

GROSSE POINTE 911 DISPATCH CONSOLIDATION STUDY

AEW PROJECT NO. 0160-0500



586.726.1234

www.aewinc.com

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1.0 EXECUTIVE SUMMARY

Anderson, Eckstein, & Westrick, Inc. (AEW, Inc.) was engaged by the Cities of Grosse Pointe, Grosse Pointe Farms, Grosse Pointe Park, Grosse Pointe Shores, and Grosse Pointe Woods to conduct an evaluation of three potential buildings for use in a 911 Dispatch / Police holding consolidation project for the four city's public safety departments.

The building in Grosse Pointe Farms is a masonry and wood framed commercial building that is several decades old. It lacks a fire protection sprinkler system, doesn't meet Category IV structural requirements, and presents several operational issues outlined later in the report.

The building in Grosse Pointe Woods is also an older building. While it is an existing public safety building that can be grandfathered into compliance under the building code, it lacks the expandable space to meet some of the programmatic requirements outlined during the meeting with the Public Safety Directors. However, it does have five cells, currently the most of any of the existing buildings.

The building in Grosse Pointe City is a new building that should meet the requirements for modern Category IV Public Safety Building and has two existing holding cells. However, it does present some operational security issues.

Based upon our review of the conditions of the three existing buildings, their age, their ability to be adapted to the new functions, their operational security, and their costs it is our recommendation that the Cities proceed with the Grosse Pointe Woods building with the 5 cell configuration.

The cost of this will be the lowest cost but still provides one extra cell above the minimum we recommend. The building is older and has already been renovated and modified many times. However, the facility does have up to date systems that could accommodate the public safety operations.

Further rationale for this recommendation is outlined in this report.

2.0 Approach

Our analysis is based upon review of the existing building plans, a site visit at Grosse Pointe City on September 17, 2025, Grosse Pointe Farms on September 26, 2025, and Grosse Pointe Woods on September 20, 2025, as well as discussions with public safety staff, and supplied prisoner holding data.

What follows are our findings and supporting rationale.

Our approach:

- Review existing plans.
- Visit the site to confirm existing floor plan, space configurations, distance to existing neighboring properties, and existing infrastructure.
- Confirm programmatic requirements with project stakeholders.
- Create a schematic concept for each building.
- Prepare an opinion of probable cost for each option based on historical cost data.
- Review holding count data.

During our programming meeting, the committee of Public Safety Directors recommended a facility where 911 dispatchers could monitor detainees in-house. The Directors felt a seven-cell holding area with three 911 dispatch stations and room for a future fourth would be desired.

Laws have recently changed and law enforcement agencies are no longer required to hold prisoners for minor offenses that 5 years ago were bookable offenses. The average prisoner holding counts for all of the Grosse Pointes combined since these changes took effect is between 1.25 (2024) and 1.4 prisoners per day (2025 to date – see appendix).

With these counts in mind, AEW would recommend a holding area with four holding cells to balance the desire for capacity with the costs incurred by the municipalities. We would recommend the Law Enforcement agencies review contingency plans with neighboring agencies should a mass arrest incident occur within their area and/or consider keeping some of the other existing buildings with holding cells available to provide over-flow capacity.

Another item to consider is changes in building codes. Public Safety functions, in the current version of the building code, require buildings to be designed to a higher structural capacity, and are classified as Category IV buildings. Public Safety Buildings are also required to have tornado shelters to protect staff in the event of a tornado. Existing buildings may be grandfathered in and not subject to these requirements. However, the Cities asked AEW to also evaluate what it would take to bring these buildings up to these standards for reference purposes.

With these parameters in mind, we reviewed the buildings at Grosse Pointe Farms, Grosse Pointe Woods, and Grosse Pointe City per the subsequent sections.

3.0 CATEGORY IV BUILDINGS AND MODERN BUILDING CODES

Current building code provisions assign law enforcement and fire stations a risk category IV designation under section 1604.5. Risk category IV buildings are required to be designed to higher load capacities than other buildings deemed non-essential. For example, category IV buildings are to be designed to resist wind loads equivalent to 119 mph (Michigan Building Code figure 1609.3(3)) in southeast Michigan, while category I buildings would only need to resist wind loads equivalent to 100 mph (Michigan Building Code figure 1609.3(4)).

The Grosse Pointe City facility meets these requirements, as it was constructed relatively recently. The Grosse Pointe Woods building also meets these requirements based on our structural analysis of the existing building plans.

The Grosse Pointe Farms building was not evaluated from a structural perspective due to other issues identified in the report that removed it from consideration.

In the 2021 update to the Michigan Building Code provision 423.3 was added requiring tornado shelters in 911 call stations, fire stations, and police stations. Prior to this edition, tornado shelters were not a requirement.

All three facilities under consideration lack a tornado shelter and the simplest and most cost effective way to provide the shelter would be to provide an addition on to the building. Shelters that comply with the current codes are more than just strong walls and roofs though. They require independent HVAC systems, plumbing systems, and restrooms. All told these facilities can cost up to \$1,500 per s.f. for additions/renovations to existing buildings, or \$850 per s.f. for a new building.

At Grosse Pointe Woods the anticipated occupant load for the Public Safety Functions is 35, which would result in a storm shelter size of 300 s.f. to protect people and the generator at a cost of \$450,000.

At the Grosse Pointe City the anticipated occupant load for the Public Safety Functions is 92 because the building has a larger existing public safety footprint. This results in a storm shelter size of 585 s.f. to protect people and the generator, at a cost of \$877,500.

4.0 Grosse Pointe City

Our team walked through the building and property to review the existing building and examined, photographed, and evaluated various aspects of the building and site. The following is the summary of our findings.

A. Building Envelope Assessment

- Walls – The masonry walls are new and in good condition. The facility has walls with high R-value for thermal insulation.
- Openings – Doors and windows are in good condition.
- Roof – There were no reports of leaks in the building. The roof was not accessible during our visit.

B. Building Interior Assessment

- Structure was constructed during a time period when Category IV load resistance would have been required.
- HVAC systems are relatively new and in good condition.
- Lighting systems are relatively new and in good condition.
- Facility has an existing fire protection / sprinkler system.
- Finishes:
 - a. Ceiling - Tiles are relatively new and in good condition.
 - b. Flooring – Carpet and tile finishes are relatively new and in good condition.
 - c. Walls – Wall finishes are relatively new and in good condition.

C. Site Assessment

- The facility has room for an addition to accommodate the proposed operational square footage.
- Building Setbacks – The building is close to the street and is vulnerable to attack. We would recommend bollards and other materials to make the building more secure.

D. Systems Assessment

The facility is modern and possesses the features currently required for a public safety building from the perspective of the various building codes and regulations. It should meet Category IV structural requirements, have proper smoke control systems installed, as well as emergency backup systems.

E. Operational Assessment

The facility contains two existing holding cells and meets most objectives for modern public safety design, except for its secure setbacks. The building is close to the public street and sidewalks and could be the target of a vehicular crash involving flammable or hazardous materials or other attack.

F. Design Options

This facility already has two holding cells and we looked at a four-cell option, a seven-cell option (See appendix), as well as what it would cost if only the existing two cells were used and 911 dispatch was added. To achieve the two-cell option only, meeting room space on the 2nd floor was modified for the dispatch center. For the four-cell option space was taken away from one of the existing pull-thru fire bays. To achieve the seven-cell option an addition was required as well as the reconfiguration of one of the pull-thru fire bays. The facility should already meet modern building code requirements and have proper HVAC systems for their holding cell area.

Our opinions of probable cost for these options were:

	Without Storm Shelter	With Storm Shelter
2 Cell Option:	\$1,356,230	\$2,612,042
4 Cell Option:	\$1,652,627	\$2,908,440
7 Cell Option:	\$2,275,404	\$3,531,216

5.0 Grosse Pointe Farms

Our team walked through the building and property to review the existing building and examined, photographed, and evaluated various aspects of the building and site. The following is the summary of our findings.

A. Building Envelope Assessment

- Walls – The masonry and stud walls are of an older construction with a lower R-value for insulation.
- Openings – Doors and windows are in fair to good condition.
- Roof – There were no reports of leaks in the building. The roof was not accessible during our visit.

B. Building Interior Assessment

- Structure was constructed during a period when Category IV load resistance was not required, so it will not meet those requirements.
- HVAC systems are older and not configured for this function and will require replacement.
- Lighting systems are older and not configured for this function and will require replacement.
- Finishes:
 - a. Ceiling - Finishes are old and will require replacement.
 - b. Flooring – Flooring finishes in the dispatch area are sufficient. Flooring in the proposed holding area will need to be replaced.
 - c. Walls – Wall finishes are older construction / exposed studs and will require new finishes in many areas.

C. Site Assessment

- The facility has internal room for the program, and will not require a building addition, just an extensive internal renovation.
- Building Setbacks – The building is close to the public street and sidewalks and could be the target of a vehicular crash involving flammable or hazardous materials or other attack. We would recommend bollards and other materials to make the building more secure. It is also close to the neighboring businesses, which creates security and privacy issues. Access to the holding garage requires use of a narrow alley.

D. Systems Assessment

The facility is older and lacks the features currently required for public safety building from the perspective of the various building codes and regulations. It will not meet Category IV structural requirements, it will need to retrofit a proper smoke control system for holding, it lacks a fire protection sprinkler system, and it lacks an adequate emergency backup system.

E. Operational Assessment

The building was previously a commercial building and is close to the public street and sidewalks and could be the target of a vehicular or other attack. The building is also immediately adjacent to a Wendys fast food restaurant on one side and a tire store on the other and lacks secure distances from these facilities for security or even privacy. Access is also difficult and requires use of a narrow alley.

F. Design Options

For this facility we looked at both a four-cell and a seven-cell option (See appendix). There is plenty of room on the inside of the building for both options and the dispatch center. However, it will require significant modifications to provide a fire protection system, significant updates to the HVAC systems, and present several operational issues. Since this building was less desirable for other reasons outlined in the report no evaluations of storm shelter option estimates were conducted.

Our opinions of probable cost for these options were:

4 Cell Option: \$1,943,171

7 Cell Option: \$2,472,245

6.0 Grosse Pointe Woods

Our team walked through the building and property to review the existing building and examined, photographed and evaluated various aspects of the building and site. The following is the summary of our findings.

A. Building Envelope Assessment

- Walls – The masonry walls are of an older construction with a lower R-value for insulation.
- Openings – Doors and windows are in fair to good condition.
- Roof – The roofing system was recently replaced and is in good condition.

B. Building Interior Assessment

- Building was not constructed during a period when Category IV load resistance would have been required. However, its design is strong enough to meet these requirements.
- HVAC systems were recently replaced and are up to date and have proper separation from prisoners and staff.
- Lighting systems were recently replaced and are up to date.
- Facility has an existing fire protection / sprinkler system.
- Finishes:
 - a. Ceiling – Tiles in the dispatch area are sufficient and can be modified. Secure ceilings in the holding area are sufficient.
 - b. Flooring – Carpet and tile finishes are relatively new and in good condition.
 - c. Walls – Wall finishes are relatively new and in good condition, except for the inside face of exterior walls which have peeling paint, likely from a condensation/insulation issue.

C. Site Assessment

- The facility lacks sufficient room for expansion to the seven-cell holding area, but has five existing and functional cells already operational.
- Building Setbacks – The building is further from the street and will be easier to protect.

D. Systems Assessment

The facility is older. However, it has already retrofitted many of the systems required for a public safety building. It has a sprinkler fire protection system, it has a holding area smoke control system, and it has sufficient emergency backup power.

E. Operational Assessment

The building is an existing public safety building that contains five holding cells, a booking area, and a small 911 dispatch area. The building is back a safe distance from the street for protection.

F. Design Options

For this facility we were unable to find a practical way to achieve seven holding cells. We were able to achieve six cells by converting one of the two existing interview rooms to a holding cell. The existing facility already contains five modern operational holding cells, and the required HVAC systems and other systems to manage them. The two options we looked at were keeping the holding area as it is and adding dispatch, or converting one interview room to a cell and adding dispatch.

Another option reviewed was the possibility of building a hardened free standing building on the property for dispatch only that could monitor the holding areas and meet the storm shelter standards. A new building meeting storm shelter requirements is estimated at \$850 per s.f., while renovation/addition to an existing building is estimated at \$1,500 per s.f.

Our opinions of probable cost for these options were:

	Without Storm Shelter	With Storm Shelter	Hardened Dispatch
5 Cell Option:	\$1,103,575	\$1,797,061	\$2,181,656
6 Cell Option:	\$1,642,544	\$2,286,551	\$2,297,938

7.0 New Building

When evaluating these types of projects it can be important to also consider what the cost would be to build a new facility rather than renovate an existing one. Based on the sizes and areas provided in the renovation concepts, we believe a new facility would be approximately 3,500 s.f. in size to house just holding and 911 dispatch (along with sufficient restrooms, electrical, and mechanical spaces to support those functions).

Based on historical data for similar types of buildings, we believe a new facility would cost around \$425 per square foot. At that size and cost a new building would cost about \$4 million, and with the 911 dispatch equipment and other soft cost items, the project cost would be around \$5.3 million.

These costs do not include the cost to procure property upon which to build the facility, so those costs would need to be added as well.

Our opinions of probable cost for this options was:

	With Hardened Dispatch / Holding
New Building:	\$5,280,237
4 Cell Option	

8.0 911 Dispatch Equipment

In addition to assessments of the existing buildings, our team reviewed the requirements for new dispatch equipment in light of the need for new equipment due to the fact that the existing equipment at each department was nearing the end of its service life. We also reviewed the infrastructure required to install that equipment at each facility.

Since 911 Dispatch is already located near where it would be installed at Grosse Pointe Woods, the infrastructure costs to install the dispatch was relatively low at \$59,640. Grosse Pointe City does not have a dispatch near the proposed location, so we are looking at \$200,235 to provide the equipment and infrastructure for the dispatch center, and similar at Grosse Pointe Farms, the cost would be \$252,210 to install the infrastructure to support the dispatch center. (See Appendix D)

Apart from infrastructure costs, the equipment costs were the same for each facility and came in at an estimated cost of \$900,000 for four dispatch stations. (See Appendix D)

9.0 RECOMMENDATIONS

Based upon our review of the conditions of the three existing buildings, their age, their ability to be adapted to the new functions, their operational security, and their costs it is our recommendation that the Cities proceed with the Grosse Pointe Woods building with the 5 cell configuration. The cost of this will be the lowest, but still provide one extra cell above the minimum we recommend. The building is older and has already been renovated and modified many times. However, the facility does have up to date systems that can accommodate the public safety operations, and still manages to meet Category IV essential building structural requirements, and has a lower cost to add a storm shelter addition if desired.

The Grosse Pointe City building has space and existing systems to accommodate all the programmatic requirements for the group's public safety requirements, and it does so in a newer building with up-to-date systems and infrastructure. However, the cost to add 2 additional cells is significant over the existing five cells at Grosse Pointe Woods, and the 2 cell option for Grosse Pointe City is both short on cells, and would require renovation of larger conference room areas to separate the proposed dispatch from the remaining functions than at Grosse Pointe Woods. The building also suffers from building setback issues for security that make it less desirable than the Grosse Pointe Woods building. The building also has a larger existing public safety footprint, which increases the size of the storm shelter that would be required under the newest building code if desired.

The Grosse Pointe Farms building has several physical deficiencies that will add extra costs (i.e., complete lack of a fire suppression system, insufficient electrical back up, HVAC systems). These deficiencies do not exist at the Grosse Pointe City building, so renovating/adapting the Grosse Pointe City building will be less expensive. Simply put, there is nothing that the Grosse Pointe Farms building can offer that the Grosse Point City building can't do better. The location also has several operational issues (see Appendix A) that make it undesirable.

Grosse Pointe Farms Building Assessment

The staff at AEW was tasked with conducting a study of the building at 18780 Mack for its suitability to serve as a 911 Dispatch Center and Lock Up for holding prisoners for the partnering Grosse Pointe Cities. Our AEW staff conducted an inspection of the site and surrounding buildings on the block. A proposed interior design was created to assist in studying the building's suitability as a dispatch center and lockup to hold prisoners.

The physical location of the building, the interaction with neighboring businesses, and the structural integrity of the building was studied. Construction costs were considered in bringing the building up to the required standards for a lock up and dispatch center. As the study was being completed, it was becoming apparent that this building was not suited for an emergency operations center and lockup. This conclusion was based on the following reasons.

The physical location of this building presents problems that cannot be overcome. The building is positioned directly adjacent to the public sidewalk in a commercial district. The public has uninhibited access to the building. A person intent on criminal intentions would have immediate access to the building giving little to no reaction time to summon help. This presents security issues for a building that is critical to the safety needs of the participating cities. The United States have been experiencing civil violence and takeover of public buildings. There is no physical separation between the building and the public sidewalk. Mack Avenue is less than 20 feet from the front of the building. Mack Avenue is a heavily traveled roadway. The building has no physical protection from vehicles due to loss of control or crashes. Passenger vehicles could easily drive into the front of the building due to traffic crashes, as well as directed terrorist attacks intentionally driving into the building. Large trucks carrying flammable fuels have direct access to drive into the building via traffic crashes or intentional acts. The crash of fuel truck or one carrying hazardous materials would not have to make direct contact with the building to destroy or cause great damage to it. A vehicle loaded with explosives could be parked directly outside the front or rear of the building with no difficulty or objection and decimate it. These scenarios could easily destroy the building or render it completely unusable.

Two neighboring businesses, Belle Tire and Wendy's Restaurant create heavy vehicle traffic. The parking lot of Belle Tire holds numerous vehicles waiting for service daily. This vehicle traffic does overflow into the alley. Police vehicles carrying prisoners would be impeded in accessing the sally port where prisoners are unloaded for processing and lodging. Again, the public does have direct and easy access to police vehicles carrying prisoners. It would be easy for a

criminal to walk up to a police vehicle stuck in alley traffic and attack it to free a prisoner. The traffic volume in the alley and immediate area will hinder the free movement of police vehicles.

In turning to the actual building itself, there are problems that give enough concern to eliminate it for consideration as a Emergency Operations Center and lockup. It is doubtful that the building was constructed to withstand storms that such a use would require. The building does not have an emergency generator to keep it operating during power outages. The intended uses for this building mandate that a generator be installed that is large enough to ensure uninterrupted electrical service. Currently, the building does not have a generator. The Grosse Pointes experience power outages frequently, due to the age of the electric grid and the number of mature trees covering the area. When storms occur, these mature trees become uprooted and disable electric services. A storm came through the area several years ago that completely shut down electrical service for over a week.

Building regulations regarding prisoner lodging require fire alarms and a smoke evacuation system. Video surveillance of prisoners is mandatory to ensure their safety and protection of the entity against lawsuits. These requirements are not present in the building and must be added to the cost of renovations.

One of the main reasons for consolidating these services is the tremendous costs to upgrade the aging equipment existing in the current 911 centers. The construction costs to bring the building up to the standards for its uses are prohibitive and they are in addition to the 911 equipment upgrades. These costs include but are not limited to the building of a lockup including plumbing for water fountains and toilets, sally port, heating and cooling requirements, fire protection, and reconstruction of the front of the building which has floor to ceiling windows across the front.

A lockup requires the construction of a sally port to provide the safe handling of prisoners into and out of the building. It would be very unwise to move prisoners from vehicles parked in the alley at the rear of the building. Uninhibited public access to the alley mandates a secure garage/sally port to manage prisoners safely. The costs to build a lockup in this building are significant. A booking room for prisoner intake is required. There will be costs to connect a secure Live Scan System to the law enforcement network. This sends electronic fingerprints to the state and federal agencies. Plumbing infrastructure will have to be upgraded to install toilets and wash basin into individual cells. Without these utilities, prisoners would have to be escorted from their cells to use toilets. The more prisoners are moved from their cells, the greater the chance of problems will occur. Staff will have to be enhanced to facilitate the movement of detainees.

Holding cells, by nature, mandate greatly enhanced building requirements over and above normal construction methods to ensure prisoner security and compliance with building codes adding to the cost of the project. The heating and cooling system will have to be upgraded. The HVAC system needs separation between the employee space and the lockup. The lockup constructed in Grosse Pointe Woods has a separate HVAC system. This proved invaluable during the Covid Pandemic. That lock up has a completely separated system which ensured contaminated air could not be transferred to the employee spaces. This protected employees and reduced their anxiety over cross contamination issues. Cross contamination of air could affect the staff who are highly trained and not easily replaced. Lockup requirements require a smoke evacuation system be installed to protect prisoners in fire situations adding to the cost of the project. Additionally, an exhaust system is required for the sally port to vent exhaust fumes from idling patrol vehicles while inside the sally port.

The proposed building is within a multi-tenant strip mall. The adjoining properties are not owned by any municipality, which is problematic. Other than zoning regulations, there is no control over the types of businesses using these properties. This building will require many expensive changes to bring it up to standards, and having an undesirable business moving into the adjoining properties could cause environmental, political, and safety issues that cannot be ignored.

In summation, this building should be excluded from the project. The physical location itself eliminates the property as a location for an emergency operations center and lockup. The costs required to bring the building up to standards are prohibitive. The security problems cannot be resolved satisfactorily. The traffic flow of neighboring businesses and on adjacent roads cannot be resolved. The lack of control over the tenants in adjoining businesses present political, environmental and safety problems that cannot be discounted and are not easily remediated.

City of Grosse Pointe Building Assessment

This building is located at 17320 Mack, at the corner of Mack and St. Clair. The building is of new construction completed 5 years ago. The building is two stories tall and houses the City's public safety department. The building is a brick veneer construction. The building has a generator for emergency purposes.

There is a sally port and lockup up containing a booking and interview room and two cells for holding prisoners. The sally port is accessed on the St Clair Street side of the building and is clear from any Mack Avenue vehicle or pedestrian traffic. There are 2 cells for holding prisoners. Having only 2 cells limits the number of prisoners that can be held for the partnering cities. This part of the building is monitored by video cameras. The booking room has complete prisoner processing capabilities including electronic fingerprinting, prisoner photography, and breathalyzer capabilities.

The building does not have a dispatch center as those functions are currently handled by the City of Grosse Pointe Park. There is a training room on the second floor that appears to have adequate space to convert it into a dispatch center. This space is on an outer wall on the Mack Avenue side of the building. This space does have a large window looking out onto Mack Avenue. This space is adjacent to the building's kitchen and employee break area. The Department's Detective Bureau is also housed on the second floor. It does not appear that any significant changes need to be made to this space should the dispatch center be located there. The access control system limits the second floor to employees only. The public safety director has offered this space to the project should it be chosen for the dispatch center.

This building is located directly adjacent to Mack Avenue. There is a sidewalk and green space between the building and the street giving about 10 feet of distance separating the building from the roadway. There are no neighboring businesses that would impact operations at the building. Normal pedestrian flow does not appear to be a problem for this facility. The building's physical location makes it susceptible to commercial traffic crashes containing hazardous materials. A fuel tanker crash would be catastrophic to the entire building including the proposed 911 center. Serious consideration should be given to the possibility of such a catastrophe and the effect it could have on an area wide emergency communications center.

Grosse Pointe Woods Building Assessment

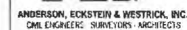
The Public Safety Department for the City of Grosse Pointe Woods is located at 20025 Mack Plaza, Grosse Pointe Woods, MI. The Public Safety Department is located on the south side of the City Hall Building, and its lobby has a doorway to City Hall. The lobby also is shared with the City's Building Department. The Public Safety Lobby is open to the public 24 hours a day, year-round. The public safety dispatch center has secure window access for the public as does the records department. The building is 195 feet from Mack Avenue and has park like grounds separating it from the roadway. The danger from commercial vehicle crashes is greatly reduced due to the distance of the building to Mack Avenue. Pedestrian foot traffic is also limited due to the distance of the Mack Avenue Sidewalk to the building. There is a circular driveway that allows vehicle access to city hall and the public safety department. The campus is a total governmental property, with neighboring buildings completely separated from the public property of the campus. The neighboring businesses are low volume customer types and a distance from the sally port. The sally port is accessed from a driveway on Mack Avenue, with restricted access for public safety vehicles only. The roof and building heating/cooling system were both upgraded in 2020.

The building has a sally port and a fully functional lockup facility constructed within the past 5 years which complies with building and safety codes for a lockup. The lockup has 5 cells for holding prisoners. The lockup is video monitored and recorded at the dispatch center and covers the lockup including the sally port, booking room and all cells. The lockup has a video system allowing for the video arraignment of prisoners, eliminating the need to transport prisoners to court. The booking room has electronic fingerprinting, photographing, and breathalyzer capabilities.

The heating and cooling system for the lockup is completely isolated from the rest of the building. A diesel generator was installed in 2020 and has the capacity to power the entire city hall campus, including the public safety department. A smoke ejection system was installed to remove harmful gases should a fire erupt in the building. The sally port also has a separate vehicle exhaust system eliminating vehicle fumes.

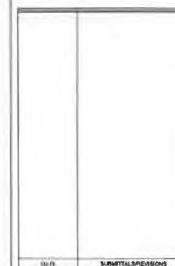
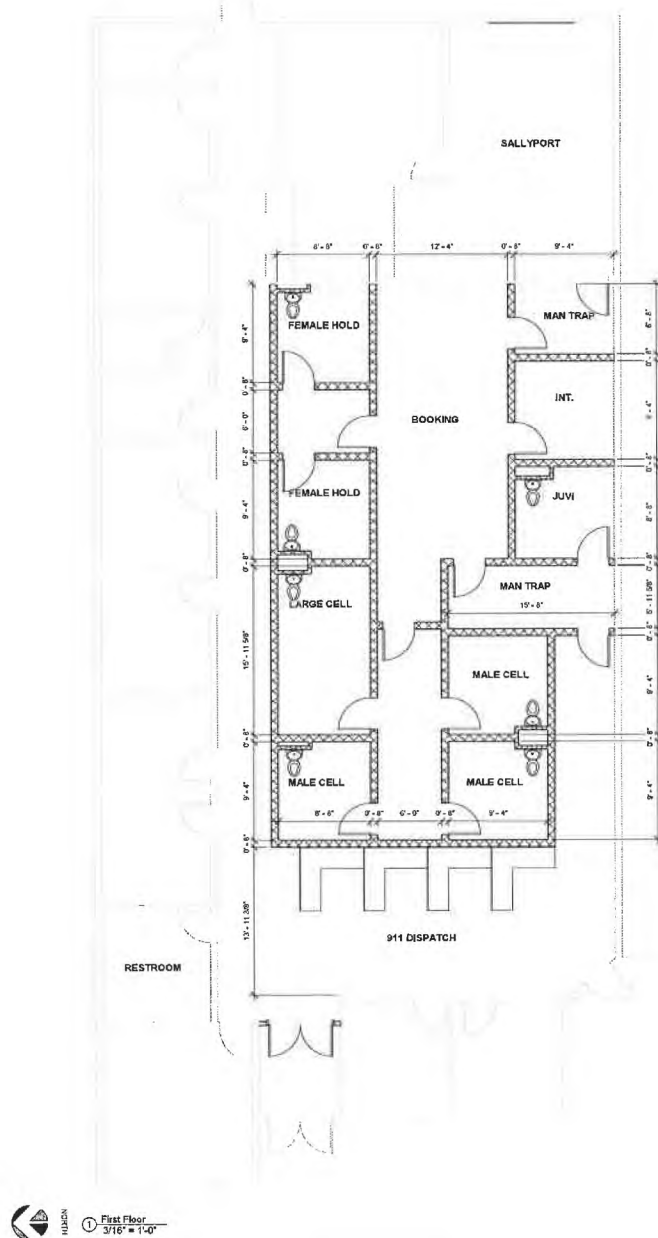
The dispatch center has an adjacent room currently housing the public safety records department. The wall separating these two functions can be easily removed to expand the space needed for the dispatch center. The records department will be relocated to another space in the city hall complex. This expanded space will provide more than adequate space for the consolidated dispatch department.

APPENDIX A FLOOR PLANS



51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | growing.com

Engineering Strong Communities



**GROSSE POINTES
911 / HOLDING
CONSOLIDATION**

**GROSSE POINTE
FARMS - 7 CELL
OPTION**

GROSSE POINTE WOODS

☐ PPE MISSING	☐ LUNGE IN ACTION	☐ APC COR
DRAGGED BY None	DRAGGED BY Dwayne	
CHAINED BY Chad	CHAINED BY LORRY	
INQUIRY		
NOTED		



1 Know what's below. Call 72 hours before you dig.

UTILITY OF SIMULATORS AS SHOWN INDICATES
APPROXIMATELY 14% TACTICS AND 14% OF EXERCISES
FACILITIES ONLY AS DISCLOSED BY RECORDS PROVIDED
TO THEM FROM THE VARIOUS UTILITY COMPANIES. THE
SIMULATOR IS GIVEN OR IMPLIED AS TO THE
CEREBRAL TRAINING FOR A TRAINING PROGRAM.

POWERS TO CONSTRUCT IN ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES IN CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED TRANSMISSION LINE SHALL BE ALIENED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE NOT ALIENED. ALL CONFLICTS WITH EXISTING UTILITIES SHALL BE SUPPORTED AND PROTECTED IN ACCORDANCE WITH THE PROPOSED DESIGN AND CONFLICTING WITH THAT UTILITY.

During construction, the contractor shall use extreme caution when operating the equipment and shall clear head and/or dump loads if it is.

0160-0500

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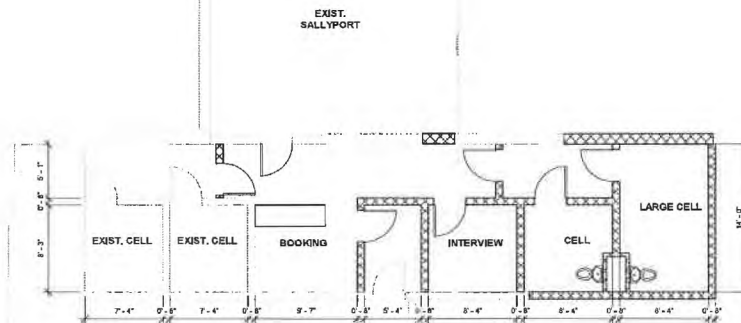
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2. Experimental

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS • SURVEYORS • ARCHITECTS

51301 Schoenherr Road
Shelby Township, MI 48315
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Engineering Strong Communities



1st Floor
3/16" = 1'-0"

DATE	SUBMITTAL/REVISIONS
------	---------------------

FRONTIER 11462

**GROSSE POINTES
911 / HOLDING
CONSOLIDATION**

SHEET TITLE

**GROSSE POINTE
CITY OPTION FIRST
FLOOR - 4 CELL
OPTION**

CLUE

GROSSE POINTE WOODS

☒ PIPELINES	☐ CONSTRUCTION	☐ RECORD
DESIGNED BY AUSTIN	ENGINEERED BY DUNN	
CHECKED BY CHERRY	DATE 1/19/20	
SCALE		
ATTACHED		



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FACILITIES ONLY. AS EXCLUDED BY RECORDS PROVIDED
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GUARANTEED TO BE TRUE OR IMPLIED AS TO THE
CORRECTNESS OF ANY INFORMATION.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONSTRUCTION OF THE PROJECT. ALL LOCATIONS SHALL BE MARKED BY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL UTILITIES THAT ARE ENCOUNTERED. ALL COSTS FOR UTILITY LOCATIONS, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PROJECT BUDGET. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE UTILITY LOCATIONS.

During construction: The contractor shall provide the system capacity when operating at any and all full head and for specified duties.

PROJECT INC.

0160-0500

[illegible]

SHENYI INC.

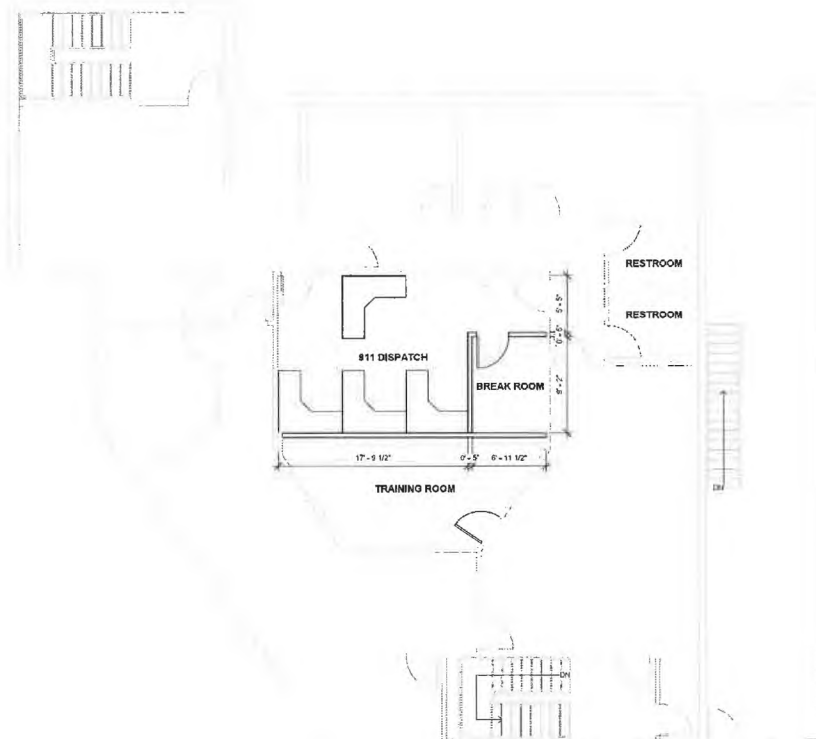
A102B

STEIN AND LACOSTE 811

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS • SURVEYORS • ARCHITECTS

51301 Schoenherr Road
Shelby Township, MI 48315
586.726.1234 | aewinc.com

Engineering Strong Communities



① 2nd Floor
3/16" = 1'-0"

DATE	SUBMITTALS/REVISIONS
------	----------------------

PROJECT NAME

**GROSSE POINTES
911 / HOLDING
CONSOLIDATION**

WILLIAMS

**GROSSE POINTE
CITY OPTION FIRST
FLOOR**

VUE11

GROSSE POINTE WOODS

☐ PRELIMINARY ☐ CONFIDENTIAL ☐ NO. 0000	
CLASSIFIED	EX-100-100
VS	100
PROPERTY OF	100
Control	100
SCALE	
ASAP	



Know what's below. Call
72 hours before you dig.

UTILITY INFORMATION AS SHOWN INDICATES
APPROXIMATE LOCATIONS AND TYPES OF EXISTING
FACILITIES ONLY AS DISCLOSED BY RECORDS PROVIDED
TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES. NO
WARRANTY IS GIVEN IN RELATION TO THE
COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LIGHTINGS AND DESIGN OF E-LETS OVERHEAD AND UNDERPASSING UTILITIES COMPLETE WITH THE CONSTRUCTION OF THE PROPOSED BRIDGE. SUBJECTS TO A REVIEW OF WORK IN THE FIELD, DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM. CONFLICT WITH UNDERUTILITIES.

During construction the contractor shall use extreme caution when operating equipment and all overhead and subterranean utilities.

0160-0500

Amendement 183 of 29 "AD Craven" on 29/04/2015
 Cédric Chevalier (PSE) 18/05/2015 10:20

SHEET NO.

A102C

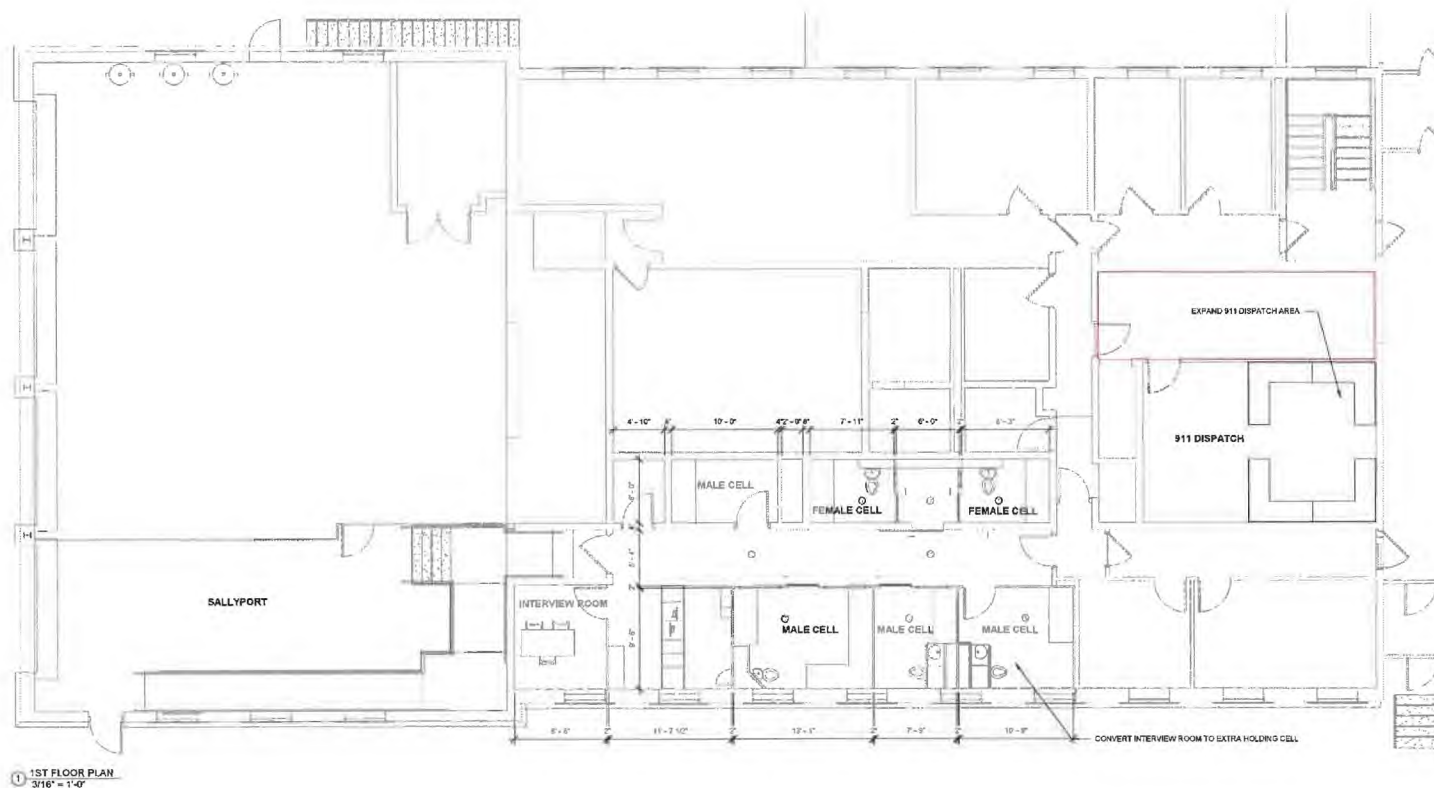
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ONE EMBLETON - SHELBY, MICHIGAN 48155

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1 1ST FLOOR PLAN
3/16" = 1'-0"

**GROSSE POINTES
911 / HOLDING
CONSOLIDATION**

**GROSSE POINTE
WOODS - 6 CELL
OPTION**

CITY OF GROSSE POINTE WOODS

DATE: 01/11/2017	PROJECT: 16-0050
DRAWN BY: J. WESTRICK	SCALE: AS NOTED
CHECKED BY: J. WESTRICK	
DATE: 01/11/2017	



NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GROSSE POINTE WOODS.

PROJECT: CONVERSION OF ALL 10-CELLS AND 20-CELLS TO 6-CELLS. THE CONVERSION SHALL BE COMPLETED BY THE CITY OF GROSSE POINTE WOODS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GROSSE POINTE WOODS.

DATE: 01/11/2017
BY: J. WESTRICK

D160-0500

16-0050

16-0050

16-0050

16-0050

16-0050

16-0050

16-0050

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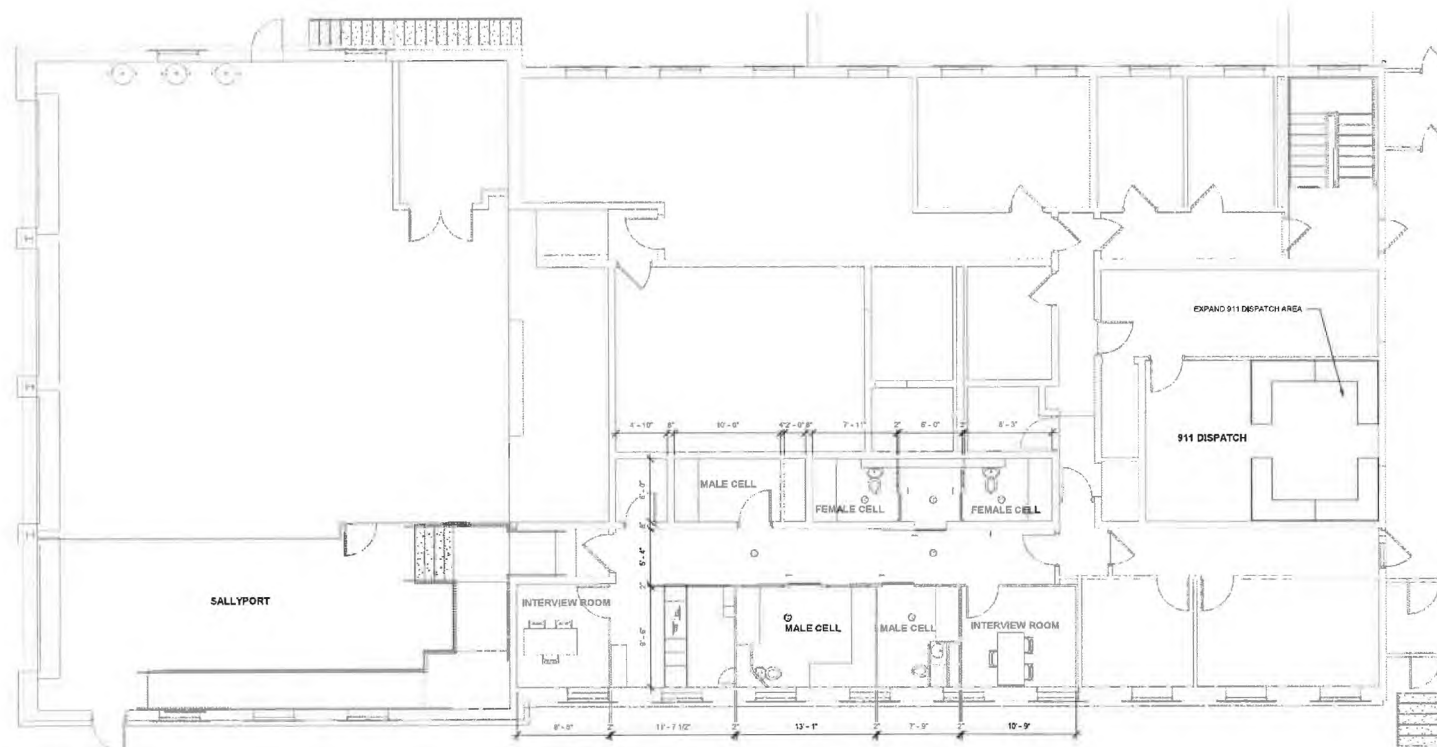
16-0050

16-0050

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Shelby Township, MI 48315
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① 1ST FLOOR PLAN
3/16" = 1'-0"

DATE	SUBMITTALS/REVISIONS
------	----------------------

**GROSSE POINTES
911 / HOLDING
CONSOLIDATION**

6-800-368-3828

**GROSSE POINTE
WOODS - 5 CELL
OPTION**

CLIENT
CITY OF GROSSE POINTE WOODS

☒ PPEE MONITOR	☐ COMPLETION	☐ NO CORRE
CRASHED	DESTRUCTION	
REB	REB	
COMPLETED	DATE	
CRASHED	TIME	
LACER		
AS NOTED		



Know what's below. Call
72 hours before you dig.

FIELD INFORMATION AS SHOWN INDICATES
APPROXIMATE LATITUDES AND LONGITUDES OF EXISTING
FACILITIES ONLY AS DISCLOSED BY RECORDS PROVIDED.
THIS INFORMATION WAS OBTAINED FROM CHARTERS, OF
GUMPHREE & SONS OF NEW YORK, N.Y.

[illegible]

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTENSIVE CAUTION WHEN OPERATING THE 4- AND 6-TON ALL-DRIVEHEAD AND/OR TRAPPED UTILITIES.

0160-0500

MEDICATIONS: 200 mg of *zidovudine* (ZDV) and 100 mg of *zalcitabine* (ddC)
 (BID) were given. (100 mg of *zalcitabine* (ddC) BID)

A 1005

A103B

APPENDIX B
OPINIONS OF
PROBABLE COST

Opinion of Probable Cost**Project:****AEW Job No:****Location:****Design Professional:****Bldg. Area:****Date:****GP 911 Dispatch Consolidation - GP City 2 Cell Option****0160-0500****Grosse Pointe, MI****Anderson, Eckstein & Westrick, Inc.****586****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$171,698	
Total Estimated Direct Costs:		\$171,698	
Annual escalation to next year	5.00%	\$8,585	
General Conditions	7.00%	\$12,019	
Building Permit	1.50%	\$2,575	
Insurance	1.25%	\$2,146	
PLM Bond Costs	1.50%	\$2,575	
Overhead & Profit	7.50%	\$12,877	
Contingency	10.00%	\$17,170	
Total Estimated Construction Costs:		\$229,646	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$200,235	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$2,930	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,172	
Architecture / Engineering Fees %	7.00%	\$16,075	
Special Inspections (Construction Testing)	1.00	\$586	
Staking	1.00	\$5,000	
Soil Borings (\$ per s.f.)	1.00	\$586	
Total Estimated Soft Costs:		\$1,126,584	

Total Project Cost**\$1,356,230**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:**

GP 911 Dispatch Consolidation - GP City 2 Cell Option

With Storm Shelter

AEW Job No:

0160-0500

Location:

Grosse Pointe, MI

Design Professional:

Anderson, Eckstein & Westrick, Inc.

Bldg. Area:

586

Date:

February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$171,698	
Storm Shelter	\$1,500	\$877,500	
Total Estimated Direct Costs:		\$1,049,198	
Annual escalation to next year	5.00%	\$52,460	
General Conditions	7.00%	\$73,444	
Building Permit	1.50%	\$15,738	
Insurance	1.25%	\$13,115	
PLM Bond Costs	1.50%	\$15,738	
Overhead & Profit	7.50%	\$78,690	
Contingency	10.00%	\$104,920	
Total Estimated Construction Costs:		\$1,403,302	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$200,235	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$2,930	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,172	
Architecture / Engineering Fees %	7.00%	\$98,231	
Special Inspections (Construction Testing)	1.00	\$586	
Staking	1.00	\$5,000	
Soil Borings (\$ per s.f.)	1.00	\$586	
Total Estimated Soft Costs:		\$1,208,740	

Total Project Cost**\$2,612,042**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost

Project: GP 911 Dispatch Consolidatin - GP City 4 Cell Option
AEW Job No: 0160-0500
Location: Grosse Pointe, MI
Design Professional: Anderson, Eckstein & Westrick, Inc.
Bldg. Area: 1,278
Date: February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$374,454	
Total Estimated Direct Costs:		\$374,454	
Annual escalation to next year	5.00%	\$18,723	
General Conditions	7.00%	\$26,212	
Building Permit	1.50%	\$5,617	
Insurance	1.25%	\$4,681	
PLM Bond Costs	1.50%	\$5,617	
Overhead & Profit	7.50%	\$28,084	
Contingency	10.00%	\$37,445	
Total Estimated Construction Costs:		\$500,832	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$200,235	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$6,390	
Hazardous Material Survey (\$ per s.f.)	2.00	\$2,556	
Architecture / Engineering Fees %	7.00%	\$35,058	
Special Inspections (Construction Testing)	1.00	\$1,278	
Staking	1.00	\$5,000	
Soil Borings (\$ per s.f.)	1.00	\$1,278	
Total Estimated Soft Costs:		\$1,151,795	

Total Project Cost**\$1,652,627**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:**

GP 911 Dispatch Consolidatin - GP City 4 Cell Option

Storm Shelter Option

AEW Job No:

0160-0500

Location:

Grosse Pointe, MI

Design Professional:

Anderson, Eckstein & Westrick, Inc.

Bldg. Area:

1,278

Date:

February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$374,454	
Storm Shelter	\$1,500	\$877,500	Min. size to protect people and gen.
Total Estimated Direct Costs:		\$1,251,954	
Annual escalation to next year	5.00%	\$62,598	
General Conditions	7.00%	\$87,637	
Building Permit	1.50%	\$18,779	
Insurance	1.25%	\$15,649	
PLM Bond Costs	1.50%	\$18,779	
Overhead & Profit	7.50%	\$93,897	
Contingency	10.00%	\$125,195	
Total Estimated Construction Costs:		\$1,674,488	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$200,235	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$6,390	
Hazardous Material Survey (\$ per s.f.)	2.00	\$2,556	
Architecture / Engineering Fees %	7.00%	\$117,214	
Special Inspections (Construction Testing)	1.00	\$1,278	
Staking	1.00	\$5,000	
Soil Borings (\$ per s.f.)	1.00	\$1,278	
Total Estimated Soft Costs:		\$1,233,951	

Total Project Cost**\$2,908,440**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost

Project: GP 911 Dispatch Consolidation - GP City 7 Cell Option
AEW Job No: 0160-0500
Location: Grosse Pointe, MI
Design Professional: Anderson, Eckstein & Westrick, Inc.
Bldg. Area: 2,732
Date: February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$800,476	
Total Estimated Direct Costs:		\$800,476	
Annual escalation to next year	5.00%	\$40,024	
General Conditions	7.00%	\$56,033	
Building Permit	1.50%	\$12,007	
Insurance	1.25%	\$10,006	
PLM Bond Costs	1.50%	\$12,007	
Overhead & Profit	7.50%	\$60,036	
Contingency	10.00%	\$80,048	
Total Estimated Construction Costs:		\$1,070,637	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$200,235	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$13,660	
Hazardous Material Survey (\$ per s.f.)	2.00	\$5,464	
Architecture / Engineering Fees %	7.00%	\$74,945	
Special Inspections (Construction Testing)	1.00	\$2,732	
Staking	1.00	\$5,000	
Soil Borings (\$ per s.f.)	1.00	\$2,732	
Total Estimated Soft Costs:		\$1,204,768	

Total Project Cost**\$2,275,404**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****GP 911 Dispatch Consolidation - GP City 7 Cell Option****With Storm Shelter****AEW Job No:****0160-0500****Location:****Grosse Pointe, MI****Design Professional:****Anderson, Eckstein & Westrick, Inc.****Bldg. Area:****2,732****Date:****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$800,476	
Storm Shelter	\$1,500	\$877,500	
Total Estimated Direct Costs:		\$1,677,976	
Annual escalation to next year	5.00%	\$83,899	
General Conditions	7.00%	\$117,458	
Building Permit	1.50%	\$25,170	
Insurance	1.25%	\$20,975	
PLM Bond Costs	1.50%	\$25,170	
Overhead & Profit	7.50%	\$125,848	
Contingency	10.00%	\$167,798	
Total Estimated Construction Costs:		\$2,244,293	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$200,235	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$13,660	
Hazardous Material Survey (\$ per s.f.)	2.00	\$5,464	
Architecture / Engineering Fees %	7.00%	\$157,101	
Special Inspections (Construction Testing)	1.00	\$2,732	
Staking	1.00	\$5,000	
Soil Borings (\$ per s.f.)	1.00	\$2,732	
Total Estimated Soft Costs:		\$1,286,924	

Total Project Cost**\$3,531,216**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****AEW Job No:****Location:****Design Professional:****Bldg. Area:****Date:****GP 911 Dispatch Consolidation - GP Farms 4 Cell Option****0160-0500****Grosse Pointe, MI****Anderson, Eckstein & Westrick, Inc.****1,791****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$524,763	
Fire Protection System	\$10	\$17,910	
Total Estimated Direct Costs:		\$542,673	
Annual escalation to next year	5.00%	\$27,134	
General Conditions	7.00%	\$37,987	
Building Permit	1.50%	\$8,140	
Insurance	1.25%	\$6,783	
PLM Bond Costs	1.50%	\$8,140	
Overhead & Profit	7.50%	\$40,700	
Contingency	10.00%	\$54,267	
Total Estimated Construction Costs:		\$725,825	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$252,210	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$8,955	
Hazardous Material Survey (\$ per s.f.)	2.00	\$3,582	
Architecture / Engineering Fees %	7.00%	\$50,808	
Special Inspections (Construction Testing)	1.00	\$1,791	
Total Estimated Soft Costs:		\$1,217,346	

Total Project Cost**\$1,943,171**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* Facility may not meet Michigan Building Code Category IV requirements for essential buildings.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****AEW Job No:****Location:****Design Professional:****Bldg. Area:****Date:****GP 911 Dispatch Consolidation - GP Farms 7 Cell Option****0160-0500****Grosse Pointe, MI****Anderson, Eckstein & Westrick, Inc.****2,989****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$875,777	
Fire Protection System	\$10	\$29,890	
Total Estimated Direct Costs:		\$905,667	
Annual escalation to next year	5.00%	\$45,283	
General Conditions	7.00%	\$63,397	
Building Permit	1.50%	\$13,585	
Insurance	1.25%	\$11,321	
PLM Bond Costs	1.50%	\$13,585	
Overhead & Profit	7.50%	\$67,925	
Contingency	10.00%	\$90,567	
Total Estimated Construction Costs:		\$1,211,330	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$252,210	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$14,945	
Hazardous Material Survey (\$ per s.f.)	2.00	\$5,978	
Architecture / Engineering Fees %	7.00%	\$84,793	
Special Inspections (Construction Testing)	1.00	\$2,989	
Total Estimated Soft Costs:		\$1,260,915	

Total Project Cost**\$2,472,245**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* Facility may not meet Michigan Building Code Category IV requirements for essential buildings.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****AEW Job No:****Location:****Design Professional:****Holding Area****Date:****GP 911 Dispatch Consolidation - GPW 5 Cell Option****0160-0500****Grosse Pointe Woods, MI****Anderson, Eckstein & Westrick, Inc.****330****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$96,690	
Total Estimated Direct Costs:		\$96,690	
Annual escalation to next year	5.00%	\$4,835	
General Conditions	7.00%	\$6,768	
Building Permit	1.50%	\$1,450	
Insurance	1.25%	\$1,209	
PLM Bond Costs	1.50%	\$1,450	
Overhead & Profit	7.50%	\$7,252	
Contingency	10.00%	\$9,669	
Total Estimated Construction Costs:		\$129,323	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$3,475	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,390	
Architecture / Engineering Fees %	7%	\$9,053	
Special Inspections (Construction Testing)	1.00	\$695	
Total Estimated Soft Costs:		\$974,253	

Total Project Cost**\$1,103,575**

* Costs based on Grosse Pointe Woods work from 2018: \$593 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$681 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:**

GP 911 Dispatch Consolidation - GPW 5 Cell Option

Storm Shelter Option

AEW Job No:

0160-0500

Location:

Grosse Pointe Woods, MI

Design Professional:

Anderson, Eckstein & Westrick, Inc.

Design Area:

448

Date:

February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$293	\$131,264	
Storm Shelter	\$1,500	\$450,000	Min. size to protect people and gen.
Total Estimated Direct Costs:		\$581,264	
Annual escalation to next year	5.00%	\$29,063	
General Conditions	7.00%	\$40,688	
Building Permit	1.50%	\$8,719	
Insurance	1.25%	\$7,266	
PLM Bond Costs	1.50%	\$8,719	
Overhead & Profit	7.50%	\$43,595	
Contingency	10.00%	\$58,126	
Total Estimated Construction Costs:		\$777,441	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$3,475	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,390	
Architecture / Engineering Fees %	7%	\$54,421	
Special Inspections (Construction Testing)	1.00	\$695	
Total Estimated Soft Costs:		\$1,019,621	

Total Project Cost**\$1,797,061**

* Costs based on Shelby PD work from 2018: \$224 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$293 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****GP 911 Dispatch Consolidation - GPW 5 Cell Option****AEW Job No:****0160-0500****Location:****Grosse Pointe Woods, MI****Design Professional:****Anderson, Eckstein & Westrick, Inc.****Program Area:****1,000****Date:****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Holding Cost		\$0	Existing to Remain
Storm Shelter	\$850	\$850,000	1000 s.f. hardened 911
Total Estimated Direct Costs:		\$850,000	
Annual escalation to next year	5.00%	\$42,500	
General Conditions	7.00%	\$59,500	
Building Permit	1.50%	\$12,750	
Insurance	1.25%	\$10,625	
PLM Bond Costs	1.50%	\$12,750	
Overhead & Profit	7.50%	\$63,750	
Contingency	10.00%	\$85,000	
Total Estimated Construction Costs:		\$1,136,875	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$3,475	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,390	
Architecture / Engineering Fees %	7%	\$79,581	
Special Inspections (Construction Testing)	1.00	\$695	
Total Estimated Soft Costs:		\$1,044,781	

Total Project Cost**\$2,181,656**

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****AEW Job No:****Location:****Design Professional:****Holding Area****Date:**

GP 911 Dispatch Consolidation - GPW 6 Cell Option

0160-0500

Grosse Pointe Woods, MI

Anderson, Eckstein & Westrick, Inc.

695

February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$681	\$473,295	
Total Estimated Direct Costs:		\$473,295	
Annual escalation to next year	5.00%	\$23,665	
General Conditions	7.00%	\$33,131	
Building Permit	1.50%	\$7,099	
Insurance	1.25%	\$5,916	
PLM Bond Costs	1.50%	\$7,099	
Overhead & Profit	7.50%	\$35,497	
Contingency	10.00%	\$47,330	
Total Estimated Construction Costs:		\$633,032	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$3,475	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,390	
Architecture / Engineering Fees %	7.00%	\$44,312	
Special Inspections (Construction Testing)	1.00	\$695	
Total Estimated Soft Costs:		\$1,009,512	

Total Project Cost**\$1,642,544**

* Costs based on Grosse Pointe Woods work from 2018: \$593 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$681 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:**

GP 911 Dispatch Consolidation - GPW 6 Cell Option

Storm Shelter Option

**AEW Job No:**

0160-0500

Location:

Grosse Pointe Woods, MI

Design Professional:

Anderson, Eckstein & Westrick, Inc.

Design Area:

695

Date:

February 5, 2026

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$681	\$473,295	
Storm Shelter	\$1,500	\$450,000	Min. size to protect people and gen.
Total Estimated Direct Costs:		\$923,295	
Annual escalation to next year	5.00%	\$46,165	
General Conditions	7.00%	\$64,631	
Building Permit	1.50%	\$13,849	
Insurance	1.25%	\$11,541	
PLM Bond Costs	1.50%	\$13,849	
Overhead & Profit	7.50%	\$69,247	
Contingency	10.00%	\$92,330	
Total Estimated Construction Costs:		\$1,234,907	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$3,475	
Hazardous Material Survey (\$ per s.f.)	2.00	\$1,390	
Architecture / Engineering Fees %	7.00%	\$86,443	
Special Inspections (Construction Testing)	1.00	\$695	
Total Estimated Soft Costs:		\$1,051,643	

Total Project Cost**\$2,286,551**

* Costs based on Grosse Pointe Woods work from 2018: \$593 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$681 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:**

GP 911 Dispatch Consolidation - GPW 6 Cell Option

Reinforced 911 Dispatch

AEW Job No:

0160-0500

Location:

Grosse Pointe Woods, MI

Design Professional:

Anderson, Eckstein & Westrick, Inc.

Design Area:

124

Date:

February 5, 2026



Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$681	\$84,444	Renovate one holding cell
Storm Shelter	\$850	\$850,000	1000 s.f. hardened 911
Total Estimated Direct Costs:		\$934,444	
Annual escalation to next year	5.00%	\$46,722	
General Conditions	7.00%	\$65,411	
Building Permit	1.50%	\$14,017	
Insurance	1.25%	\$11,681	
PLM Bond Costs	1.50%	\$14,017	
Overhead & Profit	7.50%	\$70,083	
Contingency	10.00%	\$93,444	
Total Estimated Construction Costs:		\$1,249,819	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$620	
Hazardous Material Survey (\$ per s.f.)	2.00	\$248	
Architecture / Engineering Fees %	7.00%	\$87,487	
Special Inspections (Construction Testing)	1.00	\$124	
Total Estimated Soft Costs:		\$1,048,119	

Total Project Cost**\$2,297,938**

* Costs based on Grosse Pointe Woods work from 2018: \$593 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$681 per s.f.

* 911 Dispatch Equipment costs assume higher end equipment

Opinion of Probable Cost**Project:****New Public Safety
Holding / Dispatch****AEW Job No:****0160-0500****Location:****Grosse Pointe Woods, MI****Design Professional:****Anderson, Eckstein & Westrick, Inc.****Design Area:****3,500****Date:****February 5, 2026**

Construction Cost Items		Estimated Costs	Comments
Building Cost per Square Foot	\$850	\$2,975,000	
Total Estimated Direct Costs:		\$2,975,000	
Annual escalation to next year	5.00%	\$148,750	
General Conditions	7.00%	\$208,250	
Building Permit	1.50%	\$44,625	
Insurance	1.25%	\$37,188	
PLM Bond Costs	1.50%	\$44,625	
Overhead & Profit	7.50%	\$223,125	
Contingency	10.00%	\$297,500	
Total Estimated Construction Costs:		\$3,979,063	

Soft Cost Items		Estimated Costs	Comments
Dispatch Technology Infrastructure	\$252,210.00	\$59,640	
Dispatch Equipment	\$900,000.00	\$900,000	
Security, Alarms, & Access Controls (\$ per s.f.)	5.00	\$17,500	
Hazardous Material Survey (\$ per s.f.)	2.00	\$7,000	
Architecture / Engineering Fees %	7.00%	\$278,534	
Special Inspections (Construction Testing)	1.00	\$3,500	
Furniture	\$10	\$35,000	
Total Estimated Soft Costs:		\$1,301,174	

Total Project Cost**\$5,280,237**

* Costs based on Macomb Public Safety's from 2018: \$325 per s.f. in 2018, adjusted using Consumer Price Index inflation to \$416.68 per s.f. rounded to \$425

* 911 Dispatch Equipment costs assume higher end equipment

* Assumes building with 911 dispatch and prisoner holding functions only. Does not include evidence, armory, training rooms, detective's offices, etc.

* Does not include cost to purchase property to building facility.

APPENDIX C HOLDING COUNTS

PRISONER TOTALS

Location	GPC	GPF	GPP	GPS	GPW	Totals	Average
2023	91	151	152	38	60	492	1.35
2024	131	148	91	26	61	457	1.25
2025 YTD	49	96	26	7	33	211	1.40

APPENDIX D

Dispatch Costs

Grosse Pointes

911 / Holding Cell Consolidation

Preliminary Technology Estimate 12.08.2025 - Grosse Pointe Farms Option (A101)



TECHNOLOGY SCOPE			
QTY	DESCRIPTION	UNIT PRICE	TOTAL
18	Low Voltage Cabling - General Data	\$350.00	\$6,300.00
6	Low Voltage Cabling - Wireless Access Point	\$350.00	\$2,100.00
40	Low Voltage Cabling - Dispatch Workstation (10 drops each: 2-Radio, 2-911, 2-Recorder, 1-CAD, 3-TBD)	\$350.00	\$14,000.00
4	Low Voltage Cabling - Misc.	\$350.00	\$1,400.00
1	MDF/IDF - IT Cabinet w/ Patch Panels	\$8,000.00	\$8,000.00
1	MDF/IDF - Fiber Optic Cabling (Enclosure & SM LC Splice Case)	\$2,000.00	\$2,000.00
9	Surveillance Camera (with Mount & licensing - Interior)	\$3,200.00	\$28,800.00
7	Surveillance Camera (with Mount & Licensing - Exterior)	\$4,200.00	\$29,400.00
1	Surveillance System Network Video Recorder	\$20,000.00	\$20,000.00
8	Access Control (Card Reader & Cabling)	\$3,800.00	\$30,400.00
1	Access Control (8-Door Panel)	\$14,000.00	\$14,000.00
1	Network Equipment - Cisco 48-Port Switch w/ 5-Year Support	\$17,000.00	\$17,000.00
1	Network Equipment - Cisco 24-Port Switch w/ 5-Year Support	\$13,000.00	\$13,000.00
1	Network Equipment - Smart UPS	\$1,800.00	\$1,800.00
6	Network Equipment - Wireless Access Point	\$2,400.00	\$14,400.00
8	VoIP - Desk handset	\$250.00	\$2,000.00
4	A/V Equipment - Monitor w/ Wall Mount (65")	\$1,900.00	\$7,600.00
4	A/V Equipment - Mini-PC (Mounted Behind Monitor)	\$2,000.00	\$8,000.00
1	Outside Fiber Connection	\$20,000.00	\$20,000.00
Estimate Subtotal			\$240,200.00
Estimate Contingency (5%)			\$12,010.00
Estimate Total			\$252,210.00

911-SPECIFIC EQUIPMENT SCOPE		
QTY	DESCRIPTION	TOTAL ESTIMATE
1	CAD System (Software & Implementation) - CAD licenses (4 seats), mapping, interfaces, configuration, training, and implementation services.	\$200,000.00
1	Dispatch Consoles & Furniture - Four operator positions, console electronics, ergonomics, sit/stand furniture, installation.	\$100,000.00
1	911 Call Handling System (CHE) - NG911-compliant call handling, workstations, headsets, ESInet integration.	\$150,000.00
1	Logging Recorder - Logging system for phone, radio, and screen capture with required retention.	\$80,000.00
1	Radio System - Small-scale radio system (local VHF/UHF or integration to state/regional system). Includes base stations, control stations, antennas, and installation.	\$150,000.00
1	Network, Servers, Storage, Cybersecurity - Firewalls, core switches, servers, storage/backup, UPS systems, and network security.	\$80,000.00
1	Cabling, Racks, Power, HVAC, Room Preparation - Structured cabling, equipment racks, power upgrades, UPS capacity, room cooling, grounding/bonding.	\$60,000.00
1	Implementation and Testing - Contractor project management, testing, go-live	\$80,000.00
Total Estimated Range		\$900,000.00

Grosse Pointes 911 / Holding Cell Consolidation

Preliminary Technology Estimate 12.08.2025 - Grosse Pointe City Option (A102A & A102B)



TECHNOLOGY SCOPE			
QTY	DESCRIPTION	UNIT PRICE	TOTAL
16	Low Voltage Cabling - General Data	\$350.00	\$5,600.00
2	Low Voltage Cabling - Wireless Access Point	\$350.00	\$700.00
40	Low Voltage Cabling - Dispatch Workstation (10 drops each: 2-Radio, 2-911, 2-Recorder, 1-CAD, 3-TBD)	\$350.00	\$14,000.00
4	Low Voltage Cabling - Misc.	\$350.00	\$1,400.00
0	MDF/IDF - IT Cabinet w/ Patch Panels - UTILIZE EXISTING	\$8,000.00	\$0.00
0	MDF/IDF - Fiber Optic Cabling (Enclosure & SM LC Splice Case)	\$2,000.00	\$0.00
9	Surveillance Camera (with Mount & licensing - Interior)	\$3,200.00	\$28,800.00
4	Surveillance Camera (with Mount & Licensing - Exterior)	\$4,200.00	\$16,800.00
1	Surveillance System Network Video Recorder - EXPAND EXISTING	\$5,000.00	\$5,000.00
10	Access Control (Card Reader & Cabling)	\$3,800.00	\$38,000.00
2	Access Control (8-Door Panel)	\$14,000.00	\$28,000.00
1	Network Equipment - Cisco 48-Port Switch w/ 5-Year Support	\$17,000.00	\$17,000.00
1	Network Equipment - Cisco 24-Port Switch w/ 5-Year Support	\$13,000.00	\$13,000.00
0	Network Equipment - Smart UPS	\$1,800.00	\$0.00
2	Network Equipment - Wireless Access Point	\$2,400.00	\$4,800.00
8	VoIP - Desk handset	\$250.00	\$2,000.00
4	A/V Equipment - Monitor w/ Wall Mount (65")	\$1,900.00	\$7,600.00
4	A/V Equipment - Mini-PC (Mounted Behind Monitor)	\$2,000.00	\$8,000.00
0	Outside Fiber Connection - UTILIZE EXISTING	\$20,000.00	\$0.00
Estimate Subtotal			\$190,700.00
Estimate Contingency (5%)			\$9,535.00
Estimate Total			\$200,235.00

911-SPECIFIC EQUIPMENT SCOPE		
QTY	DESCRIPTION	TOTAL ESTIMATE
1	CAD System (Software & Implementation) - CAD licenses (4 seats), mapping, interfaces, configuration, training, and implementation services.	\$200,000.00
1	Dispatch Consoles & Furniture - Four operator positions, console electronics, ergonomics, sit/stand furniture, installation.	\$100,000.00
1	911 Call Handling System (CHE) - NG911-compliant call handling, workstations, headsets, ESInet integration.	\$150,000.00
1	Logging Recorder - Logging system for phone, radio, and screen capture with required retention.	\$80,000.00
1	Radio System - Small-scale radio system (local VHF/UHF or integration to state/regional system). Includes base stations, control stations, antennas, and installation.	\$150,000.00
1	Network, Servers, Storage, Cybersecurity - Firewalls, core switches, servers, storage/backup, UPS systems, and network security.	\$80,000.00
1	Cabling, Racks, Power, HVAC, Room Preparation - Structured cabling, equipment racks, power upgrades, UPS capacity, room cooling, grounding/bonding	\$60,000.00
1	Implementation and Testing - Contractor project management, testing, go-live	\$80,000.00
Total Estimated Range		\$900,000.00

Grosse Pointes

911 / Holding Cell Consolidation

Preliminary Technology Estimate 12.08.2025 - Grosse Pointe Woods Option (A103)



TECHNOLOGY SCOPE			
QTY	DESCRIPTION	UNIT PRICE	TOTAL
4	Low Voltage Cabling - General Data	\$350.00	\$1,400.00
0	Low Voltage Cabling - Wireless Access Point	\$350.00	\$0.00
40	Low Voltage Cabling - Dispatch Workstation (10 drops each: 2-Radio, 2-911, 2-Recorder, 1-CAD, 3-TBD)	\$350.00	\$14,000.00
4	Low Voltage Cabling - Misc.	\$350.00	\$1,400.00
0	MDF/IDF - IT Cabinet w/ Patch Panels - UTILIZE EXISTING	\$8,000.00	\$0.00
0	MDF/IDF - Fiber Optic Cabling (Enclosure & SM LC Splice Case)	\$2,000.00	\$0.00
2	Surveillance Camera (with Mount & licensing - Interior)	\$3,200.00	\$6,400.00
0	Surveillance Camera (with Mount & Licensing - Exterior)	\$4,200.00	\$0.00
0	Surveillance System Network Video Recorder - UTILIZE EXISTING	\$5,000.00	\$0.00
0	Access Control (Card Reader & Cabling)	\$3,800.00	\$0.00
0	Access Control (8-Door Panel)	\$14,000.00	\$0.00
1	Network Equipment - Cisco 48-Port Switch w/ 5-Year Support	\$17,000.00	\$17,000.00
0	Network Equipment - Cisco 24-Port Switch w/ 5-Year Support	\$13,000.00	\$0.00
0	Network Equipment - Smart UPS	\$1,800.00	\$0.00
0	Network Equipment - Wireless Access Point	\$2,400.00	\$0.00
4	VoIP - Desk handset	\$250.00	\$1,000.00
4	A/V Equipment - Monitor w/ Wall Mount (65")	\$1,900.00	\$7,600.00
4	A/V Equipment - Mini-PC (Mounted Behind Monitor)	\$2,000.00	\$8,000.00
0	Outside Fiber Connection - UTILIZE EXISTING	\$20,000.00	\$0.00
Estimate Subtotal			\$56,800.00
Estimate Contingency (5%)			\$2,840.00
Estimate Total			\$59,640.00

911-SPECIFIC EQUIPMENT SCOPE		
QTY	DESCRIPTION	TOTAL ESTIMATE
1	CAD System (Software & Implementation) - CAD licenses (4 seats), mapping, interfaces, configuration, training, and implementation services.	\$200,000.00
1	Dispatch Consoles & Furniture - Four operator positions, console electronics, ergonomics, sit/stand furniture, installation.	\$100,000.00
1	911 Call Handling System (CHE) - NG911-compliant call handling, workstations, headsets, ESInet integration.	\$150,000.00
1	Logging Recorder - Logging system for phone, radio, and screen capture with required retention.	\$80,000.00
1	Radio System - Small-scale radio system (local VHF/UHF or integration to state/regional system). Includes base stations, control stations, antennas, and installation.	\$150,000.00
1	Network, Servers, Storage, Cybersecurity - Firewalls, core switches, servers, storage/backup, UPS systems, and network security.	\$80,000.00
1	Cabling, Racks, Power, HVAC, Room Preparation - Structured cabling equipment racks, power upgrades, UPS capacity, room cooling, grounding/bonding.	\$60,000.00
1	Implementation and Testing - Contractor project management, testing, go-live.	\$80,000.00
Total Estimated Range		\$900,000.00