



THE CITY OF

Fitchburg

**POLICE
SERVICES
FACILITY:
Public Information
Meeting
1/6/24**

TODAY

**BACKGROUND
+
CURRENT
PROCESS**

QUESTIONS

**PROGRAMMING
+
WHAT DOES IT
LOOK LIKE
+
TRAINING**

QUESTIONS

**FINANCIAL
IMPACT
+
SUMMARY**

**QUESTIONS
+
FEEDBACK**

KEY POINTS

- Police Department = Exceeded Capacity
- City Hall = Exceeded Capacity
- City of Fitchburg = Fastest growing in state
- City project = benefits community
- 10 year discussion to meet 20+ year needs
- Fitchburg = safe but has challenges

RETURN ON YOUR INVESTMENT

- Enhanced and more efficient service
- A more capable and competent police force
- Meets current and future space needs of Police and City Hall to avoid future costs
- Increased retention = more experience and hiring savings
- Potential savings through reduction in risk/loss
- Revenue from training components
- Additional space for community
- Decreased vehicle idling = + for environment and vehicles

THE ROAD HERE

- **1999: City Hall Completed**
- **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

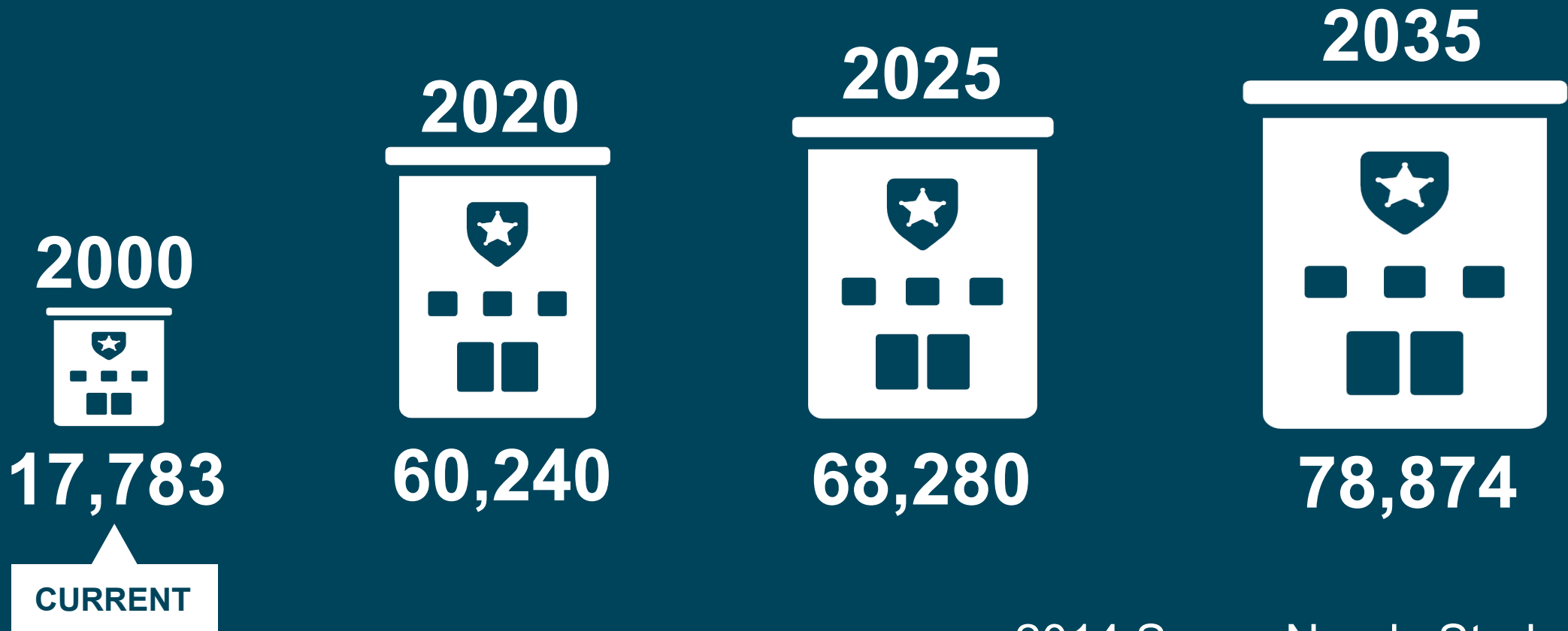


architecture · interior design · planning

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**



CURRENT PROCESS

TIMELINE

JANUARY '23

\$25 Million in City CIP Budget for Police Services Facility (was previously \$35 million).

First appeared in CIP budget in 2017.

APRIL '23

Common Council approved FGM Architects for architectural and engineering services after competitive bid process.

JUNE '23

FGM begins their process with city and department staff.

JULY '23

Common Council approved Pepper Construction for construction management after competitive bid process.

JULY '23

First meeting of the police facility oversight committee.

JULY '23

\$10 million for the project is added back to the project to bring the Council approved CIP amount to \$35 million.

DECEMBER '23

Project estimate for the schematic design is delivered by Pepper Construction.

JANUARY '24

Common Council approval of schematic design and potential budget amendment.

TIMELINE

FEBRUARY '24

Public meeting for design development.

FEBRUARY '24

Common Council approval of design development.

JULY '24

Bidding for construction opens.

SEPTEMBER '24

Common Council approval of bid.

SEPTEMBER '24

Construction process begins.

MAY '26

Move out of current space and move in to new space

OTHER COMMITTEES

- Board of Public Works
- Finance
- Resource Conservation
- Fitchburg Center

PUBLIC ENGAGEMENT



INFORMATION MEETINGS

THE CITY OF FITCHBURG INVITES YOU TO ATTEND A
PUBLIC INFORMATION MEETING
FOR THE NEW
POLICE SERVICES FACILITY
DESIGN PROCESS

Tuesday
January 2
6 - 8:00 p.m.
Catholic Multicultural Center
5256 Verona Road

Wednesday
January 3
6 - 8:00 p.m.
Park Bank Center*
1815 Greenway Cross
*Not the branch location

Thursday
January 4
7 - 9:00 p.m.
Fitchburg Fire Station #3 + Virtual
2950 S Syene Road

Saturday
January 6
1 - 3:00 p.m.
Blackhawk Church Fitchburg
5935 Astor Drive

Learn about this project and the process including, an overview of the space needs for the City, the project timeline, and the financial impact. Following a presentation, there will be time for questions and review of the design.

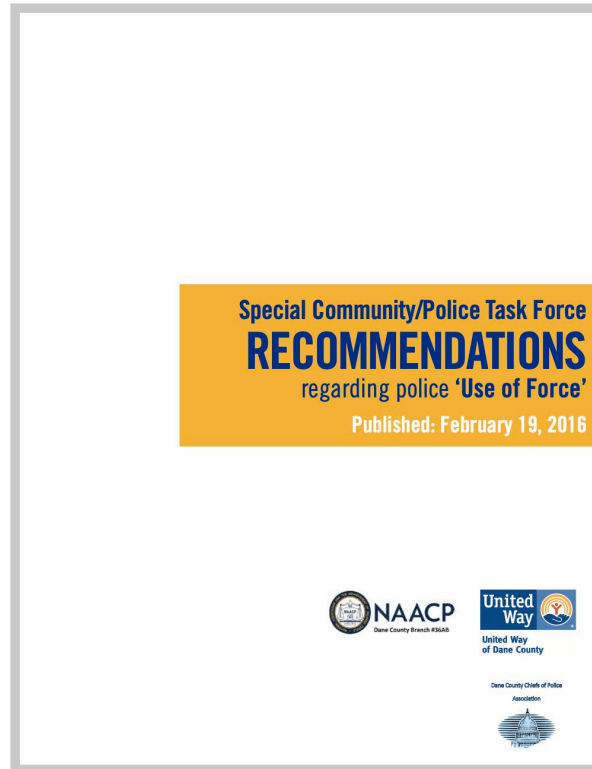
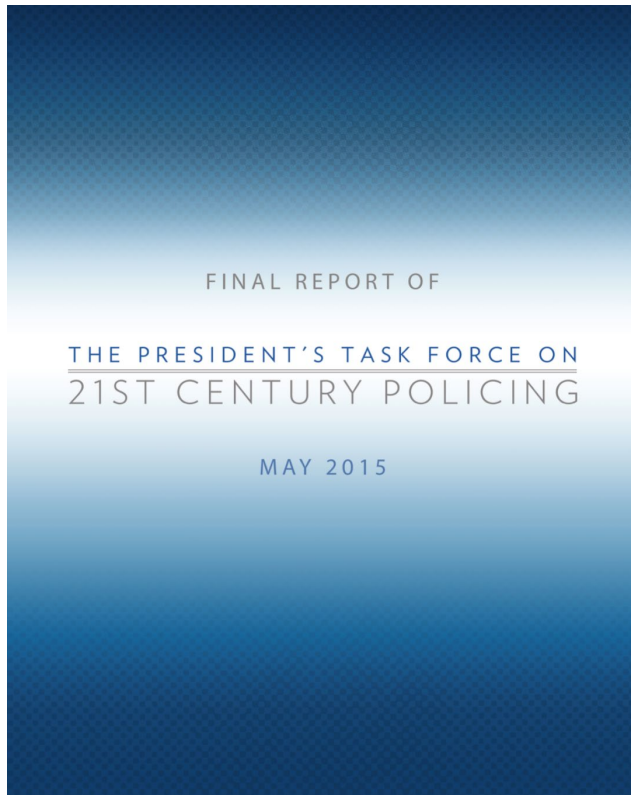
For more information: <https://bit.ly/fbpolicefacility>





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



PLANNING FOR THE FUTURE

2010

2023

2033

2043



25,848

Residents

34,019

41,519

Assuming +750 per year

49,019



44

Sworn Personnel

55

79

Based on target 1.9/1000

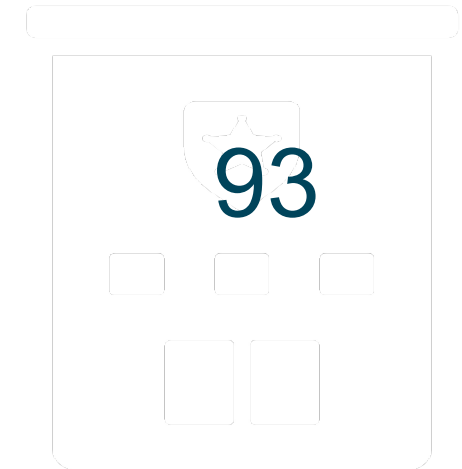
93



17,783

Gross Square Feet

17,783



THE IMPACT OF GROWTH

IN FITCHBURG

- More sworn personnel
- More professional staff
- More vehicles
- More equipment
- More calls for service
- More involved investigations
- More evidence
- Greater need for specialized services
- Increased need for training and community engagement

IN THE AREA

- More sworn personnel
- More calls for service
- More involved investigations that impact Fitchburg
- Decreased availability of training facilities

BUILDING A POLICE FACILITY

- Purpose-built space
- Planning for at least 20 years
- Not feasible to build half a holding cell, evidence room or dispatch center
- More cost-efficient to build for the future now

PREFERRED SCHEMATIC DESIGN



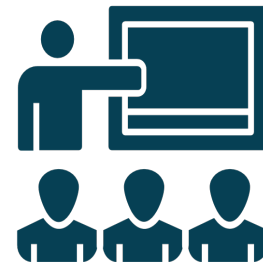
~~78,000~~ Square Feet
74,000



Multiple levels



Able to incorporate
Sustainability
Features



Training
Components

PREFERRED SCHEMATIC DESIGN



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

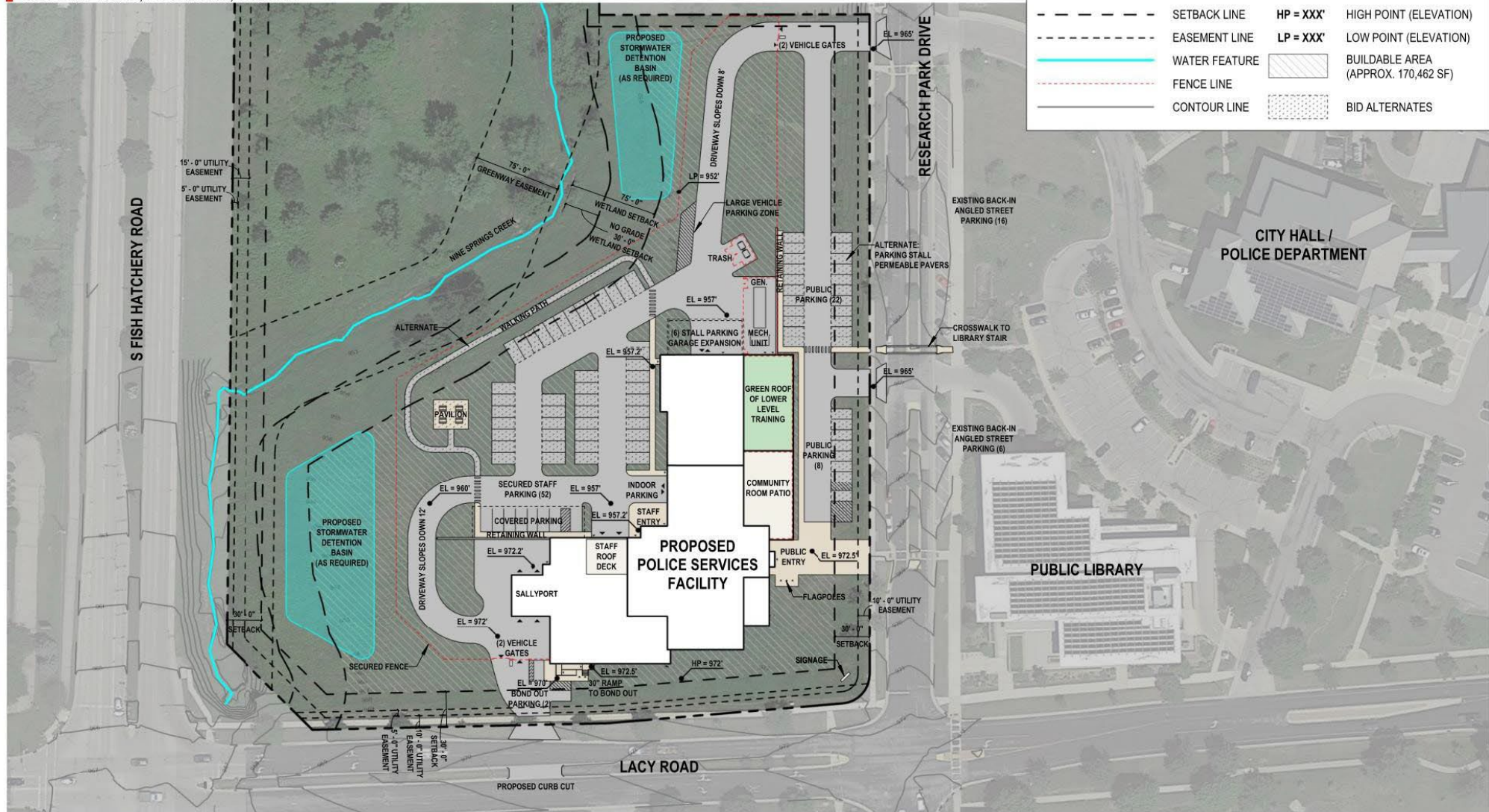


WHAT DOES IT
LOOK LIKE?

Site Considerations

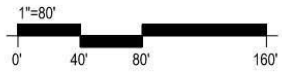
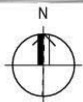
FITCHBURG POLICE SERVICES FACILITY

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 | | BUILDABLE AREA (APPROX. 170,462 SF) |
| | FENCE LINE | | BID ALTERNATES |
| | CONTOUR LINE | | |

CONCEPT SITE PLAN



CITY OF FITCHBURG
Job No. 23-3772.01

Published 11/17/23
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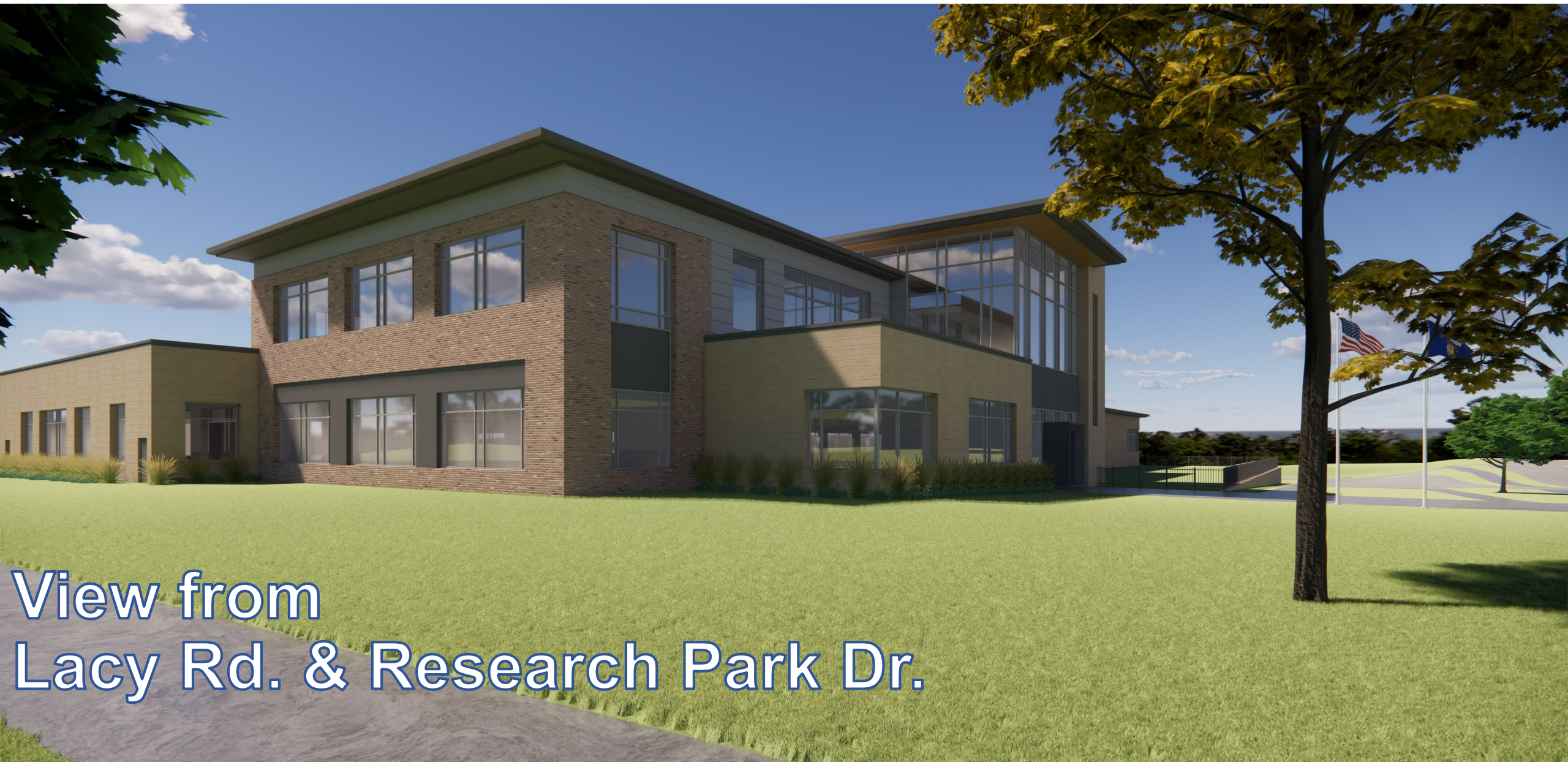
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Public Entry



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View from
Lacy Rd. & Research Park Dr.



**View from
Staff Parking Lot**



View from
Northwest

FITCHBURG POLICE SERVICES FACILITY

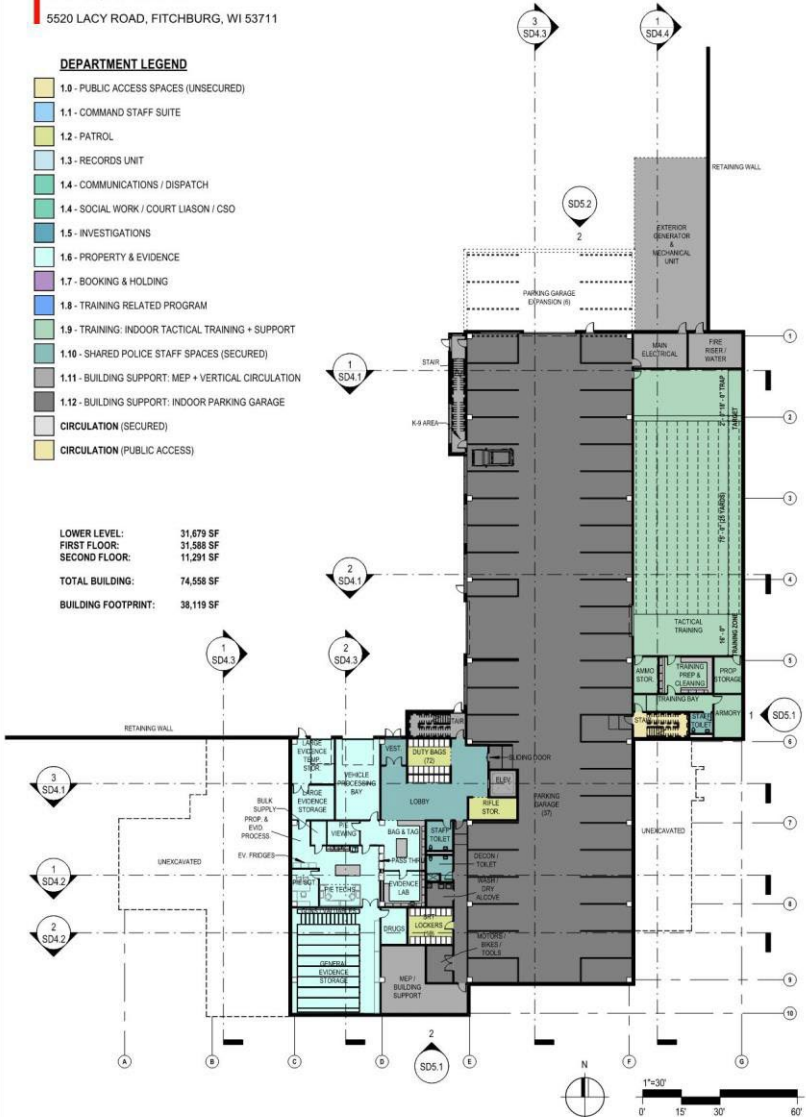
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DEPARTMENT LEGEND

- 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

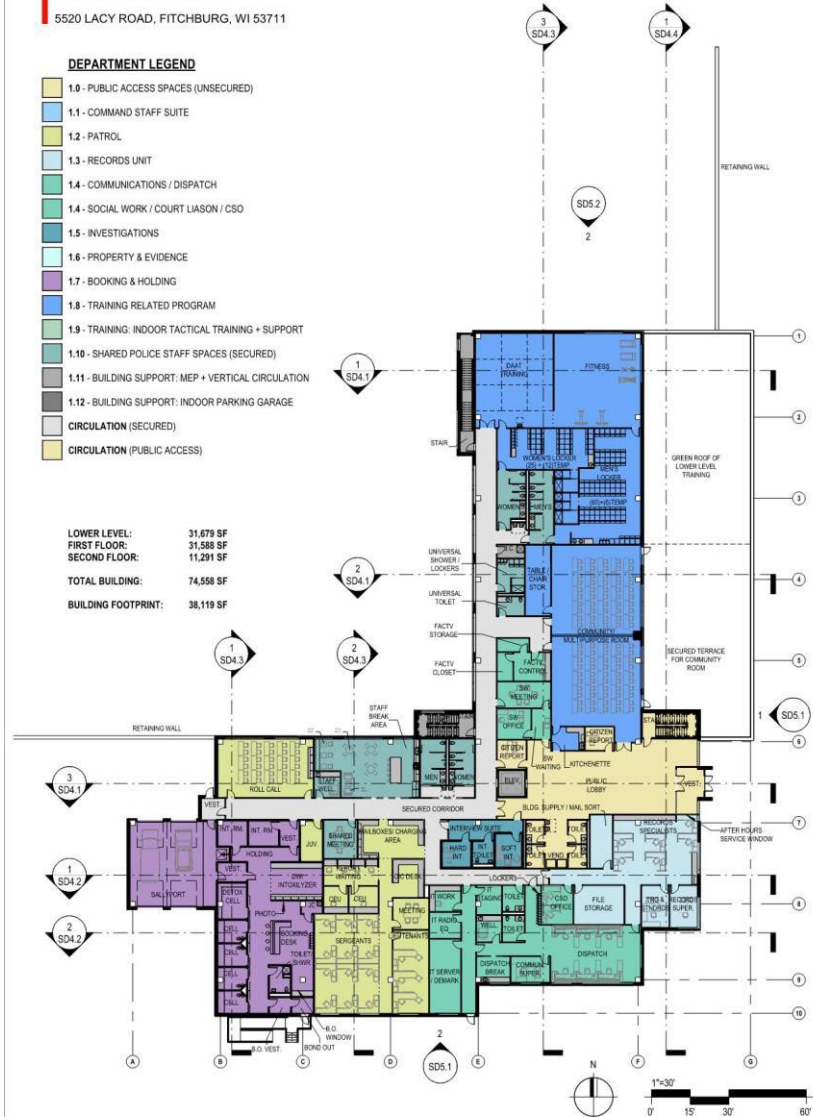
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FIRST FLOOR PLAN



FITCHBURG POLICE SERVICES FACILITY

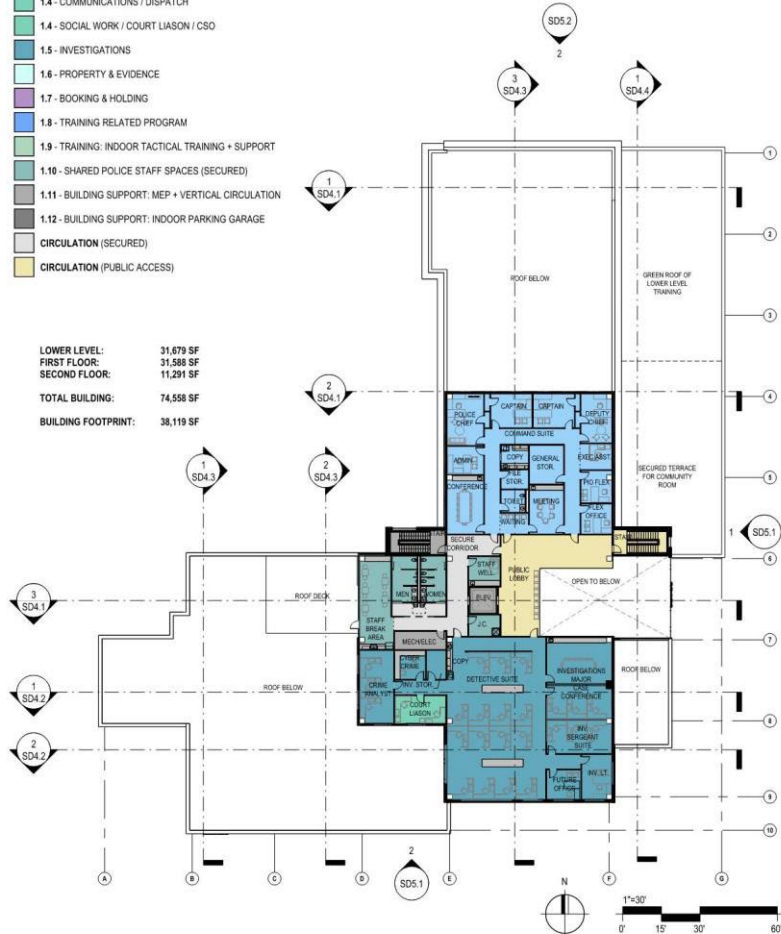
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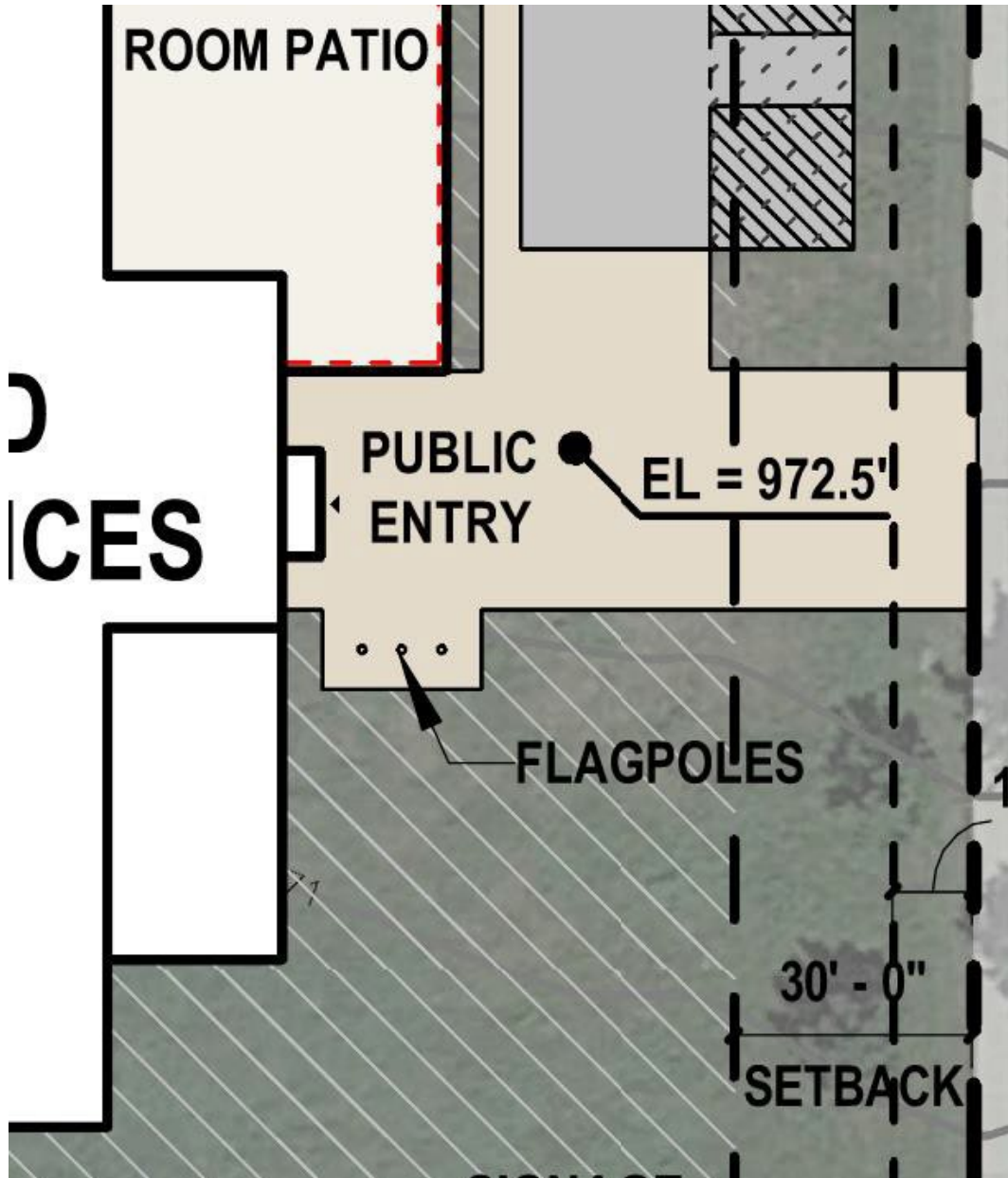
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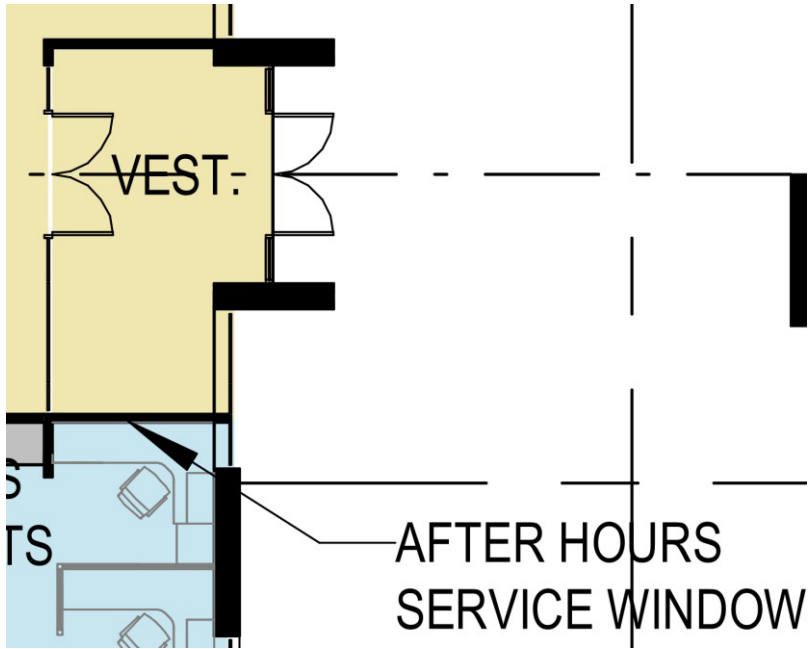
SECOND FLOOR PLAN



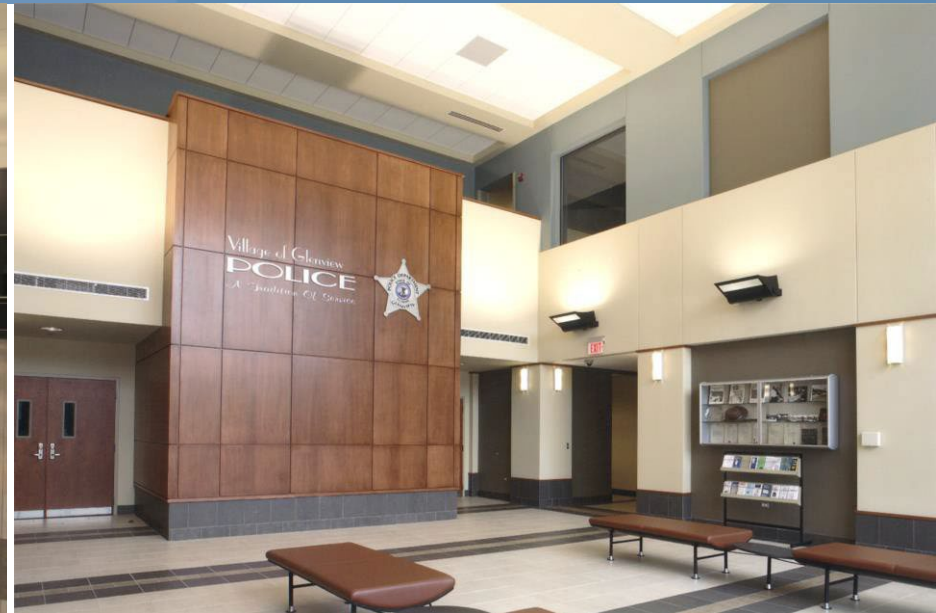
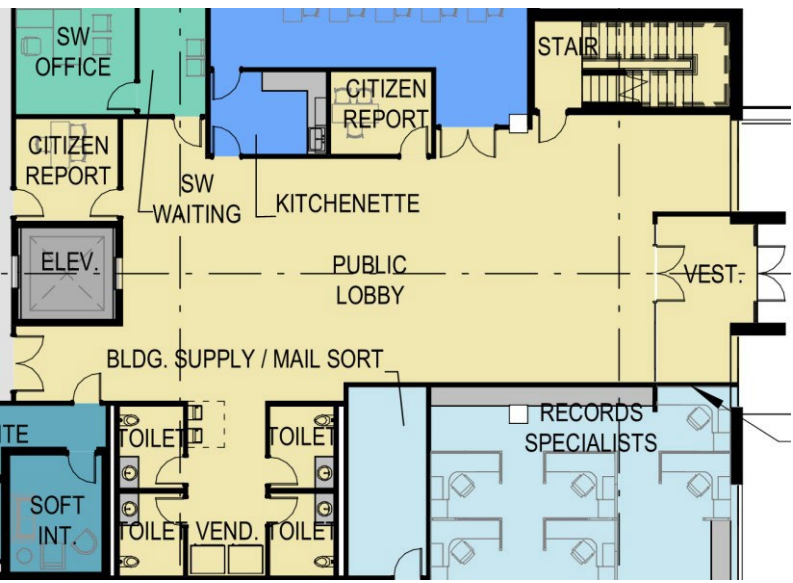
Public Entry Plaza



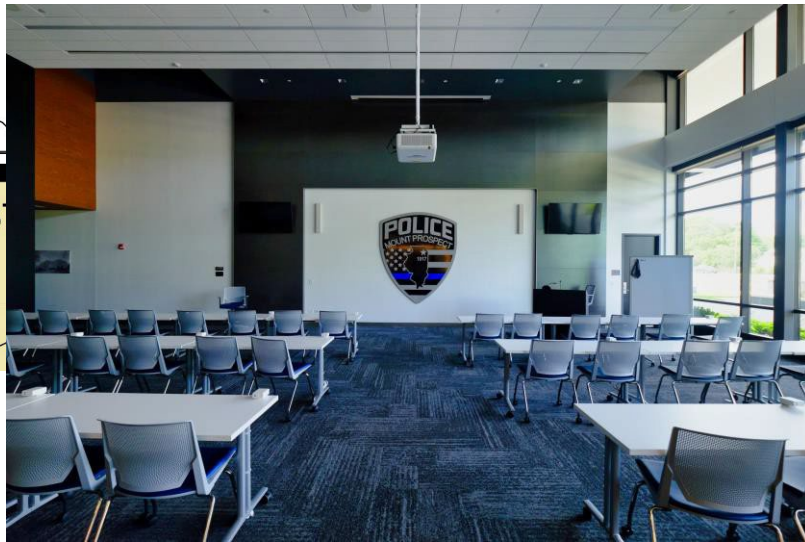
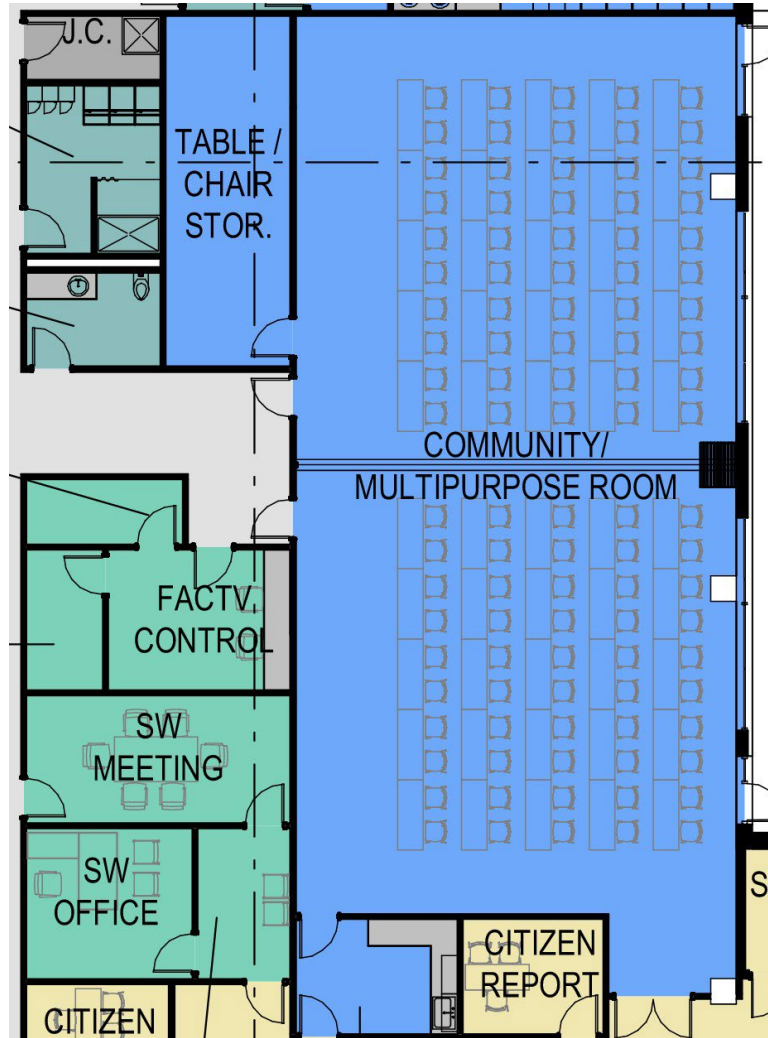
Vestibule



Lobby



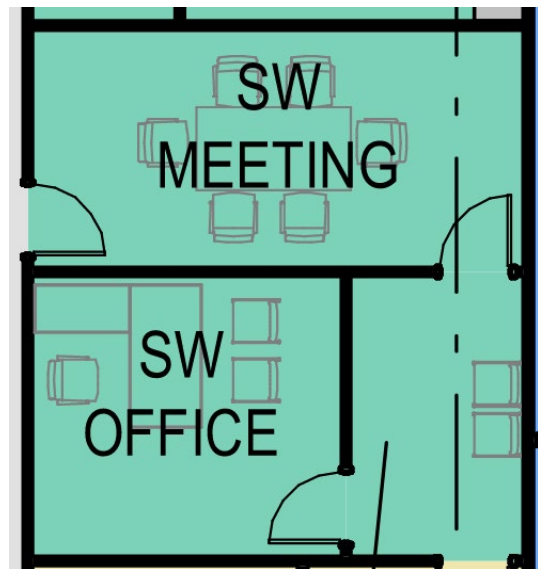
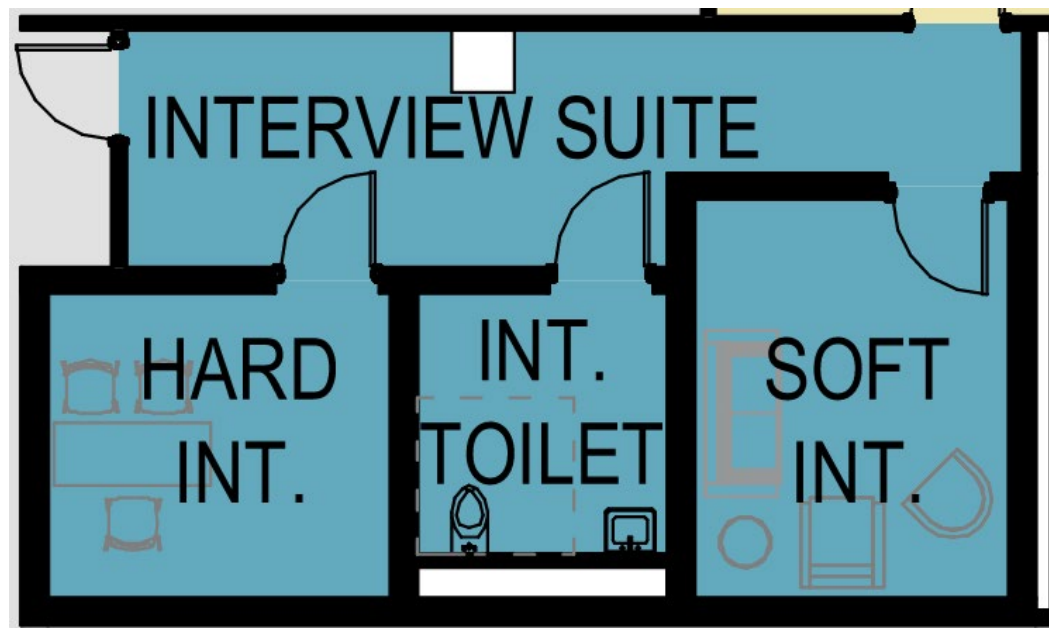
Community Room



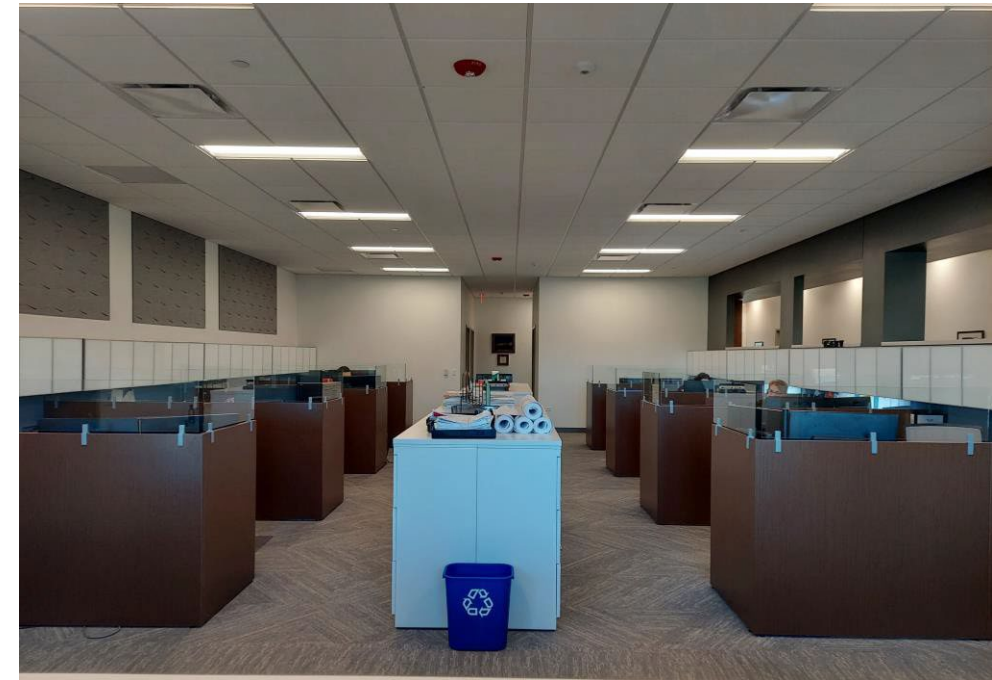
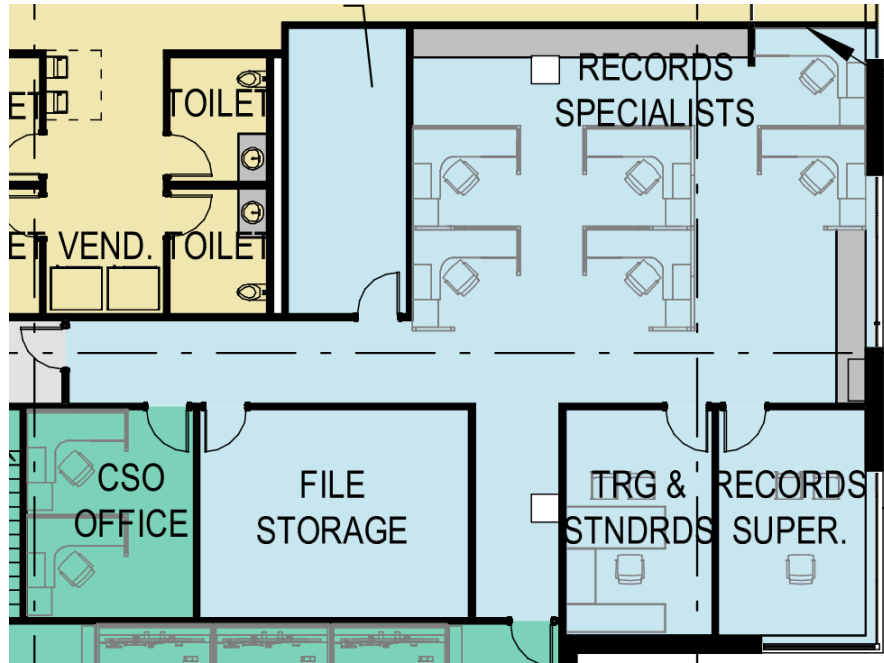
Green Roof & Patio



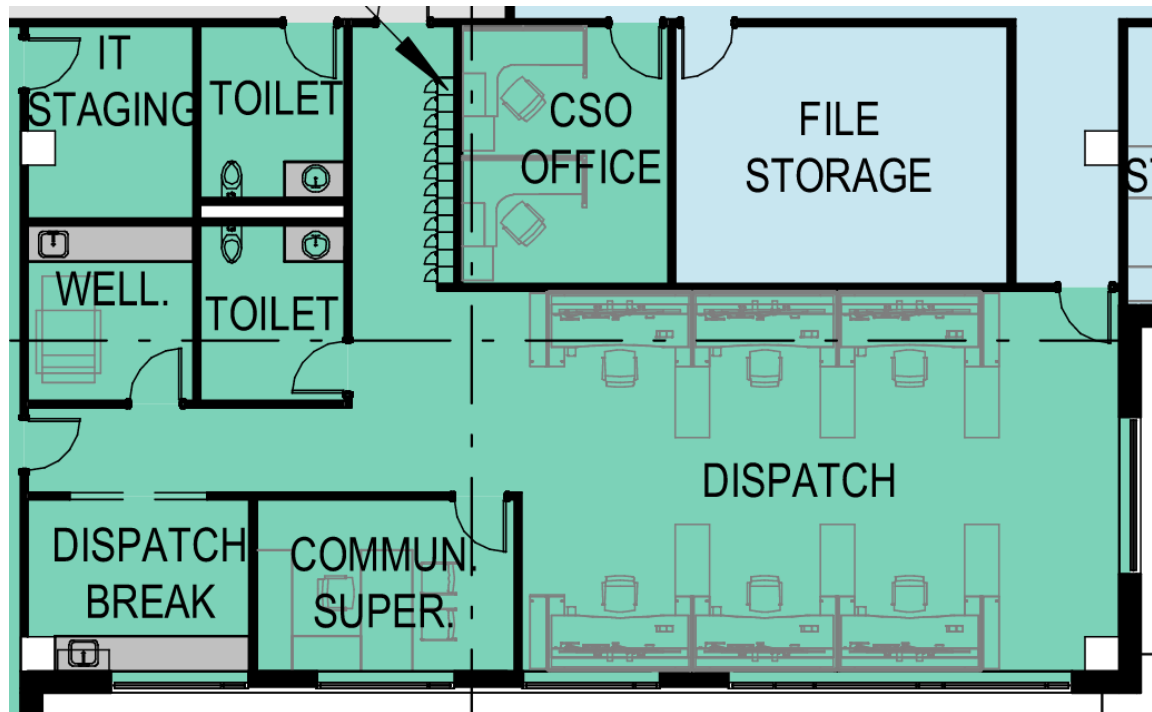
Soft Interview Rooms



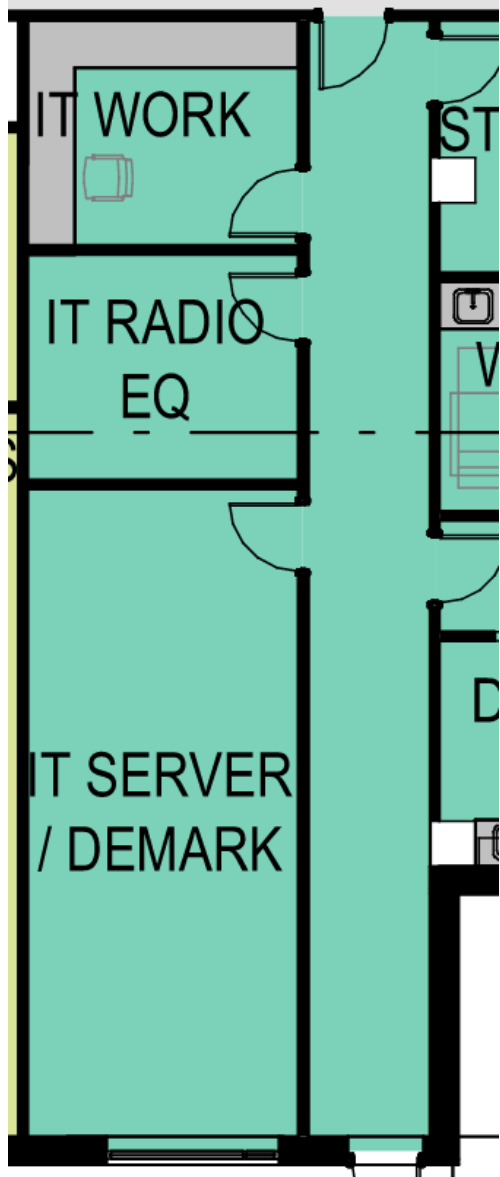
Records



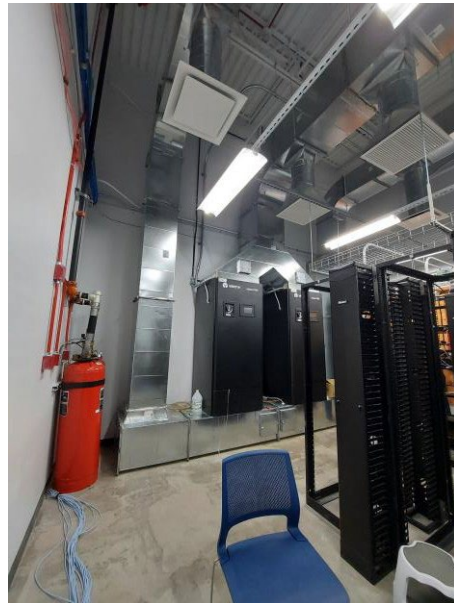
Dispatch



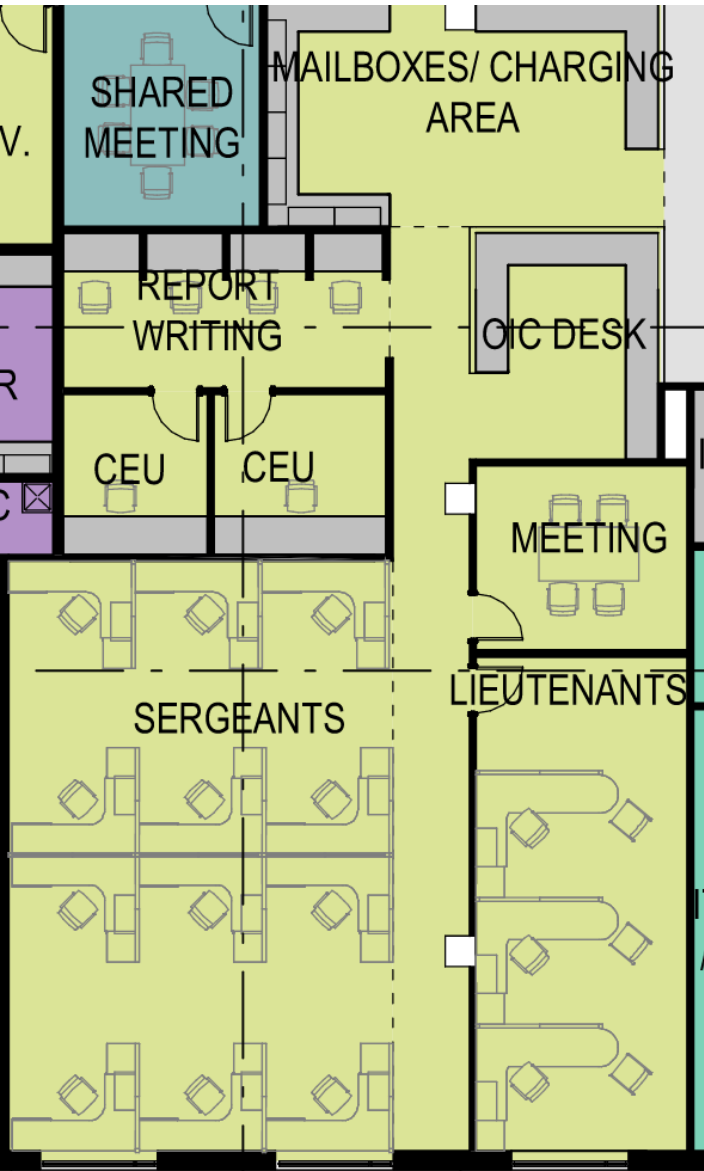
IT Server Room



fgma



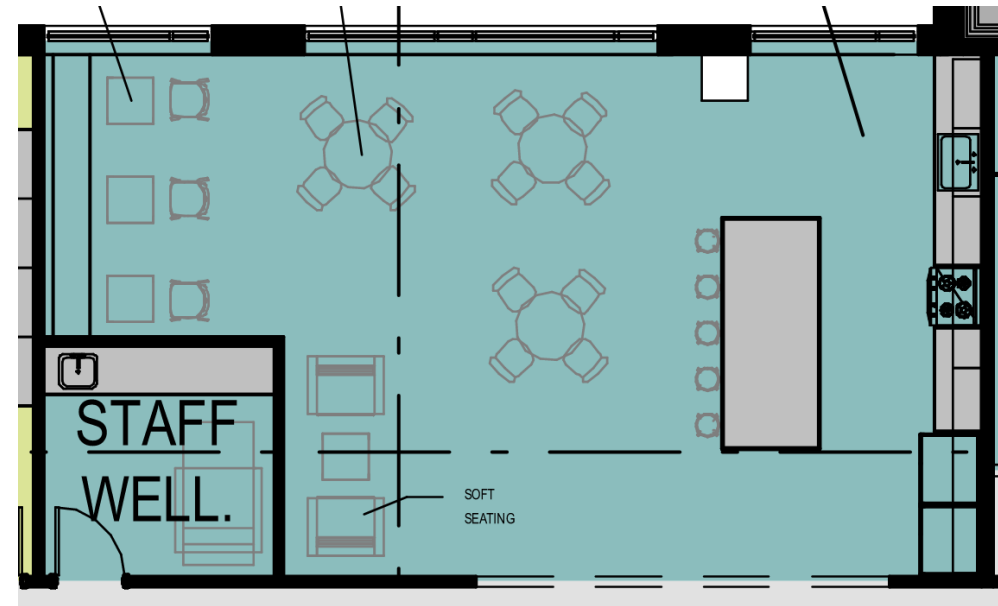
Patrol Area



fgma



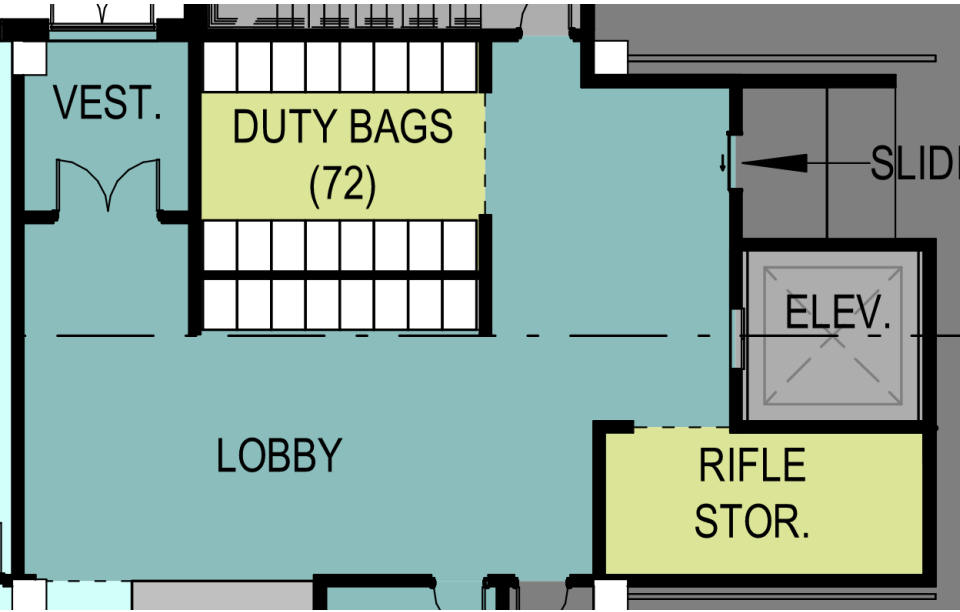
Break Room



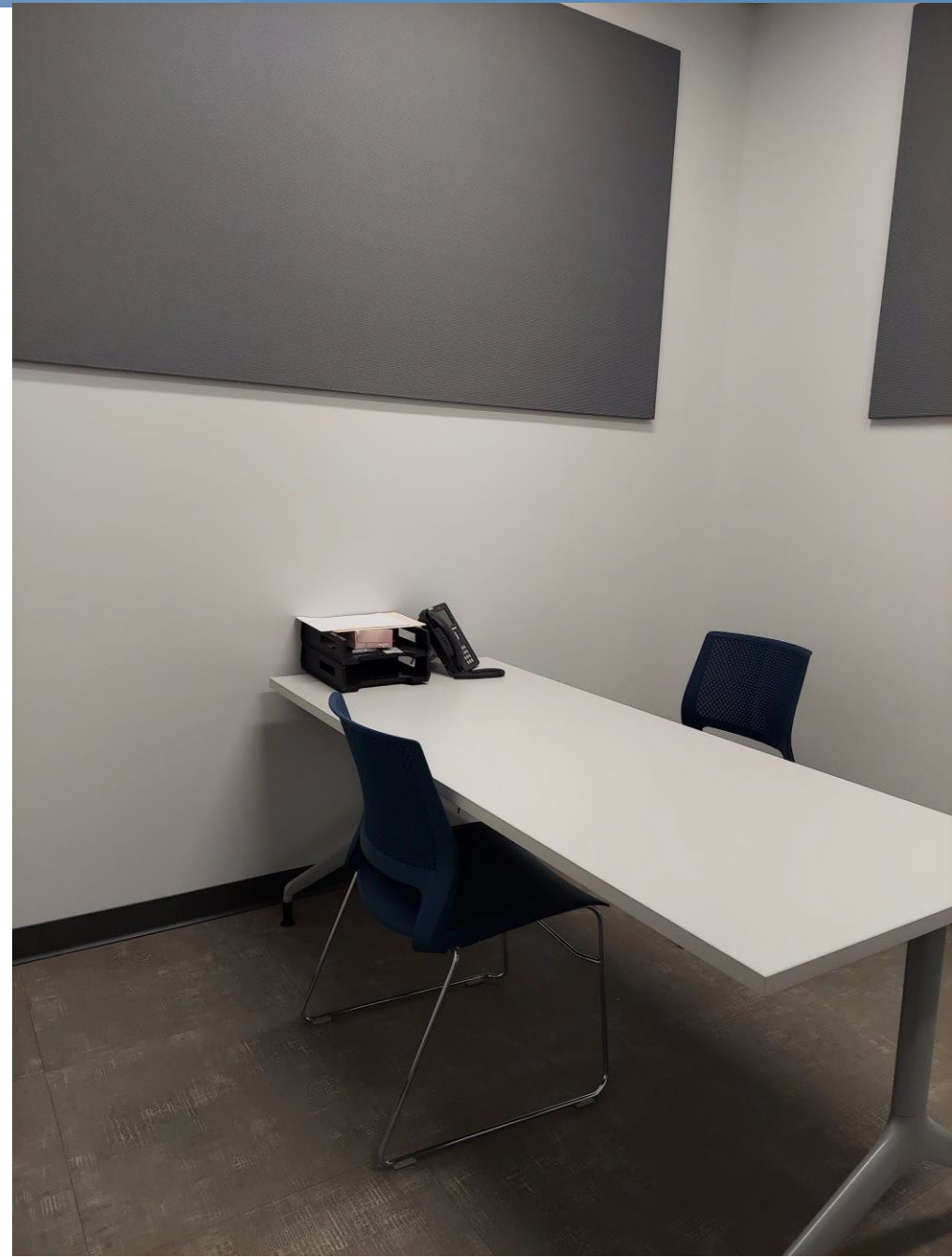
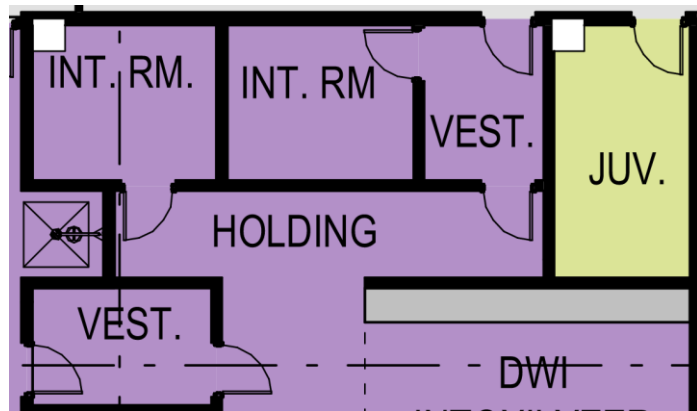
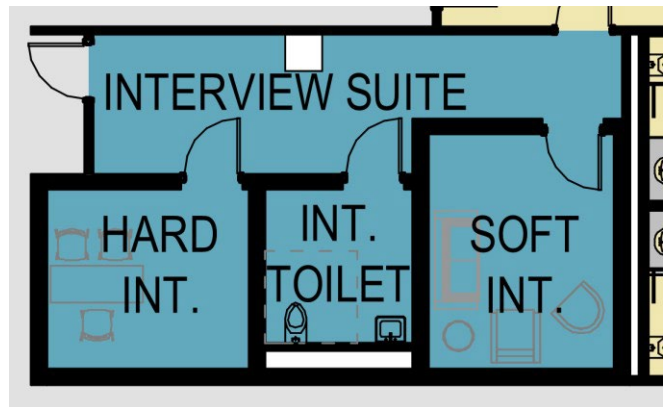
Wellness Room



Patrol Area – Charging Area & Duty Bag Lockers



Interview Rooms



Sally Port



Processing



Squad Parking





Public Safety



SPACESAVER
INTERMOUNTAIN LLC



Evidence Bag & Tag



Evidence Processing

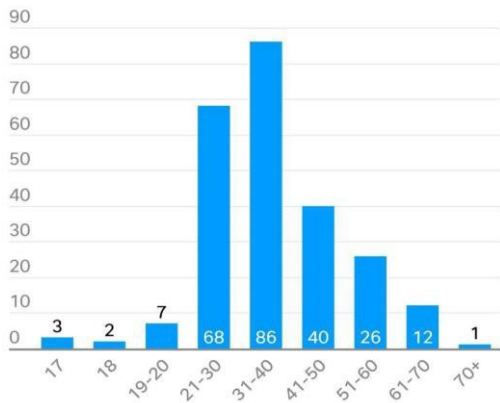


Evidence Processing – Fume Hoods



statesman

Fentanyl related overdose deaths by age: 2022

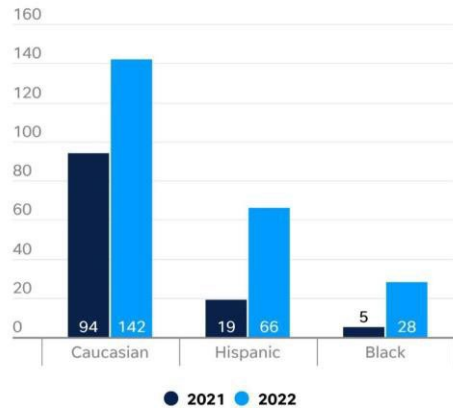


Source: Travis County Medical Examiner

Austin American-Statesman

statesman

Fentanyl related overdose deaths by race: 2021 vs. 2022

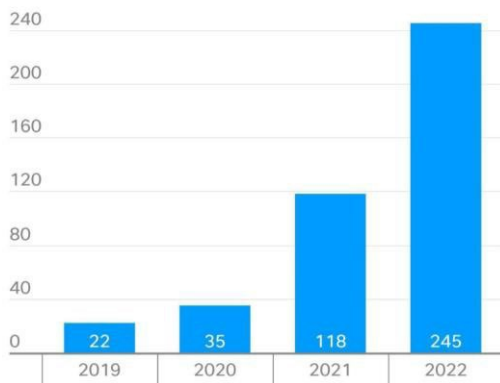


Source: Travis County Medical Examiner

Austin American-Statesman

statesman

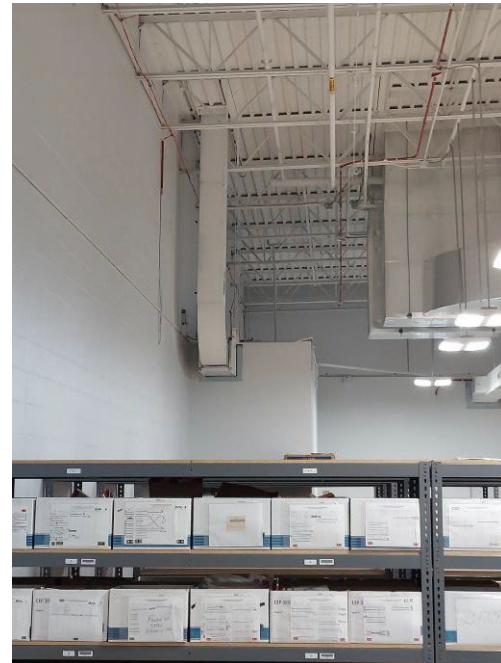
Fentanyl related overdose deaths: 2019-2022



Source: Travis County Medical Examiner

Narcan (naloxone hydrochloride) is an opioid antagonist that antagonizes opioid effects by competing for the same receptor sites. Naloxone hydrochloride reverses the effects of opioids, including respiratory depression, sedation, and hypotension.

Evidence (Property Room)



Evidence (Property Room)

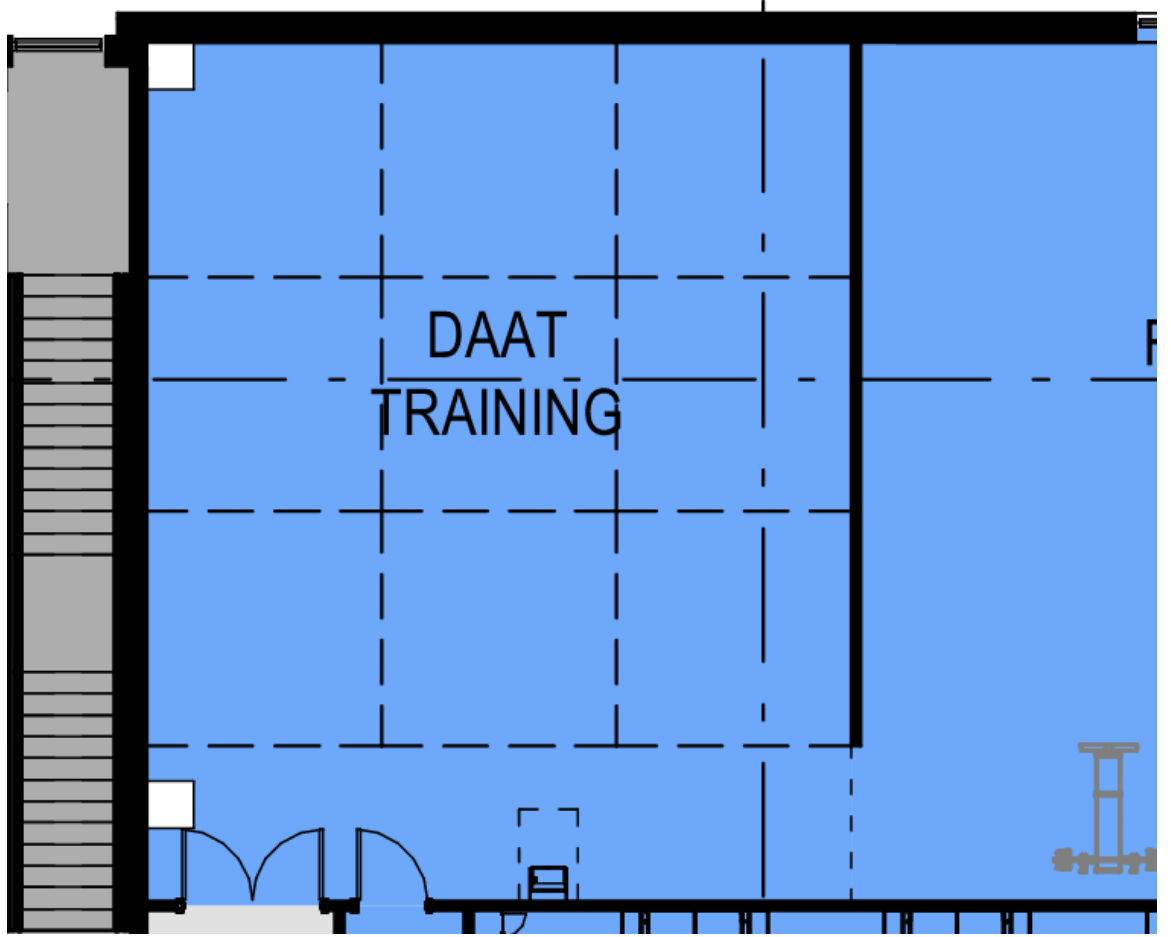


Evidence (Property Room)

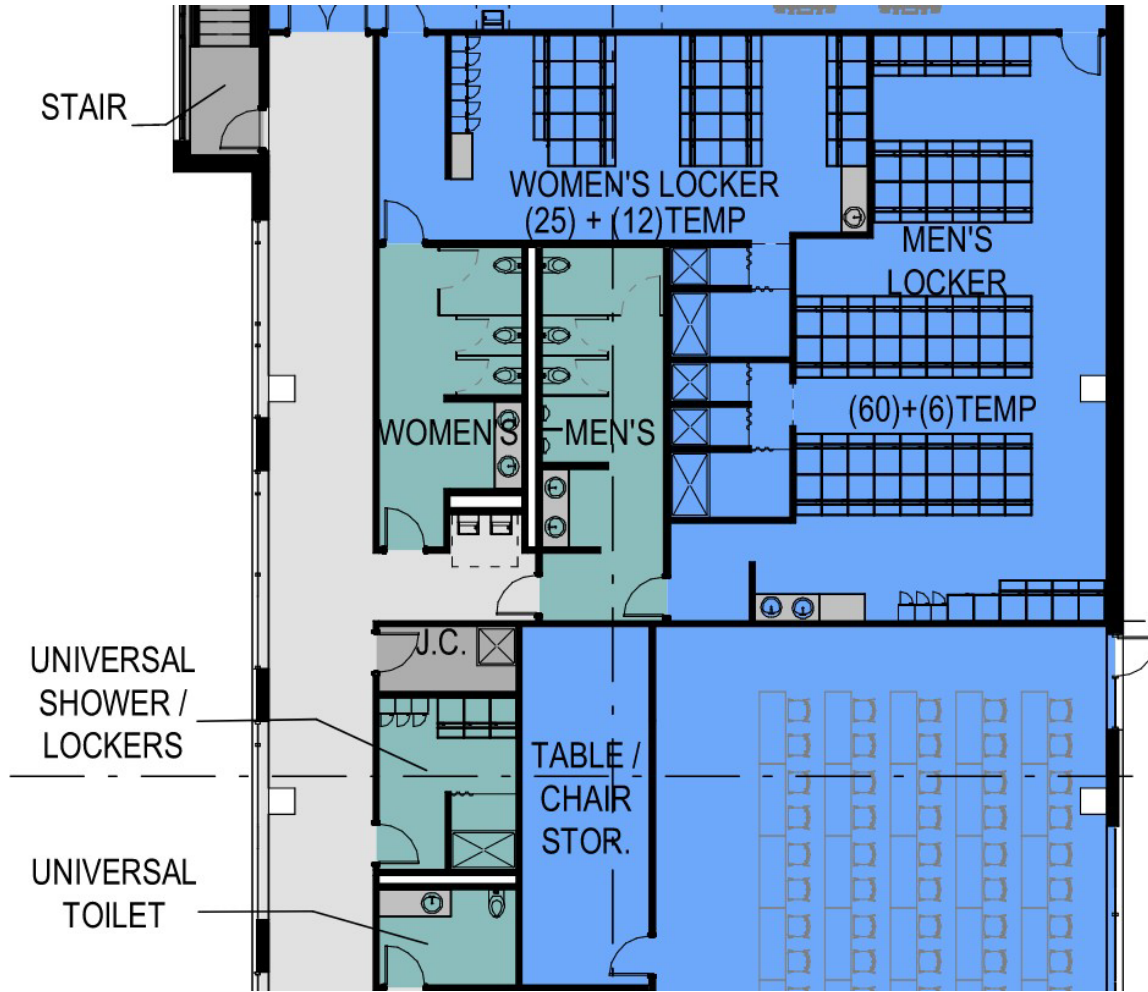


Defensive Tactics (DAAT=Defensive And Arrest Tactics)

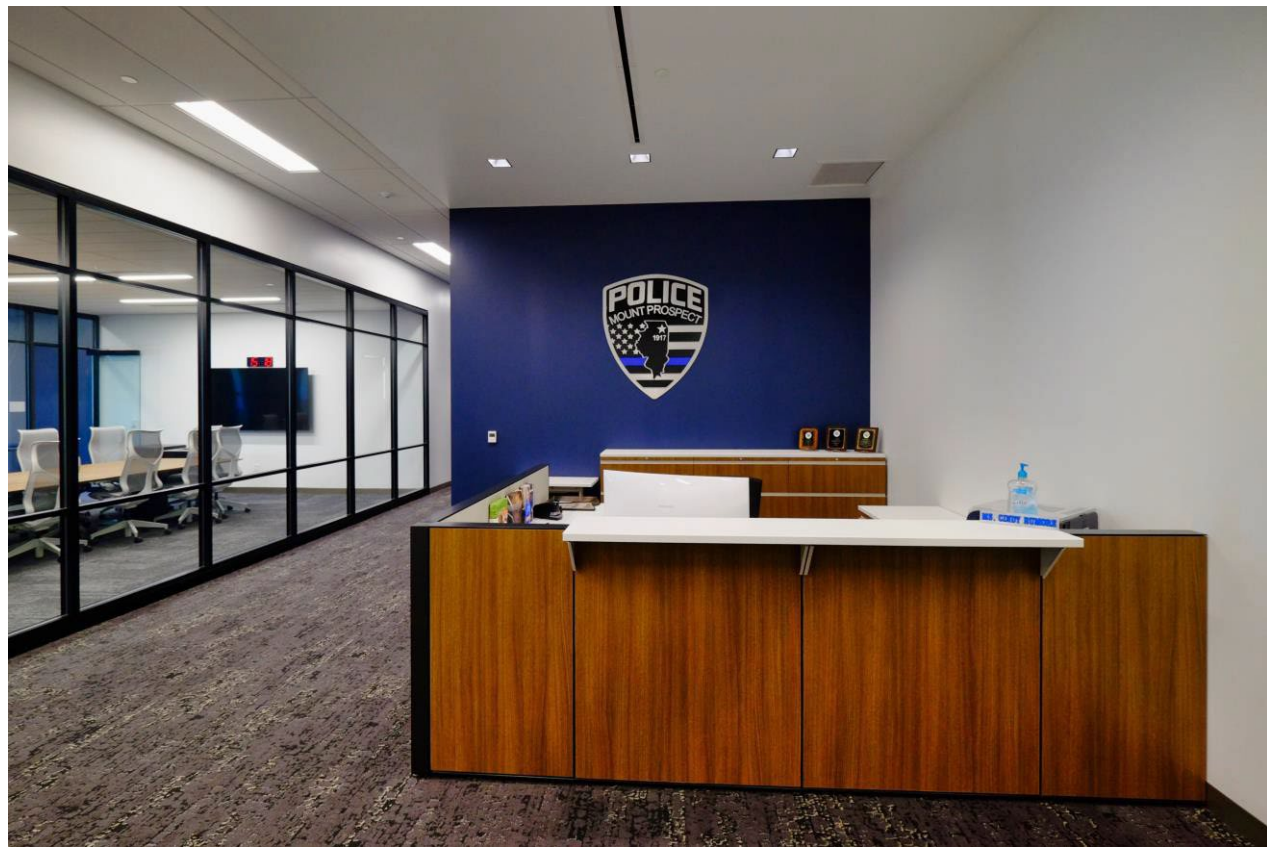
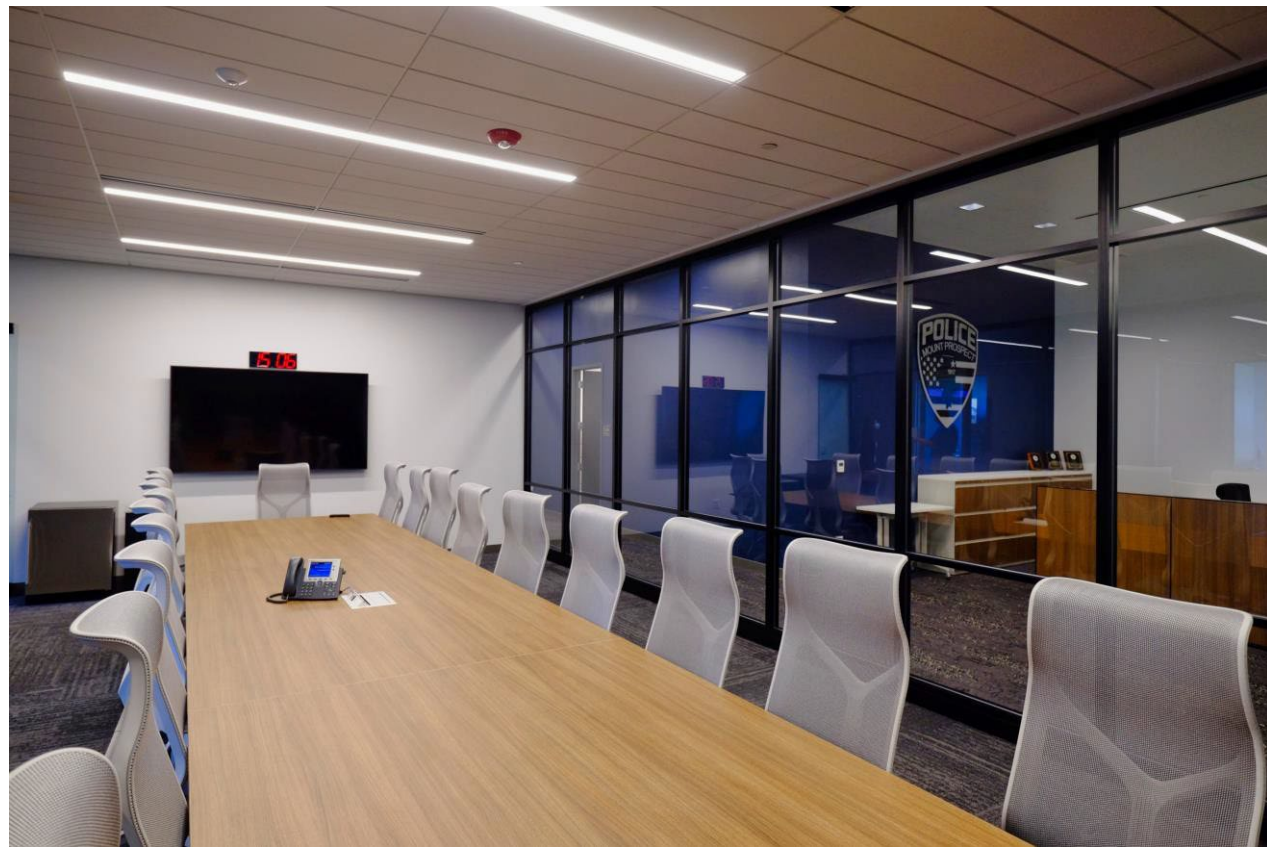
Tactics)



Locker Rooms



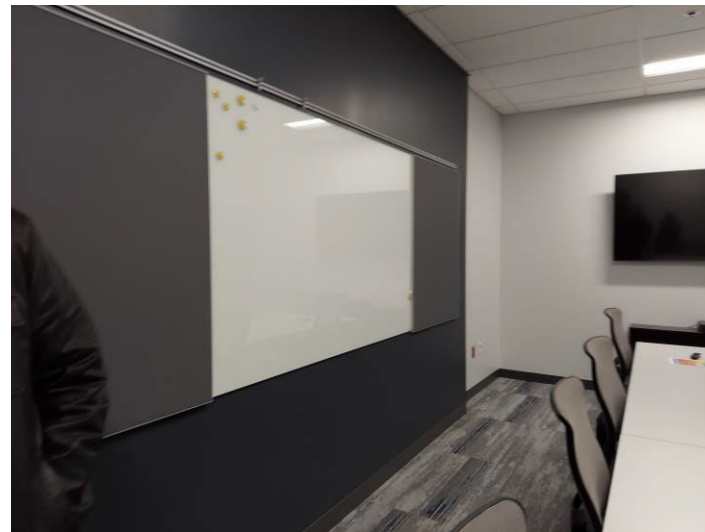
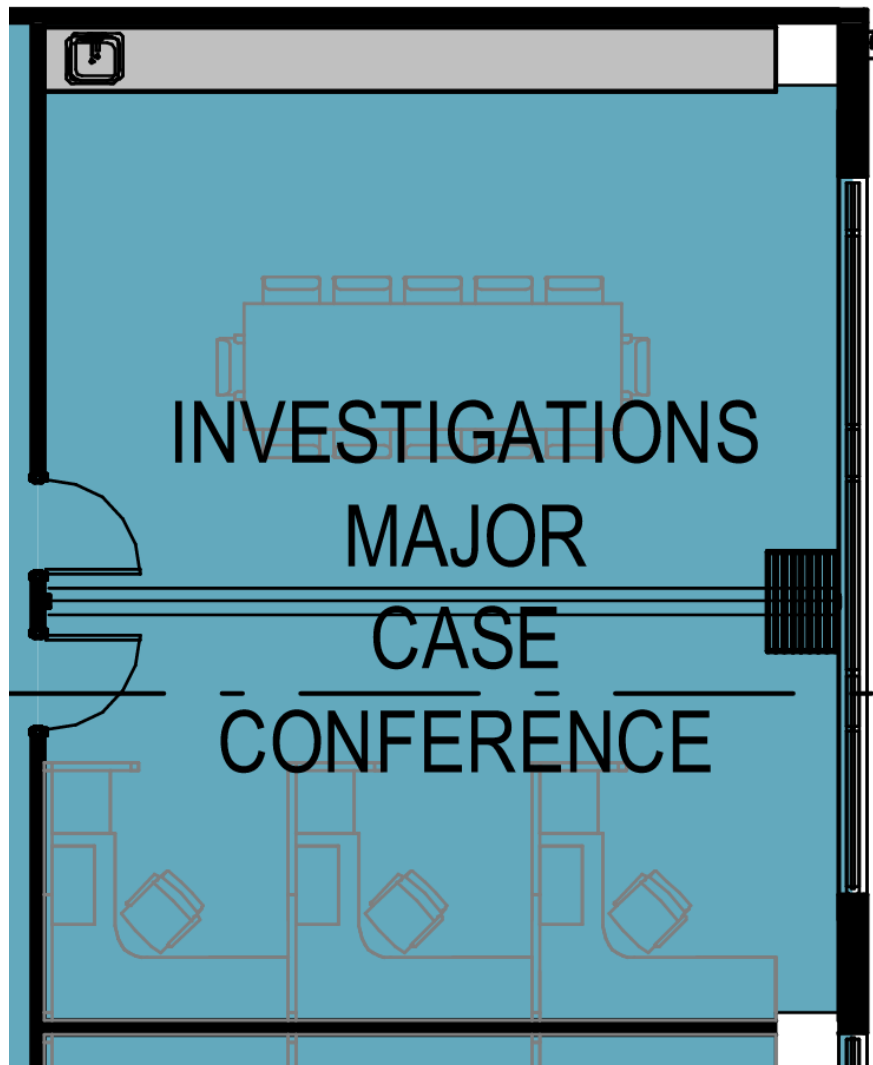
Police Command



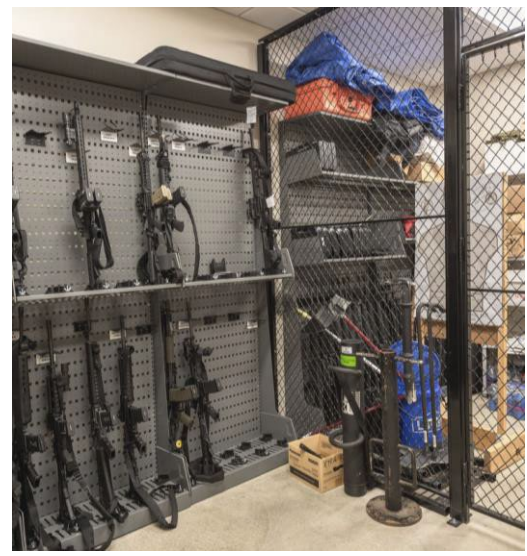
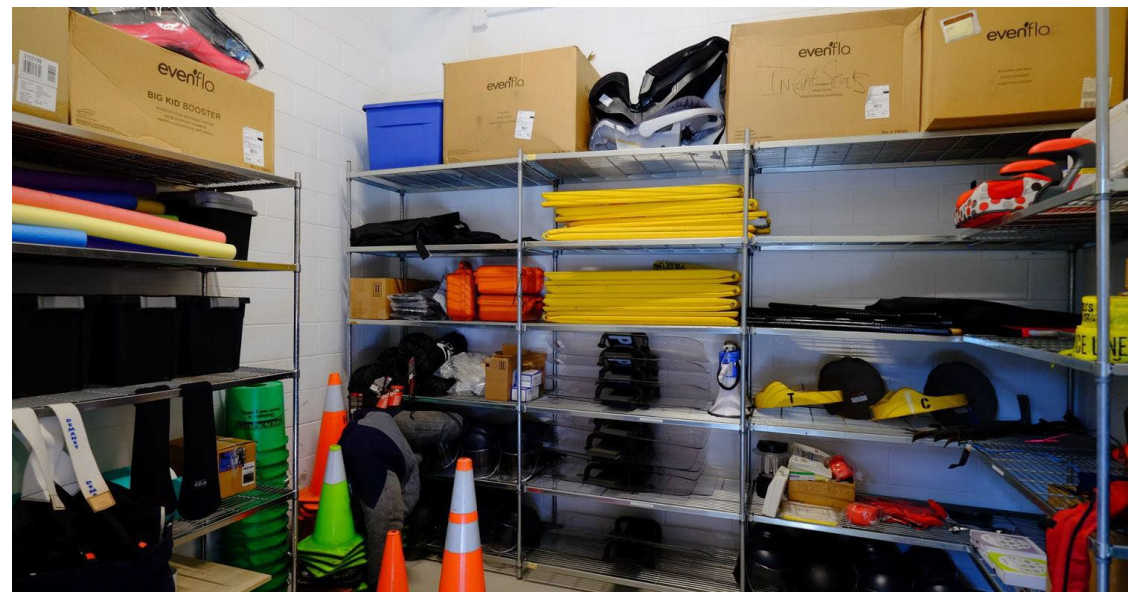
Office Cubicle-Investigations, etc.



Major Case



Armory & Storage



Gun Cleaning





TRAINING



**POLICE:
DID EVERYTHING
RIGHT TODAY**



WOLFCOM

USA
TODAY



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TRAINING COMPONENTS

- **Multi-purpose training and community room**
 - Classroom style training for all types of training
 - Can allow for two simultaneous events
- **Defense Tactics room**
 - Room with matted walls and floor to allow for hands-on physical training
 - Allows for scenario-based and skills training
- **Multi-purpose tactical training bay**
 - Allows for state-mandated firearms requirements
 - Allows for realistic training scenarios with a focus on use-of-force decision making
 - Allows for the use of less-lethal tools and tactics training
 - Can incorporate environmental elements (car, walls, doors, or other cover into scenarios
 - As close to real life training as possible = Real weapons with simulated stress

TRAINING CHALLENGES

- Only two locations:
 - Madison P.D. = Only indoor range
 - Dane County = Only outdoor range
- Next closest option would be Ft. McCoy in Tomah
- Have to coordinate 20 days of training to accommodate the 4 training dates for each officer
- Inefficient use of time for travel and downtime = \$\$\$
- Outside agencies under no obligation to let us train at their facility

THE AVERAGE OFFICER



- Has received 720 hours of instruction at the academy
 - Includes tactical and classroom training
 - Less than 20% spent on firearms and defensive and arrest tactics
- Will receive 32 hours of in-service training each year (24 is state minimum)
- Will train with their firearm three times a year and qualify once a year
- **Has approximately 4 years of experience**
 - **Second and Third Shift Officers average under 3**

\$3.25 Million





FINANCIAL IMPACT

PREFERRED SCHEMATIC DESIGN



- **Current project estimate is \$49.2 million**
- **Includes:**
 - \$2.5 million for sustainability
 - \$2.8 million for interior furnishings, fixtures and equipment
 - \$5.7 for contingency and escalation

SUSTAINABILITY



- **Base features**
- **Other benefits**
 - **Decreased idling**
- **Sustainability menu within the \$2.5 million**
 - **Solar**
 - **Geothermal**
 - **Etc**
- **24 hour facility**

Study Comparison

| | 2015 Study | 2023 FGMA Schematic Design Phase |
|-------------------------------|--|--|
| Size | 78,815 | 74,560 |
| Allowances | | |
| Site Improvements | \$ 1,000,000 | included in cost below |
| Sustainable Measures | not included | \$2,500,000 (included below) |
| Assumptions | | |
| Height | Single Story | Multi-story |
| Mechanical Systems | Conventional | Enhanced |
| Electrical Systems | Conventional | Enhanced |
| Technology | Standard Data | Police Specific - radios, dispatch, interview equipment, etc. |
| Exterior Construction | Concrete, Steel, CMU, Brick Veneer, Ribbon Windows | Concrete, Steel, CMU, Brick Veneer, Ribbon Windows |
| Interior Construction | Standard Office Finish - 70% gyp., 30% CMU 90% ACT ceiling, 5% gyp., 5% exposed | Police Specific - Sound separation, security walls / windows at public to secure transition, grouted solid CMU at detention & evidence, wall protection for durability, security ceiling at detention |
| FF&E | not included | included in cost below |
| Site Acquisition | not included | not included (city owned) |
| Construction Cost Year | 2015 | 2024 |
| Total Projected Cost | \$ 23,760,000 | \$ 49,213,000 |
| In 2015 Dollars* | \$ 23,760,000 | \$ 30,512,060 |
| In 2024 Dollars* | \$ 37,540,800 | \$ 49,213,000 |

Budget Options

\$49.2M

- Current design as shown
- Includes \$2.5M allowance for sustainability features

\$45M

- “White box” tactical training bay, no live fire capabilities
- Reduction in quality of interior and exterior materials
- Eliminate Exterior Amenities
- Limited sustainability features

\$40M

- Above, plus:
- No sustainability features
- Reduction in quality of building systems (shorter lifespan)
- Probable reduction in required square footage



AN INVESTMENT

| Borrowed | + Per Month |
|-------------------|--------------------|
| 35 Million | \$16.28 |
| 40 Million | \$18.61 |
| 45 Million | \$20.93 |
| 50 Million | \$23.26 |

\$381,000 average home
20 Year Term
3% Interest Rate

- **\$6.98 difference =**
 - **Sustainability components**
 - **Training components**
 - **Exterior amenities**
 - **Longer-lasting and higher-quality materials**
 - **GREATER SAVINGS OVER TIME**

OTHER CONSIDERATIONS

- Operating costs can be estimated around \$500,000 but will depend on upcoming decisions.
- Work is underway to refine the project estimate for the preferred estimate through several modifications
- Revenue generated by training component rentals will help offset annual operating costs
- The Department is applying for \$4-\$10 million in grant money through the State for a building project that enhances regional services
 - Will require the entire training component package
 - Will require support by January 31, 2024

RETURN ON YOUR INVESTMENT

- Enhanced and more efficient service
- A more capable and competent police force
- Meets current and future space needs of Police and City Hall to avoid future costs
- Increased retention = more experience and hiring savings
- Potential savings through reduction in risk/loss
- Revenue from training components
- Additional space for community
- Decreased vehicle idling = + for environment and vehicles



SUMMARY

KEY POINTS

- Police Department = Exceeded Capacity
- City Hall = Exceeded Capacity
- City of Fitchburg = Fastest growing in state
- City project = benefits community
- 10 year discussion to meet 20+ year needs

NEGATIVE IMPACTS OF PROJECT DELAY

- Continued cost escalation
- Decrease in service level and efficiencies
- Repeat of our current situation
- No space for new staff
- Increased recruitment and retention issues



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

- **January 9: Council update**
- **February 13: Council consideration of schematic design + budget**
- **Design Development**

**Share feedback and comments:
policefacilitycomments@fitchburgwi.gov**



- **www.fitchburgwi.gov/police**