

City of Northfield – Public Safety Center Taskforce

COMMITTEE RECOMMENDATIONS

1. Recommendation on Building Size:

Having reviewed the data presented to the Taskforce, the Taskforce recommends to the City Council to construct a combined Public Safety Center of 47,500 square feet in size.

2. Recommendation on Building Location:

Utilizing the Site Selection Criteria and after a thorough review of 13 sites throughout the City, the Taskforce is recommending two sites for Council consideration:

- a. Valley Co-Op located on Highway 3*
- b. Cowles Property located on Riverview Drive.*

Either site will meet the needs of a combined Public Safety Center.

The Taskforce strongly encourages the City Council to do a detailed review of all flood protection criteria to determine what can be done at the current Safety Center Site and explore ideas relating to reuse of this site as a "gateway" to the City.

3. Recommendation on Financing:

Having reviewed the data presented by City Finance staff and the City's Bond Council, the Taskforce recommends the City Council consider the following options for financing:

- a. Voter approval through a referendum of the sale of \$10.4 million in General Obligation Bonds.*
- b. City Council approval of the sale of \$10.4 million in Capital Improvement Bonds, subject to a reverse referendum.*

The Taskforce further recommends that regardless of which financing option the City Council chooses, a thorough public education process be done prior to approval to move forward with financing.

City of Northfield – Public Safety Center Taskforce

MISSION STATEMENT

The Mission Statement and tasks adopted by the City Council for the Public Safety Center Taskforce is as follows:

“The Task Force Committee will meet regularly to research, analyze data and define facility space needs, building location, and financing and ultimately make a report clearly defining public safety needs to the City Council.”

OUTLINE FOR COMMITTEE PROCESS

TASK 1: Confirm Growth Assumptions

- Build for Immediate Need
- Build for Growth
- Building Tours
- Confirm Needs versus Wants
- Outside Agency Opportunities/ Regional Center
- Recommendation on building size

TASK 2: Site Selection

- Confirm Operational Model
- Determine “best” area based on response
- Pro’s and Con’s for sites
- Recommendation on location

TASK 3: Financing

- Referendum or not
- Grant Opportunities
- Outside Agency help

TASK 4: Recommendation to City Council

- Growth Recommendation/ Building Size
- Location Recommendation
- Financing Report

GUIDING PRINCIPLES AND STRATEGIES FOR IMPLEMENTATION

The Guiding Principles and Strategies for Implementation from the January 2009 study were reviewed and discussed by the Taskforce. Through these discussions the following revised Guiding Principles and Strategies for Implementation were agreed on for this project:

Guiding principles and strategies for implementation will be developed during Core Planning Committee meetings in order to define the role, image and mission of the new Public Safety Facility for the City and can be defined into the following categories:

1. To have a Safety Center that reflects community history.
2. To have a Safety Center that, by design, provides customer service.
3. To have a facility that is easily accessible to the public.
4. The facility by design and look displays a professional public safety image.
5. The facility is designed for efficient and organized public safety services.
6. The facility is located in a neighborhood that is a good fit for public safety.
7. The facility meets public safety needs for today and 15-20 years into the future.
8. The facility provides work area for assisting agencies. Homeland Security, BCA, State Patrol, Sheriff's Office (Satellite Office).
9. The building is designed to provide a safe and healthy work environment for staff, as well as being safe for the public.
10. The building is built to be energy efficient and ecologically friendly.
11. The facility should be economically affordable for the community with a financial plan that is realistic.
12. The facility should be designed to foster partnering with colleges and townships.
13. The building or buildings should provide for operational efficiencies.
14. The building or buildings should be accessible to the community and provide space for community access and usage.

TASKFORCE PROCESS

TASK 1: Confirm Growth Assumptions

- Build for Immediate Need
- Build for Growth
- Building Tours
- Confirm Needs versus Wants
- Outside Agency Opportunities/ Regional Center
- Recommendation on building size

Build for Immediate Need

The Taskforce reviewed the space needs established in the January 2009 Public Safety Facility Study, which outlined the square footage requirements for each department for both the Police Department and Fire Department. The Taskforce deferred to the Police Chief and Fire Chief on these minimum requirements:

Police

- Administration
- Patrol
- Investigations
- Evidence
- Evidence Garage and Sallyport
- Detention/ Booking Area
- Support Areas
- Training Space
- Armory
- Indoor Squad Parking for 8 Cars

Fire

- Administration
- Training Space
- Indoor Parking for Critical Equipment (Minimum 6 double deep bays, 12 doors)
- On-site Storage of Remaining Equipment
- Dormitory
- Day Space/ Equipment Storage

Build for Growth

The Taskforce reviewed the following Contingent Needs established in the previous study:

- On-site Storage
- 2 Additional Apparatus Bays

Through discussions on growth and a thorough review of equipment, the Taskforce agreed that additional vehicle storage for fire vehicles was needed. This increased the amount of space dedicated to fire vehicle storage.

Building Tours

The Taskforce visited several comparable facilities to help determine a base line for needs and quality of facilities. The following facilities were visited:

- City of Farmington Police
- City of Farmington Fire Station No. 2
- City of Lakeville Police
- City of Prior Lake Police
- City of New Prague Fire Station

Confirm Needs versus Wants

The Taskforce reviewed the following spaces to be considered and wants for a Public Safety Center:

- Community Room
- Dedicated E.O.C. & Multi-purpose Training
- Indoor Squad Parking for 16 Cars
- Fitness Center
- Area for Assisting Agencies
- Gun Range

The Taskforce agreed that these spaces were worth considering. These spaces may want to be considered dependent on the final budget or as building alternates.

Outside Agency Opportunities/ Regional Center

Through Taskforce discussions, it was confirmed that outside groups would be interested in having space within a Safety Center, there was little interest in sharing in the cost for providing these types of spaces. The rural fire department confirmed their desire to continue their long standing relationship with the City of Northfield and their willingness to provide financial support for this new facility.

The Taskforce concluded that without financial support from outside agencies, additional space would not be provided.

Recommendation on Building Size

An updated building program of space is attached for reference along with a conceptual layout of vehicle storage for the Fire Department.

Program Summary

		Existing Facility			Schematic Design		
		#	SF	NSF	#	SF	NSF
1.100 Police Administration							
1.101	Chief of Police	1	240 SF	240 SF	1	240 SF	240 SF
1.102	Captain - Patrol	1	235 SF	235 SF	1	150 SF	150 SF
1.103	Captain - Investigations	1	250 SF	250 SF	1	150 SF	150 SF
1.104	Future Receptionist	0	0 SF	0 SF	1	64 SF	64 SF
1.105	Records Technicians	2	48 SF	96 SF	2	100 SF	200 SF
1.106	Small Conference Room	0	0 SF	0 SF	1	150 SF	150 SF
1.107	Central Records/File Room	1	100 SF	100 SF	1	200 SF	200 SF
1.108	Soft Interview Room	0	0 SF	0 SF	1	120 SF	120 SF
1.109	Supply/Storage	1	60 SF	60 SF	1	100 SF	100 SF
				Administration Subtotal			981 SF
				Department Net to Gross Factor			1.4
1.100	Total DGSF Administration			1,373 SF			1,924 SF
1.200 Police Patrol							
1.201	Patrol Sergeants - Shared Office	3	75 SF	225 SF	4	100 SF	400 SF
1.202	Patrol Officers - Shared Workstations	3	64 SF	192 SF	8	64 SF	512 SF
1.203	Emergency Management Director (P/T)	1	100 SF	100 SF	1	135 SF	135 SF
1.204	Community Service Officer	1	105 SF	105 SF	1	64 SF	64 SF
1.205	Police Reserves (30)	1	64 SF	64 SF	1	64 SF	64 SF
1.206	Police Explorers (12)	1	64 SF	64 SF	1	64 SF	64 SF
1.207	Briefing/Roll Call/Training/Conference Room	1	435 SF	435 SF	1	400 SF	400 SF
1.208	Supply/Storage	1	220 SF	220 SF	1	200 SF	200 SF
1.209	School Resource Officer	1	64 SF	64 SF	1	64 SF	64 SF
				Patrol Subtotal			1,469 SF
				Department Net to Gross Factor			1.4
1.200	Total DGSF Patrol			2,057 SF			2,664 SF
1.300 Police Investigations							
1.301	Investigator	2	64 SF	128 SF	2	135 SF	270 SF
1.302	Narcotics Investigator	1	64 SF	64 SF	1	135 SF	135 SF
1.303	Case Management	0	0 SF	0 SF	1	300 SF	300 SF
1.304	Tape/AV/CD Storage	Located in Garage			1	100 SF	100 SF
1.305	Supply/Storage	1	60 SF	60 SF	1	100 SF	100 SF
1.306	Hard Interview Room	0	0 SF	0 SF	1	100 SF	100 SF
1.307	Public Conference/Soft Interview Room	0	0 SF	0 SF	1	150 SF	150 SF
				Investigations Subtotal			252 SF
				Department Net to Gross Factor			1.4
1.300	Total DGSF Investigations			353 SF			1,617 SF
1.400 Police Evidence							
1.401	Evidence Prep Area/ Evidence Intake	1	40 SF	40 SF	1	100 SF	100 SF
1.402	Evidence Technicians/Processing	2	100 SF	200 SF	2	100 SF	200 SF
1.403	Evidence Storage	1	440 SF	440 SF	1	500 SF	500 SF
1.404	Temp. Evidence Storage	0	0 SF	0 SF	1	150 SF	150 SF
				Evidence Subtotal			680 SF
				Department Net to Gross Factor			1.4
1.400	Total DGSF Evidence			952 SF			1,330 SF

Program Summary

		Existing Facility			Schematic Design		
		#	SF	NSF	#	SF	NSF
1.500 Police Evidence Garage							
1.501	Parking Stall	0	0 SF	0 SF	1	320 SF	320 SF
1.502	Evidence Garage Storage	0	0 SF	0 SF	1	500 SF	500 SF
Evidence Garage & Sallyport Subtotal				0 SF			820 SF
Department Net to Gross Factor				1.4			1.4
1.500	Total DGSF Evidence Garage			0 SF			1,148 SF
1.600 Police Detention & Booking Area							
1.601	Holding Rooms	0	0 SF	0 SF	2	70 SF	140 SF
1.602	Accessible Holding Room	0	0 SF	0 SF	1	100 SF	100 SF
1.603	Juvenile Holding Rooms	0	0 SF	0 SF	1	70 SF	70 SF
1.604	Booking Area	1	50 SF	50 SF	1	100 SF	100 SF
1.605	Intoxilizer Room	1	80 SF	80 SF	1	80 SF	80 SF
1.606	Toilet Room	0	0 SF	0 SF	1	50 SF	50 SF
1.607	Hard Interviewer Room	3	60 SF	180 SF	1	80 SF	80 SF
Detention & Booking Area Subtotal				310 SF			620 SF
Department Net to Gross Factor				1.4			1.4
1.600	Total DGSF Detention & Booking Area			434 SF			868 SF
1.700 Police Detention Vehicle Sallyport							
1.701	Parking Stalls	1	230 SF	230 SF	1	320 SF	320 SF
Detention Vehicle Sallyport Subtotal				230 SF			320 SF
Department Net to Gross Factor				1.4			1.4
1.700	Total DGSF Detention Vehicle Sallyport			322 SF			448 SF
1.800 Police Support							
1.801	Locker (Shared)	1	220 SF	220 SF	1	450 SF	450 SF
1.802	Men's Shower/Toilet	1	200 SF	200 SF	1	450 SF	450 SF
1.803	Women's Shower/Toilet	1	200 SF	200 SF	1	300 SF	300 SF
1.804	Break Room/Kitchen	1	295 SF	295 SF	1	300 SF	300 SF
1.805	Archive Record Storage	1	140 SF	140 SF	1	200 SF	200 SF
1.806	Bulk Storage	1	480 SF	480 SF	1	400 SF	400 SF
1.807	Computer Room	1	200 SF	200 SF	1	300 SF	300 SF
	Training Room				1	1,000 SF	1,000 SF
Support Subtotal				1,735 SF			3,400 SF
Department Net to Gross Factor				1.4			1.4
1.800	Total DGSF Support			2,429 SF			4,760 SF
1.900 Police Armory							
1.901	Armory/Storage	1	90 SF	90 SF	1	200 SF	200 SF
1.902	SWAT Storage	1	90 SF	90 SF	1	200 SF	200 SF
Armory Subtotal				180 SF			400 SF
Department Net to Gross Factor				1.4			1.4
1.900	Total DGSF Armory			252 SF			560 SF
2.100 Police Squad Parking							
2.101	Parking Stalls	1	230 SF	230 SF	8	300 SF	2,400 SF
2.102	Duty Bag Storage	Stored in Squad Room			1	150 SF	150 SF
Police Squad Parking Subtotal				230 SF			2,550 SF
Department Net to Gross Factor				1.4			1.4
2.100	Total DGSF Squad Parking			322 SF			3,570 SF

Program Summary

		Existing Facility			Schematic Design		
		#	SF	NSF	#	SF	NSF
3.100 Fire Administration							
3.101	Chief of Fire	1	200 SF	200 SF	1	180 SF	180 SF
3.102	Assistant Fire Chief	1	100 SF	100 SF	2	150 SF	300 SF
3.103	Training Manager	0	0 SF	0 SF	1	135 SF	135 SF
3.104	File/Records Storage Room	1	60 SF	60 SF	1	250 SF	250 SF
3.105	Dispatch	0	0 SF	0 SF	1	120 SF	120 SF
3.106	Conference Room	0	0 SF	0 SF	1	200 SF	200 SF
3.107	Copy/Fax Room/Supply	0	0 SF	0 SF	1	100 SF	100 SF
Administration Subtotal				360 SF			1,285 SF
Department Net to Gross Factor				1.4			1.4
3.100	Total DGSF Administration			504 SF			1,799 SF
3.200 Fire Support							
3.201	Break Room/Kitchen	1	370 SF	370 SF	1	400 SF	400 SF
3.202	Kitchen Storage	1	20 SF	20 SF	1	80 SF	80 SF
3.203	Dayroom	1	420 SF	420 SF	1	400 SF	400 SF
3.204	General Storage	1	140 SF	140 SF	1	280 SF	280 SF
3.205	Equipment Storage Room	1	300 SF	300 SF	1	200 SF	200 SF
3.206	Laundry Room	1	20 SF	20 SF	1	80 SF	80 SF
3.207	Men's Shower/Locker	1	30 SF	30 SF	1	500 SF	500 SF
3.208	Women's Shower/Locker	0	0 SF	0 SF	1	350 SF	350 SF
3.209	Toilet Rooms	1	100 SF	100 SF	2	300 SF	600 SF
Support Subtotal				1,400 SF			2,890 SF
Department Net to Gross Factor				1.4			1.4
3.200	Total DGSF Support			1,960 SF			4,046 SF
3.300 Fire Dormitory							
3.301	Dormitory	3	220 SF	660 SF	4	225 SF	900 SF
Dormitory Subtotal				660 SF			900 SF
Department Net to Gross Factor				1.4			1.4
3.300	Total DGSF Dormitory			924 SF			1,260 SF
3.400 Fire Training/Medical							
3.401	Training Room (40 People)	1	650 SF	650 SF	1	800 SF	800 SF
3.402	EMS Supply Room	0	0 SF	0 SF	1	150 SF	150 SF
3.403	EMS Clean Room	0	0 SF	0 SF	1	80 SF	80 SF
Training/Medical Subtotal				650 SF			1,030 SF
Department Net to Gross Factor				1.4			1.4
3.400	Total DGSF Training/Medical			910 SF			1,442 SF
4.100 Apparatus Bays/Support							
4.101	Apparatus Bays	6	525 SF	3,150 SF	12	750 SF	9,000 SF
4.102	Hose Tower	0	0 SF	0 SF	1	150 SF	150 SF
4.103	Gear Racks	1	150 SF	150 SF	1	300 SF	300 SF
4.104	Information Station (Maps/Printer)	1	60 SF	60 SF	1	100 SF	100 SF
4.105	Wash Room/Haz-Mat/Shower/Toilet	1	65 SF	65 SF	1	200 SF	200 SF
4.106	Workroom/Shop	0	0 SF	0 SF	1	300 SF	300 SF
4.107	SCBA/Compressor/Tools	1	35 SF	35 SF	1	300 SF	300 SF
				3,460 SF			10,350 SF
Net to Gross Factor not used for Garages				1.4			1.15
4.100	Total DGSF Apparatus Bays/Support			4,844 SF			11,903 SF

Program Summary

	Existing Facility			Schematic Design		
	#	SF	NSF	#	SF	NSF
5.100 Facility Common Areas (Police & Fire)						
5.101 Vestibule	1	75 SF	75 SF	1	120 SF	120 SF
5.102 Lobby	1	170 SF	170 SF	1	400 SF	400 SF
5.103 Public Men's Toilets	1	85 SF	85 SF	1	250 SF	250 SF
5.104 Public Women's Toilets	1	70 SF	70 SF	1	250 SF	250 SF
5.105 Central Copy/Mail/Workroom	0	90 SF	0 SF	1	150 SF	150 SF
			400 SF			1,170 SF
			1.2			1.2
5.100	Total DGSF Common Areas		480 SF			1,404 SF

New Building Totals

Police Department Facility	7,850	13,723
Fire Department Facility	4,298	8,547
Common Areas	480	1,404
Building Subtotal	12,628 SF	23,674 SF
Net to Gross Factor	1.25	1.2
Total Facility GSF	15,785 SF	28,409 SF

New Garage Totals

Police Vehicle Garage	644 SF	4,018 SF
Fire Apparatus Bays	4,844 SF	11,903 SF
Building Subtotal	5,488 SF	15,921 SF
Net to Gross Factor	1.2	1.2
Total Garage GSF	6,586 SF	19,105 SF

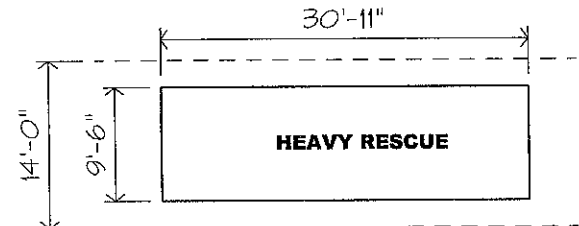
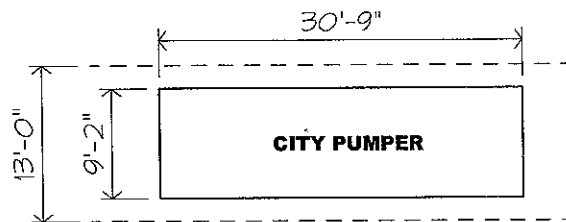
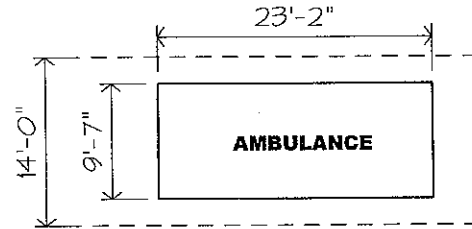
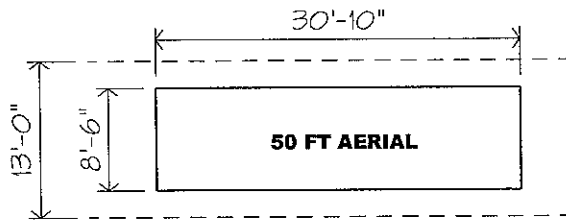
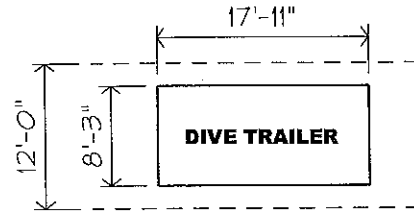
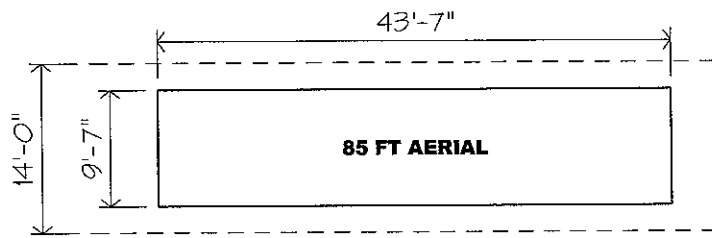
Facility Total GSF	47,513 SF
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6.100 Future Growth Space

6.101 Future Office Manager (Police)	0	0 SF	0 SF	1	64 SF	64 SF
6.102 Future Police Investigations Clerk	0	0 SF	0 SF	1	135 SF	135 SF
6.103 Future Fire Inspector	0	0 SF	0 SF	1	120 SF	120 SF
6.104 Inspector's Plan Review/Files	1	55 SF	55 SF	1	135 SF	135 SF
6.105 Apparatus Bays	0	0 SF	0 SF	0	950 SF	0 SF
			55 SF			454 SF
			1.2			1.4
6.100	Total DGSF Future Growth		66 SF			636 SF
			1.2			1.2
Total Future Growth GSF			79 SF			763 SF

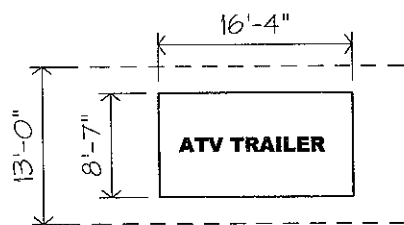
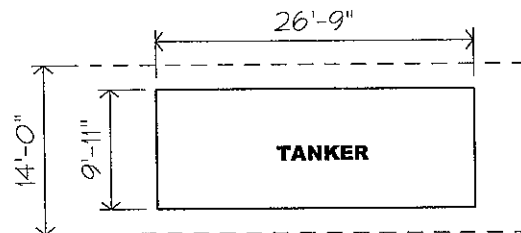
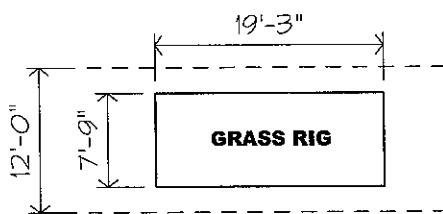
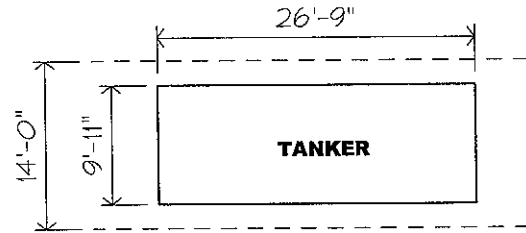
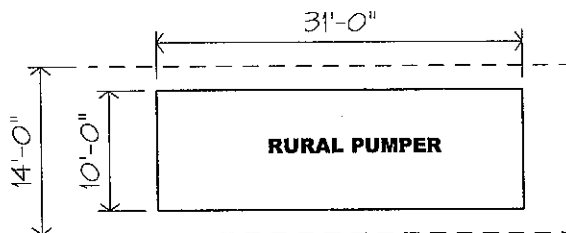
7.100 Optional Space

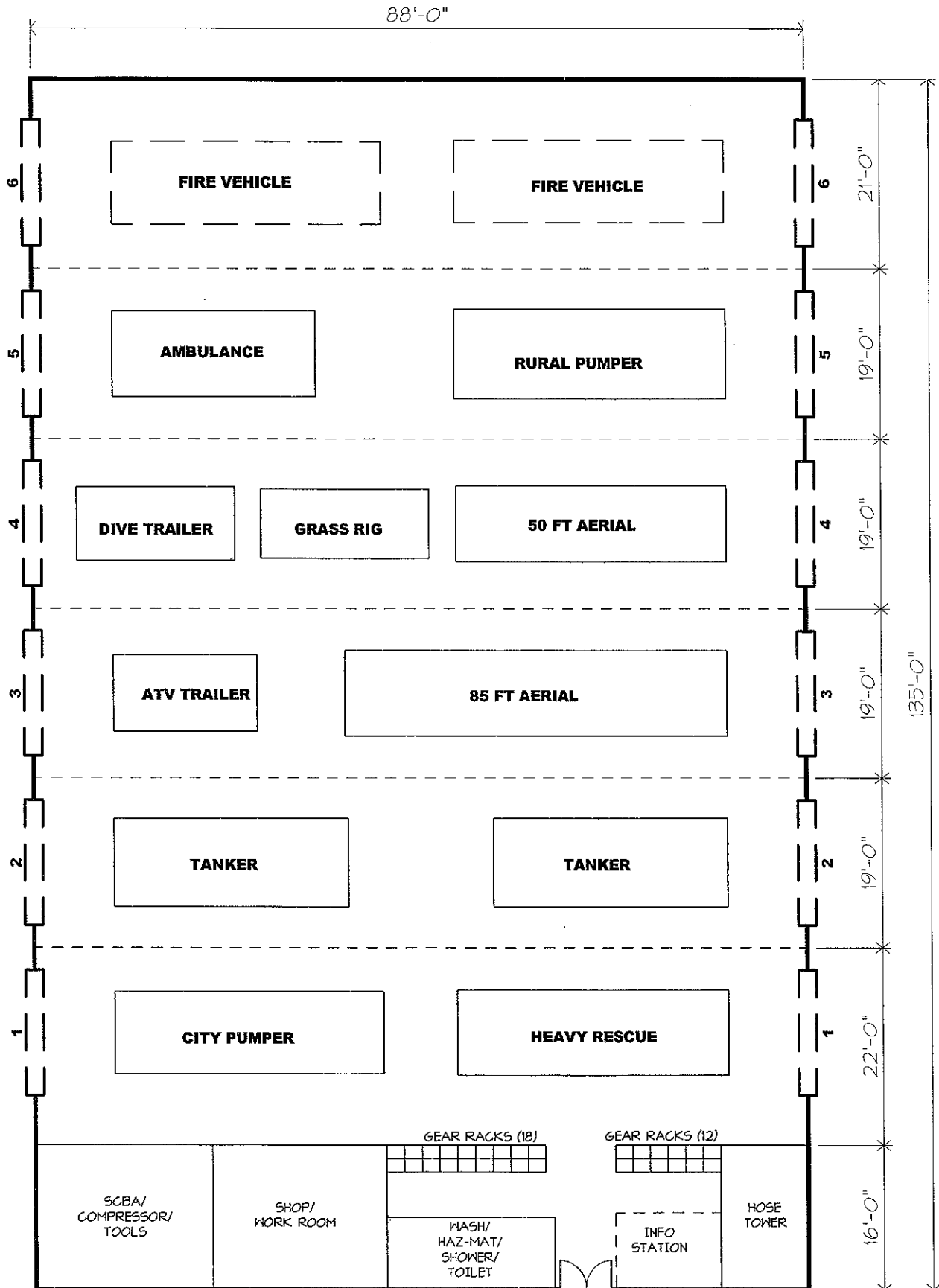
7.101 Parking Stalls	0	0 SF	0 SF	8	300 SF	2,400 SF
7.102 Report Writing Station (Police)	0	0 SF	0 SF	3	48 SF	144 SF
7.103 Police Training Room/Community Room/E.O.C.	1	200 SF	200 SF	1	600 SF	600 SF
7.104 Fitness/Exercise	0	0 SF	0 SF	1	400 SF	400 SF
7.105 Gun Range (4 Lane)	0	0 SF	0 SF	4	550 SF	2,200 SF
7.106 Gun Range Support	0	0 SF	0 SF	1	800 SF	800 SF
			200 SF			6,544 SF
			1.2			1.4
7.100	Total DGSF Optional Space		240 SF			9,162 SF
			1.2			1.2
Total Optional Space GSF			288 SF			10,994 SF



CITY FIRE DEPARTMENT

RURAL FIRE DEPARTMENT





TASK 2: Site Selection

- Confirm Operational Model
- Determine "best" area based on response
- Pro's and Con's for sites
- Recommendation on location

Confirm Operational Model

The Taskforce reviewed operational models of Public Safety Operations including:

- Combined Police and Fire Operations (current operations)
- Separate Police Operations
- Separate Fire Operations

Pro's and con's of each operational model were discussed:

Combined Pro's and Con's:

Pro's

- Shared administrative staff.
- Shared support spaces, such as lockers, meeting and break room.
- Lower operating cost.
- Combined facility would take less space

Con's

- Additional space required for lobby, toilets, etc.
- Fire Facility would be manned during the day by residents only.

Separate Police Station:

Pro's

- Focus on Police functions only.
- Location in City less of an issue.
- Separate "Police" image.

Con's

- No shared staff.
- Duplication of common space.
- No sharing of training spaces.
- Long term operational costs for staffing.

Separate Fire Station:

Pro's

- Focus on Fire functions only.
- Less public access.
- Can be more open for public functions.
- Separate "Fire" image.

Con's

- No shared staff.
- Duplication of common space.
- No sharing of training spaces.
- Long term operational costs for staffing.

The group confirmed that unless there was a site restraint, a combined Safety Center was preferred.

Determine “best” area based on response

The Taskforce reviewed various sites through-out the City and reviewed response time maps to determine the “best” area based on response. The date concluded that while a more central location was better, a location south and north of the center of the City would not affect the current ISO ratings for the Fire Department. The following sites were reviewed:

1. Sites from previous study:
 - Current Safety Center
 - Woodley – Highway 3
 - Valley Co-Op

2. Additional sites for that were considered:
 - Florella’s Mobile Home Park
 - Northedge Auto
 - Water Street N.
 - Q Block
 - Riverview Drive (City Lot)
 - Dokomo Motors
 - Furlong GM Auto Sales
 - Northfield Construction
 - Cowles Property

3. The following sites were removed based on these reasons:
 - Florella’s Mobile Home Park – Too complicated and expensive
 - Northedge Auto – Too far north
 - Q-Block – Too small.
 - Water St. North – Difficult topography would limit buildability
 - Dokomo Motors – Difficult access with frontage road
 - Valley Auto Haus – Difficult access and realignment of frontage road
 - Woodley Site – MnDoT removed from consideration due to soil contamination
 - Riverview Drive – Removed due to poor soils
 - Northfield Construction – Removed at request of Owner

4. Sites remaining in consideration after discussions:
 - Current Safety Center Site – For Police only
 - Valley Co-Op – Good for combined Safety Center and is for sale
 - Cowles Property – Good for combined Safety Center and is for sale
 - Furlong GM Auto Sales – Alternate site if it becomes available

Pro's and Con's for Sites

The Taskforce reviewed site selection criteria for the remaining sites:

1. **Cost:** Will the cost to build at this site be substantially greater or less than at other sites? Will the City need to purchase this site? Will utilities have to be extended to site?
2. **Size:** Is the size of the site adequate for the anticipated facilities?
3. **Location:** Is the site in a good location for its function?
4. **Access:** How easy would it be for vehicles and staff to access this site? Does it have good access to its service area?
5. **Aesthetics:** How does the site look? Are there features, natural or built, that add to or detract from its appearance? Will the proposed facilities enhance the neighborhood? Will the facility/site be a positive impact for the city?
6. **Proximity to other Government Facilities:** Are there other government facilities that this facility should be near? Is this site close enough to other facilities to accomplish this relationship?
7. **Water Control:** Are there water-related concerns on this site? Is it close to a flood plain? Are there site drainage issues that would affect the building's construction, maintenance, or use? Can run-off be managed?
8. **Utilities:** Are there existing utilities on this site? Would utilities control or limit development on the site?
9. **Public Access:** Is this site visibly and physically accessible to the public? Does public transportation serve the site?
10. **Safety:** Are there any safety concerns with this site? Traffic concerns? Impact of adjacent functions?
11. **Parking:** Is there any existing parking that could be utilized? Would the site accommodate parking for users? Will the site accommodate future parking needs?
12. **Noise Concerns:** How would any noise created by the facility functions affect surrounding areas? Conversely, are there any noise concerns from adjacent areas that would negatively affect the facility function?
13. **Site Circulation:** How would users move around on the site? Are there any impediments, such as topography, utility easements, or site boundaries that would affect movement on the site?
14. **Security:** Are there security issues with this site, i.e., proximity to airport, bridges etc.?
15. **Expansion Space:** Is there adequate space on the site for future expansion?
16. **Best Use of Site:** Is the facility the best way to utilize this site? Would there be better value for the city if this site had a different function?

Utilizing the site selection criteria, the Taskforce rated each site compared to the other sites utilizing positive, negative or neutral rating criteria. The following matrix was agreed on by the Taskforce:

NEW PUBLIC SAFETY FACILITY SITE EVALUATION MATRIX

SITE	Cost		Location	Access	Aesthetics	Proximity to other Gov. Facilities		Water Control	Utilities	Public Access		Safety	Parking	Noise Concerns	Site Circulation	Security	Expansion Space	Best Use of Site	Total
	+	-				+	0			+	0								
1. Current Safety Center Site	+	-	+	0	+	0	0	-	0	+	-	-	-	0	-	-	-	-	-4
2. Highway 3 - Valley Co-Op	0	0	+	0	0	0	-	-	0	0	0	0	0	0	0	0	0	0	0
3. Cowles Property Riverview Dr.	+	0	-	0	-	+	+	+	0	0	0	0	0	0	+	0	+	0	3
4. Furlong GM Auto Sales *	-	+	-	0	+	+	+	+	0	0	0	0	0	0	+	0	+	-	3

Criteria have equal weight and evaluation of +, 0, - is relative to other sites.

* Note: Furlong GM Auto Sales is an alternate site only if it becomes available.

TASK 3: Financing

- Referendum or not
- Grant Opportunities
- Outside Agency help

Referendum or not

On March 26, 2009, the Taskforce participated in a discussion on financing options from the City Finance Director. This discussion covered the types of financing available for this type of project including:

- Bonds would be General Obligation Bonds.
- Capital Improvements Bonds (CIP) could be utilized.
- CIP bonds are subject to reverse referendum.
- Referendum process is not required, but would allow for public input and vote.
- Any grants or outside participation would reduce the debt service on the bonds.

Grant Opportunities

The Taskforce discussed what grant opportunities may be available. Grants have been used in the past to offset cost for equipment for the facility. Other grants may be available and will be pursued by the City to reduce the cost impact.

Outside Agency Help

Discussions with the Rural Fire Department have occurred and a commitment from them to participate in this new Safety Center was confirmed. A final agreement is needed.

PROJECT BUDGET (47,500 SF EXAMPLE)

Police Station Construction Costs

Administration Spaces	18,150	sf	x	\$ 185.00	/SF	=	\$ 3,350,000
Garage Spaces	4,800	sf	x	\$ 155.00	/SF	=	\$ 745,000
							<u>Subtotal Police</u> \$ 4,095,000

Fire Station Construction Costs

Administration Spaces	10,250	sf	x	\$ 155.00	/SF	=	\$ 1,600,000
Garage Spaces (12 bays)	14,300	sf	x	\$ 155.00	/SF	=	\$ 2,200,000
	<u>47,500</u>	sf					<u>Subtotal Fire</u> \$ 3,800,000
							<u>Subtotal Construction Cost</u> \$ 7,895,000
							Construction Contingency \$ 650,000
							<u>Total Construction Cost</u> \$ 8,545,000

Site Development Costs (Allowances)

Building Demolition	\$	15,000
Utility Upgrades	\$	10,000
Upgrades to signal lights	\$	60,000
Site Clean-up	\$	100,000
Soil Corrections	\$	50,000
Site Development Consultant Fees	\$	30,000
Site Development Contingency	\$	25,000
	<u>Subtotal Site Development</u>	\$ 290,000

Fees and Testing (Approximately 10%)

Fees and Reimbursables	\$	510,000
Testing/ Survey/ Environmental	\$	120,000
Bid Advertising/ Printing	\$	25,000
Legal/ Bonding Fees	\$	50,000
Moving/ Administration	\$	20,000
Project Contingency	\$	75,000
	<u>Subtotal Fees and Testing</u>	\$ 800,000

Furniture and Equipment (Approximately 8%-10%)

Furniture Allowance	\$	300,000
Equipment Allowance	\$	250,000
Technology Allowance	\$	150,000
Consultant Fees	\$	40,000
Contingency	\$	25,000
	<u>Subtotal Furniture and Equipment</u>	\$ 765,000

TOTAL PROJECT COST \$ **10,400,000**

Note: Does not include site purchase