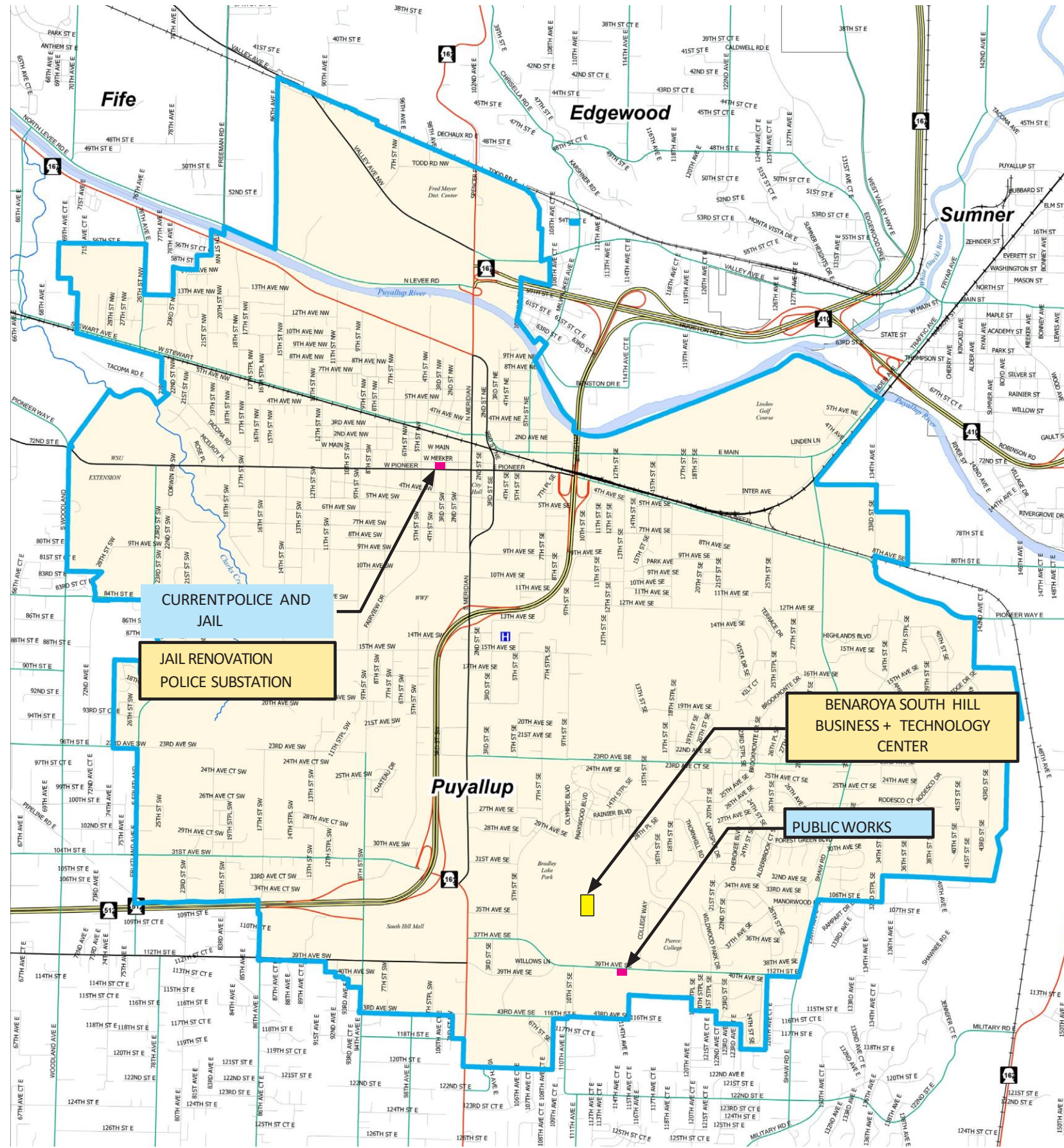
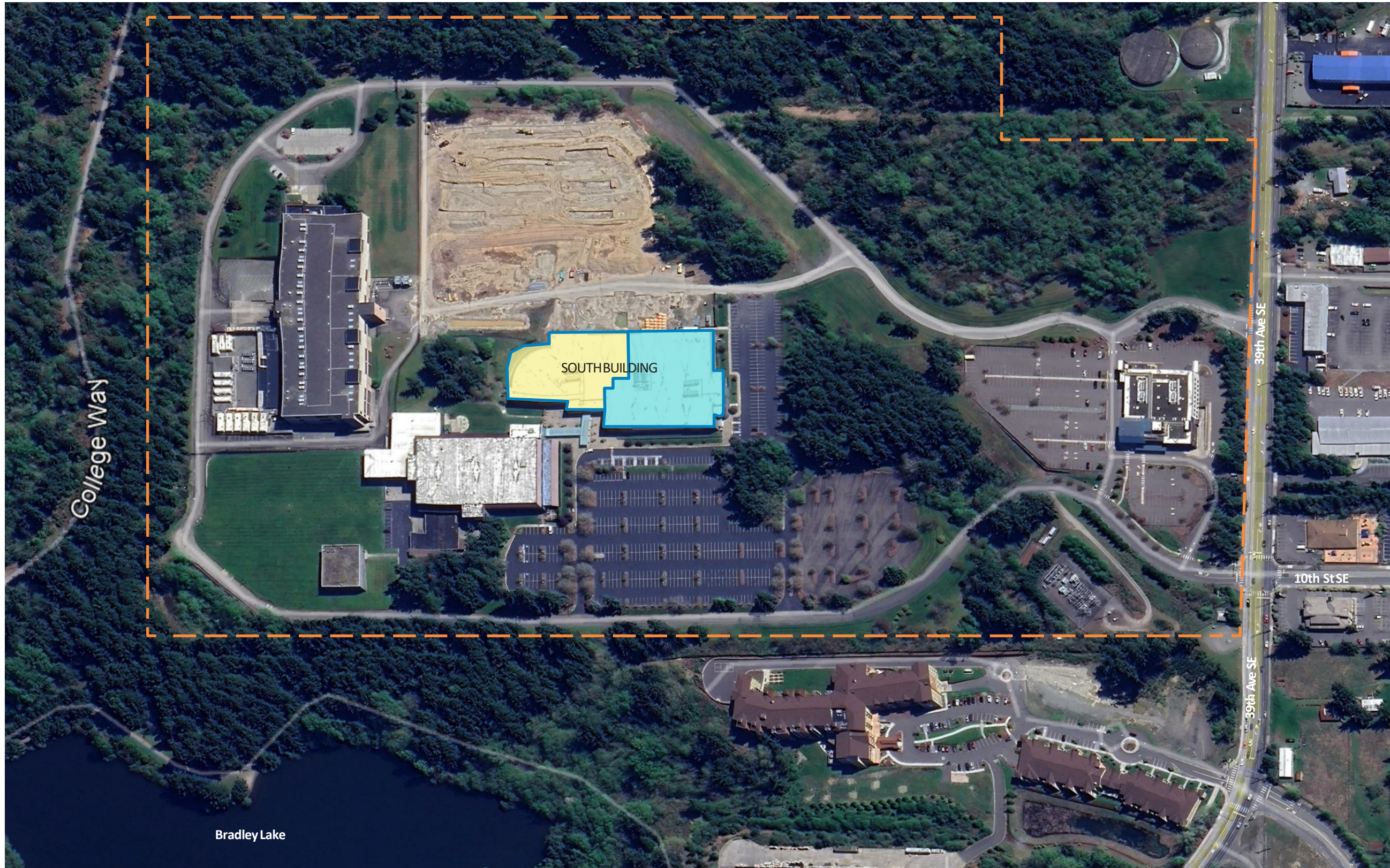




Community Meeting – July 13, 2024

Police Station + Jail Remodel + Downtown Police Substation





1015 39th Ave SE, Puyallup, WA

Proposed Lease Area (First Floor)



Site Map

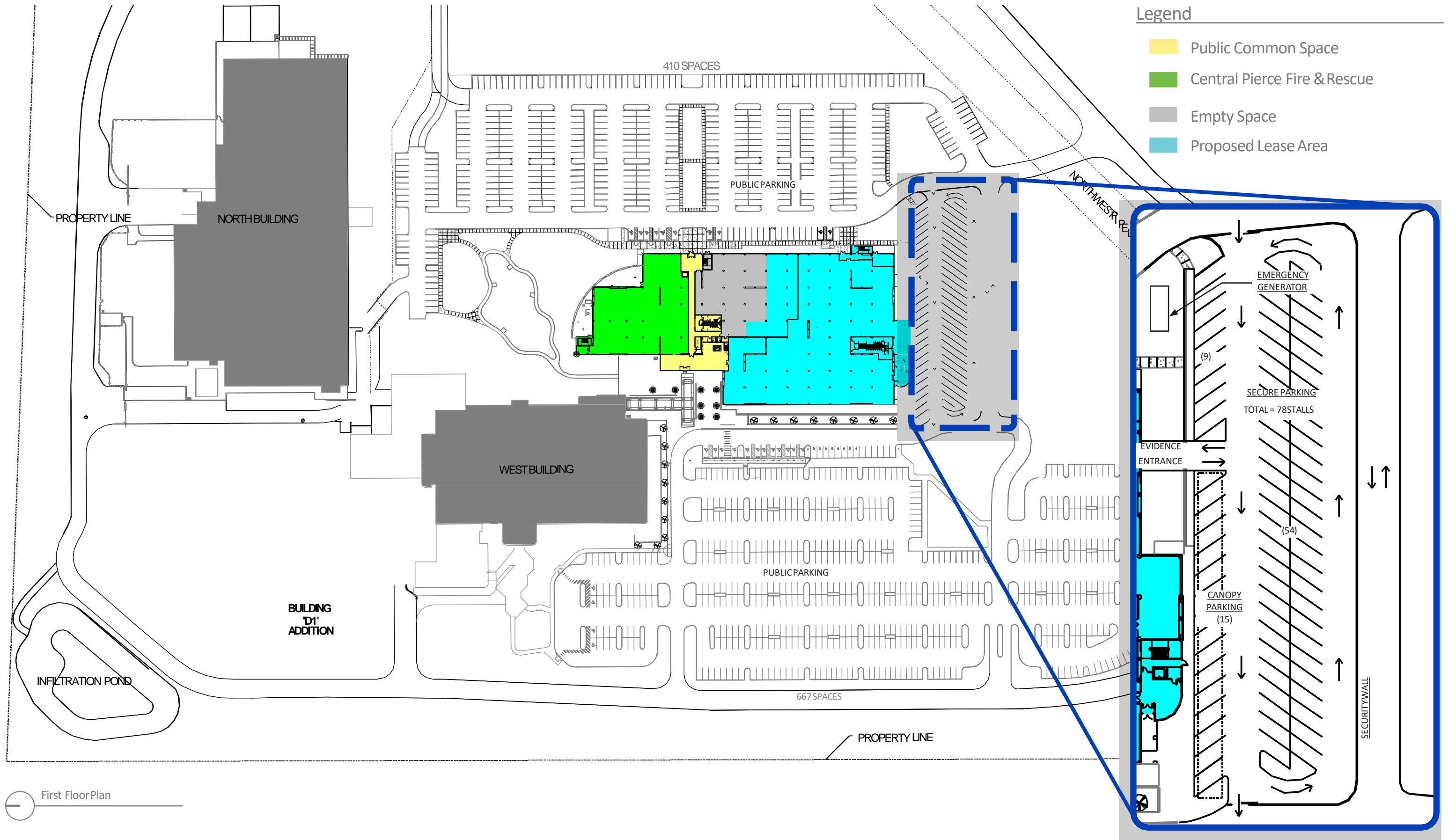


SOUTH BUILDING

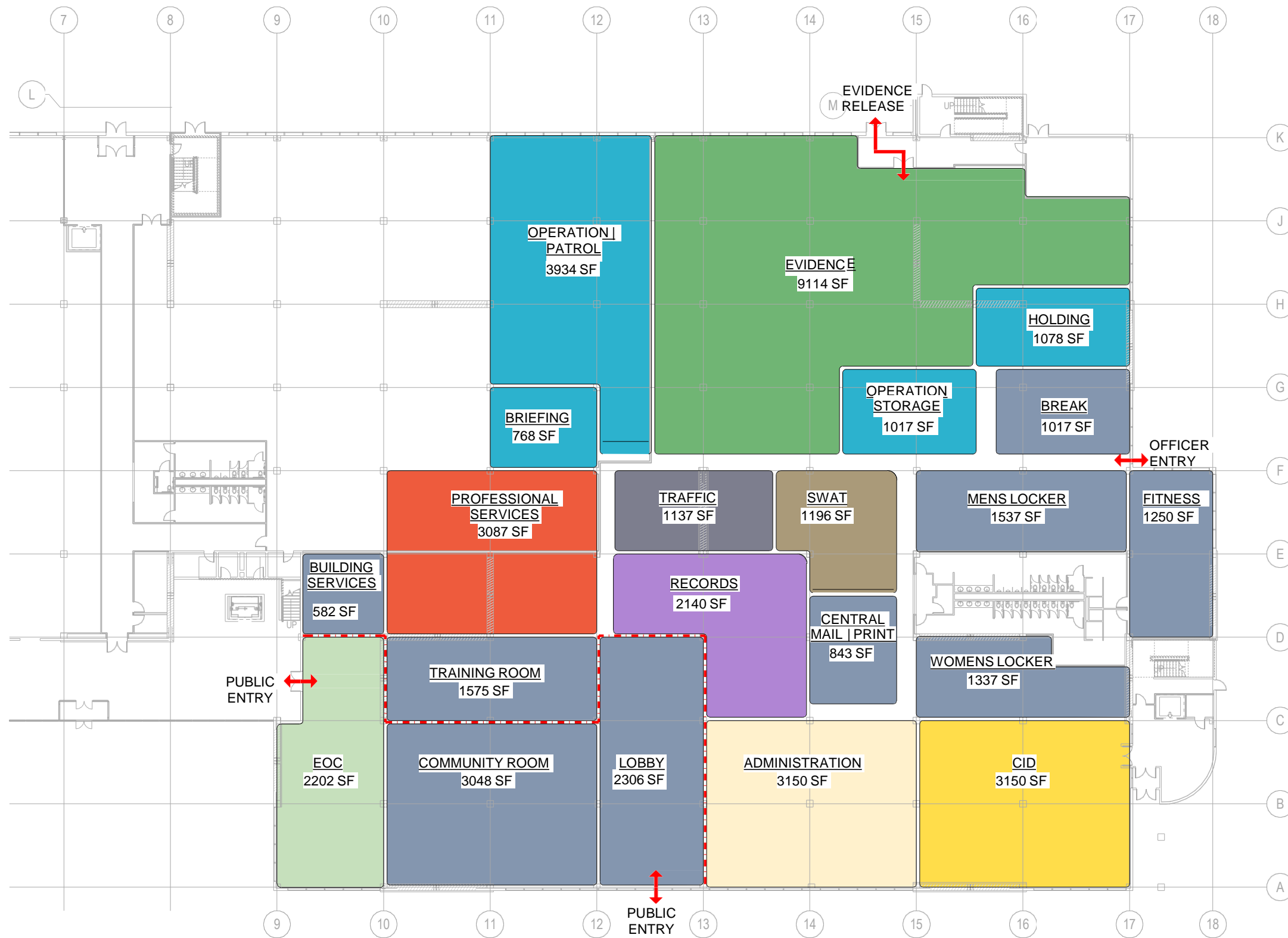
BUILDING INFORMATION

- Originally Built in 1984
- Robustly Built Beyond Typical Office Buildings
- Seismically Upgraded in 2020 to Category II Seismic Classification
- New Infrastructure and HVAC Rooftop Units Newly
- Renovated Lobby Common Space
- 15-17 Foot Ceiling Heights
- Expanded Parking Lot
- Multiple Site Access Points from 39th Ave SE

■ Proposed Lease Area (First Floor)



First Floor Plan



Legend

- Administration
- Criminal Investigation Division (CID)
- Emergency Operation Center (EOC)
- Evidence
- Operations
- Professional Services
- Records
- SWAT
- Traffic
- Common Areas

Option 1 Summary

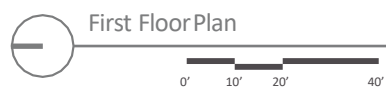
Square Footage:

- 48,000 SF Police Usable
- 6,000 SF Building Common Area

Preliminary Construction/Soft Cost: \$25,400,000 (City)

Preliminary Seismic Upgrades: \$8,300,000 (Benaroya)

TOTAL Estimated Project Cost: \$33,700,000





1 FIRST FLOOR PLAN
SCALE: NTS

- LEGEND**
- Jail (9,843 SF)
 - Police Substation (3,890 SF) Fire
 - Station
 - Existing Extent of Jail

PRELIMINARY COST SUMMARY

Construction Cost: \$3,492,981 Soft
Cost: \$1,809,517

TOTAL Project Cost: \$5,302,498

- BUILDING INFORMATION**
1. Dedicate Sally Port Addition
 2. Dedicate Inmate Recreation
 3. Private Dress In / Dress Out Space
 4. Enlarged Inmate Property Storage
 5. New Holding Cell

6. New DUII Processing
7. New DUII Toilet Room
8. New Nursing / Phlebotomy
9. New Mattress Cleaning / Storage
10. Interview Room
11. Captain Office / Staff Storage
12. New Video Arrangement
13. New Jail Storage
14. New Programming Classroom
15. New Enlarged Laundry
16. New Enlarged Kitchen
17. New Finishes and Lighting

Long-Term Lease – Police Station

Estimated Annual Lease	Year 1 Cost
Square Footage <i>Police Usable = 48,000</i> <i>Building Common Area = 6,000</i>	54,000
Length of Lease / Debt Service Term	30 years
Base Rental Fee @ \$19.24/sq ft/year	\$ 1,038,980
NNN (Operating Exp) @ \$9.45/sq ft/year	\$ 510,300
Estimated Annual Lease Annual Increase: Base Rent = 2.1% NNN = 3% estimated	\$1,549,280
Debt Service on Tenant Improvements	\$1,581,000
Total Annual Cost – Year 1	\$3,130,280

Tenant Improvements	Estimated Amount
Cost of Improvements	\$33.7 million
Benaroya Contribution <i>Seismic Upgrades</i>	\$8.3 million \$6.5m hard cost + \$1.8m soft cost
City Contribution <i>Tenant Improvements</i>	\$25.4 million \$17.9m hard cost + \$7.5m soft cost \$23.8m councilmanic bonds \$1.6m cash (facilities capital)

Lease vs Build Comparison

Lease/Build Cost Elements	Lease Costs		Build Costs	
Square Footage	54,000 Police Usable = 48,000 Building Common Area = 6,000		48,700	
Length of Lease / Debt Service Term	30 years		30 years	
Benaroya Contribution – Seismic Upgrades	\$8.3 million			
City Contribution – Tenant Improvements	\$25.4 million			
Build Cost (hard/soft costs)			\$64.8 million	
	30-Year Total	Year 1 Total	30-Year Total	Year 1 Total
Lease Cost	\$67.1m	\$1.5m		
Debt Service – Tenant Improvement	\$47.4m	\$1.6m		
Debt Service – Construction Costs			\$131m	\$4.4m
Estimated O&M on City-Owned Building			\$18.6m	\$400k
Total Lease vs Build Costs	\$114.5m	\$3.1m	\$149.6m	\$4.8m
Amount Saved by Leasing	\$35.1m (30-years)	\$1.7m (Annual)		

Potential Funding Options

Ongoing Funding	
Excise Tax on Private Utilities <i>Increase from 4.2% to 6% max \$11 per month for avg family of 4</i>	\$1,700,000
Cable Franchise Fee <i>Increase from 3.4% to 5% max</i>	\$190,000
Banked Property Tax Capacity <i>\$3 per month on MVH</i>	\$730,000
City General Fund Budget Expenditure Reductions	\$730,000
Total Ongoing Funding	\$3,350,000

One-Time Funding (unallocated funds available in current budget)	
Unallocated Tier 3 <i>Jail Remodel</i>	\$5,000,000
Facilities Capital <i>Tenant Improvements</i>	\$1,600,000
Funding Immediately Available	\$6,600,000



Thank You