



THE CITY OF

Fitchburg

**POLICE
SERVICES
FACILITY:
Public Information
Meeting
11/27/23**

TONIGHT

- Meet the project team and ad-hoc committee
- Review the history of the project
- Review current state of design
- Learn next steps
- Answer questions

KEY POINTS

- This is a city-wide project to accommodate current needs and future growth of the police department and city
- The building is a purpose-built facility with features specific to the unique needs of policing
- This project has been through several cycles of council oversight through the CIP budget process



CITY BUILDING PROJECTS



THE CITY OF

Fitchburg

HISTORICAL PROCESS FOR MAJOR BUILDING PROJECTS



Project is approved in Capital Improvement Plan (CIP) and is included in the budget



Oversight Committee is formed by the Mayor



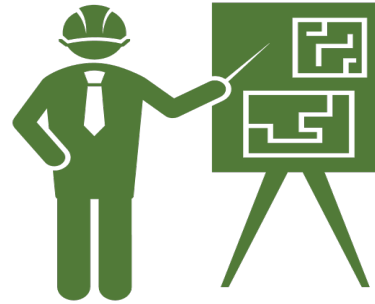
Architect is retained by City



Construction Manager retained by the City

ROLES AND RESPONSIBILITIES

ARCHITECT



Prepares final program and space needs, schematic design, design development, construction drawings and construction administration

CONSTRUCTION MANAGER



Provides constructability input during design, prepares estimates during the different stages of design development and oversees construction of the facility

AD-HOC COMMITTEE

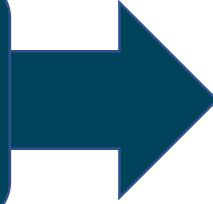


Provides input on the program and design of the facility



Manages the design, bidding and construction process working with the Department(s) user of the facility

Schematic design is presented to the public



Design is presented to Plan Commission and to council for approval

Architect prepares schematic design based off of program

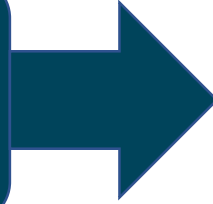
Program is reviewed by the Ad-Hoc Committee

Architect works with City staff and prepares final space needs and programming based off of previous studies

Architect and Construction Manager is retained through a qualification-based system

PROCESS STEPS

**After award of bid,
construction begins**



**User moves in upon
completion of the project**

**Bidding of the project upon
completion of the
construction documents**

**Construction documents are
prepared based on design
development**

**Updated plans are presented
to the public with more detail**

**Development design is
started after schematic
design is approved by council**

PROCESS STEPS



PROJECT HISTORY

THE ROAD HERE

- **2000: Police Department moved into the current space**
- **2014: Space Needs Analysis Completed**
- **2017: New facility included in CIP Budget**

(First mentioned in 2016)





**SPACE NEEDS ANALYSIS AND
PROJECT BUILDING PROGRAM**

CITY OF FITCHBURG
CIVIC CENTER CAMPUS
February 19, 2015

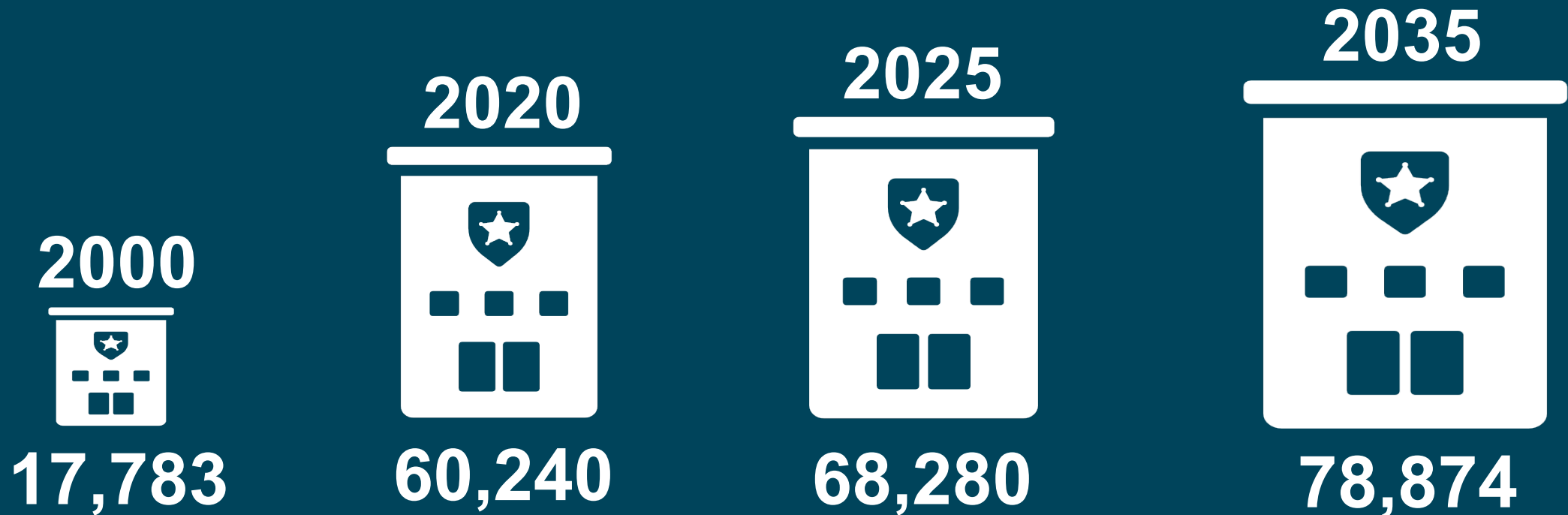


architecture · interior design · planning

SPACE NEEDS STUDY

- **Analytical study of future staffing and space needs for departments at City Hall**
- **5, 10, 20-year horizons**
- **Examined City Hall addition vs stand alone**
- **Completed in 2014, published in February 2015**

IDENTIFIED FUTURE SQUARE FOOTAGE NEEDS



Immediate Space Needs: 2014

- Evidence storage, secure evidence storage, evidence lab, evidence processing
- Ventilation system in the Evidence Storage and Secure Evidence Storage
- Armory
- Office space
- Conference rooms
- Indoor parking facilities especially during inclement weather

CIP TIMELINE

2017-2021

On April 21, 2014, the City Hall Expansion Oversight Committee accepted the Space Needs Report.

Amendment: Delayed to 2022 or later. Keep some interim funding paid by property tax levy.

2017: Planning & Design - \$25,000

2018: Maint. of Existing Facility - \$100,000

2018-2027

Title changed from Police Facility/City Hall Remodel to Public Safety Facility. The details of the project will be determined in the next few years.

Reinstated the dollar amounts from the Mayor's proposed 2017-2021 CIP but delayed to construction in 2022/2023.

2018: Maint. of Existing Facility - \$100,000

2020: Planning & Design - \$500,000

2021: Planning & Design - \$800,000

2022: Planning & Design - \$500,000

2022: Construction - \$11,217,500

2023: Planning & Design - \$500,000

2023: Construction - \$11,217,500

2019-2028

The Public Safety Facility is being moved up one year to facilitate occupancy in 2022 (site determination 2019, design 2020, construction 2021/2022). The Police Department has existing space needs in the evidence storage room, evidence lab, armory, squad room, and meeting spaces that all currently need to be addressed. An increase in PD staffing is anticipated in the next five years and is likely to be significant due to the growth in Fitchburg and the absorption of the Town of Madison. Additionally, funds have been budgeted in this account to address short-term needs in 2017 and 2018. Moving the project up may reduce these expenditures to address short-term needs due to the occupying a larger facility earlier.

Amendment: Add \$300,000 for land acquisition in 2020 as a result of change from standalone facility to addition of new facility. Change project title from Public Safety Facility to Police Station Addition. Split project into two phases: Phase 1 \$6.4 million in 2024 and Phase 2 \$10 million in 2030.

2020 – Planning & Design - \$1,300,000

2020 – Land Acquisition - \$300,000

2024 – Construction - \$6,400,000

2030 – Construction - \$10,000,000

2020-2029

Amendment: Delay planning, update costs for a single project, split construction costs over two years, and remove land acquisition. 75,000 sq. ft. facility for \$35,000,000.

2022 – Planning & Design - \$2,700,000

2023 – Construction - \$16,150,000

2024 – Construction - \$16,150,000

2021-2030

Amendment: Reduced facility size and returned to expansion of City Hall. Planning/design reduced from \$2,700,000 to \$1,875,000 and construction reduced from \$32,300,000 to \$23,125,000. Building size reduced from 75,000 sq. ft. to 50,000 sq. ft. for a total cost reduction from \$35 million to \$25 million.

**2022 – Planning & Design - \$1,875,000
2023 – Construction - \$11,562,500
2024 – Construction - \$11,562,500**

2022-2031

Amounts and timing remain the same but project returned to stand-alone facility and not an addition.

**2022 – Planning & Design - \$1,875,000
2023 – Construction - \$11,562,500
2024 – Construction - \$11,562,500**

2023-2032

No change

**2023 – Construction - \$11,562,500
2024 – Construction - \$11,562,500**

2024-2033

Increased cost from \$25 million to \$35 million with a facility size of 60,000 – 75,000 sq. ft. The new facility should focus on police service delivery in the City of Fitchburg. The final cost may increase based on final design (with input from the ad hoc committee) and actual construction bids.

Added replacement fund for future building system replacements starting in 2027.

2024 – Construction - \$21,562,500

KEY POINTS

- **Modifications of type, size funding and timing over 8 CIP cycles**
- **Our current process is a result of approval and direction from the Council**



RECENT PROCESS

2023 EVENTS

- **April 2023:** City Council approved FGM Architects as the firm for architectural and engineering services
- **June 2023:** FGM Architects met with department representatives from various workgroups
- **July 2023:** City Council approved Pepper Construction as the construction management firm for project management
- **July 2023:** First meeting of the Police Facility Ad Hoc Committee
- **August 2023:** Presentation to Committee of the Whole
- **October 2023:** Second meeting of the Police Facility Ad Hoc Committee

Alder Jim Wheeler

Chair

Rosa Aguilu

Resident

Andy Potts

Resident

David Rousseau

Promega Corp

Chief Alfonso Morales

Police Department

Officer Juan Hinojos

Police Department

Paul Woodard

Public Works



AD-HOC COMMITTEE

COMMUNITY ENGAGEMENT

Monthly
Community
Meetings

Website &
Social Media

FACTv

Public
Presentation
Meetings

Ad Hoc
Meetings

Council
Meetings

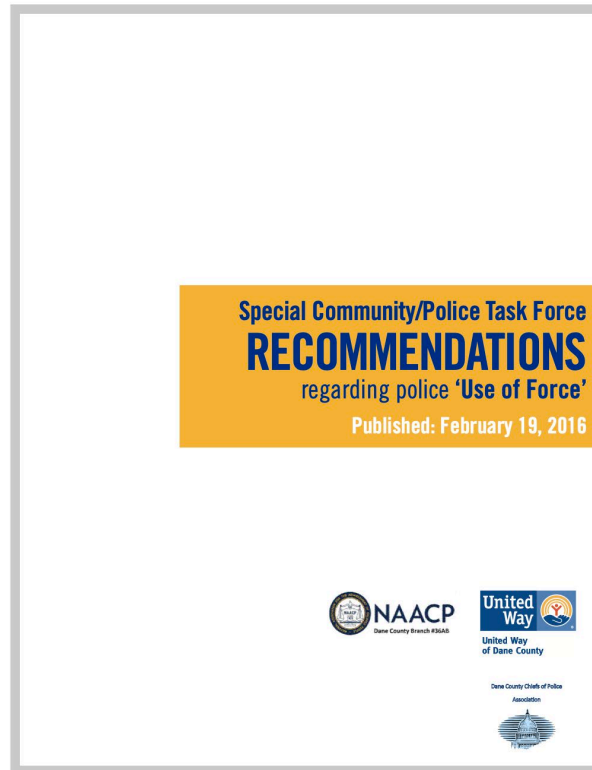
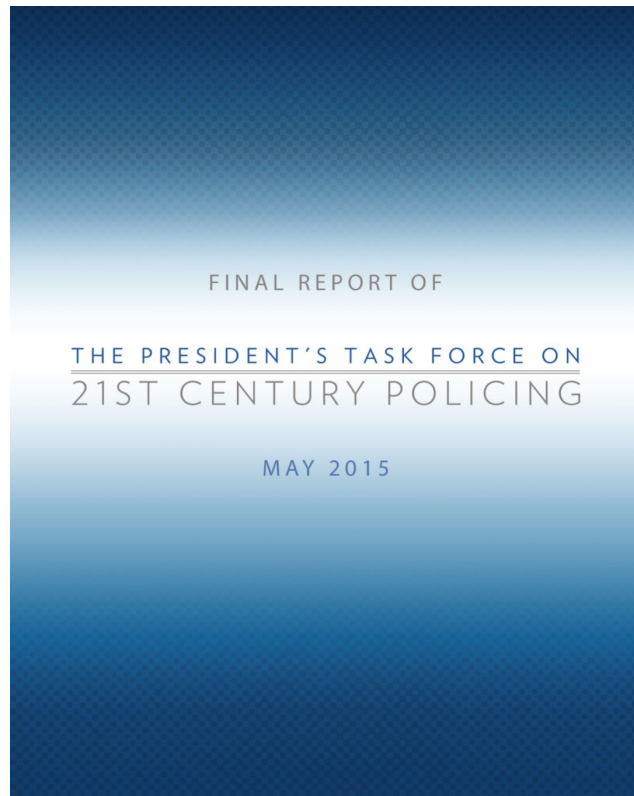
PROJECT TIMELINE MILESTONES

- **August 2023:** Schematic Design
- **November 2023:** Schematic Design Public Meeting
- **December 2023:** Common Council Schematic Design Approval
- **December 2023:** Design Development
- **February 2024:** Design Development Public Meeting
- **February 2024:** Common Council Design Approval
- **February 2024:** Construction Documents
- **July 2024:** Bidding
- **September 2024:** Common Council Bid Approval
- **September 2024:** Construction Administration
- **May 2026:** Move in



PROGRAMMING

ROOTED IN MODERN STANDARDS AND RECOMMENDATIONS



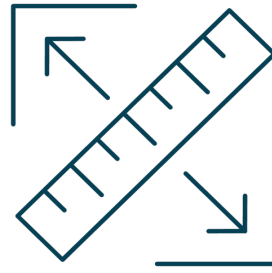
- Accreditation
- Enhanced accessibility
- Community Engagement
- Officer Training
- Officer Wellness
- Technology

PROGRAMMING CONSIDERATIONS

- Purpose-built
- Inter-connected components
- Future growth and flexibility



PREFERRED SCHEMATIC DESIGN



74,000 Square Feet



Multiple levels



**Sustainability
Features**



**Training
Components**

PREFERRED SCHEMATIC DESIGN



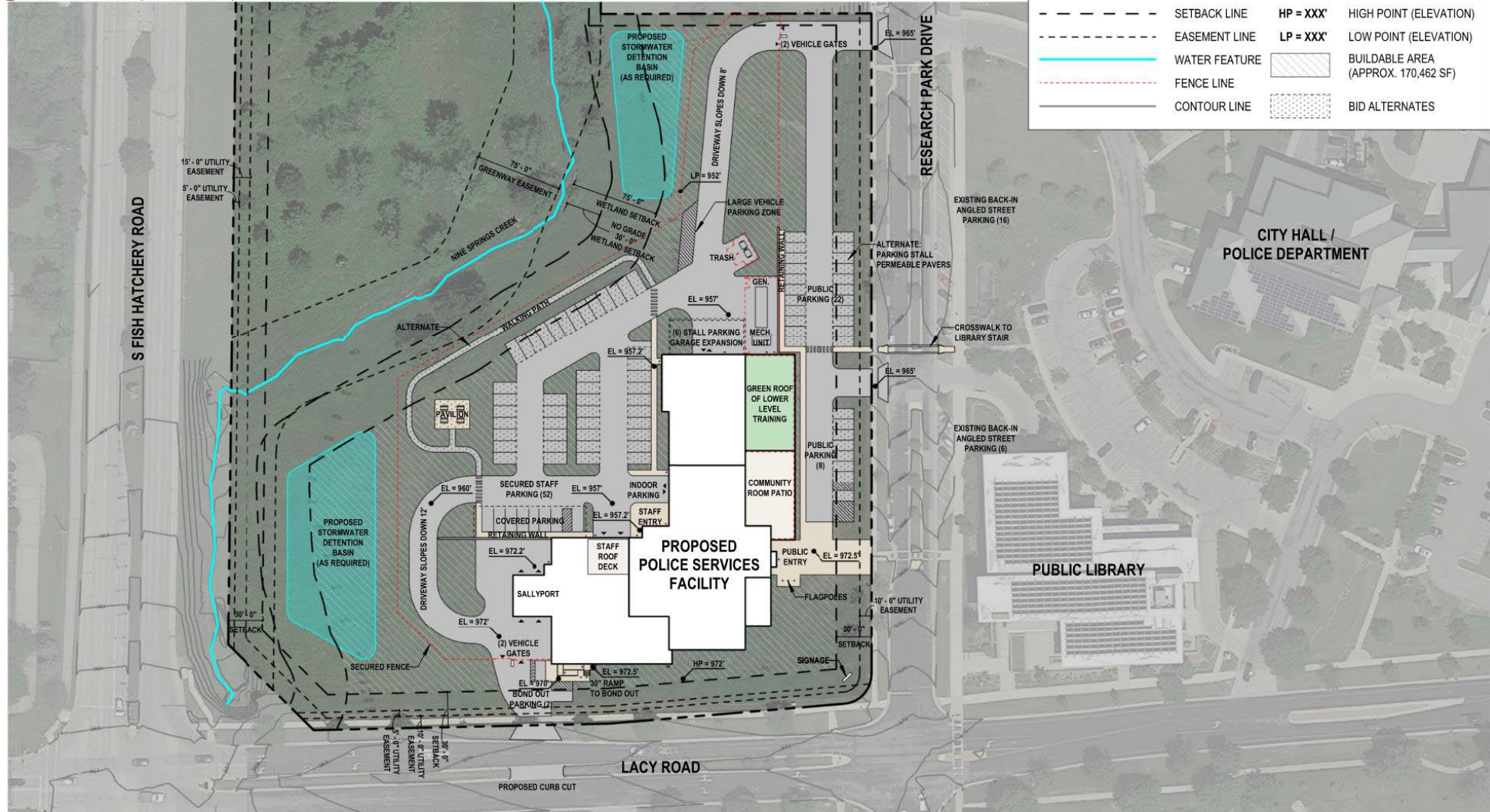
- **All components of a high functioning police facility**
- **Flexibility for anticipated growth**
- **What is needed NOW to attract, retain and best train personnel**



SCHEMATIC DESIGN

FITCHBURG POLICE SERVICES FACILITY

5520 LACY ROAD, FITCHBURG, WI 53711



SITE PLAN LEGEND		
	PROPERTY LINE	EL = XXX' ELEVATION
	SETBACK LINE	HP = XXX' HIGH POINT (ELEVATION)
	EASEMENT LINE	LP = XXX' LOW POINT (ELEVATION)
	WATER FEATURE	
	FENCE LINE	BUILDABLE AREA (APPROX. 170,462 SF)
	CONTOUR LINE	
		BID ALTERNATES

CONCEPT SITE PLAN



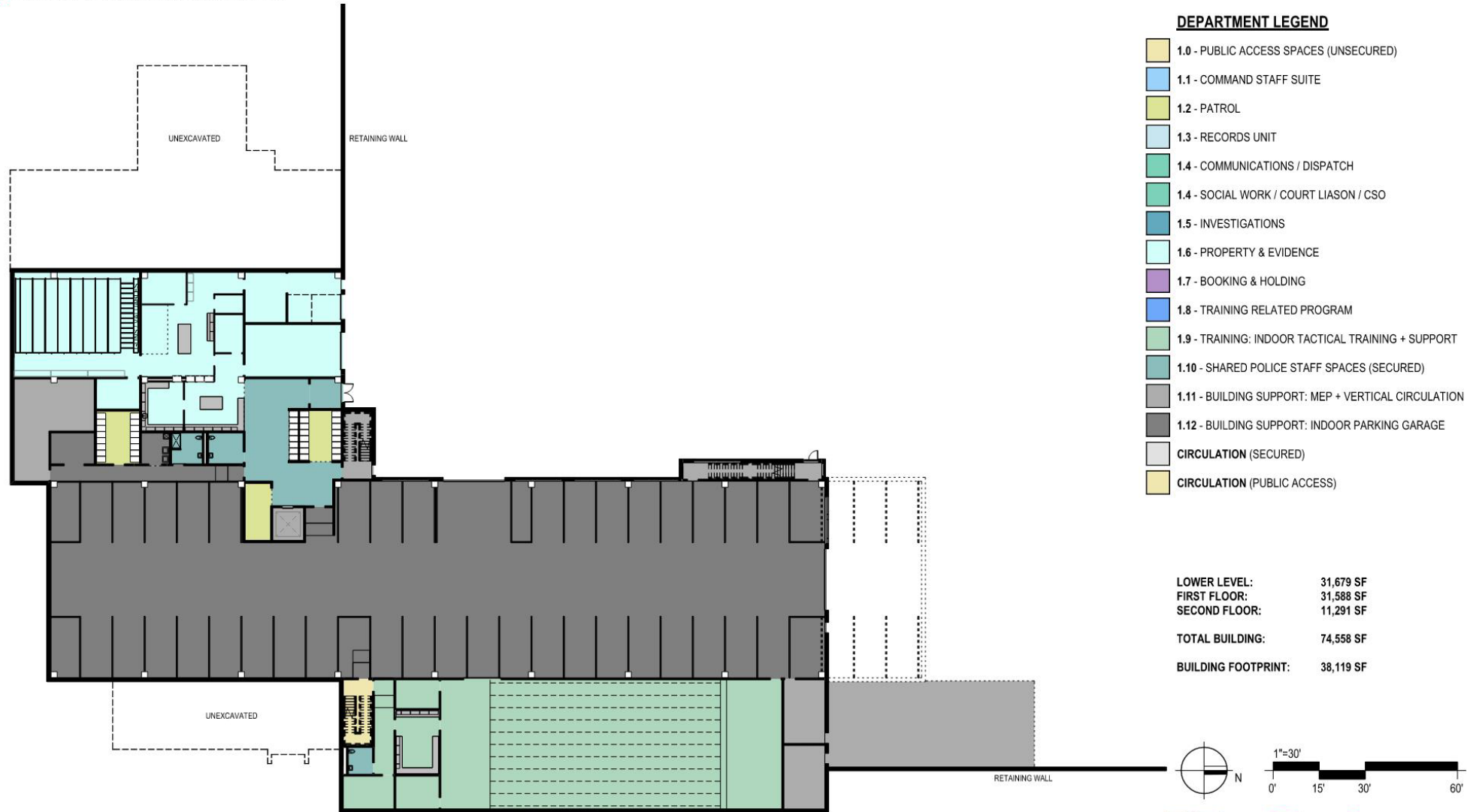
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FITCHBURG POLICE SERVICES FACILITY

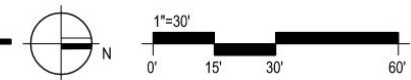
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DEPARTMENT LEGEND

- 1.0 - PUBLIC ACCESS SPACES (UNSECURED)
- 1.1 - COMMAND STAFF SUITE
- 1.2 - PATROL
- 1.3 - RECORDS UNIT
- 1.4 - COMMUNICATIONS / DISPATCH
- 1.4 - SOCIAL WORK / COURT LIASON / CSO
- 1.5 - INVESTIGATIONS
- 1.6 - PROPERTY & EVIDENCE
- 1.7 - BOOKING & HOLDING
- 1.8 - TRAINING RELATED PROGRAM
- 1.9 - TRAINING: INDOOR TACTICAL TRAINING + SUPPORT
- 1.10 - SHARED POLICE STAFF SPACES (SECURED)
- 1.11 - BUILDING SUPPORT: MEP + VERTICAL CIRCULATION
- 1.12 - BUILDING SUPPORT: INDOOR PARKING GARAGE
- CIRCULATION (SECURED)
- CIRCULATION (PUBLIC ACCESS)

LOWER LEVEL:	31,679 SF
FIRST FLOOR:	31,588 SF
SECOND FLOOR:	11,291 SF
TOTAL BUILDING:	74,558 SF
BUILDING FOOTPRINT:	38,119 SF



LOWER LEVEL PLAN



FITCHBURG POLICE SERVICES FACILITY

5520 LACY ROAD, FITCHBURG, WI 53711



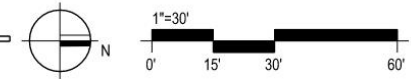
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FIRST FLOOR PLAN



FITCHBURG POLICE SERVICES FACILITY

5520 LACY ROAD, FITCHBURG, WI 53711



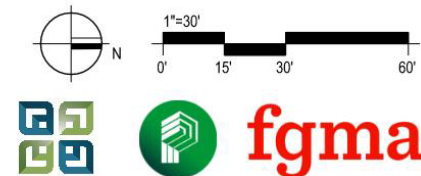
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SECOND FLOOR PLAN

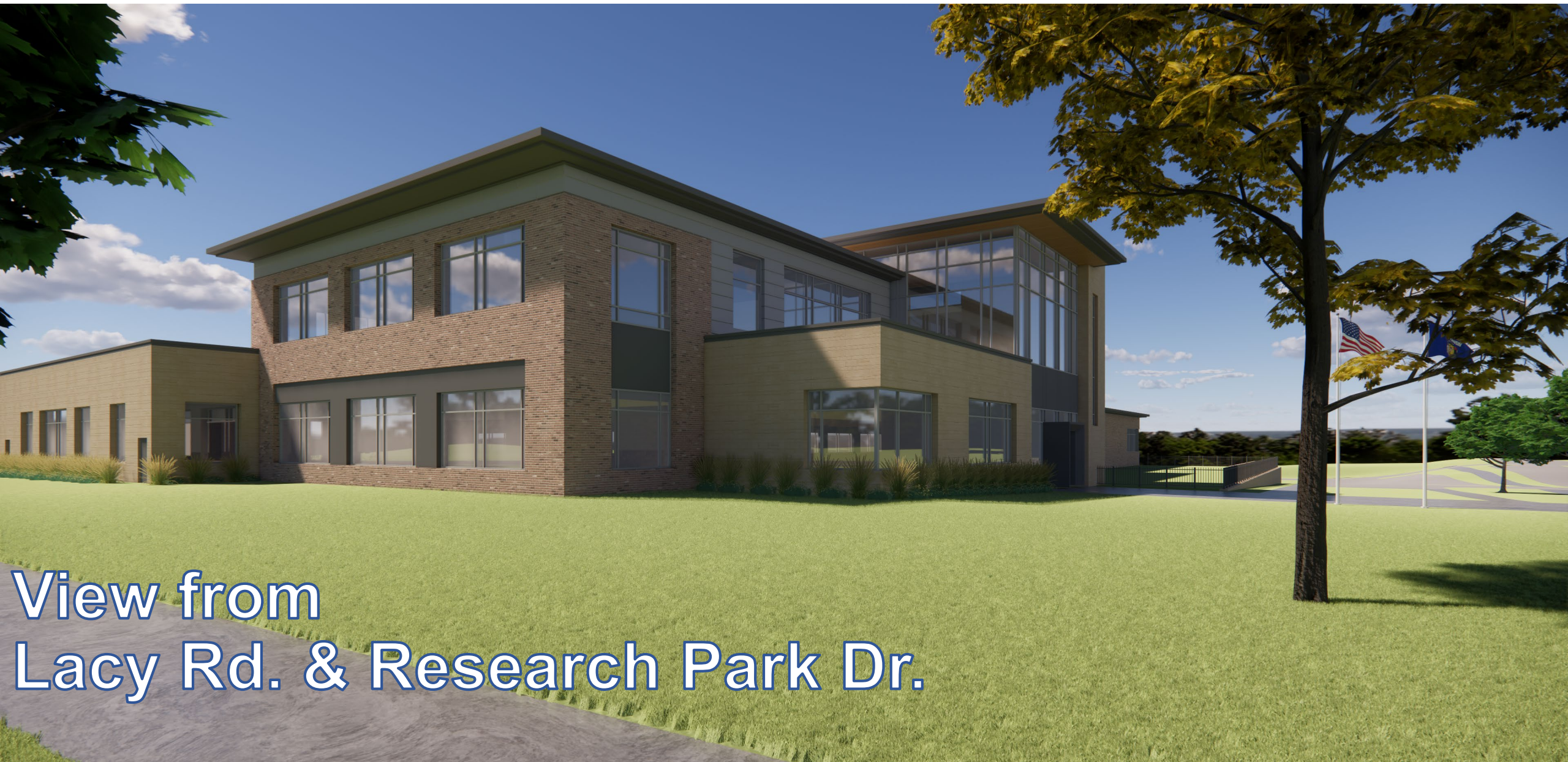
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Public Entry



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View from
Lacy Rd. & Research Park Dr.



**View from
Staff Parking Lot**



View from
Northwest

BUDGET

- **\$35 million approved in CIP budget**
 - **Total amount is from 2020**
 - **Inflation**
- **Initial budget estimate from construction manager = \$44 million**
- **Work is underway to refine the amount based on current schematic design**



SUMMARY

DO WE?

- Want to be prepared for the future of a growing city, city hall and police department?
- Want to ensure a safe environment that reduces risk for employees, visitors and those in our custody?
- Want to address environmental impacts of police vehicles and facilities?
- Want to create a space that fosters increased community engagement?
- Want to ensure our police personnel are highly competent in order to meet the high expectations of our community?
- Want to attract the most talented workforce while retaining our valued employees and ensuring they are well?

A NEW FACILITY WILL



**ALLOW FOR CITY
HALL GROWTH**



**ENHANCE CITY
SUSTAINABILITY
EFFORTS**



**CREATE PURPOSE
BUILT SPACE FOR
CURRENT NEEDS &
FUTURE GROWTH**



**PROVIDE WELCOMING
COMMUNITY SPACE**



**BUILD A SAFER
ENVIRONMENT THAT
MOVES CLOSER TO
ACCREDITATION**



**AID IN THE RECRUITING AND
RETENTION OF PERSONNEL BY
FOCUSING ON WELLNESS AND
TRAINING**

NEXT STEPS

- **December 12:** Council approval of schematic design
- Design Development

Share feedback and comments:

policefacilitycomments@fitchburgwi.gov



**QUESTIONS +
FEEDBACK**

