

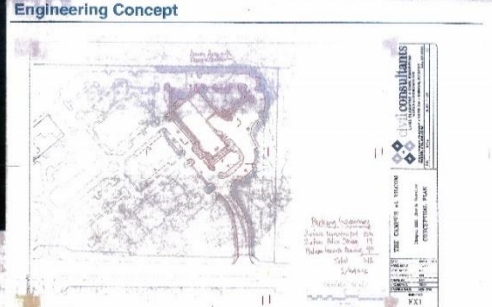
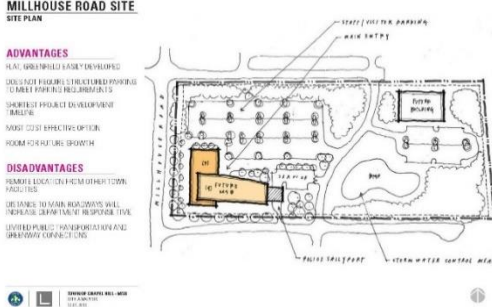
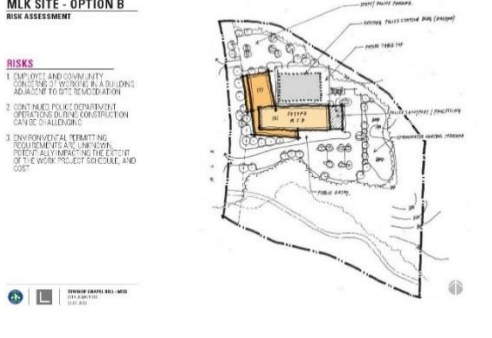


Visual	Location	Strengths	Weaknesses/Conditions	Time and Cost Estimates
	UNC Land Swap	<ul style="list-style-type: none"> Entitlements mostly complete 	<ul style="list-style-type: none"> UNC requirement for property swap downtown – changed conditions 	<ul style="list-style-type: none"> On hold due to new conditions (formerly: Bid late 2019 18 months construction \$450/SF*)
	University Place	<ul style="list-style-type: none"> Location meets program needs Potential cost savings in construction Prior partnership experience 	<ul style="list-style-type: none"> Control of land Land cost through “rent” Uncertainty until entitled Requires shared/under building parking Existing impervious surface/opportunity to contribute to stormwater improvements 	<ul style="list-style-type: none"> Requires rezoning/entitlements 12 months design & entitlements 18 months construction \$250-\$350/SF plus any land-lease/other business costs
	Vilcom	<ul style="list-style-type: none"> Time – ready for administrative approval/building plan 	<ul style="list-style-type: none"> Other parties may be interested in the site Location less supportive of program needs Would require additional substation with central location Parking limitations Land Acquisition cost 	<ul style="list-style-type: none"> Ready for Building Permit 6 months design 18 months construction
	Millhouse	<ul style="list-style-type: none"> Time – quick entitlements We control the land 	<ul style="list-style-type: none"> Location less supportive of program needs Would require additional substation with central location Entitlement process Fire training facility located on a portion of the site 	<ul style="list-style-type: none"> Requires rezoning/entitlements 14 months design & entitlements 18 months construction \$446/SF*
	Current PD Location	<ul style="list-style-type: none"> Control of site Location meets program needs 	<ul style="list-style-type: none"> Temporary relocation of police function Timing is uncertain due to brownfield Highest cost option Morale <p>*costs include pre-development, soft costs, and hard costs</p>	<ul style="list-style-type: none"> 12 months brownfields (expedited) 18 months design 18-24 months relocation, demolition and construction \$573/SF* + relocation + 6% escalation per year + remediation cost