



CITY OF
Cooper City
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COOPER CITY PUBLIC SAFETY COMPLEX DCP PROGRAMMING PRESENTATION



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Kimley»»Horn



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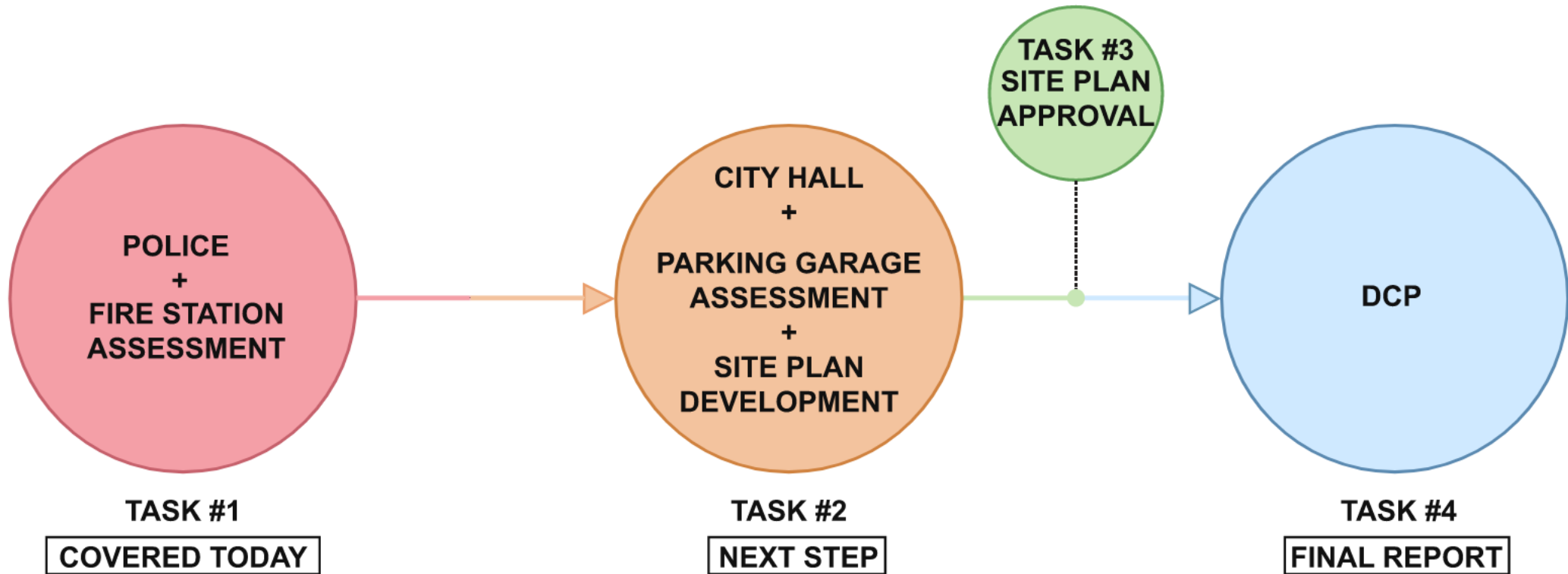
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PROJECT APPROACH

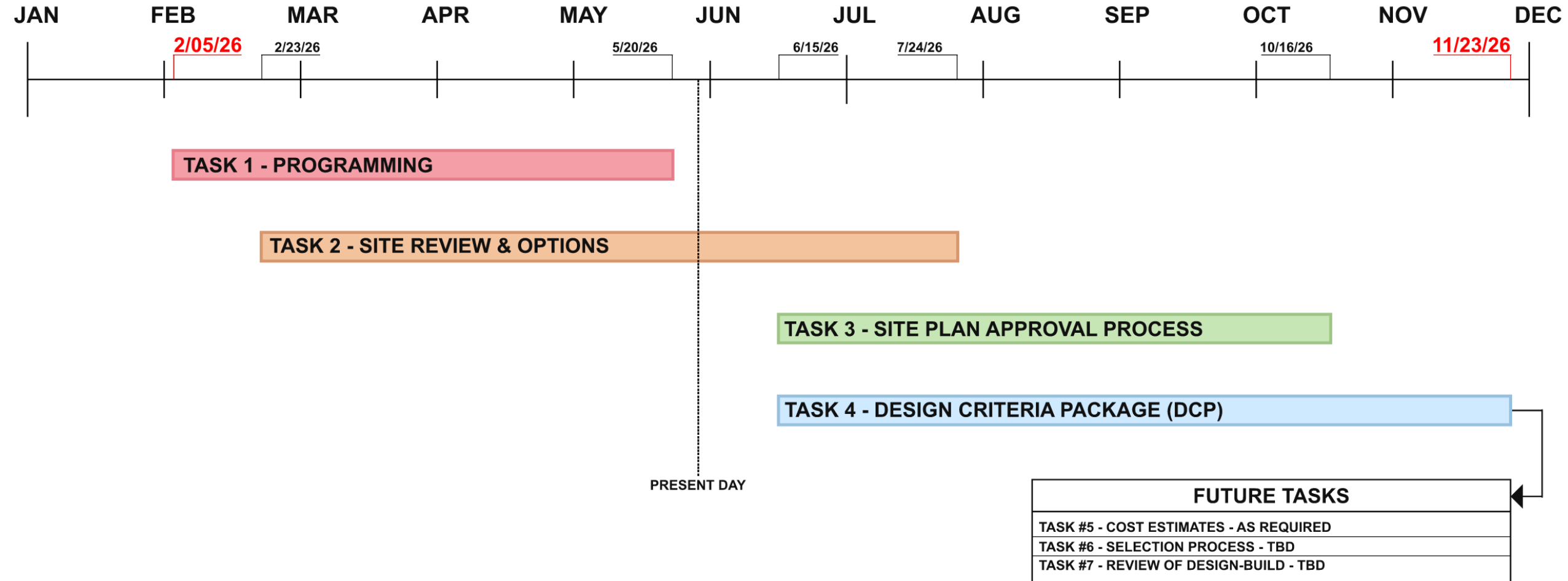


PROPOSED PROJECT APPROACH:





TASK OVERVIEW & STATUS





City of Cooper City



2. SITE CONDITIONS

- A. SURVEY & EXISTING CONDITIONS OBSERVATION REPORT
- B. ENVIRONMENTAL PHASE I ESA
- C. RECOMMENDATION



SURVEY & EXISTING CONDITIONS



- **Updated topographic and boundary survey completed**
- Comprehensive site visit and existing conditions assessment performed
- **Existing building F.F.E. complies with current FBC and Central Broward Water Control District criteria (Police @ 7.4' NAVD, Fire @ 7.4' NAVD)**
- Existing utilities, drainage, access, and infrastructure verified against available records
- Environmental conditions, landscaping, circulation, and operational access documented
- **These findings will help support programming, conceptual planning, infrastructure coordination, and DCP development**



ENVIRONMENTAL PHASE 1 ESA



- Phase I ESA completed in accordance with ASTM E1527-21
- **No Recognized Environmental Conditions (RECs), Controlled RECs, or significant data gaps identified**
- Historical agricultural/orchard use identified (1952–1981) with no REC impact
- **Recommendations:**
 - **Subsurface investigation recommended within future redevelopment areas** to evaluate soil/groundwater conditions and support redevelopment planning
 - **Perform Threatened and Endangered Species Survey**
Burrowing owl habitat identified on-site

Phase I Environmental Site Assessment
City of Cooper City New Public Safety Complex DCP
10500-10580 Stirling Road
Cooper City, Broward County, Florida
March 20, 2026 | Terracon Project No. 34257325

Prepared for:
CPZ Architects Inc
4316 W Broward Boulevard
Plantation, Florida

Prepared by:
Terracon Consultants, Inc.
Fort Lauderdale, Florida





City of Cooper City



3. FIRE STATION #28

A. EXISTING CONDITION REPORTS

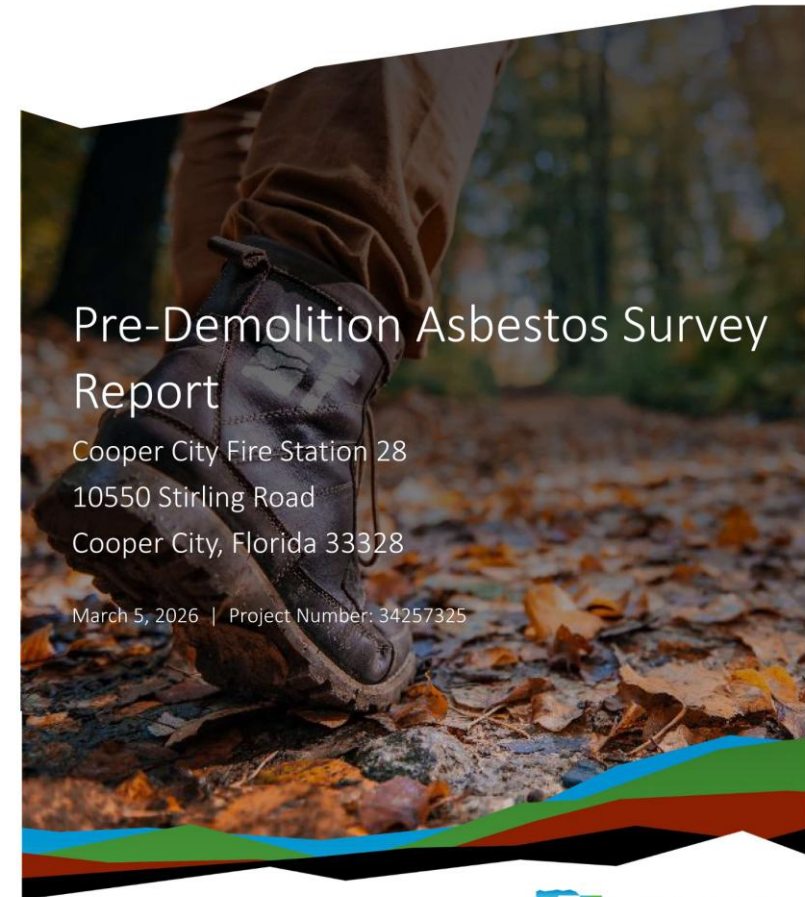
B. NEEDS ASSESSMENT

C. RECOMMENDATION



FIRE STATION EXISTING CONDITIONS REPORT – ASBESTOS SURVEY

- Pre-demolition asbestos survey completed for Fire Station 28 in support of future renovation and redevelopment activities
- Survey included visual inspections and material sampling of interior and exterior building components
- A total of 76 material samples were collected and analyzed by accredited laboratory testing
- **No asbestos-containing materials (ACM) were identified within the sampled materials throughout the facility**



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FIRE STATION EXISTING CONDITIONS REPORT – STRUCTURAL

- Existing Fire Station was originally constructed between 1990–1992
- **Fire Station FFE=7.3 ft-NAVD**
 - Complies with current Florida Building Code and Central Broward Water Control District (CBWCD) criteria
- Structure consists primarily of CMU walls, concrete framing, precast roof systems, and wood trusses
- **Building was found to be in generally good structural condition overall**
- Minor localized repairs were identified at precast roof connections with exposed reinforcing steel
- No major structural deterioration was observed during the inspection

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Cooper City Fire Station

Structural Building Inspection Report



Project No. 25FTL003

March 11, 2026

Digitally signed by Donata M Williams Beasley
 Date: 2026.03.11 13:55:13-0400'

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FIRE STATION EXISTING CONDITIONS REPORT – STRUCTURAL

- **Existing structure was designed under older building code standards and does not meet current resiliency requirements**
- Current Florida Building Code requirements are significantly more stringent for wind and structural loading
- **Significant structural reinforcement would be required to bring the building up to current code standards**
- **Lack of original record drawings makes structural upgrades difficult, invasive, and potentially infeasible**
- Horizontal expansion would be recommended over vertical additions to minimize impacts to the existing structure

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Cooper City Fire Station

Structural Hardening Analysis



Project No. 25FTL003

April 10, 2026

Donata Merie Williams, P.E.
Managing Principal
FL PE# 67337



FIRE STATION EXISTING CONDITIONS REPORT – ELECTRICAL

Existing Conditions Report
Cooper City New Public Safety Complex
Design Criteria Package



- **Existing electrical equipment is original, outdated, and beyond its useful service life**
- Electrical panels and distribution equipment are in poor condition and vulnerable to damage
- **Existing generator and emergency power systems do not meet current operational standards**
- Lighting systems are outdated and lack modern controls and emergency backup features
- IT, communications, and fire alarm systems are recommended for replacement and modernization



FIRE STATION EXISTING CONDITIONS REPORT – MECHANICAL & PLUMBING

Existing Conditions Report
Cooper City New Public Safety Complex
Design Criteria Package



- **Existing plumbing systems show significant age and deterioration and are beyond their expected service life**
- Existing restrooms are not compliant with current Florida Building Code Accessibility requirements
- Multiple plumbing, drainage, and ventilation deficiencies were identified throughout the facility
- **Existing HVAC rooftop units are nearing the end of their useful life**
- Apparatus bay exhaust and air filtration system needs to be tested for proper sequence of operation.



FIRE STATION NEEDS ASSESSMENT – PROGRAMMING MATRIX SUMMARY



- EXISTING TOTAL STAFF: 15
PROJECTED FUTURE STAFF: 21
- **CURRENT FACILITY AREA: 10,030 SF**
CURRENT AREA NEEDS: 14,430 SF
PROJECTED AREA NEEDS: 16,602 SF (6,500 SF)
- **Additional space needs include, expanded dorms, gear storage, administration, secure storage, wellness and operational support areas.**
- Program includes **four apparatus bays** to accommodate current and future emergency response vehicles and equipment
- **Operational planning emphasizes separation between living areas, service/decontamination zones, and apparatus bay operations.**



FIRE STATION NEEDS ASSESSMENT – FLEET AND PARKING



- PARKING REQUIRED PER PROGRAM **33 SPACES**
- PARKING REQUIRED PER CODE **56 SPACES**
(PER PROPOSED – 16,602 SF FACILITY)
- EXISTING PARKING **35 SPACES (21 spaces)**

- EXISTING APARATUS BAYS **3 BAYS**
- REQUIRED APARATUS BAYS **4 BAYS**

- Future operations prefer **secured parking for personnel and emergency vehicles**
- Fleet needs include an aerial ladder truck, fire engine, two medical rescue vehicles, and a side-by-side support vehicle.
- Facility planning should accommodate future EV emergency response infrastructure.

PARKING NEEDS - PER PROGRAM			
Parking	Vehicle Type	On site / Off Site	No. Of Vehicles
FIRE CHIEF	STANDARD	ON SITE	1
ADMINISTRATION	STANDARD	ON SITE	1
FIRE INSPECTOR	STANDARD	ON SITE	1
DEPUTY FIRE MARSHAL	STANDARD	ON SITE	1
EMS CHIEF	STANDARD	ON SITE	1
BATTALION CHIEF	STANDARD	ON SITE	1
OPERATIONS	STANDARD	ON SITE	16
VISITORS (20%)	STANDARD	ON SITE	5
SHIFT CHANGE FACTOR (25%)	STANDARD	ON SITE	6
Total Required Parking spaces			33

PARKING NEEDS - PER CODE	
Code of Ordinances: Sec. 25-4. - Amount of off-street parking. Office, Business or Professional; Government Office One parking space for each 300 square feet of gross floor area.	
1 PER 300 GROSS SQ FT	55.34
Total Required Parking spaces	56

EQUIPMENT			
Equipment	No.	Size	Notes
AERIAL LADDER (QUINT)	1	75 FT	FULL BAY
FIRE ENGINE	1	35 FT	FULL BAY
MEDICAL RESCUE / TRANSPORT	2	25 FT	FULL BAY
SIDE BY SIDE - MEDICAL CART	1	8 FT	HALF BAY
TOTAL	5		

NOTES:
 1. STATION CURRENTLY HAS UN-SECURED PARKING OPEN TO THE PUBLIC. SECURED PARKING IS PREFERRED.
 2. ELECTRICAL SERVICE TO ACCOMMODATE FOR EV-RESCUE.



FIRE STATION RECOMMENDATION



- Existing Fire Station systems and infrastructure have exceeded their functional and service life
- Significant structural, MEP, operational, and code compliance deficiencies were identified throughout the facility
- Structural upgrades to bring up to current code would require extensive modifications
- Existing building size and layout do not adequately support future staffing, apparatus, and operational needs
- Construction of a new Fire Station is recommended as the most practical long-term solution to support resiliency, response times, and future growth

Conceptual Budgets:

OPTION	SCOPE	EST. COST (ROM)	EST. TOTAL	PROJ. USEFUL LIFE
1	EXIST. FACILITY RENOVATION & ADDITION [Full MEP replacement and Structural upgrades]	10,030 sf @ \$375/sf 6,572 sf @ \$1,000/sf	\$10.4 M	15-20 Years
2	NEW FACILITY	16,602 sf @ \$800/sf	\$13.3 M	30-35 Years



City of Cooper City



4. POLICE STATION

A. EXISTING CONDITION REPORTS

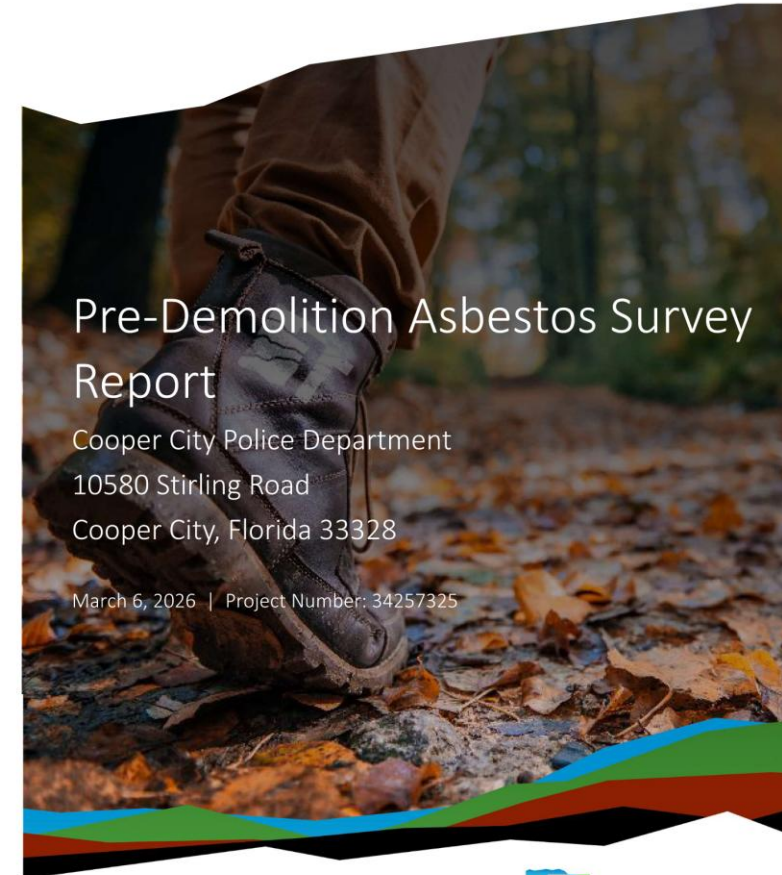
B. NEEDS ASSESSMENT

C. RECOMMENDATION



POLICE STATION EXISTING CONDITIONS REPORT – ASBESTOS SURVEY

- Pre-demolition asbestos survey completed for the existing Cooper City Police Department facility
- Survey included visual inspections and material sampling of interior and exterior building components
- A total of 121 material samples were collected and analyzed by accredited laboratory testing
- **No asbestos-containing materials (ACM) were identified within the sampled materials throughout the facility**



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POLICE STATION EXISTING CONDITIONS REPORT – STRUCTURAL

- Existing Police Station was originally constructed in approximately 1999
- **Police Station FFE=7.4 ft-NAVD**
 - Complies with current Florida Building Code and Central Broward Water Control District (CBWCD) criteria
- Structure consists primarily of concrete framing, precast concrete joists, and CMU exterior walls
- **Building was observed to be in generally good structural condition with no major structural distress identified during the inspection**
- Minor deficiencies included localized cracking, corrosion at steel canopy structures, water intrusion staining, and isolated exposed reinforcing steel
- Most observed conditions were determined to be maintenance-related rather than major structural concerns

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Cooper City Police Station

Structural Building Inspection Report



Project No. 25FTL003

March 11, 2026

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POLICE STATION EXISTING CONDITIONS REPORT – STRUCTURAL

- Existing structure was originally designed under the 1994 South Florida Building Code standards
- **Current Florida Building Code requirements significantly increase wind and resiliency design demands for essential facilities**
- Structural analysis identified approximately a 40% increase in required wind design pressures under current code standards
- **Main structural system was generally found adequate under updated loading criteria; however, localized reinforcement upgrades would be required at specific wall openings and canopy structures**
- **Vertical expansion would likely require significant structural strengthening, while horizontal expansion was identified as the more practical approach for future growth and code compliance**

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Cooper City Police Station

Structural Hardening Analysis



Project No. 25FTL003

April 17, 2026



POLICE STATION EXISTING CONDITIONS REPORT – ELECTRICAL

Existing Conditions Report
Cooper City New Public Safety Complex
Design Criteria Package



- **Existing electrical distribution equipment is original to the 1999 facility and has exceeded its anticipated service life**
- **Existing generator and emergency power systems are outdated and do not fully meet current code and resiliency standards**
- Interior and exterior lighting systems are outdated and lack modern lighting controls and energy-efficient systems
- Existing IT, communications, fire alarm, and access control systems are aging and require modernization
- Existing IT room is undersized, lacks dedicated cooling, and presents operational risks for critical equipment



PS EXISTING CONDITIONS REPORT – MECHANICAL & PLUMBING

Existing Conditions Report
Cooper City New Public Safety Complex
Design Criteria Package



- **Existing plumbing piping systems show significant age, oxidation, and are beyond their anticipated service life**
- Multiple plumbing fixtures and systems do not meet current code requirements and are recommended for replacement
- **Existing HVAC systems are a combination of newer and original equipment, with portions nearing the end of their useful life**
- Existing condensate and outside air systems present operational and maintenance concerns
- Current HVAC systems do not provide excess capacity for future expansion and additional cooling upgrades would be required



POLICE STATION NEEDS ASSESSMENT – PROGRAM MATRIX SUMMARY



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- EXISTING TOTAL STAFF: 72
PROJECTED FUTURE STAFF: 85
- **CURRENT FACILITY AREA: 27,166 SF**
CURRENT AREA NEEDS: 27,047 SF
PROJECTED AREA NEEDS: 34,847 SF (7,680 SF)
- **Additional operational requirements include an Emergency Operations Center (EOC), Real Time Crime Center (RTCC) expansion, autonomous drone/UAS control center, and gym expansion as part of the future public safety complex plans**
- Programming emphasizes **changes to operational adjacencies between command, patrol, investigations, training, and public-facing functions for improved workflow and efficiency**



POLICE STATION NEEDS ASSESSMENT – FLEET AND PARKING



- PARKING REQUIRED PER PROGRAM **127 SPACES**
- PARKING REQUIRED PER CODE **117 SPACES**
(PER PROPOSED – 34,847 SF FACILITY)
- EXISTING PARKING **119 SPACES (8 spaces)**
- **Parking planning should maintain separation between public parking areas and secured law enforcement operational parking**
- **Future parking needs accommodate fleet growth, specialty units, and expanded public safety operations within the complex**

PARKING NEEDS - PER PROGRAM			
Parking	Vehicle Type	Parking Type	No. Of Vehicles
PATROL UNITS	STD.	SECURED	43
DETECTIVE VEHICLES	STD.	SECURED	6
SPECIALTY UNITS	MISC.	SECURED	16
PUBLIC	STD.	UN-SECURED	50
SUB-TOTAL			115
EST. INCREASE ~10%			11.5
Total Required Parking spaces			126.5

PARKING NEEDS - PER CODE	
Code of Ordinances: Sec. 25-4. - Amount of off-street parking.	
Office, Business or Professional; Government Office	
One parking space for each 300 square feet of gross floor area.	
1 PER 300 GROSS SQ FT	116.155
Total Required Parking spaces	117
Total Existing Parking spaces	119



POLICE STATION CONCLUSION AND RECOMMENDATION



CONCLUSION

- Existing Police Station facility does not fully accommodate the projected operational, staffing, and space requirements identified through the programming analysis
- Future growth, **expanded emergency response functions, evolving technology needs, and additional support spaces will require facility expansion**
- Required program elements include expanded operational areas, wellness spaces, RTCC, EOC, and Drone/UAS support functions
- Expansion needs may be accomplished through:**
 - Renovation of existing police station and additional program to be part of the new city hall building OR**
 - Development of a new replacement facility**
- Options will be compared during TASK 2 – Site Review and Options.**

Conceptual Budgets:

OPTION	SCOPE	EST. COST (ROM)	EST. TOTAL	PROJ. USEFUL LIFE
1A	EXIST. FACILITY RENOVATION [Full MEP replacement and Structural upgrades]	27,166 sf @ \$375/sf	\$10.2 M	15-20 Years
1B	REQUIRED EXPANSION [Can be within the new City Hall Building]	7,681 sf @ \$1,000/sf	\$7.7 M	30-35 Years
2	NEW FACILITY	27,166 sf @ \$1,000/sf	\$27.2 M	30-35 Years



PROJECT APPROACH



5. NEXT STEPS

WHAT ARE THE GOALS?

Task 1 – Programming - Define project goals, operational needs, and site development strategy through programming and analysis.

Task 2 – Site Review and Options - Evaluate existing site and facility conditions, develop conceptual development options with supporting technical and cost analyses.

REVIEW CITY HALL & PARKING GARAGE COMPONENTS

Task 3 – Site Plan Approval Process – Coordinate with the City and AHJs to support project planning and preliminary site plan approval.

Task 4 & 5 – Design Criteria Package & Cost Estimates- Prepare a Design Criteria Package and overall project cost estimate establishing the project requirements for design-build procurement.

Task 6 & 7 – Design Build Contractor Selection and Oversight - Support procurement and project delivery through compliance reviews and project oversight.



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THANK YOU!



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