

AGENDA

Committee of the Whole September 23, 2024 at 6:30 PM



Lansing City Hall, Tony Benavides Lansing City Council Chambers
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>
UPDATED

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. September 9, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Presentations:**
 - B. Project update on Public Media and Performing Arts Center (Ovation)
 - C. Project update on Public Safety Consolidated Facility
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee of the Whole
Monday, September 9, 2024 @ 6:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council President Garza called the meeting to order at 6:30 p.m.

PRESENT

Councilmember Peter Spadafore
Councilmember Adam Hussain
Councilmember Tamera Carter
Councilmember Trini Pehlivanoglu
Councilmember Jeffrey Brown
Councilmember Ryan Kost
Councilmember Jeremy Garza
Councilmember Brian T. Jackson

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Mark Lawrence, Mayors Office
Lori Welch, Sustainability Manager
Rawley Van Fossen, EDP Director
Jake Brower, Chief Strategy Officer

Minutes

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE MINUTES FROM AUGUST 26, 2024, AS PRESENTED. MOTION CARRIED 8-0.

Public Comment

No public comment at this time.

Discussion/Action

RESOLUTION – Grant Acceptance: USDA Forestry

Mr. Brower first acknowledged the Council for taking action immediately. They received award on September 3, 2024, and needed to have it accepted and returned by September 20, 2024.

Ms. Welch provided details on what the grant will do with the \$5,000,000. There will be outreach tools, planting of 2,000 trees in disadvantaged areas, partnering with LSD and MSU, creating paid internship and doing a mass demonstration project. In addition, they will do case studies to share with other municipalities. The City has partnerships with this grant with BWL and MSU.

DRAFT

Council Member Spadafore asked if these funds will be used for the stump grinding program and Ms. Welch stated it will not.

Council Member Hussain asked where the disadvantage communities are. Ms. Welch stated they use screening tools, and over 70% of the City is considered disadvantaged. They are not sure on specifics yet because that will come out of the planning stage. Council Member Hussain asked about the communication plan and who would initiate that. Ms. Welch stated they will contract that out. Council Member Hussain noted the grant period says 7/12/2029, but the application is 8/29/2029. Ms. Welch said it is due to the delay in the grant acceptance. They originally applied for \$30 million and were awarded this \$5 million so amended the grant.

Council Member Jackson referred back to Mr. Brower earlier statements and asked about dividends of sustainability and asked Ms. Welch asked what is the Wishlist if there is an ability. Ms. Welch stated that right now they pass on additional grants and would look for more staff. They would help administer grants, material management and composting. They are trying to keep things out of landfills as often as possible.

Council President Garza asked when they would receive the funds and if in one lump sum. Ms. Welch stated it is a reimbursement grant, and Mr. Brower could not provide the specifics and would get the information to Council. Ms. Welch stated the funds and grants they have already received they will have no problem implementing, but future ones are where they need the assistance.

Council Member Kost asked if this will supplement the current program or replace. Ms. Welch stated it will add and increase what we are planting now. Council Member Kost asked about the stump grinding project as well, and asked for Council to have details on that project assuming these trees will be planted where trees were cut down and stumps are left and being addressed in that project.

Council President Garza asked if they would contract out tree planting or will City forestry staff do this, and Ms. Welch stated it is planned to contract out to assist. Mr. Brower was asked if there were vacancies in forestry, and Mr. Brower stated he was not sure but it would be in the upcoming vacancy report.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE GRANT ACCEPTANCE, USDA FORESTRY. MOTION CARRIED 8-0.

DISCUSSION – BUDGET PRIORITIES FOR BUDGET FISCAL YEAR 2025/2026

Council President Garza referred to the draft in the packet for action by October 1, 2024.

Council Member Jackson stated he will work on a budget priority to fund staff for the sustainability department.

Adjourn

The meeting adjourned at 6:43 pm

Respectfully Submitted by,

Sherrie Boak Recording Secretary,

Lansing City Council

Approved by the Committee

THE OVATION LIVE MUSIC VENUE

AUGUST 29th, 2024
Project #3444





OVATION
CENTER FOR MUSIC AND ARTS
PRESENTED BY msu/ta



ovationlansing.com





Ovation Project Concepts

Lansing, Michigan



Building Mass Perspective

IMAGE ANALYSIS



Albert Kahn Associates, Inc.
The Fisher Building
3011 W. Grand Blvd., Suite 1800
Detroit, Michigan 48202-3000

Issue History

No.	Description	Date
3	DESIGN DEVELOPMENT	09/19/2024

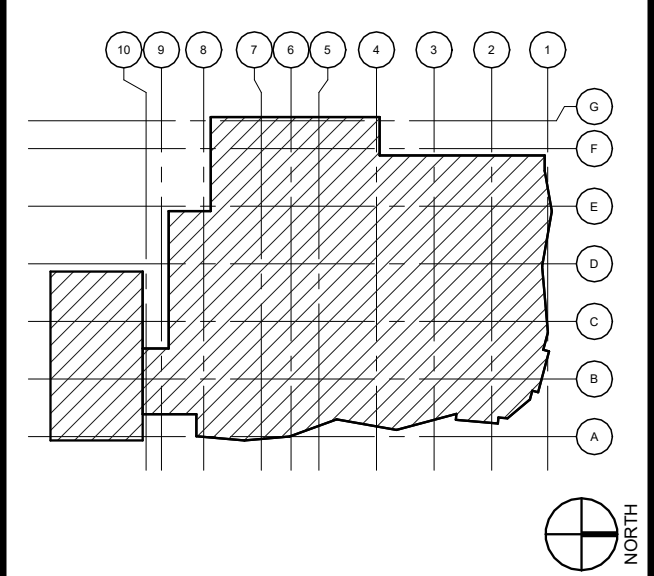
Refer To Sheet Index For Complete Issue History

DISCLAIMER:
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Registration Seal

REVIEW ONLY
NOT FOR
CONSTRUCTION

Key Plan



THE OVATION CENTER FOR
MUSIC AND ARTS
501 S. Washington, Lansing, MI

In Charge A. STONE
Designed Designer
Drawn By Author
Checked Checker
Approved Approver Date 08/01/24
Sheet Title

FIRST FLOOR PLAN

Job No. 3444-00 Sheet No. A-101





Albert Kahn Associates, Inc.
The Fisher Building
3011 W. Grand Blvd., Suite 1800
Detroit, Michigan 48202-3000

Issue History

No.	Description	Date
3	DESIGN DEVELOPMENT	09/19/2024

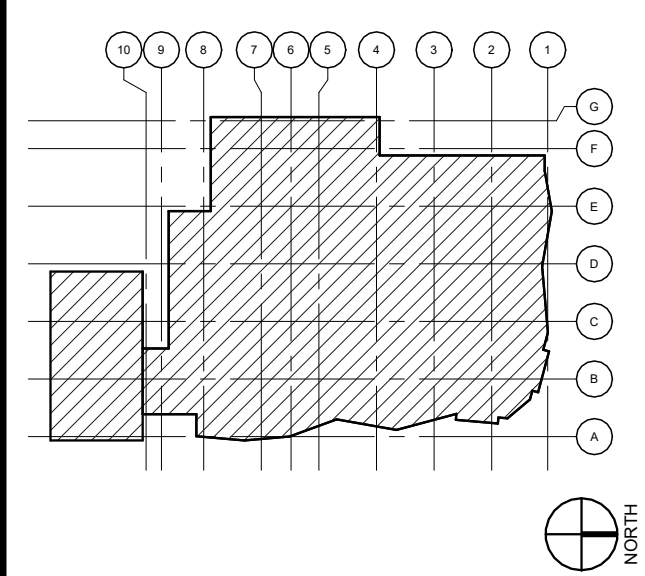
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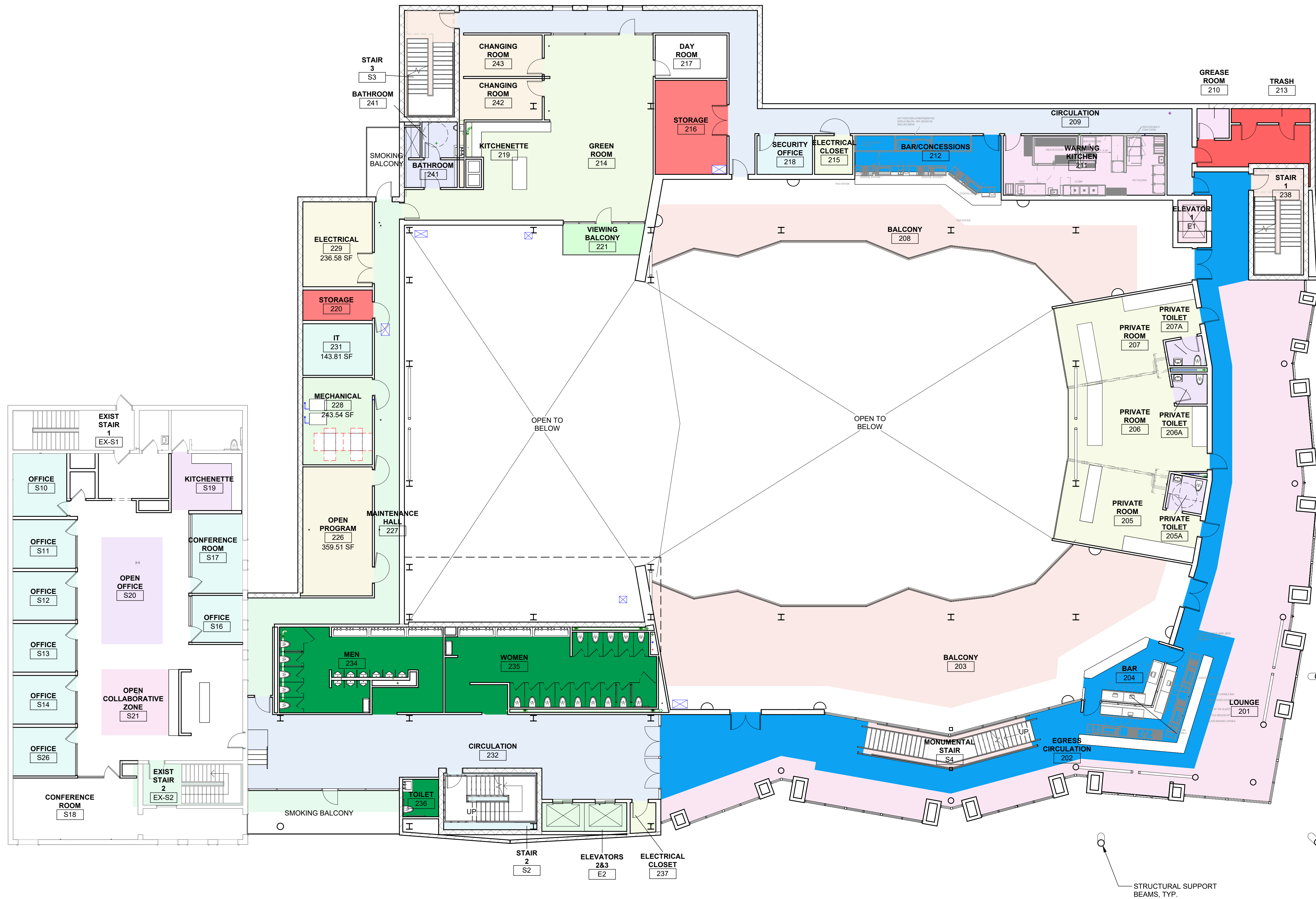


THE OVATION CENTER FOR
MUSIC AND ARTS
501 S. Washington, Lansing, MI

In Charge A. STONE
Designed Designer
Drawn By Author
Checked Checker
Approved Approver Date 08/01/24
Sheet Title

SECOND FLOOR PLAN

Job No. 3444-00 Sheet No. A-102



1 SECOND FLOOR PLAN
3/32" = 1'-0"

Issue History

[illegible]

No.	Description	Date
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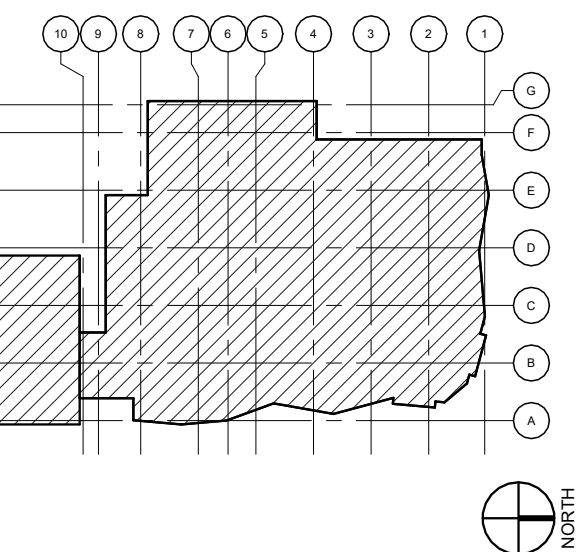
Refer To Sheet Index For Complete Issue History

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Registration Seal

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Key Plan

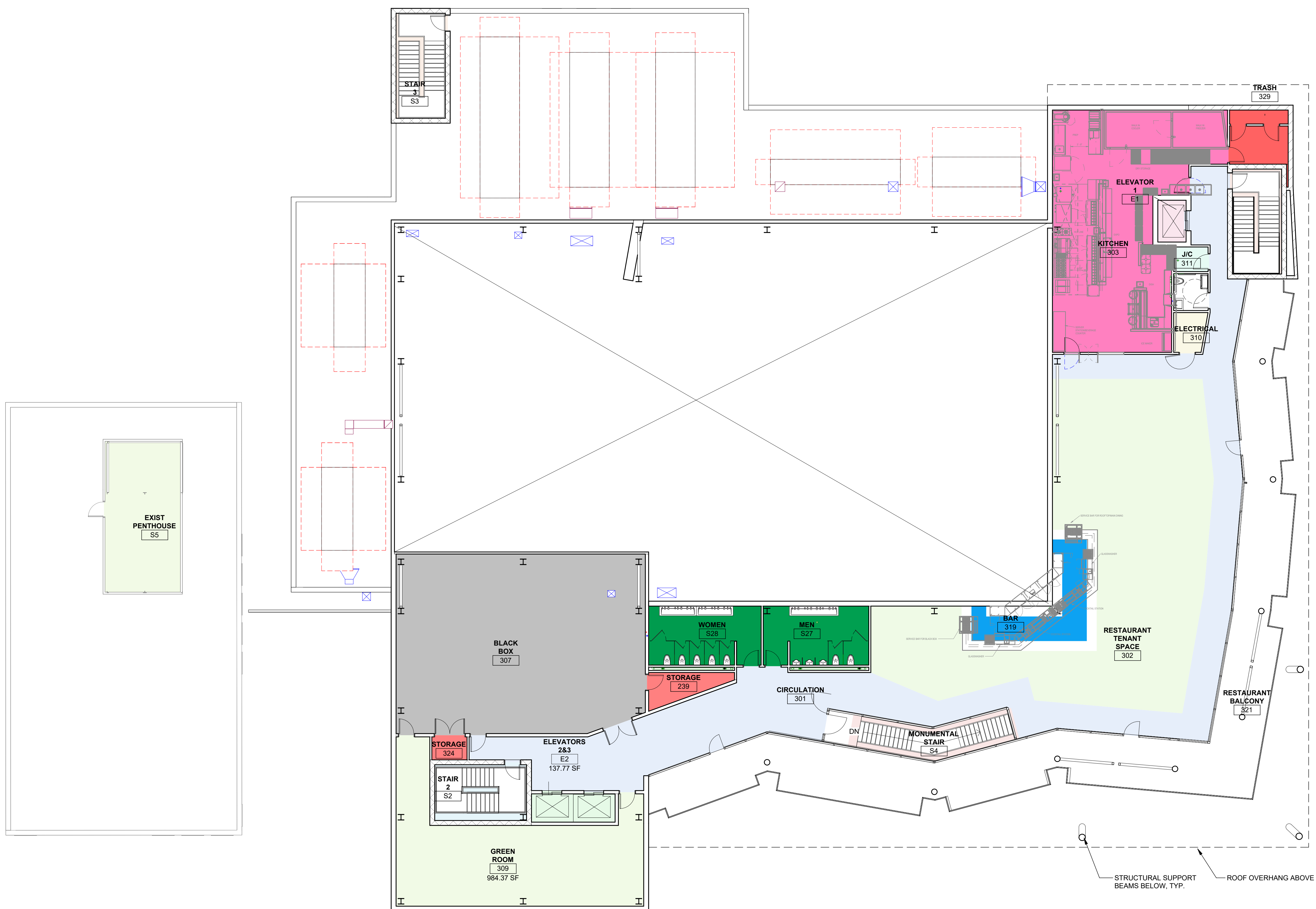


THE OVATION CENTER FOR
MUSIC AND ARTS
501 S. Washington, Lansing, MI 48906

In Charge	A. STONE		
Designed	Designer		
Drawn By	Author		
Checked	Checker		
Approved	Approver	Date	08/01/24
Sheet Title			

THIRD FLOOR PLAN

Job No.	Sheet No.
3444-00	A-103

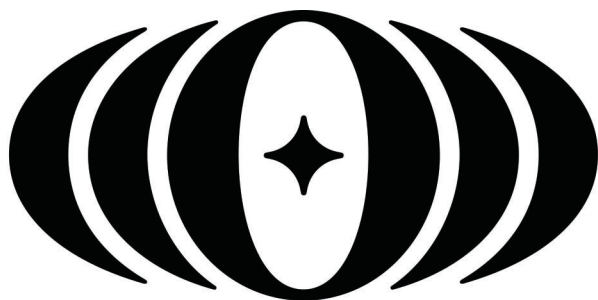


1 THIRD FLOOR PLAN
3/32" = 1'-0"

THANK YOU!

Albert Kahn Associates
3011 W Grand Blvd, Ste 1800 Detroit, MI 48202
313.202.7000

www.albertkahn.com



OVATION
CENTER FOR MUSIC AND ARTS
PRESENTED BY *msufcu*

LANSING PUBLIC SAFETY PROJECT

MEMO TITLE:	Public Safety Project Q2 2024 Quarterly Update
TO:	The City of Lansing
PRESENTED BY:	John McGraw - River Caddis Development
DATE:	July 10, 2024

PROJECT TEAM

Owner Representative: River Caddis Development

Construction Manager: Christman Company

Design Team: Hobbs and Black Architects | BKV Group

Overview

The Christman Company has updated the cost model for the Public Safety Bond Election based on the most recent design development documentation provided by Hobbs + Black Architects and BKV Group as of March 14, 2023. Our independent cost review confirms that the project is progressing within the \$175M budget and aligned with the anticipated timeline.

Project Scope

New Construction – Consolidated Facility:

- Relocation of Police Department Headquarters from Wise Road and Downtown Locations.
- Establishment of Fire Training Center.
- Relocation of Fire Station No. 9.
- Reconstruction of Fire Station No. 2.
- Relocation of 54A District Court.
- Relocation of Detention Center for Police Department and District Court.
- Relocation of Fire Department Executive Administration from Fire Station No. 1.
- Construction of Parking Structure & Connector.
- Demolition of Existing SWOC Building.
- Expanded Sitework for the SWOC property.

Renovations:

- Update of Fire Station No. 8.
- Relocation of Existing Buildings for Police Out Building for Dive, Radio Lab & Fleet Maintenance Support.

Alternates Priced Out for Consideration:



LANSING PUBLIC SAFETY PROJECT

- Police Range & Special Tactics/Rescue Team.
- Police Command Vehicle Storage.
- Enhanced Fire Training Facilities.
- Addition of Carports and Solar Panels.
- Based on the information presented, we believe the project is feasible within the \$175M budget and the given timeline.

Current Project Status

Milestone Activities Completed or Anticipated for This Quarter:

- Completed hazardous materials removal at the South Washington complex buildings.
- Initiated building demolition at the South Washington site.
- Conducted a pre-submittal meeting for building plan review with the city building department for the Combined Public Safety Building, Fire Stations 2 & 9, and the Fire Training Facility.
- Performed survey work for the geothermal well-field area.
- Completed design development and budget analysis.
- Secured city approval for the design development package, including the budget.
- Updated the milestone master schedule for the project.
- Initiated construction document coordination activities and reviews with city departments.
- Issued and conducted post-bid interviews for Third-Party Commissioning Agent services.
- Developed the design for the parking deck at the South Washington site and confirmed pricing.
- Finalized all exterior building designs, except for Fire Station 8 and the North and South Storage Buildings at the South Washington site.
- Reviewed and secured approval for all interior and exterior materials/finishes for each building.
- Reviewed all interior and exterior doors for each building.
- Continued design efforts on the geothermal well-field for the PSB.
- Finalized the lock-up area for the Combined Public Safety Building.
- Continued coordination efforts with LBWL and other utility providers.
- Assisted in the evaluation of available tax credits to support project costs for the combined public safety building.
- Conducted IT/AV/Security meetings with the city.
- Issued and awarded Bid Package #3 for Mass Grading and Site Utilities for the South Washington site.
- Issued Bid Package #4 for Foundations and Rammed Aggregate Piers for the Combined Public Safety Building and Ramp for bidding.
- Continued work on Bid Package #5 for Structural Steel & Exterior Enclosure for the Combined Public Safety Building.
- Submitted the Site Plan submission package to the city for the South Washington site and responded to review questions.
- Determined the scope of the early bid package for major electrical components, BP7.

Next Quarter Look Ahead

Anticipated Milestone Activities for the Next Quarter:



LANSING PUBLIC SAFETY PROJECT

- Secure site plan approval for the South Washington site.
- Submit and secure site plan approval for Fire Station #2.
- Vacate Fire Station 2 by LFD.
- Complete the design for the parking deck at the South Washington site and confirm pricing.
- Initiate construction documents for third quarter bid packages.
- Contract with the awarded Commissioning vendor.
- Post bid and award Bid Package #4 for Foundations and Rammed Aggregate Piers for the Combined Public Safety Building and Ramp for construction commencement.
- Issue Bid Package #5 for Structural Steel for the Combined Public Safety Building for bidding.
- Post bid and award Package #5 for Structural Steel for the Combined Public Safety Building for construction.
- Issue Bid Package #6 for Exterior Enclosure for the Combined Public Safety Building for bidding.
- Post bid and award Package #6 for Exterior Enclosure for the Combined Public Safety Building for construction.
- Continue conducting weekly project team meetings.
- Continue planning meetings with LBWL and other utility providers.
- Continue planning meetings with city IT department, Courts, LPD, and LFD.
- Continue planning meetings with the city facilities department.
- Continue evaluation of solar array solutions for the South Washington site.
- Continue coordinating with CATA on the new bus stop at South Washington.
- Update project soft cost allowances.
- Commence work on the furniture bid package(s).
- Install geo-thermal test well and perform thermal conductivity test.
- Issue BP7 for Fire Stations 2 & 9 for bidding.
- Issue BP8 for Major Electrical Equipment for bidding (Transformers/Generators/Electrical Gear).

This update provides a comprehensive overview of the project's progress and future plans. We remain committed to delivering the project within the established budget and timeline. Please let us know if there are any questions or further details required.

Sincerely,



John McGraw
President
River Caddis Development

LANSING PUBLIC SAFETY PROJECT

MEMO TITLE:	Public Safety Project Q3 2024 Quarterly Update
TO:	The City of Lansing
PRESENTED BY:	John McGraw - River Caddis Development
DATE:	September 19, 2024

PROJECT TEAM

Owner Representative: River Caddis Development

Construction Manager: Christman Company

Design Team: Hobbs and Black Architects | BKV Group

Overview

The Christman Company has updated the cost model (attached) for the Public Safety Bond Election based on the most recent design development documentation provided by Hobbs + Black Architects and BKV Group. Our independent cost review confirms that the project is progressing within the \$175M budget and aligned with the anticipated timeline.

Current Project Status – 3rd Quarter Overview

The following key milestones were completed or initiated during the current quarter for the Public Safety Project:

- **Fire Station #2:**
 - Secured site plan approval.
 - Vacated by Lansing Fire Department (LFD), with hazardous materials removal and salvage operations completed.
 - Continued progress on Bid Package #8 for Fire Station #2, issued for contractor bidding.
- **South Washington Site:**
 - Finalized design and budget for the parking deck.
 - Secured site work permits.
 - Began construction documents for the parking deck.
 - Continued construction activities for Bid Package #3 (Massing Grading and Site Utilities) and initiated activities for Bid Package #4 (Foundations and Rammed Aggregate Piers).
 - Continued work on Bid Package #12 (South Washington Parking Ramp) and initiated coordination with CATA for the new bus stop.
- **Fire Safety Facilities:**
 - Finalized designs for the LFD Burn Tower, Drafting Pit, and Trench Rescue.
 - Issued and awarded Bid Packages #5 (Major Electrical Equipment), #6 (Structural Steel), and #7 (Exterior Enclosure) for the Public Safety Building.



LANSING PUBLIC SAFETY PROJECT

- Progress on Bid Package #9 for Fire Station #9 and Bid Package #10 for the Fire Training Facility.
- Continued work on Bid Package #13 (Geo-thermal wellfield), with test well installation and thermal conductivity testing performed.
- Packages on hold include:
 - **Bid Package #14** (Fire Station #8) – Awaiting the award of major bid packages in Fall 2024.
 - **Bid Package #15** (South Washington North and South Storage Buildings) – On hold until major bids awarded in Fall 2024.
 - **Bid Package #16** (South Washington Landscape and Site Concrete) – In design development, planned for issuance in 2025.
 - **Bid Package #17** (IT/AV/Security) – On hold, issuance planned for 2025.
- **Additional Activities:**
 - Initiated engagement with the Lansing Arts Council.
 - Continued coordination with utility providers (LBWL), city departments (IT, Courts, LPD, LFD, Facilities), and CATA.
 - Progressed furniture and equipment procurement.
 - Weekly project team meetings continued.
 - City contracted with the awarded commissioning vendor.
 - Processed addenda, bulletins, RFIs, and shop drawings.

Next Quarter Look Ahead – 4th Quarter Projections

The following activities are anticipated for the upcoming quarter:

- **Fire Station #2:**
 - Demolish Fire Station 2.
 - Secure site work permits and commence construction activities as outlined in Bid Package #8.
- **South Washington Site:**
 - Finalize design of the geo-thermal wellfield and continue construction on the Parking Ramp and Public Safety Building.
 - Issue and award Bid Package #12 (South Washington Parking Ramp) for contractor bidding and QAQC.
 - Continued construction activities for Bid Package #3 (Massing Grading and Site Utilities) and Bid Package #4 (Foundations and Rammed Aggregate Piers).
- **Public Safety Building:**
 - Process shop drawings and commence construction activities for Bid Package #5 (Major Electrical Equipment).
 - Continue construction with Bid Package #6 (Structural Steel).
 - Post-bid and award Bid Packages #7 (Exterior Enclosure) and #10 (Public Safety Building Interior and Miscellaneous Steel).

LANSING PUBLIC SAFETY PROJECT

- **Fire Safety Facilities:**
 - Post-bid and award Bid Package #9 (Fire Station #9).
 - Post-bid and award Bid Package #10 (Fire Training Facility).
- **Additional Activities:**
 - Continue engagement with Lansing Arts Council.
 - Finalize Real Time Crime Center design for LPD.
 - Ongoing procurement for furniture and equipment.
 - Continued coordination with utility providers, city departments, and CATA for the new bus stop.
 - Continued construction team meetings, addenda processing, RFI handling, and shop drawing reviews.
- **On-Hold Bid Packages:**
 - **Bid Package #14** (Fire Station #8) – Anticipated Fall 2024.
 - **Bid Package #15** (South Washington North and South Storage Buildings) – On hold, issuance planned for 2025/2026.
 - **Bid Package #16** (South Washington Landscape and Site Concrete) – On hold, issuance planned for 2025/2026.
 - **Bid Package #17** (IT/AV/Security) – On hold, issuance planned for 2025/2026.

This update provides a comprehensive overview of the project's progress and future plans. We remain committed to delivering the project within the established budget and timeline. Please let us know if there are any questions or further details required.

Sincerely,

John McGraw
President
River Caddis Development

LANSING PUBLIC SAFETY PROJECT

September 19, 2024

River Caddis Development
4215 Legacy Parkway
Lansing, MI 48911

Attention: Mr. John McGraw, President & COO

RE: Public Safety Consolidated Facility – Quarterly High-Level Cost Model Narrative

The Christman Company has updated the cost model for the Public Safety Bond Election based on the most current design development documentation provided by Hobbs + Black Architects and BKV Group as of March 14, 2023. Additionally, we have procured certain bid packages as we have begun construction while we complete the design and finalize the project documents.

Current Bid Packages Under Contract:

- A. Combined Public Safety Building
 - a. Bid Package No. 1 – Abatement
 - b. Bid Package No. 2 – Mass Demolition of Main Site Buildings
 - c. Bid Package No. 3 – Mass Grading and Site Utilities
 - d. Bid Package No. 4 – Structural Foundations (Main Building / Parking Structure)
 - e. Bid Package No. 5 – Generator Equipment – PENDING BID EVAL & CONTRACT
 - f. Bid Package No. 6 – Structural Steel

Our Cost Model based on the following scopes, not including packages listed above:

- A. New Construction – Consolidated Facility
 - a. Police Department Headquarters relocation from Wise Road and Downtown Locations
 - b. Fire Training Center
 - c. Relocation of Fire Station No. 9
 - d. Reconstruction of Fire Station No. 2
 - e. Relocation of 54A District Court
 - f. Relocation of Detention Center for Police Department and District Court.
 - g. Relocation of Fire Department Executive Administration from Fire Station No. 1
 - h. Parking Structure & Connector
- B. Renovations
 - a. Update of Fire Station No. 8
 - b. Relocation of Existing Buildings for Police Out Building for Dive, Radio Lab & Fleet Maintenance Support
- C. Alternates priced out for consideration include
 - a. Police Range & Special Tactics / Rescue Team



LANSING PUBLIC SAFETY PROJECT

- b. Police Command Vehicle Storage
- c. Enhanced Fire Training Facilities
- d. Add Carports and Solar Panels

Based on the information currently presented by Hobbs + Black Architects, BKV Group and associated consultants, and all bids received and awards to date, we believe this is viable within reasonable assumptions and the given timeline. As the Construction Manager on this project, we believe we can build the new construction and renovation projects within the timeline and budget of \$175M.

Sincerely,
The Christman Company



Patrick Schrauben
Senior Project Manager

cc: Robert Crowe, The Christman Company, Vice President



HOBBS + BLACK ARCHITECTS
CHRISTMAN

Agenda Item 5. Presentations:
C. Project Update on Public Safety Consolidated Facility

2023 Project Updates



Public Safety Project Update

City of Lansing - City Council

submitted @ mtg.

INTRO | PROJECT BACKGROUND

- Combined Public Safety Services Building
 - PD
 - FD
 - 54A District Court
 - Replacement of Station 9
 - Fire Training Academy & Center
- Fire Renovations and Replacement
 - Station 2
 - Station 8
- Budget: \$175M
- Groundbreaking: October 2023

City & Owners Representative

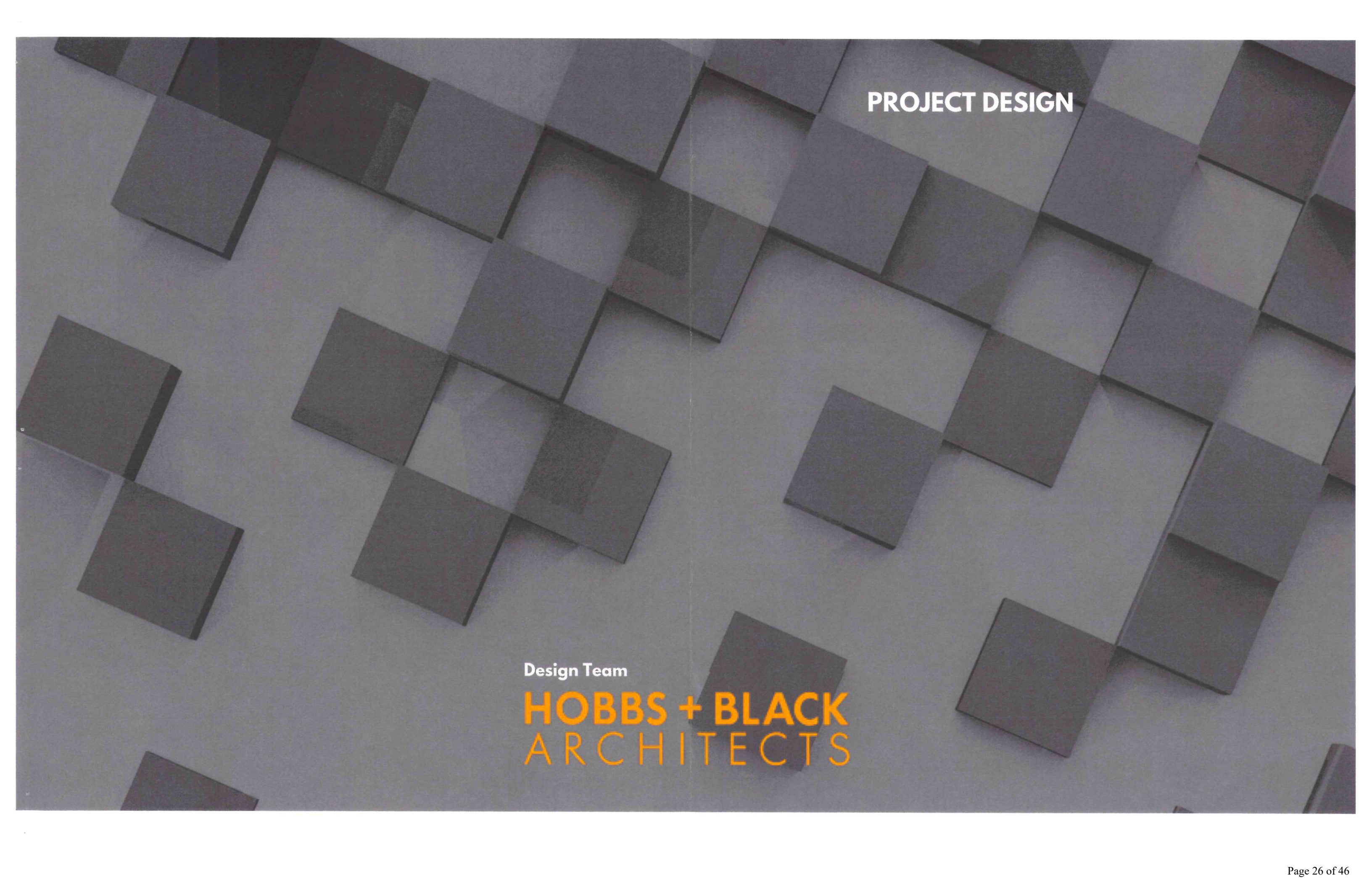


PROJECT BUDGET

Construction Manager



CHRISTMAN

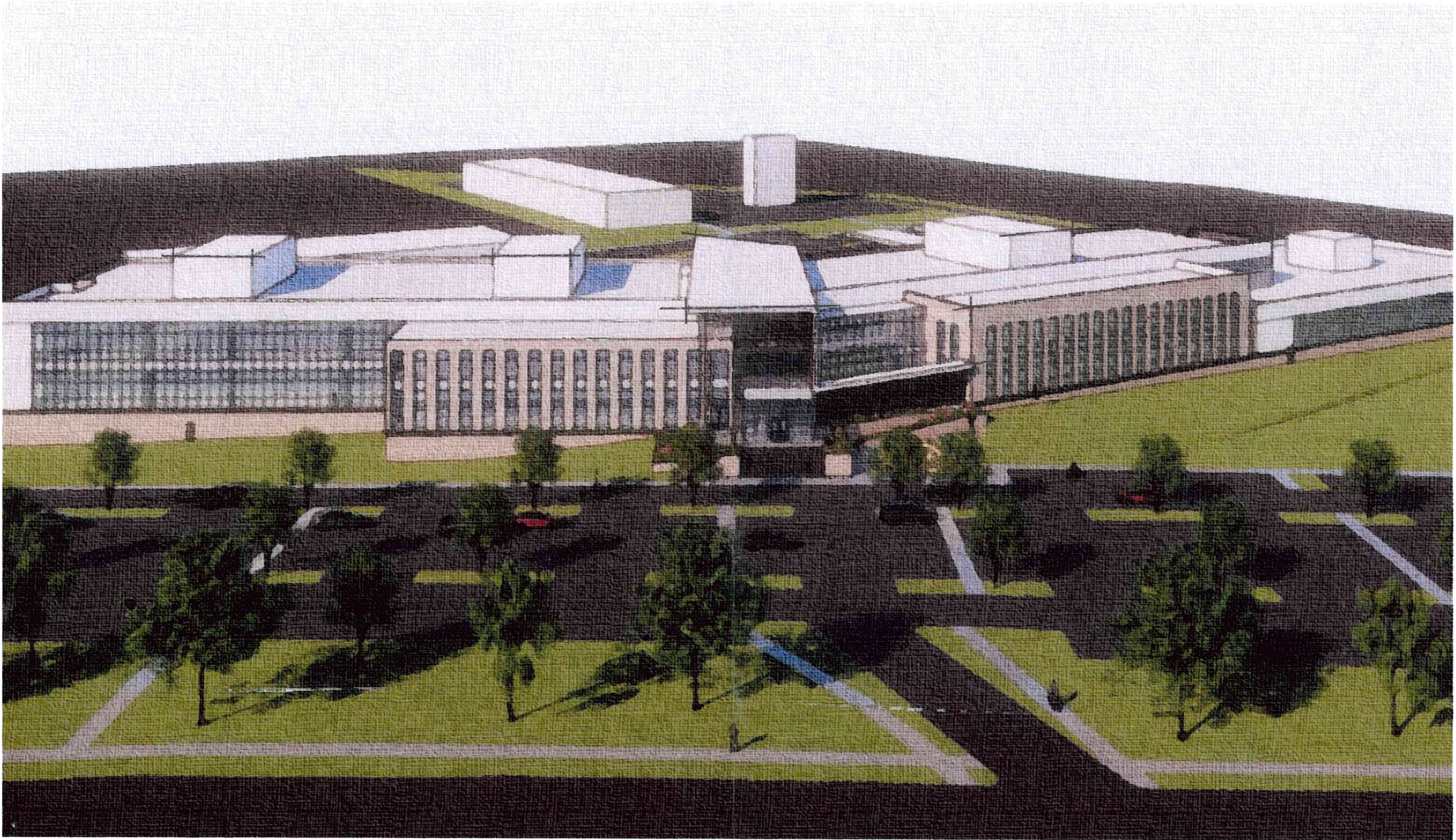


PROJECT DESIGN

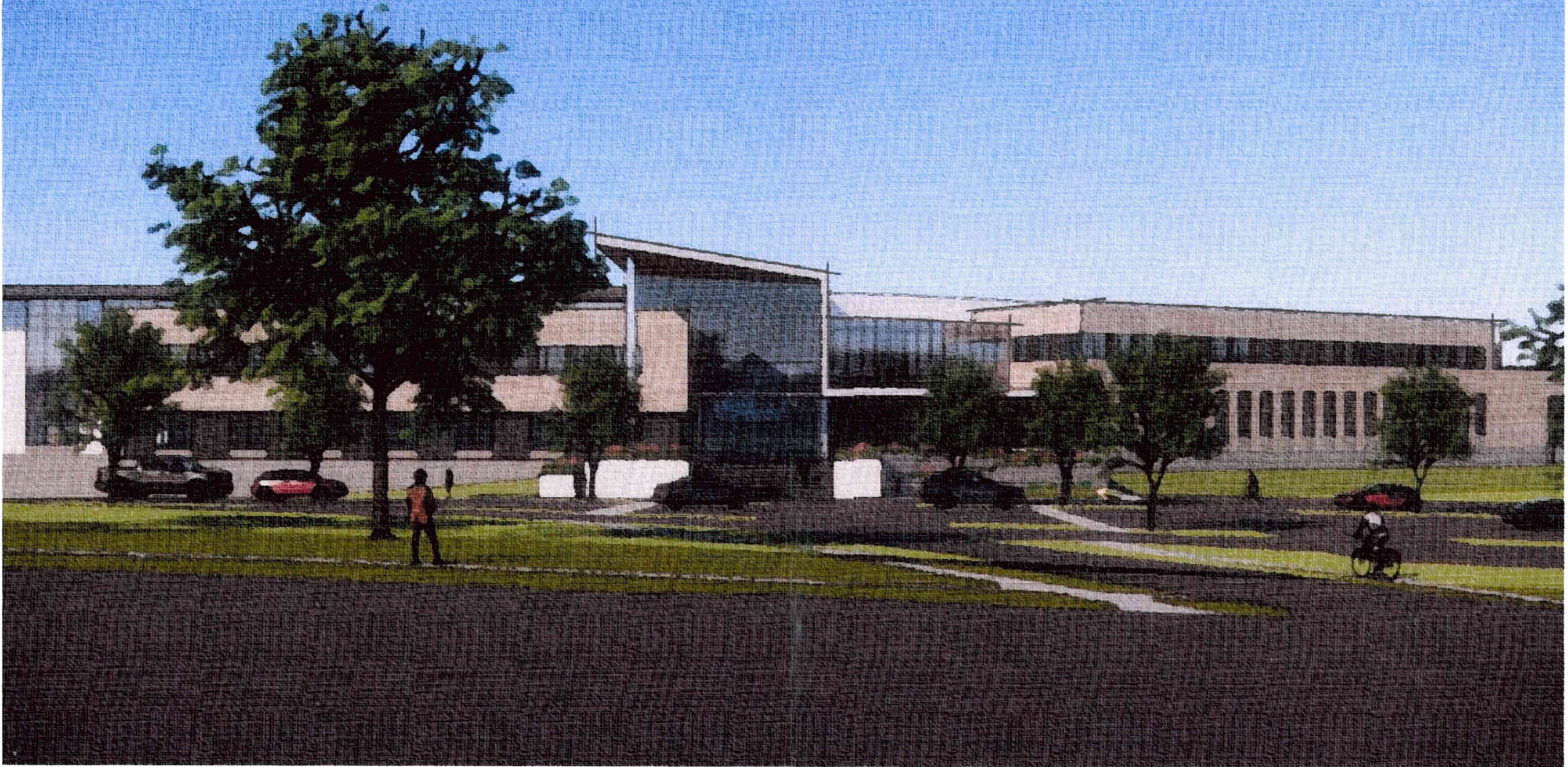
Design Team

HOBBS + BLACK
ARCHITECTS





PUBLIC SAFETY BUILDING



FIRE STATION 9



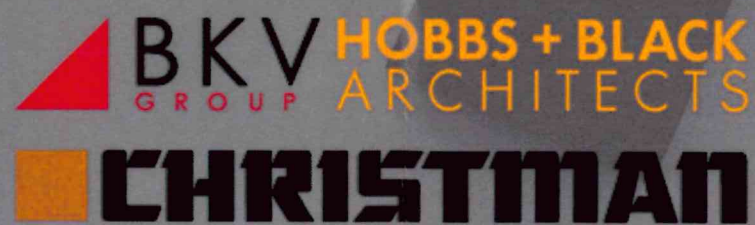


Project Schedule & Next Steps

		2024	2025	2026	2027
Project Name		N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M
Combined Public Safety Building - Design	Construction Document Development				
Combined Public Safety Building - Construction	Groundbreaking, Mob, Site Work, Found & Structure				
	Building Envelop and Finishes				C/O & Close
Fire Station #9 South Washington	Construction Document Development				
	Fire Station #9				C/O & Close
Fire Training Center South Washington	Construction Document Development				
	FD Training Center				C/O & Close
Fire/Police Outbuilding South Washington	Construction Document Development				
	Staging				
	Interior Fic Out				C/O & Close
Fire Station #2 N. Grand River Ave.	Construction Document Development				
	Fire Station #2				C/O & Close
Fire Station #8 Reno. Marshall Rd.	Construction Document Development				
	Fire Reno. #8				C/O & Close

THANK YOU & QUESTIONS

Design Team



SWOC Moves			
Logistics			
Group	Move Location	Tentative Move Date	
Treasury	City Hall	End of August	
Finance	Property Managements Bldg	Mid- October	
HRCS	Oak Park	End of August	
LPD Historical Items	Washington Park	October after mowing season	
311 Call Center	5th Floor	10/7/2023	
54A District	5th Floor/ 7th Floor CH	End of August	
CARES	Foster	10/7/2023	
City TV	North Cap & Container @ O&M	10/30/2023	
Clerk's Office	Reo Elementary	11/20/2023	
Budget Estimate			
Item	Estimated IT Cost	Estimated PM Cost	Estimated Total Cost
311 - 5th floor build out	\$ 6,210.00	\$ 6,700.00	\$ 12,910.00
IT - move to City Hall in existing IT space	\$ 7,400.00	\$ 3,500.00	\$ 10,900.00
Clerk's Office - move to Reo School	\$ 28,000.00	\$ 20,000.00	\$ 48,000.00
City TV - move to North Cap. Ramp	\$ 53,000.00	\$ 20,000.00	\$ 73,000.00
Movers for all groups	\$ -	\$ -	\$ 45,000.00
Additional Storage containers (Street/Fleet/City TV)	\$ -	\$ -	\$ 10,000.00
CARES to Foster Center	\$ 1,000.00	\$ 2,500.00	\$ 3,500.00
		Total	\$ 203,310.00

*Submitted
@mty*

8/14/2023

LANSING PUBLIC SAFETY PROJECT

MEMO TITLE:	Public Safety Project 2nd Quarterly Update
TO:	The City of Lansing
PRESENTED BY:	John McGraw - River Caddis Development
DATE:	June 19, 2023

PROJECT TEAM

Owner Representative: River Caddis Development

Construction Manager: Christman Company

Design Team: Hobbs and Black Architects | BKV Group

Dear Members of the Lansing City Council,

I hope this letter finds you well. As the representative of River Caddis Development for the City of Lansing's Public Safety Project, I am pleased to provide an update on the progress we have made over the second quarter of 2023. We are proud to report that the project remains within budget, and we have obtained sign-off from all departments for the project's program.

The second quarter was a busy one for the team with various activities and accomplishments. Our efforts focused on:

- Completion of contract negotiations.
- Conducting Courts facility tours on June 20, 2023.
- Initiating the kick-off meeting with the Lansing Board of Water and Light (LBWL) on June 14, 2023.
- Commencing Schematic Design efforts across all projects.
- Updating the Master Schedule in line with the start of Schematic Design.
- Fast-tracking the development of the LPD/LFD Storage Building bidding documents for the South Washington site.
- Finalizing the Commissioning RFP.
- Completing the site and environmental survey work for the South Washington site.
- Developing bid packages for hazardous materials removal and building demolition at the South Washington site.



LANSING PUBLIC SAFETY PROJECT

- Maintaining coordination efforts with LBWL and other utility providers.
- Awarding Geo-technical and Construction Testing work.
- Conducting geo-technical work at the South Washington site, Fire Station #2, and Fire Station #8 sites.
- Continuing planning meetings with the City IT department.
- Starting activities to vacate the SWOC buildings and site by the City.

Looking ahead to the 3rd quarter, our team will concentrate on the following:

- Completion of Schematic Design efforts.
- Issuing and Awarding the Commissioning RFP.
- Initiating Design Development efforts.
- Starting early bid package development for the CPSB (mass grading/utilities/foundations).
- Updating the Cost Model and the Master Schedule upon completion of Schematic Design.
- Issuing the LPD/LFD Storage Building at the South Washington site for contractor bidding.
- Awarding the bid packages for hazardous materials removal and building demolition at the South Washington site.
- Continuing planning meetings with LBWL, other utility providers, and the city IT department.
- Actively vacating the SWOC building and site by the city, except for the City Clerk's operations.

In conclusion, we continue to stand guided by our mission to enhance public safety through our development projects, all while honoring our commitment to fiscal responsibility and strategic efficiency. Our team is grateful for the unyielding support of the Lansing City Council, and we eagerly look forward to the progress we will make together in the coming quarter.

Thank you for your time, your trust, and your ongoing commitment to making Lansing a safer, more vibrant city for all. Please feel free to contact me with any questions or concerns you may have.



City of Lansing
Public Safety Project (Preliminary)
3/20/2023



Pre-Construction Activity

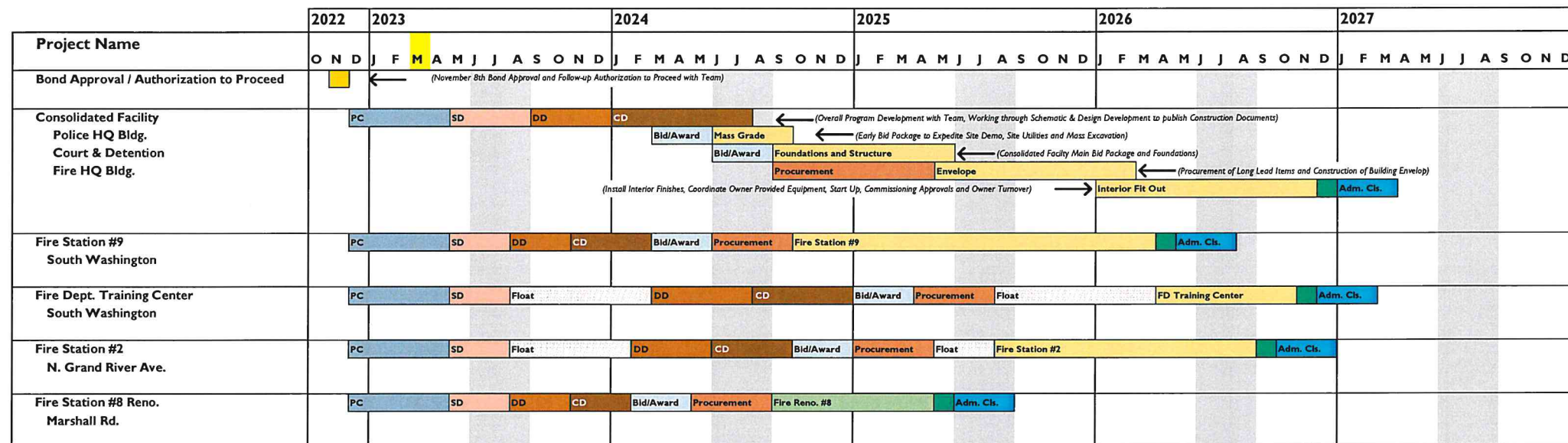
- November 8th Bond Approval
- Programming/Planning & Design
- Bidding / Contract Award Approval
- Procurement

Construction Scope Items

- Scope Group 1 - Building Replacement
- Scope Group 2 - Fire Station Renovations
- Delivery Date / Owner Move-in
- Administrative Closeout

Design Process

- PC = Program Confirmation
- SD = Schematic Design Process
- DD = Design Development Process
- CD = Construction Documents



March 20, 2023

RE: Public Safety Consolidated Facility – Quarterly High Level Cost Model Narrative

The Christman Company has updated the cost model for the Public Safety Bond Election based on the current departmental programming provided by Hobbs + Black Architects and BKV Group on March 14, 2023. We have reviewed the new facility and renovation program and have run an independent review of the costs based on the timelines presented and what the team is working to accomplish.

Our Cost Model was based on the following scope:

- A. New Construction – Consolidated Facility
 - a. Police Department Headquarters relocation from Wise Road and Downtown Locations
 - b. Fire Training Center
 - c. Relocation of Fire Station No. 9
 - d. Relocation of 54A District Court
 - e. Relocation of Detention Center for PD and District Court.
 - f. Relocation of Fire Department Executive Administration from Fire Station No. 1
- B. Renovations
 - a. Update of Fire Station No. 2
 - b. Update of Fire Station No. 8
- C. Alternates priced out for consideration include
 - a. Police Out Building for Dive, Radio Lab & Fleet Maintenance Support
 - b. Police Range & Special Tactics / Rescue Team
 - c. Police Command Vehicle Storage
 - d. Demo of Existing SWOC Building
 - e. Expanded Sitework for the SWOC property
 - f. Enhanced Fire Training Facilities
 - g. Upgrade Fire Station No. 2 to a complete replacement in lieu of renovation
 - h. Add Carports and Solar Panels

Based on the information currently presented by Hobbs + Black Architects and BKV Group, we believe this is financially viable with reasonable assumptions and timeline. As the Construction Manager on this project, we believe we can build the new construction and renovation projects under the timeline and budget of \$175M.

Sincerely,

The Christman Company

Patrick Schrauben
Senior Project Manager

cc: Robert Crowe, The Christman Company, Vice President

LANSING PUBLIC SAFETY PROJECT

MEMO TITLE:	River Caddis Development DRAFT Quarterly Update
TO:	Shelbi Frayer
FROM:	John McGraw
DATE:	March 23, 2023

CURRENT PROJECT STATUS

Over the past decade the City of Lansing had completed several studies examining the conditions of the existing public safety buildings as well as analysis of possible sizes required for the courts, fire and police operations. The first task of the Hobbs + Black / BKV Group team was to become familiar with all past studies as a base starting point. Working with River Caddis the planning team established a series of steps with the Courts, Fire Department and Police Department to review and confirm the required operational spaces that will meet the user groups need now and into the future. These steps involved:

- Familiarity with past studies
- Touring the existing facilities
- Space program development
- Tours of newer similar facilities
- Meetings, reviews, and confirmation by the user groups (court, fire and police)

For the past 4 months since the approval of the public safety bond, River Caddis and the planning team of Hobbs + Black / BKV Group team has been working with the city and the various departments to accomplish these steps.

BKV Group team has specialists that have spent their entire career in the planning and design of these types of facilities. The courts planning was led by Henry Pittner, AIA, fire station and training planning lead by Craig Carter, AIA and police planning lead by Bruce Schwartzman, AIA and Paul Michell, AIA.

PROJECT LOCATIONS

The project consists of six construction projects on three different sites. The largest site is located on the 2400 block of South Washington Avenue on land adjacent to and north of South Washington Office Complex (SWOC) - the newly acquired former McLaren Healthcare Corporation remote parking site. This site will house separate buildings for the following buildings:

- New Public Safety Building (new Police Headquarters and lock-up, Fire Administration and Fire Marshal's Office, and the new 54A District Court with Court Administration and Probation Services)
- New Fire Station No. 9
- New Fire Training Campus including Training Facility and Drill Tower and Associated Props
- Joint Police / Fire Out-Building housing large equipment, reserve apparatus, and trailers, etc.

The other sites are specific to fire station remodeling and additions to:

- Remodeling and addition of Fire Station No. 8 located at 815 Marshall Street



LANSING PUBLIC SAFETY PROJECT

- Remodeling and addition to Fire Station No. 2 located at 2114 N Grand River Avenue
- Station No. 1 located at 120 Shiawassee Street was originally scheduled for remodeling of the Fire Marshal's office areas, however, the remodeling has been eliminated since they are moving to the new Public Safety Building.

PROGRAMMING

The space programming exercises started with understanding the information in previous studies, and while this is valuable it is critical that the planning team review this data with a critical eye to assure the city that what is ultimately built will appropriately accommodate the current and long-range needs for the courts, fire, and police. The team toured the existing facilities to understand operational flows, staff relationships and general staff uses. We took existing plans of the courts in city hall, the police in city hall and at the police operations center, and the fire department plans for stations 1, 2, 8 and 9. The team used these plans to review existing operational relationships, existing areas, and current shortcomings. In conjunction with reviewing the existing facilities the planning team accumulated data on operations, such as calls of service, caseloads, fire apparatus and staffing data.

Initial new space programs were developed for courts, fire and police based on the data accumulated and information from initial reviews and meetings. To further help confirm that the areas and information being proposed was appropriate and adequate to accommodate Lansing's operational requirements River Caddis and the planning team toured a number of newer facilities. The tours are used to review efficient operational flows, room sizes as compared to the proposed space program and current security and safety planning initiatives. Programming is based on all information collected and observed but also based upon what is standard in the industry for space needs, health & wellness, and emerging public safety and criminal justice design trends. What emerges from this process is a program tailor fit to the Lansing but rooted in standards for modern and public safety and justice facilities that will be expected to deliver crucial services to the community for decades to come with flexibility, efficiency, durability, and resiliency.

Court Programming

The new courthouse program is based on the requirements of The Michigan Courthouse: A Planning and Design Guide for Trial Court Facilities administered by the State of Michigan State Court Administrative Office and produced by the Michigan Supreme Court, and through interviews and discussions with the 54A District Court judiciary, court administration, probation, and security on their specific requirements on operations and space. The court standards address all requirements for the courts in detail. Program drivers include:

- Separate and distinct circulation paths for the public, judges and staff, and in-custody defendants (adult and juvenile) help to achieve the efficient and safe movement of people throughout the building. To accommodate the needed circulation patterns, the courthouse is organized into areas that are similar in function, operational needs, physical characteristics, and access requirements. There are five distinct zones that should be present in all courthouses: 1) public zone, 2) interface zone, 3) private staff zone, 4) Secure in custody zone, and 5) Service Zone.
- Accessibility for the entire building and components within the courtrooms



LANSING PUBLIC SAFETY PROJECT

- Security including a single point of entry for the public, weapons screening, intrusion detection, and secure parking for judiciary and staff.
- Growth management strategies to adapt to future changes in operations, organizational structure, technology, and communication requirements.
- Design criteria requirements summarized for room sizes, configurations, and technology summarized for courtrooms and magistrate's hearing rooms, judge's chambers, court administration, prosecuting attorney (city and county), probation office, and judicial support functions such as jury assembly, staff lounge, library, law enforcement waiting, and prisoner holding / transport.

Fire

Programming for the Fire Department focused on upgrading/ replacing facilities to extend lifespan out to 2075 and beyond. To achieve this, the team is planning for reasonable future growth and working to make the buildings easy to remodel or expand in the future. Program drivers include:

- Compliance with building codes
- Compliance with NFPA Standards and OSHA Standards
- Maintaining fast response to the apparatus from all areas of the building.
- Flexibility to meet the requirements of ever-evolving fire apparatus
- Supporting workflows resulting from the operation of an All-Hazards response model, including fire suppression, ambulance response, and alternative vehicle response from every station, with hazmat response, rescue response, and technical rescue response distributed among stations as appropriate.
- Supporting the training needs of an All-Hazards response model, including day-to-day muscle memory training at the stations, more intensive in-service training for current staff at a centralized facility, detailed training for specialty disciplines, and months-long training for new recruits to Firefighter 1 and Advanced EMT/ Paramedic standards.
- Reducing exposures to cancer-causing chemicals
- Reducing the risks of heart disease
- Reducing the impacts of sleep deprivation on mental and physical health
- Supporting mental health and camaraderie
- Supporting the physical conditioning necessary for the job, including strength, agility, flexibility, and endurance
- Supporting a diverse workforce and providing appropriate personal privacy
- Making the facilities as resilient as possible to continue functionality under adverse conditions, including features like daylighting, emergency generators, superior thermal performance, PV-readiness, natural ventilation, etc.
- Supporting welcoming but secure interaction with the public in pursuit of overall Community Risk Reduction goals

Police



LANSING PUBLIC SAFETY PROJECT

Police programming is based upon national best practices and trends in the industry. Prudent long-term planning dictates an ability for the department to grow for decades to come. A twenty-year planning period is typical and was used for the Lansing police program. Evolutions in law enforcement operations and the growth of Lansing is subject to excessive unknowns beyond that planning period, but a facility and site planned with long term growth and flexibility will allow the department to address those long-term changes in policing as they come. Program drivers include:

- Current and future staff needs and accommodation of growth.
- Critical adjacencies between divisions, staff, and work areas to achieve efficiency.
- Opportunities for your new facility to provide community engagement and outreach.
- Evidence chain-of-custody and proper storage solutions.
- Privacy and confidentiality.
- Detainee intake, processing, holding, and release – including separation of males, females, and juveniles.
- Separation of victims, witnesses, and offenders.
- Protection of staff at public contact points.
- Security and surveillance systems.
- Building technology, network, and audio/visual systems.

PROGRAM REFINEMENTS

The refined space programs were then reviewed with the user groups, courts, fire, and police to confirm that the space information reviewed was properly reflected in the new space programs. The user groups were provided with copies of the prepared space programs for review. This was then followed up with River Caddis and the Hobbs + Black / BKV Group planning team meeting with each department to review and confirm that information being proposed.

To properly address all initial planning aspects the planning team developed parking requirements analysis based on staffing and public operations. This analysis identified 614 total staff parking and 170 total public parking spaces at the combined public safety facility.

In the City's initial planning with River Caddis in helping to move the projects forward for the public safety bond the following areas were identified:

- Fire Station #9 Replacement
- Fire Training
- Fire Executive Admin
- Fire Station #1 Renovation
- Fire Station #2 Renovation
- Fire Station #8 Renovation
- District 54A Courts (w/ lock up)
- Police Department

The areas identify in the current space programs for these facilities is:



LANSING PUBLIC SAFETY PROJECT

- Fire Station #9 Replacement – 21,738 gross square feet
- Fire Training – 21,875 gross square feet
- Fire Executive Admin – 11,261 gross square feet
- Fire Station #1 Renovation – determined station 1 was adequate and would remain as is
- Fire Station #2 Renovation – 10,337 gross square feet
- Fire Station #8 Renovation – 18,096 gross square feet
- District 54A Courts – 58,623 gross square feet
- Police Department (w/ lock up) – 143,386 gross square feet

The following are brief summaries of the changes that have been incorporated for the user groups based on current operational requirements:

Courts

- Addressing Michigan court standards.
- Additional courtroom space to accommodate planned growth.
- Addition of grants program spaces for domestic violence and eviction diversion programs.
- Increased parking requirements.

Fire

- Addressing NFPA and OSHA standards.
- Additional training requirements.
- Increased ability to address cancer control and health and wellness initiatives for the crew.
- Increased parking requirements.

Police

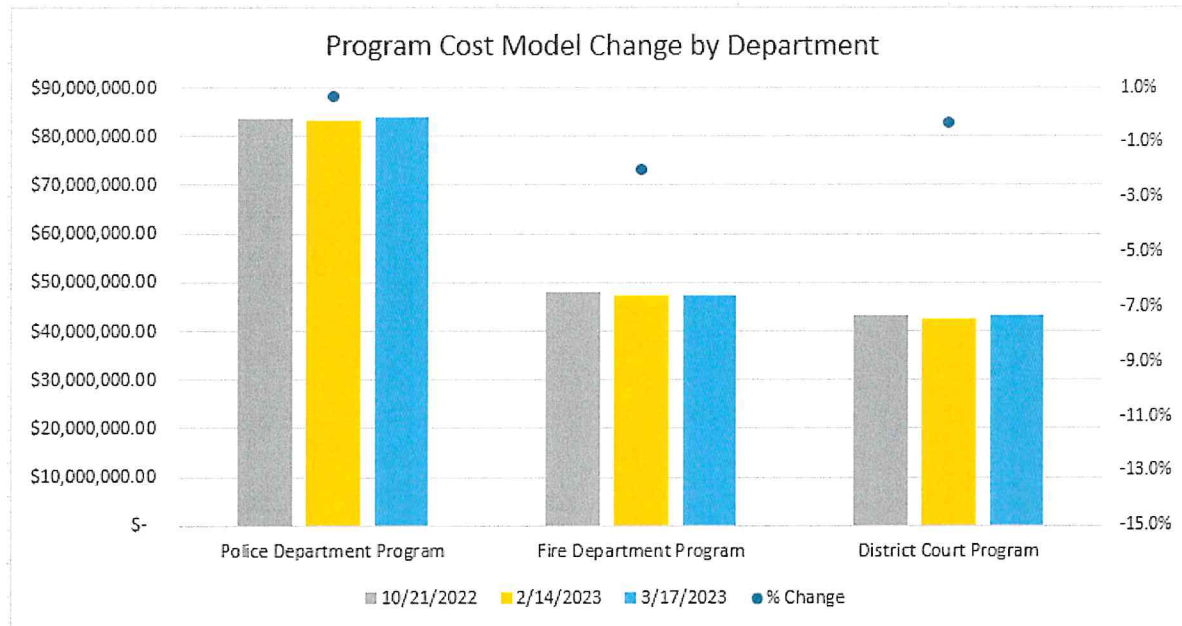
- Move of lock-up from courts program to police program to reflect how the City staffs and operates the holding component of the project.
- Addressing best practices in joint city/county holding and prisoner circulation.
- Increased police training requirements.
- Increased police department community and social services.
- Required fleet, staff, and equipment parking.
- Joint-agency task force space requirements.
- Evolutions in CSI, computer forensics, and evidence processing/storage requirements.
- Additional space needed to accommodate technology and flexibility in operations.

COST COMPARISON PRE & POST BOND

The Christman Company has worked hand-in-hand with River Caddis and the Planning/Design teams to update the cost analysis in real time to confirm the Public Safety Projects financial viability. Since the River Caddis presentation to Lansing City Council, the project costs have fluctuated less than 2.5 percent between all departments while increasing efficiency and solving for more needs. The following graphic is a illustrative representation of multiple models over the projects process.



LANSING PUBLIC SAFETY PROJECT



Attached is a letter from Christman Company confirming the project budget and feasibility at this stage in the projects life cycle.

NEXT QUARTER LOOK AHEAD

The following are milestone activities occurring during the next quarter.

- Facility tours for courts and fire department;
- Programming and Planning Presentation to Departments and City Leadership;
- Authorization for schematic design week;
- Schematic Design for all projects;
- Series of design meetings with courts, police, and fire department to develop site plan, floor plans, exterior image, and building systems;
- Schematic Design pricing and schedule updates;
- Schematic Design Presentation to the Departments and City Leadership;
- June 2023 - City Council Quarterly Project Status Update.



ID	Task Name	Duration	Start	Finish																																																
					Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025			Qtr 2, 2025			Qtr 3, 2025			Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027								
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar						
1	Public Safety Building	697 days	Mon 4/29/24	Tue 12/29/26	Public Safety Building 4/29 12/29																																															
2	Construction and Turn Over	697 days	Mon 4/29/24	Tue 12/29/26																																																
3	Fire Station No. 2	301 days	Mon 11/11/24	Mon 1/5/26																																																
4	Construction and Turn Over	301 days	Mon 11/11/24	Mon 1/5/26																																																
5	Fire Station No. 8	255 days	Tue 1/6/26	Mon 12/28/26																																																
6	Construction and Turn Over	255 days	Tue 1/6/26	Mon 12/28/26																																																
7	Fire Station No. 9	300 days	Tue 1/7/25	Mon 3/2/26																																																
8	Construction and Turn Over	300 days	Tue 1/7/25	Mon 3/2/26																																																
9	Fire Training Facility	200 days	Mon 3/24/25	Fri 12/26/25																																																
10	Construction and Turn Over	200 days	Mon 3/24/25	Fri 12/26/25																																																
11	Parking Ramp	280 days	Mon 4/28/25	Fri 5/22/26																																																
12	Construction and Turn Over	280 days	Mon 4/28/25	Fri 5/22/26																																																
13	Police/Fire Storage Buildings	185 days	Mon 5/5/25	Fri 1/16/26																																																
14	Construction and Turn Over	185 days	Mon 5/5/25	Fri 1/16/26																																																

Project: LPS Council Meeting Sc
Date: Fri 9/20/24

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress