



Introduction



- Why does the Police Department need a new building?
- The current status of our existing building.
- What has the Village done to study the situation?
- What were the recommendations from those studies?
- Why the AB Data building the best solution?
- What will it cost to complete the project?



Current Building



- The current building was built in 1927
- The Police Department and the Fire Department share the building.
 - The police department occupies approx. 5,200 sq feet
 - Fire Department is on the second floor and occupies both garage bays for storage of their vehicles
 - The police department is on the first floor and the basement





Shortcomings



- Tiny public lobby
- No confidential interview space for victims of crimes
- No privacy/confidentiality for staff
- Very crowded work spaces
- Small locker room facilities with no shower facilities
- Inadequate booking/holding area
- Inadequate evidence processing and storage, safety issues
- Insufficient storage for working files, archived material, equipment, etc.
- IT/Infrastructure
- Inadequate restroom facilities, no public bathrooms
- Not ADA compliant

Tiny Public Lobby



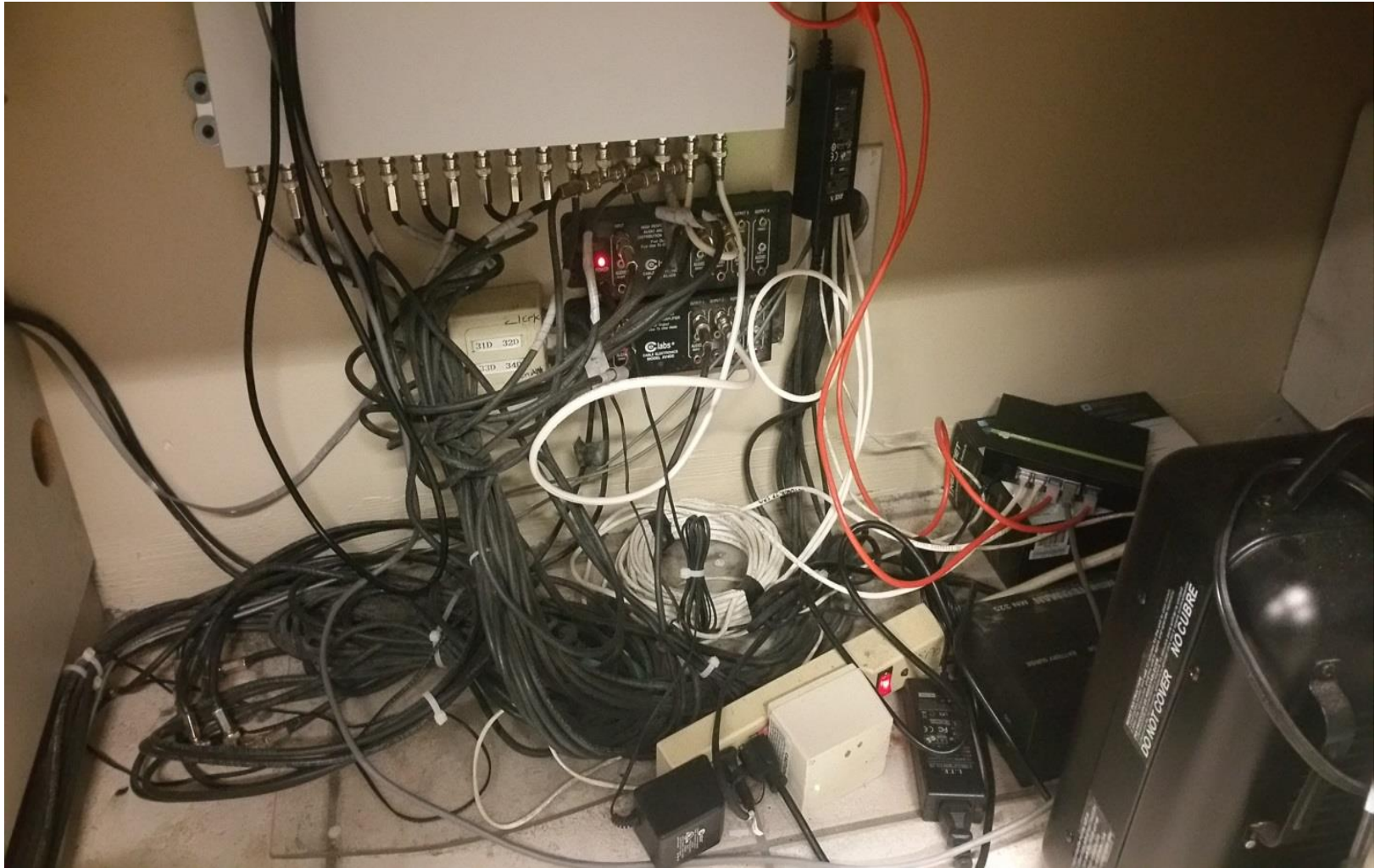
Only allotted space for interviews



No privacy/confidentiality for staff
Very crowded work space



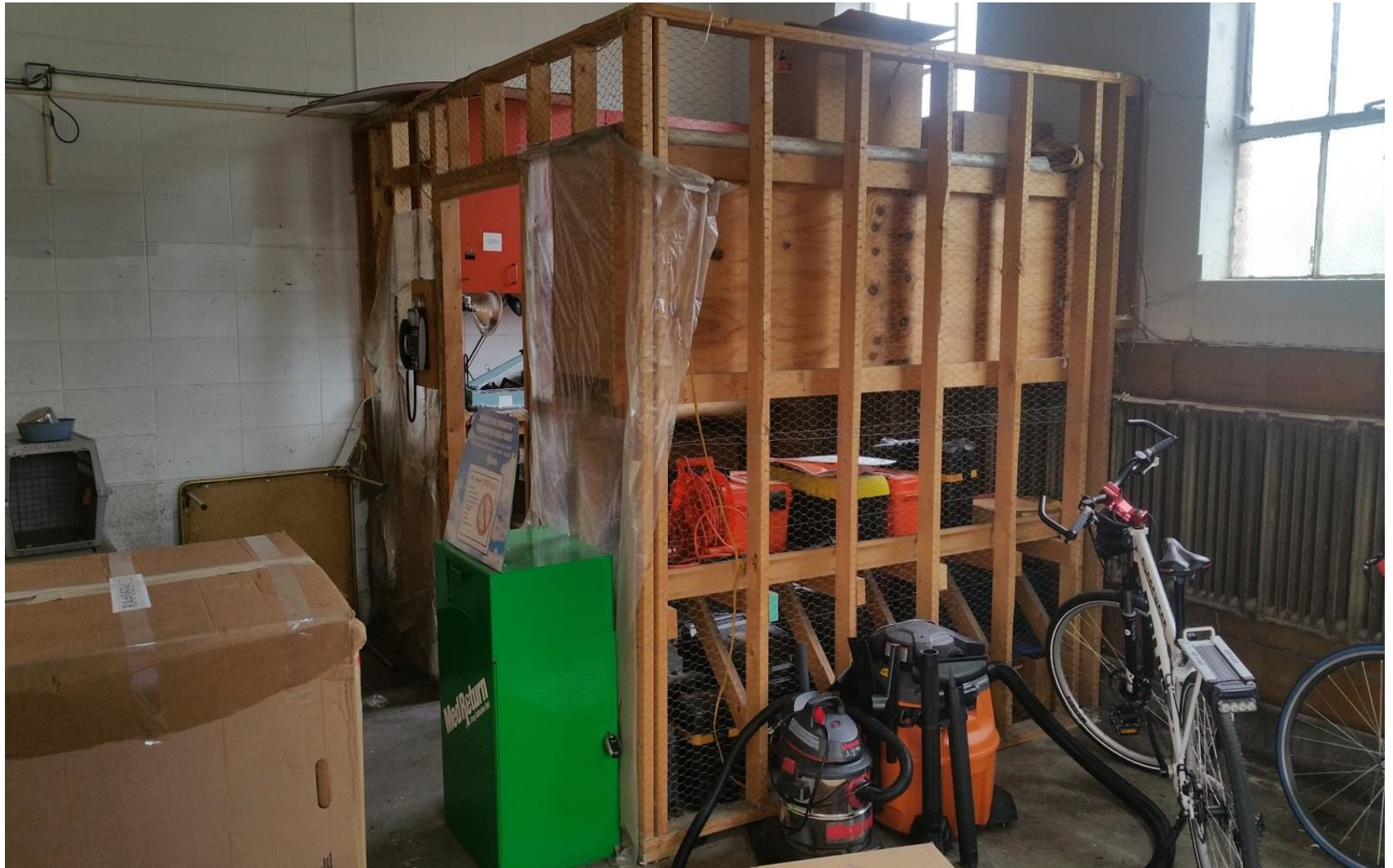
Major IT Infrastructure Issues



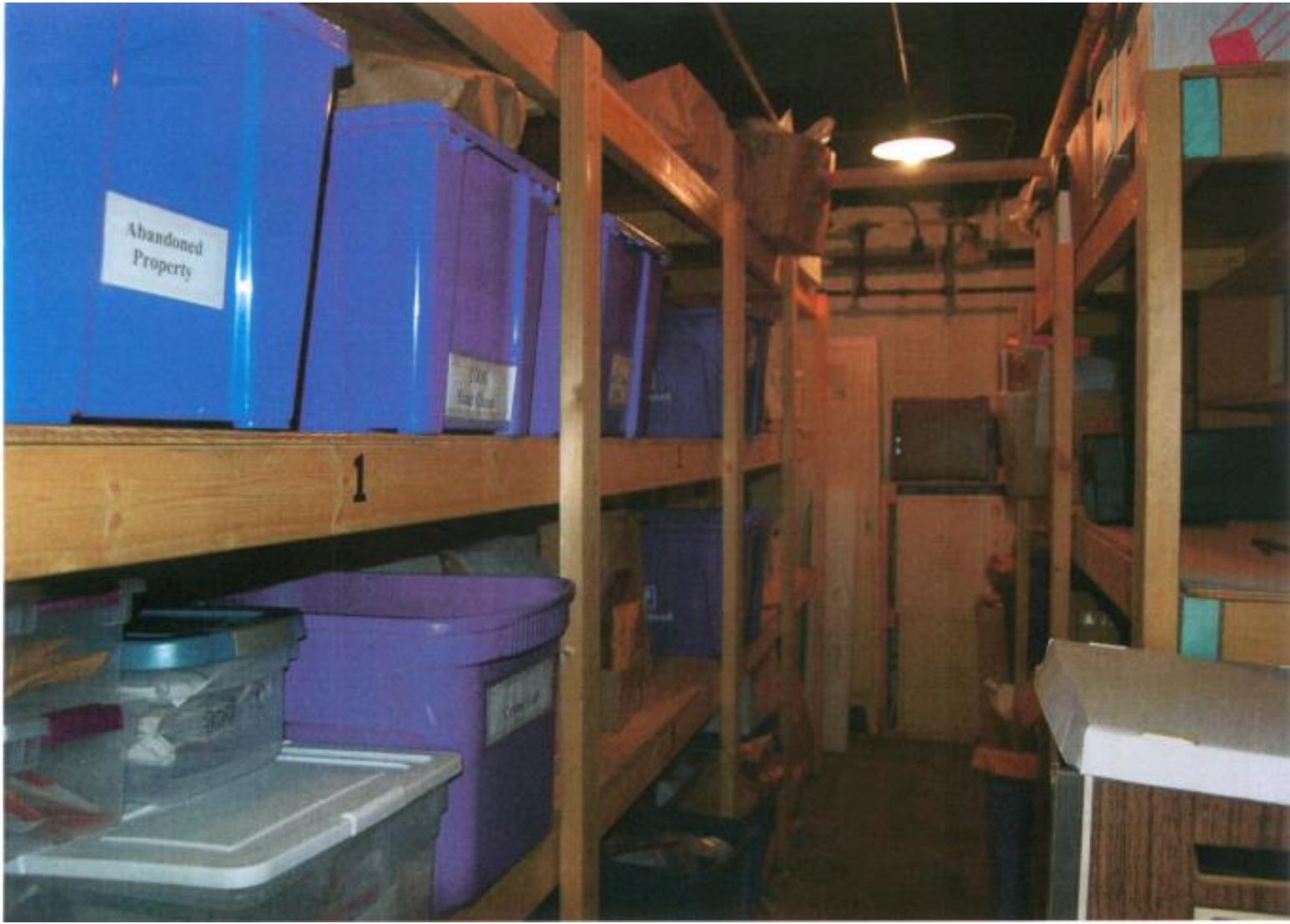
Inadequate holding/booking facility



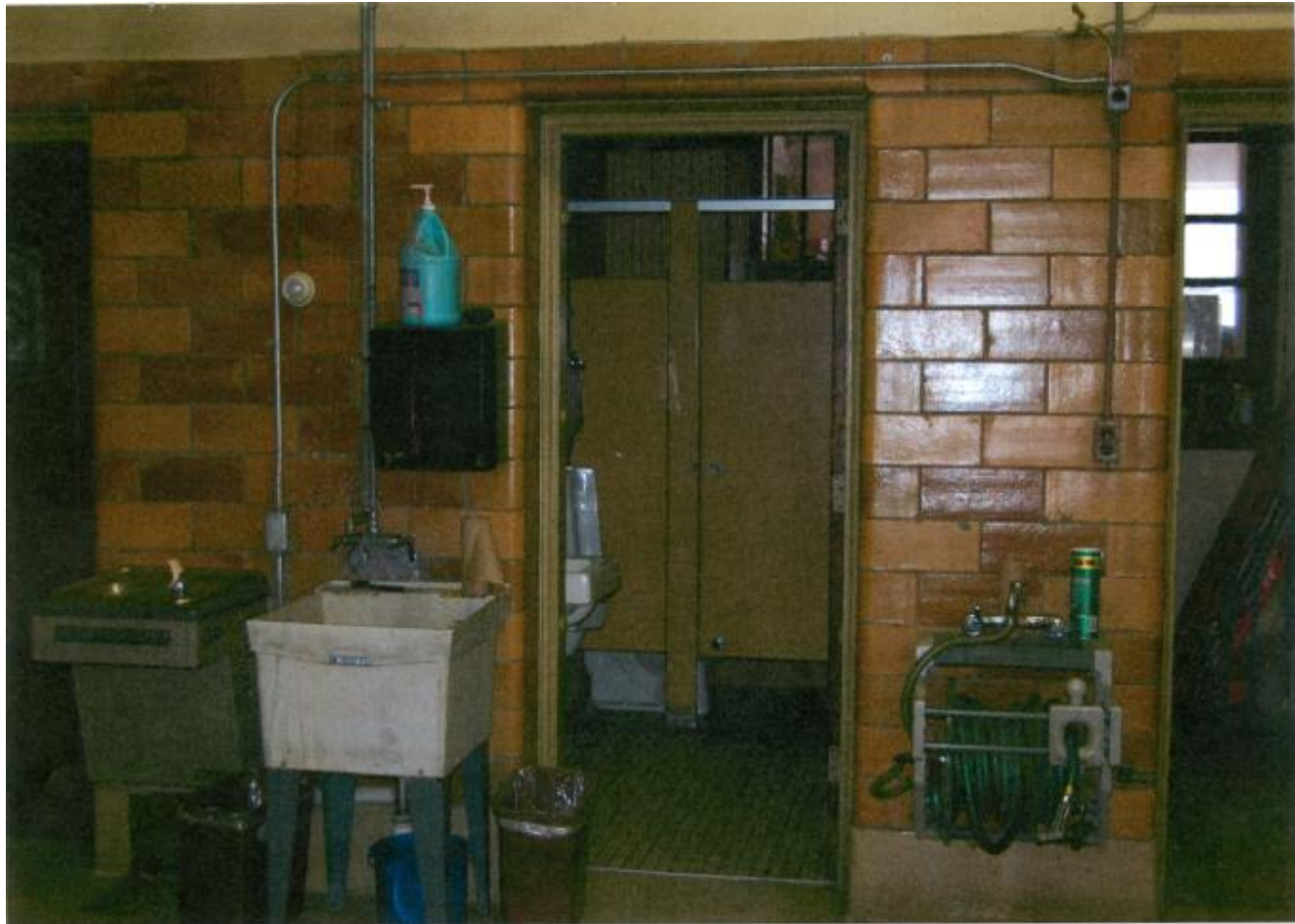
Inadequate Evidence Processing



Inadequate/Tiny evidence storage



Inadequate restroom





Building Issues

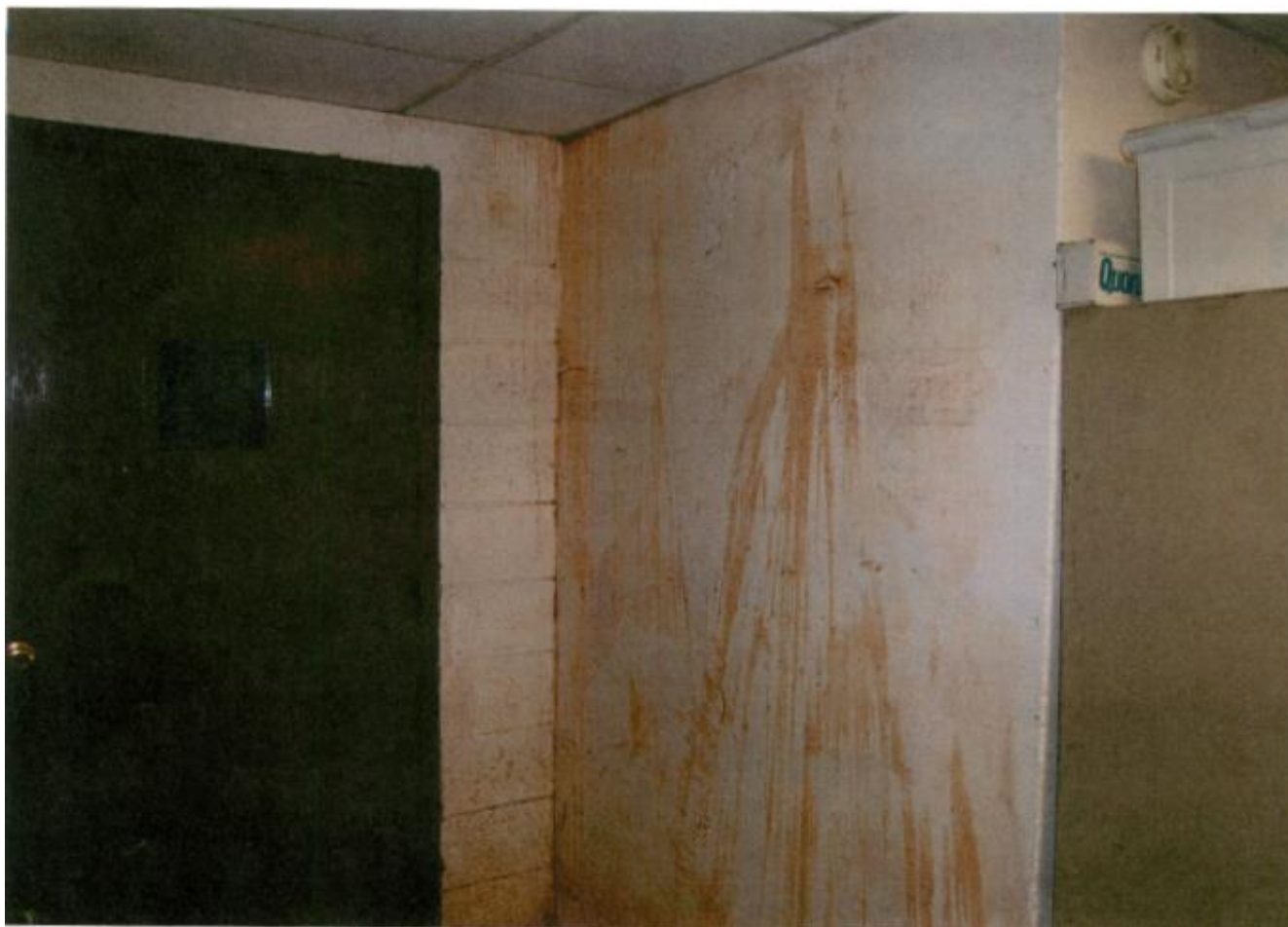


- HVAC problems that consistently result in serious overheating and extreme cooling at odd times that no HVAC company has been able to figure out resulting in very high gas and electric bills
- Serious moisture problem resulting in rust throughout the basement and other areas
- Black soot in and around the vents

Current HVAC



Moisture and Rust in the basement



Moisture in restrooms



Water leaking into the building



Black soot in and around vents



Moisture/water in lobby



Water leaking





Feasibility studies since 2006



- In 2006, the Village Board began the exhaustive process of a feasibility study to determine the needs of the police department and what were the best options
- April 2006, Zimmerman Design Group was awarded the contract to conduct the study



Zimmerman Recommendations



- Zimmerman identified a majority of the issues discussed regarding the shortcomings of the existing facility
- Police Department would need approx. 25,000sq feet
- It would cost about 5 to 6 million to complete the project and that amount was added into the long range financial plan



Study cont.



- During the course of 2008, the Village researched several sites where the police department could undergo construction
- In addition to new construction, numerous other buildings throughout the village were looked at as possible locations.
- Every possibility was explored
- AB Data was among those selected as an option



AB Data studied in 2008



- In 2008, the AB Data property was put on the market and CB Richard Ellis worked with construction company KVG to design a cost analysis of remodeling the building. The asking price at the time was \$3.5 million and the remodel was estimated at \$1.6 million
- This was presented to the Village Board in 2008, no official action was taken



Studies Continue



- In 2009, the Village Board approved another study to be completed by MSI Construction for a design of a “wrap around building” to the existing building
- MSI construction estimated the cost would be approximately \$4 million to complete the project



Studies Continue



- In May of 2010, the Village Board convened a special meeting pertaining to the study completed by MSI Construction
- In August of 2010, Elhers presented an updated long range financial plan which included \$4 million dollars for a new police facility
- In December 2010, the Village Board discussed the AB Data building as a possible location



Studies Continue



- In 2012, the Public Safety Committee looked at purchasing the Northwoods building
- In April 2014, the Village Board once again authorized funding for architectural renderings of the “wrap around” concept to the existing building
- This concept was presented to the Village Board



Village Presentation 2014/2015



- At the presentation there were several power points, excel spreadsheets, and drawings of past concepts and projects completed by private companies on behalf of the Village over the last decade
- John Mann and Zimmerman looked at the proposals to estimate cost
- The cost was estimated at \$3.8 million
- Only increased the usable space for the police department by 10%
- The Village Board did not feel this was the best option because it did not solve the space needs of the police department



Why the AB Data building is the right choice?





Why the AB Data building is the right choice?



- The Village Board, members of the police department, and numerous consultants have studied and discussed this project
- All of these studies, discussions, and countless hours of exploring this project have brought us to recommending the AB Data building as the right choice



Why AB Data?



- Remodeled to fit the needs of the department and to address all of the deficiencies of the current building
- Safety, the primary concern of all staff and citizens
 - Single use building
 - Controlled access
 - Proper interview rooms for victims
 - Safe booking room and interview rooms



Why AB Data?



- Space: approximately 28,000 sq. feet.
 - Adequate space to address the needs of the department
 - Office space for staff, locker rooms and showers, evidence handling and storage, booking room, interview rooms, lobby space, restrooms, etc.
 - This would allow for approx. 6,000 sq. feet of community space/community room
 - Indoor storage for police vehicles and evidence storage



Why AB Data?



- Training room: this would allow for in-house training and the space to bring outside trainers to Shorewood. Community room.
- Future Growth: The AB Data building would allow for consolidation of village departments, health department, other police departments, etc.



What will it cost?



- Purchase price for the option to purchase the AB Data building is: \$2.49 million
- The cost to remodel the building:
 - Phase I: \$1 million
 - Phase II: \$866,000
- Total cost to purchase and remodel the building:
 - \$4.356 million



What will it cost?



- The total cost for Phase I of the police facility would therefore be \$3.49 million. The following is an evaluation of the financial impact based on a 20 year bond.
- Total principal and interest payment would be approximately \$5,000,000 over 20 years, or about \$250,000 per year.
- This has an average tax impact of approximately \$45.00 per \$300,000 household beginning in 2019.
- The impact in 2017 and 2018 would be about \$25.00 per household as these would be interest only years as currently scheduled by Ehlers.



Impact on Debt Capacity



- The estimated cost for Phase II of the police facility at some time in the future is \$866,000 at current costs. The following is an evaluation of the financial impact based on a 20 year bond assuming no significant changes in bond interest costs.
- Total principal and interest payment would be approximately 1/4th that of Phase I, or \$1,200,000 over 20 years, or about \$60,000 per year.
- This has an average tax impact of approximately \$11.00 per \$300,000 household after phase II has been completed.



What will happen with the current building?



- The North Shore Fire Department (NSFD) is currently occupying a majority of the building and will remain in the building at this time.
- The Village of Shorewood is in discussions with the NSFD to identify what options they will consider in the future with the current building.
- There has been discussion regarding other village entities moving into and occupying the space vacated by the police department.



Summary



- Clear identified need for a new police department building
- This project has been studied for the past decade
- All possibilities were identified and discussed
- AB Data recommendation is based on the numerous studies completed by the village
- This solution addresses all the shortcomings of the existing building and meets the needs of a modern police department



Questions?

