



**Wold**

# **ERIE POLICE FACILITY MASTER PLAN UPDATE**

**Town Council Update  
March 26, 2024**

## **Topics:**

- 1. Participants**
- 2. Erie Police Station Today**
- 3. Master Plan Update Process**
- 4. Recommendation & Next Steps**



# ERIE PD TODAY

**Building: 17,971 gsf**

**Site: 5.5 acres**

**2010: Design**

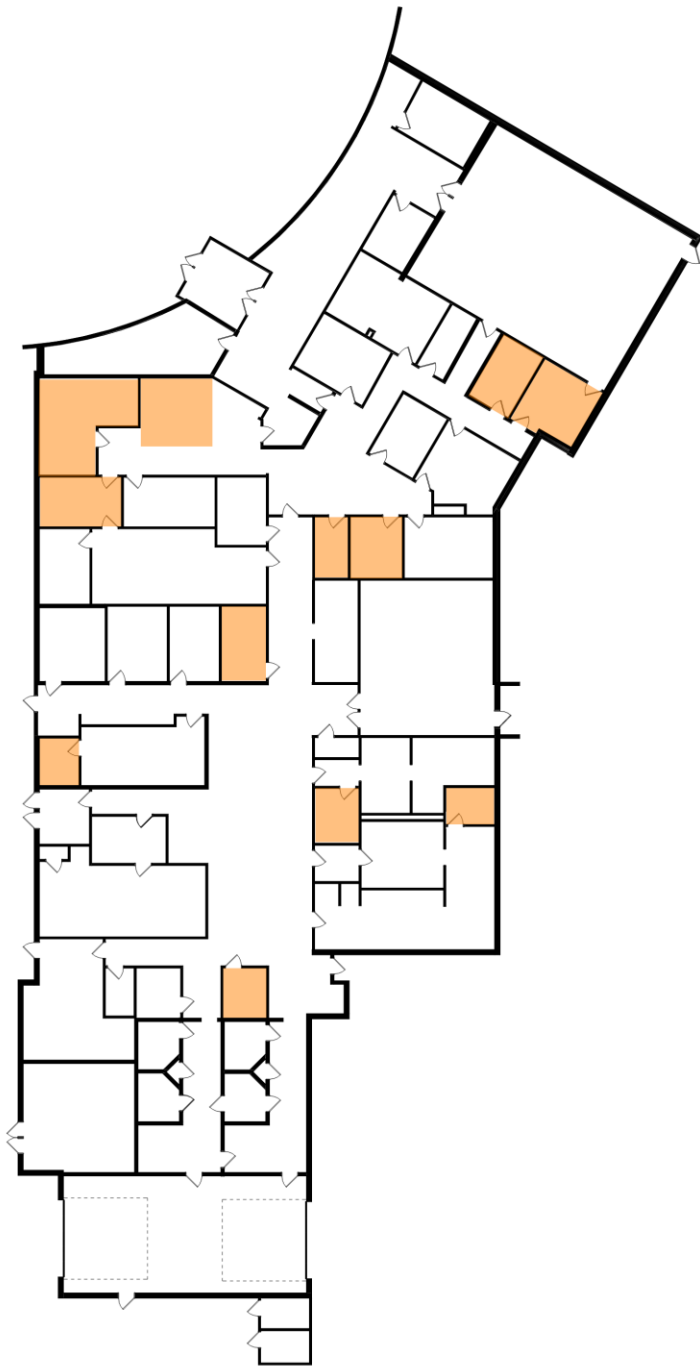
**2014: Construction**

**2015: Open**



# ERIE PD TODAY

## Overall Floor Plan & Current Utilization



**3 Storage rooms** → **Offices for 5**

**1 Interview room** → **Office for 2**

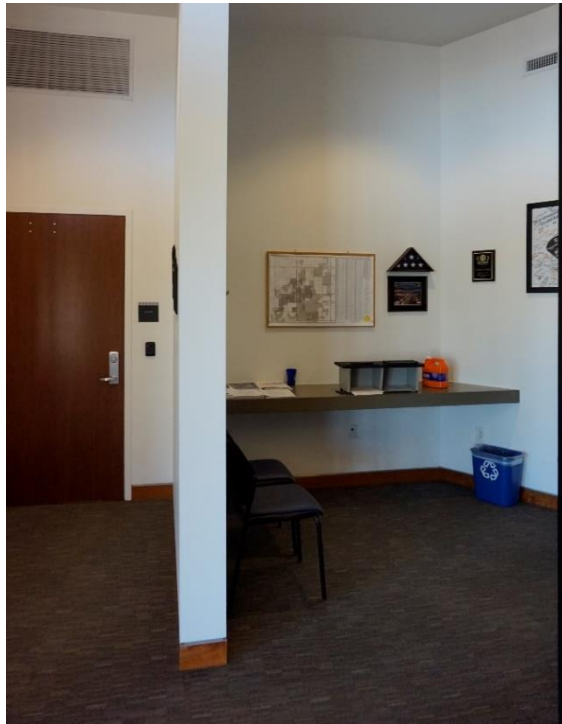
**2 Meeting rooms** → **Offices for 2**

**3 Single occupant offices** → **Shared offices for 6**

**2 Wellness rooms** → **Lockers**

## PD Planning Concepts Check: *Public Access & Orientation*

- ✓ Central PD location to serve community
- ✓ Reception lobby welcoming with clear sight lines
- ✓ Multi-use Community Room
- Conference and Interview adjacent to Lobby
- Fingerprint space
- Package delivery/pickup



## ERIE PD TODAY





# ERIE PD TODAY

## PD Planning Concepts Check: *Functional, efficient, supportive workspace*

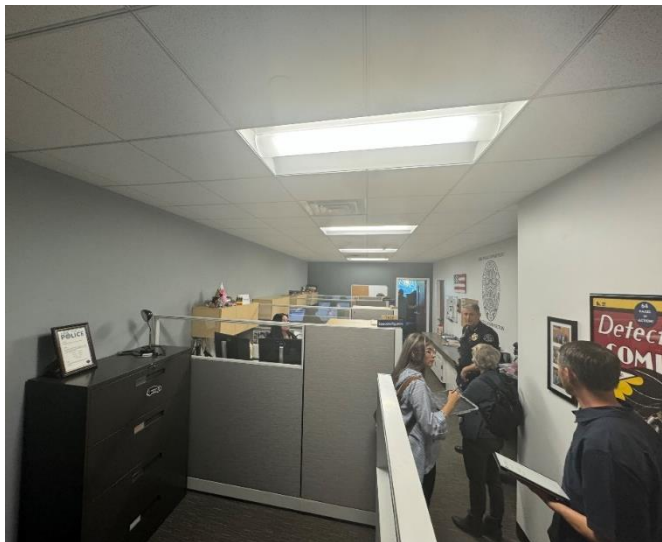
- ✓ Adjacencies create opportunities for internal interaction
- Office areas with accommodation for private conversations
- Access to natural light and views
- Sound privacy between offices and common/meeting spaces



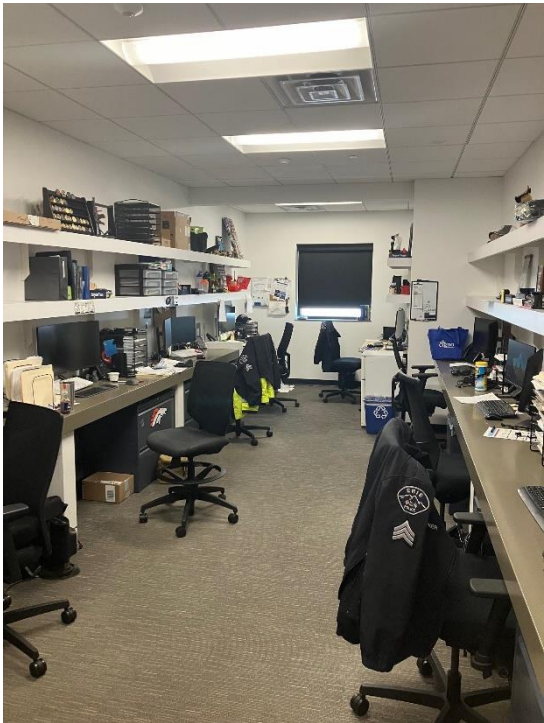
## PD Planning Concepts Check: *Safe, efficient & functional*

- Victim Reception space with privacy
- Offices align with Space Standards
- Adequate storage

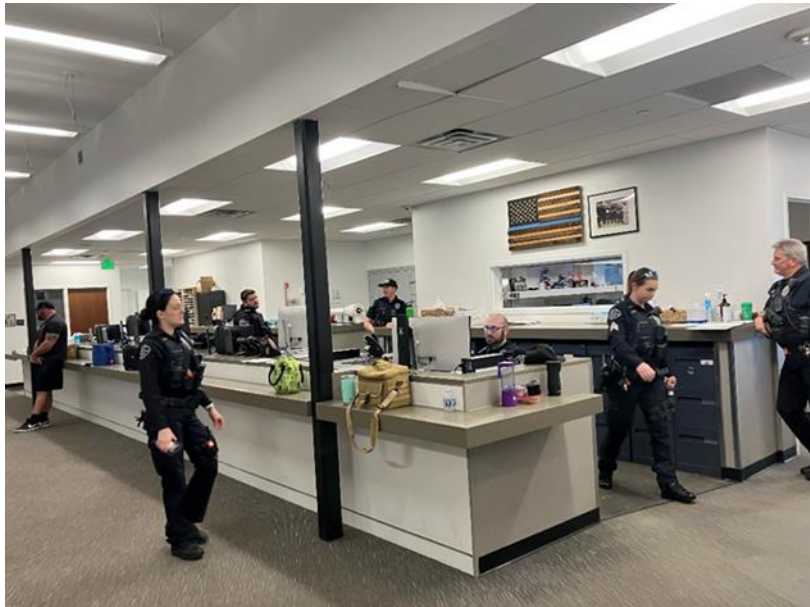
# ERIE PD TODAY



Detective Office was designed for (2) detectives and a detective sergeant; now has (4) detectives and sergeant.



Sergeant's office was designed for (7); now has (9). We also have two specialty sergeants in an adjacent office, originally designed as a volunteer's office.



Patrol has (6) shared workstations for (21) officers and (1) code officer



# ERIE PD TODAY

## PD Planning Concepts Check:

### *Functional, efficient, supportive workspace*

- Meeting spaces with adequate seating and presentation capabilities for effective training and operations
- Meeting spaces centrally located for access and shared use
- Sound separation between offices and common/meeting spaces



## PD Planning Concepts Check:

### *Functional and inclusive*

- Safe & functional training, physical fitness and locker space
- Public toilet rooms for visitors near Training
- Wellness rooms
- Break Room to support interaction and connection
- Access to natural light and views

# ERIE PD TODAY

## PD Planning Concepts Check: *Safe, secure & functional*

- Safe movement of arrestees & officers
- Secure storage for equipment and supplies, appropriate access & location



## PD Planning Concepts Check: *Safe, secure & functional*

- Adequate evidence processing and storage space
- Appropriate access for Patrol
- Temporary storage to maintain chain of custody
- Appropriate property release



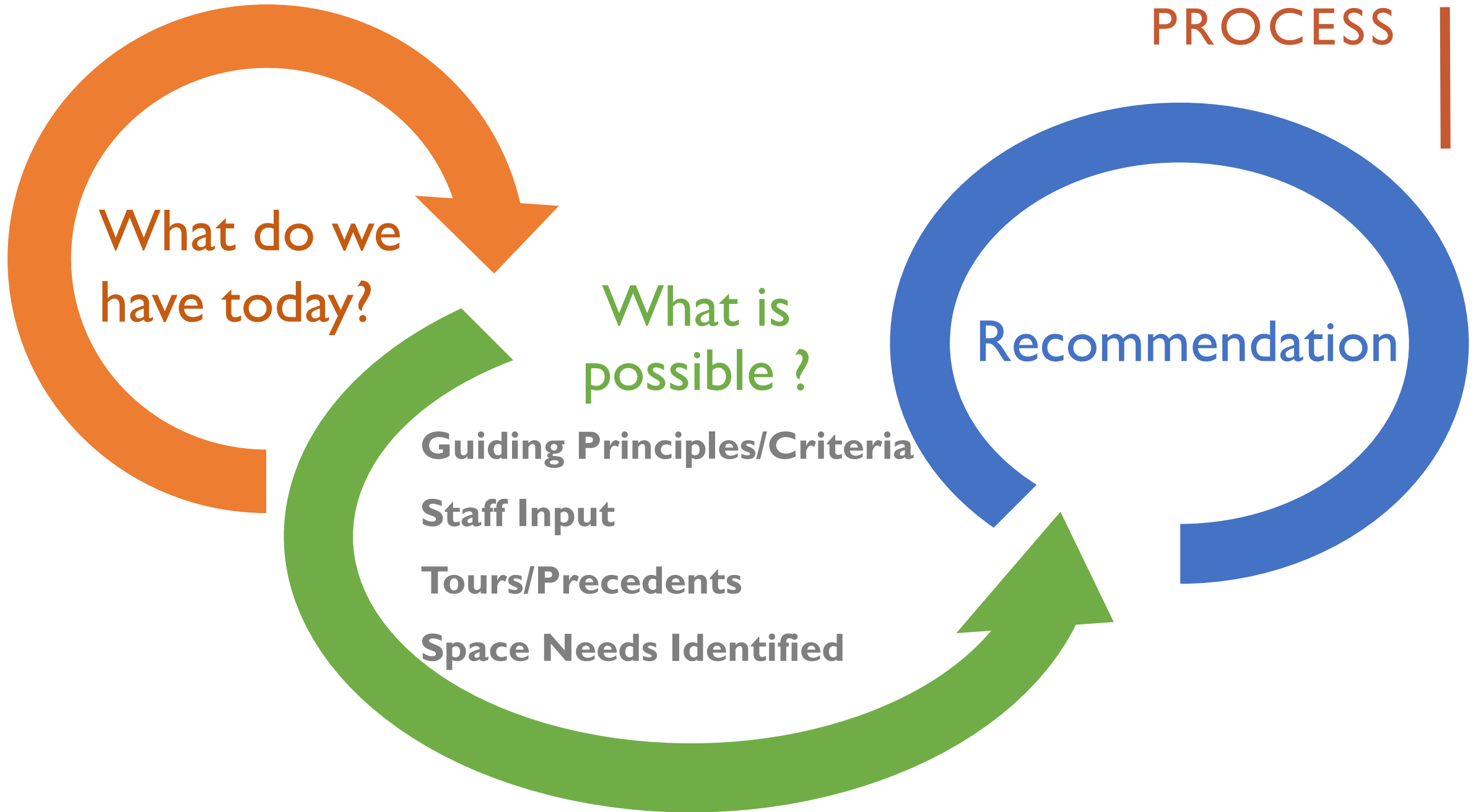
# ERIE PD TODAY

## PD Planning Concepts Check: *Safe, secure & functional*

- Dedicated firearm storage and service area
- Secure parking and access separate from public



# PROCESS





# ***Aligning Police Facility with Town of Erie Beliefs and Values***

- ❑ The plan will be a reflection of the Town's and the Police Department's mission, vision, and values.
- ❑ Engage Erie Staff, Town Council, and Community Members in the Facility Master Planning process to ensure buy-in.
- ❑ The need for sustainable and energy efficient design is recognized and will be prioritized in future facility improvements.
- ❑ Facilities to be designed around best practices for each building type:
  - Safe and secure
  - ADA Accessible
  - Advance Diversity, Equity, and Inclusion
  - Efficient and functional
  - Multi-use and flexible to the extent possible

# ***Aligning Police Facility with Town of Erie Beliefs and Values***

- All facilities should be adaptable to accommodate operational changes and future needs.
- Facilities shall support the Erie community through solutions and financially responsible stewardship.
- The Facility Plan will allow Erie to inclusively and effectively serve the community through future development of the Town.
- Make a predictive plan that is thoughtful, decisive, understandable and actionable, which shows due diligence of process to create the roadmap for the future.



# VISIONING DAY



- All-staff event
- Consensus on need for improved facilities to support operations
- Thoughtful input provided on evidence storage, victim services, locker rooms, records, training etc.

# PRECEDENT POLICE FACILITIES



## ENGLEWOOD PD

Population: 34,000

Sworn Officers: 46

Size: 49,440 gsf

Year built: 2019



## PARKER PD

Population: 64,000

Sworn Officers: 91

Size: 50,000 gsf

Year built: 2010



## ERIE PD

Population: 34,800

Sworn Officers: 48

Size: 17,971 gsf

Year built: 2014

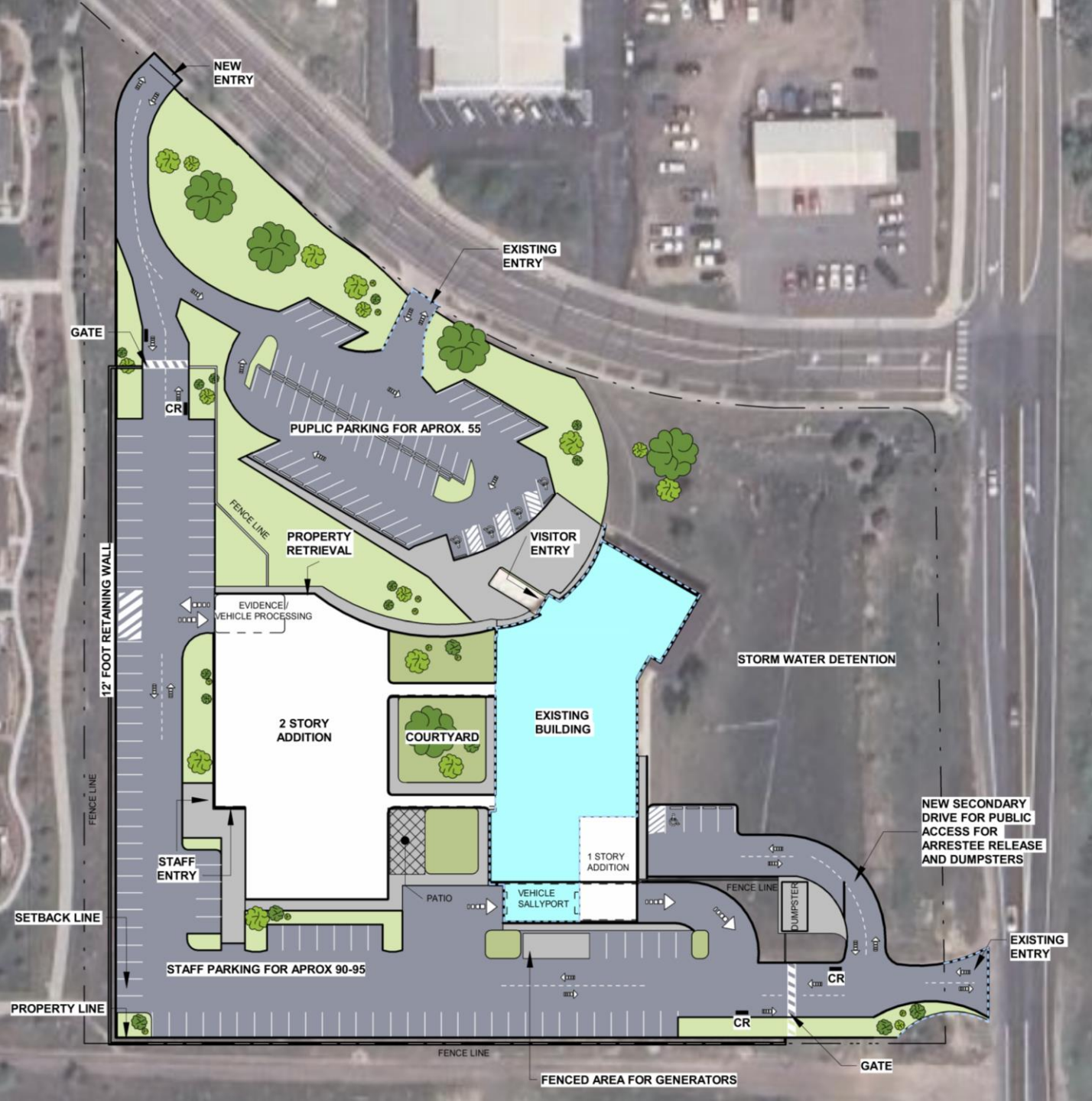


# SPACE NEEDS IDENTIFIED

## Comparison of Existing Facility with Projected Space Needs Program

	Pop.	Sworn Staff	Size (GSF)	Meeting Rooms	Interview Rooms	Holding Cells	Private Offices	Workstations	Gear Lockers	Duty Bag Lockers	Staff & Fleet Parking Spaces	Public Parking Spaces	Total Sq Ft
<b>Existing Facility Today</b>	34,800	48	17,971	1 Conference 1 Training 1 Court/ Community	2	3	11	23	53	45	60	25	17,971
<b>Program</b>	80,000	96	49,125	4 Conference 1 Briefing 1 Training 1 Community	9	6	25	38	120	90	100	50	49,125

# SITE CONCEPT



- NEW BUILDING
- PARKING
- EXISTING
- SETBACK LINE
- PROPERTY LINE





# ANTICIPATED COST

<b>CONSTRUCTION</b>	<b>\$ 33,593,368</b>
<b>FEES AND TESTING</b>	<b>\$ 3,128,732</b>
<b>FURNITURE &amp; EQUIPMENT</b>	<b>\$ 1,925,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$ 38,647,100</b>

- Construction cost includes renovation and new construction to meet operational criteria and sustainable design criteria.
- Costs are in 2024 dollars and includes a 10% contingency. A 10% construction cost escalation per year is recommended.

# FINANCING OPTION – CERTIFICATES OF PARTICIPATION

- Payments are subject to annual appropriation
  - Would require that the Council commit to revisiting the appropriation yearly, which would be built into the capital improvements plan
- Requires no tax increase and does not require multi-year obligation under TABOR
- Would limit the use of COPs for other projects
- Rated at AA/Aa2

# FINANCING OPTION – CERTIFICATES OF PARTICIPATION

- Consideration of 20- or 30-year terms
- Estimated yearly payment of \$2.28 to \$2.7 million
- Cash analysis could reduce the premium if the initial project costs could be funded with cash
- Interest rates are still subject to change, economic factors

	Scenario 1: 20-Year Term Series 2024	Scenario 2: 30-Year Term Series 2024
<b>Sources</b>		
Par Amount	\$35,415,000	\$36,270,000
Premium	3,010,262	2,156,802
Total Source of Funds	\$38,425,262	\$38,426,802
<b>Uses</b>		
Project Fund	\$38,094,188	\$38,094,188
Cost of Issuance	153,999	151,264
Underwriter's Discount	177,075	181,350
Total Use of Funds	\$38,425,262	\$38,426,802
<b>Finance Statistics</b>		
Dated Date	8/6/2024	8/6/2024
Interest Rate	4.276%	4.693%
Maximum Annual DS	\$2,752,000	\$2,285,250
Total Repayment	\$54,991,656	\$68,487,563



# *Questions & Discussion*

