



Batavia Police Department

Facility Feasibility Study

(summary of findings)



Introduction



FY 2013/14 budget to complete a Space Needs Assessment to examine alternatives for making improvements to the Police Department facilities.

- ✓ Construct a new police station on properties to be identified
- ✓ Construct renovations to create a new police station in existing buildings
- ✓ Construct renovations and/or additions to the existing police facility

RFP was issued in July 2013 – along with several site tours.

- ✓ 10 submittals were received
- ✓ Staff reviewed and recommended Geddis Architects team
- ✓ City Council awarded contract October 2013



How old is 10 West Main Street?

- Completed in 1855.
- The first locomotive ran from the Atlantic Ocean to the Pacific Ocean on the Panama Railway.
- Texas was linked by telegraph to the rest of the United States, with the completion of a connection between New Orleans and Marshall, Texas.
- US Congress approved \$30,000 to test camels for military use.
- US Congress authorized registered mail.
- 1st train crossed 1st US railway suspension bridge, Niagara Falls.
- USS Constellation commissioned

The building cost \$25,000.



Facility History

As far back as 1991 there was discussions regarding improvements, renovations, additions and relocations of the former City Hall and Police Department.

- **1991** – *Batavia City Hall: Condition Report*
- **1994** – *Genesee County Facilities Study: Proposal for City/ County Courthouse & Office Building*
- **1997** – *Feasibility Study of Renovation of City Hall*
- **1998-2005** – *Joint Police/ Sheriff Facility Discussions*
 - **2002** – *Study for a Joint Genesee County Sheriff & Batavia City Police Public Safety Building*
 - **2002** – *St. Jerome (Bank St.)*
 - **2004** – *Evaluation of the Old City Hall Structure for City Police Use*
- **2006** – *Police Facility Committee*

Little to no work has been done over the past 25 years.



Current Conditions

The current Police Facility is a historic building originally constructed as a private residence by George Brisbane in 1855. In 1918 it was acquired by the City and converted into City Hall. An addition was added in 1963, re-organizing space. In 2004 a new City Hall was built and the structure was retained for sole use of the BPD.

Operational Challenges:

- Building entrance is not secure.
- Public entry area is too small.
- Prisoner transfer and booking is not secure.
- Prisoner and public entrance is one and the same.
- Interview rooms are not isolated or secure.
- Storage of weapons and gear is insufficient and not co-located.
- Officer locker rooms are not adequate.
- Parking areas for police vehicles are commingled with public

Physical Challenges:

- Building egress is inadequate and not code complaint.
- Building is not ADA compliant.
- Building infrastructure is outdated and in need of replacement.
- Hazardous Materials exist.
- Installation of modern equipment (i.e. camera system) requires major work be done

Current Study Methodology



Phase 1 – Situation Analysis Phase

- ✓ Met with City and BPD leadership, identified project goals and objectives, along with various tasks that needed to be assigned and completed.

Phase 2 – Data Collection, Analysis and Evaluation Phase

- ✓ Collected and reviewed data and statistics and conducted staff interviews to better understand operations.
- ✓ Interviews provided additional insight to the strengths and weaknesses of current space.
- ✓ Created detailed space program considering current space use and recommendations to address current space deficiencies and future needs.
- ✓ Potential site locations were identified.

Phase 3 – Concept Design Phase

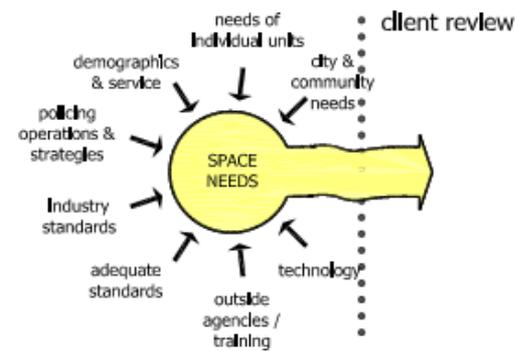
- ✓ Utilized all collected data to generate design alternatives for most suitable sites.
- ✓ New construction block diagrams were created for vacant sites.
- ✓ With existing PD developed more detailed schematic design to best identify accurate level of renovation. Assisted with Haz. Mat. Assessment.
- ✓ Developed schematic site plans to show access, site movement and parking.
- ✓ Through this process certain sites became more suitable than others.

Phase 4 – Findings and Report Phase

- ✓ All information was reviewed and evaluated and alternatives were based on pre-determined criteria (Selection Matrix).



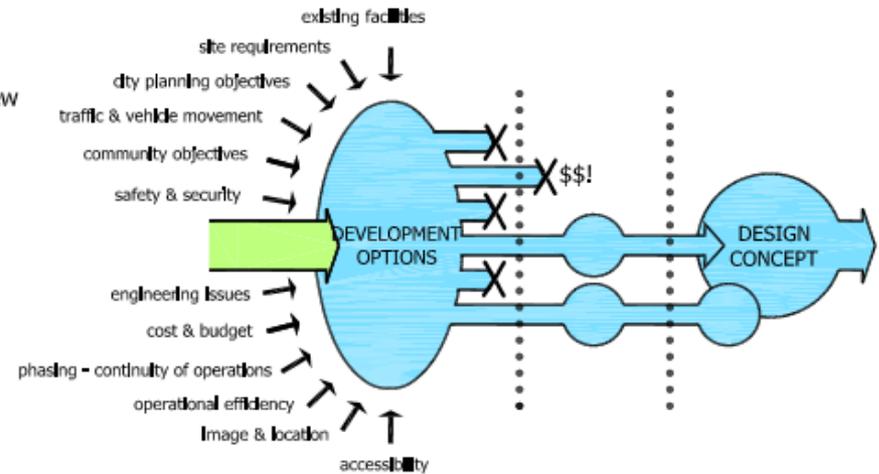
Current Study Methodology



space need = quantity



program = a framework
a theoretical model



Needs Assessment & Functional Program



Current and future facility space needs were determined by using the following process:

- Understanding of current operations, working conditions, impact of facility on conducting efficient, effective and safe policing.
 - ❖ Included tours of facility with BPD staff, observing and asking questions.
 - ❖ Reviewed existing drawings of facility and taking inventory of existing people, functions and space.
- Reviewed information on population growth and demographic changes.
- Conducted two rounds of interviews:
 - ❖ First round - obtain detailed information on operations, current conditions, opinions on future changes within community, department, initial estimates of space needs. Compared this to industry standards for municipal police departments of similar size, and New York State requirements.
 - ❖ Second round – took information collected and discussed perceived space requirements, separation of ‘needs’ from ‘wants’ and more detailed analysis of the functions. This formed based for draft space and function program.



Staff & Space Summary

Operational Areas (includes Sworn & Civilian Personnel - See Table 2)

	Current	Future	Growth	Exist	Req'd
1 - Administration	4	4-5	25%	595	700
2 - Uniform Division	30	30-31	3%	1,507	2,120
3 - Detective Division	5	5-6	20%	1,087	2,090
4 - Youth Office	1	1	0%	500	350
5 - Training	0	0		524	590
	40	40-43	7%	Subtotal - Net Area	4,213 5,850 sq.ft

Note: Some future growth in the Police Department was considered for space planning purposes. It was not discussed if or when staffing may change, only that the proposed space program had the capacity to handle some additional growth in department size.

Support Spaces

	Exist	Req'd
6 - Common Areas	933	1,780
7 - Staff Amenities	1,090	1,475
8 - Public Areas	383	370
	Subtotal - Net Area	2,406 3,625 sq.ft
	Total Net Area	6,619 9,475 sq.ft
	Grossing Factor	2.55 1.40
	Total Gross Floor Area	16,910 13,300 sq.ft

400 - Garages/Storage

	Exist	Req'd
9 - Garages & Storage	700	2,880
	Net Area	700 2,880 sq.ft
	Grossing Factor	1.00 1.10
	Gross Floor Area	700 3,200

Total Staff & Space Requirements

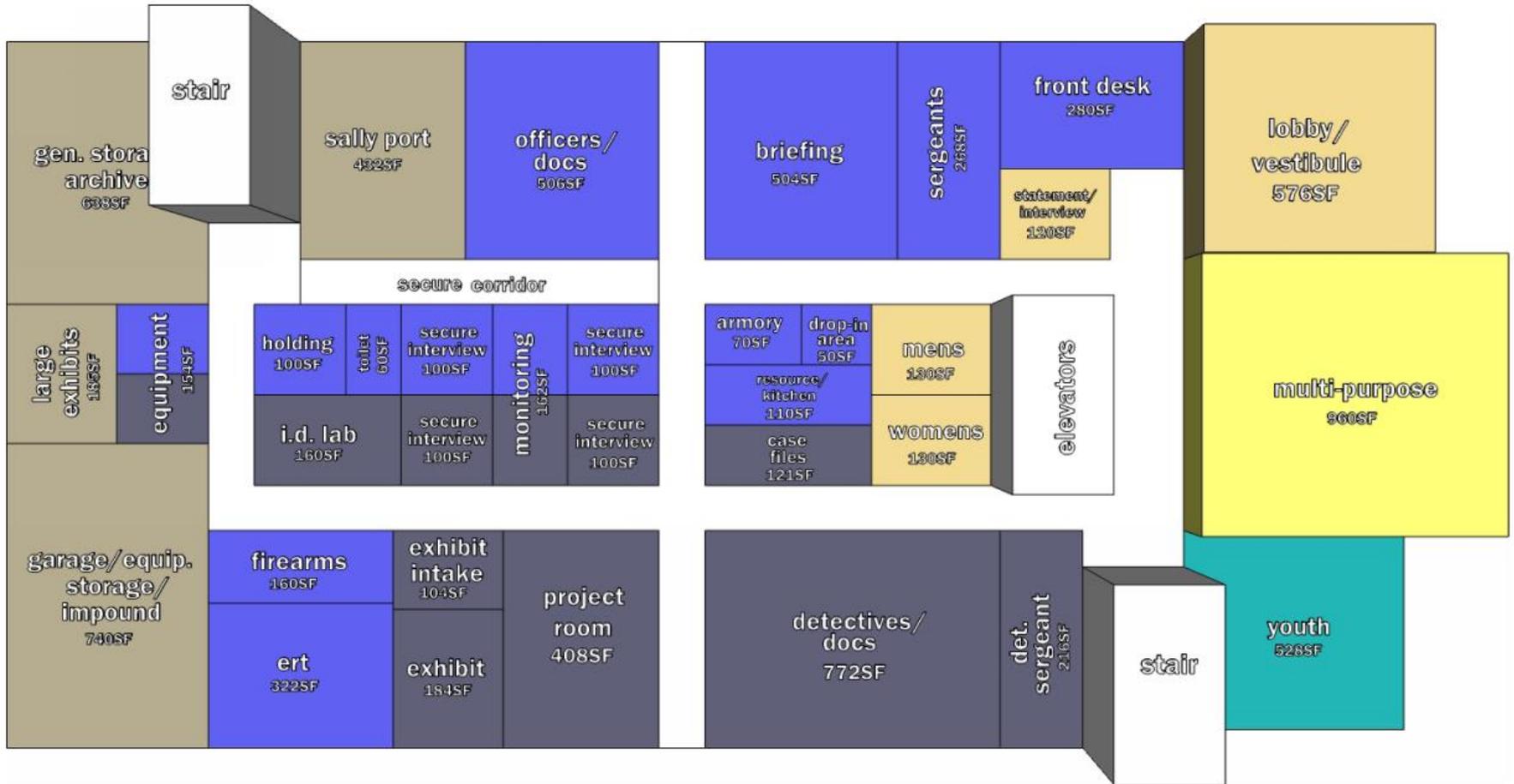
	Current	Future	Growth	Exist	Req'd
Building Total	40	40-43	7%	Subtotal - Net Area	7,319 12,355 sq.ft
				Avg. Grossing Factor	2.31 1.34
				Total Gross Floor Area	16,910 16,500 sq.ft

Internal Circulation, Existing Space - some existing areas include internal circulation, therefore comparison of net/usable ratios are not possible between existing and proposed space.

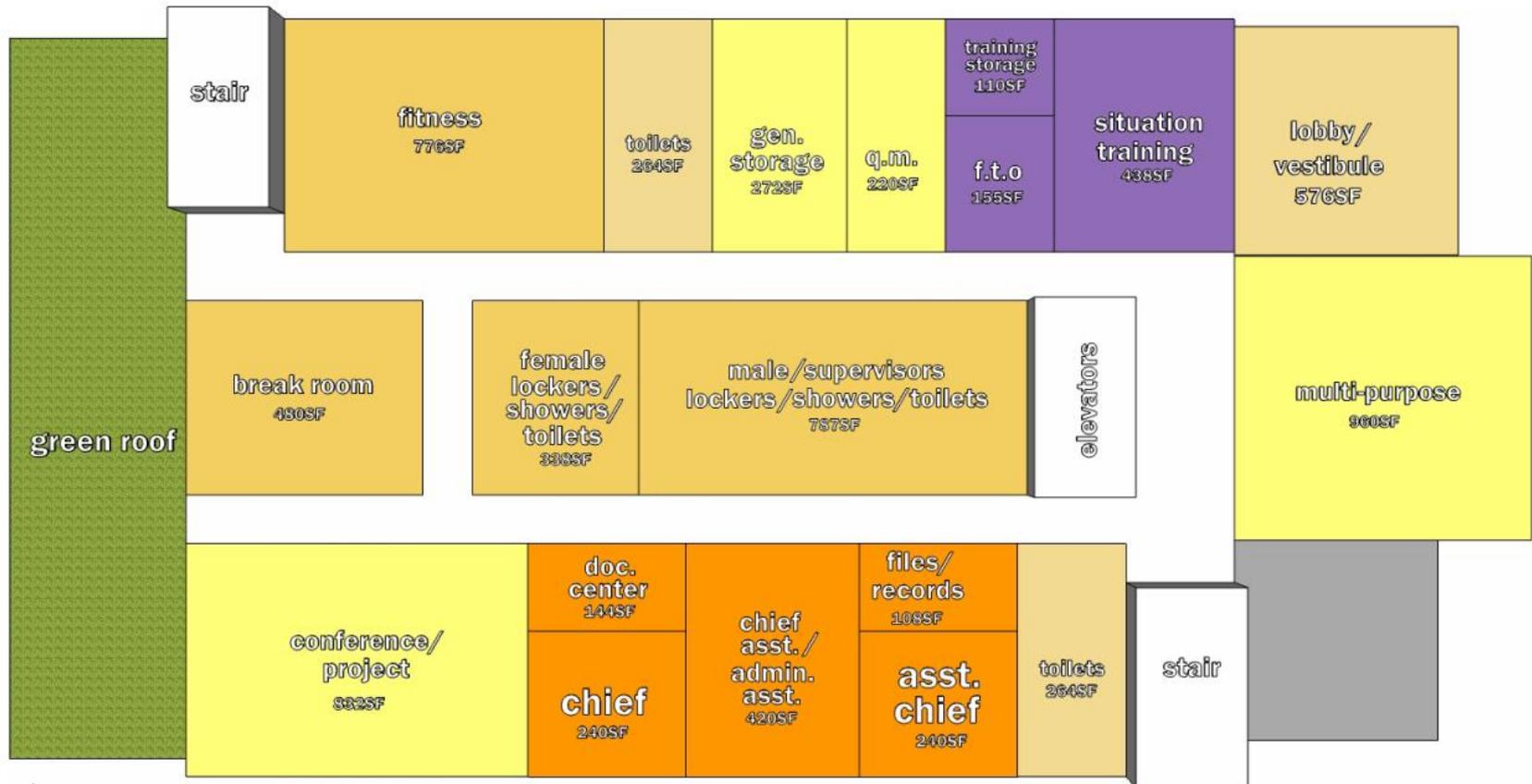
Additional GFA Required Space/Person (all areas)	423	(410) sq.ft #VALUE! sq.ft
Existing Gross Area	6,010	Level 2
	5,430	Level 1 (excl. Parole)
	5,470	Bsmt.
	16,910	



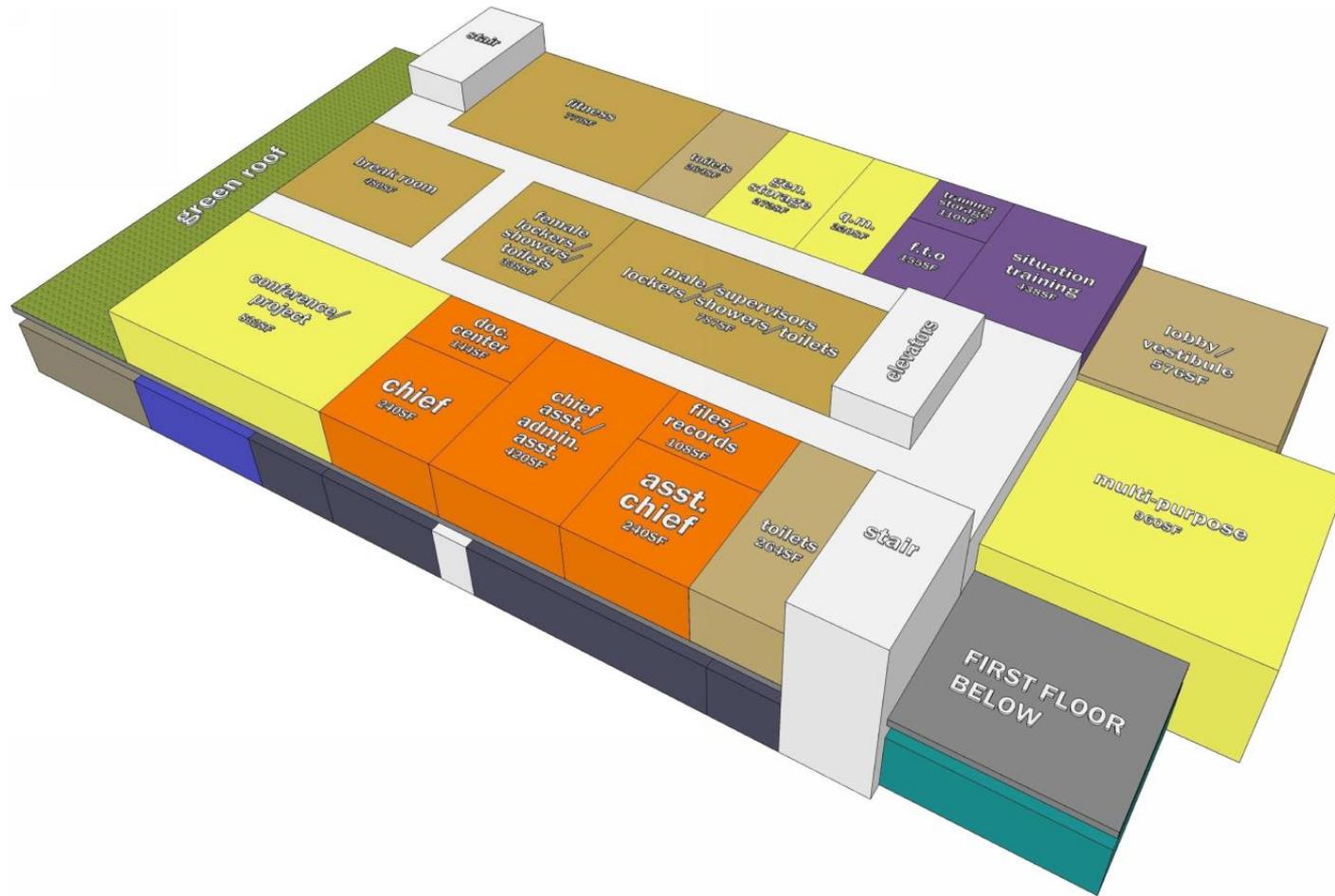
Alternative Sites and Scenarios



Alternative Sites and Scenarios



Alternative Sites and Scenarios





Alternative Sites and Scenarios

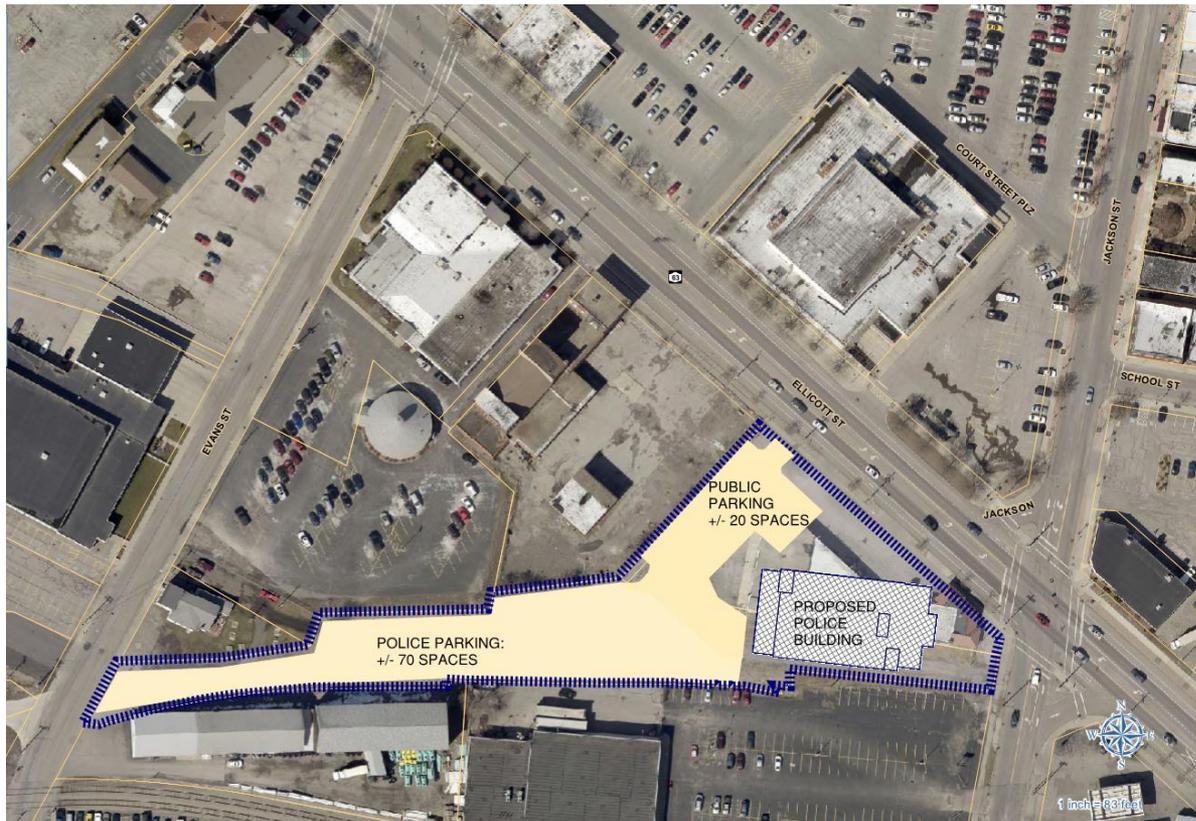
This section includes a total of six (6) possible construction scenarios and provides observations regarding each site.

- Site Description
- Zoning
- Environmental
- Site Development Approach
- Summary Observations



56 Ellicott Street Site

This site is composed of three parcels that the City would need to assemble in order to create a viable building site. Three parcels total 2.36 acres.



56 Ellicott Street Site



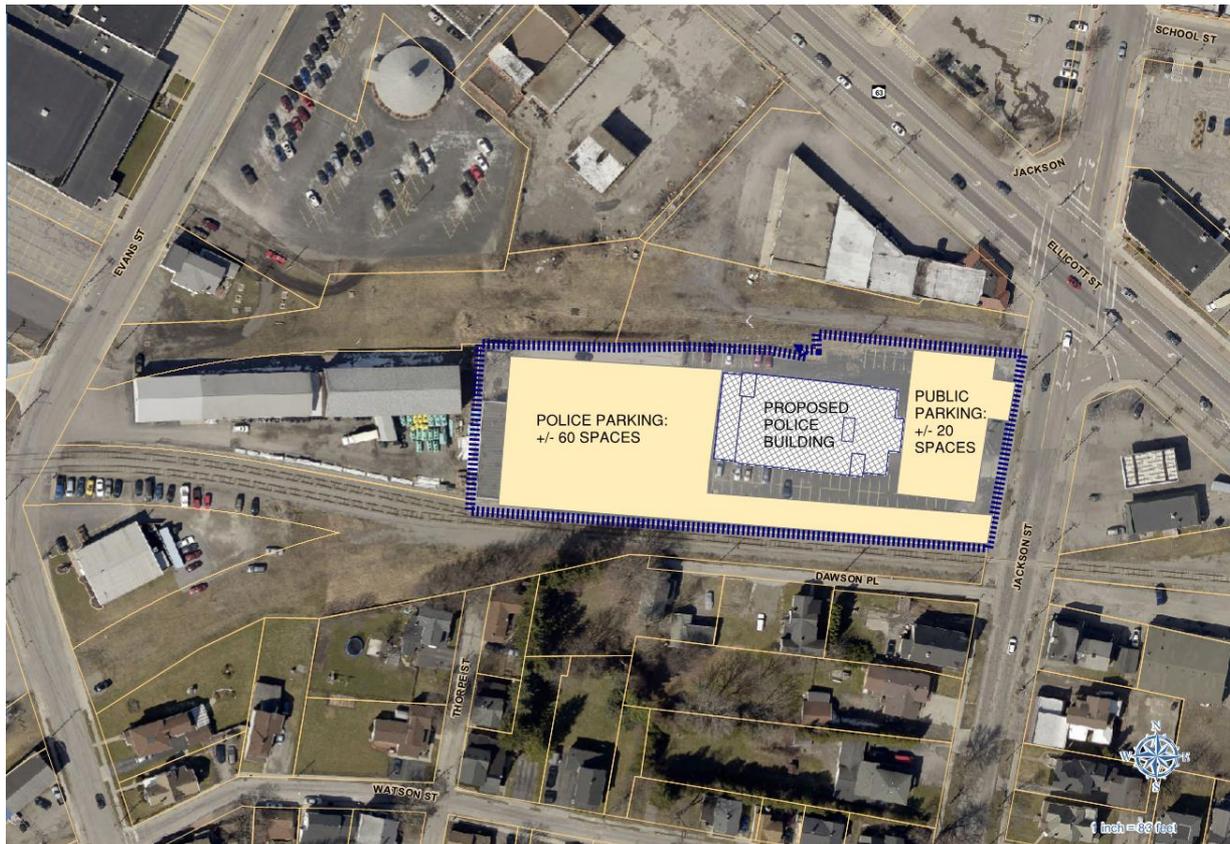
Observations:

- The Site has good access to the Downtown area. Egress for emergency vehicles at this location is acceptable.
- All new construction allows best ability to meet program and operational needs of the Police Department.
- Location of the Site in a flood zone requires flood mitigation measures, discourages development of below grade structures and increases construction costs. It may compromise Police activities during a severe flood event.
- Environmental remediation will be required before development could begin, this will increase construction time and cost.
- The future of the existing historic building (10 W. Main St.) is not addressed in this scenario; presumably it will be sold or re-purposed for another public use.
- Utilizing this site for a Police Station may compete with economic development intentions.

96-98 Jackson Street



This section consists of a single parcel of 1.9 acres currently by a Salvation Army Thrift Store.



96-98 Jackson Street



Observations:

- The Site has good access to the Downtown area. Emergency vehicle egress is favorable at this location.
- All new construction allows best ability to meet program and operational needs of the Police Department.
- Location of the Site in a flood zone requires flood mitigation measures, discourages development of below grade structures and increases construction costs. It may compromise Police activities during a severe flood event.
- A Phase I (possible Phase II) Environmental Site Assessment (ESA) should be performed on the site prior to purchase to identify any existing environmental impacts. If found, environmental remediation would be required.
- The City would have to purchase the property.
- The existing structure would have to be abated of any hazardous material prior to demolition.
- The future of the existing historic building (10 W. Main St.) is not addressed in this scenario; presumably it will be sold or re-purposed for another public use.

165 Evans Street



This site is composed of two parcels totaling 5.69 acres. The northern parcel (1.43 acres) is owned by the City of Batavia; the southern parcel is privately owned.



165 Evans Street



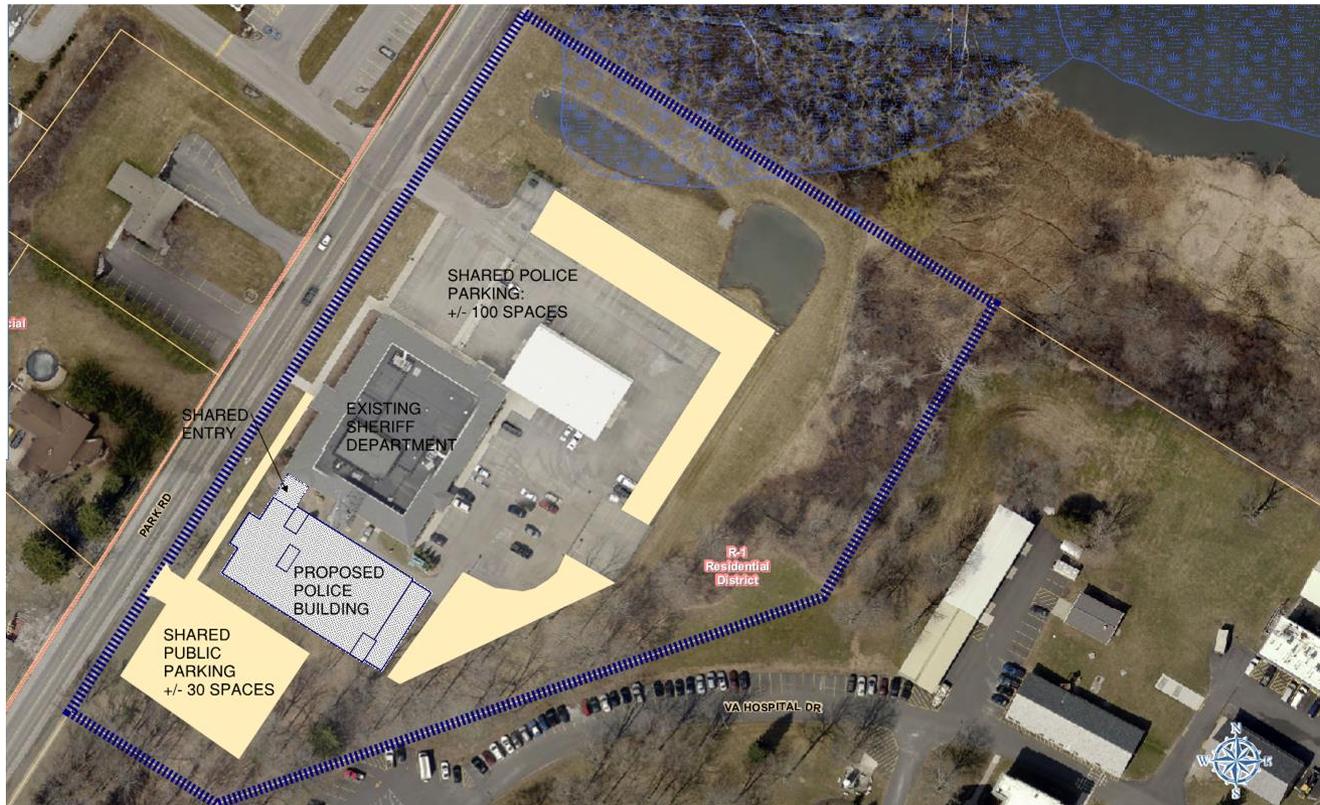
Observations:

- The Site has good access to the Downtown area. Emergency vehicle egress is favorable at this location.
- All new construction allows best ability to meet program and operational needs of the Police Department.
- Location of the Site in a flood zone requires flood mitigation measures, discourages development of below grade structures and increases construction costs. It may compromise Police activities during a severe flood event.
- Environmental remediation is likely to be required before development could begin, this may increase construction time and cost
- The City will have to purchase the larger parcel to have sufficient land for development.
- The future of the existing historic building (10 W. Main St.) is not addressed in this scenario; presumably it will be sold or re-purposed for another public use.



Park Road Site (Sheriff's Office)

This alternative consists of co-locating at the existing County Sheriff's Facility. This building was completed in 2007 and also houses the County's Emergency Dispatch Center. It consists of a one story building with a separate garage structure to the north and east and communications tower to the south. There is separate surface parking for police vehicles and public vehicles.



Park Road Site (Sheriff's Office)



Observations:

- This location is stand alone facility. The current Sheriff's facility would require additional alterations to achieve shared space model.
- The site is far removed from the downtown area. A satellite facility may be required so that the Police Dept. can have a visible downtown presence. Emergency vehicle egress is not an issue at this site, however the distance to travel to emergencies may provide for delayed response times.
- Due to capacity and operational issues, few of the core functional areas can be shared between the Police and Sheriff's Departments. The result is more of a "co-location" as opposed to an "integration".
- Since the Departments have different jurisdictions and serve different public needs, a clear identity for each should be maintained.
- In order to facilitate sharing of program spaces, it will be necessary to make some modifications to the existing building. The extent of these modifications will depend on exactly how many and which spaces are to be shared. A shared public entrance and lobby, for instance, may require it to be re-located to a position between the two facilities.
- The future of the existing historic building (10 W. Main St.) is not addressed in this scenario; presumably it will be sold or re-purposed for another public use.

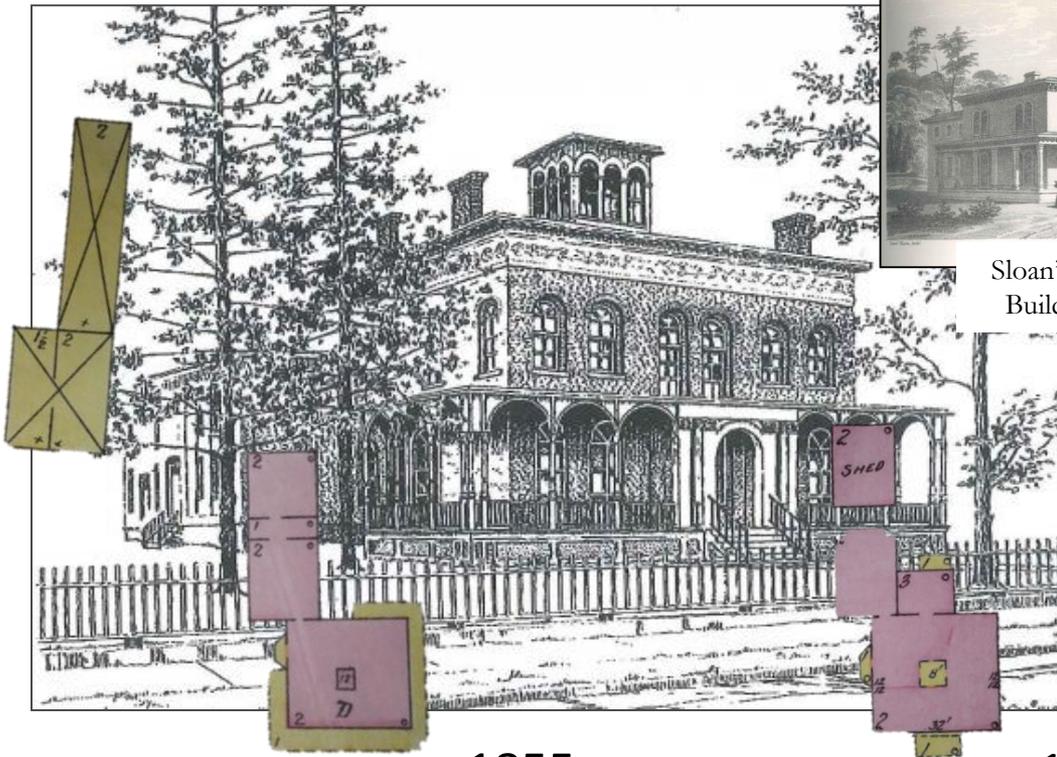
Renovation/Additions at 10 W. Main St.



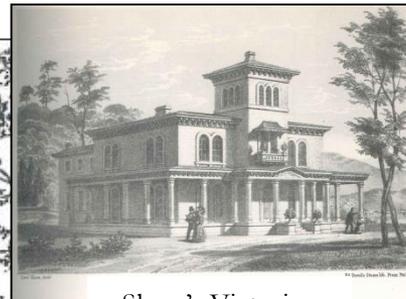


Renovation/Additions at 10 W. Main St.

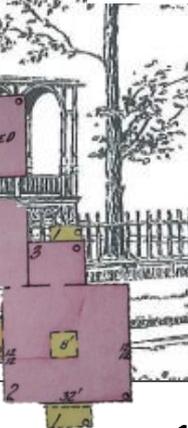
Originally built as a single family home in 1855. In 1918 it was renovated and converted to the Batavia City Hall. In 1963 a two story addition was made on the north side of the original house. The building remained the City Hall until a new building was built in 2004 to house all City Administration except the Police Department, which then became the building's only tenant.



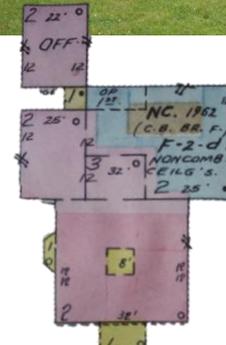
1855



Sloan's Victorian Buildings 1851



1918



1963



Renovation/Additions at 10 W. Main St.

Development Approach

Two approaches were investigated for the renovation of the existing building. In both cases the existing building is fully renovated and an addition is made.

Scheme A Demolish 1963 addition and construct a new three story addition:

- Demolish the 1963 addition.
- Build a new addition with a basement and two upper floors aligning with the floors of the original house.
- The interior of the existing building will be gutted to accommodate the program.
- An elevator and accessible toilets are added along with new egress stairs in the addition.
- The added basement space can accommodate an indoor pistol range.

Scheme B Retain entire existing structure and add new stair, elevator and garage:

- Retain the entire existing building with its multiple levels.
- A one story garage along with a new elevator, stair and entry lobby is contained in a new addition.
- The interior of the existing building will be gutted to accommodate the program including a new stair to create a second means of egress from all levels.
- An elevator and accessible toilets will also be added.

For both approaches, the public entry will be moved to the original front entry on Main St. Vehicular access to the site will remain in its current location though a means for restricting public access to police parking will be developed.



Renovation/Additions at 10 W. Main St.



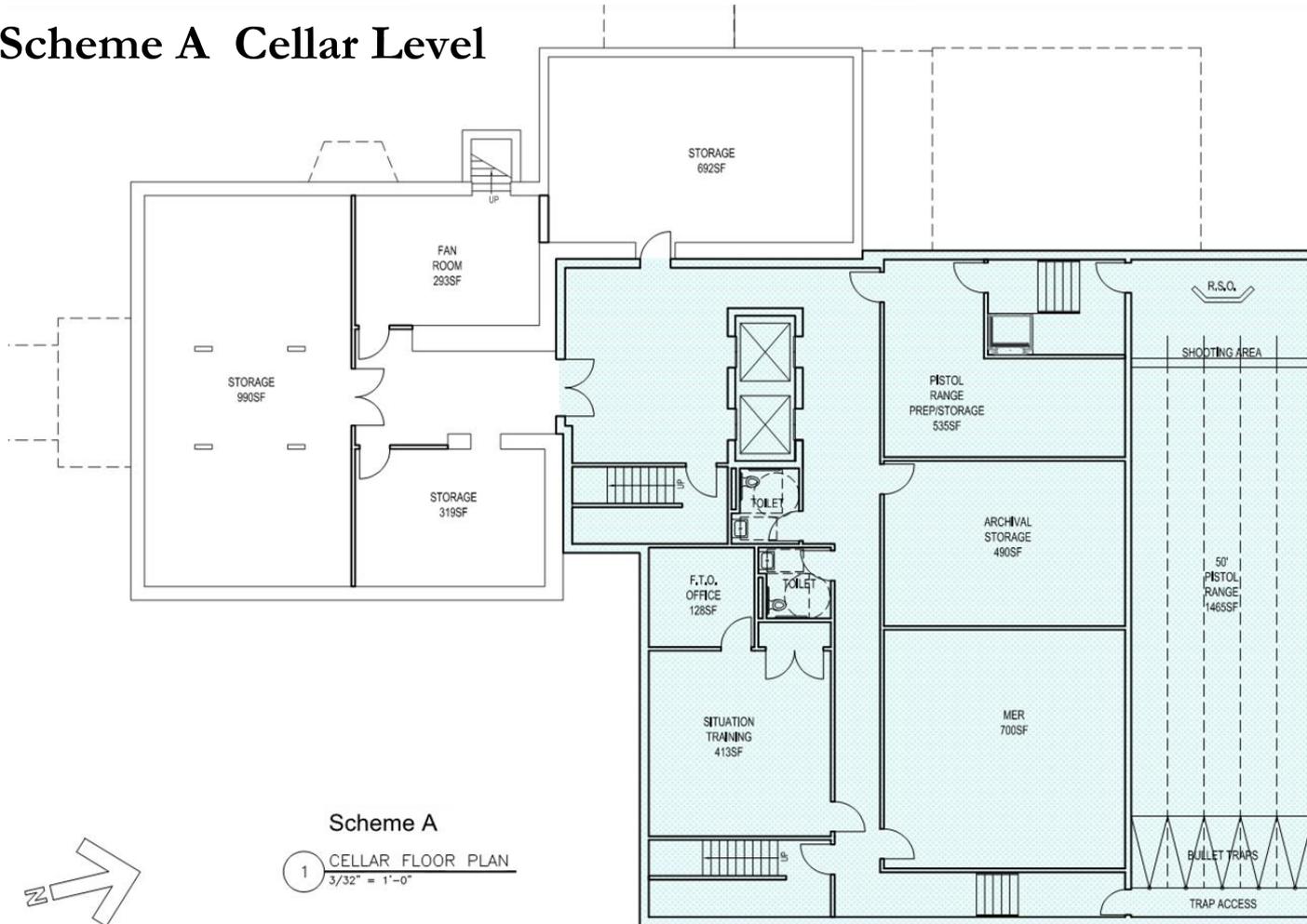
Scheme A

**Demolish 1963 addition
and construct a new three
story addition**



Renovation/Additions at 10 W. Main St.

Scheme A Cellar Level



Scheme A

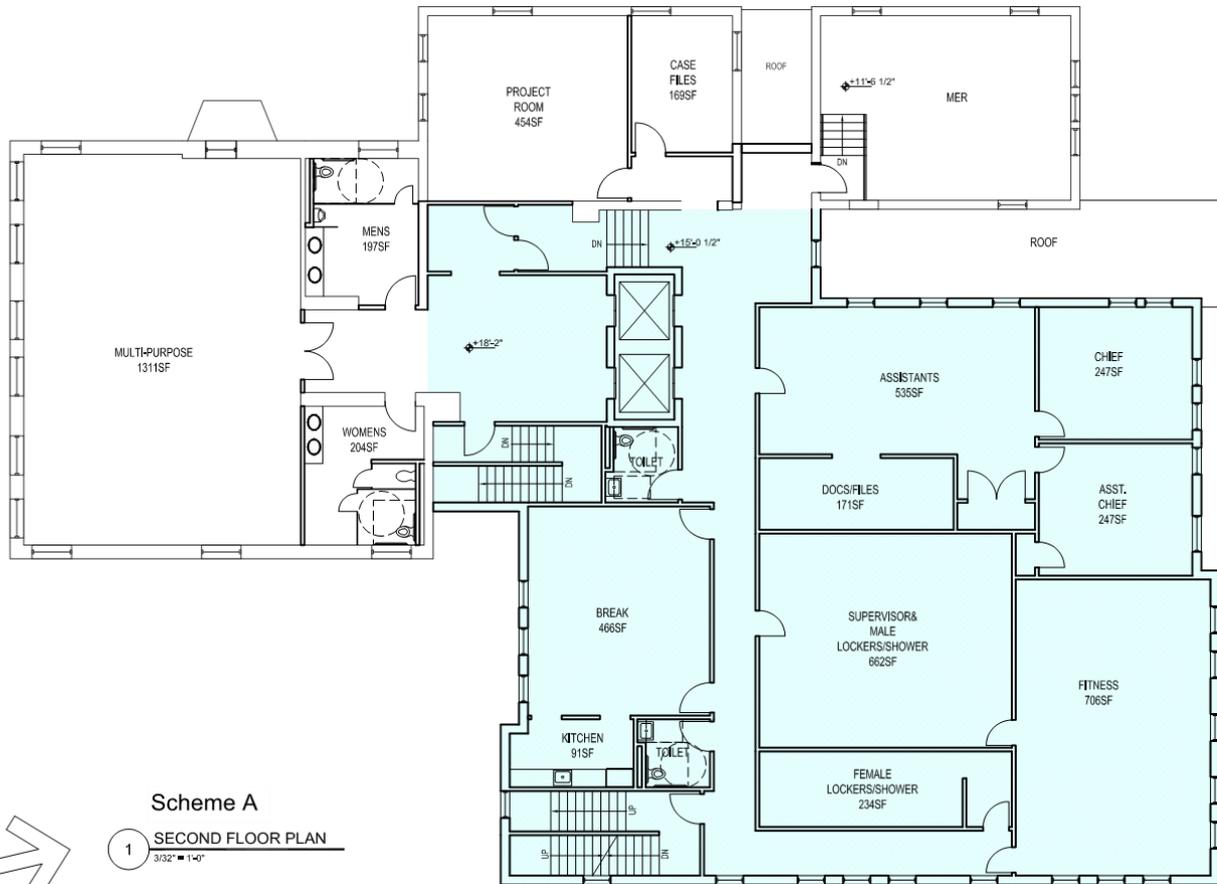
1 CELLAR FLOOR PLAN
3/32" = 1'-0"





Renovation/Additions at 10 W. Main St.

Scheme A Second Floor

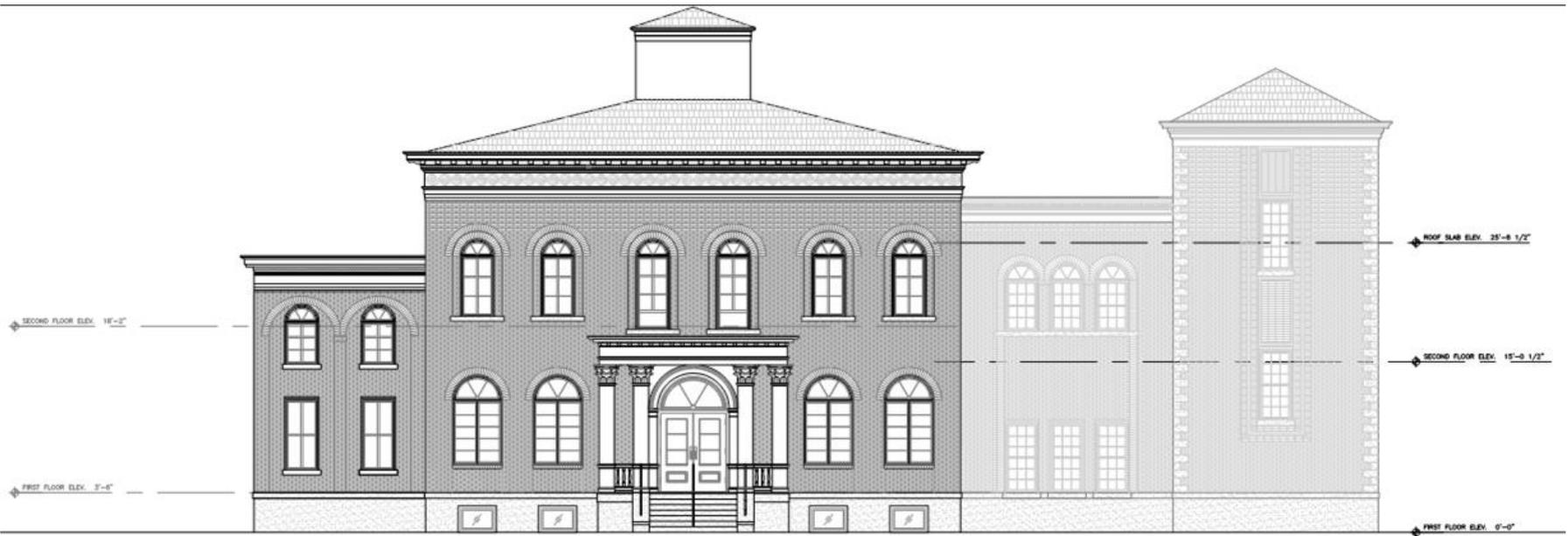


 Scheme A
1 SECOND FLOOR PLAN
3/32" = 1'-0"



Renovation/Additions at 10 W. Main St.

Scheme A Main Street Elevation





Renovation/Additions at 10 W. Main St.

Scheme A Parking Lot Elevation





Renovation/Additions at 10 W. Main St.



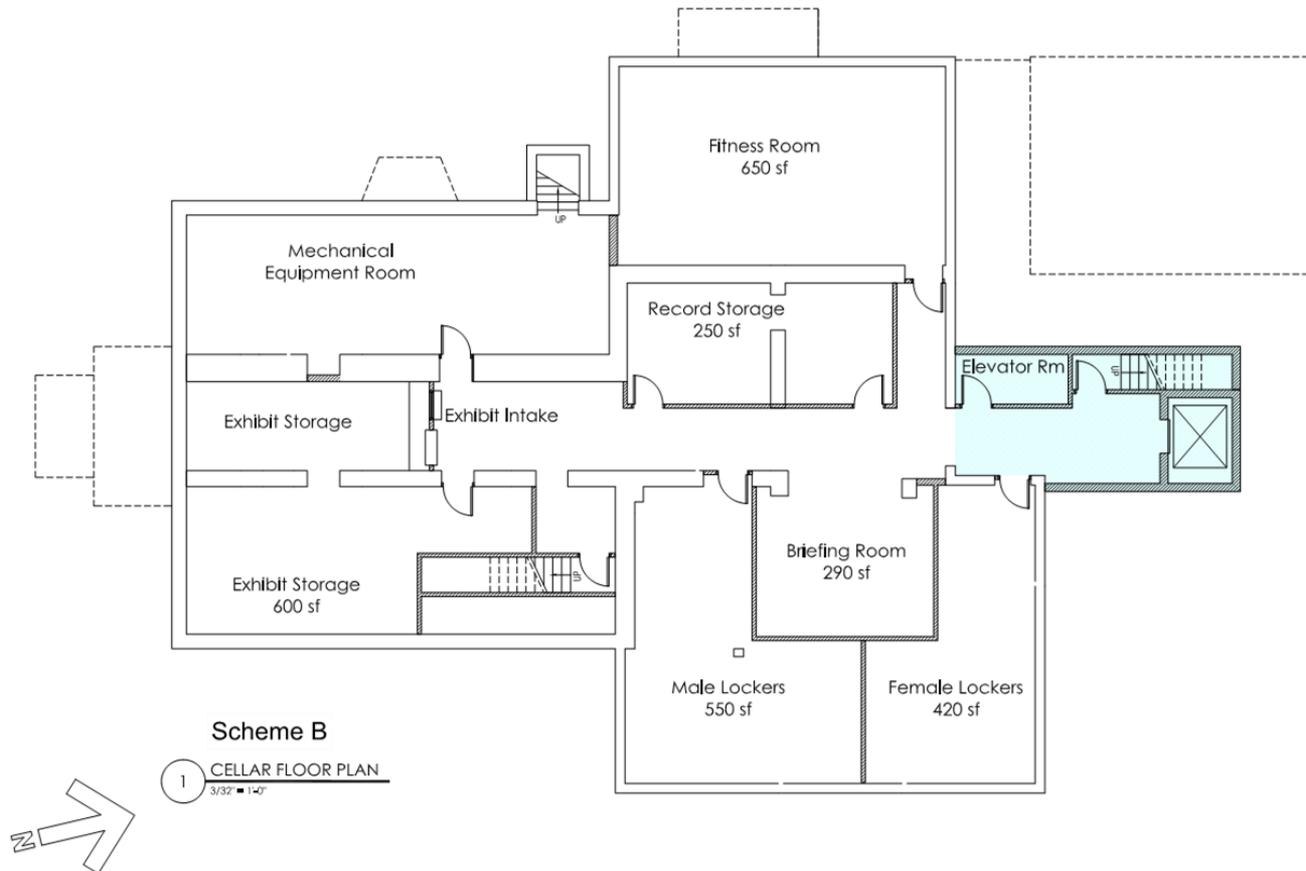
Scheme B

Retain entire existing structure and add new stair, elevator and garage.

Renovation/Additions at 10 W. Main St.



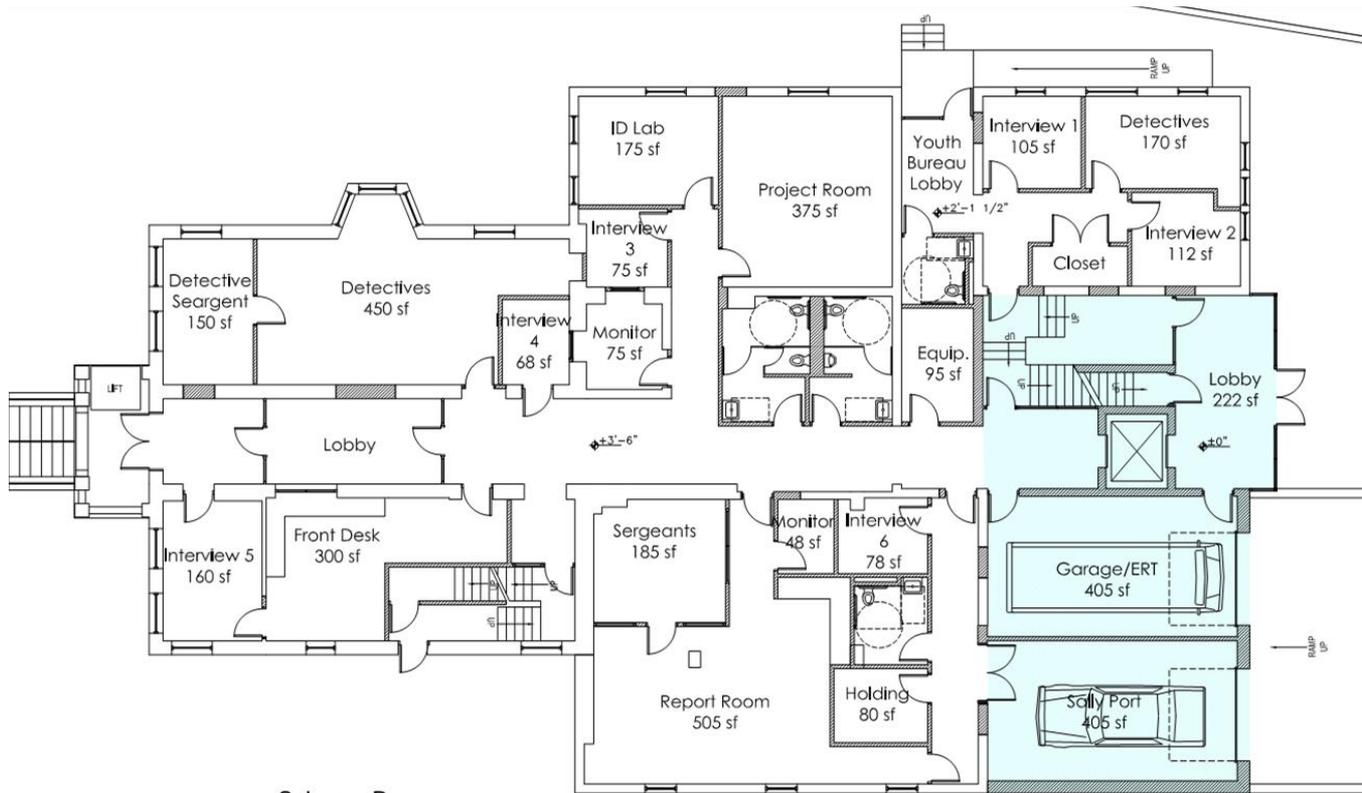
Scheme B Cellar





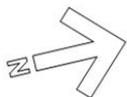
Renovation/Additions at 10 W. Main St.

Scheme B First Floor



Scheme B

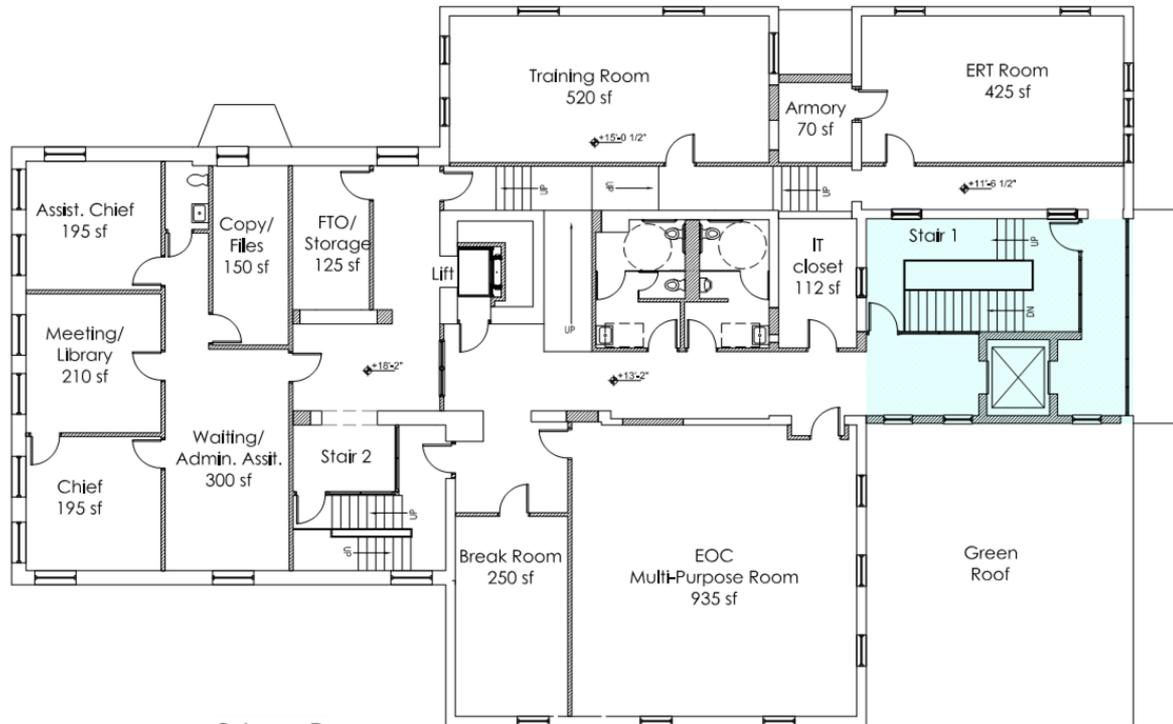
1 FIRST FLOOR PLAN
3/32" = 1'-0"





Renovation/Additions at 10 W. Main St.

Scheme B Second Floor



Scheme B

1 SECOND FLOOR PLAN
3/32" = 1'-0"



Renovation/Additions at 10 W. Main St.



Observations:

- The Site has good access to the Downtown area, a prime consideration for the Police Department, however emergency vehicle egress is difficult most times of the day: *Both Options*
- Temporary relocation of the Police Dept. will be required during construction: *Both Options*
- Renovating an existing structure is less optimal than constructing new for achieving all the program goals: *Option A with more new construction (17,660 sf new, 11,116 sf renovated meets program goals more successfully than Option B (2,660 sf new, 17,858 sf renovated).*
- Environmental remediation will be required before development could begin, this may increase construction time and cost: *Both Options*
- Adequate Public and Secure Police Parking will be more difficult to achieve because of site constraints: *Both Options*
- The existing historical structure is completely renovated thus assuring its preservation: *Both Options*



Status Quo at 10 W. Main St.

The current structure is composed of multiple floors and levels and a variety of changes of use over its 150 plus years in existence. Most notably, for a public facility, is that it does not meet ADA requirements.

- Improvements may be limited to only aesthetic appeal and some physical conditioning; any significant alterations would require the space/area be made ADA compliant.
- Any substantial mechanical or electrical improvements would also require ADA compliance.
- Although aesthetic improvements are important, they will not address the functionality of the building, safety of the staff or efficiency of operations of the police department.
- There are circumstances in which building improvements may not require ADA compliance, however City Council would be accepting a public policy that would purposefully not make the Police Station ADA compliant.

Cost Considerations



Police buildings are very specialized:

- Stringent construction codes

- 24/7 operations with low risk of failure

- Designed to support uninterrupted police operations in times of emergency

This project is a significant investment for the City:

- It must meet needs for many years

- Requires robust construction and systems

Budget includes all costs necessary to complete project:

- Furniture and specialized police furnishings

- Security, Communications and IT systems

- Design fees, legal fees, project management fees, permits

- Land acquisition, repurposing costs for the existing building, environmental assessment & remediation

- Project, design and construction contingencies and inflation



Cost Comparisons

Site's I, II and III

- Located in the Special Hazard Flood Area (SHFA) and require additional site preparation and construction to account for flood potential.
- Have confirmed or speculated environmental contamination requiring clean up prior to construction.
- Site's I and II have existing structures that will need hazardous material abatement and demolition.
- Requires property to be purchased.

Site I New Construction	Site II New Construction	Site III New Construction
56 Ellicott St.	96 Jackson St.	26 Evans St.
\$11.1MM- \$11.9MM	\$11.6MM- \$12.5MM	\$11.4MM- \$12.3MM



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Site IV

- Stand alone facility. No shared space.
- Require political will of City and County elected bodies and Sheriff.
- Ownership rights would have to be determined.

Site I New Construction	Site II New Construction	Site III New Construction	Site IV Co-Located
56 Ellicott St.	96 Jackson St.	26 Evans St.	165 Park Rd.
\$11.1MM- \$11.9MM	\$11.6MM- \$12.5MM	\$11.4MM- \$12.3MM	\$9.9MM- \$10.6MM



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PD Scheme's

- Requires hazardous abatement prior to construction.
- Requires relocation of PD for 12-18 months during construction.
- Unknown costs due to age of building.

Site I New Construction	Site II New Construction	Site III New Construction	Site IV Co-Located	PD Scheme A Additions Renovations	PD Scheme B Additions Renovations
56 Ellicott St.	96 Jackson St.	26 Evans St.	165 Park Rd.	10 W. Main St.	10 W. Main St.
\$11.1MM- \$11.9MM	\$11.6MM- \$12.5MM	\$11.4MM- \$12.3MM	\$9.9MM- \$10.6MM	\$15.9MM- \$17.2MM	\$11.3MM- \$12.2MM

Cost Comparisons



City of Batavia Conceptual Schematic Budget For Police Facility Study
Budget Comparison
September 10, 2014

Probable Cost	Site I Elliott Street Elliott Street Site 56 Elliott Street 17,900 SF New Construction	Site II Jackson Street Jackson Street Site 96-98 Jackson Street 17,900 SF New Construction	Site III Evans Street Evans Street Site 26 Evans Street 17,900 SF New Construction	Site IV Park Road Genesee County Sheriff's Facility 165 Park Road 16,800 SF New Construction	Existing PD Scheme 1 City of Batavia Police Station 10 West Main Street 11,116 SF Building Renovation & 17,660 SF Building Additions	Existing PD Scheme 2 City of Batavia Police Station 10 West Main Street 17,888 SF Building Renovation & 2,660 SF Building Additions
1. Base Construction Cost:						
A - Building	17,900 SF x \$300 per SF	17,900 SF x \$300 per SF	17,900 SF x \$300 per SF	16,800 SF x \$300 per SF	ITEMIZED BUDGET	ITEMIZED BUDGET
B - Alterations of Existing Spaces	EXCLUDED	EXCLUDED	EXCLUDED	1,500 SF x \$150 per SF	EXCLUDED	EXCLUDED
C - Pistol Range	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED	ITEMIZED BUDGET	EXCLUDED
D - Communications Tower	N/A	N/A	N/A	N/A	N/A	N/A
E - Site Work and Parking @ 12 per SF	\$571,200	\$885,600	\$1,056,000	\$852,000	INCLUDED	INCLUDED
F - Elevate Building Site Above Flood Elevation (Allow 2'-0" of Import Fill)	\$351,000	\$315,000	\$391,500	N/A	N/A	N/A
G - Pile Foundation	\$324,000	\$324,000	\$324,000	N/A	N/A	N/A
H - Demolition	\$345,000	\$447,000	N/A	N/A	INCLUDED	INCLUDED
I - Environmental Site Remediation	\$250,000	\$250,000	\$500,000	N/A	N/A	N/A
Base Construction Cost Sub Total:	\$7,211,200	\$7,641,600	\$7,641,500	\$6,467,000	\$10,865,988	\$7,471,295
2. Contingency: *						
Design Contingency 10%	10% \$721,120	10% \$764,160	10% \$764,150	10% \$646,700	10% \$1,086,599	10% \$747,130
Construction Contingency	3% \$366,616	3% \$419,988	3% \$420,283	3% \$355,685	7.5% \$869,444	7.5% \$616,382
Escalation 3% per Annum	3% \$249,868	3% \$262,770	3% \$262,770	3% \$224,082	3% \$285,471	3% \$265,044
Contingency Sub Total:	\$1,367,604	\$1,447,850	\$1,447,210	\$1,226,467	\$2,368,514	\$1,628,556
Base Construction Cost with Contingency Sub Total:	\$8,578,804	\$9,089,450	\$9,088,710	\$7,693,467	\$13,234,502	\$9,099,851
3. Project Soft Cost and Other Cost *						
Consultant Fees *						
Architectural / Engineering Fees	8% \$576,896	8% \$666,528	8% \$611,320	10% \$646,700	10% \$1,086,599	10% \$747,130
Civil Engineering Fees	\$200,000	\$200,000	\$200,000	\$100,000	\$100,000	\$50,000
Construction Management Fees	3% \$366,560	3% \$379,080	3% \$382,075	3% \$223,350	3% \$443,299	3% \$373,565
Communication Consultant Fees	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Consultant Fees * Sub Total:	\$1,167,456	\$1,215,608	\$1,223,395	\$1,100,050	\$1,709,898	\$1,200,694
Owner Fees *						
Legal Fees - City of Batavia	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Building Permit Fee - City of Batavia	Waive	Waive	Waive	Waive	Waive	Waive
Bond Cost - City of Batavia	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Owners Protective and Builders Risk Insurance @ 0.83 %	\$59,853	\$62,927	\$63,424	\$53,676	\$90,188	\$62,012
Repairs Cost - 10 West Main Street	\$300,000	\$300,000	\$300,000	\$300,000	N/A	N/A
Building Site Acquisition Cost	\$240,000	\$240,000	\$50,000	N/A	N/A	N/A
Temporary Relocation Cost - Rent	N/A	N/A	N/A	N/A	\$100,000	\$100,000
Temporary Relocation Cost - Fit Out	N/A	N/A	N/A	N/A	\$150,000	\$150,000
Move Out / Move In Cost	\$25,000	\$25,000	\$25,000	\$25,000	\$50,000	\$50,000
Miscellaneous Expenditures	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Bidding Expenses and Advertising	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Owner Fees * Sub Total:	\$679,853	\$682,927	\$493,424	\$433,676	\$443,188	\$417,012
Testing & Inspection *						
Material Testing & Inspection	\$35,000	\$35,000	\$35,000	\$25,000	\$25,000	\$20,000
Soil Survey & Borings	\$30,000	\$30,000	\$30,000	\$25,000	\$10,000	\$10,000
Asbestos and Hazardous Material Survey	\$15,000	\$15,000	N/A	N/A	\$15,000	\$10,115
Air Monitoring and Air Sample Tests	\$20,000	\$20,000	N/A	N/A	\$35,000	\$35,000
Testing & Inspection * Sub Total:	\$100,000	\$100,000	\$65,000	\$50,000	\$85,000	\$75,115
Interior Systems & Furnishing *						
Interior Furnishings and Equipment - FF&E	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Telephone, Communication, Network System, Security & Alarm System	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Interior Systems & Furnishing * Sub Total:	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Project Soft and Other Cost * Sub Total:	\$2,547,309	\$2,598,535	\$2,381,819	\$2,183,726	\$2,840,886	\$2,292,821
4. Project Soft Cost Contingency: *						
Soft Cost Contingency 10%	\$254,731	\$259,854	\$238,182	\$218,373	\$284,089	\$229,282
Soft Cost Contingency * Sub Total:	\$254,731	\$259,854	\$238,182	\$218,373	\$284,089	\$229,282
Project Soft and Other Cost * with Contingency Sub Total:	\$2,802,040	\$2,858,389	\$2,620,001	\$2,402,899	\$3,124,894	\$2,522,103
Project Cost Total:	\$11,380,844	\$11,877,839	\$11,710,712	\$10,095,565	\$16,359,396	\$11,621,954

* ITEMS THAT REQUIRE INPUT FROM PROJECT TEAM

Selection Matrix



Evaluation Criteria was developed to sort the alternatives developed in the study. These consider factors the city deems most important in choosing a scenario. In addition, the Team ranked the Evaluation Criteria in terms of priority thus creating a weighted ranking system.

1. Provides Good Proximity to Downtown
2. Provides Adequate Parking for Police/Public Vehicles
3. Provides Good Access & Security for Police Vehicles
4. Can be Readily Acquired
5. Can Readily Achieve Zoning/Regulatory Approvals
6. Minimum Disruption to Police and Public During Development
7. Meets City Development Goals
8. Minimizes Site Development Issues (relocation, environmental remediation, etc.)
9. Minimizes Overall Development Cost
10. Effectively Meets Program and Functional Needs

Selection Matrix



Site Selection Matrix														
No.	EVALUATION CRITERIA	Criteria Value	Site I Della Penna/Santy		Site II Salvation Army		Site III Creek Park		Site IV Park Road		Existing PD Scheme 1		Existing PD Scheme 2	
			score	total	score	total	score	total	score	total	score	total	score	total
			1	Provides Good Proximity to Downtown	4		0		0		0		0	
2	Provides Adequate Parking for Police/Public Vehicles	1		0		0		0		0		0		0
3	Provides Good Access & Security for Police Vehicles	3		0		0		0		0		0		0
4	Can be Readily Acquired	2		0		0		0		0		0		0
5	Can Readily Achieve Zoning/Regulatory Approvals	1		0		0		0		0		0		0
6	Requires Minimum Disruption to Police and Public During Development	2		0		0		0		0		0		0
7	Meets City Development Goals and has Positive or No Impact on other Redevelopment Initiatives	1		0		0		0		0		0		0
8	Minimizes Site Development Issues (relocation, temporary facilities, infrastructure, environmental remediation)	3		0		0		0		0		0		0
9	Minimizes Overall Development Cost	4		0		0		0		0		0		0
10	Effectively Meets Program and Functional Needs	3		0		0		0		0		0		0
	Total			0		0		0		0		0		0
		RANK												

Score:

- 1 Evaluation Criteria is not achieved
- 2 Evaluation Criteria is achieved less than satisfactorily
- 3 Evaluation Criteria is achieved satisfactorily
- 4 Evaluation Criteria is achieved more than satisfactorily

Criteria Value:

- 4 Very important
- 3 Relatively more important
- 2 Relatively less important
- 1 Less important

Next Steps



Create a process that involves public engagement, influence and input to assist in making decision.

- ✓ Create a Task Force that includes a cross section of community of citizens, business owners, education and health care leaders, etc.
- ✓ Have the consultant facilitate a series of meetings to review the study process, conclusions and alternatives. Put everyone on the same learning curve.
- ✓ Task Force should be engaged with reviewing alternatives as well as financial analysis for funding alternative.
- ✓ A recommendation to City Council on selected alternative and financial analysis no later than July 1, 2015.
- ✓ Process should take approximately 6-8 months.

USS Constellation (1855) vs USS Ronald Reagan (2003)

