

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **January 23, 2024**

Ordinance Number:

Date to Report Back: **February 13, 2024**

Resolution Number: **R-20-24**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: Approving Schematic Design and Preliminary Budget for the Police Services Facility

Background: The City has been planning for a new police services facility since 2014 to meet existing and anticipated space needs within both the police department and city hall. The plan is to construct a stand-alone police services facility to address space needs within the police department and to remodel (though a related, yet separate project #6307) the space vacated by the police department to address space needs within other departments in city hall.

The Adopted Capital Improvement Plan included \$35,000,000 in funding for the design and construction of the Police Services Facility (project). FGM Architects was retained in April 2023 to provide architectural/engineering services for the project and Pepper Construction was retained in July 2023 to provide construction management services.

FGM Architects have met with City management staff and held design meetings with Police and Public Works Department staff and completed a building program and schematic design based on the information gathered from the meetings. The Ad-hoc Oversight Committee has reviewed the building program and the schematic design.

An initial public informational meeting was held on November 27, 2023 and four additional meetings, in varied locations throughout the city, the week of January 1st, 2024 with additional public meetings planned in early February 2024.

The Resource Conservation Committee (RCC) has recommended the installation of geothermal heating, enhanced building envelope to reduce energy consumption, and infrastructure to support future EV charging capability, and to the extent grants and building funds provide for, solar panels.

The design team attended Common Council meetings on December 12, 2023 and January 9, 2024 to present information and updates on the project and to answer questions.

Pepper Construction has provided a construction estimate based upon the schematic design, which includes an approximate 74,000 square foot facility, including a training scenario bay with live-fire capability, at \$49.2 million. The cost estimates have increased for this project due to

inflation, construction cost increases, bonding requirements, and a 15% contingency.

This resolution authorizes the project to continue by approving a schematic design that includes an approximate 74,000 square foot facility, the sustainability features recommended by RCC, and a training scenario bay without live-fire capability at a cost of \$46,000,000. The live-fire capability may be added with subsequent approval from Common Council as grants, donations, and/or other funding authorized by the Common Council are provided.

Approving this resolution will allow the project to proceed from schematic design-to-design development.

Alternative options available for consideration:

Option A. This resolution authorizes the project to continue by approving a schematic design that includes an approximate 74,000 square foot facility, the sustainability features recommended by RCC, and a training scenario bay with live-fire capability at a cost of \$49,200,000. The budget amendment and additional debt issuance amounts will also need to be revised to \$14,200,000.

Option B. This resolution authorizes the project to continue by approving a schematic design that includes an approximate 74,000 square foot facility, the sustainability features recommended by RCC, said design to exclude both a training scenario bay and live-fire capability at a cost of \$44,000,000. The budget amendment and additional debt issuance amounts will also need to be revised to \$9,000,000.

According to Sec. 10-47 (c), a 2/3 vote of the entire council is required when an amendment alters total revenue and expenditures in any particular fund. The budget amendment also requires publication and the filing of a declaration of intent.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Voelker	February 5, 2024	
2	Finance Committee	Dodge	February 13, 2024	
3				
4				

Amendments:

Mayor Arata-Fratta
Introduced by

Public Works
Prepared by

Board of Public Works, Finance Committee
Referred to

January 23, 2024
Date

RESOLUTION R-20-24

APPROVING SCHEMATIC DESIGN AND PRELIMINARY BUDGET FOR THE POLICE SERVICES FACILITY

WHEREAS, the Adopted Capital Improvement Plan included \$35,000,000 in funding for the design and construction of the Police Services Facility (project); and

WHEREAS, FGM Architects was retained in April 2023 to provide architectural/engineering services for the project; and

WHEREAS, Pepper Construction was retained in July 2023 to provide construction management services for the project; and

WHEREAS, FGM Architects have met with City management staff and held design meetings with Police and Public Works Department staff; and

WHEREAS, FGM Architects has completed a building program and schematic design based on the information gathered from the meetings; and

WHEREAS, the Oversight Committee has reviewed the building program and the schematic design; and

WHEREAS, the Resource Conservation Committee (RCC) has recommended the installation of geo-thermal heating, enhanced building envelope to reduce energy consumption, and infrastructure to support future EV charging capability, and to the extent grants and building funds provide for, solar panels; and

WHEREAS, a Public Informational meeting was held on November 27, 2023 along with four community meetings the week of January 1, 2024 with additional public meetings planned.

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the building program and schematic design with approximately 74,000 square feet at an estimated construction cost of \$46,000,000, including the sustainability enhancements identified by the RCC, and including the training scenario bay with no live fire capability; live fire capability may be added with subsequent approval of Council as grants, donations, and/or other funding sources authorized by Council are provided; and

BE IT FURTHER RESOLVED, by the Fitchburg Common Council that it amends the 2024 Capital Projects Fund budget to reflect an increase of \$11,000,000 in the Police Services Facility project fund (400-5722-141) and the additional borrowed funds for the project (400-4902-141); and

BE IT FURTHER RESOLVED, by the Fitchburg Common Council that it authorizes the City to issue \$11,000,000 in additional debt to fund the Police Services Facility.

Adopted this 13th day of February, 2024.

Julia Arata-Fratta, Mayor

Tracy Oldenburg, City Clerk