquisition.	243,000,000	291,448,863	\$ 971

1. Construction costs inflated to 2017 according to third-party, industry standard construction inflation figures, based on actual cost increases over time.

2. Remainder of budget costs inflated to 2017 using national CPI