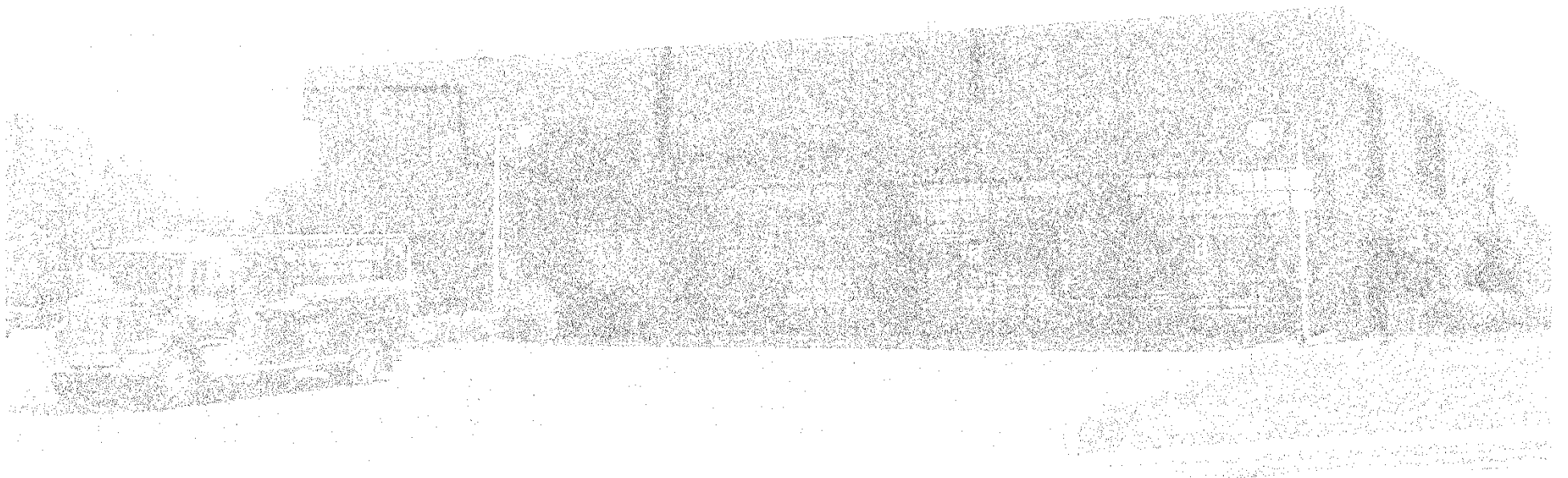
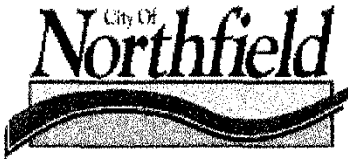


CITY OF NORTHFIELD

Space Needs Analysis Report January 12, 2009





New Public Safety Facility Study

Agenda: Meeting Outcomes

1. Mission

- To determine current and future space needs and provide options with recommendations

2. Methodology

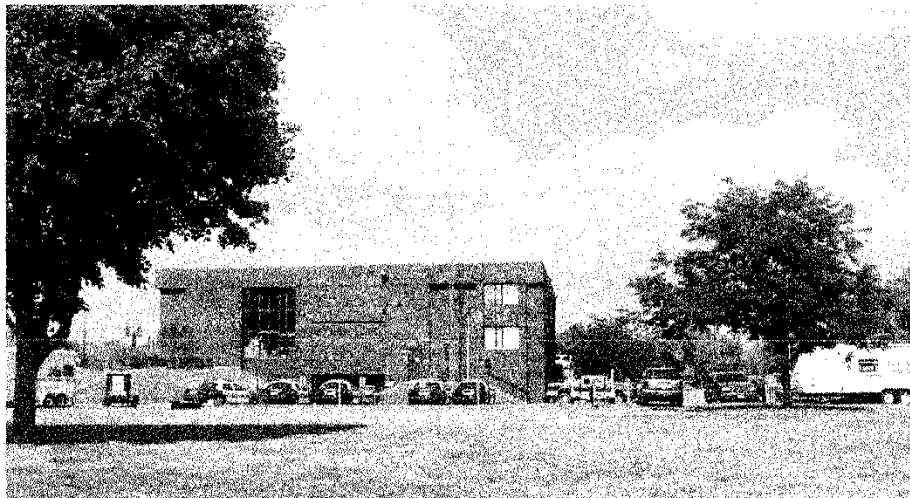
- Analyze current operations through department interviews
- Project future operational opportunities
- Explore current deficiencies and determine projected growth needs
- Develop and refine a basic program of spaces
- Discuss potential future operational models

3. Options

4. Recommendations

Mission

To determine current and future space needs and provide options with recommendations



Process

Step 1:

- Current and Future Operations
- Growth Needs Analysis
- Facility Analysis

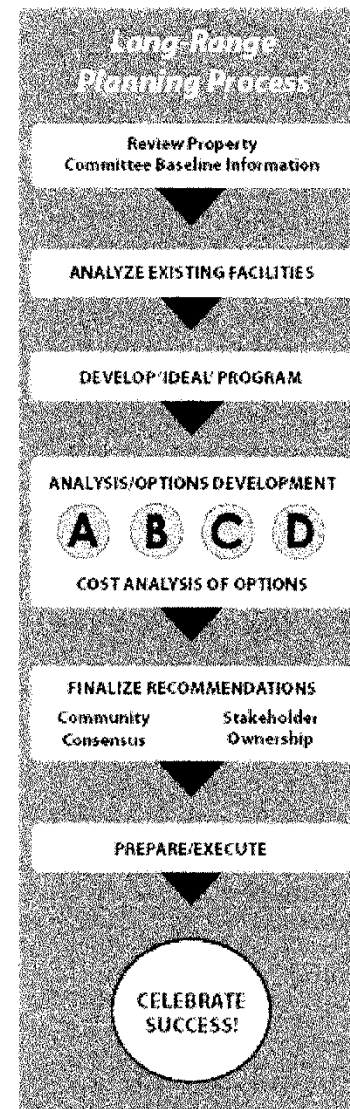
Step 2:

- Program
- Options

Population

History & Projections

YEAR	
1970	10,235
1980	12,562
1990	14,684
2000	17,147
2005	18,961
2007	19,859
2010	20,365
2020	23,273
2030	25,423





New Public Safety Facility Study

Process

Dedicated Involvement

- Core Planning Group
- Interim City Administrator
- Police Chief
- Fire Chief
- Staff

Guiding Principles and Strategies for Implementation

- To have a Safety Center that reflects community history
- To have a Safety Center that, by design, provides customer service
- To have a facility that is easily accessible to the public
- The facility, by design and look, displays a professional public safety image
- The facility is designed for efficient and organized public safety services
- The facility is located in a neighborhood that is a good fit for public safety
- The facility meets public safety needs for today and 15-20 years into the future
- The facility provides work area for assisting agencies
Homeland Security, BCA, State Patrol, Sheriff's Office (Satellite Office)
- The building is designed to provide a safe and healthy work environment for staff, as well as being safe for the public
- The building is built to be energy efficient and ecologically friendly





New Public Safety Facility Study

Facility Analysis Summary

Site

- The retaining wall is beginning to lean.
- Curbs are damaged.
- The pavement is in fair condition except at the driveway.
- Signage is difficult to follow.

Exterior

- The brick is in good condition.
- The roof is patched in areas and needs to be replaced.
- Windows are in poor condition and should be replaced.
- Some metal coping is damaged.
- There is some efflorescence near the apparatus bay.
- There is exposed plywood at the soffits.

Interior

- The wood doors are in poor condition.
- The finishes are outdated, but in fair condition.
- There is a large crack in the wall at the south stair.
- Ceilings are in poor condition.
- Cabinets are dated and some are in poor condition.
- Lockers are undersized for the equipment needed.

Accessibility

- There is no elevator to provide access to the upper & lower level.
- The holding cells are undersized and are being used for storage.
- There is limited accessible hardware.
- There is no accessibility in restrooms.
- The showers in the facility are not accessible.

Life Safety

- There are dead-end corridors within the facility.
- There is no fire sprinkler system.

Hazardous Materials

- There is asbestos floor tile on the lower level.
- There is asbestos insulation on various piping.

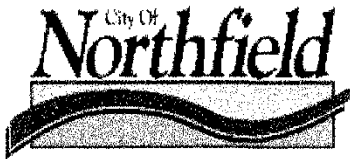
Electrical Systems

- The mechanical systems through-out are original and do not provide adequate heating or cooling.
- The exhaust system in the apparatus bay is inadequate.
- The apparatus bay heating is inadequate to de-ice the trucks.
- Heating and cooling zone control is inadequate.

Cost Summary

Site	\$ 78,500
Exterior	\$ 248,500
Interior	\$ 323,000
Accessibility	\$ 405,000
Life Safety	See Mech.
Hazardous Materials	\$ 31,500
Mechanical Systems	\$ 1,907,700
Electrical Systems	\$ 274,500
Total Cost	\$ 3,268,700





New Public Safety Facility Study

Needs, Wants and "To be considered"

Core Planning Group identified the level of necessity for program spaces

Needs:

Police

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

Fire

- Administration
- Training Spaces
- Indoor Parking for Critical Equipment (Minimum 6 Bays)
- On-site Storage for Remaining Equipment
- Dormitory
- Day Space/Equipment Storage

Contingent Needs:

- On-site Storage
- 2 Additional Apparatus Bays

To Be Considered:

- Community Room
- E.O.C. & Multi-purpose Training Room

Wants:

- Indoor Squad Parking for 16 Cars
- Dedicated Training Room
- Fitness Center
- Area for Assisting Agencies

FIRE FIGHTER
PARKING





New Public Safety Facility Study

Program Analysis by Department

Space needs were determined through meetings with the Department Heads and Property Committee.

Department	Existing Facility	Schematic Design
Police Administration	1,373 DGSF	2,090 DGSF
Patrol	2,057 DGSF	2,664 DGSF
Investigations	353 DGSF	1,617 DGSF
Evidence	952 DGSF	1,330 DGSF
Evidence Garage	0 DGSF	1,148 DGSF
Detention & Booking Area	434 DGSF	868 DGSF
Detention Vehicle Sallyport	322 DGSF	448 DGSF
Police Support	2,429 DGSF	3,360 DGSF
Armory	252 DGSF	560 DGSF
Squad Parking	322 DGSF	3,570 DGSF
Fire Administration	504 DGSF	1,799 DGSF
Fire Support	1,906 DGSF	4,046 DGSF
Dormitory	924 DGSF	1,260 DGSF
Training/Medical	910 DGSF	1,442 DGSF
Apparatus Bays/Support	4,844 DGSF	6,510 DGSF
Facility Common Areas (Fire & Police)	480 DGSF	1,404 DGSF





New Public Safety Facility Study

Program Analysis Totals

Space needs were determined through meetings with the Department Heads and Core Planning Group.

Building Totals	Existing Facility	Schematic Design
Police Department Facility	7,850 DGSF	12,323 DGSF
Fire Department Facility	4,298 DGSF	8,547 DGSF
Common Areas	480 DGSF	1,404 DGSF
Building Subtotal	12,628 SF	22,274 SF
Total Gross SF	15,786 GSF	26,729 GSF

Garage Totals	Existing Facility	Schematic Design
Police Vehicle Garage	644 DGSF	4,018 DGSF
Fire Apparatus Bays	4,844 DGSF	6,510 DGSF
Building Subtotal	5,488 SF	10,528 SF
Total	6,586 GSF	39,362 GSF

**Facility Total GSF
for Schematic Design**

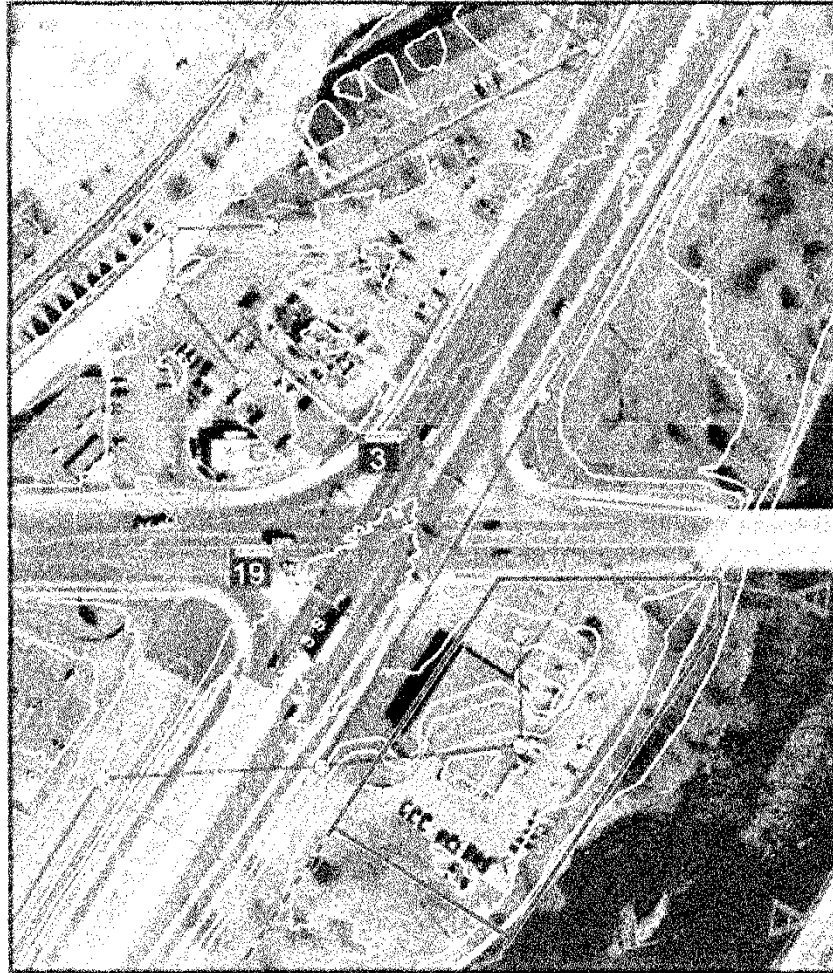
39,362 GSF

Facility Total GSF	39,362 GSF
Future Growth	2,779 SF
Optional Space	5,962 SF
Total Gross SF	48,103 GSF

Note: March 2007 Facility Study projected a building total without garage space of 33,248.

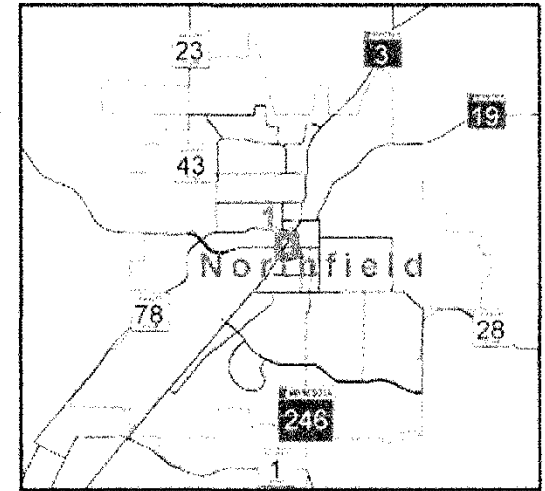


Current Site



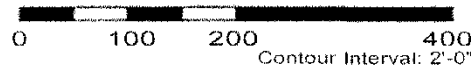
Legend

- Sanitary Manholes
- Sanitary Sewer
- Storm Sewer
- 100-year Floodplain
- 500-year Floodplain

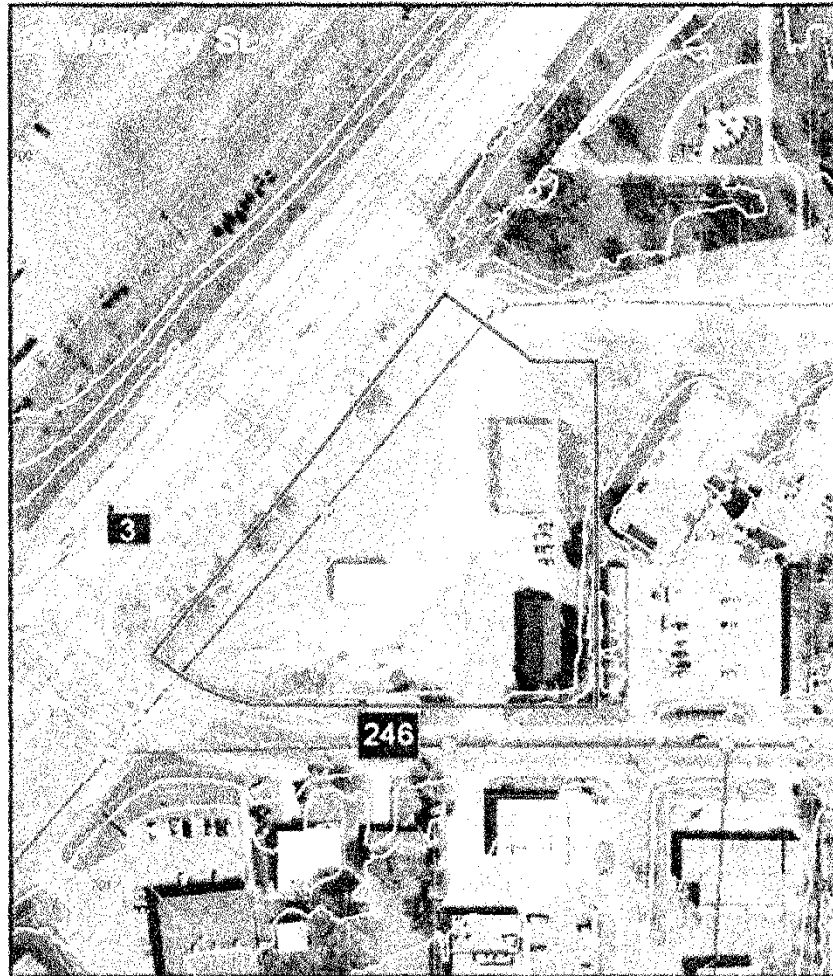


Site Summary

- Current Site is 1.5 acres
- 17% of current site is within FEMA Floodway
- 100% of current site is within FEMA 100-year Floodplain
- South lot is 0.75 acres
- 68% of the south lot is within FEMA Floodway
- 100% of the south lot is within FEMA 100-year Floodplain
- Total site would be 2.25 acres

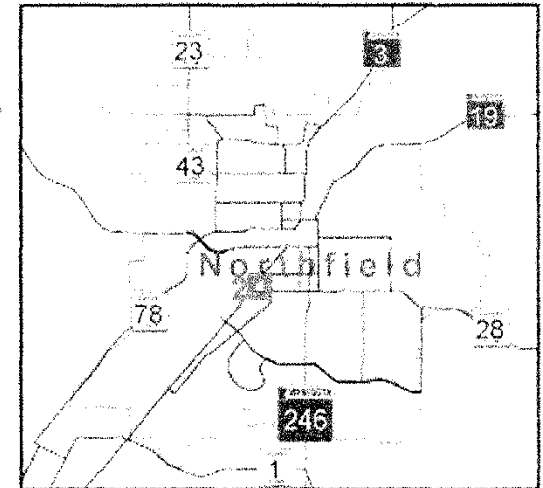


Woodley Site



Legend

- Sanitary Manholes
- Sanitary Sewer
- Storm Sewer
- 100-year Floodplain
- 500-year Floodplain

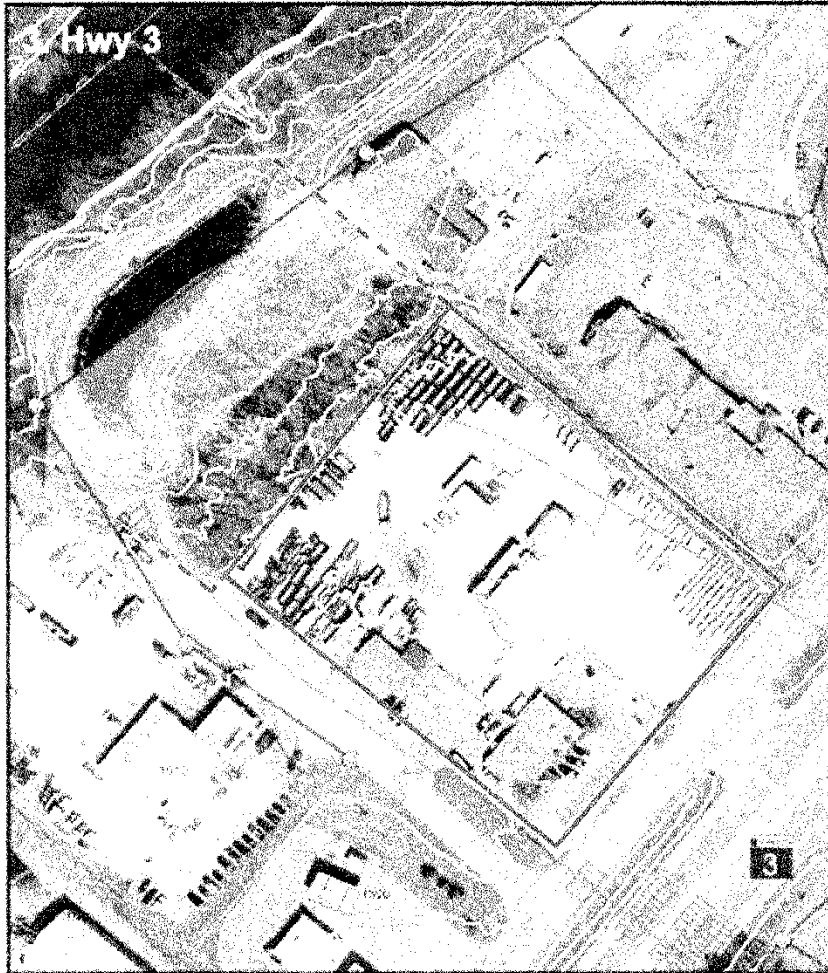


Site Summary

- Located at intersection of Highway 3 and Highway 246
- Site is 2.3 acres
- No part of the site is in the FEMA Floodway or Floodplain

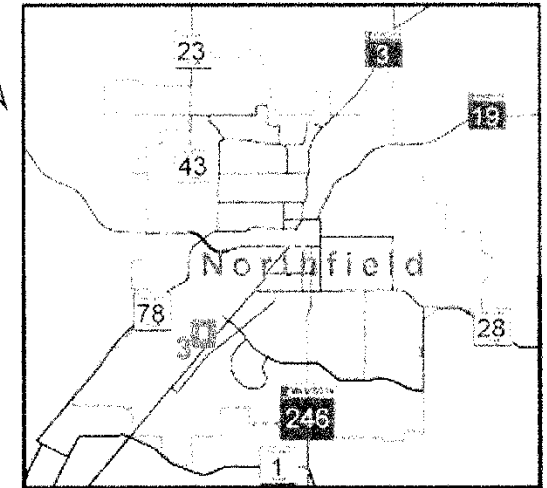
0 100 200 400
Contour Interval: 2'-0"

Highway 3 Site



Legend

- Sanitary Manholes
- Sanitary Sewer
- Storm Sewer
- 100-year Floodplain
- 500-year Floodplain

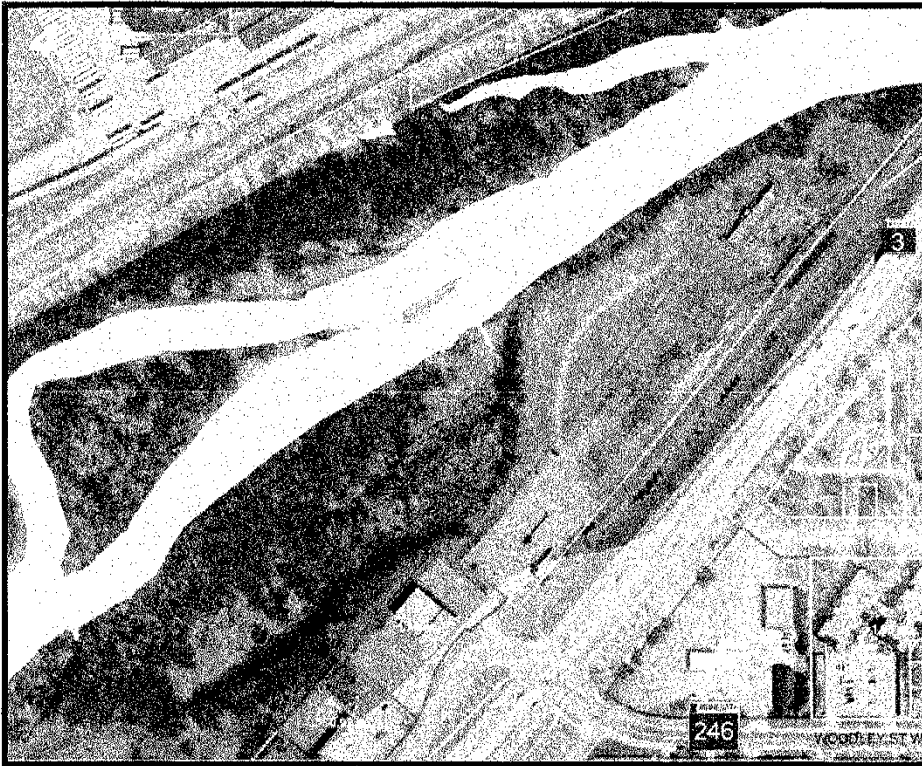


Site Summary

- Located at 1480 Highway 3 South
- Site is 3.34 acres
- No part of the site is in the FEMA Floodway or Floodplain

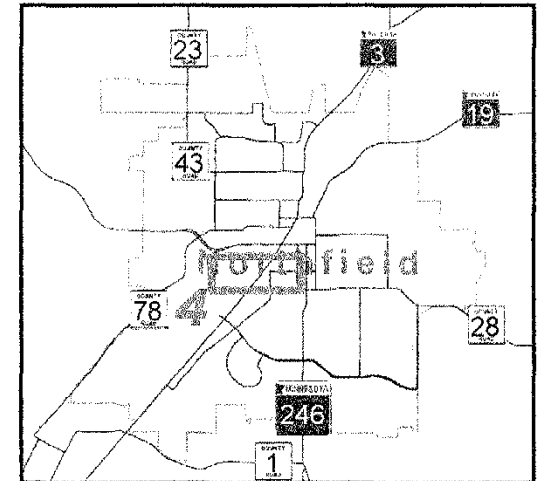


Rodeo Grounds Site



FEMA Flood Zones

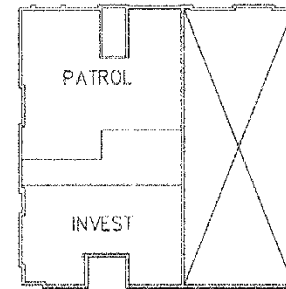
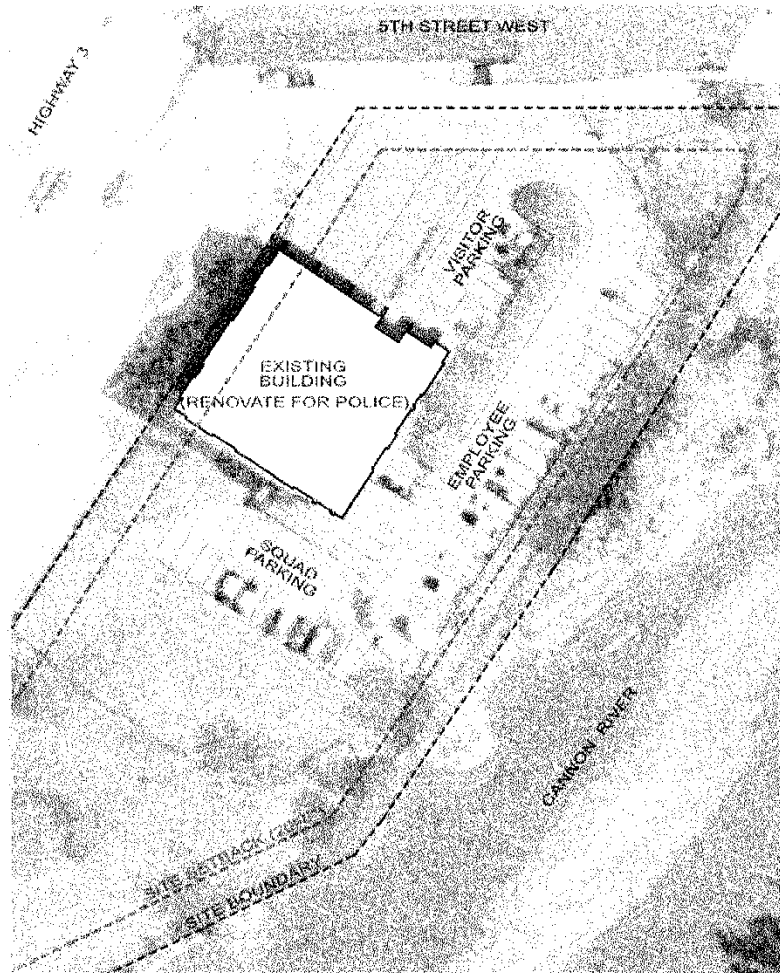
- Floodway
- 100-year Floodplain
- 500-year Floodplain



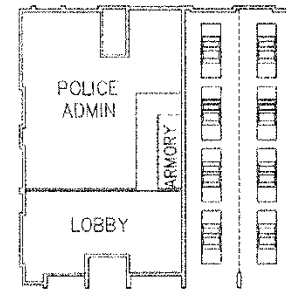
Site Summary

- Located on Highway 3 across from the Woodley Site
- Nearly 100% of the lot is within the Floodway

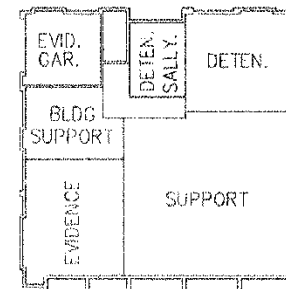
Option #1: Utilize existing site for police only.
 Remodel for police function and construct new fire station at Woodley site.



Upper Level

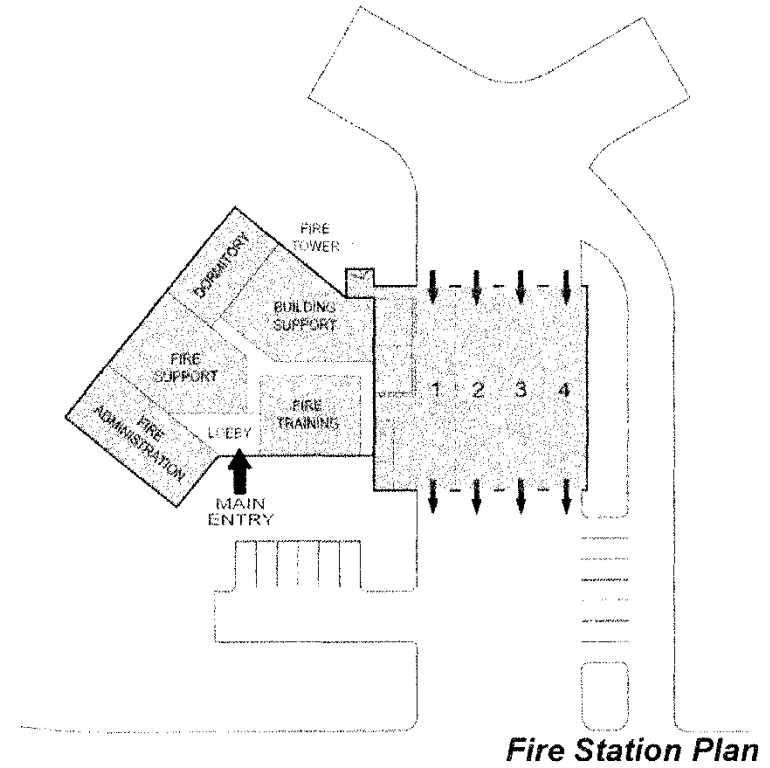
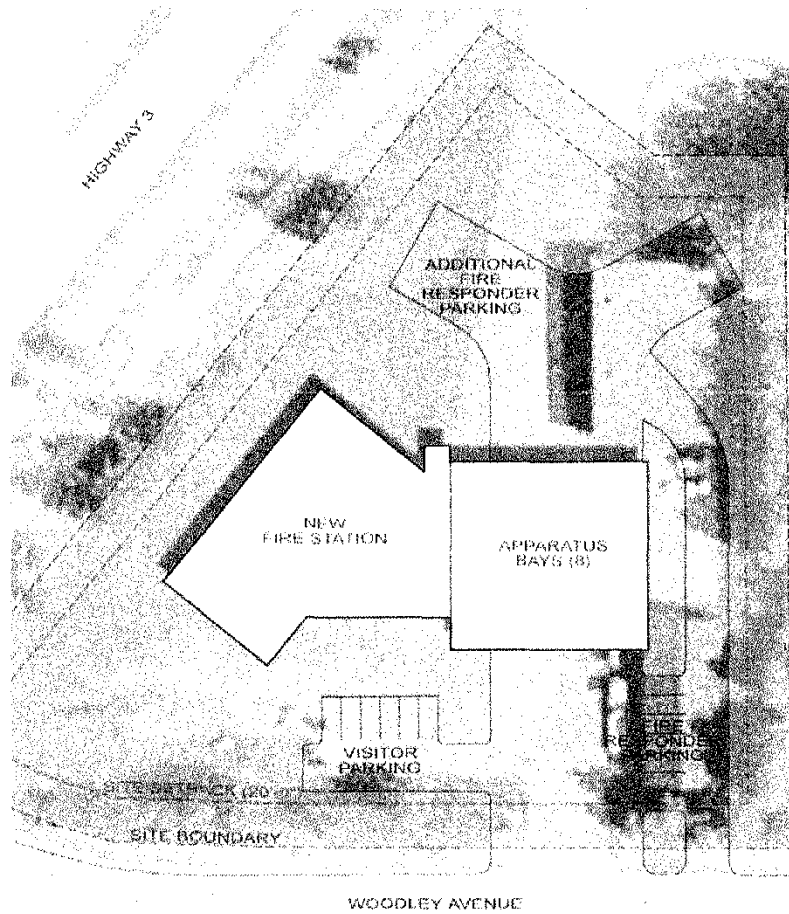


Main Level

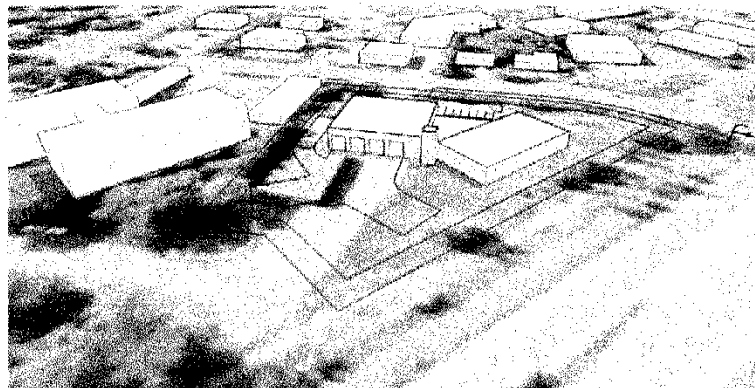
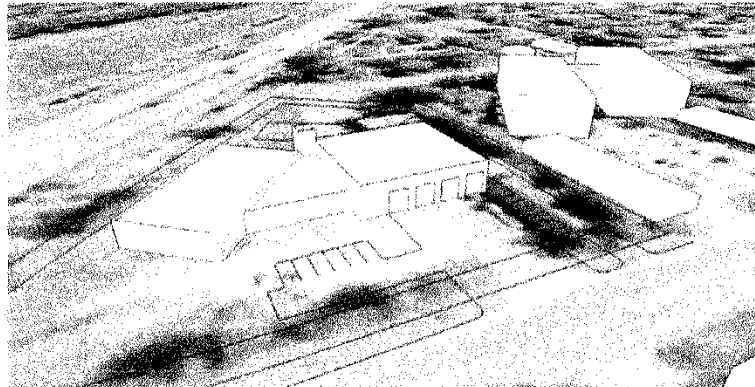


Lower Level

Option #1: Utilize existing site for police only.
 Remodel for police function and construct new fire station at Woodley site.



Option #1: Utilize existing site for police only.
Remodel for police function and construct new fire station at Woodley site.

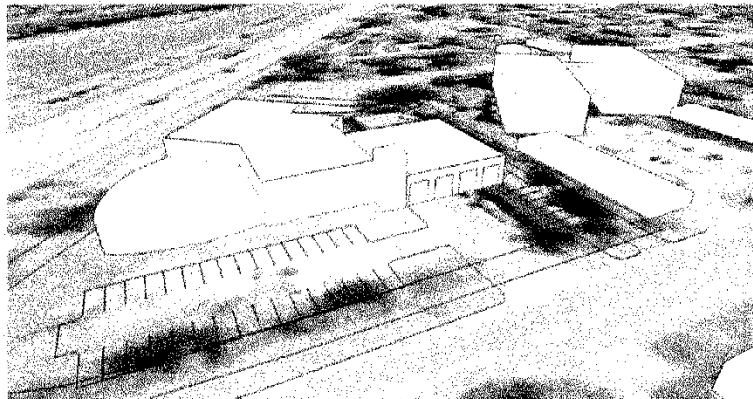


Full Build-out	Square Footage	Cost/SF	Cost
Remodel Existing	22,371 SF	\$ 105	\$ 2,350,000
New Fire Station	21,000 SF	\$ 175	\$ 3,675,000
		Construction Cost	\$ 6,025,000
		Project Cost	\$ 1,800,000
Total Cost			\$ 7,825,000

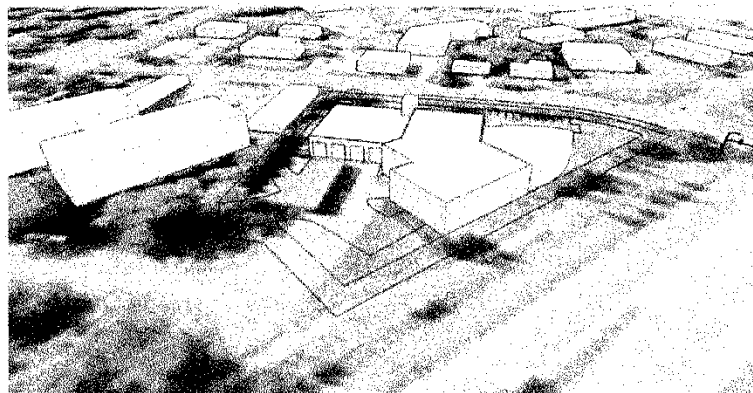
Phased	Square Footage	Cost/SF	Cost
Remodel Existing	22,371 SF	\$ 105	\$ 2,350,000
New Fire Station	15,000 SF	\$ 175	\$ 2,625,000
		Construction Cost	\$ 4,975,000
		Project Cost	\$ 1,500,000
Total Cost			\$ 6,475,000

Note: Assumes 2009 construction costs and would need to be inflated by 4-5% per year for inflation.
Note: All estimates do not include land purchase

Option #2: Construct combined public facility at Woodley site.



Full Build-out	Square Footage	Cost/SF	Cost
Remodel Existing	48,000 SF	\$ 190	\$ 9,120,000
		Construction Cost	\$ 9,120,000
		Project Cost	\$ 2,880,000
Total Cost			\$ 12,000,000

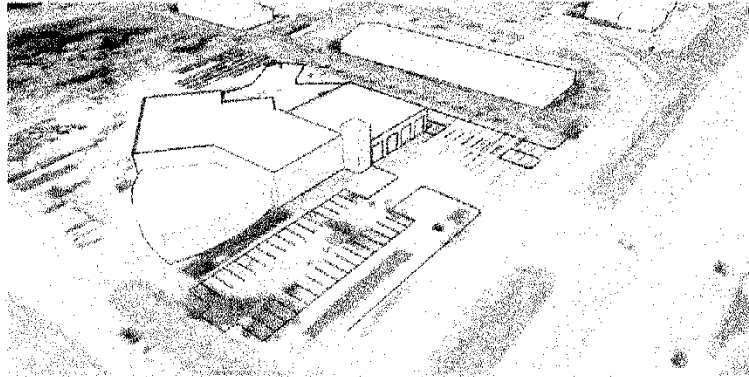


Phased	Square Footage	Cost/SF	Cost
Remodel Existing	39,500 SF	\$ 190	\$ 7,500,000
		Construction Cost	\$ 7,500,000
		Project Cost	\$ 2,200,000
Total Cost			\$ 9,700,000

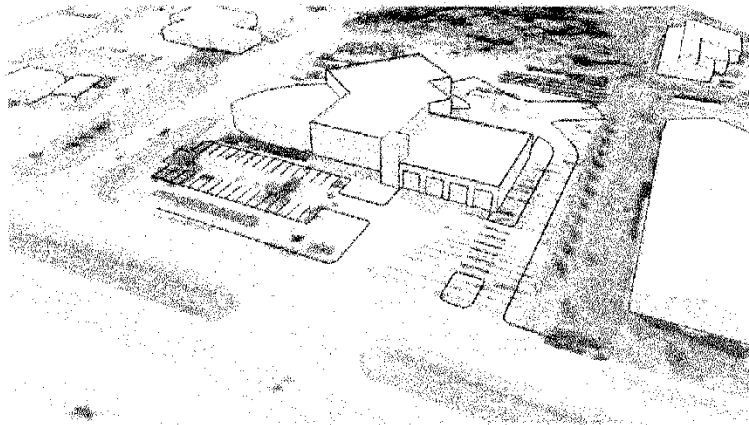
Note: Assumes 2009 construction costs and would need to be inflated by 4-5% per year for inflation.

Note: All estimates do not include land purchase.

Option #3: Construct combined public facility at Highway 3 site.



Full Build-out	Square Footage	Cost/SF	Cost
Remodel Existing	48,000 SF	\$ 190	\$ 9,120,000
		Construction Cost	\$ 9,120,000
		Project Cost	\$ 2,880,000
Total Cost			\$ 12,000,000



Phased	Square Footage	Cost/SF	Cost
Remodel Existing	39,500 SF	\$ 190	\$ 7,500,000
		Construction Cost	\$ 7,500,000
		Project Cost	\$ 2,200,000
Total Cost			\$ 9,700,000

Note: Assumes 2009 construction costs and would need to be inflated by 4-5% per year for inflation.
 Note: All estimates do not include land purchase



New Public Safety Facility Study

Recommended Facility Detail

Full Build Out Option

Should the city select a full build out option, the following is recommended:

- Approximately 5.75 acres site located near the center of the city
- 1,600 SF of common areas (shared space)
- 19,000 SF of police program
- 12,500 SF of fire program
- 16 vehicle indoor parking stalls (7,700 SF)
- 8 fire apparatus bay stalls (7,200 SF)

Total Square Footage	48,000 SF
Construction Cost	\$ 9,120,000
Total Project Cost	\$12,000,000

Phased Option

Should the city require a phased approach, it is recommended to provide areas for future full build out , as described below:

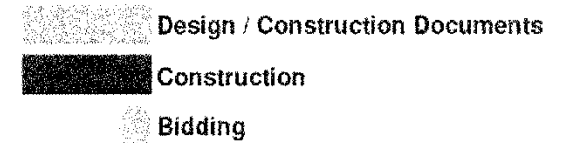
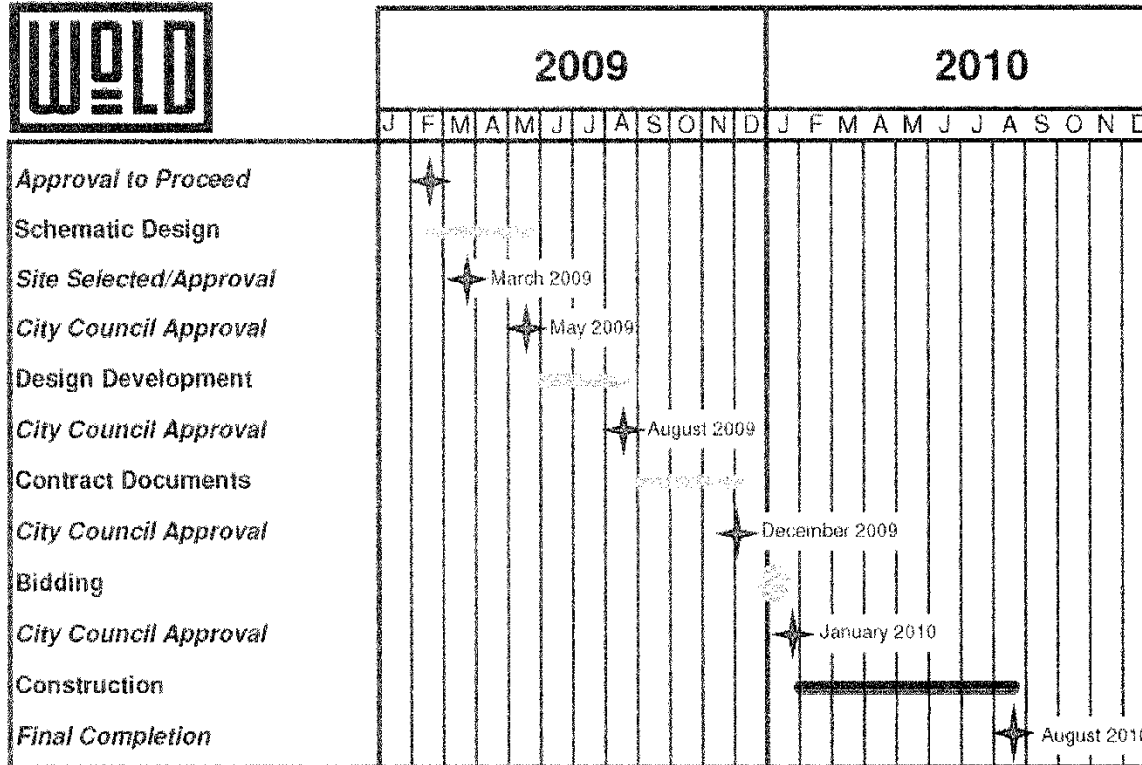
- Approximately 5.75 acres site located near the center of the city
- 1,600 SF of common areas (shared space)
- 16,700 SF of police program for Phase I, with 2,300 SF added on in Phase II
- 8 police vehicle parking stalls (3,800 SF) with future police parking added on in Phase II
- 12,000 SF of fire program for Phase I, with 500 SF added on in Phase II
- 6 apparatus bay stalls (5,400 SF) with future apparatus bays added on in Phase II

Total Square Footage	39,500 SF
Construction Cost	\$ 7,500,000
Total Project Cost	\$ 9,700,000

Note: Numbers reflect 2009 construction costs and would need to be inflated by 4-6% per year for inflation.



Potential Schedule





New Public Safety Facility Study

Next Steps...

- **Modify report based on Council feedback**
- **Community input process**
- **Other stakeholder presentation?**
- **Develop action plan**
 - **Site location**
 - **Financing**
 - **Verification of need**
- **Recommendation**



New Public Safety Facility Study

Questions?

