sfsarchitecture + CGA architecture planning design

JOPLIN MISSOURI

Joplin Facilities Master Plan

City Hall & Justice Center Concept Options

01 | 17 | 2023 CITY COUNCIL PRESENTATION

Project Parameters

Facilities Assessment

- Evaluation of 28 City buildings
- Report documenting existing conditions and recommendations for improvements
- Database to guide capital improvements and facilitate property management

City Hall Space Needs Assessment

- Space Analysis to determine how to optimize existing department and facility needs

Justice Center Feasibility Study

- Space Analysis to determine future needs
- Concept Options to meet space needs
- Plans and 3D imagery of preferred concept

Facilities Assessment Summary

Goals



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Facilities Assessment Summary

Key Definitions

Facility Cost Index (FCI)

A Facility Condition Index (**FCI)** is simply the ratio of the cost of the Building's improvements identified needs within **5 years** (*Requirements*) divided by the Asset's calculated replacement value (**CRV**), and expressed as a decimal fraction of one.

FCI is an indicator of condition and can be used to benchmark condition along consistent, industry standards. Based on International Facility Managers Association (IFMA) definitions.

$$FCI = \frac{\sum \text{Near-Term Requirement \& System Renewal Costs}}{\text{Asset Current Replacement Value}}$$



Scale Value	Condition	Implication
0.00-0.10	Excellent	Typically New Construction
0.11-0.20	Good	Maintained within Life Cycle
0.21-0.40	Fair	Normal, Renovations Recommended
0.41-0.60	Poor	Major Renovations Recommended
0.61-1.00	Deficient	Total Renovation Recommended

*The **lower** an Asset's FCI value, the **better** the building's overall condition is assumed to be.*

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Facilities Assessment Summary

0.00 -0.10 EXCELLENT	12

PWC LOAFING SHED 1
PWC LOAFING SHED 2
JOPLIN SENIOR CENTER
FIRE STATION NO. 4
PWC SALT DOME
PUBLIC SAFETY TRAINING FACILITY
FIRE STATION NO. 2
JOPLIN AIRPORT – NEW TERMINAL
FIRE STATION NO. 6
MAPS TROLLEY STORAGE – OFFICE
PWC VEHICLE BARN
PWC SEWER MAINTENANCE

0.11 -0.20 GOOD	3

TOWER AND BASE FACILITY
EVIDENCE BUILDING
PWC OFFICE

0.21 - 0.40 FAIR	13

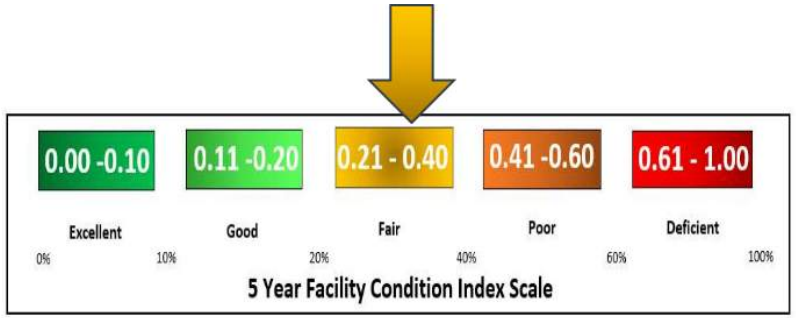
MAPS TROLLEY STORAGE
OLD GENERAL AVIATION TERMINAL
PWC SIGN SHOP
HEALTH DEPARTMENT AND WIC BUILDING
POLICE GARAGE
FIRE STATION NO. 5
JOPLIN CITY HALL
AIRPORT FIRE BARN (DENNIS WEAVER DR)
RECORDS STORAGE FACILITY
FIRE STATION NO. 3
MAPS/RV – III FACILITY
DR. DONALD E. CLARK JUSTICE CENTER
PWC CENTRAL GARAGE

Facilities Assessment Summary

Overview

Completed Building Data Sets

Building	Age	Use	Size (gdf)	CRV	FCI Cost	FCI	RI Cost	RI
Dr. Donald E. Clark Justice Center	55	Fire/Police Station	54,670	$23,702,152	$6,772,167	0.29	$7,642,852	0.32
Joplin City Hall	112	Office	62,000	$30,080,705	$7,976,135	0.27	$8,036,882	0.27
Totals for Completed Data			116,670	$53,782,857	$14,748,301	0.27	$15,679,735	0.29





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Facilities Assessment Summary

Top 20 Needs Based on Completed Data

Building Name	Requirement Name	Category	Priority	System Group	Requirement Cost
Joplin City Hall	Piping Distribution - 4-Pipe - Hot & Chilled Water Renewal	Lifecycle	3- Due within 5 Years of Inspection	HVAC System	$1,908,814
Dr. Donald E. Clark Justice Center	BUR (Built-Up Roofing) with Gravel - 2001 Renewal	Lifecycle	3- Due within 5 Years of Inspection	Exterior Enclosure	$1,132,916
Joplin City Hall	Fan Coil System - Heating or Cooling - 2 Pipe Changeover Renewal	Lifecycle	3- Due within 5 Years of Inspection	HVAC System	$1,015,760
Dr. Donald E. Clark Justice Center	Fire Protection - Sprinkler Coverage Lacking	Building Code	4- Not Time Based	Fire Protection	$826,125
Dr. Donald E. Clark Justice Center	Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V Renewa	Lifecycle	3- Due within 5 Years of Inspection	Electrical System	$670,989
Joplin City Hall	Domestic Water Distribution Piping Renewal	Lifecycle	3- Due within 5 Years of Inspection	Plumbing System	$509,345
Dr. Donald E. Clark Justice Center	Chiller - Centrifugal - 100 Ton Renewal	Lifecycle	3- Due within 5 Years of Inspection	HVAC System	$498,523
Joplin City Hall	Distribution Equipment - Panelboards and Feeders - 208Y/120V Renewal	Lifecycle	3- Due within 5 Years of Inspection	Electrical System	$477,408
Dr. Donald E. Clark Justice Center	Domestic Water Distribution Piping Renewal	Lifecycle	3- Due within 5 Years of Inspection	Plumbing System	$449,127
Dr. Donald E. Clark Justice Center	Distribution Equipment - Panelboards and Feeders - 208Y/120V Renewal	Lifecycle	3- Due within 5 Years of Inspection	Electrical System	$420,966
Joplin City Hall	Boilers - HW - Gas - 1,400 MBH Renewal	Lifecycle	3- Due within 5 Years of Inspection	HVAC System	$392,042
Joplin City Hall	Chiller - Modular - 180 Ton Renewal	Lifecycle	1- Due within 1 Year of Inspection	HVAC System	$356,088
Dr. Donald E. Clark Justice Center	Boiler - HW - Gas (Condensing) - 2700 MBH - Boiler 1 Renewal	Lifecycle	3- Due within 5 Years of Inspection	HVAC System	$352,985
Dr. Donald E. Clark Justice Center	Restroom Fixtures - 1995 Renewal	Lifecycle	3- Due within 5 Years of Inspection	Plumbing System	$343,309
Joplin City Hall	Restroom Fixtures - 1995 Renewal	Lifecycle	3- Due within 5 Years of Inspection	Plumbing System	$343,309
Joplin City Hall	Lighting Fixtures - Interior - Fluorescent Renewal	Lifecycle	2- Due within 2 Years of Inspection	Electrical System	$297,144
Joplin City Hall	Fire Alarm System - Raceway and Wiring Renewal	Lifecycle	3- Due within 5 Years of Inspection	Electrical System	$295,864
Dr. Donald E. Clark Justice Center	Sanitary Waste - Gravity Discharge Renewal	Lifecycle	2- Due within 2 Years of Inspection	Plumbing System	$277,684
Joplin City Hall	Traction Geared Passenger Elevator - Control System Renewal	Lifecycle	3- Due within 5 Years of Inspection	Interior Construction and Conveyance	$277,228
Dr. Donald E. Clark Justice Center	Hydraulic Passenger Elevator - 3 Story - 2500 lb - Dual Door Renewal	Lifecycle	2- Due within 2 Years of Inspection	Interior Construction and Conveyance	$265,339

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Process



SPACE NEEDS STUDY



TOUR SPACES

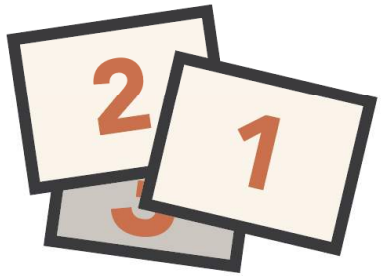


QUESTIONNAIRE



INTERVIEW

Process



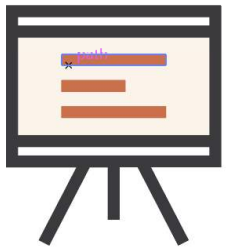
CONCEPT
PLAN OPTIONS



LEADERSHIP
ENGAGEMENT



CONCENSUS
OPTION



FINAL IMAGERY
+ PRESENTATION

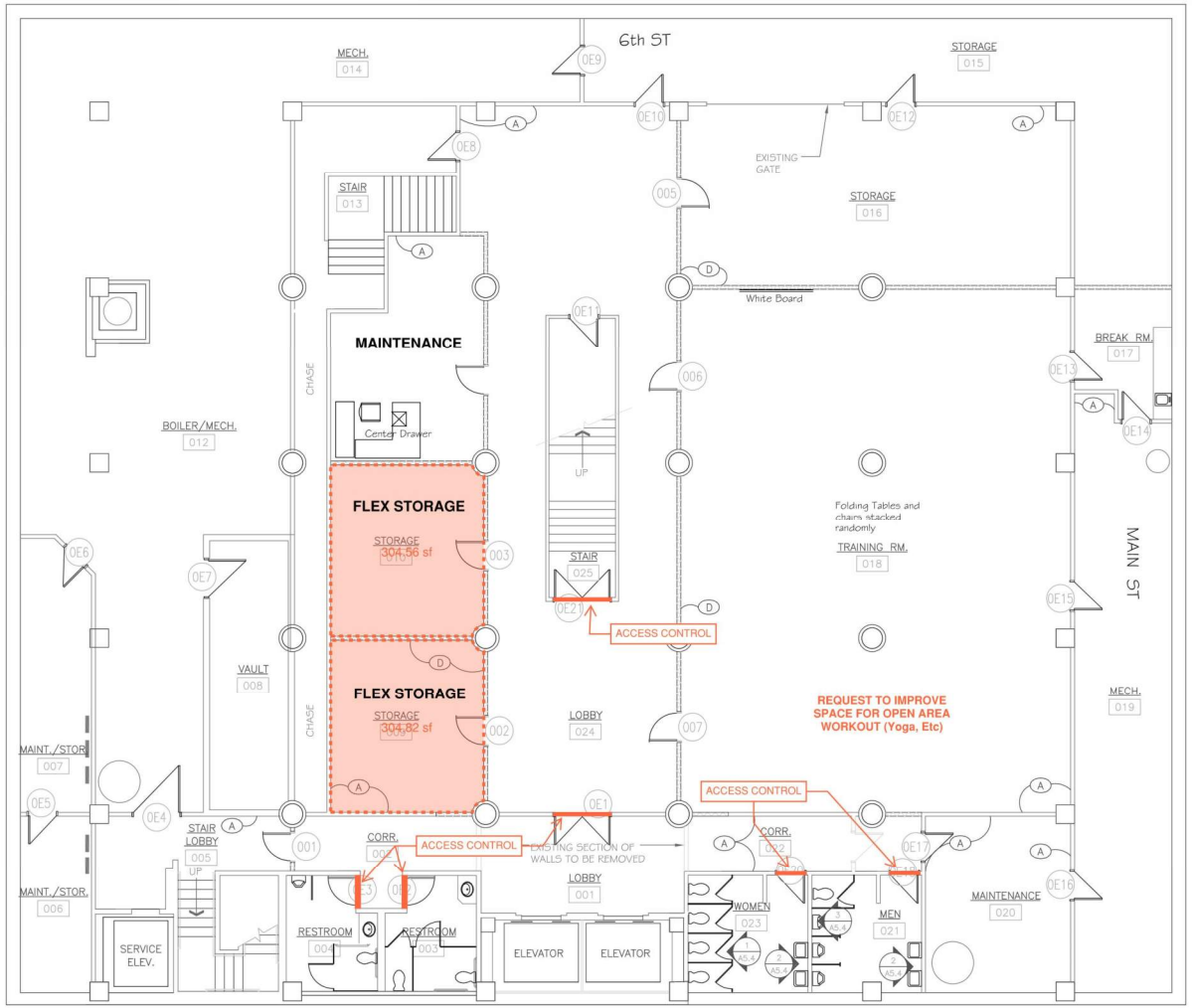
Your Vision

- Serve the needs for the next generation
- Timeless
- Facilities that the City can be proud of
- Room for growth
- Improvements to HVAC/Electrical
- Accessibility compliance
- Improve security of facilities
- Natural light throughout
- Address parking for staff and public

- Police
  - Improve function and efficiency
  - Meet jail standards/requirements
  - Vehicular sallyport/storage/parking
- Fire
  - Improve function, workflow and security
  - Apparatus bay improvements
  - Address fleet maintenance needs
  - Separate Administration and Operations
- Courts
  - Improve Security
  - Wayfinding
  - IT and infrastructure upgrades

CITY HALL CONCEPT OPTIONS

BASEMENT



GENERAL

- JPD MOVES TO LEVEL 1 (SOUTH MEZZANINE)
- STORAGE ROOMS CONVERTED TO "FLEX" DEPT STORAGE – NO SCOPE, BY OWNER
- ACCESS CONTROL (REQUESTED BY IT)

FITNESS

- REQUEST TO IMPROVE SPACE FOR OPEN AREA WORKOUT (YOGA, ETC.)

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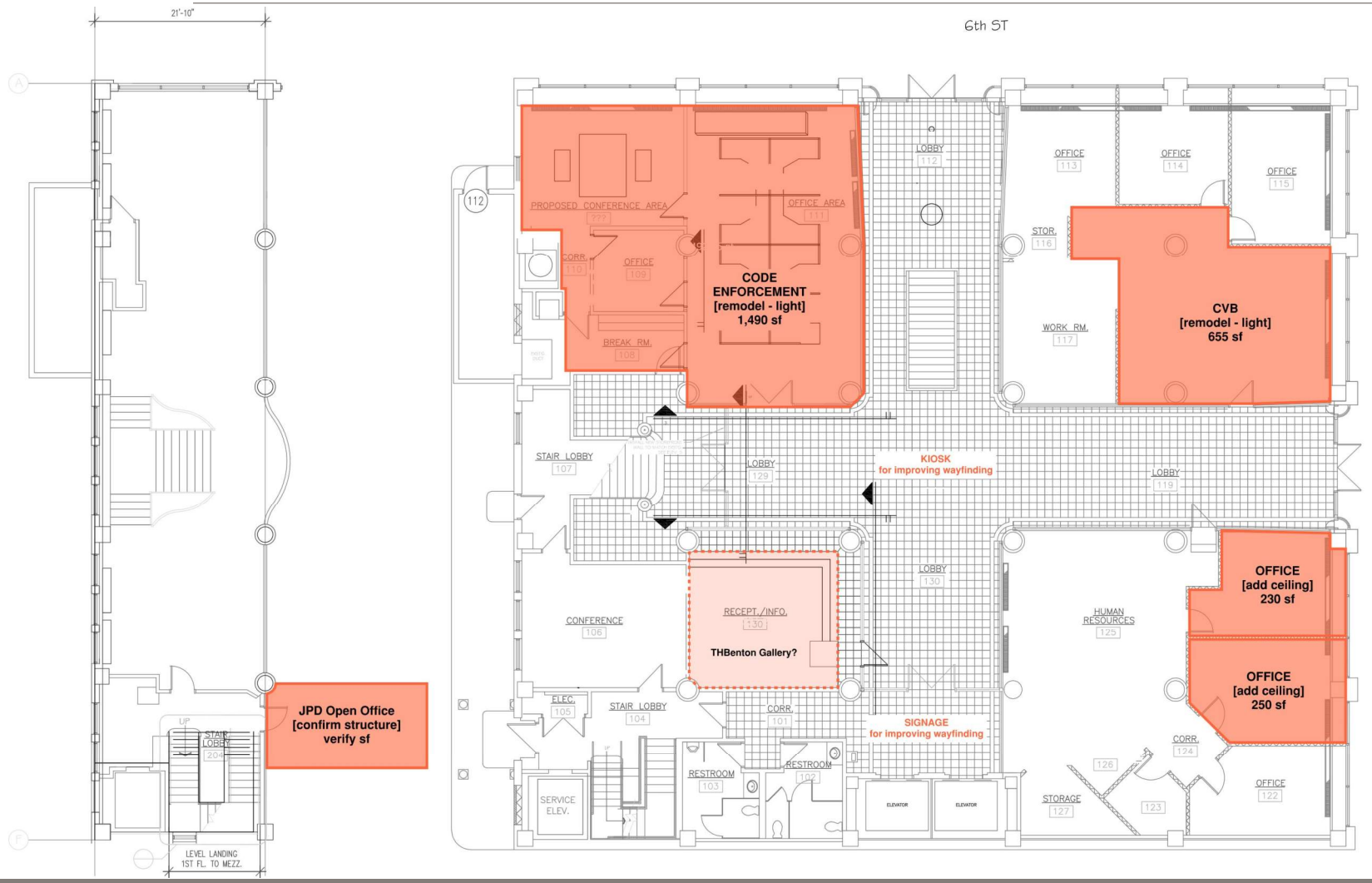
FIRST FLOOR



GENERAL

- IMPROVE WAYFINDING
- KIOSK WAS DISCUSSED

HUMAN RESOURCES

- ADD CEILINGS AT (2) OFFICES (PRIVACY ISSUE)
- NOTED PLAN ADJUSTMENTS TO EXISTING OPEN SPACE TO PROVIDE MORE EFFICIENT WAITING AREA

RECEPTION AREA

- CVB WORKING TO RELOCATE TH BENTON GALLERY. CONFIRM

NW OPEN SPACE

- CODE ENFORCEMENT TO BE RELOCATED TO THIS SPACE (REF LEVEL 4 ZP PROGRAMMING)

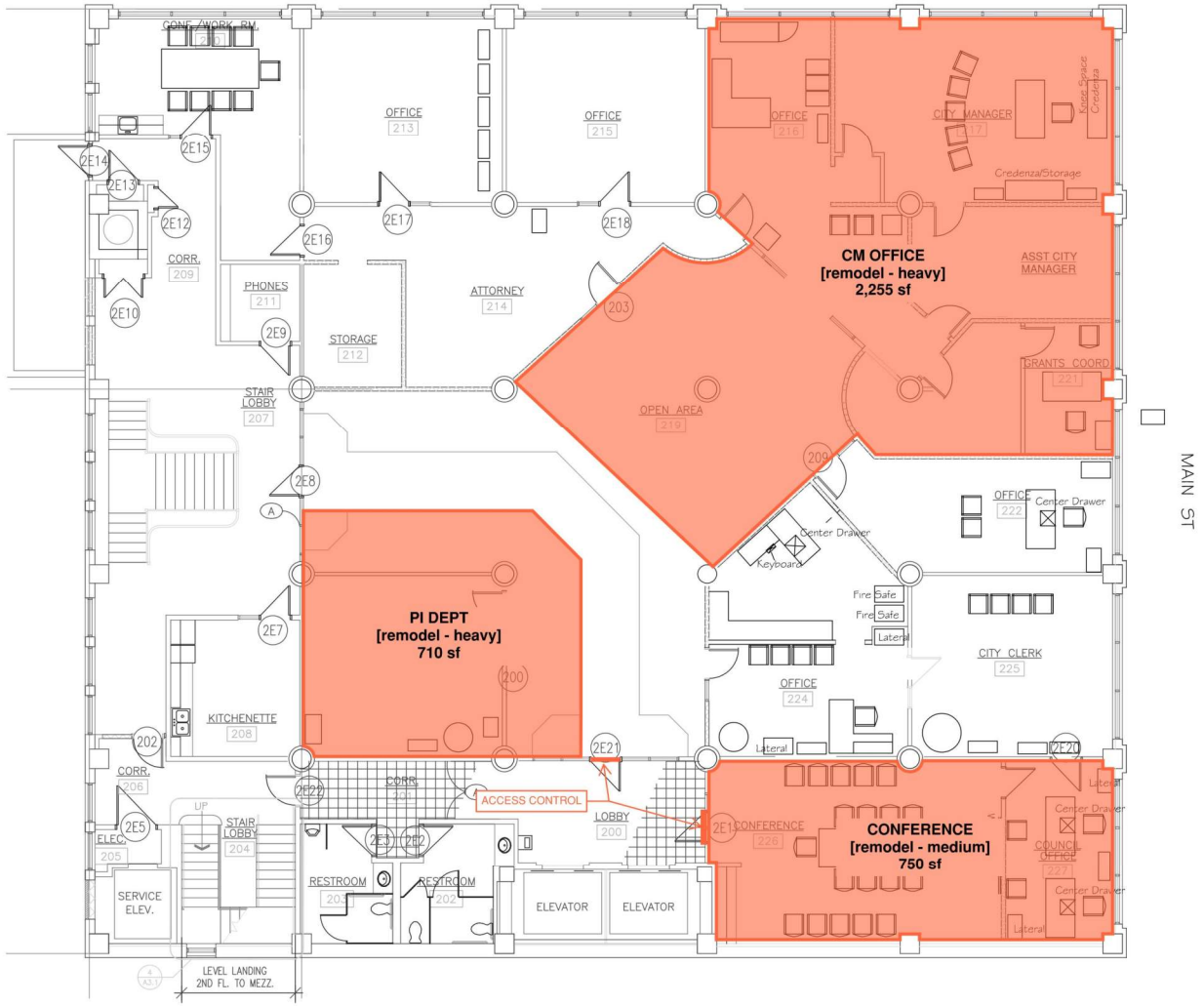
CVB

- NOTED ADDITION OF TV'S FOR VISITOR INFORMATION/MEETING SPACE
- REQUESTED MILLWORK IN LOBBY FOR RECEPTION
- IMPROVE FINISHES IN LOBBY AREA. "FACE OF THE CITY..."
- REDUCE VISIBILITY INTO SPACE USING GRAPHICS?

JPD RELOCATION

- RELOCATE JPD TO SOUTH MEZZANINE PLATFORM

SECOND FLOOR

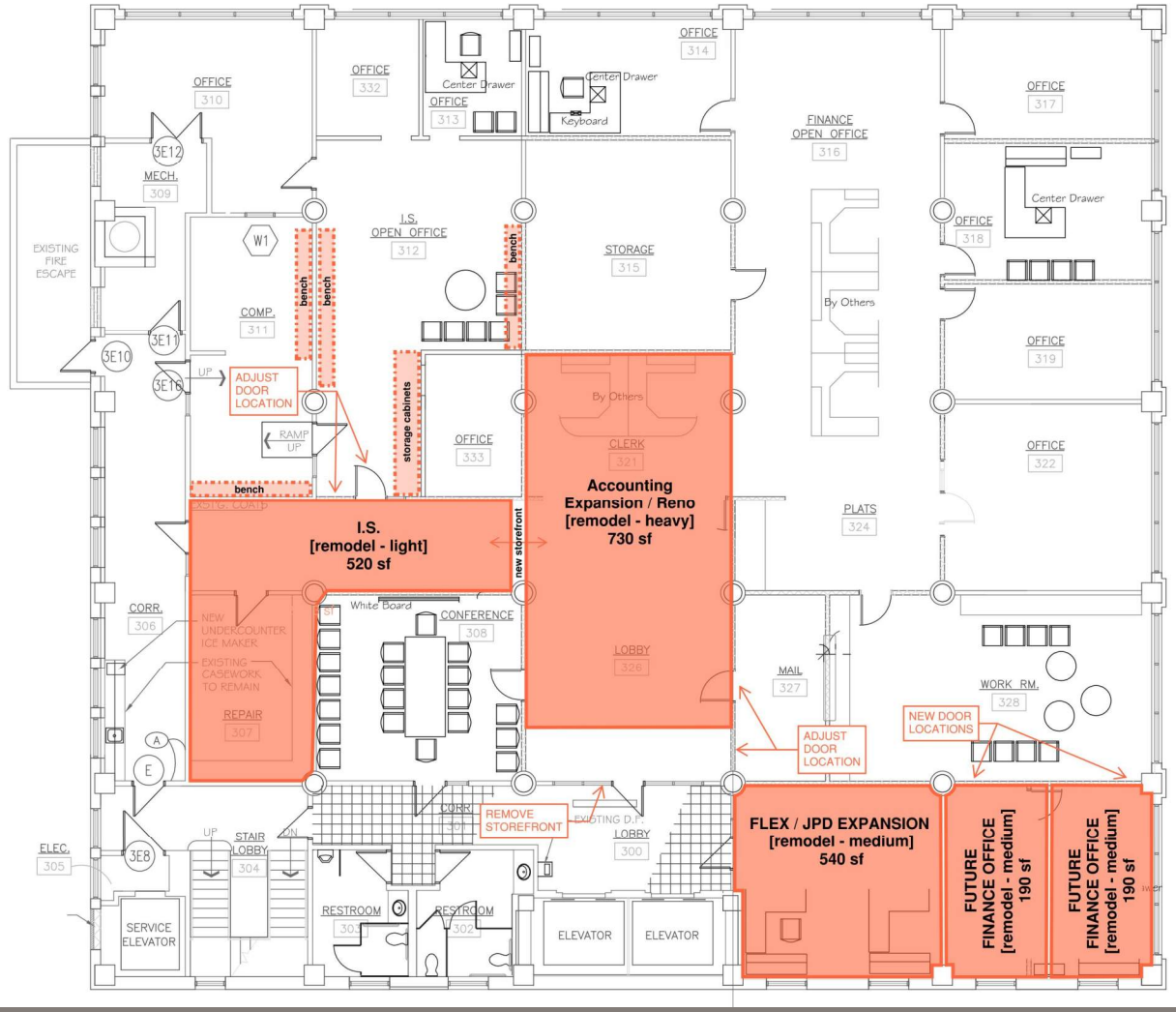


CM OFFICE

- REQUESTED PLAN IMPROVEMENTS
- VESTIBULE FOR SECURITY WITH ACCESS CONTROL
- 4-8 ADDITIONAL WORKSPACES (2 OFFICE, 2 CUBICLE – MINIMUM)
- NEED ALTERNATE PLACE IN BUILDING FOR PRESS CONFERENCE?
- NEED SHARED STORAGE SPACE
- NEED SMALL MEETING SPACE FOR 4-8 PEOPLE
- EXPAND PIO FOR MORE OFFICES
- PIO NEEDS TV
- MEETING ROOM: IMPROVE FINISHES / TECHNOLOGY FOR EXECUTIVE BOARD ROOM

N

THIRD FLOOR



IT DEPARTMENT

- CLOSE CORRIDOR (ACCESS CONTROL) WITH NEW STOREFRONT
- ADDITION OF MILLWORK FOR WORKSPACES
- IMPROVE REPAIR SPACE (DISCONNECTED, MILLWORK)
- ADJUST DOOR LOCATION

FINANCE

- EXPAND INTO LOBBY SPACE / REMOVE STOREFRONT
- EXPAND STORAGE INTO EXISTING OFFICE SPACE
- ADJUST DOOR LOCATION FOR MAIL ROOM ACCESS
- CREATE (2) ADDITIONAL OFFICE SPACES AT SE WITH DOORS FROM WORK ROOM

FLEX/JPD EXPANSION

- EXISTING COMMUNITY DEVELOPMENT SPACE TO BE FUTURE FLEX SPACE OR JPD COMMAND CENTER, TO INCLUDE CCTV

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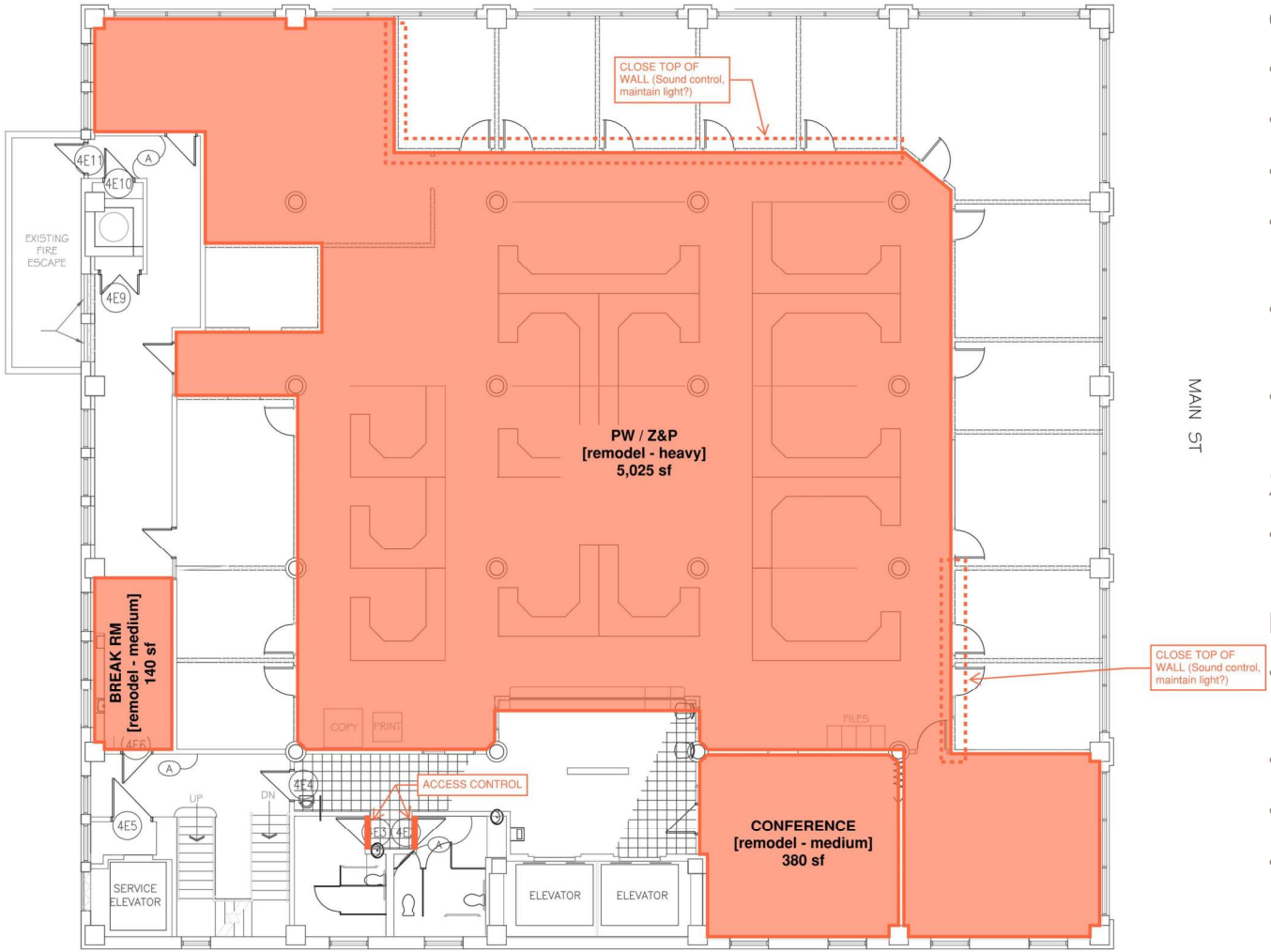
FOURTH FLOOR



GENERAL

- IMPROVE SPACE USAGE (OFFICE, CUBICLES, LANDING SPOTS)
- REWORK OFFICE LOCATIONS TO IMPROVE ADJACENCIES
- ADD ACCESS CONTROL + SECURITY AT LOBBY/RECEPT DESK
- IMPROVE SPACE AS MUCH AS POSSIBLE WITH FLEXIBLE SEATING
- IMPROVE CONFERENCE MEETING SPACE (FINISHES, FFE, TECHNOLOGY)
- ADD SMALL MEETING SPACE TO NW CORNER (SIMILAR TO LEVEL 2)

Z&P (DEPTS: CODE, PLAN DEV, BLDG)

- NEED (13) ADDITIONAL PEOPLE THIS LEVEL (AFTER MOVING CODE ENFORCEMENT TO LEVEL 1)

PUBLIC WORKS

- ADD TECHNOLOGY AT RECEPTION DESK FOR CUSTOMER REVIEW/INTERACTION (MAPS)
- ADD AN ADDITIONAL INSPECTOR TO PROGRAM
- ADD (6) ADDITIONAL STAFF PER PROGRAM
- NEED MORE PRINTER LOCATIONS (DISPERSED, PRIVACY)

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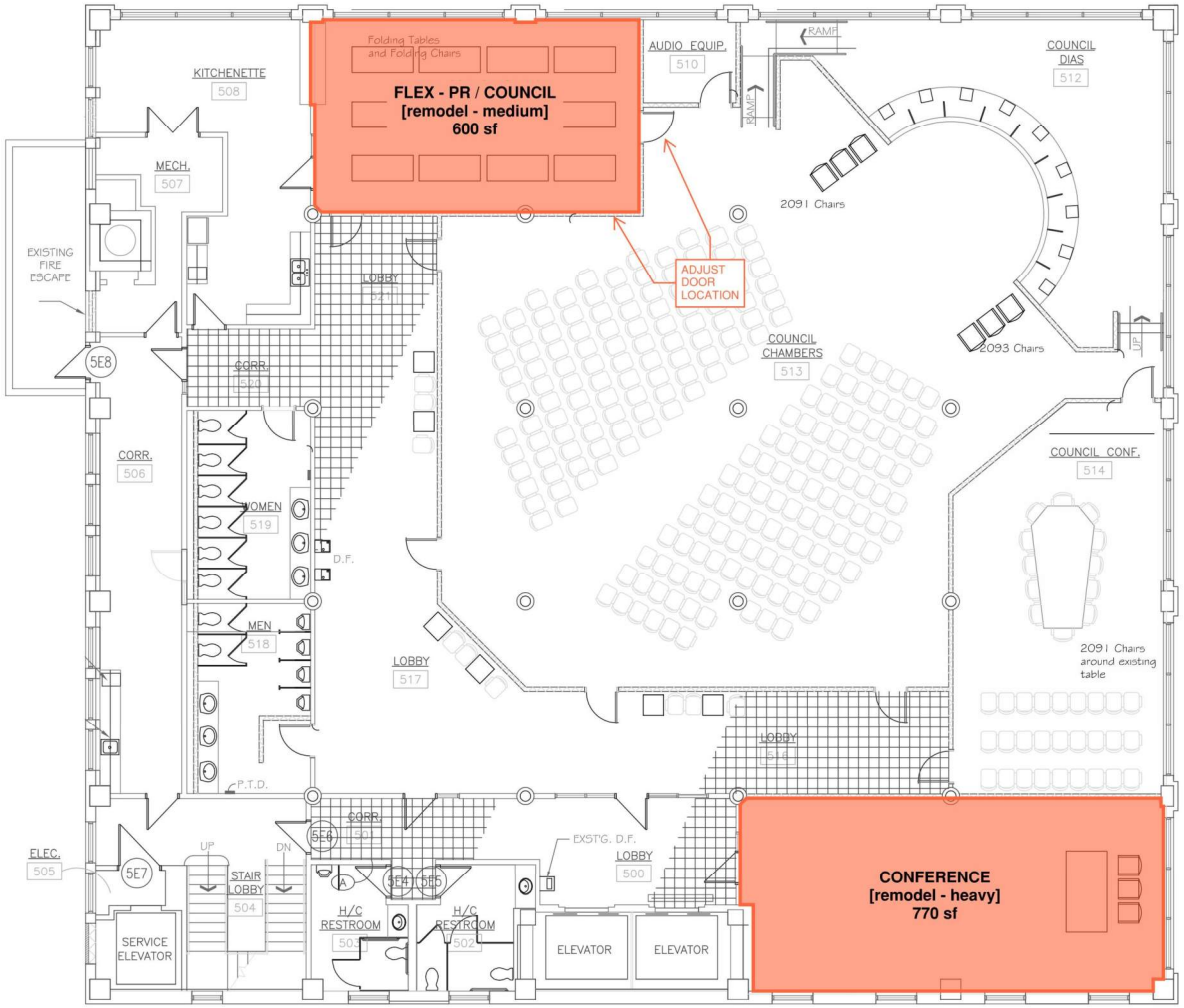
FIFTH FLOOR



GENERAL

- REVIEW ENTIRE FLOOR FOR SECURITY / ACCESS CONTROL (IT)

COUNCIL DINING

- WOULD BE SUITABLE TO REPROGRAM AS FLEX SPACE FOR DINING/MEDIA-PRESS/GENERAL MEETING AREA
- AV ROOM ADJACENT
- ACCESS CONTROL IMPROVEMENTS
- RELOCATE EXISTING DOOR FOR BACKDROP

CONFERENCE ROOM (515)

- IMPROVE FINISHES FOR A MORE FORMAL EXECUTIVE BOARD ROOM
- UPGRADE MULTIMEDIA / TECHNOLOGY

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JUSTICE CENTER CONCEPT OPTIONS

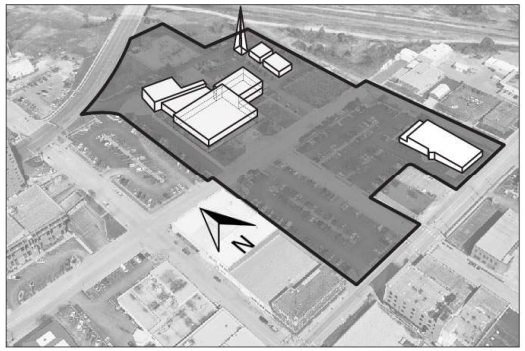
Program Review

Program – Area Summary

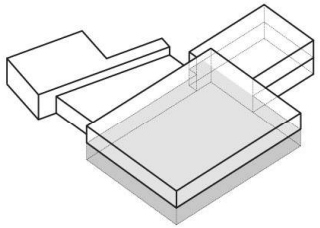
	Current Square Footage	Programmed Square Footage	% Change
Building Common Spaces	7,802 SF	6,453 SF	-17%
Fire	13,020 SF	28,311 SF	+117%
Municipal Courts & Prosecutor	5,984 SF	8,166 SF	+36%
Police	28,911 SF	52,341 SF	+81%
TOTAL	55,717 SF	95,271 SF	**+71%**

EXISTING CONDITIONS

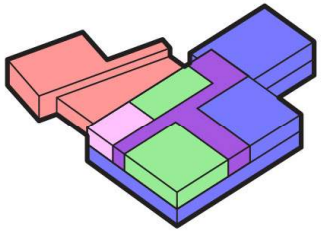
MASSING DIAGRAMS



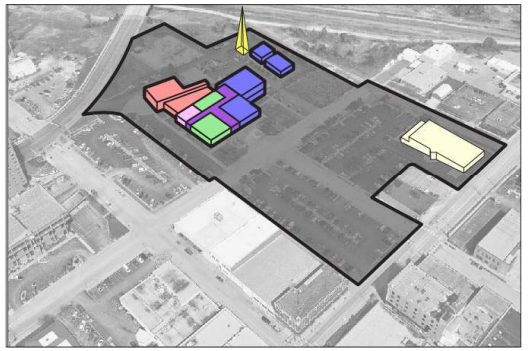
SITE MASSING



BUILDING MASSING



BUILDING PROGRAM



SITE PROGRAM

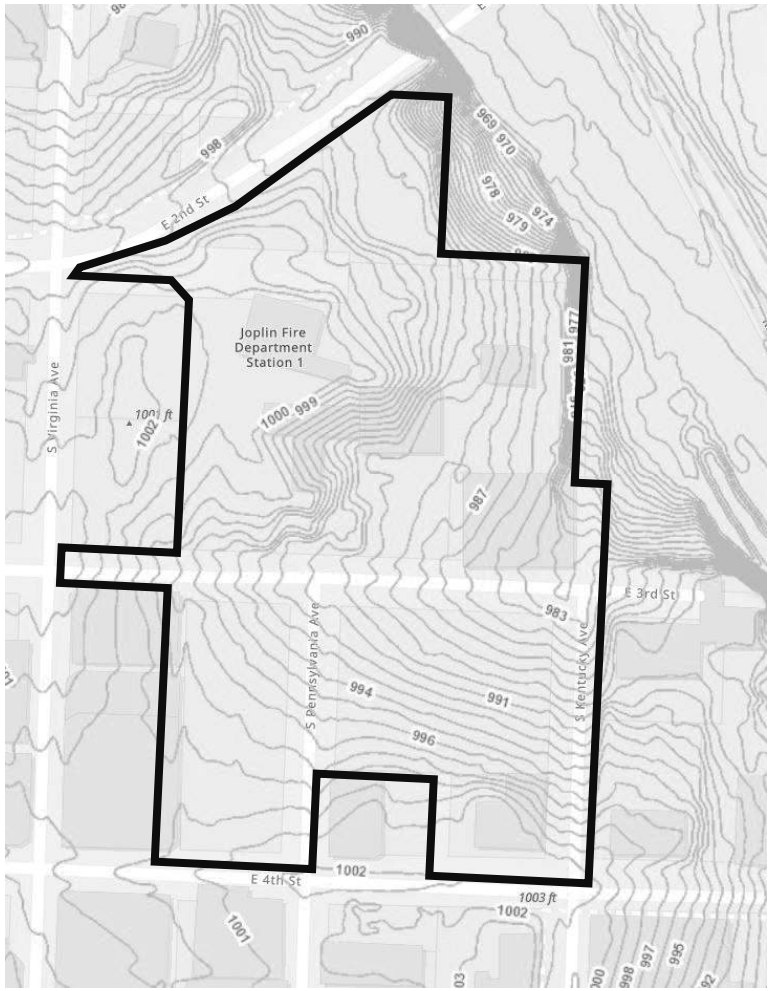
LEGEND

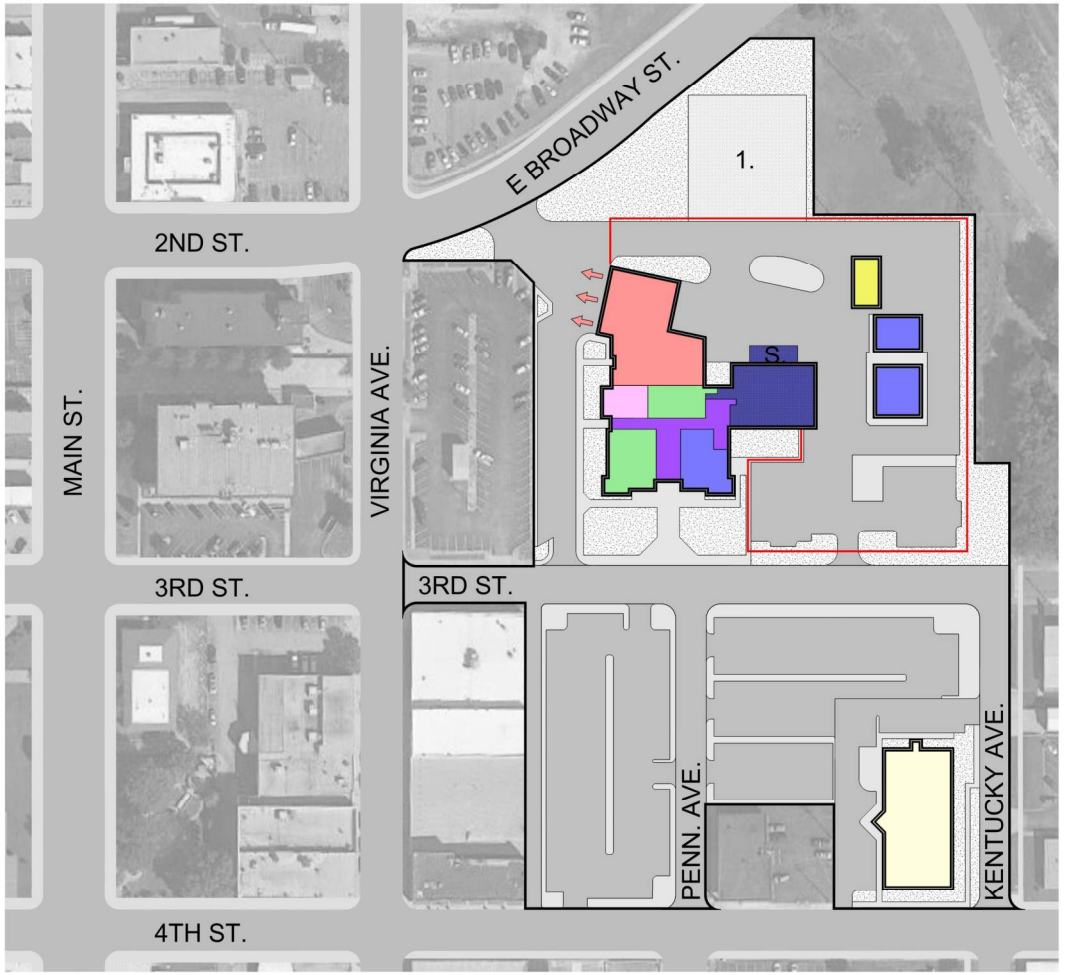
- POLICE
- COURTS
- CELL TOWER
- HEALTH DEPT.
- PUBLIC SPACE
- JAIL
- FIRE ADMIN
- FIRE STATION
- FLEET

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	PROJECT TOTAL	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	52,915 SF	*N/A*	N/A	N/A

EXISTING CONDITIONS

SITE PLAN





LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE
- S SALLYPORT
- SITE
- SECURE
- EXISTING
- NEW
- CIVIC PRESENCE

1. - SUB-STATION LOT

- LOWER LEVEL
- UPPER LEVEL
- OUT BUILDINGS

N

DEFICIENCIES

GENERAL

- Accessibility
- Required MEP systems upgrades/replacement
- Roof replacement within next 5 years
- General security of facility does not meet current standards (screening, stand-off distances, glazing protection, etc.)
- Security screening at building entrance

COURTS

- Inadequate space needs for courts staff if police staff grows and more court cases are generated

- Renovate/Expand to improve building systems, accessibility, and security
- Additional space will be needed to accommodate growth

DEFICIENCIES

POLICE

- Inadequate secured parking area; secured site overlap with FD
- Jail does not meet certain constitutional standards (PREA issues with sight/sound, detainee/officer safety concerns with movement throughout facility, recreation area, etc.)
- Lack of gender-neutral locker facilities
- Inadequate separation of circulation for public / staff / detainees
- Lack of proper storage for standard evidence and bulk (large item) evidence, including an enclosed vehicle evidence bay
- Inadequate spaces for evidence collecting, handling and processing
- Records storage is inadequate and requires off-site storage
- Overall square footage is inadequate to accommodate current authorized staff count and future staff needs

- Most areas of the existing building dedicated to Police are viable for renovation
- Jail should be considered for replacement with a building addition/new construction
- Expansion is needed to accommodate growth

DEFICIENCIES

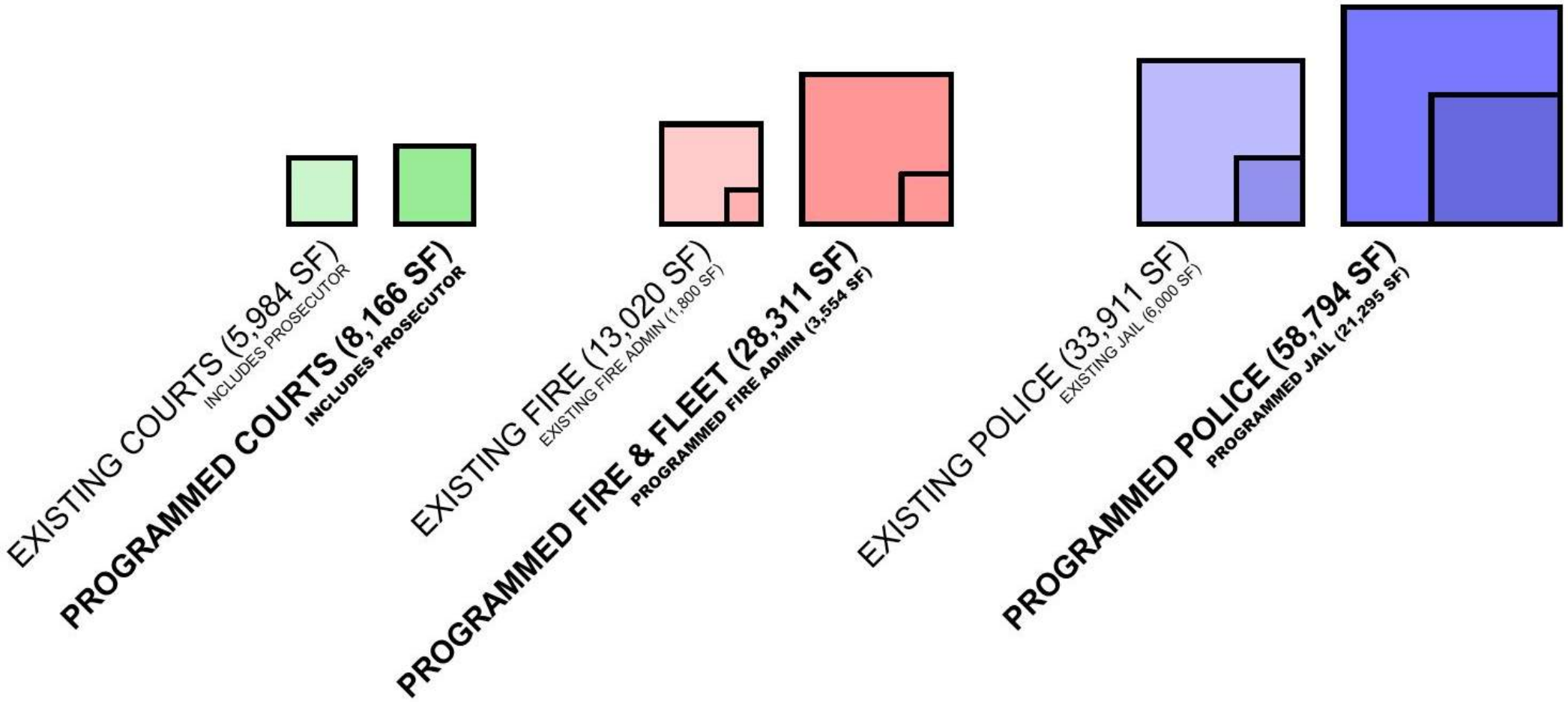
FIRE

- Lack of Decontamination space/equipment creates a health and safety issue for fire personnel
- Fleet Maintenance space is inadequate
- Apparatus bay height inadequate for general police/fire apparatus maintenance
- Sleep equity (bunk room/lockers/restroom layout)
- Desire for a collaborative area to debrief/decompress as a team after an intense or difficult call
- No separation between administration and operations
- Safety and security issues due to colocation with/adjacent to PD/Courts
- Inadequate site circulation for emergency deployment creates safety issues that could impact response time (secured site area overlaps with PD; increased pedestrian volume to facility)
- Inadequate outdoor gathering/dining/recreation area

- Existing facility does not meet current standards/requirements and growth needs
- Apparatus bay does not meet current height standards
- Recommend replacement

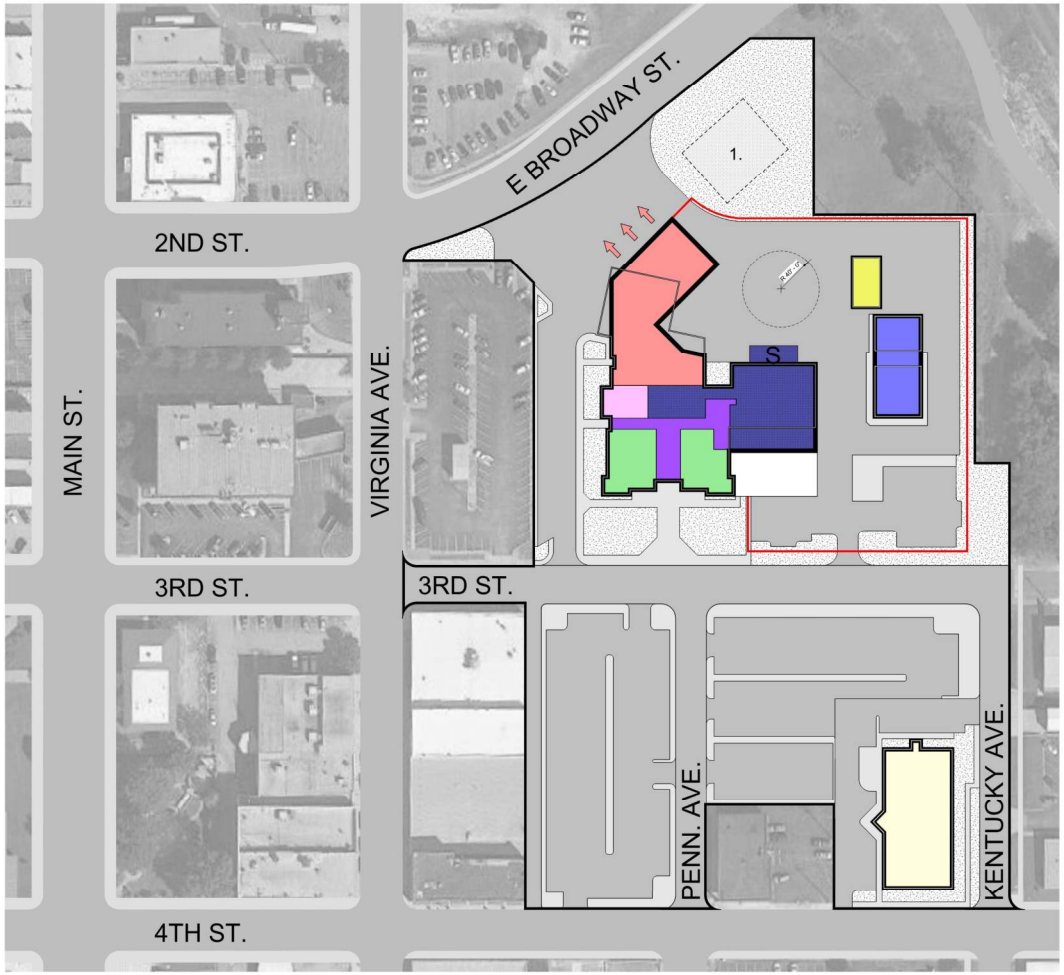
EXISTING CONDITIONS

CURRENT VS FUTURE



OPTION 1 CRITICAL IMPROVEMENTS ONLY

SITE PLAN



LEGEND

- POLICE
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- EXISTING
- NEW
- CIVIC PRESENCE

OFFSITE:
FLEET MAINTENANCE
FIRING RANGE

1. TEMPORARY PAD FOR FIRE

LOWER LEVEL

UPPER LEVEL

OUT BUILDINGS

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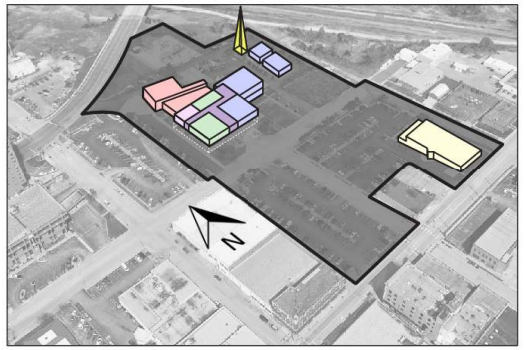
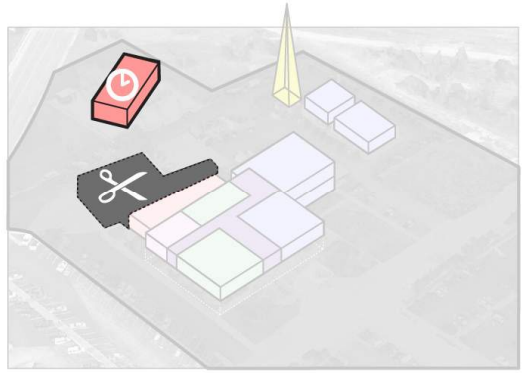
OPTION 1 CRITICAL IMPROVEMENTS ONLY

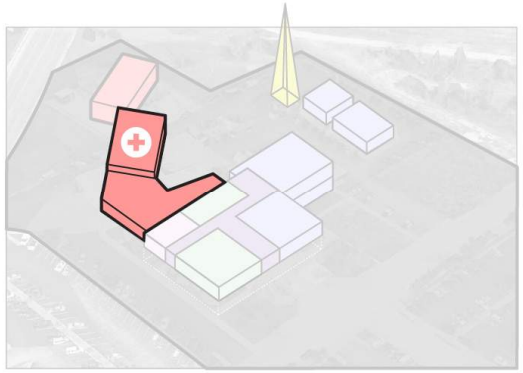
MASSING DIAGRAMS



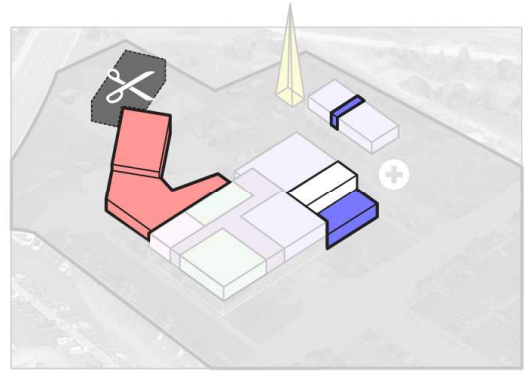
EXISTING SITE



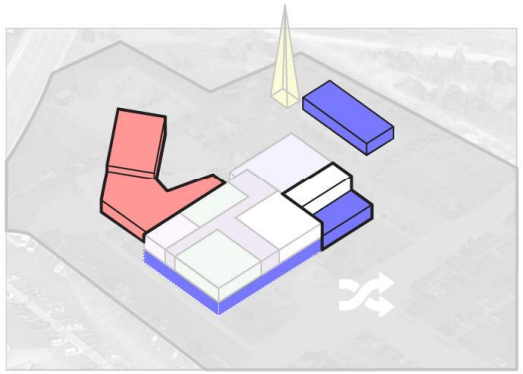
1. ADD TEMPORARY FIRE STATION
2. DEMO EXISTING APPARATUS BAY



3. BUILD NEW APPARATUS BAY



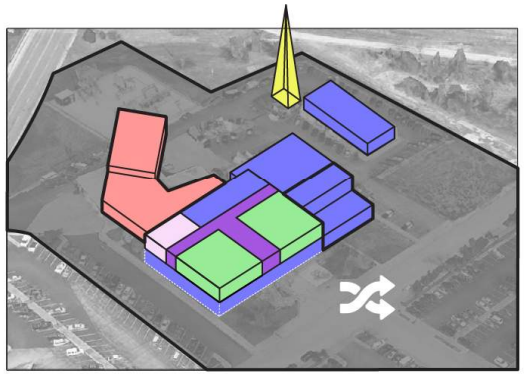
4. DEMO TEMPORARY FIRE STATION
5. BUILD ADDITIONS TO EXISTING BUILDINGS



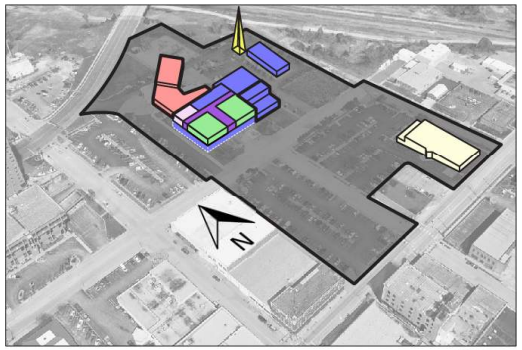
6. RENOVATE BASEMENT SPACES
7. SHIFT SOUTHEAST POLICE PROGRAM INTO ADDITION



8. MOVE COURTS INTO SOUTHEASTERN SPACE VACATED BY POLICE



FINALLY CAPTURE THE REMAINING FOOTPRINT BY EXPANDING JAIL



LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE

OPTION 1 CRITICAL IMPROVEMENTS ONLY

PROS/CONS



PROS

- LOWER CONSTRUCTION COSTS
- RE-USE OF EXISTING BUILDING
- NEW APPARATUS BAYS THAT PROVIDES ADEQUATE HEIGHT.
- POTENTIAL TO ADD ONE EXTRA FDIRE APPARATUS BAY.
- ACCESSIBILITY AND SECURITY ISSUES CAN BE ADDRESSED.
- EXPAND SOME JAIL AND POLICE SPACE WITH LIMITED ADDITIONS.

CONS

- DOES NOT ACCOMMODATE COMPLETE
- MAY REQUIRE TEMPORARY HOUSING PROVISIONS FOR FIRE DEPARTMENT. FIRE
- NO SEPARATRION BETWEEN FIRE ADMIN AND FIRE OPERATIONS.
- LIMITED PARKING FOR FIRE AND POLICE.
- EMERGENCY VEHICLES CROSS-TRAFFIC ON SITE.

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 1 MODIFIED PROGRAM	12,757 SF	2,000 SF	6,500 SF	21,257 SF	6,419 SF	31,227 SF	10,910 SF	42,137 SF	69,813 SF	6,081 SF	63,313 SF	*6,500 SF*	24,237 SF (35%)	45,576 SF (65%)

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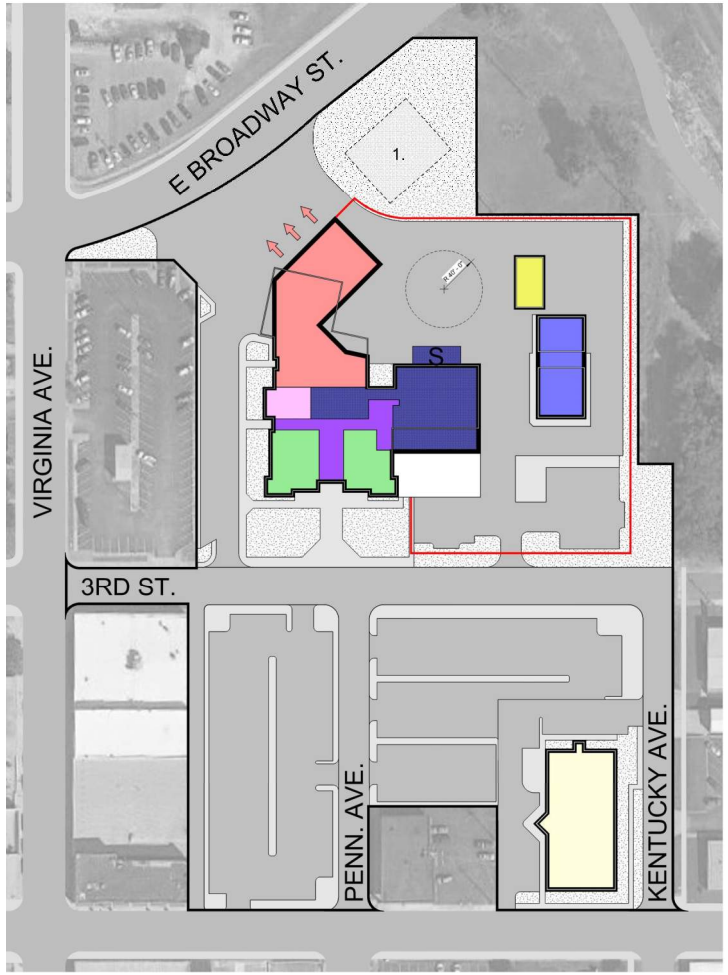
OPTION 1 CRITICAL IMPROVEMENTS ONLY

COST



	FIRE OPERATIONS			FIRE ADMIN			FLEET			FIRE TOTAL			
	12,757 SF	**580.8 /SF**	**$ 7,409,834**	2,000 SF	**255.3 /SF**	**$ 510,600**	6,500 SF	**165.6 /SF**	**$ 1,076,400**	21,257 SF	$423 /SF	**$ 8,996,834**
new	8,337	$669	$ 5,579,954	0	$345	$ -	6,500	$166	$ 1,076,400			
reno	4,420	$414	$ 1,829,880	2,000	$255	$ 510,600	0		$ -			

	COURTS TOTAL			POLICE OPERATIONS			JAIL			POLICE TOTAL		
	6,419 SF	$262 /SF	**$ 1,683,062**	**31,227 SF**	$400 /SF	**$ 12,476,987**	**10,910 SF**	$572 /SF	**$ 6,244,707**	58,794 SF	$318 /SF	**$ 18,721,694**
new	0	$345	$ -	7,080	$421	$ 2,979,972	2,320	$725	$ 1,680,840			
reno	6,419	$262	$ 1,683,062	24,147	$393	$ 9,497,015	8,590	$531	$ 4,563,867			

	PROJECT TOTAL											
SF	**$ 29,401,590**	**TO**	**$35,083,990.00**		23,004 SF (30%)	$575 /SF	53,309 SF (70%)	410 /SF
	$ 385 /SF		$ 460 /SF					

General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.



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OPTION 2 FULL PROGRAM – 50% RENOVATION

SITE PLAN



LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE
- S SALLYPORT
- SITE
- SECURE
- EXISTING
- NEW
- CIVIC PRESENCE

1. PARKING FOR EXISTING BUSINESSES

GROUND LEVEL

1ST LEVEL

2ND LEVEL

N

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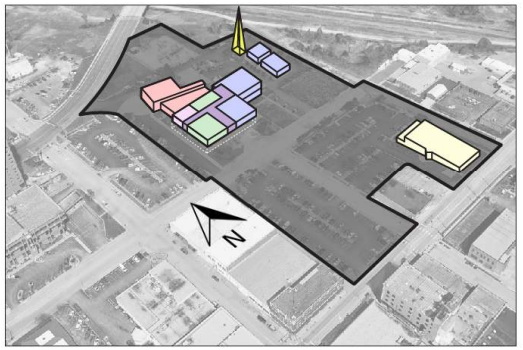
OPTION 2 FULL PROGRAM – 50% RENOVATION

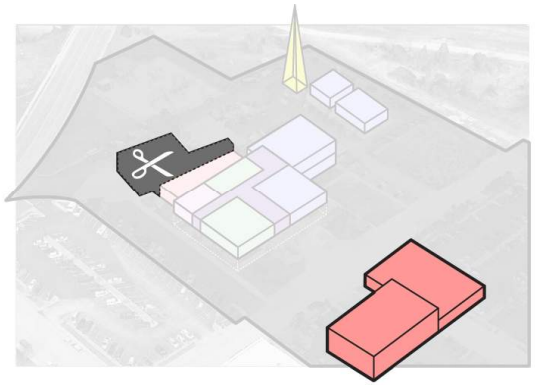
MASSING DIAGRAMS



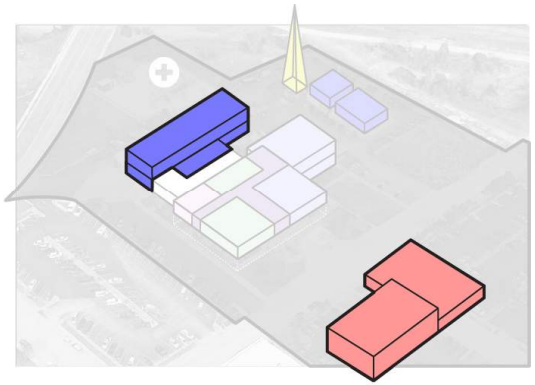
EXISTING SITE



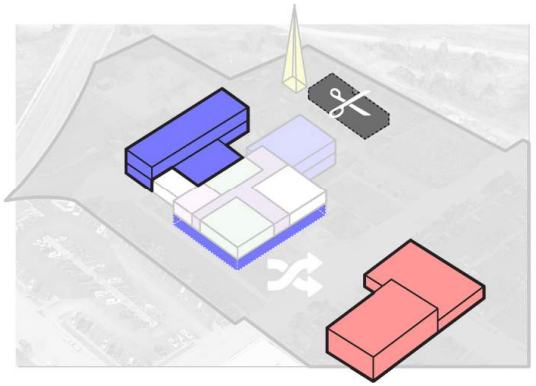
1. ADD NEW FIRE STATION



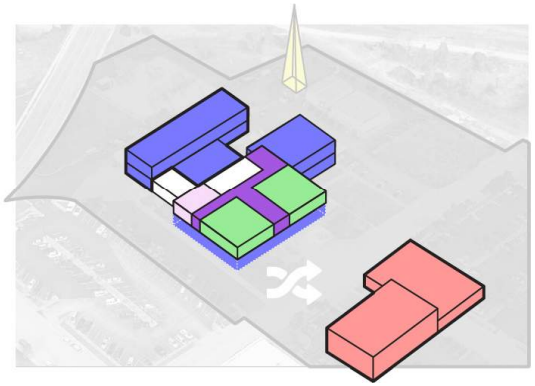
2. DEMO EXISTING APPARATUS BAY



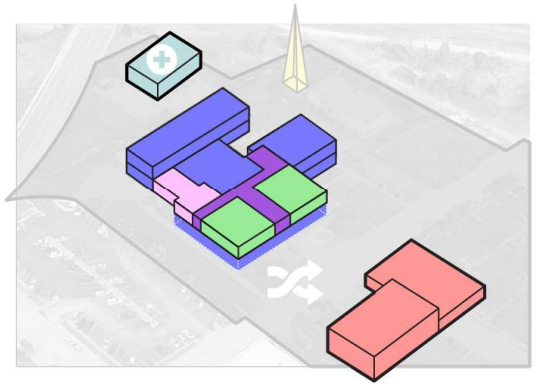
3.BUILD NEW POLICE WING



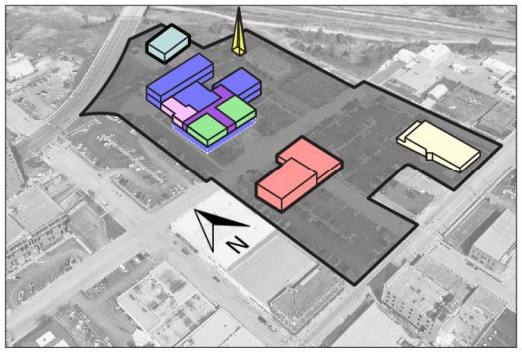
4. MOVE EXISTING BASEMENT AND STORAGE PROGRAM INTO NEW WING
5. EXPAND JAIL INTO BASEMENT SPACE
6. DEMO STORAGE BUILDINGS ON SITE



7. MOVE EXPANDED COURTS INTO SPACE VACATED BY POLICE



8. CAPTURE THE REMAINING FOOTPRINT BY EXPANDING FIRE ADMIN AND POLICE SUPPORT
FINALLY ADD FLEET MAINTENANCE

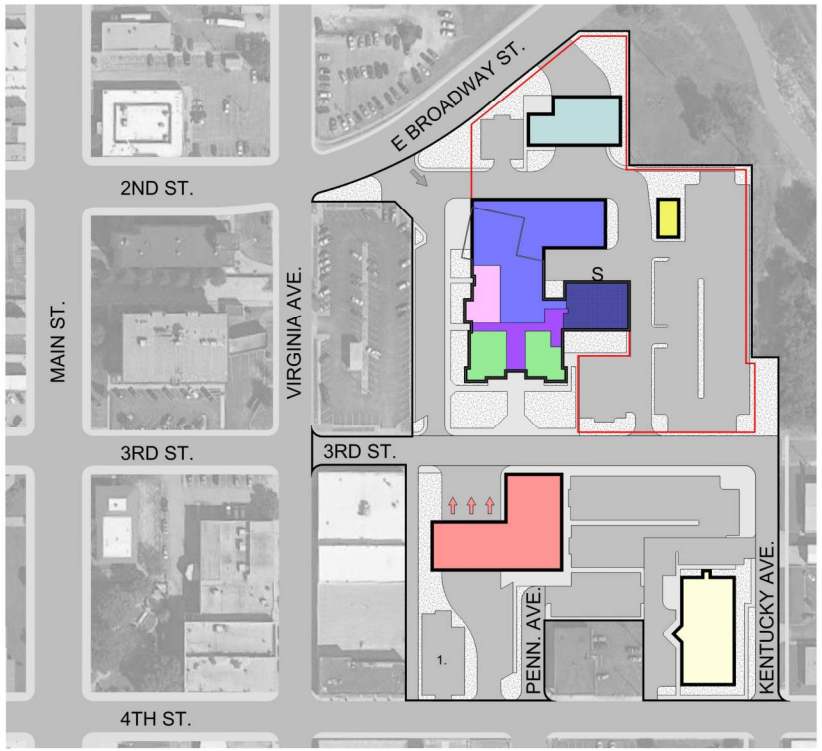


LEGEND

- POLICE
- COURTS
- CELL TOWER
- HEALTH DEPT.
- PUBLIC SPACE
- JAIL
- FIRE ADMIN
- FIRE STATION
- FLEET

OPTION 2 FULL PROGRAM – 50% RENOVATION

PROS/CONS



PROS

- ACCOMMODATES PROGRAM REQUIREMENTS
- RE-USE EXISTING BUILDING
- RE-USE EXISTING JAIL INFRASTRUCTURE
- ADEQUATE ACCESSIBLE, SECURED PARKING FOR POLICE
- INDEPENDENT OPERATIONS FOR FIRE DEPARTMENT

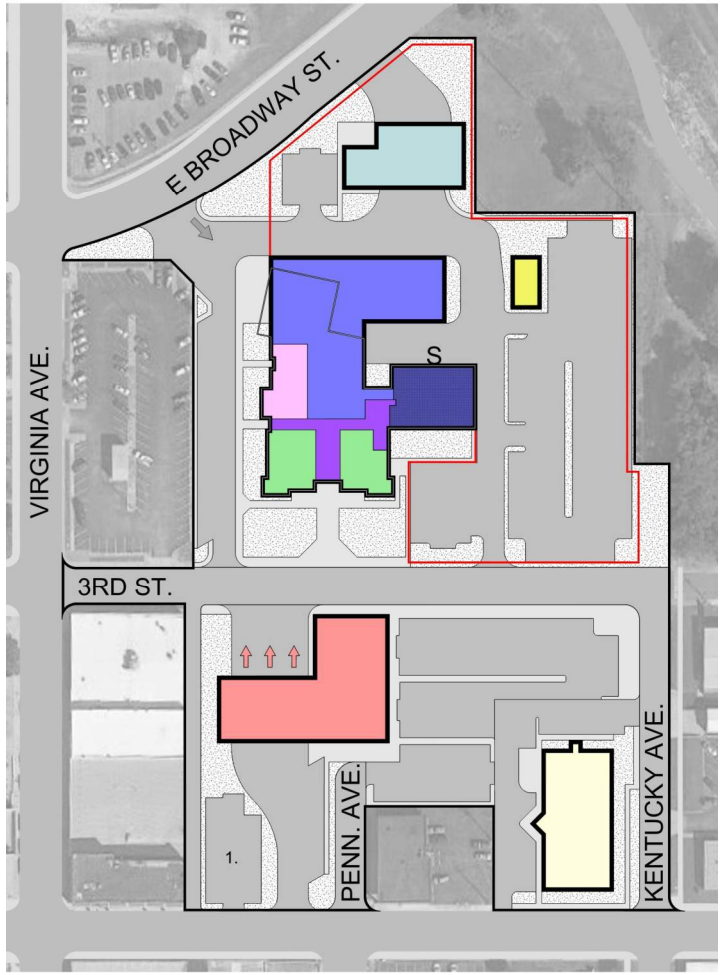
CONS

- CLOSES PENNSYLVANIA AVENUE
- FIRE RESONSE RELOCATED ONTO 3RD STREET
- PUBLIC PARKING IS FURTHER FROM BUILDING ENTRANCE
- PHASING REQUIRES EXTENDED CONSTRUCTION DURATION
- INCREASED DISRUPTION TO POLICE/COURTS OPERATIONS

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 2 AS PROGRAMMED	17,524 SF	3,554 SF	7,234 SF	28,311 SF	8,166 SF	37,499 SF	21,295 SF	58,794 SF	95,271 SF	6,034 SF	95,271 SF	*N/A*	52,779 SF (56%)	42,492 SF (44%)

OPTION 2 FULL PROGRAM – 50% RENOVATION

COST



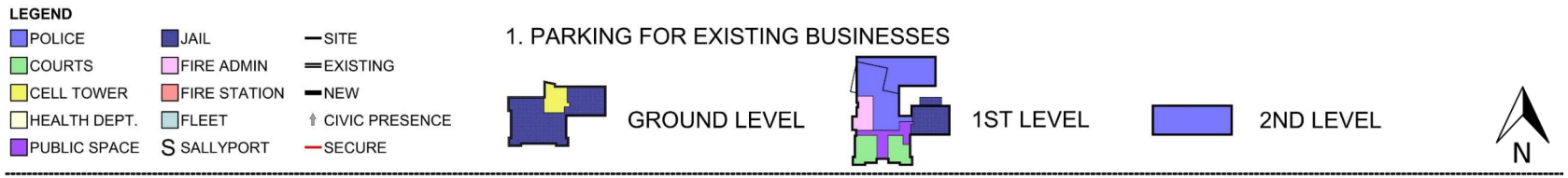
	FIRE OPERATIONS					FIRE ADMIN					FLEET					FIRE TOTAL				
	17,524	SF	$669	/SF	$ 11,728,813	3,554	SF	$255	/SF	$ 907,336	7,234	SF	$166	/SF	$ 1,197,950	28,312	SF	$489	/SF	$ 13,834,100
new	17,524		$669		$ 11,728,813	0		$345		$ -	7,234		$166		$ 1,197,950					
reno	0		$414		$ -	3,554		$255		$ 907,336	0				$ -					

	COURTS TOTAL					POLICE OPERATIONS				JAIL				POLICE TOTAL				
	6,419	SF	$262	/SF	$ 1,683,062	37,499	SF	$414	/SF	$ 15,521,764	21,435	SF	$531	/SF	$ 11,388,416	58,794	SF	$458	/SF	$ 26,910,179
new	0		$345		$ -	28,022		$421		$ 11,794,460	0		$725		$ -					
reno	6419		$262		$ 1,683,062	9,477		$393		$ 3,727,304	21,435		$531		$ 11,388,416					

PROJECT TOTAL													
SF	$ 42,427,341		TO	$46,682,790.00		46,192	SF (48.5%)	$575	/SF	49,079	SF (51.5%)	410	/SF
	$ 445	/SF		$ 490	/SF								

General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.



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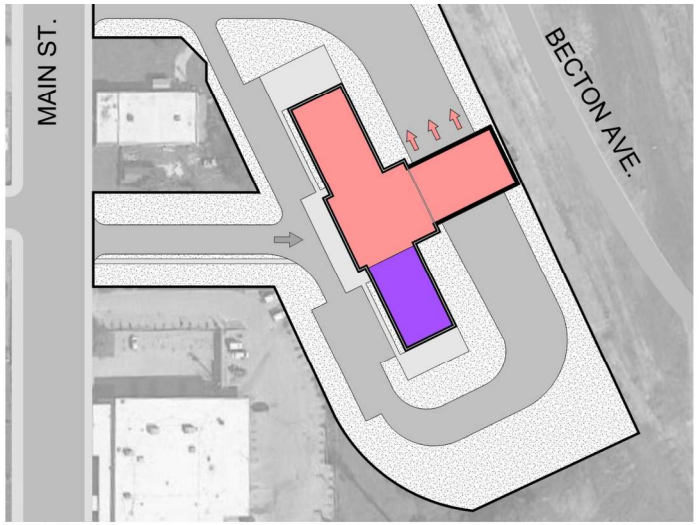
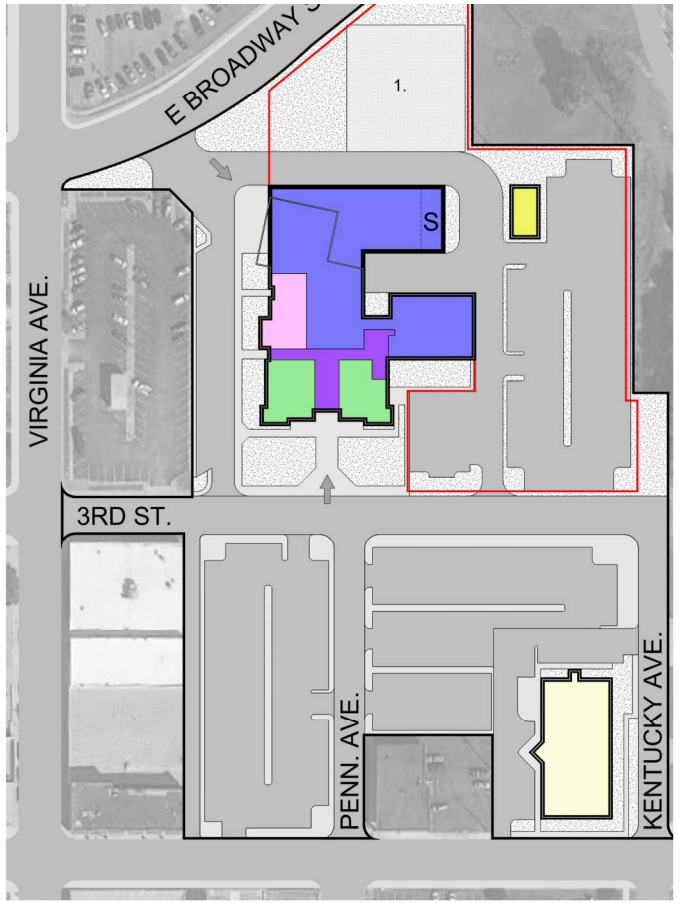
OPTION 3 FULL PROGRAM - ALTERNATE SITE FOR FIRE

SITE PLAN



LEGEND

- POLICE
- COURTS
- CELL TOWER
- HEALTH DEPT.
- PUBLIC SPACE
- SITE BOUNDARY
- JAIL
- FIRE ADMIN
- FIRE STATION
- FLEET
- CIVIC PRESENCE
- BUILDING FOOTPRINT
- EXISTING FOOTPRINT



OFFSITE AT TRAINING: FLEET MAINTENANCE

GROUND LEVEL

1ST LEVEL

2ND LEVEL

3 SITE PLAN - OPTION 2 MAIN SITE
PG3 1" = 50'-0"

SITE PLAN - OPTION 3

N

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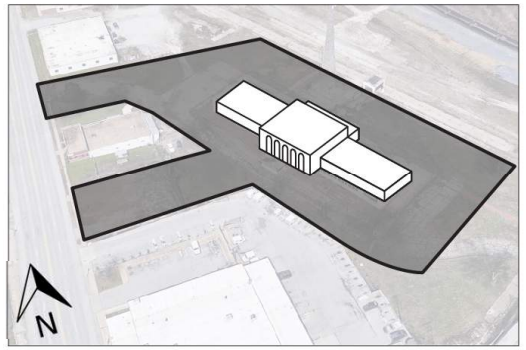
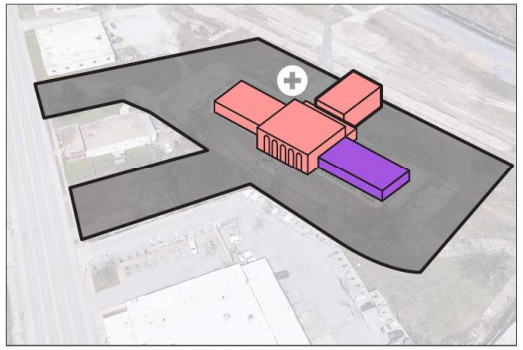
OPTION 3 FULL PROGRAM - ALTERNATE SITE FOR FIRE

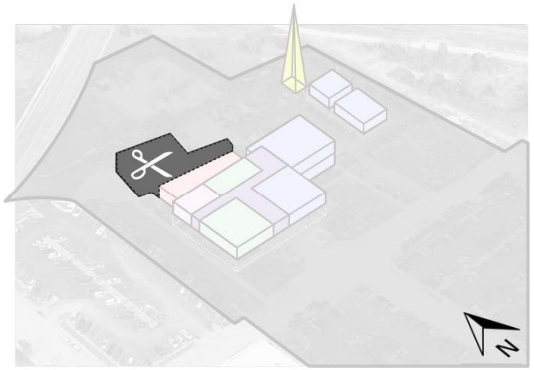
MASSING DIAGRAMS



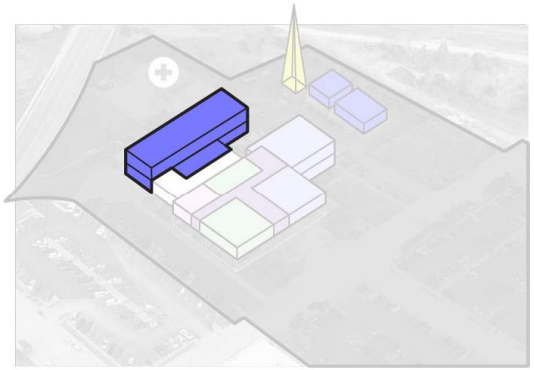
IF THERE IS ANOTHER SITE FOR FIRE



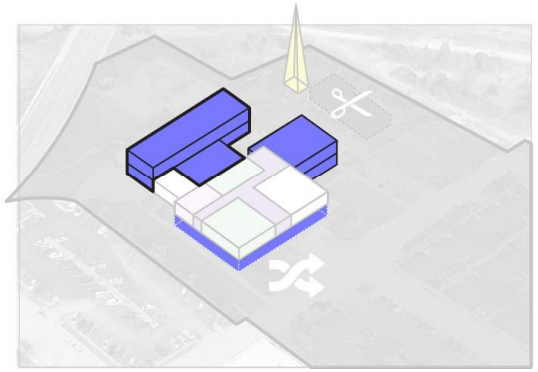
1. ADD NEW FIRE STATION



2. DEMO EXISTING APPARATUS BAY



3.BUILD NEW POLICE WING



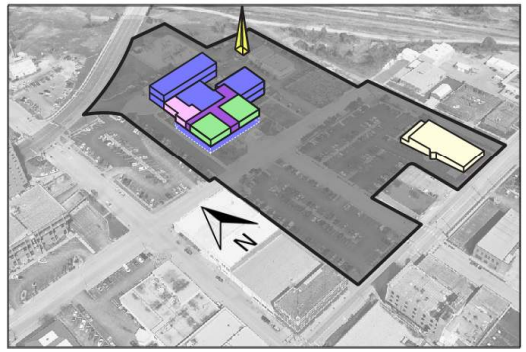
4. MOVE JAIL INTO 1ST FLOOR OF NEW WING
5. RENOVATE BASEMENT AND JAIL SPACES
6. DEMO STORAGE BUILDINGS ON SITE



7. MOVE EXPANDED COURTS INTO SPACE VACATED BY POLICE



FINALLY CAPTURE THE REMAINING FOOTPRINT BY EXPANDING ADMIN AREAS

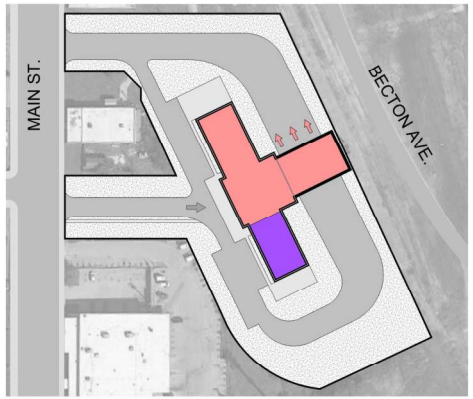


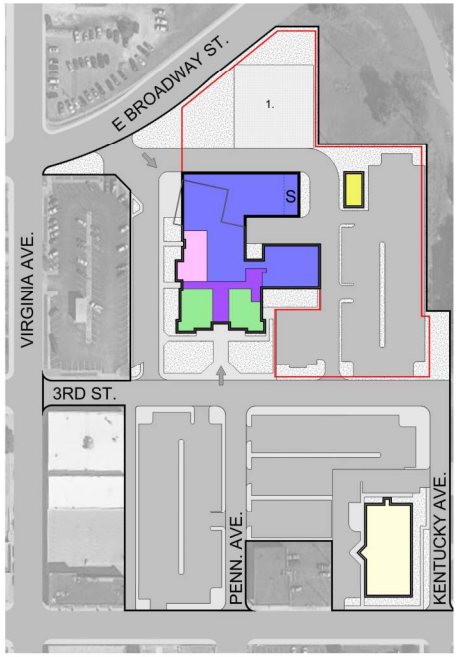
LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE

OPTION 3 FULL PROGRAM - ALTERNATE SITE FOR FIRE

PROS/CONS





LEGEND

POLICE	JAIL
COURTS	FIRE ADMIN
CELL TOWER	FIRE STATION
HEALTH DEPT.	FLEET
PUBLIC SPACE	CIVIC PRESENCE
SITE BOUNDARY	BUILDING FOOTPRINT
	EXISTING FOOTPRINT

N

PROS

- ACCOMMODATES PROGRAM REQUIREMENTS
- RE-USE EXISTING BUILDING
- RE-USE EXISTING JAIL INFRASTRUCTURE
- LOTS SOUTH OF 3RD STREET REMAIN UNTOUCHED
- ADEQUATE ACCESSIBLE, SECURED PARKING FOR POLICE
- INDEPENDENT OPERATIONS FOR FIRE DEPARTMENT
- ADDED COMMUNITY SPACE AT NEW FIRE STATION

CONS

- PHASING REQUIRES EXTENDED CONSTRUCTION DURATION
- INCREASED DISRUPTION TO POLICE/COURTS OPERATIONS
- EXTENSIVE RENOVATION REQUIRED FOR DEPOT SITE
- POTENTIAL POLITICAL ISSUES WITH USING DEPOT SITE

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 3 AS PROGRAMMED	*17,524 SF*	3,554 SF	*7,234 SF*	28,311 SF	8,166 SF	37,499 SF	21,295 SF	58,794 SF	95,271 SF	6,034 SF	70,513 SF	*24,758 SF*	35,256 SF (37%)	60,015 SF (63%)

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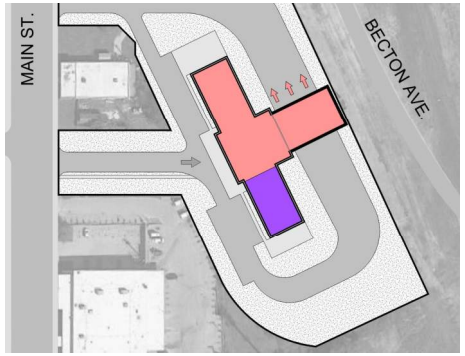
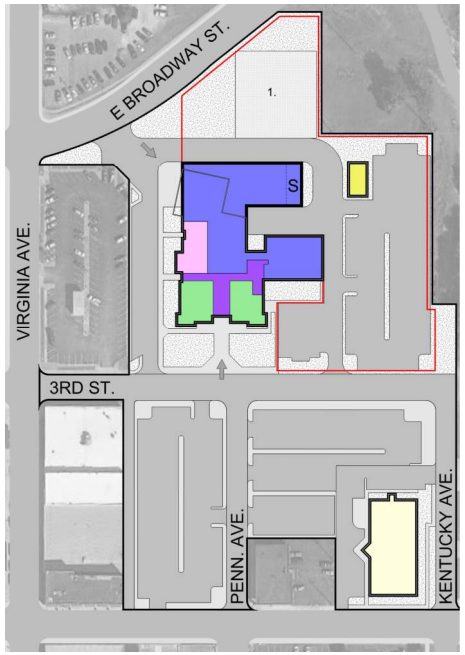
OPTION 3 FULL PROGRAM - ALTERNATE SITE FOR FIRE

COST





	FIRE OPERATIONS				FIRE ADMIN			FLEET				FIRE TOTAL				
	17,524	SF	**$414**	**/SF**	**$ 7,254,936**	3,554	SF	**$255**	**/SF**	**$ 907,336**	7,234	SF	**$166**	**/SF**	**$ 1,197,950**	28,312	SF	$331	/SF	**$ 9,360,223**
new	0		$669		$ -	0		$345		$ -	7,234		$166		$ 1,197,950					
reno	17,524		$414		$ 7,254,936	3,554		$255		$ 907,336	0				$ -					

	COURTS TOTAL					POLICE OPERATIONS				JAIL				POLICE TOTAL				
	8,166	SF	$262	/SF	**$ 2,141,125**	**37,499**	**SF**	$407	/SF	**$ 15,247,613**	**21,295**	**SF**	$621	/SF	**$ 13,233,089**	58,794	SF	$484	/SF	**$ 28,480,702**
new	0		$345		$ -	18,089		$421		$ 7,613,660	9,933		$725		$ 7,196,459					
reno	8166		$262		$ 2,141,125	19,410		$393		$ 7,633,953	11,362		$531		$ 6,036,631					

	PROJECT TOTAL																
SF	**$ 39,982,050**		**TO**	**$45,367,550.00**		35,736	SF (36.5%)	$575	/SF	60,535	SF (63.5%)	410	/SF				
	$ 415	/SF		$ 471	/SF												

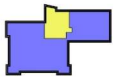
General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.

LEGEND

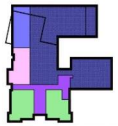
POLICE	JAIL	SITE
COURTS	FIRE ADMIN	EXISTING
CELL TOWER	FIRE STATION	NEW
HEALTH DEPT.	FLEET	CIVIC PRESENCE
PUBLIC SPACE	S SALLYPORT	SECURE

OFFSITE AT TRAINING:
FLEET MAINTENANCE



GROUND LEVEL

1. - SUB-STATION LOT



1ST LEVEL

2ND LEVEL

N

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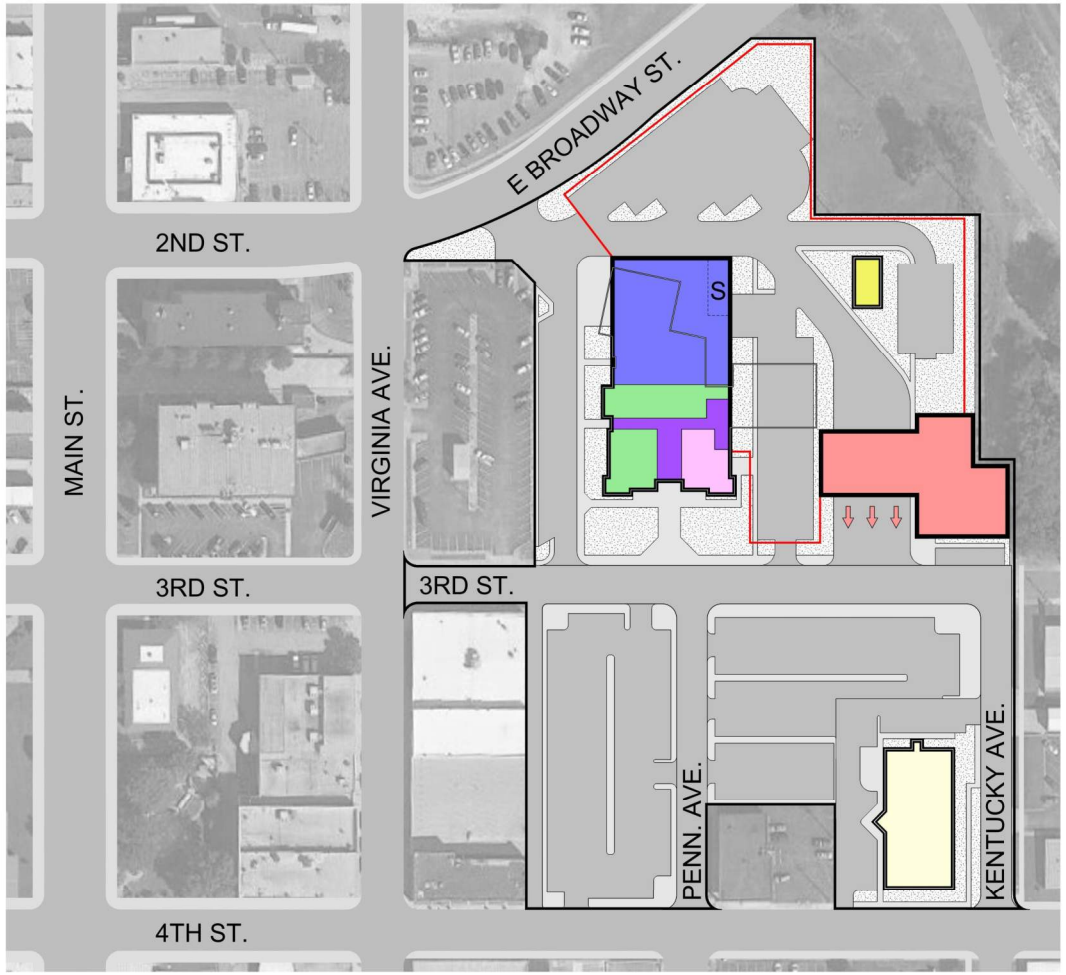
OPTION 4 FULL PROGRAM - ALL PROGRAM NORTH OF 3RD STREET

SITE PLAN



LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE
- S SALLYPORT
- SITE
- SECURE
- EXISTING
- NEW
- CIVIC PRESENCE

OFFSITE AT TRAINING:
FLEET MAINTENANCE

GROUND LEVEL

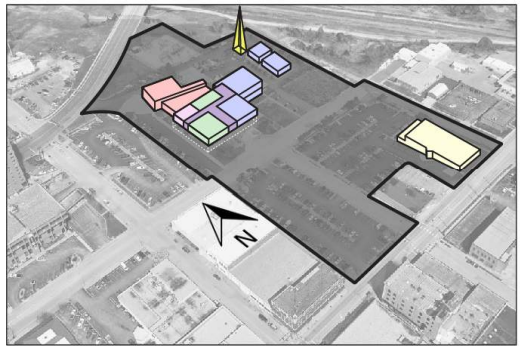
1ST LEVEL

2ND LEVEL

N

OPTION 4 FULL PROGRAM - ALL PROGRAM NORTH OF 3RD STREET

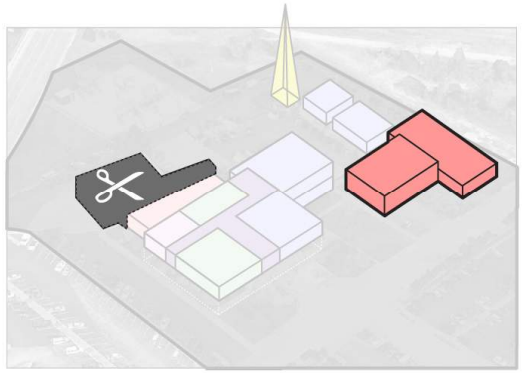
MASSING DIAGRAMS



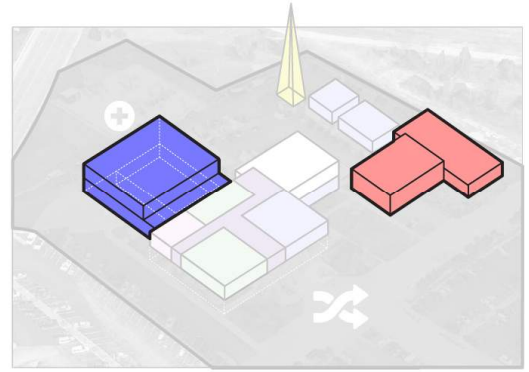
EXISTING SITE



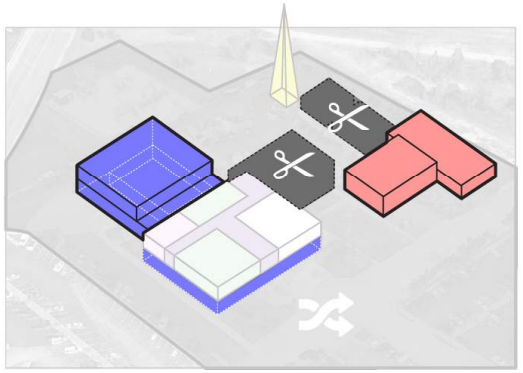
1. ADD NEW FIRE STATION



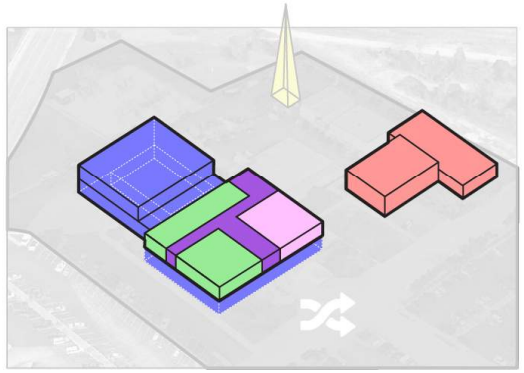
2. DEMO EXISTING APPARATUS BAY



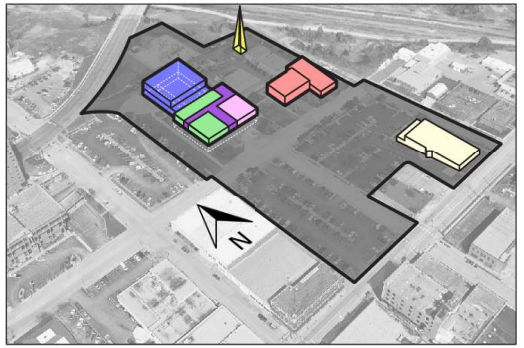
3. BUILD NEW POLICE WING
4. RELOCATE JAIL TO BOTTOM LEVEL



5. SHIFT ALL POLICE PROGRAM INTO NEW WING
6. DEMO JAIL AND STORAGE BUILDINGS ON SITE



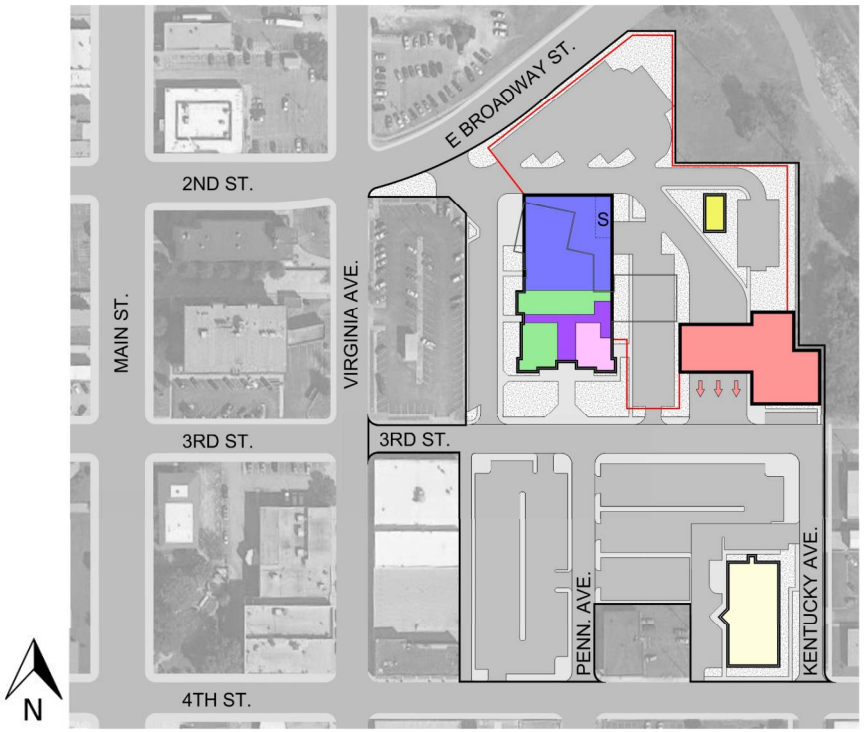
7. MOVE FIRE ADMIN INTO SPACE VACATED BY POLICE
FINALLY, COURTS EXPAND INTO FORMER FIRE ADMIN



LEGEND

- POLICE
- COURTS
- CELL TOWER
- HEALTH DEPT.
- PUBLIC SPACE
- JAIL
- FIRE ADMIN
- FIRE STATION
- FLEET

OPTION 4 FULL PROGRAM – ALL PROGRAM NORTH OF 3RD STREET



PROS

- ACCOMMODATES PROGRAM REQUIREMENTS
- RE-USE EXISTING BUILDING
- FIRE DEPARTMENT
- LOTS SOUTH OF 3RD STREET REMAIN UNTOUCHED
- ADEQUATE ACCESSIBLE, SECURED PARKING FOR POLICE
- FIRE DEPARTMENT REMAINS ON SITE, BUT INDEPENDENT

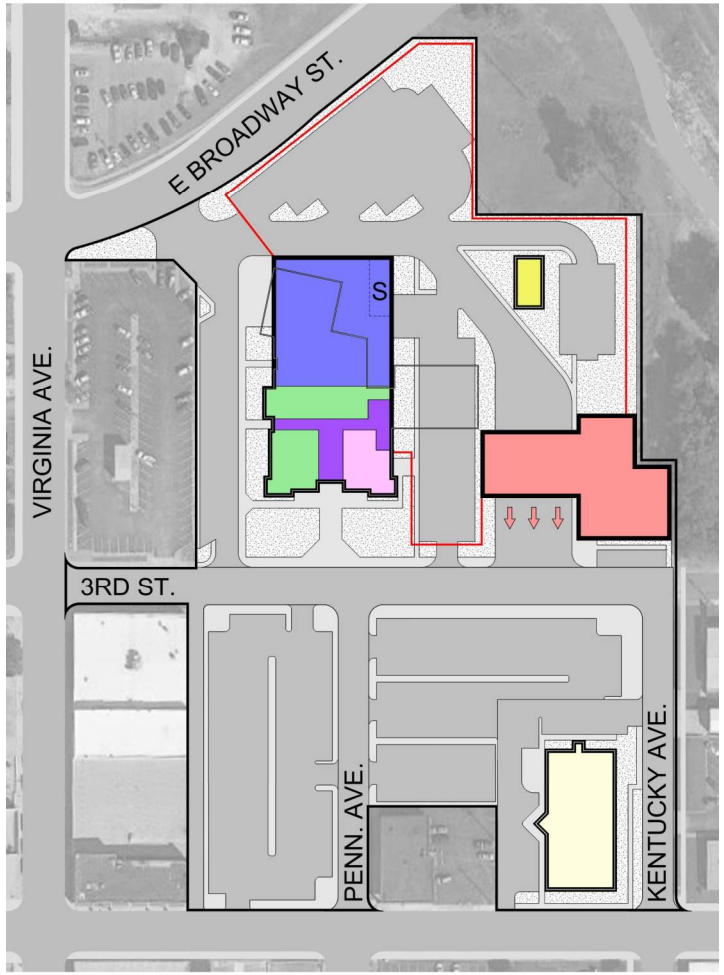
CONS

- INCREASED DISTANCE TO WALK TO POLICE PERSONAL VEHICLES
- MORE DEMO NEEDED
- FIRE RESONSE RELOCATED ONTO 3RD STREET
- CROSS TRAFFIC BETWEEN POLICE AND FIRE DEPARTMENTS

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 4 AS PROGRAMMED	17,524 SF	3,554 SF	7,324 SF	28,311 SF	8,166 SF	37,499 SF	21,295 SF	58,794 SF	95,271 SF	17,848 sf	95,271 SF	*N/A*	64,480 SF (68%)	30,791 SF (32%)

OPTION 4 FULL PROGRAM - ALL PROGRAM NORTH OF 3RD STREET

COST



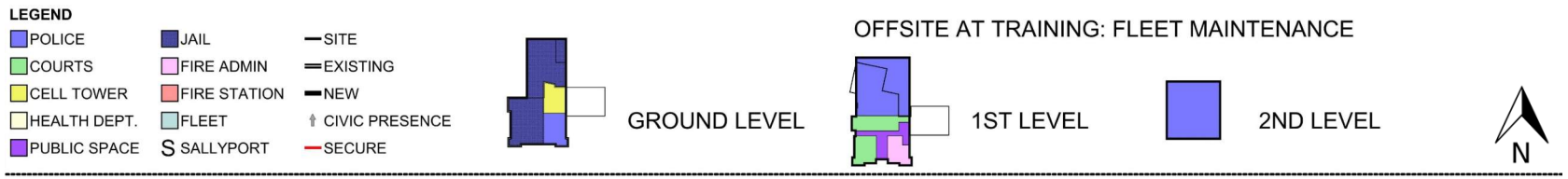
	FIRE OPERATIONS				FIRE ADMIN				FLEET				FIRE TOTAL				
	17,524	SF	**$669**	**/SF**	**$ 11,728,813**	3,554	SF	**$255**	**/SF**	**$ 907,336**	7,324	SF	**$166**	**/SF**	**$ 1,212,854**	28,402	SF	$488	/SF	**$ 13,849,004**
new	17,524		$669		$ 11,728,813	0		$345		$ -	7,324		$166		$ 1,212,854					
reno			$414		$ -	3,554		$255		$ 907,336	0				$ -					

	COURTS TOTAL					POLICE OPERATIONS				JAIL				POLICE TOTAL				
	8,166	SF	$262	/SF	**$ 2,141,125**	**37,499**	**SF**	$413	/SF	**$ 15,503,520**	**21,295**	**SF**	$643	/SF	**$ 13,702,372**	58,794	SF	$497	/SF	**$ 29,205,892**
new	0		$345		$ -	27,361		$421		$ 11,516,245	12,362		$725		$ 8,956,269					
reno	8166		$262		$ 2,141,125	10,138		$393		$ 3,987,275	8,933		$531		$ 4,746,103					

	PROJECT TOTAL																
SF	**$ 45,196,021**		**TO**	**$48,752,715.00**		58,737	SF (62%)	$575	/SF	36,534	SF (38%)	410	/SF				
	$ 474	/SF		$ 512	/SF												

General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.



sfsarchitecture + CGA architecture planning design

OPTION 5 FULL PROGRAM - REPLACE TO THE EAST

SITE PLAN



LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE
- S SALLYPORT
- SITE
- SECURE
- EXISTING
- NEW
- CIVIC PRESENCE

1. PUBLIC PROMENADE
2. LANDSCAPE BUFFER
3. PARKING FOR EXISTING BUSINESSES

GROUND LEVEL

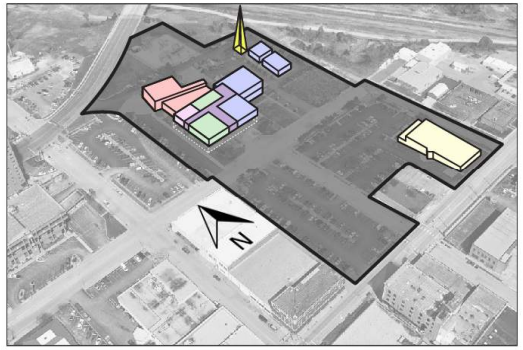
1ST LEVEL

N

sfsarchitecture + CGA

OPTION 5 FULL PROGRAM - REPLACE TO THE EAST

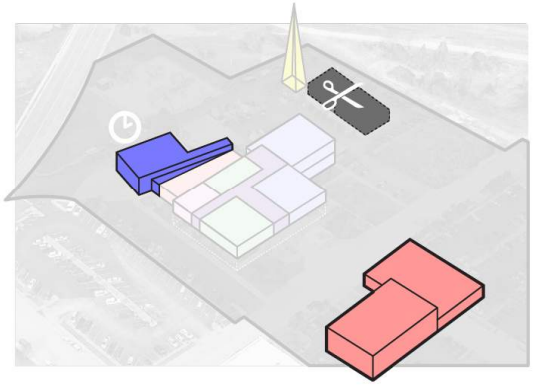
MASSING DIAGRAMS



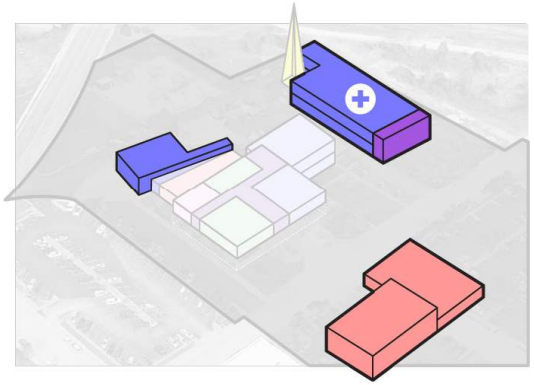
EXISTING SITE



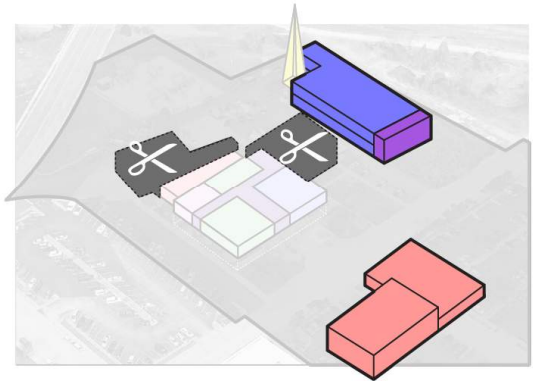
1. BUILD NEW FIRE STATION



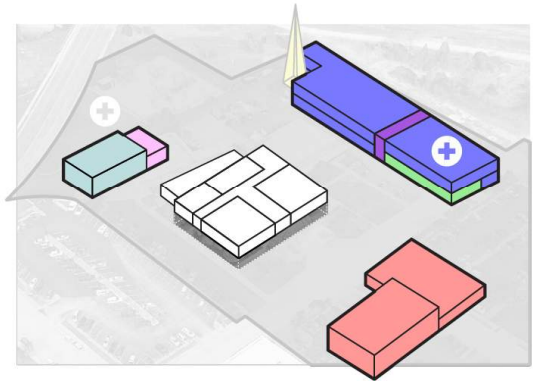
2. CONVERT APPARATUS BAY INTO STORAGE
3. DEMO STORAGE BUILDINGS



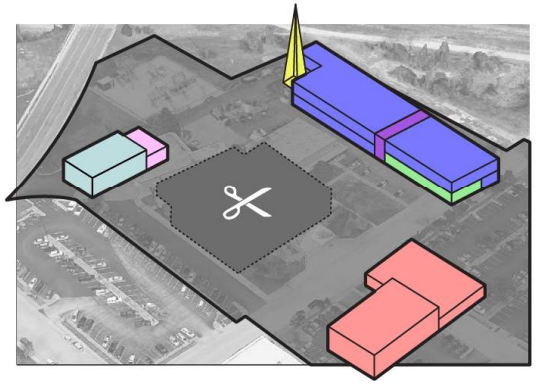
4. BUILD NEW POLICE BUILDING THAT HOUSES THE JAIL ON GROUND FLOOR



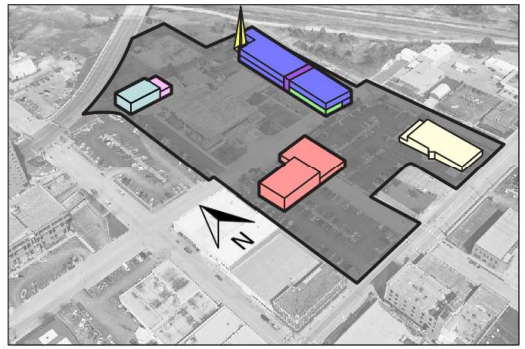
5. SHIFT ALL POLICE PROGRAM IN EXISTING BUILDING INTO NEW CONSTRUCTION
6. DEMO FORMER APPARATUS BAY AND JAIL WING



7. ADD NEW FLEET MAINTENANCE/FIRE ADMIN BUILDING
8. EXPAND INTO NEW POLICE BUILDING WITH COURTS AND EXPANDED POLICE PROGRAM



FINALLY DEMO REMAINING EXISTING STRUCTURE

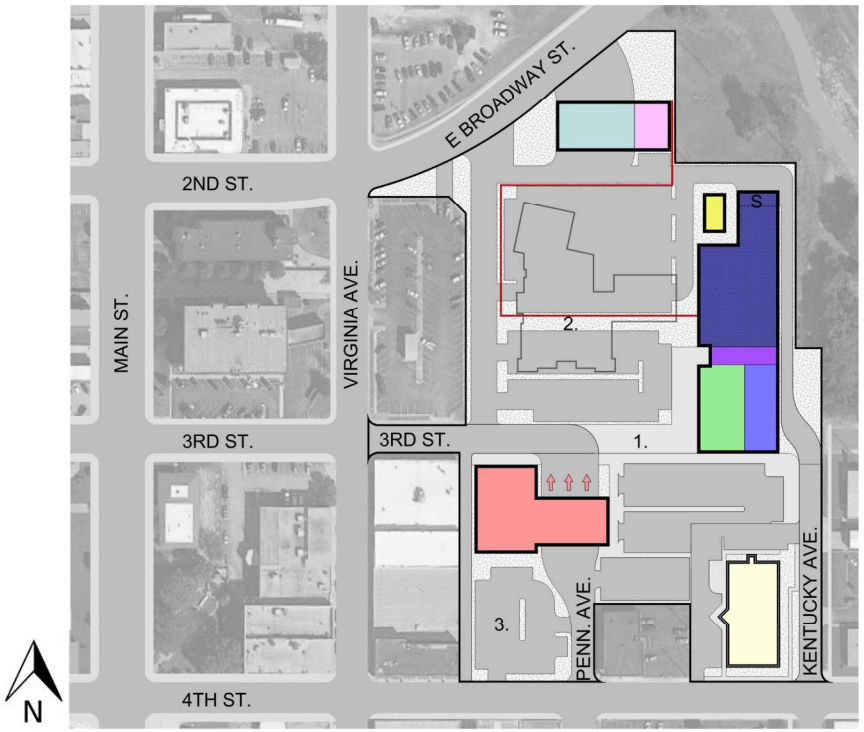


LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE

OPTION 5 FULL PROGRAM - REPLACE TO THE EAST

PROS/CONS



PROS

- ACCOMMODATES PROGRAM REQUIREMENTS
- ADEQUATE ACCESSIBLE, SECURED PARKING FOR POLICE
- INDEPENDENT OPERATIONS FOR FIRE DEPARTMENT
- EFFICIENT PARKING AVAILABLE
- OPPORTUNITY TO RECONSTRUCT CIVIC IMAGE
- MUNICIPAL CAMPUS FEEL
- OPPORTUNITIES FOR CIVIC ENGAGEMENT AT THE PLAZA
- LESS PHASED DISRUPTION.

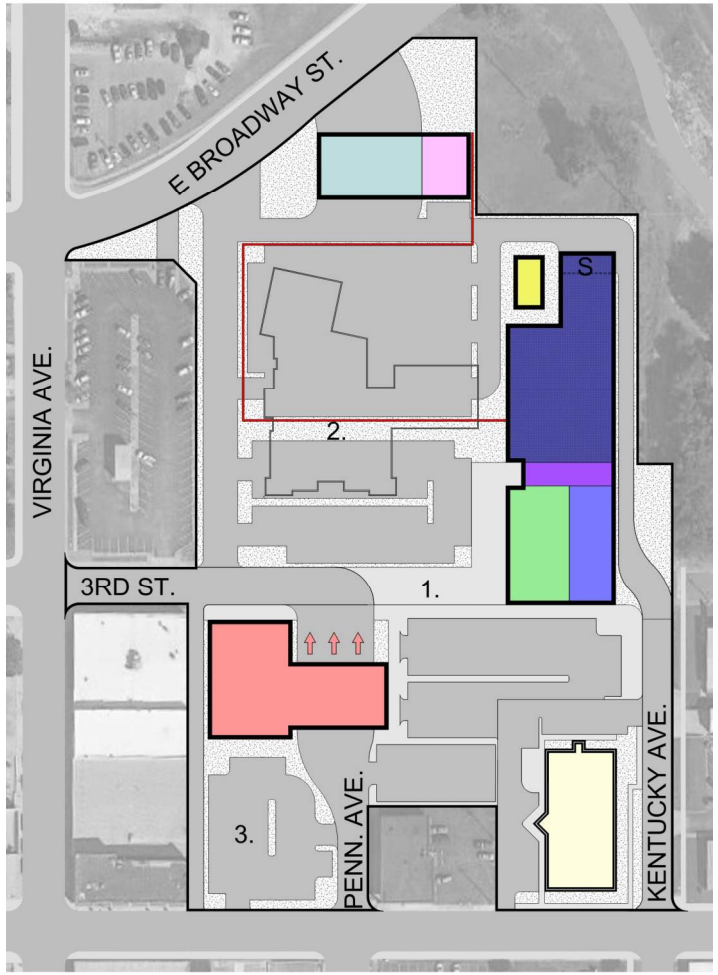
CONS

- TEMPORARY STORAGE IS REQUIRED
- ACCESS DURING CONSTRUCTION WILL BE CHALLENGING
- HIGHER CONSTRUCTION COSTS FOR ALL NEW CONSTRUCTION.
- CELL TOWER INFRASTRUCTURE NEEDS TO MOVE
- CLOSES PENNSYLVANIA AVENUE
- FIRE RESONSE RELOCATED ONTO 3RD STREET

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 5 AS PROGRAMMED	17,524 SF	3,554 SF	7,324 SF	28,311 SF	8,166 SF	37,499 SF	21,295 SF	58,794 SF	95,271 SF	52,915 sf	95,271 SF	*N/A*	95,271 SF (100%)	N/A

OPTION 5 FULL PROGRAM - REPLACE TO THE EAST

COST



	FIRE OPERATIONS					FIRE ADMIN					FLEET					FIRE TOTAL				
	17,524	SF	$669	/SF	$ 11,728,813	3,554	SF	$345	/SF	$ 1,226,130	7,324	SF	$166	/SF	$ 1,212,854	28,402	SF	$499	/SF	$ 14,167,798
new	17,524		$669		$ 11,728,813	3,554		$345		$ 1,226,130	7,324		$166		$ 1,212,854					
reno	0		$414		$ -	0		$255		$ -	0				$ -					

	COURTS TOTAL					POLICE OPERATIONS				JAIL				POLICE TOTAL					
	8,166	SF	$345	/SF	$ 2,817,270	37,499 SF	$421	/SF	$ 15,783,329	21,295 SF	$725	/SF	$ 15,428,228	58,794	SF	$531	/SF	$ 31,211,557	
new	8166		$345		$ 2,817,270	37,499	$421		$ 15,783,329	21,295	$725		$ 15,428,228						
reno	0		$262		$ -	0	$393		$ -	0	$531		$ -						

PROJECT TOTAL									
SF	$ 48,196,624	TO	$54,780,825.00		95,271	SF (100%)	$575	/SF	
	$ 506	/SF	$ 575	/SF					

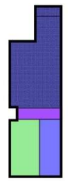
General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.

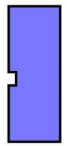
LEGEND

POLICE	JAIL	SITE
COURTS	FIRE ADMIN	EXISTING
CELL TOWER	FIRE STATION	NEW
HEALTH DEPT.	FLEET	CIVIC PRESENCE
PUBLIC SPACE	S SALLYPORT	SECURE

1. PUBLIC PROMENADE
2. LANDSCAPE BUFFER
3. PARKING FOR EXISTING BUSINESSES



GROUND LEVEL



1ST LEVEL

N

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OPTION 6 FULL PROGRAM - REPLACE TO THE SOUTH

SITE PLAN



LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE
- S SALLYPORT
- SITE
- SECURE
- EXISTING
- NEW
- CIVIC PRESENCE

1. - SUB-STATION LOT
2. - PLAZA

GROUND FLOOR

1ST FLOOR

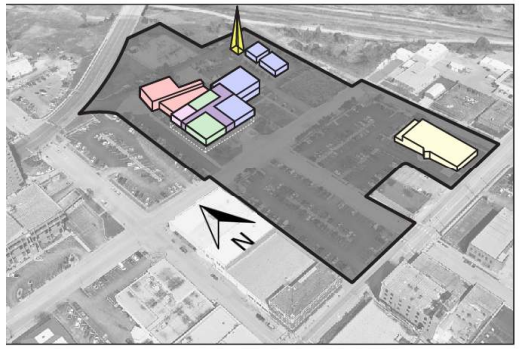
2ND FLOOR

N

sfsarchitecture + CGA architecture planning design

OPTION 6 FULL PROGRAM - REPLACE TO THE SOUTH

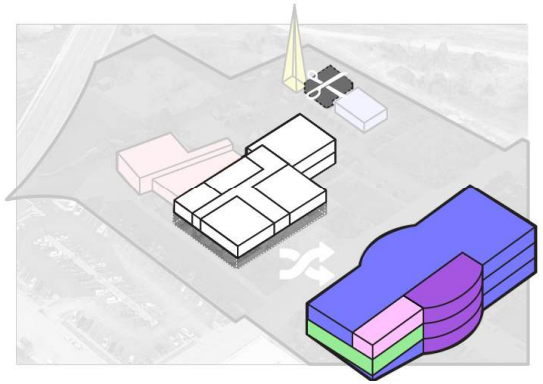
MASSING DIAGRAMS



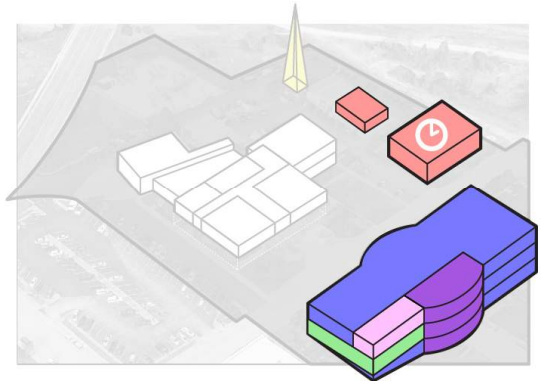
EXISTING SITE



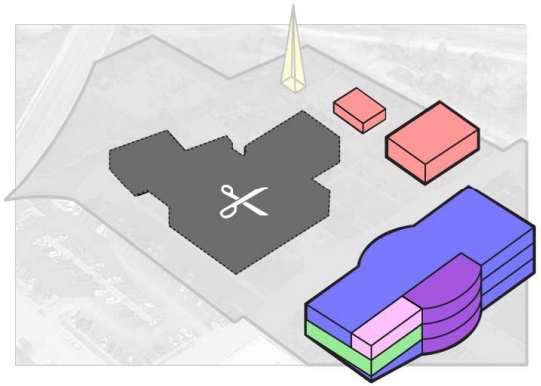
1. BUILD NEW MUNICIPAL BUILDING



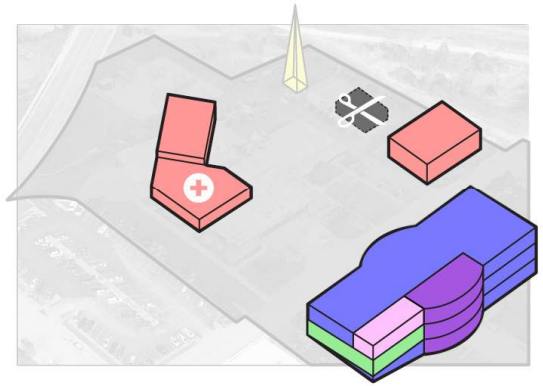
2. SHIFT ALL NON-FIRE OPERATIONS PROGRAM INTO NEW BUILDING
3. DEMO VEHICLE STORAGE BUILDING



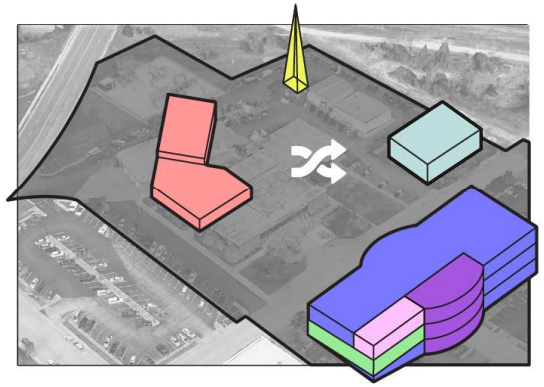
4. CONSTRUCT FUTURE FLEET MAINTENANCE. FOR THE TIME BEING THIS WILL BE A TEMP APPARATUS BAY
5. EVIDENCE CONVERTED TO TEMP BUNK



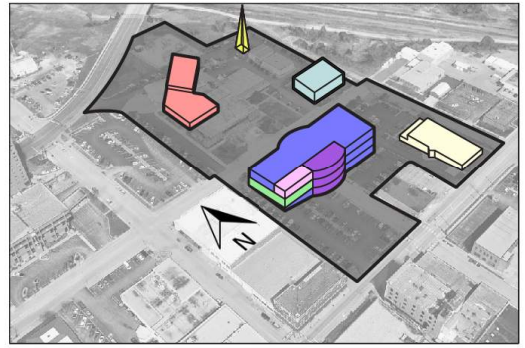
6. DEMO EXISTING BUILDING



7. BUILD NEW FIRE STATION
8. DEMO FORMER EVIDENCE BUILDING



FINALLY SWITCH TEMP APPARATUS BAY TO FLEET MAINTENANCE

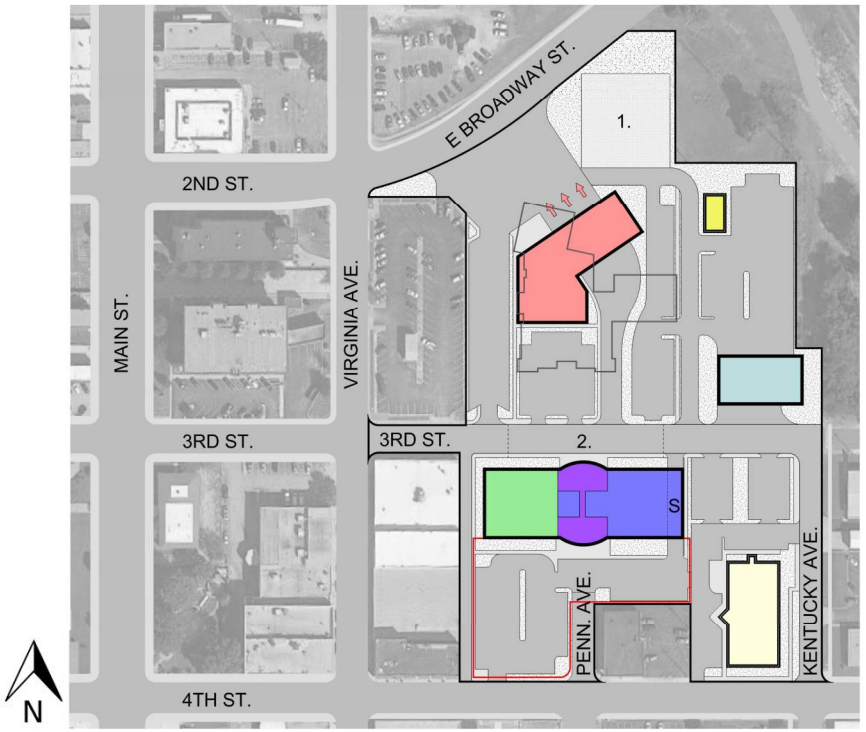


LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE

OPTION 6 FULL PROGRAM - REPLACE TO THE SOUTH

PROS/CONS



PROS

- ACCOMMODATES PROGRAM REQUIREMENTS
- INDEPENDENT OPERATIONS FOR FIRE DEPARTMENT
- EFFICIENT PARKING AVAILABLE
- OPPORTUNITY TO RECONSTRUCT CIVIC IMAGE
- OPPORTUNITIES FOR CIVIC ENGAGEMENT AT THE PLAZA
- MUNICIPAL BUILDING PRESENCE ON BUSIER 4TH STREET

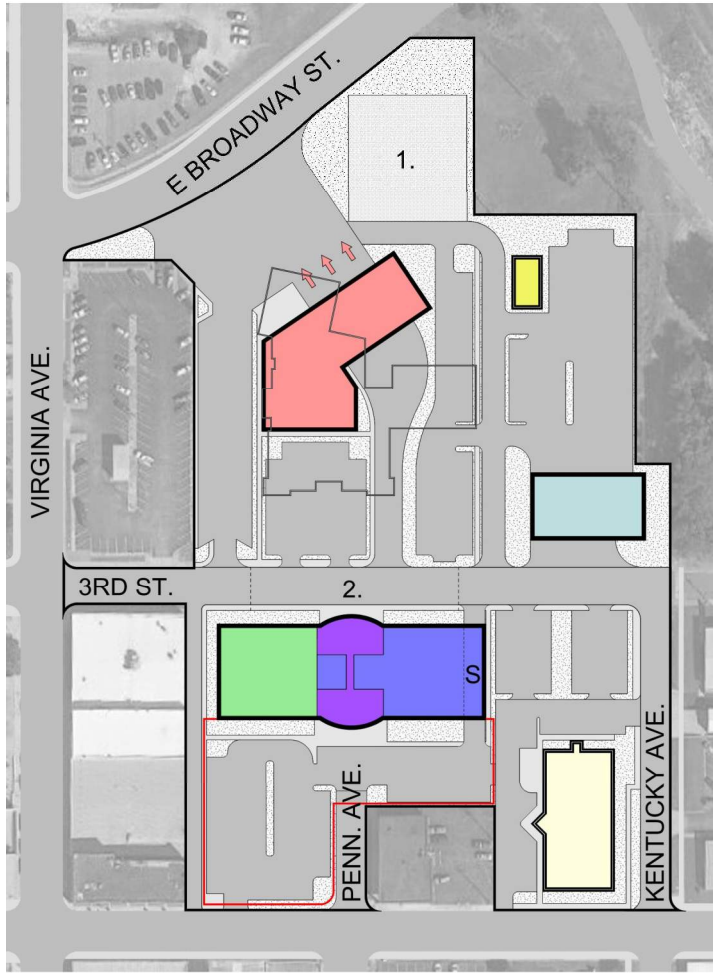
CONS

- REQUIRES TEMPORARY ACCOMODATION FOR FIRE DEPARTMENT.
- HIGHER CONSTRUCTION COSTS FOR ALL NEW CONSTRUCTION.
- POLICE MAY NEED MORE PARKING WITH FUTURE EXPANSION
- CLOSES PENNSYLVANIA AVENUE

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 6 AS PROGRAMMED	17,524 SF	3,554 SF	7,324 SF	28,311 SF	8,166 SF	37,499 SF	21,295 SF	58,794 SF	95,271 SF	52,915 sf	95,271 SF	*N/A*	95,271 SF (100%)	N/A

OPTION 6 FULL PROGRAM - REPLACE TO THE SOUTH

COST



	FIRE OPERATIONS				FIRE ADMIN				FLEET				FIRE TOTAL				
	17,524	SF	669.3 /SF	$ 11,728,813	3,554	SF	345 /SF	$ 1,226,130	7,324	SF	165.6 /SF	$ 1,212,854	28,402	SF	$499	/SF	$ 14,167,798
new	17,524		$669	$ 11,728,813	3,554		$345	$ 1,226,130	7,324		$166	$ 1,212,854					
reno	0		$414	$ -	0		$255	$ -	0			$ -					

	COURTS TOTAL					POLICE OPERATIONS				JAIL				POLICE TOTAL				
	8,166	SF	$345	/SF	$ 2,817,270	37,499 SF	$421	/SF	$ 15,783,329	21,295 SF	$725	/SF	$ 15,428,228	58,794	SF	$531	/SF	$ 31,211,557
new	8166		$345		$ 2,817,270	37,499	$421		$ 15,783,329	21,295	$725		$ 15,428,228					
reno	0		$262		$ -	0	$393		$ -	0	$531		$ -					

PROJECT TOTAL									
SF	$ 48,196,624	TO	$54,780,825.00		95,271	SF (100%)	$575	/SF	
	$ 506	/SF	$ 575	/SF					

General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.

LEGEND

POLICE	JAIL	SITE
COURTS	FIRE ADMIN	EXISTING
CELL TOWER	FIRE STATION	NEW
HEALTH DEPT.	FLEET	CIVIC PRESENCE
PUBLIC SPACE	S SALLYPORT	SECURE

1. - SUB-STATION LOT
2. - PLAZA

GROUND FLOOR 1ST FLOOR 2ND FLOOR

N

sfsarchitecture + CGA

OPTION 7 FULL PROGRAM – ADDITION TO EAST

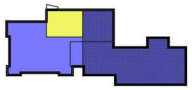
SITE PLAN



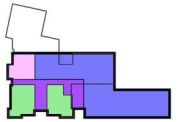
LEGEND

- POLICE
- JAIL
- COURTS
- FIRE ADMIN
- CELL TOWER
- FIRE STATION
- HEALTH DEPT.
- FLEET
- PUBLIC SPACE
- S SALLYPORT
- SITE
- SECURE
- EXISTING
- NEW
- CIVIC PRESENCE

OFFSITE AT TRAINING : FLEET
1. PARKING FOR EXISTING BUSINESSES



GROUND LEVEL



1ST LEVEL

N

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OPTION 7 FULL PROGRAM – ADDITION TO EAST

PROS/CONS



PROS

- ACCOMMODATES PROGRAM REQUIREMENTS
- REUSE OF EXISTING BUILDING
- INDEPENDENT OPERATIONS FOR FIRE DEPARTMENT
- CONSOLIDATED SECURE PARKING FOR POLICE
- OPPORTUNITY TO RECONSTRUCT CIVIC IMAGE
- OPPORTUNITY FOR NEW MAIN ENTRY IN PROXIMITY TO PUBLIC PARKING

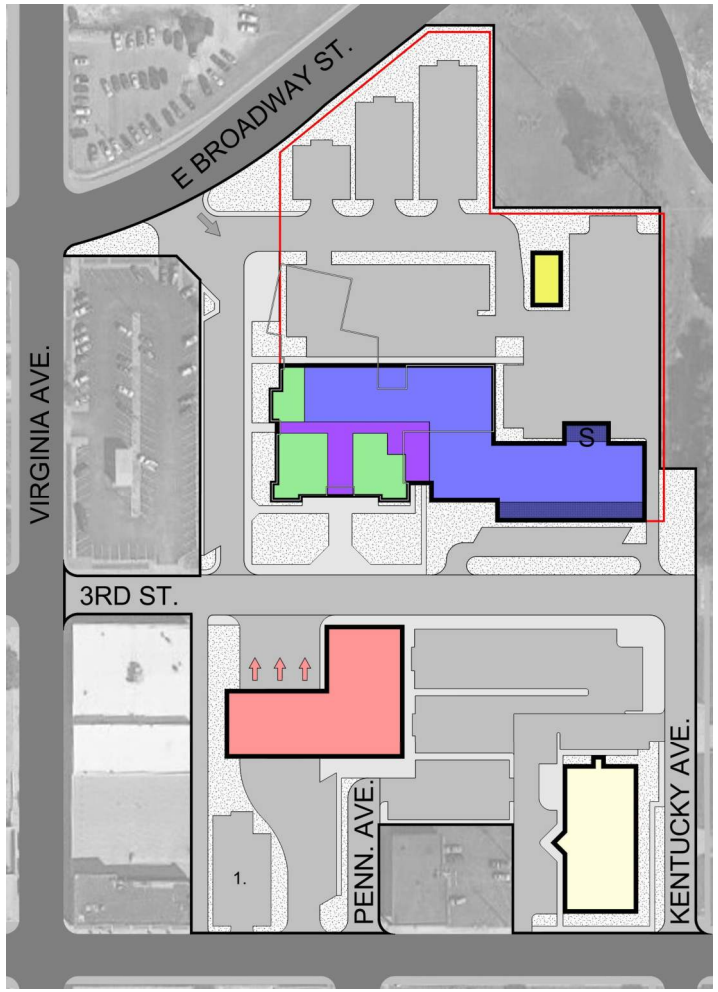
CONS

- CLOSES PENNSYLVANIA AVENUE
- FIRE RESONSE RELOCATED ONTO 3RD STREET
- MODERATE DISRUPTION TO POLICE/COURTS OPERATIONS

	FIRE OPERATIONS	FIRE ADMIN	FLEET	FIRE TOTAL	COURTS	POLICE OPERATIONS	JAIL	POLICE TOTAL	SF TOTAL	DEMO	ON SITE	*OFF SITE*	NEW CONSTUCTION SF	RENOVATION SF
EXISTING CONDITIONS	11,020 SF	1,800 SF	N/A	13,020 SF	5,984 SF	27,911 SF	6,000 SF	33,911 SF	52,915 SF	N/A	52,915 SF	*N/A*	N/A	N/A
OPTION 7 AS PROGRAMMED	17,524 SF	3,554 SF	7,324 SF	28,311 SF	8,166 SF	37,499 SF	21,295 SF	58,794 SF	95,271 SF	8,000 SF	87,947 SF	7,324 SF	55,051 SF	40,220 SF

OPTION 7 FULL PROGRAM – ADDITION TO EAST

COST



	FIRE OPERATIONS				FIRE ADMIN				FLEET				FIRE TOTAL				
	17,524	SF	**$669**	**/SF**	**$ 11,728,813**	3,554	SF	**$255**	**/SF**	**$ 907,336**	7,324	SF	**$166**	**/SF**	**$ 1,212,854**	28,402	SF	$488	/SF	**$ 13,849,004**
new	17,524		$669		$ 11,728,813	0		$345		$ -	7,324		$166		$ 1,212,854					
reno			$414		$ -	3,554		$255		$ 907,336	0				$ -					

	COURTS TOTAL					POLICE OPERATIONS				JAIL				POLICE TOTAL				
	8,166	SF	$262	/SF	**$ 2,141,125**	**37,499**	**SF**	$403	/SF	**$ 15,120,929**	**21,295**	**SF**	$684	/SF	**$ 14,558,828**	58,794	SF	$505	/SF	**$ 29,679,757**
new	0		$345		$ -	13,499		$421		$ 5,681,729	16,795		$725		$ 12,167,978					
reno	8,166		$262		$ 2,141,125	24,000		$393		$ 9,439,200	4,500		$531		$ 2,390,850					

	PROJECT TOTAL																
SF	**$ 45,669,886**		**TO**	**$48,144,525.00**		55,051	SF (58%)	$575	/SF	40,220	SF (42%)	410	/SF				
	$ 479	/SF		$ 505	/SF												

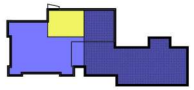
General Notes:

- All costs shown represents total project costs which includes construction cost, soft costs such as fees, testing, FF&E, equipment and a 15% contingency.
- All costs include construction costs that are escalated to 24 months.

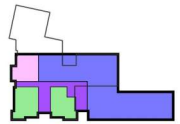
LEGEND

- POLICE
- COURTS
- CELL TOWER
- HEALTH DEPT.
- PUBLIC SPACE
- JAIL
- FIRE ADMIN
- FIRE STATION
- FLEET
- S SALLYPORT
- SITE
- EXISTING
- NEW
- CIVIC PRESENCE
- SECURE

OFFSITE AT TRAINING : FLEET
1. PARKING FOR EXISTING BUSINESSES



GROUND LEVEL



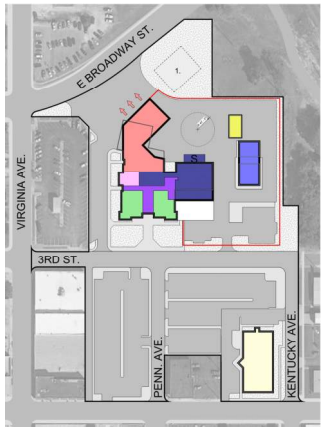
1ST LEVEL

N

sfsarchitecture + CGA architecture planning design

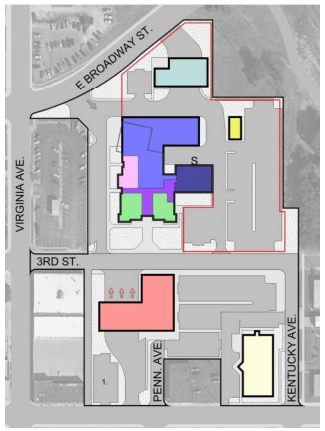
ALL OPTIONS

SUMMARY



OPTION 1

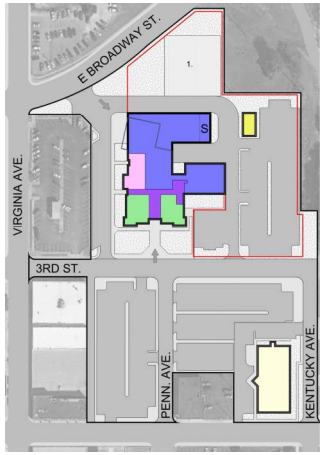
$29.4M - $35M



OPTION 2

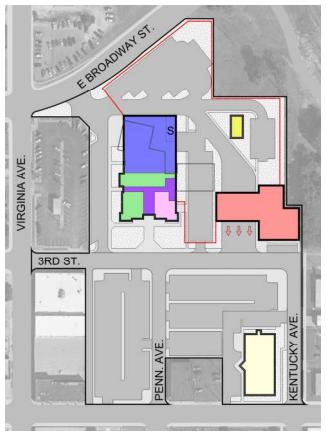
$42.4M – $46.7M





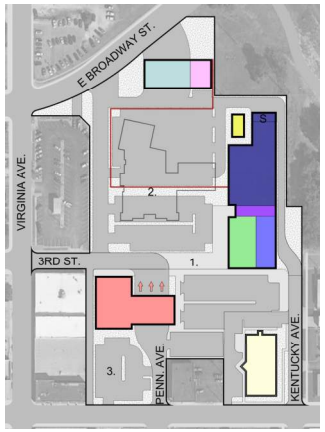
OPTION 3

$39.9M – $45.4M



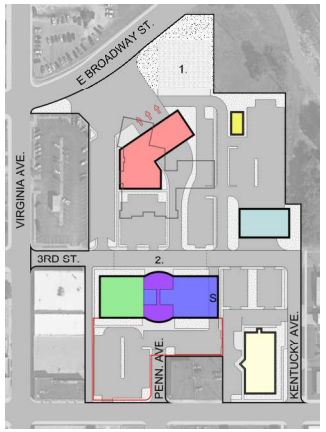
OPTION 4

$45.2M - $48.8M



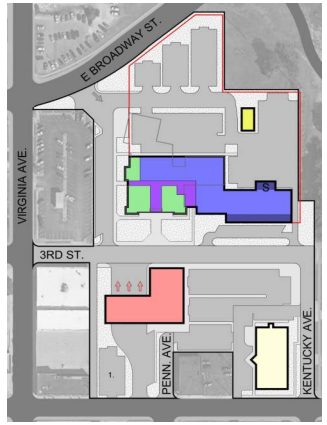
OPTION 5

$48.2M - $54.8M



OPTION 6

$48.2M – 54.8M



OPTION 7

$45.7M – 48.1M

N



sfsarchitecture

CGA

architecture
planning
design