



To: Joshua Tetzlaff
From: John McNamara
Date: April 17, 2024
Comm. No: 222137

Subject: Police Facility Design – Addition to the Fire Station

At the City Council Meeting held on March 18, 2024, requests for additional information were received from the Council. One request was for a summary of why this project is needed. The following summary is pulled from information published from the Space Needs Assessment dated 11-6-2023:

Guiding Principles

Guiding Principles were developed early in the planning process to guide the outcomes of the Space Needs Assessment. They are as follows:

Function & Operations:

- Each Facility solution should accommodate the long-term needs of the departments and encourage efficiency, interaction, and collaboration.
- Solutions need to be adaptable for future changes in operations or growth.
- The Facilities should strive to be safe for staff, but also be open and publicly welcoming.

Long Term Use:

- Develop a plan for maintenance and preservation of facilities where appropriate.
- Plan for wise investment in facilities. Consider replacement when reinvestment would not improve operations.

Financial Resilience:

- Recommendations should reflect today's immediate needs and support future growth without starting over.
- Investments should reflect the community's values and be fiscally responsible.

These Guiding Principles were followed in the development of the Police Facility Design:

1. The recommended solution is designed to meet the needs of the city for a minimum of 15-20 years and has open ends for future accommodations.
2. The facility solution provides safe space for staff and for the public. The lobby design accommodates private meeting rooms, a safe room and safety material separating the records staff from the public side.



3. Through the facility assessment process, reinvestment and maintenance of the existing police facility was not recommended. Reinvestment in the existing police facility will not improve operations.
4. As stated, the current design reflects a mid-term solution for the city but can respond to future changes with minimal impact on the facility.
5. The decision to add onto the existing fire station creates opportunities for sharing of resources at this location.

Operational Issues

Focus group meetings were held with all departments. The following summarizes operational issues associated with the Police Department:

- Current space is inadequate for current staffing. No place to add additional officers.
- Lobby is lacking in privacy and security. Need to have interview rooms in this area.
- Space that was used as garage space has been converted to offices. Investigators are in an open space with no privacy.
- No space for evidence processing, the garage is used. This does not meet current best practices for police facilities. Evidence storage is adequate but could be improved.
- Inadequate garage space for vehicles, many have to park outside in the elements.
- Lack of larger meeting space for training and outside organizational meetings.
- Lack space for tactical equipment and training.
- Need space for dogs until animal control can pick-up.

Deferred Maintenance Issues

The facility assessment identified maintenance items for various buildings and for City Hall/ Police some specific items include:

Exterior Envelope **Total Cost for Exterior Items - \$950,000**

- Windows need to be replaced.
- Exterior brick and stone repair is needed.
- Existing stucco/ EIFS is cracked and allowing water intrusion.
- The roof is 15-20 years old and will need replacement in 5-10 years.
- Overhead garage doors need to be replaced.
- The parks garage is in poor condition and should be removed.

Interiors **Total Cost for Interior Items - \$460,000**

- Interior ceilings are in poor condition.
- Carpet and flooring is worn and ending the end of life.
- There are cracks in existing plaster walls.
- Doors are showing their age and wear and tear.
- Interior cabinets are deteriorated and delaminating.



Accessibility **Total Cost for Accessibility Items - \$325,000**

- Many handrails do not meet current code.
- Portions of the police station are only accessed by stairs.
- Police toilet rooms do not meet current codes.

Mechanical Systems **Total Cost for Mechanical Items - \$350,000**

- The roof top units need to be replaced.
- Water heaters need replacement.
- With any major renovation, sprinklers should be added.

Electrical Systems **Total Cost for Electrical Items - \$175,000**

- Replace remaining lighting with LED.
- Replace fire alarm system.

Total Deferred Maintenance City Hall/ Police Approx. \$2.3 million

RECOMMENDATIONS

The Core Planning Group agreed that short term recommendations should focus on the most immediate needs including:

- Invest in a new Police Facility. It is recommended that this be an addition to the Fire Station.
- Provide new space for Parks Storage and Maintenance. A site was recently purchased with two buildings that will serve as the new Parks and Maintenance Facility.

CURRENT BUDGET (SCHEMATIC DESIGN)

ADDITION/ RENOVATION

General Conditions, Permits, Fees, Escalation, Etc.	\$2,000,000
Site Work	\$1,160,000
Architectural/ Structural	\$4,355,000
Mechanical	\$1,585,000
Electrical	<u>\$ 900,000</u>
Subtotal Construction Costs	\$10,000,000
Fees, Testing, FF&E and Contingency	<u> x 1.27</u>
Total Project Cost	\$12,370,000

It was also requested to understand what was included in the design for the Ambulance Garage bays. The above numbers include approximately 1,100 sq. ft. of garage for the Ambulance Service, this garage addition adds between \$400,000 and \$450,000 in construction cost. With fees, FF&E and contingency, this has a net impact on the project of \$500,000 to \$560,000.

cc: Jake Wollensak, Wold Architects