

# At a 2024 Glance



Calls for Service  
21,734



20%

Population  
40,183



8%

Crime Reports  
714



18%



# Services NEEDS On The Rise

2023-2024 Comparison

Investigative Cases Assigned  8%

Animal Services  35%

Victim Crime Callouts  13%

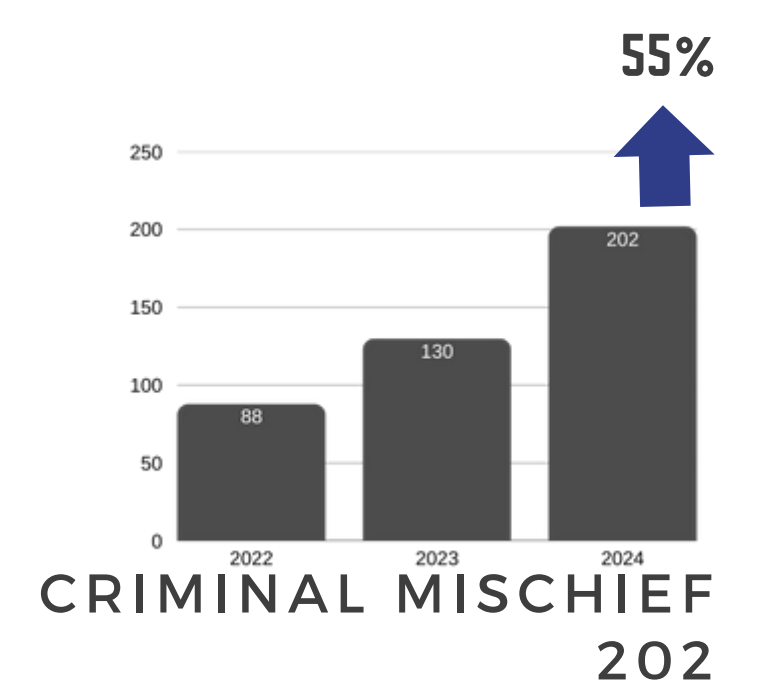
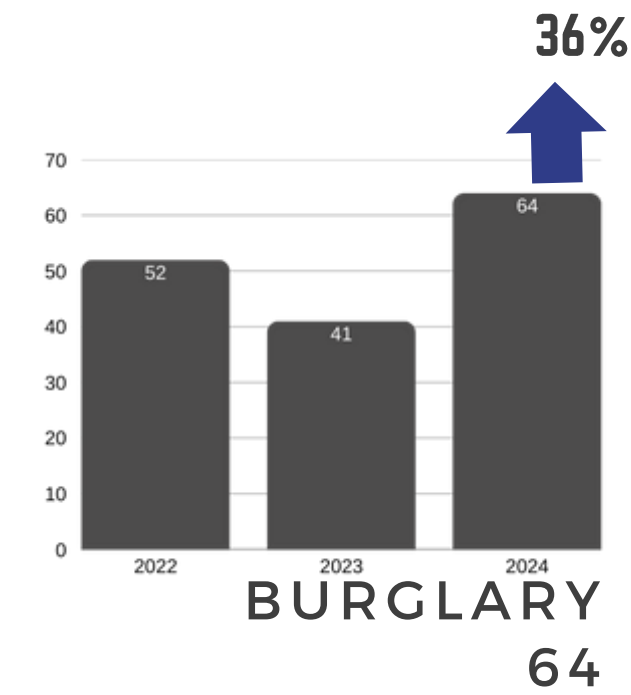
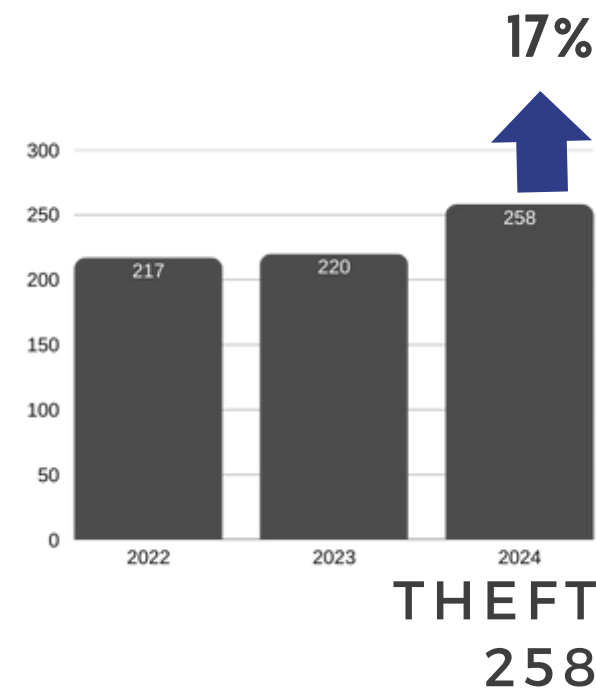
CoResponder  62%

Budget  5%



# Crime COMMERCE Factor

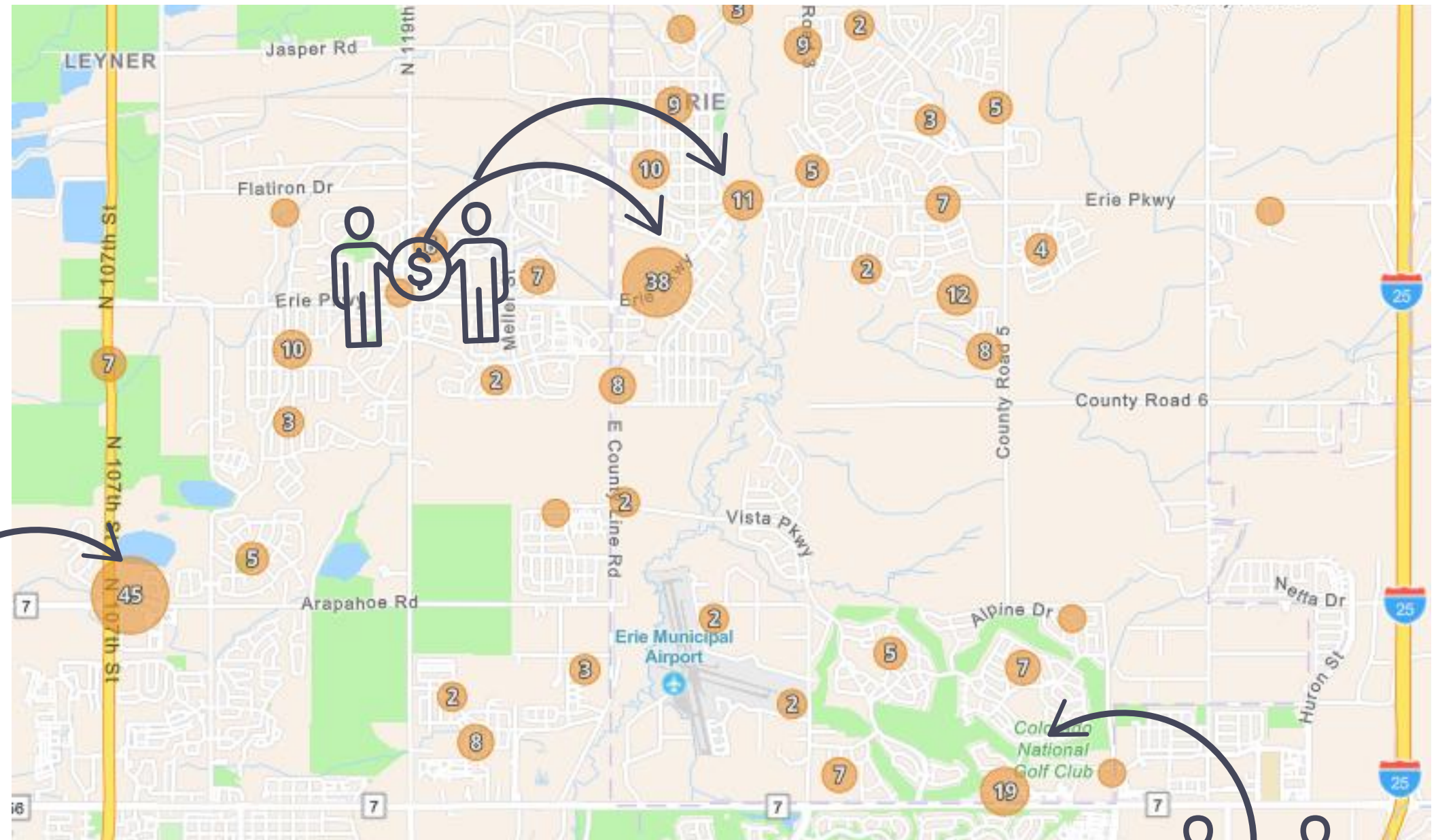
2023 - 2024 comparison



What might  
Town Center bring?



6 **NEW** businesses  
opened along 287 in  
2024, namely King  
Soopers.



4 **NEW** businesses  
opened along Hwy 7 in 2024.





# Crash LOCATIONS Report

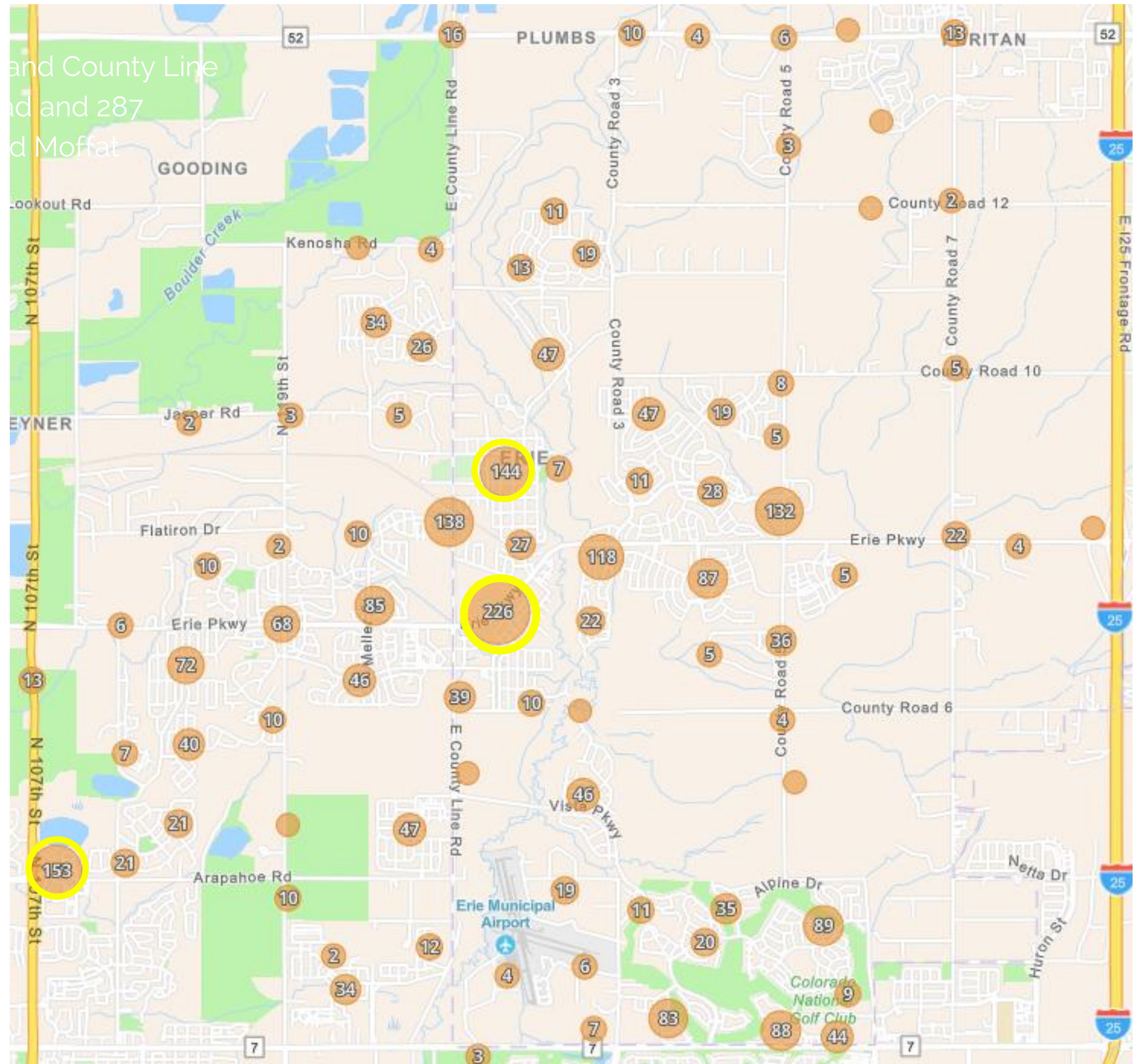
2023 - 2024  
comparison

Injury Collisions  55%

Property Damage Collisions  15%

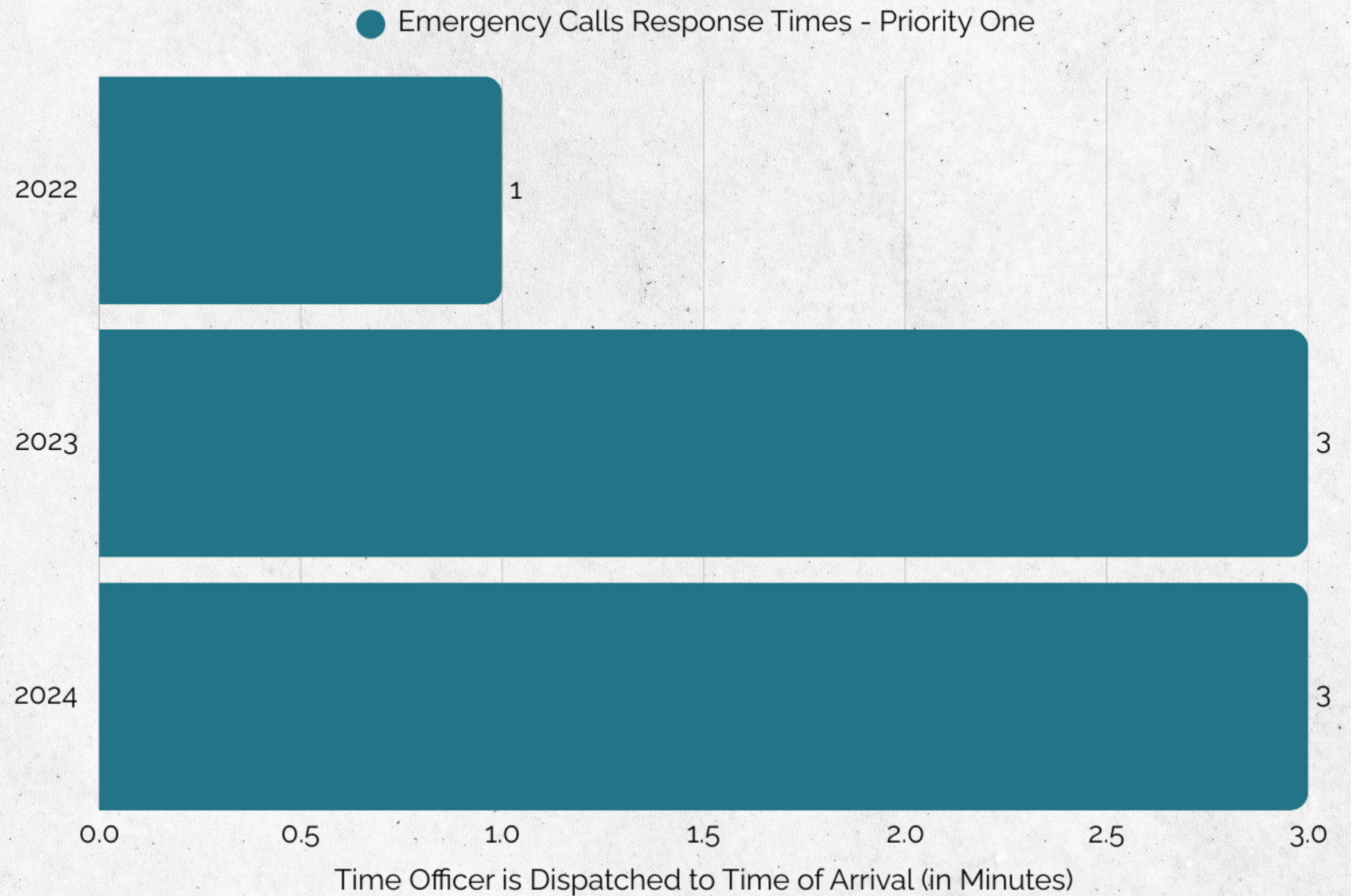
Traffic Education  11%

Traffic Citations  19%





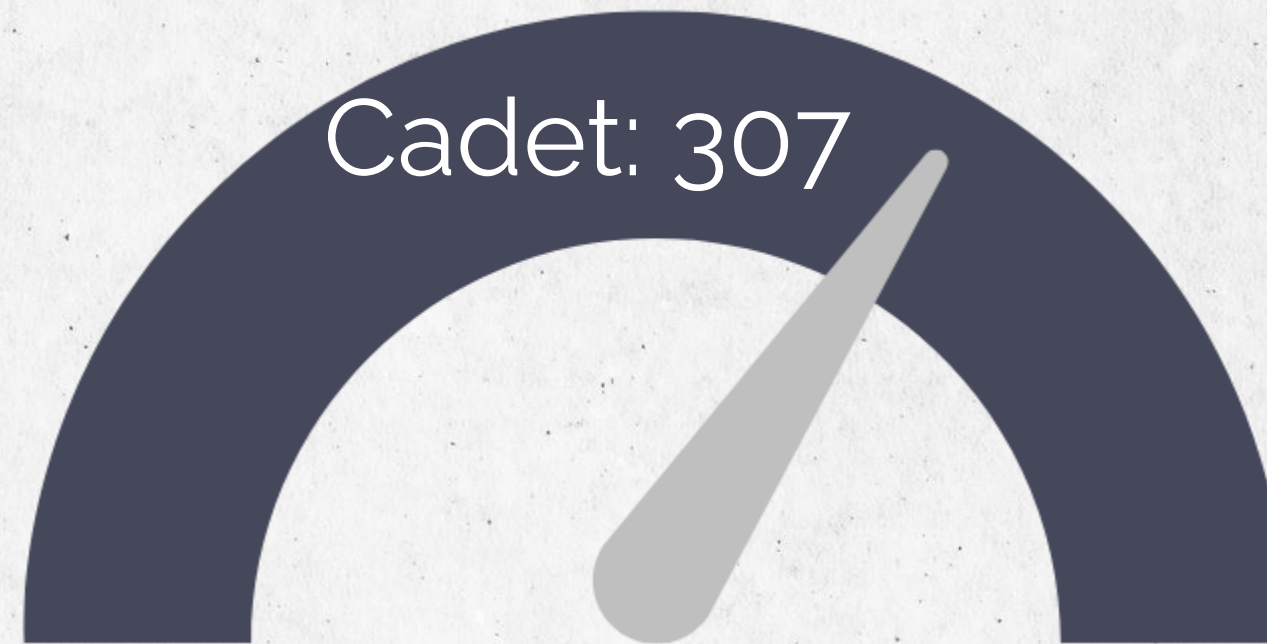
# At a Glance RESPONSE TIMES



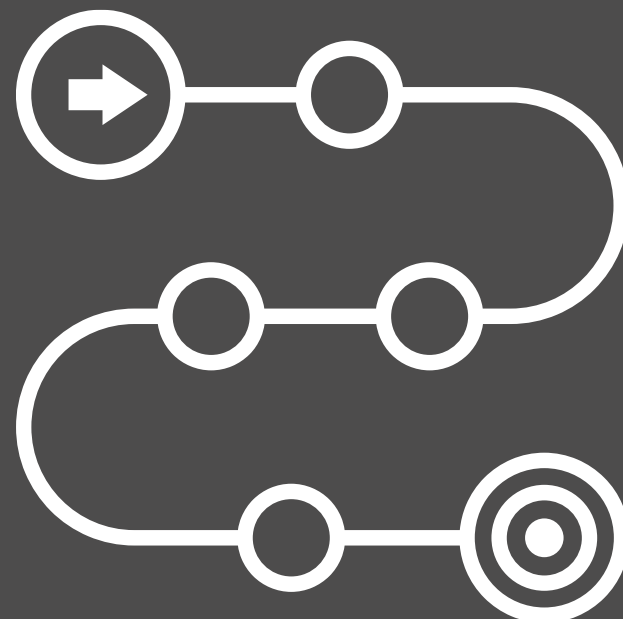
- Minimum staffing in a 24-hour period, **two officers** and one sergeant each shift.
- Priority two and three calls average a 3-6 minute response time over the last three years.



# Clarify PATH TO COMMISSIONED Stages



Average Days from job posting to Fully Commissioned Erie Officer

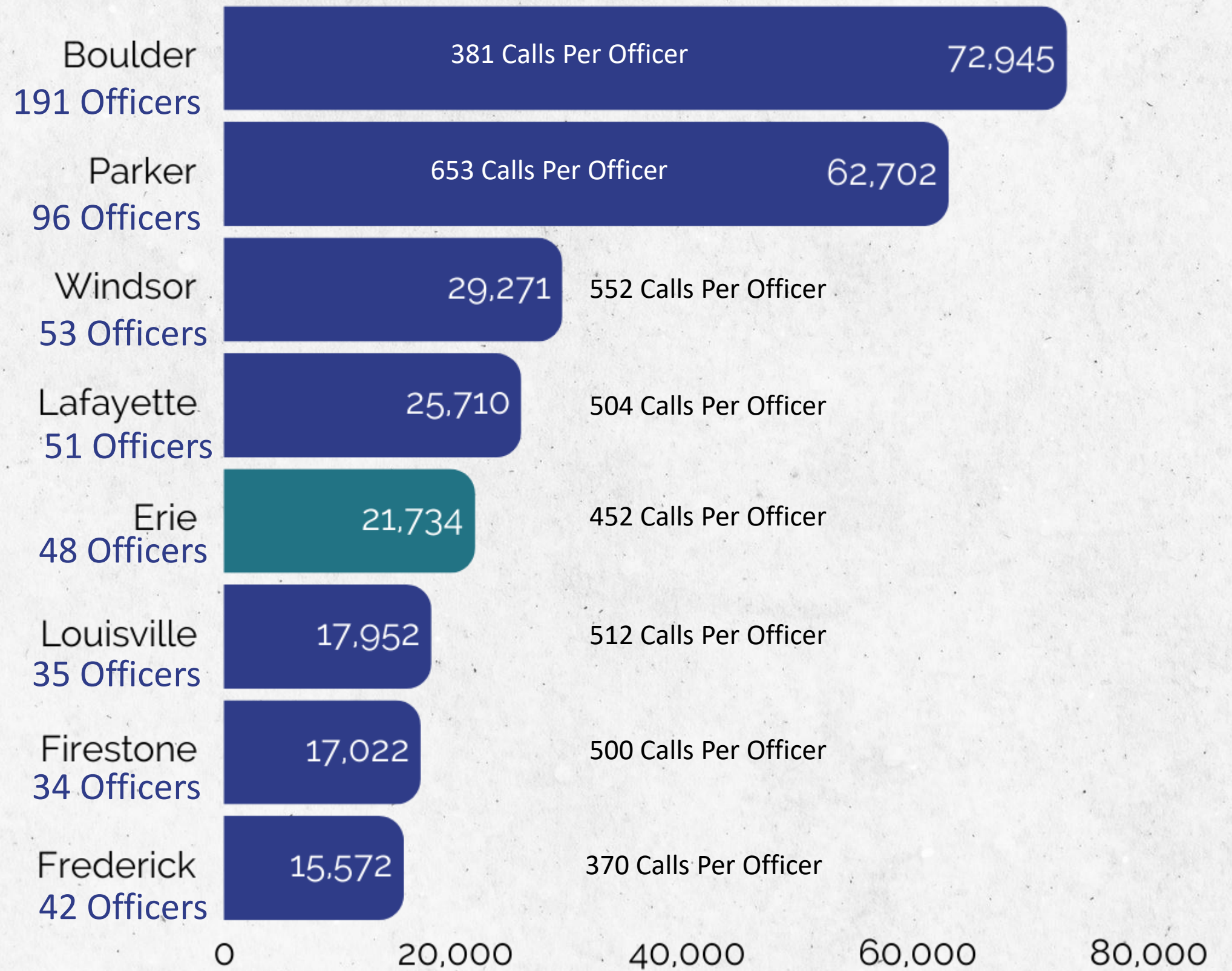


- **Authorized Strength:** Number of officers approved (48)
- **Field Training:** Officers in 17-week on-the-job training.
- **Fully Sworn and Certified / Fully Commissioned:** Officers who are sworn and have completed all training to act independently.



# Calls for OFFICERS Service

2023 Agency Comparison

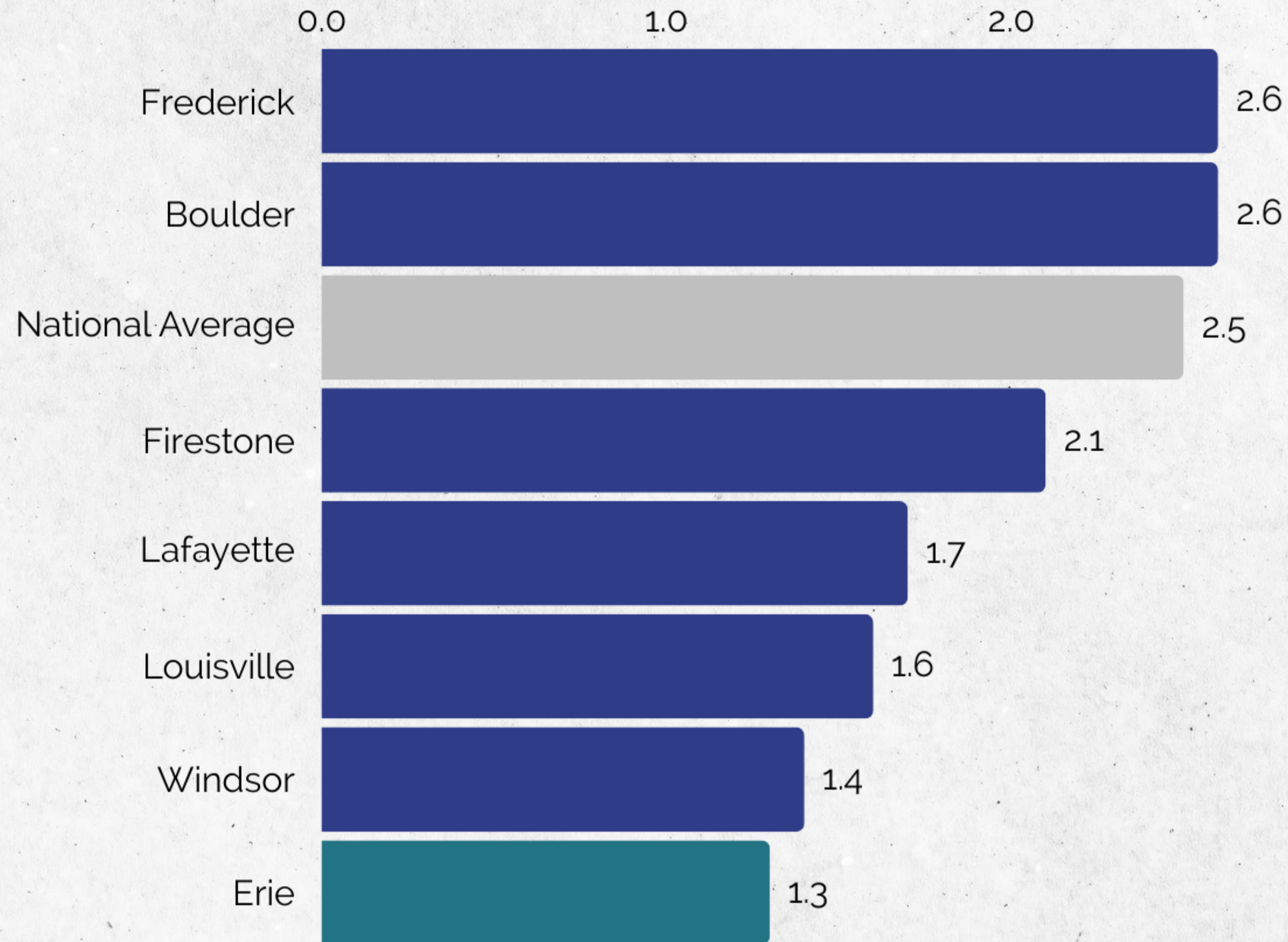




# Authorized OFFICERS

(Capita ratio per 1,000 in 2024)

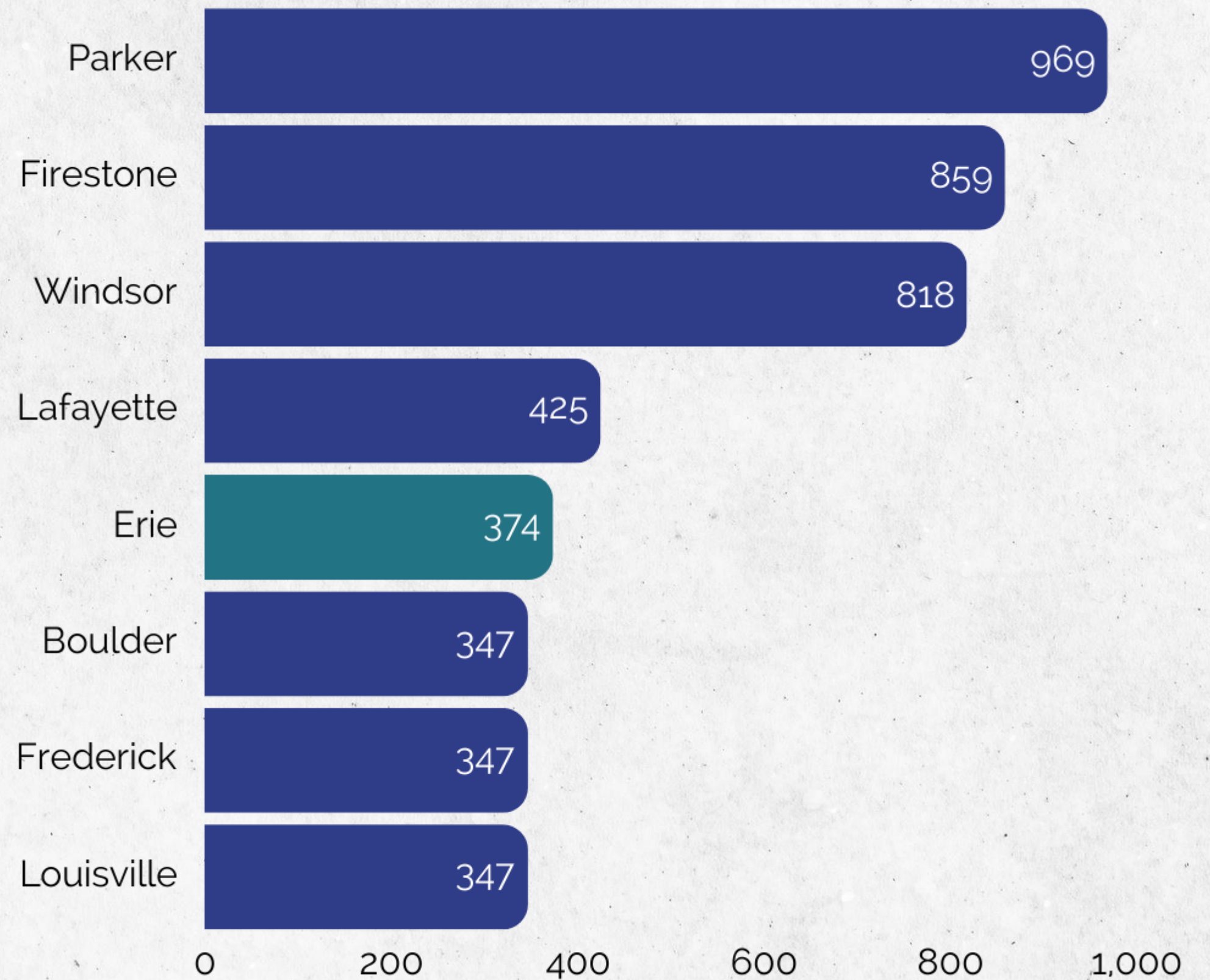
# Population





# Square OFFICERS Footage

Comparison of similar  
agencies



The Town of Erie's current police facility was designed to house 50 officers.  
Current authorized sworn staff for Erie PD is 48.



# Trusting DESIGN The Process



**D2C ARCHITECTS**  
ARCHITECTURE | INTERIORS | SUSTAINABILITY

## Meet the Team





# Police FACILITY Comparisons

Police Facility Comparisons			
	Built	Sq. Footage	# Sworn
Firestone	2019	30K	28
Windsor	2024	45K	53
Parker	2010	50K	91
Englewood	2019	49K	78
Timnath	2022	22K	13
Northglenn	2017	48K	73
Broomfield	TBD	85K	198
Erie	2014	18K	48

Recent Police Facility Project Costs *			
Location	Cost Per SF	Total Project Cost	Funding Sources
Firestone	\$ 1,071	\$ 32,134,800	6%Tax
Windsor	\$ 898	\$ 40,419,649	Capital Funds
Timanth	\$ 1,044	\$ 22,972,400	General Fund
Broomfield (In Design)	\$ 1,038	\$ 89,670,000	COPs
LoneTree (under construction)	\$ 1,096	\$ 41,631,280	COPs
Avg Cost per SF	\$ 1,029		

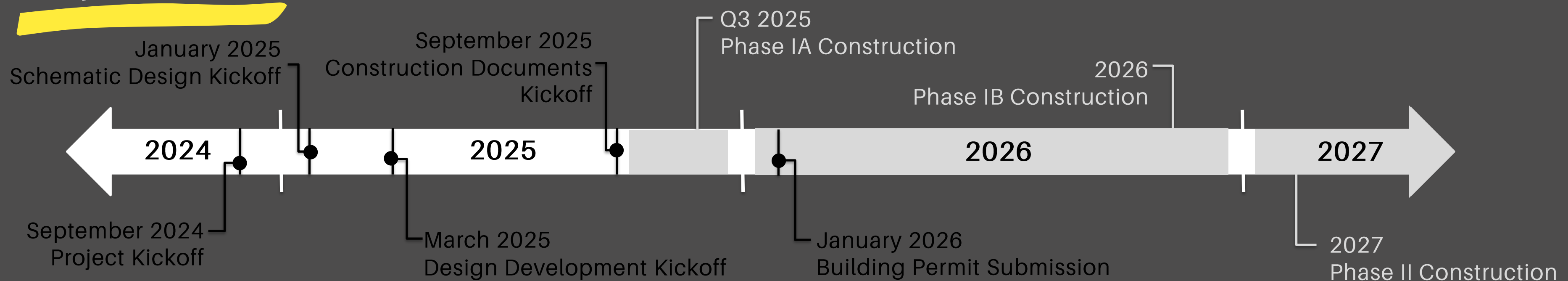
\*Total project cost generated from available construction cost information plus average soft cost figure. Average Cost Escalation per year for commercial construction in Denver Metro Area estimated at 5-6%, subject to current economic factors at the time of construction



# At a GOAL & TIMELINE Glance

- Design an addition to the existing Police Department Facility to support the Town's growing population
- Maintain existing facility operational during construction
- Preserve and enhance the facility's architectural expression

## Project Timeline





# Early SITE CONCEPTS Iterations

- Analysis on how to best use the site for expansion
- East vs. West



East Expansion



West Expansion



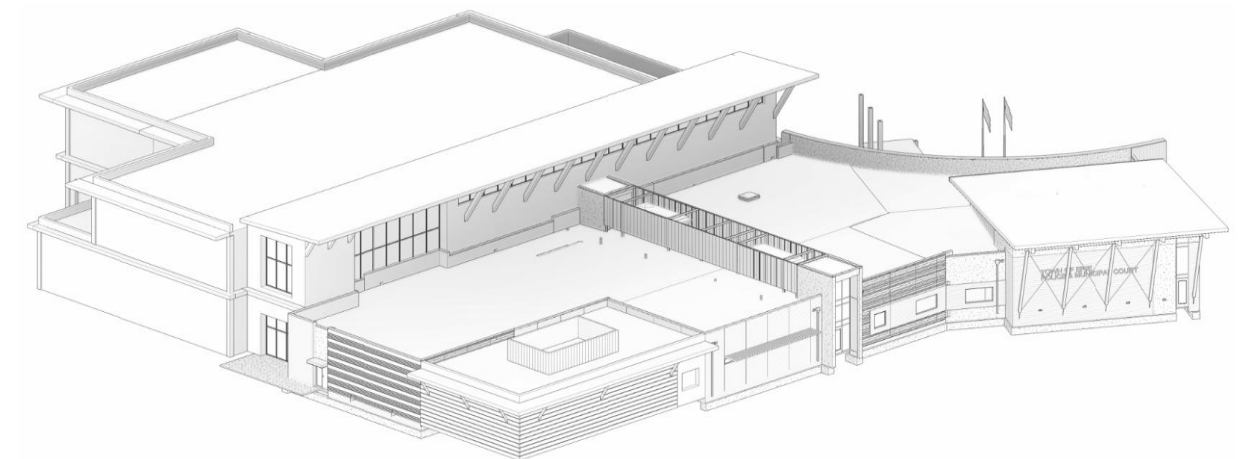
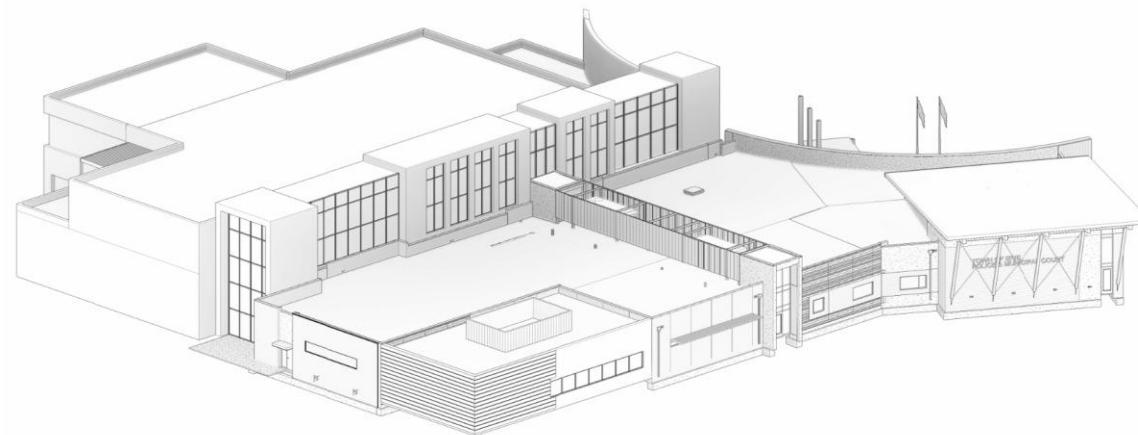
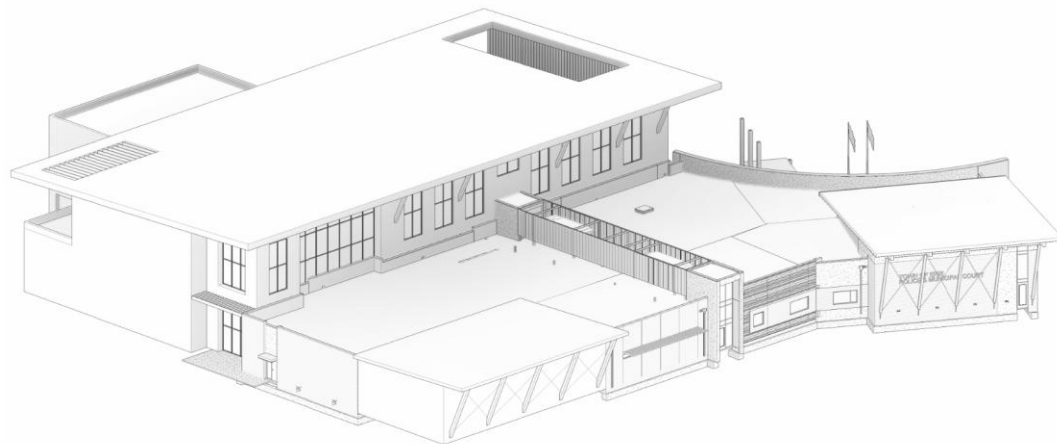
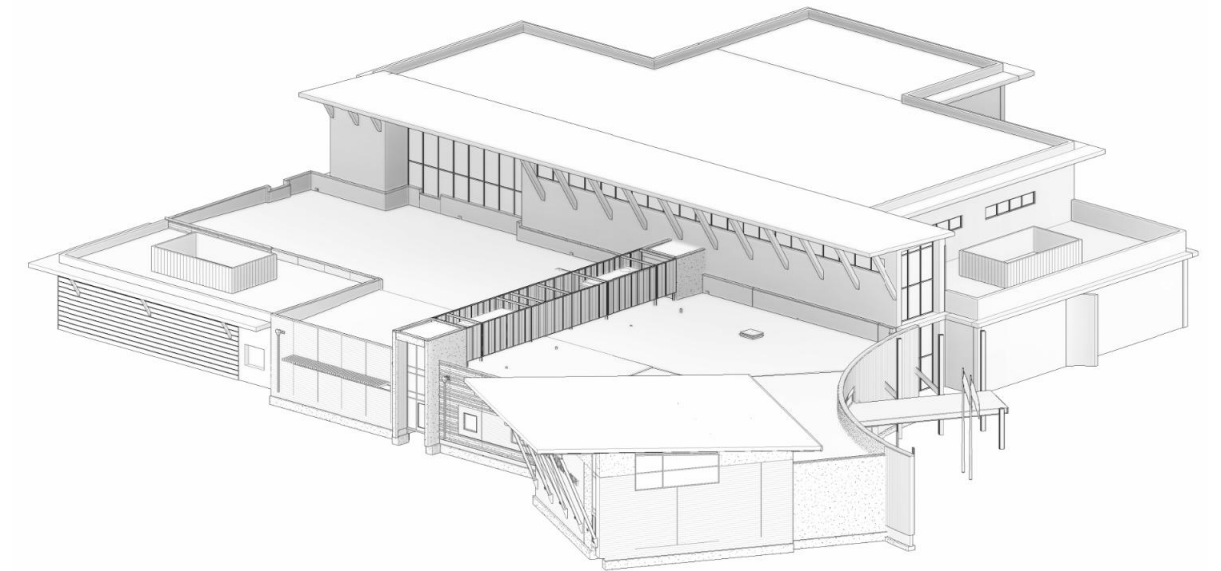
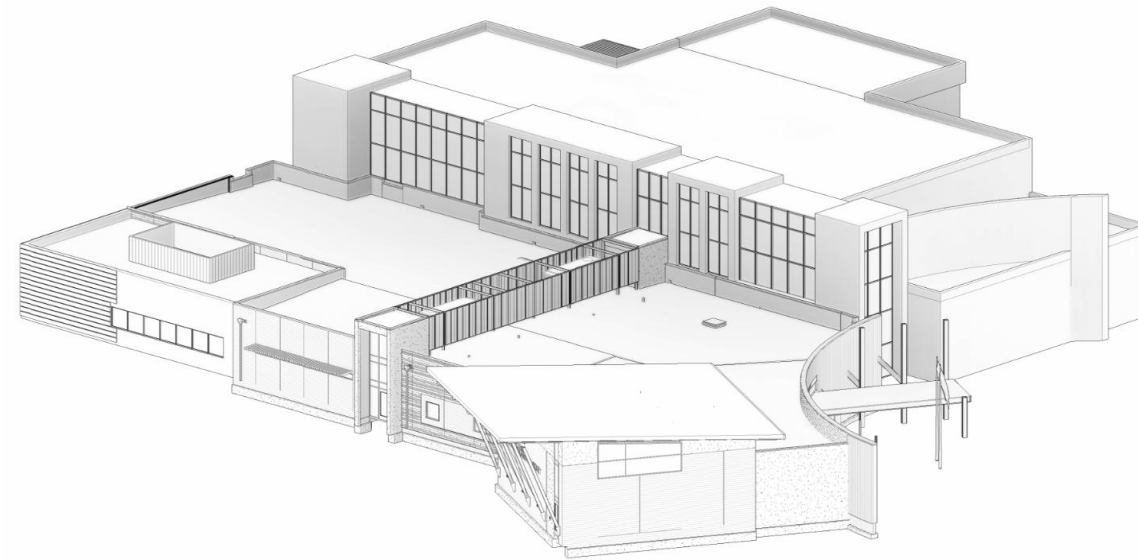
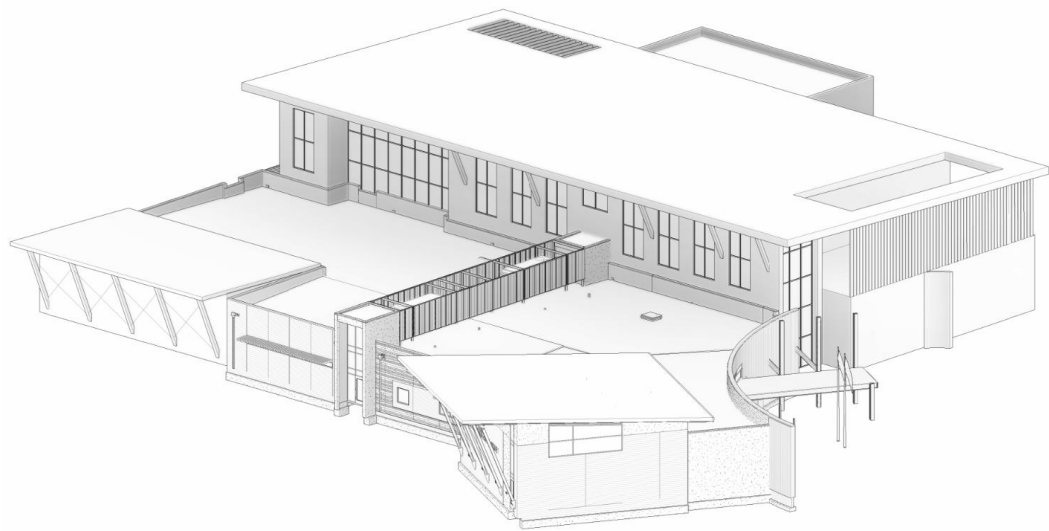
# Finding TEAMWORK Solutions





# Taking CONCEPTUAL MASSING Shape

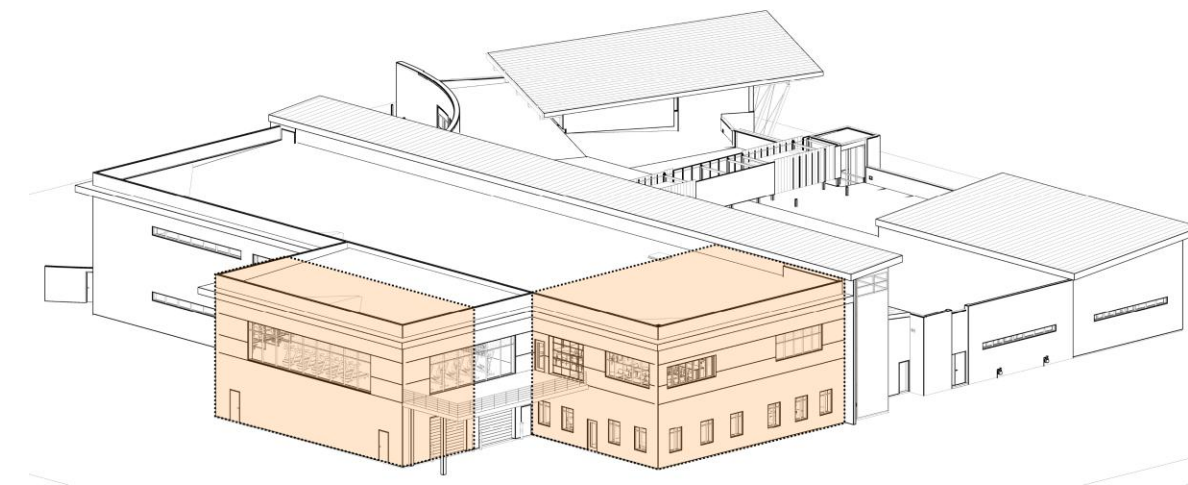
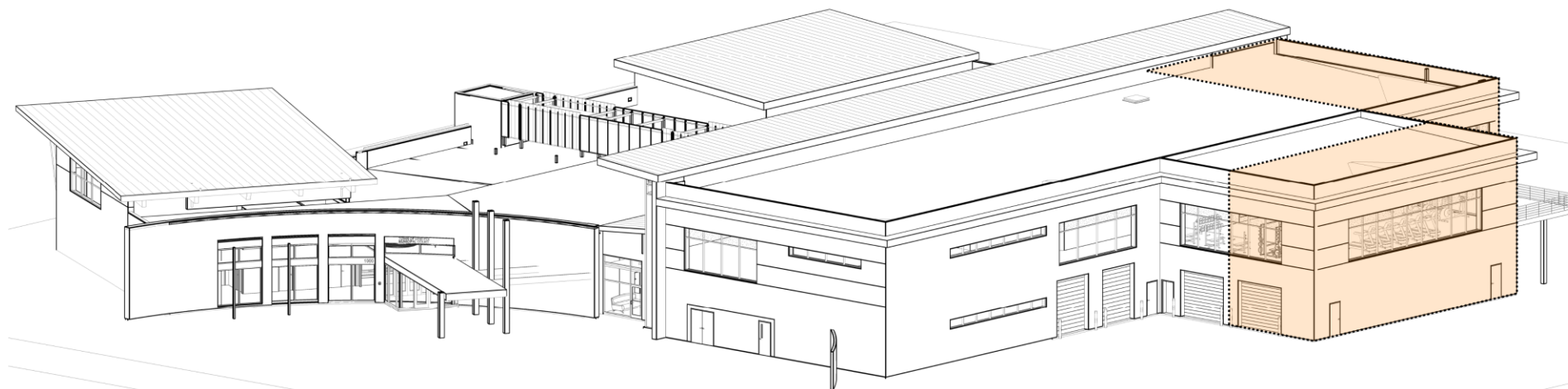
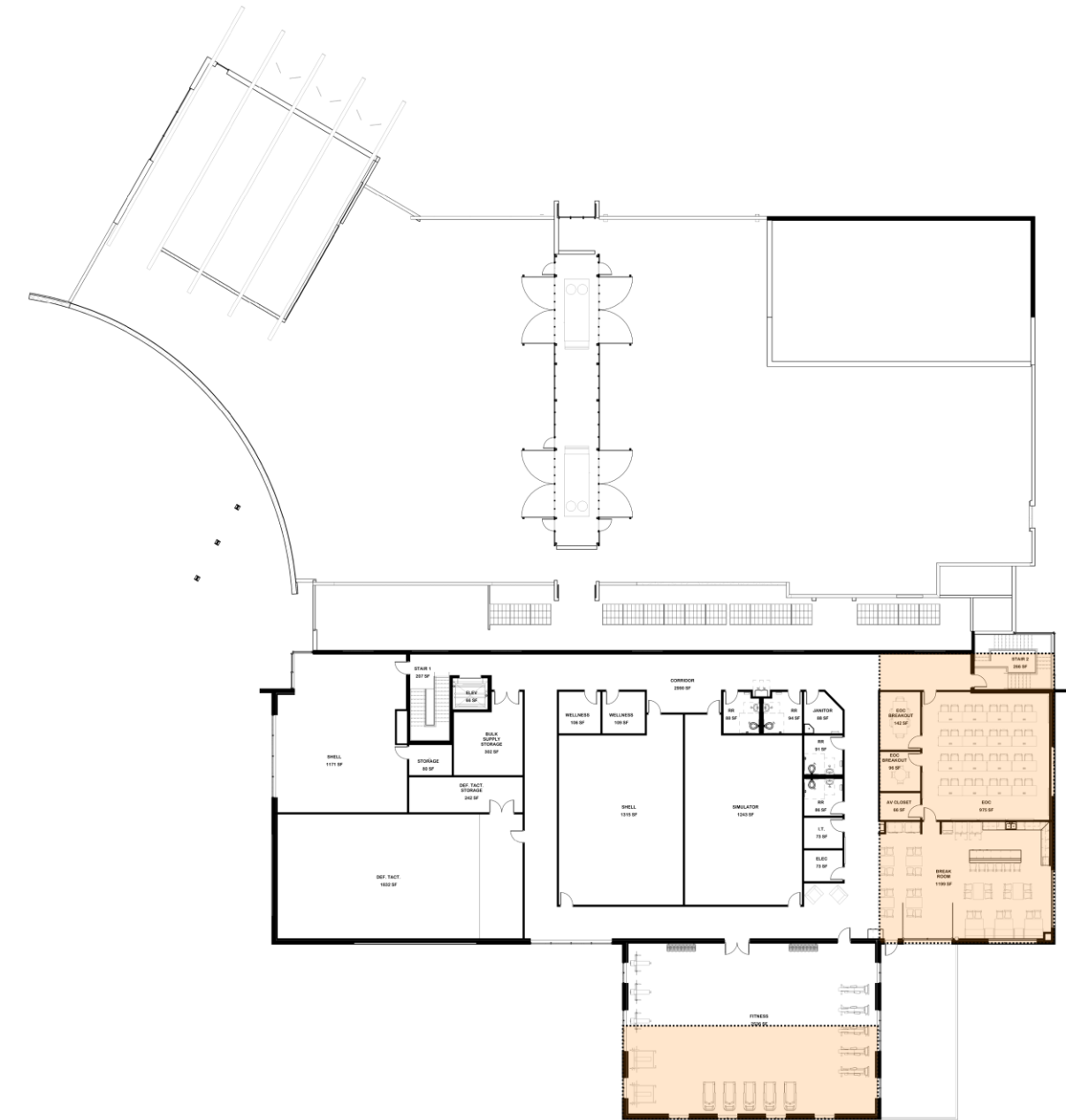
Exploration of building massing  
options to best compliment the  
existing facility





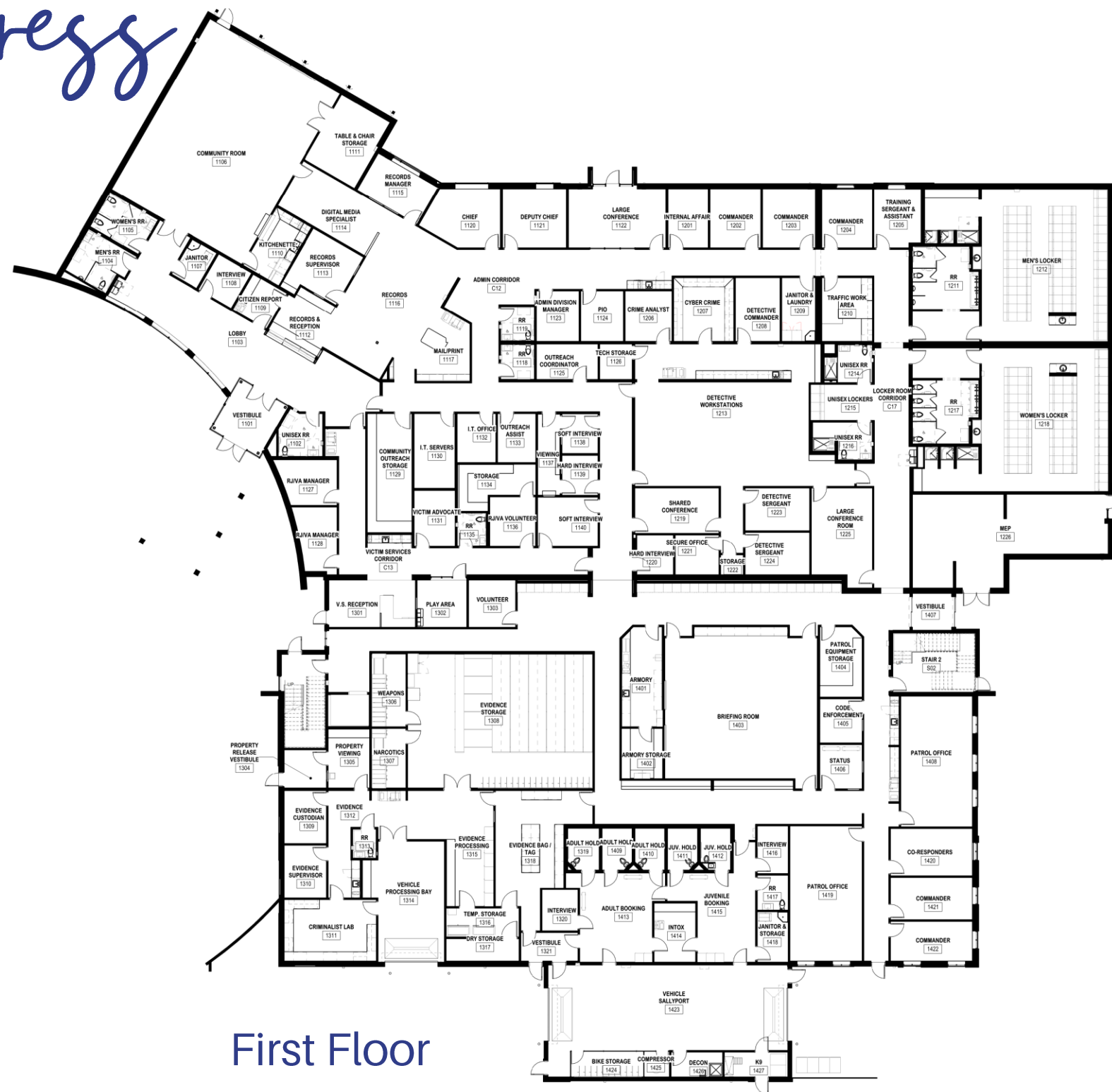
# Optimizing FOOTPRINT RESIZE Space

- 15,000 SF reduction to stay within budget
- Account for future growth

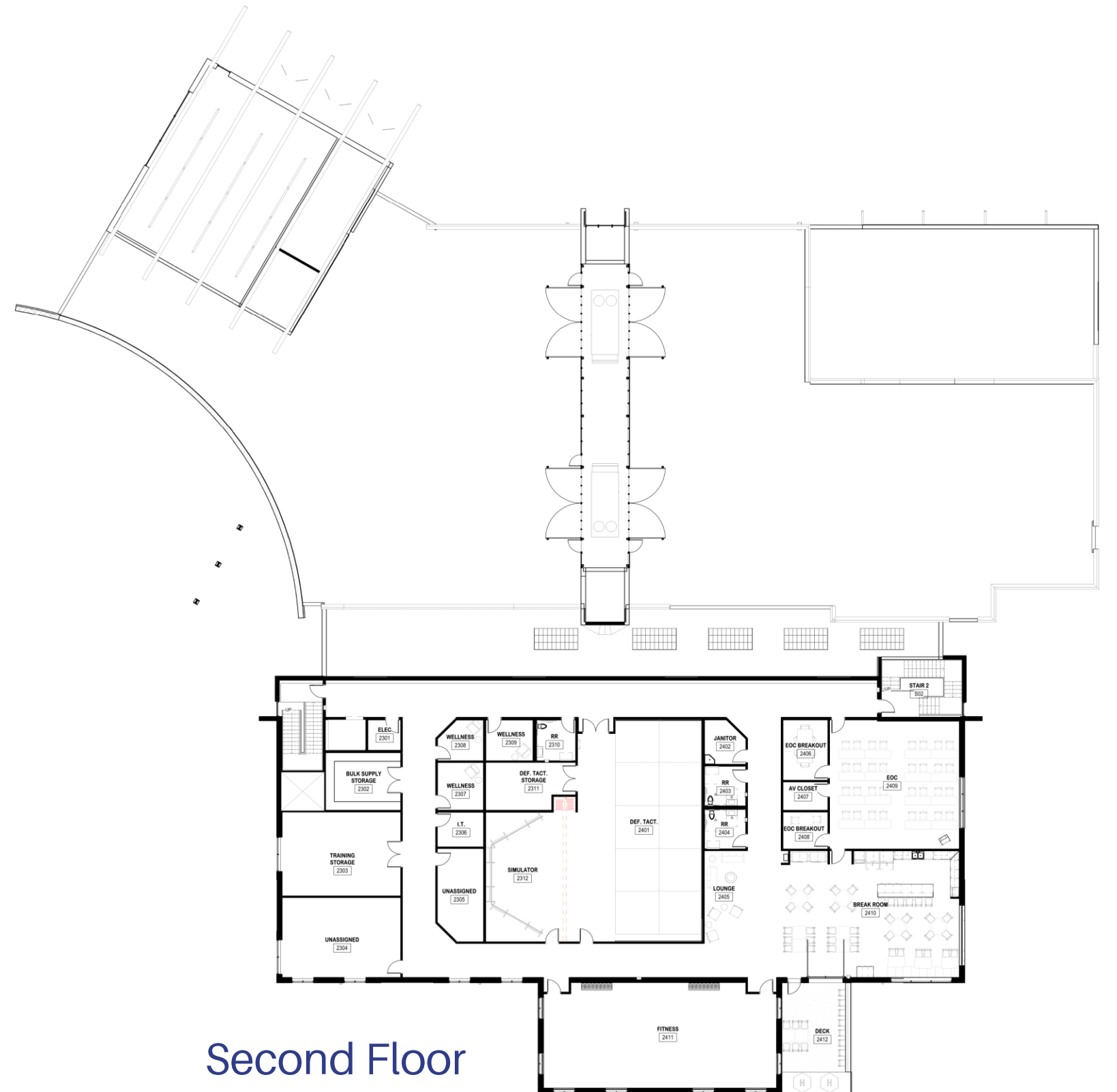




# Work in PROPOSED DESIGN Progress



First Floor



Second Floor



# Work in PROPOSED DESIGN Progress

- Staff Parking (secured): 103
- Public Parking: 56







North Entry





South Entry





Western Pedestrian Path





From Western Residences

**D2C ARCHITECTS**  
ARCHITECTURE | INTERIORS | SUSTAINABILITY





First Floor Spline





Patrol Briefing Room





Emergency Operations Center (EOC)





Second Floor Spline





Break Room



# Police FACILITY Costs Cont.

- March 2025: Staff communicated a ROM Conceptual budget \$39.4M (2024 dollars) and a per year delay factor of 10% cost escalation for construction based on design consultant's recommendation. Current projection for construction escalation is between 5-6%
- Current cost estimate from Fransen Pittman (FP) is conservative at this phase of design (Design Development (DD)) at \$47.7M, Cost modeling sessions will continue where FP offers input towards potential cost savings for the Project
- Potential subcontractors are submitting proposals to FP based on current set of 100% Design Development documents. FP will produce an Initial Guaranteed Maximum Price (IGMP) for the project mid-late September establishing a Fixed Limit of Construction Cost, pending Town approval
- FP will submit a final Guaranteed Maximum Price (GMP) to the Town during this current Construction Documentation phase



# Police Facility

## Costs Cont.



### The Cost of Delay

- Estimated construction inflation is per year and subject to current economic factors
- Consulting and election costs are minimum costs
- Interest rate inflation refers to the cost of the dollar today, verses a one-year delay at a 2% inflation rate

#### Other factors:

- Interest rates are currently somewhat unpredictable
- The Town is currently under contract and in active design phase, lost funds from delay are unknown

Delay Factor	Cost
6% cost inflation for construction	\$2,862,000
Additional retrofitting costs	\$1,089,840
Consulting costs for feasibility of ballot item	\$20,000
Election costs	\$30,000
Interest rate inflation	\$784,313
Total Estimated Cost	\$4,786,153



Police

Next Steps

# FACILITY EXPANSION

Pending Council Direction on Certificate of Participation Financing, staff will bring the following to Council/Planning Commission for approvals to stay on track for a January 2026 construction start:

- 1) October 14, 2025, Town Council Meeting: Construction Manager At Risk (CMAR) Amendment One for Early Release Bid Package #1 (BP01) - Buyout of Earthwork and Utilities subcontracts, Pre-cast concrete, Structural Steel, Mechanical, Electrical, Plumbing, Elevator
- 2) November 5, 2025, Planning Commission Hearing: Special Review Use and Site Development Plan (SDP) for Erie Police Department Addition and Renovation
- 3) November 18, 2025, Town Council Meeting: CMAR Amendment Two for early release Bid Package #2 - Earthwork/Utilities material and fabrication release, foundations
- 4) December 9, 2025, Town Council Meeting: SDP Approval
- 5) February 24, 2026, Town Council Meeting: CMAR Amendment Three for final Guaranteed Maximum Price



*Decision*

# FACILITY EXPANSION

## Direction Needed from Council

- Decide to fund with Certificates of Participation (COPs)
- Decide to fund with COPs and explore future public safety tax to pay off COP debt and fund future public safety needs
- Decide to fund through future ballot question without using COPs, delaying project into 2027 or beyond.
- Other?