



# **PUBLIC SAFETY BUILDING PROJECT UPDATE**

City of Garden Grove  
January 24, 2023

# DEWBERRY REPORT RECAP



## 2020 Dewberry Report

### GGPD Space and Needs Assessment

- Building History
- Program Deficiencies
- Facility Needs
- Conceptual Program



Total Building is  
**53,206 SF**  
with 221 Parking  
Spaces



## 2020 Dewberry Assessment

**Option 1**  
Reno and Addition  
96,310 SF  
2020 Est. \$74.9M

**Option 2 (Low)**  
New Construction  
96,310 SF  
2020 Est. \$72.2M

**Option 3 (Middle)**  
New Construction  
102,646 SF  
2020 Est. \$79.6M

**Option 4 (Full)**  
New Construction  
121,509 SF  
2020 Est. \$92.9M

# VISION - GOALS, VALUES & CRITERIA



2022 PFAL

## Project Feasibility

Goals, Values & Criteria

Program Validation

Site Considerations

Site Massing

Prelim Costs

- Create **consolidated** holistic campus
- **Inspires** Visitors, Users, Employees & Community (Recruitment & Retention)
- Inviting connection to the Community (**Community Pride**)
- **Integrate** and enhance Civic Center Park
- Ease of **access** for everyone (Building and Parking)
- Secure, **efficient** and functional
- **Sustainability** for the next 50+ years
- Plan for future expansion and **flexibility**
- Retain existing fire station and OCFA Admin offices
- Integrate GGPD Memorial and design for community events
- Meet industry standards

# SITE CONSIDERATIONS



**2022 PFAL**

## **Project Feasibility**

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- Building and site security
- Perception of openness to the public
- Location of the building and interface with streets
- Size and opportunities to program new Park area
- Need for additional surface parking
- Site access and turnaround
- Sufficient secure parking for PD and public parking
- Avoid swing space costs
- Retain OCFA fire station and admin offices, and areas utilized for fuel station and underground tanks

# SITE CONSIDERATIONS



2022 PFAL

Project Feasibility

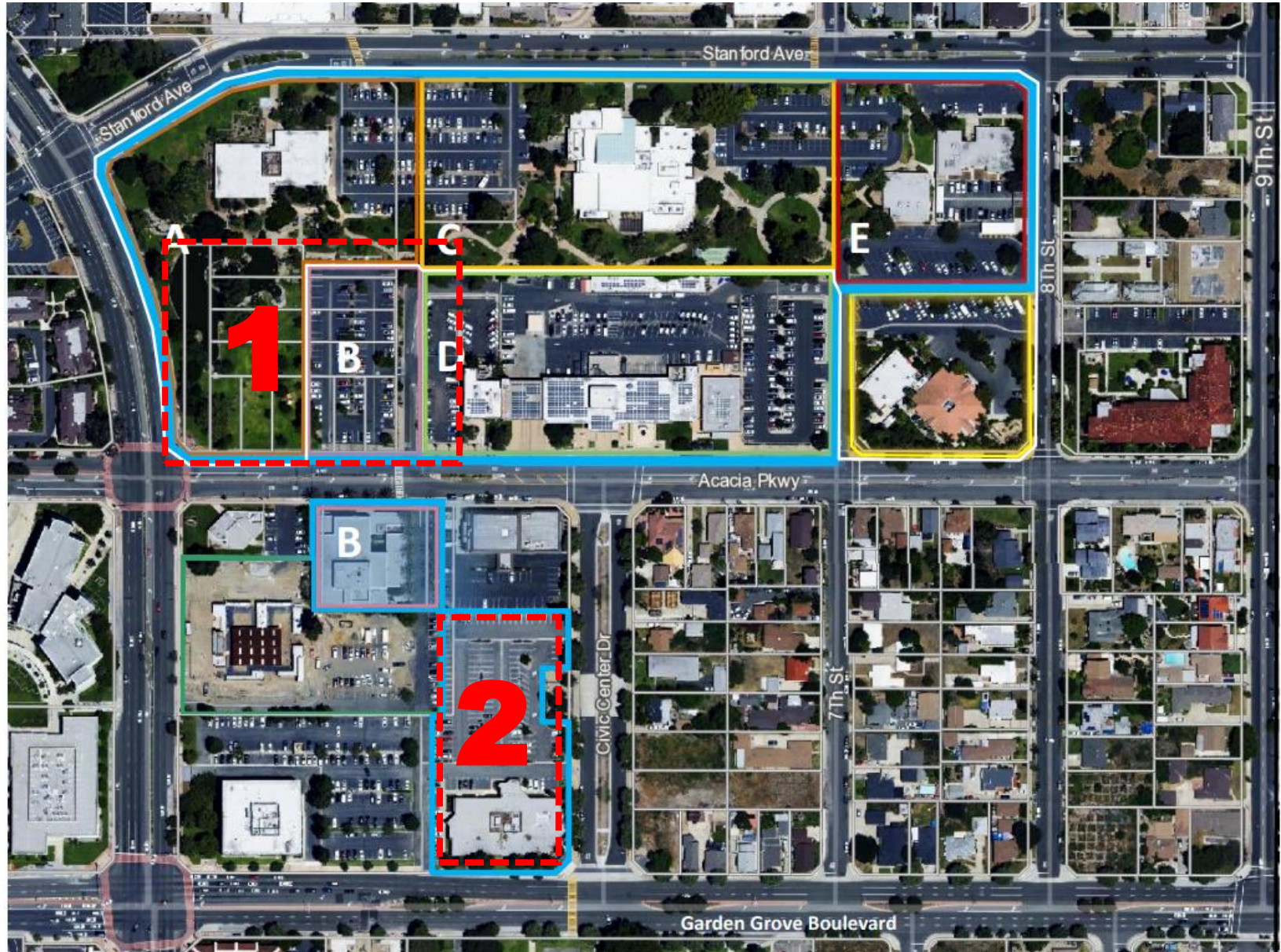
Goals, Values & Criteria

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# SITE MASSING OPPORTUNITIES



**2022 PFAL**

**Project Feasibility**

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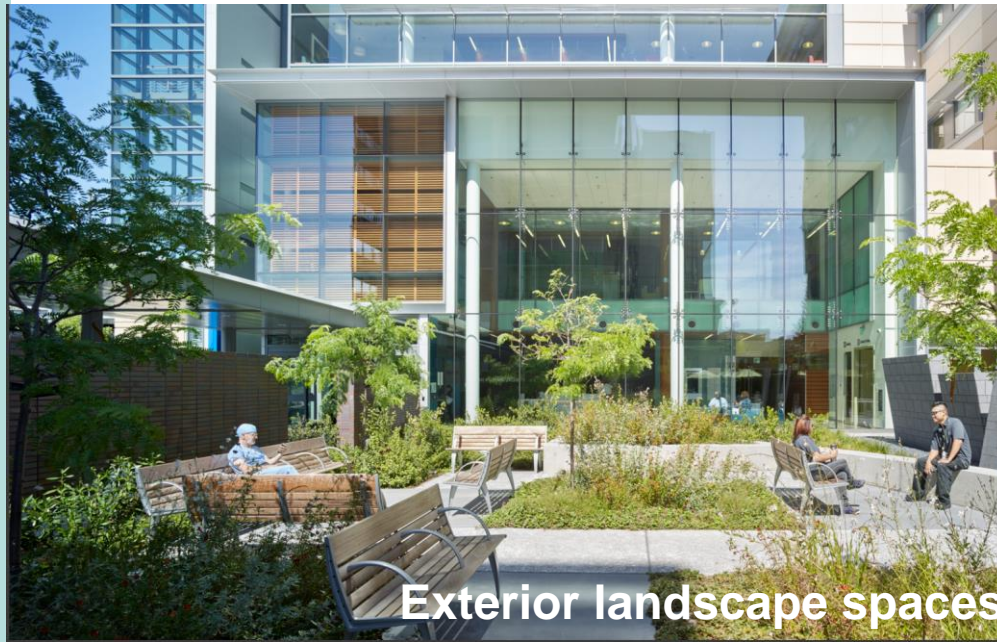
Prelim Costs



Transparency



Interior daylight & views



Exterior landscape spaces

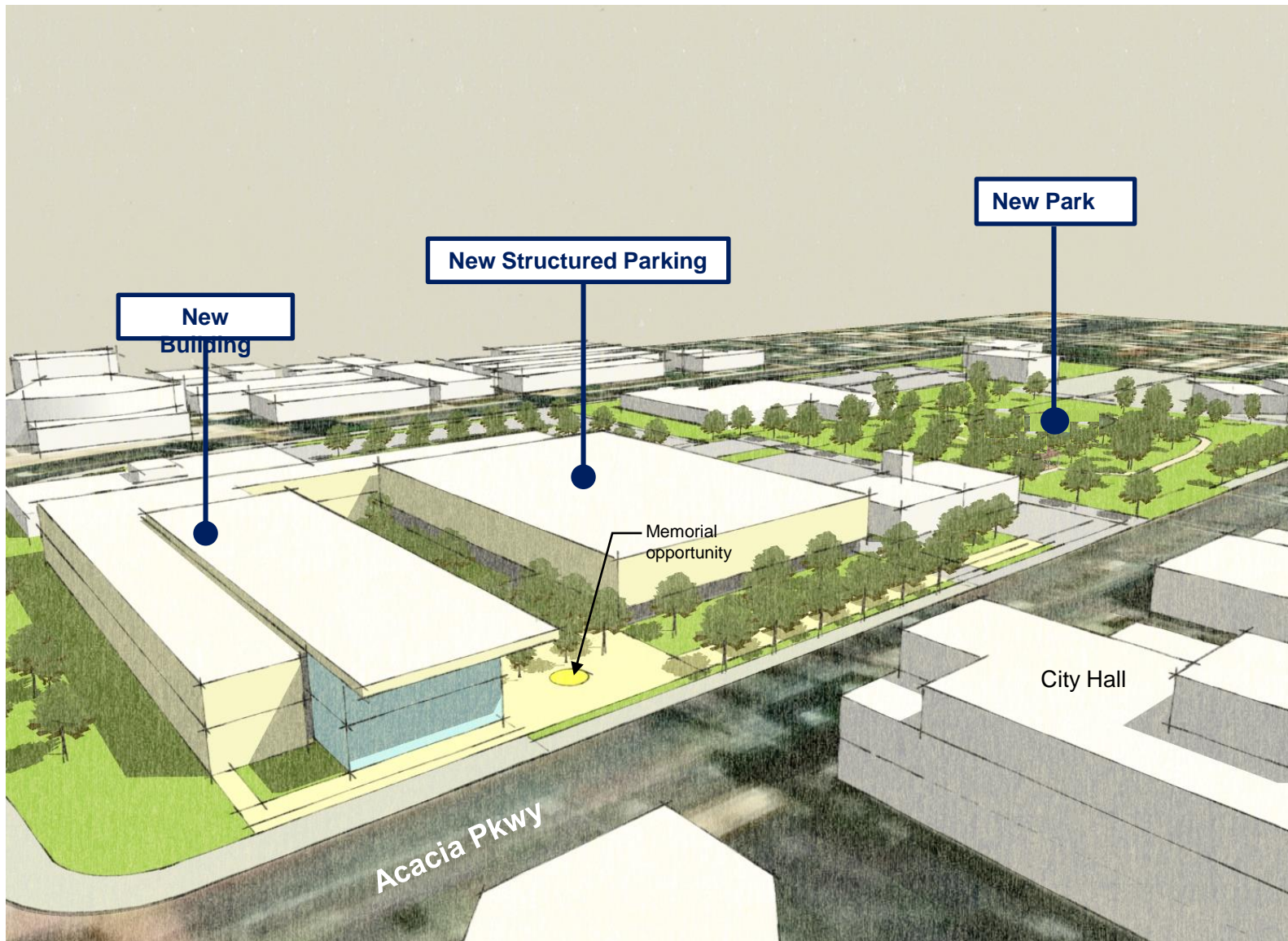


Different materials

**New Public Safety Facility & Parking Zone**  
2.75 +/- Acres



# PROPOSED SITE DIAGRAM

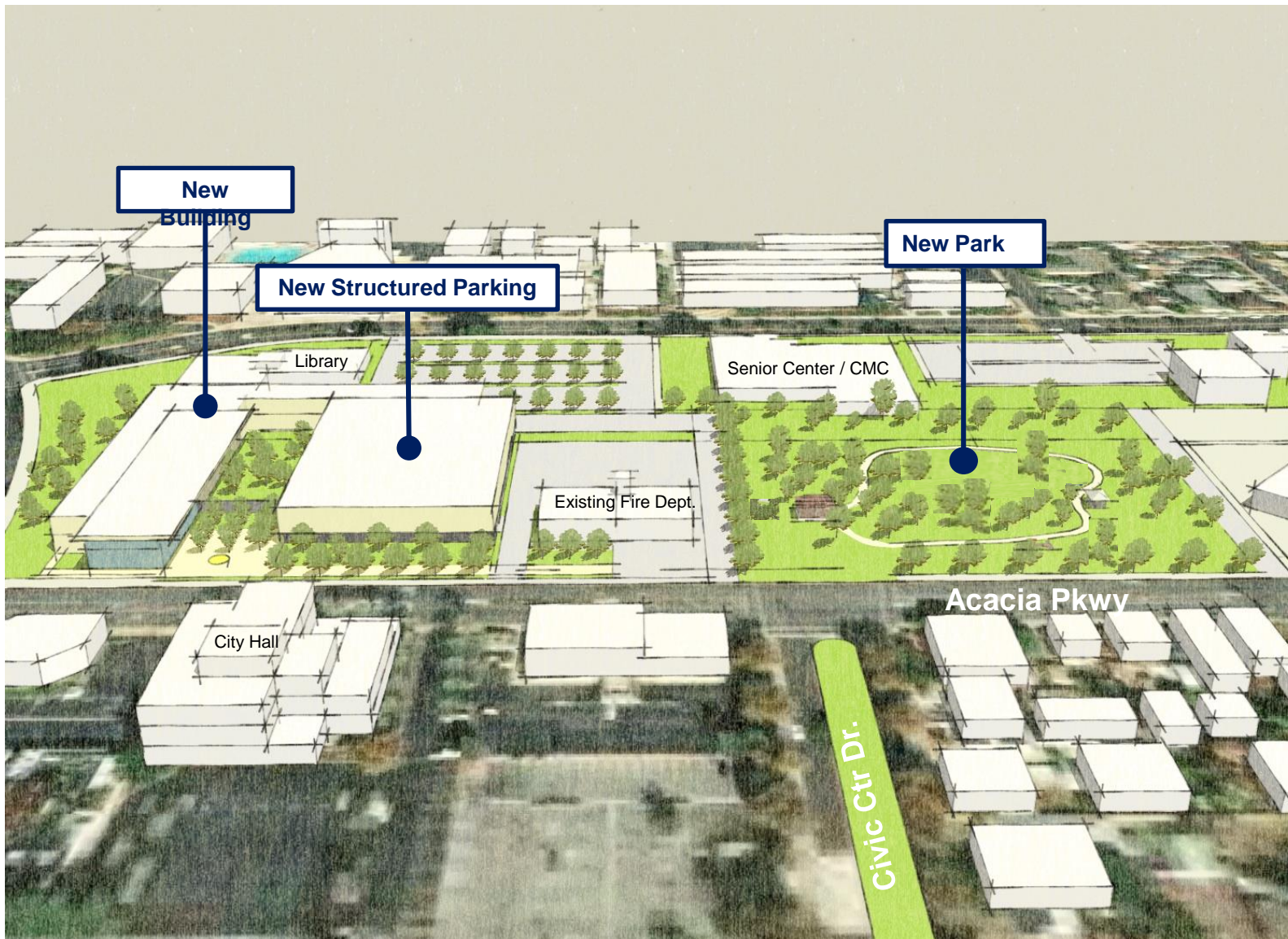


**SOUTHWEST AERIAL**

## Opportunities:

- New **Public Safety Building** proposed to anchor Acacia Pkwy and Euclid Street.
- New **Public Safety Building** creates community space and opportunity for future police memorial location.
- New structured parking massing is setback to create landscape frontage. **8**





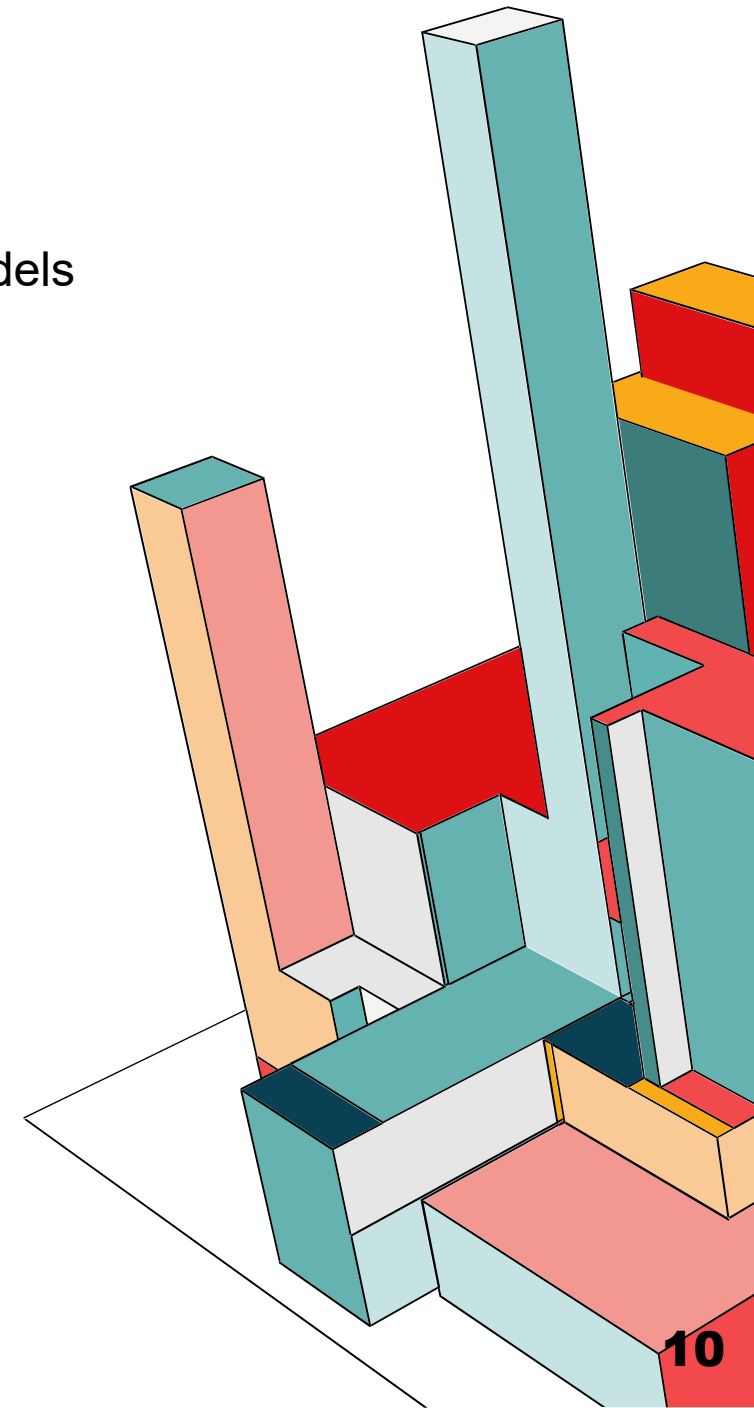
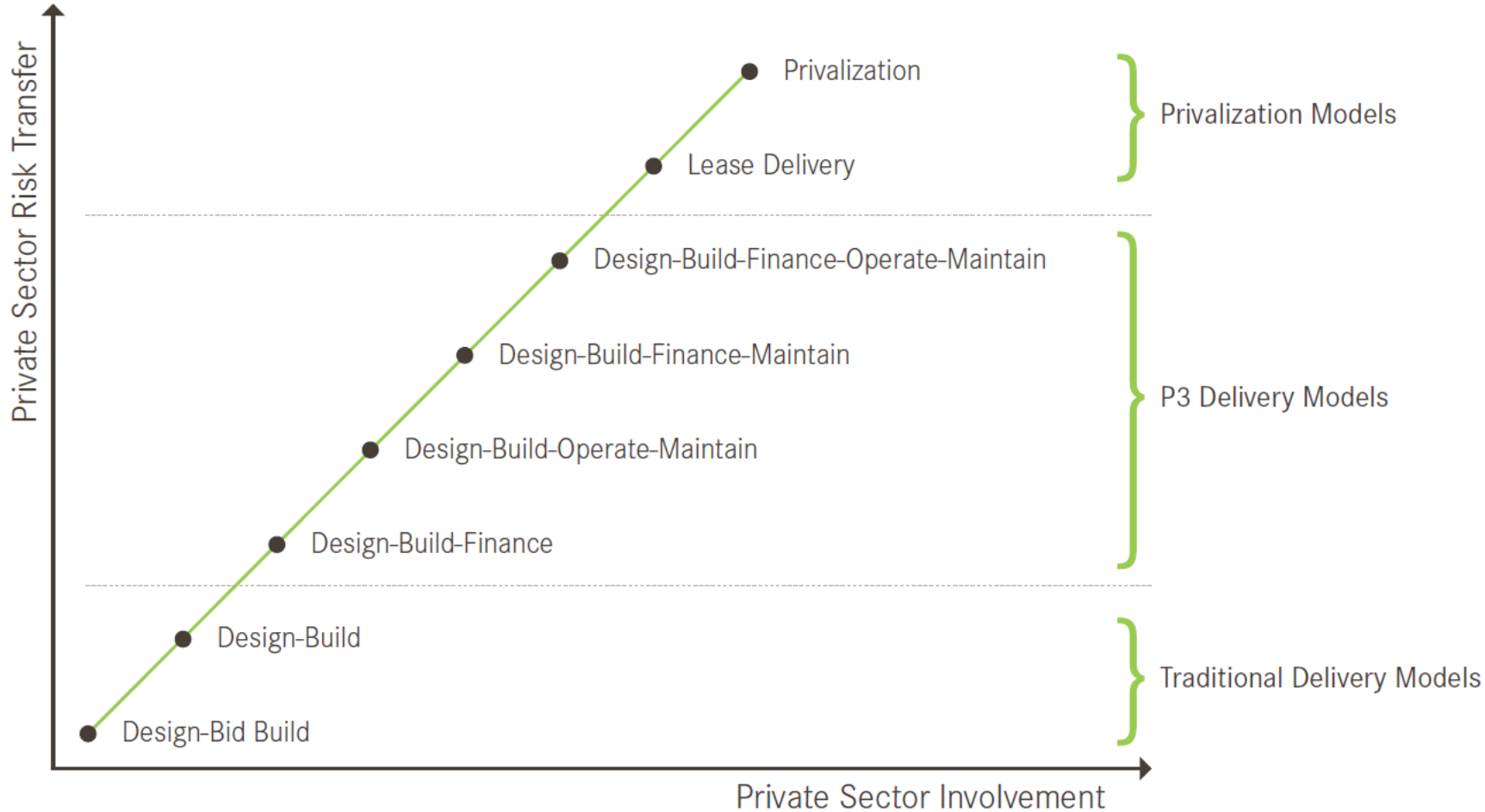
**SOUTH AERIAL**

## Opportunities:

- Re:imagined ***Civic Center Park*** concludes Civic Center Drive axis
- New **Public Safety Building** and parking massing create new outdoor spaces for staff and public.
- Existing OCFA fire station and admin offices to remain.

# DELIVERY OPTIONS

The term “P3” can refer to several delivery models. Determine which delivery models are most likely to produce an optimal structure.



# PRELIMINARY FEASIBILITY ANALYSIS



## 2022 PFAL

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### 2020 Dewberry Assessment and Conclusions

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### P3 | Phase 1 Feasibility Analysis

New Construction  
Public Safety  
Building  
±87,000 SF

New Parking  
Structure  
448 spaces

Re:Imagine  
Civic Center Park  
±2.3 acres

**Estimated Project  
Construction Costs**  
±\$108M\*  
\*exclusions

### P3 | Phase 2 Housing Assessment

Housing Mandate  
2024 timeframe  
(Acacia Adult Day  
Care Center)

Surplus Land Act  
Process

Separate Project  
Schedule

# PROCUREMENT DELIVERY OPTIONS



**2022 PFAL**

**Project Feasibility**

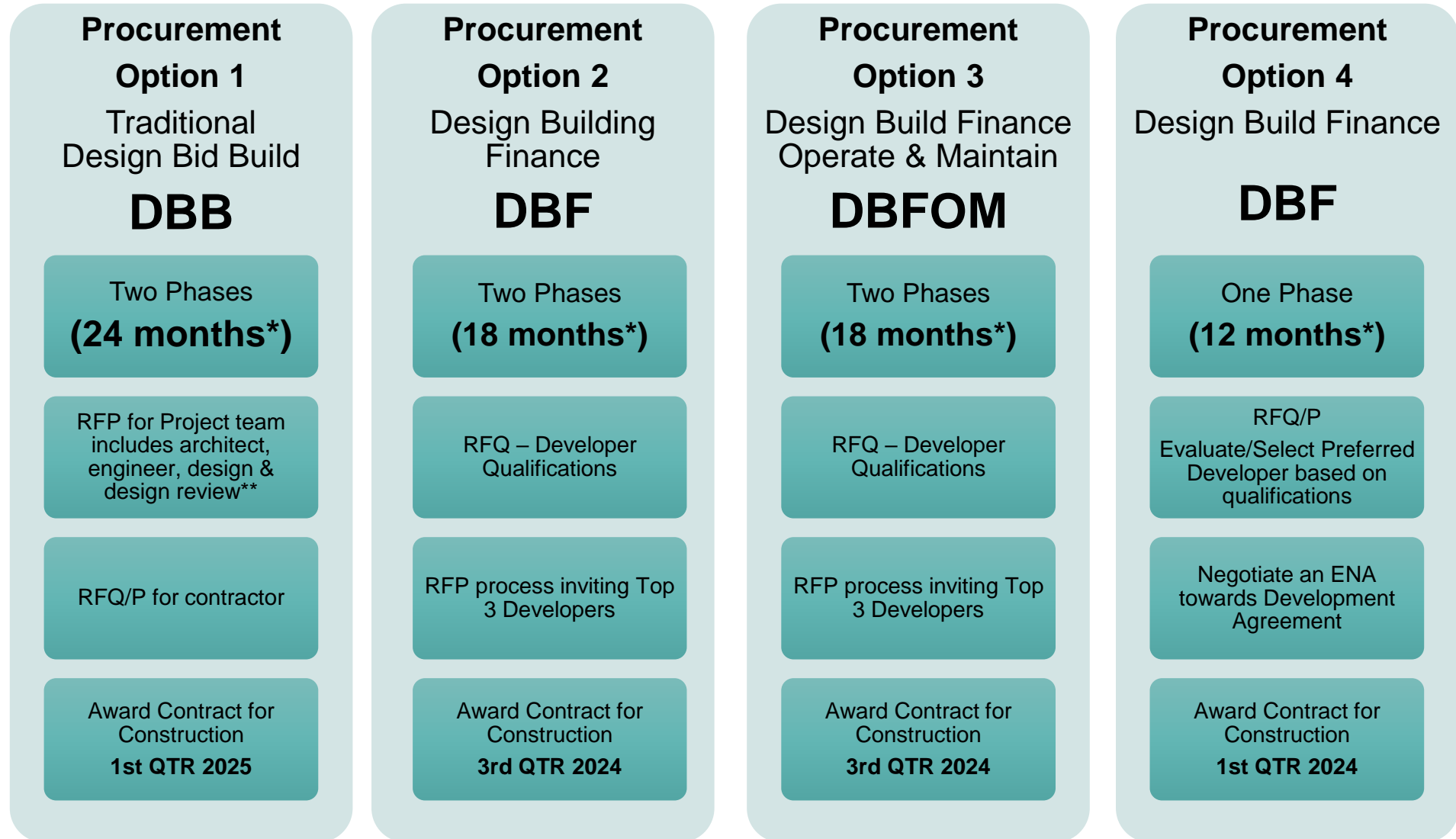
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\* CEQA to be completed prior to release of RFQ. \*\* Procurements are done separately/consecutively for each discipline.

# WHAT HAPPENS NEXT IN THE RFQ/P PROCESS?



## 2023 Next Steps

### P3 Implementation

RFQ/P for P3 Developer

RFP for CEQA Consultant

Procurement Selection

ENA

## Phase 1 Completed:

- Future site location identified
- Program validated
- Retain O&M responsibility
- Optimize risk transfer
- Streamlined project schedule

## Phase 2:

- Initiate CEQA
- Refine Evaluation Criteria
- Prepare RFQ/P to include:
  - Design/performance specifications
- Finalize funding plan
- Market sounding/advertising

## Phase 3:

- Launch RFQ
- Select developer
- Design completed
- Agreements finalized
- Financial close
- Notice to Proceed
- Guaranteed Price per negotiated contract



# RECOMMENDATIONS:

1. Direct staff to advance the Public Safety Building Project and accelerate project delivery
2. Approve an Amendment to PFAL (\$1.1M) to proceed with Phase 2 and 3 Scope of Work
3. Approve an Amendment to Placeworks for an additional \$100,000 for community outreach

## 2. Additional Staff Action Items

- Prepare and release RFP for CEQA Consultant
- Expand Civic Center Community Engagement and Outreach efforts



## 2023 Next Steps

### P3 Implementation

RFQ/P for P3 Developer

RFP for CEQA Consultant

Procurement Selection

ENA

# PFAL TEAM



Procurement Strategy, Financial & Commercial Advisory



Program Requirements/ Conceptual Design



Altus Group

Technical Specifications, Operations & Maintenance



Real Estate/  
Affordable Housing;  
Open Space Operations



DHARAM  
CONSULTING

Cost Estimating



Project Finance  
Advisory Ltd.



DHARAM  
CONSULTING