



JOINT LAW ENFORCEMENT CENTER FOR FREMONT POLICE DEPARTMENT & DODGE COUNTY SHERIFF'S OFFICE

ASSESSMENT FOR NEW FACILITY ON GREENFIELD SITE



**prochaska
& associates**

planning

architecture

engineering

interiors

facility
management

Joint Law Enforcement Center for
**FREMONT POLICE DEPARTMENT &
DODGE COUNTY SHERIFF'S OFFICE**
Fremont, Nebraska

March 29, 2018

PROCHASKA & ASSOCIATES
Planning - Architecture - Engineering
Interiors & Facility Management

11317 Chicago Circle
Omaha, Nebraska 68154-2633
Telephone: (402) 334-0755
FAX: (402) 334-0868

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Executive Summary

Prochaska & Associates would like to thank Assistant City Administrator Shane Wimer, Police Chief Jeff Elliott, Lieutenant Glen Still and Sheriff Steve Hespen for their assistance in developing the information in this document. This current study follows a *Renovation or Replacement Analysis* conducted by Prochaska & Associates for the Fremont Police Department, which involved a Part 1 Needs Assessment report and a Part 2 Preliminary Concept Planning document. Since occupying the building in 1997, the FPD essentially moved into the facility “as is”, and adapted to spaces as they existed. As the staffing and workloads have grown, the lack of space and inability of the building to meet the current needs of the FPD have created serious inefficiencies. Coupled with an aging equipment infrastructure, the facility has reached a critical stage in its useful life. Although the *Analysis* found many ways to make improvements (demolition of the garage, construction of an addition and renovation of the existing building), the site still has many limitations. Construction would also have to occur while the building remained in use by the Police Department, which creates many complications for the construction manager/general contractor and police staff.

The current strategy to build a new facility on a greenfield site has many advantages. The Dodge County Sheriff’s Office may now be a part of the project. By combining the Police and Sheriff’s Office, many spaces can be shared in common, thus reducing the cost of construction. The Programming Summary within this document provides a list of these Common Spaces. A new site can also potentially provide great flexibility for future growth, including the possibility of a future jail. Public parking, staff parking, a vehicle garage, site entrances, a future sallyport, etc. can be shared between the two entities. The new site location will need to be strategic so staff may quickly respond to calls within the City of Fremont and Dodge County as well.

Part 2 of this document contains a Programming Summary, which lists all of the spaces anticipated for the facility. The spaces are categorized into Common Spaces, Police Department, Dispatch, Sheriff’s Office and Vehicle Garage. It also lists parking needs. Part 3 discusses the site and provides a projection of the size needed based on the Program. Part 4 provides a budget for the joint facility, based on anticipated square foot costs for the programmed spaces.

The primary objective of this document is to assist the Fremont Police Department and Dodge County Sheriff’s Office (and ultimately the City of Fremont and Dodge County), in planning for a new joint facility on a greenfield site. It is intended to resolve the space deficiencies, functional inadequacies and aged infrastructural issues facing the current facilities. A functional, code-compliant and secure facility will increase the efficiency of staff, improve staff safety and facilitate an improved, more user-friendly interaction with the public. The flexibility offered by a new facility design and site will help to serve the needs of the public as the crime rate continues to increase. At an appropriate time, Prochaska & Associates can also assist the County with a Needs Assessment for the future jail, providing an architectural/engineering review of the current facility and forecasting the jail spaces and sizes needed. Projections are based on both local and national statistics. This Assessment will predict the number of inmate beds needed and determines the inmate classifications to be planned for the new facility.



Part 2 - Programming Summary

PROGRAMMING SUMMARY

The following Program is a list of the combined space needs identified for the Fremont Police Department and the Dodge County Sheriff's Office, based on current usage, stakeholder interviews, desired new amenities and potential growth needs for a modern joint use Law Enforcement Center.

The proposed net square footages (NSF) and overall facility size will vary from these target sizes when preliminary concept floor plans are developed, and are heavily influenced by the shape and topography of the actual sites proposed for the facility. NOTE: Shaded spaces are currently excluded from total areas but should be added if the building is over one story.

<i>Space Description</i>	<i>Existing Area (NSF)</i>	<i>Proposed Area (NSF)</i>	<i>Comments</i>
COMMON SPACES			
Main Entrance Vestibule	222 PD + 79 SO	100	airlock for energy efficiency & to reduce drafts
Public Lobby	(210 + 187 + 134) PD + 191 SO	1,500	natural light; general waiting space; bulletin board or video monitor; display for historical items, photos, separate reception windows for PD & SD facing lobby; access to public restrooms, janitor closet and interview rooms; access to stair/elevator if necessary
Public Toilets	0 PD + 0 SO	360	2 x 180 SF; accessible M & F by Lobby; drinking fountains
Interview Rooms	(67 + 89)PD + 284 SO	540	6 @ 90 SF; 2 by Lobby, 2 for Police, 2 for Sheriff; all 6 should be close together; line-up room with one-way glass; provide soundproofing
A/V & Case Prep Room	0 PD + 0 SO	120	by interview rooms; 4 computer stations; editing equipment
Large Conference Room	213 PD + 0 SO	410	up to 16 occupants; provide kitchenette
Small Conference Room	0 PD + 0 SO	160	up to 6 occupants
Training/Meeting Room	621 PD + 1,052 SO	1,300	50 max. seated at tables; use operable wall to divide into 25/25; locate by Lobby for public use; construct to storm shelter standards; kitchenette with cabinets, sink
Chair/Table Storage	0 PD + 0 SO	150	pair of doors for table & chair storage carts
A/V Equipment	0 PD + 0 SO	40	provide shelving
EOC Office	0	230	adjacent to Training Room for use in emergencies; wall-mounted TV
IT/Server Room	(in break rm) PD + 0 SO	200	common room with separate server equipment for Police and Sheriff
Evidence			
Technicians' Office	155 PD + 0 SO	180	two work stations, 4 file cabinets
Evidence Intake	0 PD + 67 SO	250	pass-through lockers/refrig., drying cabinet, cabinets/counter, eyewash
Evidence Storage:			
General	(605 + 1,103) PD + 156 SO	2 x 900	common department with mobile shelving, storage racks, refrigerator; climate controlled

Programming Summary

Firearms Storage	0	120	
Narcotics Storage	0	160	
Valuable Storage	0	50	
Evidence Vehicles	in PD garage	1,870	four indoor spaces for vehicles
Large Evidence Storage	in garage	2 x 300	separate fenced areas for Police & Sheriff
Large Evidence Drop	0	2 x 100	
Evidence Processing Lab	0	300	fume hood, fuming chamber, eyewash, downflow work station, shower, floor drain, fire extinguisher, large work sink
Fitness Room	1,148 PD + 0 SO	1,000	near Defensive Arts Training
Defensive Arts Training	0	450	open room with floor mats, wall protection
Armory	117 PD + 0 SO	300	separate shelving for gun/ammo/long guns storage for PD & SO; gun repair/cleaning bench
Break Room	404 PD + 54 SO	450	kitchenette, double sink, 2 refrigerators with ice, 2 microwaves, coffee, vending; 4 x 4-person tables; TV
Locker Room - Male	Not dedicated room	1,700	total of 80 full height duty bag lockers; 5 full height 12 x 12 lockers; toilets, showers
Locker Room - Female	Not dedicated room	600	total of 15 full height duty bag lockers; 10 full height 12 x 12 lockers; toilets, showers
Janitor Closet	118 PD + 0 SO	50	near lobby restrooms
Special (Hazmat) Storage	0	100	for contaminated clothing
Shredding Storage	0	50	store for 90 days
General Storage	255 PD + 0 SO	1,500	750 SF PD + 750 SF SO
Mechanical Equipment Room	1,748 PD + 694 SO	800	primary mech., plumbing equipment (ventilation equipment on roof or in penthouse)
Mechanical Chases (include 1 st floor only at existing SO)	(11 + 41 + 13 + 41) PD + 0 SO	200	if 2 floors
Electrical Equipment Room	(in basement) PD + 36 SO	200	
Stairs (if 2 story) (include 1 st floor only at existing SO)	(194 + 305 + 186 + 244 + 244) PD + (144 + 176) SO	600	if new construction is 2 story, provide 3 stairs; 3 x 200 SF; open Lobby stair + 2 enclosed egress
Elevator (if 2 story) (include 1 st floor only at existing SO)	(48 + 48) PD + 80 + 42 SO	70	
Elevator Machine Rm (if 2 story)	30 PD + 70 + 64 SO	50	machine equipment to operate hydraulic elevator
Common Spaces Subtotal	8,801 PD + 3,189 SO	17,840	Exclude shaded program items from total (add if new building is two story)
Circulation/Walls	4,197	6,240	Use approx. 35%
Common Spaces Gross Area	16,187	24,080	

POLICE DEPARTMENT			
Administrative Spaces			
Reception/Office	370	370	by Lobby; 2 stations
Payroll Office	107	120	
Mail/Copy/Work Area	0	120	
Case File Storage	413 + garage	600	new high density mobile files; locate next to admin.
Administrative Offices			
Chief Office	300	300	should not be visible to public
Lieutenant Office	212	180	
Lieutenant Office	203	180	
Lieutenant Office	177	180	
Sergeants' Office	163	160	2 staff to share office (3 in existing)
Sergeants' Office	146	160	2 staff to share office (3 in existing)
Addt'l Sergeants' Office	0	160	2 staff to share office
Investigation			
Waiting Area	0	50	a few chairs serving investigation area
Detective Bureau	585	600	4 stations existing; may expand by 1; prefer cubicles
Lieutenant Detective	142	180	adjacent to Detective Bureau
Drug Task Force	345	400	4 stations existing; may expand by 1; prefer cubicles
Eye Wash Station	0	5	
Investigation Interview Rm. 1	67	90	
Investigation Interview Rm. 2	89	90	
Suspect Toilet	0	70	
Copier/File Area	77	100	2 years of files in dept.
Archived File Storage	basement	100	7-10 years of files; may be remote from dept.
Equipment Storage	0	50	GPS units, cameras, etc.
Patrol			
Officer Report Area	763	1,000	close to garage; consider 2 nd floor 7 officers/shift + 1 growth; 6'x8' cubicles
Storage	0	50	files, evidence bags, mail
Specialty Areas			
State Patrol Traffic/Drug	315	315	4 workstations
General Offices			
Payroll Office	107	110	
Office workstations	524	500	plan for 4 cubicles in open area
Support Spaces			
Staff Toilets – 1 st Flr	230	440	HC accessible; 2 @ 220 SF each;
Staff Toilets – 2 nd Flr	330	360*	*provide if 2 nd floor is used
Bulk Supply Storage	in break rm	200	currently within break room

Programming Summary

Janitor's Closet	47	50	currently w/ electrical; Common Spaces also has JC
Electrical Closet	in basement	30	
Miscellaneous			
Former Dispatch Area	457+173+108	0	former workspace, old equipment room, vault storage
Unused break room	204	0	unused 2 nd floor break room
Police Department Subtotal			
	6,772	6,960	
Circulation/Walls	2,370	2,440	Use approx. 35%
Police Dept. Gross Area			
	9,142	9,400	excludes common spaces, dispatch, garage
DISPATCH			
			hardened space
Communication/Dispatch			
Dispatch	843 PD	850	includes files
Communications Director	137 PD	140	needs public access
Expansion	0 PD	800	4 future stations + misc
Break Room	0 PD	170	dedicated to dispatch
Toilet	0 PD	70	dedicated to dispatch
PSAP Equipment	117 PD	180	Public Service Answering Point
Dispatch Subtotal			
	1,097	2,210	
Circulation/Walls	384	770	use approx. 35%
Dispatch Gross Area			
	1,481	2,980	
SHERIFF'S DEPARTMENT			
Public Spaces			
Video Visitation	0	260	15 to 20 stations; off Lobby
Administrative Spaces			
Reception/Office	259	370	by Lobby; 3 desks now
Administrative Office	60	120	currently in cubicle; plan as office
Mail/Copy/Work Area	23	120	
File/Records Storage	577	600	high density mobile shelving
Sheriff's Department Offices			
Sheriff's Office	180	300	
Chief Deputy's Office	165	230	
Deputy Squad Room	136	560	plan for 5 workstations (3 shifts – provide file storage for each); existing desk size is good

Investigators	234	450	2 now, plan for 4 freestanding desks (1 shift)
Sergeants' Office	451	600	4 now, plan for 5 freestanding desks
Jail Administrator Office	112	180	
Civil Processor Office	67	120	
Support Spaces			
Staff Toilets	80	440	HC accessible; 2 @ 220 SF each
Bulk Supply Storage	0	200	
Janitor Closet	148	50	Common Spaces also has JC
Electrical Closet – 1 st Fl	38	40	
Electrical Closet – 2 nd Fl	0	30*	*if two story
Miscellaneous			
K9 Kennel	0	64	up to 3 dogs; locate in garage or sallyport
K9 Storage Room	0	100	
Dog Wash Area	0	30	verify if needed
Unassigned Space	447	0	formerly Juvenile Holding area
Sheriff's Dept. Subtotal			
Circulation/Walls	2,977	4,830	
	1,042	1,690	use approx. 35%
Sheriff's Dept. Gross Area			
	4,019	6,520	excludes common spaces, garage
VEHICLE PARKING			
Outdoor Lots			
Common Public Parking	20 PD + curb SO	40 spaces	2 ADA spaces minimum; near main entrance
Police Department	44	50 spaces	Fenced lot; includes office, officers & shift change; near employee entrance; dumpster enclosure
Sheriff's Office	21	30 spaces	Fenced lot; includes office, officers & shift change; near employee entrance; dumpster enclosure; trailer parking space
Multi-Use Vehicle Garage			
			Could be detached building; heated; 40 vehicles; drive through garage
Police Department	5,912	8,660	28 vehicles in new garage (one is SWAT vehicle)
Sheriff's Office	705	4,070	3 vehicles in old garage; 12 vehicles in new garage
Wash Bay/Storage	0	1,180	Single bay, full width
Garage Subtotal			
Circulation/Walls	6,617	13,910	
	1,704	3,480	Use approx. 25%
Total Garage			
	8,321	17,390	

Programming Summary

	<i>Existing Area (GSF)</i>	<i>Proposed Area (GSF)</i>	
COMBINED SUBTOTALS			
Common Spaces Subtotal	16,187	24,080	
Police Department Subtotal	9,142	9,400	
Dispatch Subtotal	1,481	2,980	
Sheriff's Office Subtotal	4,019	6,520	
Vehicle Garage Subtotal	8,321	17,390	
COMBINED TOTAL AREA	39,150	60,370	existing PD = 26,531 gsf; existing SO = 12,619 gsf (1 st floor); total existing = 39,150 gsf; a future jail addition is not included in the new projected area



SITE SIZE PROJECTION

The Programming Summary calculates a total square footage of 60,370 for the combined common spaces, police department, dispatch, sheriff's office and vehicle garage. To determine an appropriate site size for the proposed joint facility, it is assumed that the building will be built as a single story. Although a jail is not currently listed in the Programming Summary, it is desired to anticipate the possibility of a future jail addition. A Needs Assessment has not been performed at this time to determine a recommended jail size, so assumptions will need to be incorporated. A future jail will be a significant factor in the site planning, as it will be of substantial size in comparison to the rest of the facility. (Courtrooms are not included in this future expansion at this time.) In particular, it is ideal to build a jail and sheriff's office as a single story. The police department has greater flexibility to include an upper floor and could provide options in planning if it becomes necessary. Future expansion of the building should always be considered as well.

The vehicle garage is intended to be a partially heated parking structure for up to 40 vehicles and may be a freestanding building. A public parking lot of 40 spaces is planned, and separate fenced staff parking includes a total of 80 spaces for combined police/sheriff use. At least two drives should join an adjacent street to provide convenient access to and around the site, ideally incorporating a future two-bay, tandem drive-through sallyport (4 vehicles).

It is understood that the use of a greenfield site is anticipated, and the actual selection of a particular site will be upcoming. City zoning requirements and setbacks will vary based on the current zoning of the properties to be considered. The shape and slope of the property can also play a critical role in the functionality of the site and the size needed to accommodate the program. A simple rectangular shape will normally provide greater flexibility in planning than an oddly composed shape. Any existing utility easements can also have tremendous impact on a site's viability, especially if the easement crosses through the middle of the property. Existing creeks, drainage ditches, etc. will strongly impact how the site can be used. On-site space for storm water management also must be planned.

Two methods have been used to recommend a minimum site size. Facilities of similar size and composition have been referenced to compare their acreage. A basic site layout was also drawn using the known and future elements to assist in this projection, although the selected site will assuredly vary from this exercise.

Based on the preceding information and assumptions, it is recommended that a site of 9 to 10 acres should be pursued as a minimum site area (assuming a relatively flat, rectangular property shape). This size should accommodate the programmed elements and a future jail, as well as allow for some future expansion. If complicating factors are part of a potential site, a larger size may be necessary for suitable functionality.



Part 4 – Cost Projections

The Project Budget includes the estimated Construction Budget (Hard Costs) plus the estimated Project Overhead Budget (Soft Costs). Soft Costs are typically estimated as a percentage of the Construction Budget in the early planning stages of a Project, until more definitive costs have been estimated by the Owner and consultants. Some of the listed items may prove to be “not applicable”. Soft Costs may include, but are not limited to, miscellaneous budget costs such as:

- Fiscal Agent/Bond Underwriter fees & Bond insurance, etc.
- Site Investigation (soil borings & geotechnical report)
- A/E Design & Contract Administration fees (Schematic Design, Design Development, Construction Documents, Bidding & Negotiation, Construction Administration)
- Construction phase testing & IBC (International Building Code) Special Inspections
- Reimbursable (out-of-pocket) consultant expenses (miscellaneous printing, telephone, postage, travel, etc.)
- Construction Document printing (plans & specifications) for bidding and construction
- State Agency (Fire Marshal, ADA, etc.) review fees *(if applicable)*
- Furnishings *(furniture, window coverings, etc.)*
- Fixtures/Equipment *(office equipment, evidence storage shelving, etc.)*
- Data/Communications equipment *(phones/computers/cabling/relocation of dispatch & tower)*
- Hazardous Materials Assessment & Abatement *(if applicable)*
- EPA “Stormwater Prevention Pollution Plan” (SWPPP) erosion inspections *(if applicable)*
- Additional property/land purchase cost *(if applicable)*
- Builder’s Risk/All Risk insurance
- Construction phase contingency budget

PRELIMINARY BUDGET SUMMARY

■ NEW JOINT LAW ENFORCEMENT CENTER ON GREENFIELD SITE (unknown site)	
Construction Budget (Hard Costs)	\$ 13,305,150
Project Overhead Budget (Soft Costs)	\$ 3,326,290
Total Project Budget	\$ 16,631,440

NOTE: The above Total Costs do not include property acquisition costs and associated site development costs (site utilities, etc.) if necessary

Estimated construction costs are summarized below. Due to the nature of a Preliminary Design, costs are based on historical square foot costs, plus lump sum costs and allowances for special items. Costs are budgeted for the **Fall 2019 Construction Bid Market**.

Construction of a new facility eliminates the need for construction phasing and potential temporary relocation of staff associated with renovation projects. The existing facilities possibly could be sold or would become surplus property of the City.

Cost Projections

NEW LAW ENFORCEMENT CENTER ON GREENFIELD SITE (unknown site)				
<i>Space Description</i>	<i>Proposed Area (NSF)</i>	<i>Cost per SF</i>	<i>Proposed Area (NSF) Cost</i>	<i>Comments</i>
COMMON SPACES				
Main Entrance Vestibule	100	\$201.39	\$20,139	
Public Lobby	1,500	\$201.39	\$302,085	
Public Toilets	360	\$201.39	\$72,500	
Interview Rooms	540	\$197.92	\$106,877	
A/V & Case Prep Room	120	\$197.92	\$23,750	
Large Conference Room	410	\$197.92	\$81,147	
Small Conference Room	160	\$197.92	\$31,667	
Training/Meeting Room	1,300	\$197.92	\$257,296	
Chair/Table Storage	150	\$138.89	\$20,834	
A/V Equipment	40	\$138.89	\$5,556	
EOC Office	230	\$190.97	\$43,923	
IT/Server Room	200	\$190.97	\$38,194	
Evidence				
Technicians' Office	180	\$190.97	\$34,375	
Evidence Intake	250	\$201.39	\$50,348	
Evidence Storage:				
General	2 x 900	\$201.39	\$362,502	
Firearms Storage	120	\$201.39	\$24,167	
Narcotics Storage	160	\$201.39	\$32,222	
Valuable Storage	50	\$201.39	\$10,070	
Evidence Vehicles	1,870	\$156.25	\$292,188	
Large Evidence Storage	2 x 300	\$201.39	\$120,834	
Large Evidence Drop	2 x 100	\$201.39	\$40,278	
Evidence Processing Lab	300	\$201.39	\$60,417	
Fitness Room	1,000	\$197.92	\$197,920	
Defensive Arts Training	450	\$197.92	\$89,064	
Armory	300	\$221.08	\$66,324	
Break Room	450	\$197.92	\$89,064	
Locker Room - Male	1,700	\$201.39	\$342,363	
Locker Room - Female	600	\$201.39	\$120,834	
Janitor Closet	50	\$156.25	\$7,813	
Special (Hazmat) Storage	100	\$221.08	\$22,108	
Shredding Storage	50	\$104.57	\$5,229	
General Storage	1,500	\$138.89	\$208,335	
Mechanical Equipment Room	800	\$147.57	\$118,056	
Electrical Equipment Room	200	\$144.10	\$28,820	
Common Spaces Subtotal	17,840		\$3,327,299	
Circulation/Walls	6,240	\$189.24	\$1,180,858	
Common Spaces Gross Area	24,080		\$4,508,157	

POLICE DEPARTMENT			
Administrative Spaces			
Reception/Office	370	\$205.55	\$76,054
Payroll Office	120	\$205.55	\$24,666
Mail/Copy/Work Area	120	\$216.76	\$26,011
Case File Storage	600	\$216.76	\$130,056
Administrative Offices			
Chief Office	300	\$205.55	\$61,665
Lieutenant Office	180	\$205.55	\$36,999
Lieutenant Office	180	\$205.55	\$36,999
Lieutenant Office	180	\$205.55	\$36,999
Sergeants' Office	160	\$205.55	\$32,888
Sergeants' Office	160	\$205.55	\$32,888
Addt'l Sergeants' Office	160	\$205.55	\$32,888
Investigation			
Waiting Area	50	\$216.76	\$10,838
Detective Bureau	600	\$205.55	\$123,330
Lieutenant Detective	180	\$205.55	\$36,999
Drug Task Force	400	\$205.55	\$82,220
Eye Wash Station	5	\$216.76	\$1,084
Investigation Interview Rm. 1	90	\$213.03	\$19,173
Investigation Interview Rm. 2	90	\$213.03	\$19,173
Suspect Toilet	70	\$216.76	\$15,173
Copier/File Area	100	\$216.76	\$21,676
Archived File Storage	100	\$216.76	\$21,676
Equipment Storage	50	\$216.76	\$10,838
Patrol			
Officer Report Area	1,000	\$216.76	\$216,760
Storage	50	\$149.49	\$7,475
Specialty Areas			
State Patrol Traffic/Drug	315	\$216.76	\$68,279
General Offices			
Payroll Office	110	\$205.55	\$22,611
Office workstations	500	\$216.76	\$108,380
Support Spaces			
Staff Toilets – 1 st Flr	440	\$216.76	\$95,374
Bulk Supply Storage	200	\$149.49	\$29,898
Janitor's Closet	50	\$168.18	\$8,409
Electrical Closet	30	\$155.10	\$4,653

Cost Projections

Miscellaneous				
Former Dispatch Area	0			
Unused break room	0			
Police Department Subtotal	6,960		\$1,452,131	
Circulation/Walls	2,440	\$203.68	\$496,979	
Police Dept. Gross Area	9,400		\$1,949,110	
DISPATCH				
Communication/Dispatch				
Dispatch	850	\$216.76	\$184,246	
Communications Director	140	\$205.55	\$28,777	
Expansion	800	\$213.03	\$170,424	
Break Room	170	\$216.76	\$36,849	
Toilet	70	\$216.76	\$15,173	
PSAP Equipment	180	\$216.76	\$39,017	
Dispatch Subtotal	2,210		\$474,486	
Circulation/Walls	770	\$203.68	\$156,834	
Dispatch Gross Area	2,980		\$631,320	
SHERIFF'S DEPARTMENT				
Public Spaces				
Video Visitation	260	\$216.76	\$56,358	
Administrative Spaces				
Reception/Office	370	\$205.55	\$76,054	
Administrative Office	120	\$205.55	\$24,666	
Mail/Copy/Work Area	120	\$216.76	\$26,011	
File/Records Storage	600	\$149.49	\$89,694	
Sheriff's Department Offices				
Sheriff's Office	300	\$205.55	\$61,665	
Chief Deputy's Office	230	\$205.55	\$47,277	
Deputy Squad Room	560	\$205.55	\$115,108	
Investigators	450	\$205.55	\$92,498	
Sergeants' Office	600	\$205.55	\$123,330	
Jail Administrator Office	180	\$205.55	\$36,999	
Civil Processor Office	120	\$205.55	\$24,666	

Support Spaces			
Staff Toilets	440	\$216.76	\$95,374
Bulk Supply Storage	200	\$149.49	\$29,898
Janitor Closet	50	\$168.18	\$8,409
Electrical Closet – 1 st Fl	40	\$155.10	\$6,204
Miscellaneous			
K9 Kennel	64	\$168.18	\$10,764
K9 Storage Room	100	\$168.18	\$16,818
Dog Wash Area	30	\$168.18	\$5,045
Unassigned Space	0		
Sheriff's Dept. Subtotal	4,830		\$946,837
Circulation/Walls	1,690	\$203.68	\$344,219
Sheriff's Dept. Gross Area	6,520		\$1,291,056
PARKING GARAGE			
Multi-Use Vehicle Garage			
Police Department	8,660	\$168.18	\$1,456,439
Sheriff's Office	4,070	\$168.18	\$684,493
Wash Bay/Storage	1,180	\$168.18	\$198,452
Garage Subtotal	13,910		\$2,339,384
Circulation/Walls	3,480	\$168.18	\$585,266
Total Garage	17,390		\$2,924,650
COMBINED SUBTOTALS			
Common Spaces Subtotal	24,080		\$4,508,157
Police Department Subtotal	9,400		\$1,949,110
Dispatch Subtotal	2,980		\$631,320
Sheriff's Office Subtotal	6,520		\$1,291,056
Vehicle Garage Subtotal	17,390		\$2,924,650
COMBINED SUBTOTAL:	60,370		\$11,304,293

■ **NEW JOINT LAW ENFORCEMENT CENTER ON GREENFIELD SITE** (unknown site)

Project Budget Projection:

New Construction:

Combined subtotal from previous table (rounded)\$ 11,304,290

Sitework Allowance at 7%.....\$ 791,300
(Grading/Drives/Sidewalks/Parking, etc.)

Project Budget Totals:

Construction Budget Subtotal.....\$ 12,095,590
Design Phase Contingency at 10%\$ 1,209,560

Construction Budget Total (Hard Costs).....\$ 13,305,150

Project Overhead Budget (Soft Costs) at 25%\$ 3,326,290
(Includes: A/E Consultant Fees, Site Survey, Soil Borings, Movable Equipment & Interior Furnishings,
Data/Communications Equipment & Cabling, Soil & Concrete Testing, Reimbursable Expenses,
Construction Document Printing, Builder's Risk Insurance, Construction Contingency,
Relocation of Dispatch & Erection of New Communications Tower, etc.)

Project Budget Total.....\$ 16,631,440

NOTE: *The above Total Costs do not include property acquisition costs and associated site development costs (site utilities, etc.) if necessary.*