



**VISALIA**  
A BETTER WAY OF LIVING

Engineering and Building

# Visalia Civic Center Phase III Scope of Work & Amenities



## City Hall Phase 3 Amenities

- Administration Office Building
- Café / Food Service & Patio Space
- Employee Health Clinic
- Fourth Floor Growth / Lease Space
- Training Facility / Practice Range





# Overall Project Cost Estimates

Civic Center Phase 3	
<b>Design Cost</b>	
A/E proposed contract amount (base building)	\$3,735,101
Fourth floor addition	\$751,010
Training facility / range	\$956,778
Café / Patio	\$96,990
Health clinic	\$180,730
<b>Subtotal A/E Design Phase</b>	<b>\$5,720,609</b>
CM contract amount (est.)	\$1,600,000
City of Visalia Permits and Plan Checking Fee	\$500,000
Staff Project Management + misc. expenses	\$300,000
Testing & Inspections (est.)	\$500,000
Surveying services (est.)	\$20,000
FF&E (est.)	\$2,000,000
A/V & Technology (est.)	\$1,000,000
Utilities (est.)	\$100,000
Construction cost estimate (includes all opti	\$80,050,000
Construction contingency (5%)	\$4,002,500
<b>Total Phase 3 Estimate</b>	<b>\$95,793,109</b>

	FY 25/26 (Est)	FY 27/28 (Est)	
Civic Impact Fee Fund	\$ 1.6	\$ 2.3	
Civic Center Reserve	13.10	19.10	
<b>Total Designated for Civic Center</b>	<b>14.65</b>	<b>21.40</b>	
<b>Additional Funding Options - Recommended</b>			
GF Building Maint Fund	0.78	0.78	Set-aside before Measure N
<b>Additional Funding Options - Not Recommended</b>			
Animal Reserve	0.25	0.25	Money left over from building
Regional Park Reserve Fund	0.58	0.58	Money set-aside for sports park.
<b>Additional Funding Options Total</b>	<b>0.83</b>	<b>0.83</b>	
Sale PD HQ/CHW	0	2.00	Pending Sale
<b>Total Available Funds</b>	<b>\$ 16.3</b>	<b>\$ 25.0</b>	



Assumptions:

- Budget Surplus (26/27 & 27/28)

GF Assumptions:

- Revenues Conservative
- No Additional Capital

- No Vacancies

(in millions)

Debt	GF Annual Portion of Payment	GF Debt Balance as of 7/1/26	Interest Rate	Original Loan Term	Original Loan Amount	Maturity	Years Remaining	Early Payoff Option
2014 COP - CHE/Conv Center Refinance		\$ -	3.02%	10 yr	\$ 7.4	Dec 2025 (FY 25/26)		
2012 Animal Control Facility Loan	\$ 0.6	\$ 1.1	3.45%	15 yr	\$ 6.6	March 2028 (FY 27/28)	2	2018
2015 COP - VECC/Conv Ctr Renovation*	\$ 1.0	\$ 3.8	3.14%	15 yr	\$ 11.5	Dec 2029 (FY 29/30)	4	2024
<b>Total</b>	<b>\$ 1.6</b>	<b>\$ 4.9</b>			<b>\$ 25.5</b>			

\* Note VECC/Conv Center Renovation debt total was for \$17.9 million and current balance is \$7.2 million which is split by the General Fund (37.4%), Convention Center (26.7%), Measure T (9.6%), Police Impact Fee (26.3%).

## Bonds/COP Interest Rate Factors:

- Market Conditions
- Inflation Expectations (expected to rise – higher interest rates)
- Maturity Timeframe (long term bonds – higher interest rate)
- Supply & Demand
- Agency's Financial Stability (credit risk)
  - Reserves
  - Management Policies
  - Financial Planning
  - Current Debt

Interest Rate: 4.50%

Loan Term (Years)	Loan Amounts	
	\$ 75,000,000	\$100,000,000
20	\$ 5,765,711	\$ 7,687,614
25	5,057,927	6,743,903
30	4,604,366	6,139,154

Interest Rate: 4.00%

Loan Term (Years)	Loan Amounts	
	\$ 75,000,000	\$100,000,000
20	\$ 5,518,631	\$ 7,358,175
25	4,880,897	6,401,196
30	4,337,257	5,783,010

- Execute A/E Agreement July 2026
- Space Needs Assessment August 2026
- Schematic Design Phase September 2026
- Design Development Phase October 2026
- Construction Documents Phase October 2027

Staff is recommending that Council Approve the following:

1. Approve Option 1, which includes:
  - Fourth Floor Addition
  - PD training facility/range
  - Café/patio
  - Health Clinic
2. Approve sole source contract with Darden Architects for design of phase 3.
3. Appropriate \$5,721,000 from the Civic Center Reserve Fund



Thank you

