



PROPOSED POLICE STATION

CONCEPT DESIGN
REVIEW

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PURPOSE

Address Council Concerns from January 28, 2019,
Work Session

- Council Expressed Concerns over 4 Areas of the Concept Design:
 - Firing Range - Justification for Having a Range
 - Lobby/Exterior Concept Design – Size and Look
 - Size of Evidence Area
 - Training Room – Questioned Need for Another Public Meeting Room

FIRING RANGE

Discussion on the firing range centered on the justification for a firing range at the new police station similar to the one inside the current police station.

- Factors reviewed by staff:
 - Viability to continue to use current range
 - How range is currently used versus how off-site range would be utilized, i.e. County range
 - Estimated labor costs of using off-site range versus including building range at new police station

FIRING RANGE

- Current Range:
 - Is a three-lane range used for pistol shooting that has not been updated in decades except for cleaning up lead in the range.
 - Can hear shots (popping noises) in current building. If building is re-purposed for different use(s) and range is retained, would need to upgrade range and would likely have same noise issue.
 - Upgrading current range is nearly equivalent in cost to installing a new range of comparable size.

FIRING RANGE

- Current Range Usage:
 - FGPD's training schedule is in accordance with state law and comparable with other agencies.
 - Every two months sworn staff shoot 2 courses on their regularly scheduled shift. If a priority call comes in, the officers leave the range to answer the call.
 - Shooting on a regular basis is a good risk management practice as shooting is a perishable skill over time.

FIRING RANGE

- If training moved to an offsite range:
 - Training would most likely be reduced to 4 times per year. This impacts proficiency.
 - Closest current range about an hour away. If County range allows usage, would reduce this to 20-30 minutes.
 - Training takes an entire shift assuming travel time to and from range, set-up, training, and breakdown.

FIRING RANGE

- Build new 4-lane range at site of proposed police station:
 - Could continue training program on-site that allows officers to practice more frequently than using off-site range.
 - Options to build range could be purchasing a self-contained range to building a shell and installing the range. Staff and architects will review pros and cons of each.
 - For the costing comparison, staff used an estimate for a pre-built self-contained range with all options (most expensive option). Estimated cost of that option was \$1.2 million.

FIRING RANGE

- Costing assumptions for training:
 - Patrol officers and sergeants will be away from the City so approximately one-half of training time would be on overtime status including call-backs for coverage.
 - For training four times a year, the annual estimate is approximately 440 hours of overtime for officers and 80 hours of overtime for sergeants.
- Conclusion - Using current average overtime rates and a 3% escalation factor, the overtime costs avoided by keeping an on-site range will pay for the costs of building the new range in approximately 15 years. If the range costs less than \$1.2 million, the payback will be faster.

TRAINING ROOM

Concern expressed by Council over having another public meeting room.

- Staff comments:
 - Intent has always been that it be a training room for police, including outside agencies at times, and not a public meeting room.
 - Training includes any all-staff briefings/training, defensive tactics, EMS, etc.
 - Was some initial discussion about Citizen's Academy potentially being held there but not other public meetings.
 - Revised design allows for cross-usage with kitchen/break room to efficiently utilize space.

EVIDENCE ROOM

Concern was expressed by Council over the size of the evidence room.

- Staff comments:
 - Proposed size of evidence area has been reduced by using more high-density mobile shelving to store the evidence using less building footprint. Will not affect the amount of evidence that can be stored compared to the original design.
 - Some evidence intended to be stored in a separate room in evidence area will be stored in secured mobile shelving instead.

LOBBY

Concern was expressed by Council over size of the lobby while still meeting the goal of having a open and transparent look.

- Staff comments:
 - The size of the lobby has been reduced.
 - Some of the reduction is due to moving the stairs inside the secured area.

CONCEPT DESIGN

During the discussions to develop responses to Council concerns, two concepts emerged:

- 1) Reducing footprint of original concept design
- 2) Reducing the footprint of the original concept design and separating the firing range from the building.

The Architects will present both concepts.

CONCEPT DESIGN RECAP

- Original concept design – 25,443 square feet
- Original concept design with reduction in footprint – 22,385 square feet
- Original concept design with reduction in footprint and separate firing range –
 - Police Station – 19,670 square feet
 - Firing Range Structure – 3,200 square feet

CONCEPT DESIGN QUESTION

LEVEL OF DESIGN PRIOR TO ELECTION ON G.O. BOND REQUEST

- Staff and the architect have discussed the possibility of completing schematic design prior to the bond election. This takes the design to about 30% complete meaning the detailed layout of the building is complete.
- Advantages to doing this is the cost estimator has more detailed information to prepare a cost estimate and final design will take less time after bond approval.
- This option would add approximately \$200,000 to design costs prior to the bond election that would be reimbursable from bond funds.

COUNCIL DISCUSSION

- Council thoughts on revised concept design
- Discussion on exterior design concept – what look and feel does the Council want included in the exterior design concept
 - Goal of this item is to assist staff and architect on developing exterior concept that can be used for renderings for presentations to the public starting in the Fall.
- Council thoughts on completing schematic design at this time.

NEXT STEPS

- Staff recommends the City proceed with the revised concept design having separate buildings for the Police Station and the firing range.
- Staff recommends the City proceed with 30% schematic design to inform cost estimate and exterior finish.
- If the Council concurs, the following steps will be taken:
 - Complete the schematic design process for the police station and firing range being separate structures. Will require a contract amendment with architect.
 - After schematic design is complete, get a revised cost estimate.
 - Review schematic design and cost estimate with Council in the Fall.