BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, JULY 1, 2025 – 7:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

- THIS MEETING WILL IMMEDIATELY FOLLOW THE 6 PM CITY COMMISSION MEETING -

A. CITY MANAGER AND CITY ATTORNEY REPORT

Acting City Manager
City Attorney Anthony Sabatini

B. DISCUSSION

B.1 Public Safety Facility Scope, Location and Funding Discussion
PW project invoicing worksheet.xlsx
Potential PSB locations.pdf

C. PUBLIC COMMENT

D. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. B.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: July 1, 2025

SUBMITTED BY: William Barrs, Fire

ITEM TYPE: For Consideration and Discussion

AGENDA SECTION: DISCUSSION

SUBJECT: Public Safety Facility Scope, Location and Funding Discussion

BACKGROUND: Replacement of the City's 67 year old Public Safety Facility (PSF) has been in the capital improvement plan (CIP) for 10 years. PSF replacement is also a goal in the City's current strategic plan. Prior Commissions have determined that other priorities existed and as a result the PSF has not been funded or planned for replacement.

Hurricanes Helene and Milton have rendered the current PSF unusable and Fire and Police Departments are currently working from temporary buildings located in the city hall parking lot. This situation is not fiscally or operationally sustainable.

POLICY/PURPOSE: Commission direction is required to proceed with the design/engineering contract development. Once selected architect receives Commission input on scope and location of project, staff will bring contract proposal before Commission for approval.

Construction management will be determined through another RFP which will be developed and advertised once design contract is executed. Selecting a contractor for construction and involving the Construction Manager at Risk (CMAR) early in the design process allows for improved collaboration with the design team, resulting in a lower cost project. Results of CMAR RFP will be brought before Commission for approval to negotiate. Financing will need to be in place before CMAR contract is executed.

STRATEGIC PLAN RELEVANCE:

Financial and Economic Development Road Map
Objective 2: Continue towards the replacement of City facilities
Bold Action 3: Plan and finance a new Public Safety building

ANALYSIS/DISCUSSION:

FD/PC Chiefs are available for questions regarding scope and location of future PSF. Discussion items include:
Scope - FD/PD co-located in new PSF is operationally desirable
Location - There have been three sites proposed:

1. 108th Avenue, immediately east of the master pump station
2. 10499 Gulf Blvd, immediately north of city hall
3. In TI Park, immediately east of 105th Avenue

The Finance Director will explain available funding options and impact of each to future budgets at the 7/15/25 Commission workshop.

FUNDING:

In FY2024 $1,218,850 was budgeted and approved for public works facility and public safety facility design. This amount has been carried over into the current budget and is available for use as budgeted. PSF design is expected to be approximately 7% of total project cost. Initial estimates for construction in the coastal environment are $1,000/sf. The project, as currently scoped is 11,160 sf which equates to an estimated construction cost of $11.2M. Design/engineering for such a project is estimated at $784,000.

Removing PD programming from the scope would result in an estimated construction cost of $8.01M for Fire facilities only. Police facilities would then need design and construction funding. Unsure if State legislative appropriation would still be available if not a combined FD/PD facility.

Staff is currently developing three options for funding construction of a new PSF:
1. Public Private Partnership (P3)
2. Financing all or partial project through borrowing with debt service paid from future general fund accounts.
3. Offset debt service for construction by raising rates at City owned parking lots by approximately $2/hour.

Research into these options is ongoing, staff expects to provide a detailed financing options report at 7/15/25 workshop meeting.

An appropriations request of $1.5M is pending the Governor's approval and would be used along with insurance proceeds currently estimated at $581,000 and an undetermined amount

from FEMA PA to offset amount required for borrowing.

MOTION: Discussion and direction to staff only, no motion required.

ATTACHMENTS:
PW project invoicing worksheet.xlsx
Potential PSB locations.pdf

001-5410-62100

FY22		
$1,258,100.00	PW Garage & Yard	
3,250.00	Eco mold Asbestos Survey	
$1,254,850.00		
FY23		
$1,254,861.80	PW Garage & Yard	
2264.58	Eco Mold Asbestos Survey	
33648.76	Wannemacher Design	
$1,218,948.46		
FY24		
$1,110,400.00		PW Facility Design & CH Demo-CF
$78,884.09	22-02064-R2-Wannemacher	MPS & PW Facility Design-CF
$29,573.97	22-02063-R2-Wannemacher	Contingency Design-CF
$1,218,858.06	Wannemacher POs closed and funds put back in.	
-$19,750.00	Krane Dev-Asbestos Abatement	25-02730
$1,199,108.06	.	
FY25		
$610,000.00	PW Facility Contingency	
$1,218,850.00	PW & Public Safety Design	
$44,848.00	24-02652-R1-AAASCO	Demo PO-PW & City Hall
$1,873,698.00		
$9,975.00	25-02730-Krane Development	Asbestos removal
$44,848.00	24-02652-R1-AAASCO	Demo PO-PW & City Hall
$1,818,875.00		
-1845.00	Addt'l Asbestos inspection	
$1,817,030.00		

420-5350-63451

FY22		
475,000.00	LS #3	
1,100,000.00	MPS Engineering	
1,575,000.00		
3,729.85	Engineering design	18-00287 AED LS 1-11
123,024.71	LS Rehab PO	20-01271 C&T
52,153.51	Cont. LS Rehab	20-01272 C&T
$1,753,908.07		
FY23		
$519,500.00	LS 3 & MPS	
1,093,660.43	FY 22 roll forwards?	
$1,613,160.43		
FY24		
$14,235.21	22-01813-R2-AED	lift station 3 Engineering
$750,354.94	22-02064-R2-Wannemacher	MPS & PW Facility Design-CF
$29,573.97	22-02063-R2-Wannemacher	Contingency Design-CF
$364,812.26	22-02069-R2-TLC	LS 3 rehab & hatches
$1,158,976.38		
-$172,721.81	Moved Grant Expenses	
$986,254.57		
-$206,017.93	LS expenses & reclass of invoices (grants?)	
$780,236.64	MPS balance	
FY25		
$750,000.00	MPS Design Fees	
138,200.00	116th Force Main Engineering	
$888,200.00		

420-5350-63405		302-5300-62002
FY22		**FY22**
FY23		**FY23**
$6,040,000.00	Master Pump Station Rehab	
FY24		**FY24**
$5,200,000.00	Master Pump Station Rehab	$6,100,000.00
FY25		**FY25**
$520,000.00	MPS Contingency	$6,100,000.00
$5,200,000.00	Master Pump Station Rehab	$575,000.00
$5,720,000.00		$75,000.00
		$6,750,000.00

Public Works Building

Public Works Building
PW Canopies
Demo PW Garage

001-5410-62110

FY25

$650,000.00 Relocate Electrical Transformer

001-5410-62111

FY25

$85,000.00

001-5410-63100

		FY25			
PW EV Charging Station			$400,000.00	Design/Construct Marina	

001-5410-63741

FY25

$550,000.00	108th Ave Seawall for PW
$300,000.00	City Owned Seawalls
$850,000.00	

420-5350-63451	**411 Project**	1,070,426.03	90.49
001-5410-62100		112,532.86	9.51
MPS & PW Facility		$1,182,958.89	

PO-22-02063-R2

Date	Invoice	Amount	post
10/31/2022	2243.01	92,449.25	10/31/2022
11/30/2022	2243.02	98,768.35	11/30/2022
12/31/2022	2244.03	29,756.76	3/6/2023
1/31/2023	2244.04	68,003.62	3/6/2023
2/28/2023	2244.05	7,264.71	2/28/2023
6/27/2023	2244.06	16,014.18	6/27/2023
6/27/2023	2244.06	41,462.99	6/27/2023
		353,719.86	

BALANCE ~~$829,239.03~~

close per Munger 8/5/24

$78,860.63

$750,378.40 $829,239.03

001-5410-31200

108th Avenue Complex Site Plan	$25,000.00

PO-21-01705

Date	Invoice	Amount
7/15/2021	2118.01	8,750.00
8/15/2021	2118.02	3,750.00
9/30/2021	2118.03	10,000.00
10/31/2021	2118.04	1,250.00
11/30/2021	2118.05	1,250.00
		25,000.00

BALANCE $0.00

420-5350-63451	29,573.97	
001-5410-62100	29,573.97	
CONTINGENCY-MPS & PW Facility		$59,147.94

PO-22-02064-R2

Date	Invoice	Amount	
			BALANCE
		0.00	~~$59,147.94~~

close per Munger 8/5/24

1,100,000.00		1100000
142,106.83	1,242,106.83	626493.26
	$1,242,106.83	473506.74

420-5350-63451	$519,506.74
001-5410-62100	$639,236.43

$1,242,106.83

$888,386.97

AED MPS Rehab Pre-Design

Used Force Main Balance from FY21

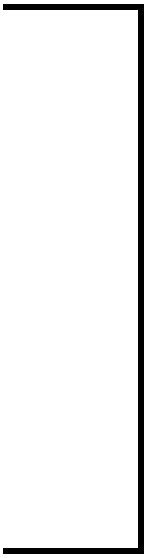
PO 21-01750 $9,972.23

420-5350-31300

Date	Amount	Invoice
9/3/2021	$826.50	1
9/30/2021	$256.34	2

$1,082.84 balance ~~$8,889.39~~

Close out to release funds for another project



105TH AVE

GULF BLVD

ELEVATED
EQUIPMENT
ENCLOSURE

CITY HALL
(EXISTING)

TREASURE ISLAND PUBLIC SAFETY COMPLEX

SWEET SPARKMAN
ARCHITECTURE & INTERIORS

0' 20' 40' 60' N

15' OFFSET FROM SEAWALL

EXISTING PUBLIC SAFETY BUILDING

FUTURE PUBLIC
SAFETY BUILDING

PUBLIC WORKS
BUILDING

23-31-15-91818-002-0010



6/16/2025

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km