

DELTA, COLORADO

Determination of Space Needs, Optimum Location, and Concept Design for a New Police Department Facility.

FEBRUARY 2021

TREANORHL

Determination of Space Needs, Optimum Location, and Concept Design for a New Police Department Facility

- Program Development
- Site Evaluation
- Plan Development
- Plan Refinement
- Site and Floor Plan Concepts
- Estimate of Costs
- Next Steps







PROGRAM DEVELOPMENT

Where are you now…?

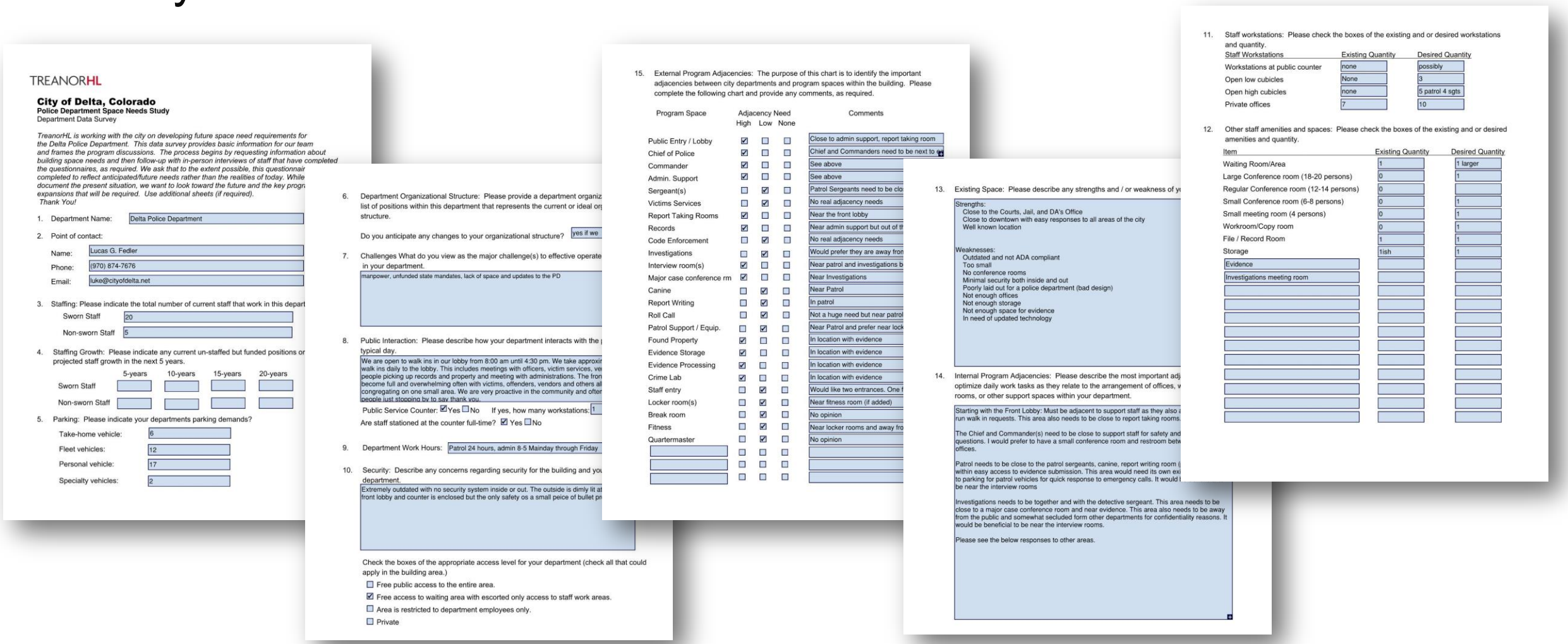
What are your goals…?

How do you work now…?

How do you want to work…?

Program Development

Survey of Stakeholders



TREANORHL

City of Delta, Colorado
Police Department Space Needs Study
Department Data Survey

TreanorHL is working with the city on developing future space need requirements for the Delta Police Department. This data survey provides basic information for our team and frames the program discussions. The process begins by requesting information about building space needs and then follow-up with in-person interviews of staff that have completed the questionnaires, as required. We ask that to the extent possible, this questionnair completed to reflect anticipated/future needs rather than the realities of today. While document the present situation, we want to look toward the future and the key progr expansions that will be required. Use additional sheets (if required).
Thank You!

1. Department Name: Delta Police Department
2. Point of contact:
   - Name: Lucas G. Fedler
   - Phone: (970) 874-7676
   - Email: luke@cityofdelta.net
3. Staffing: Please indicate the total number of current staff that work in this depart
   - Sworn Staff: 20
   - Non-sworn Staff: 5
4. Staffing Growth: Please indicate any current un-staffed but funded positions or projected staff growth in the next 5 years.

	5-years	10-years	15-years	20-years
Sworn Staff				
Non-sworn Staff				

5. Parking: Please indicate your departments parking demands?
   - Take-home vehicle: 6
   - Fleet vehicles: 12
   - Personal vehicle: 17
   - Specialty vehicles: 2

6. Department Organizational Structure: Please provide a department organiz list of positions within this department that represents the current or ideal or structure.

   Do you anticipate any changes to your organizational structure? yes if we

7. Challenges What do you view as the major challenge(s) to effective operate in your department.

   manpower, unfunded state mandates, lack of space and updates to the PD

8. Public Interaction: Please describe how your department interacts with the typical day.

   We are open to walk ins in our lobby from 8:00 am until 4:30 pm. We take approxi walk ins daily to the lobby. This includes meetings with officers, victim services, ve people picking up records and property and meeting with administrations. The fron become full and overwhelming often with victims, offenders, vendors and others al congregating on one small area. We are very proactive in the community and ofte people just stopping by to say thank you.

   Public Service Counter: ☑ Yes ☐ No If yes, how many workstations: 1
   Are staff stationed at the counter full-time? ☑ Yes ☐ No

9. Department Work Hours: Patrol 24 hours, admin 8-5 Mainday through Friday

10. Security: Describe any concerns regarding security for the building and yo department.

    Extremely outdated with no security system inside or out. The outside is dimly lit a front lobby and counter is enclosed but the only safety os a small peice of bullet pr

    Check the boxes of the appropriate access level for your department (check all that could apply in the building area.)
    - ☐ Free public access to the entire area.
    - ☑ Free access to waiting area with escorted only access to staff work areas.
    - ☐ Area is restricted to department employees only.
    - ☐ Private

15. External Program Adjacencies: The purpose of this chart is to identify the important adjacencies between city departments and program spaces within the building. Please complete the following chart and provide any comments, as required.

Program Space	Adjacency Need High	Low	None	Comments
Public Entry / Lobby	☑	☐	☐	Close to admin support, report taking room
Chief of Police	☑	☐	☐	Chief and Commanders need to be next to
Commander	☑	☐	☐	See above
Admin. Support	☑	☐	☐	See above
Sergeant(s)	☐	☑	☐	Patrol Sergeants need to be clo
Victims Services	☐	☑	☐	No real adjacency needs
Report Taking Rooms	☑	☐	☐	Near the front lobby
Records	☑	☐	☐	Near admin support but out of t
Code Enforcement	☐	☑	☐	No real adjacency needs
Investigations	☐	☑	☐	Would prefer they are away fron
Interview room(s)	☑	☐	☐	Near patrol and investigations b
Major case conference rm	☑	☐	☐	Near Investigations
Canine	☐	☑	☐	Near Patrol
Report Writing	☐	☑	☐	In patrol
Roll Call	☐	☑	☐	Not a huge need but near patrol
Patrol Support / Equip.	☐	☑	☐	Near Patrol and prefer near lock
Found Property	☑	☐	☐	In location with evidence
Evidence Storage	☑	☐	☐	In location with evidence
Evidence Processing	☑	☐	☐	In location with evidence
Crime Lab	☑	☐	☐	In location with evidence
Staff entry	☐	☑	☐	Would like two entrances. One
Locker room(s)	☐	☑	☐	Near fitness room (if added)
Break room	☐	☑	☐	No opinion
Fitness	☐	☑	☐	Near locker rooms and away fro
Quartermaster	☐	☑	☐	No opinion

13. Existing Space: Please describe any strengths and / or weakness of y

    Strengths:
    Close to the Courts, Jail, and DA's Office
    Close to downtown with easy responses to all areas of the city
    Well known location

    Weaknesses:
    Outdated and not ADA compliant
    Too small
    No conference rooms
    Minimal security both inside and out
    Poorly laid out for a police department (bad design)
    Not enough offices
    Not enough storage
    Not enough space for evidence
    In need of updated technology

14. Internal Program Adjacencies: Please describe the most important adj optimize daily work tasks as they relate to the arrangement of offices, v rooms, or other support spaces within your department.

    Starting with the Front Lobby: Must be adjacent to support staff as they also run walk in requests. This area also needs to be close to report taking rooms.

    The Chief and Commander(s) need to be close to support staff for safety and questions. I would prefer to have a small conference room and restroom betw offices.

    Patrol needs to be close to the patrol sergeants, canine, report writing room within easy access to evidence submission. This area would need its own ex to parking for patrol vehicles for quick response to emergency calls. It would be near the interview rooms

    Investigations needs to be together and with the detective sergeant. This area needs to be close to a major case conference room and near evidence. This area also needs to be away from the public and somewhat secluded form other departments for confidentiality reasons. It would be beneficial to be near the interview rooms.

    Please see the below responses to other areas.

11. Staff workstations: Please check the boxes of the existing and or desired workstations and quantity.

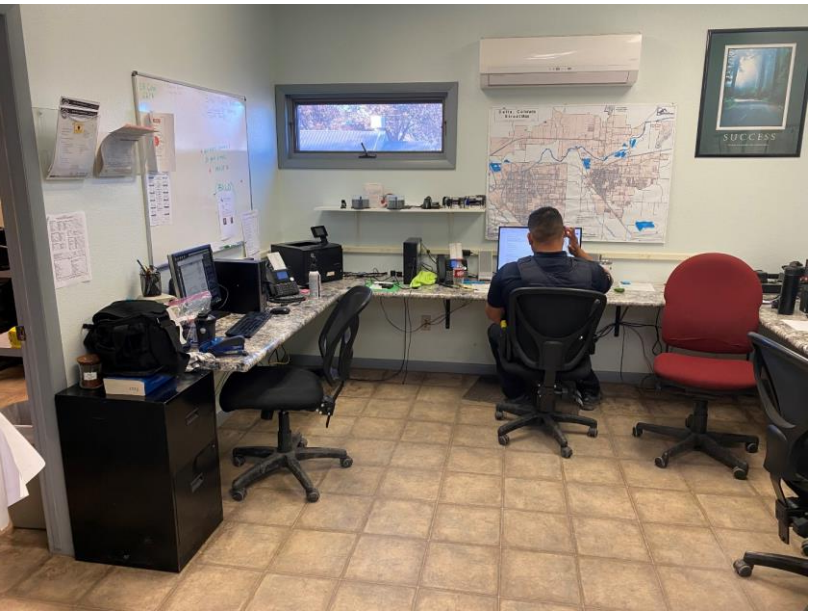
Staff Workstations	Existing Quantity	Desired Quantity
Workstations at public counter	none	possibly
Open low cubicles	None	3
Open high cubicles	none	5 patrol 4 sgts
Private offices	7	10

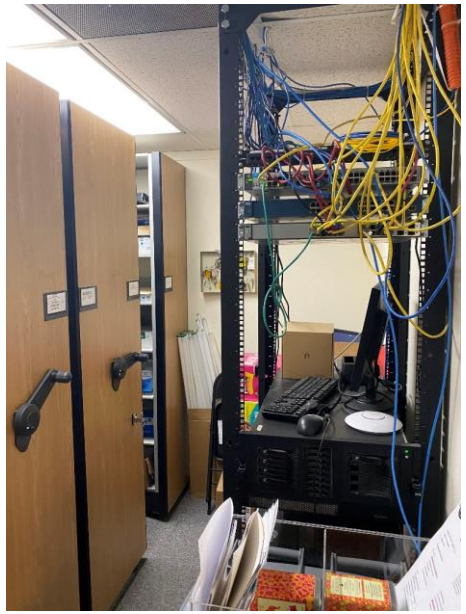
12. Other staff amenities and spaces: Please check the boxes of the existing and or desired amenities and quantity.

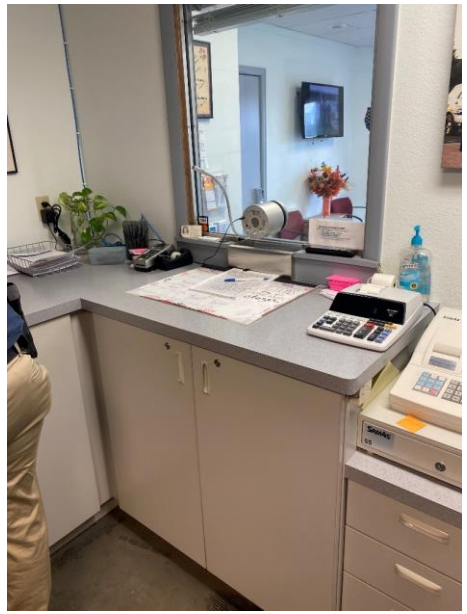
Item	Existing Quantity	Desired Quantity
Waiting Room/Area	1	1 larger
Large Conference room (18-20 persons)	0	1
Regular Conference room (12-14 persons)	0	
Small Conference room (6-8 persons)	0	1
Small meeting room (4 persons)	0	1
Workroom/Copy room	0	1
File / Record Room	1	1
Storage	1ish	1
Evidence		
Investigations meeting room		

Program Development

Review of Existing Building



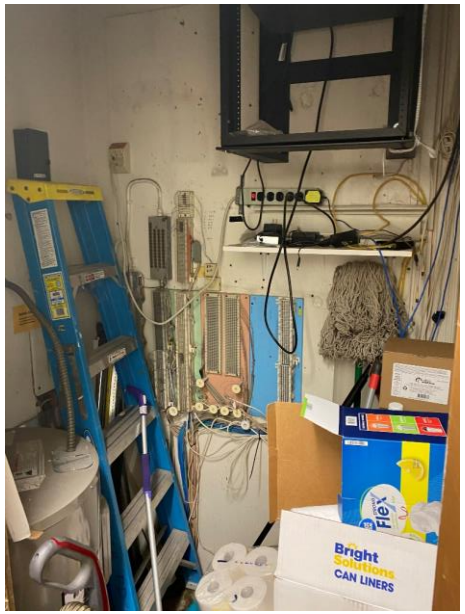


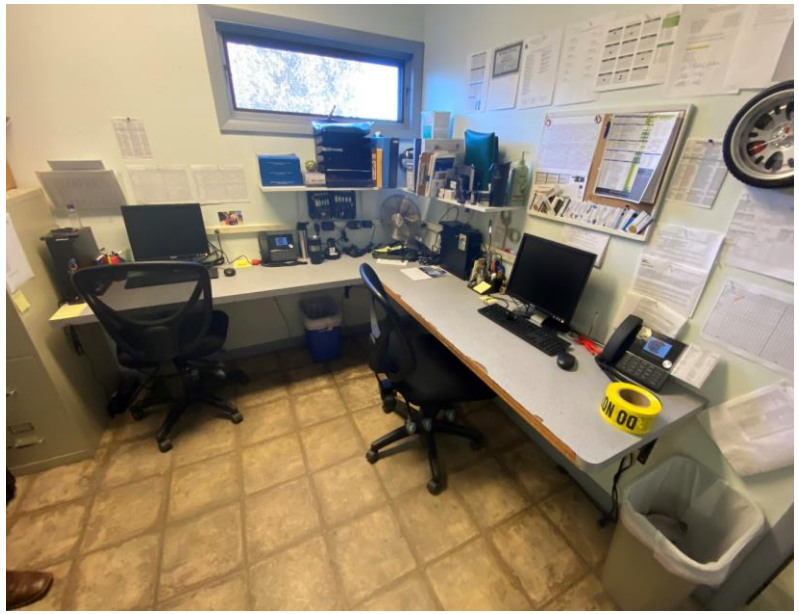


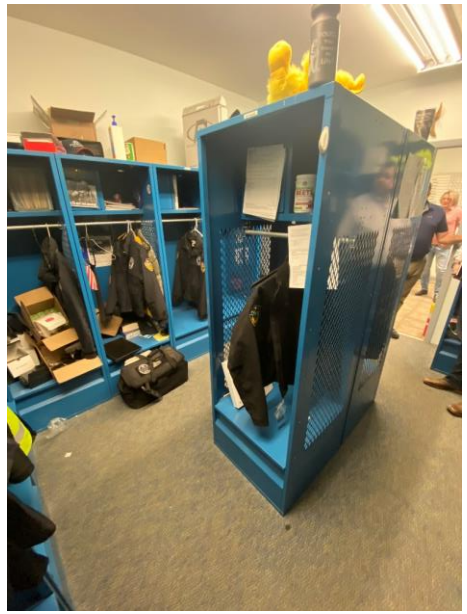


Program Development

Review of Existing Building









Program Development

Review of Population and Staffing Projections

City of Delta: Population Projections				
Year	2010	2021	2031	2041
Population	8,915	9,085	9,940*	10,975*

*Source: US Census, *Colorado State Demographer Projections (1%/year)*

Program Development

Review of Population and Staffing Projections

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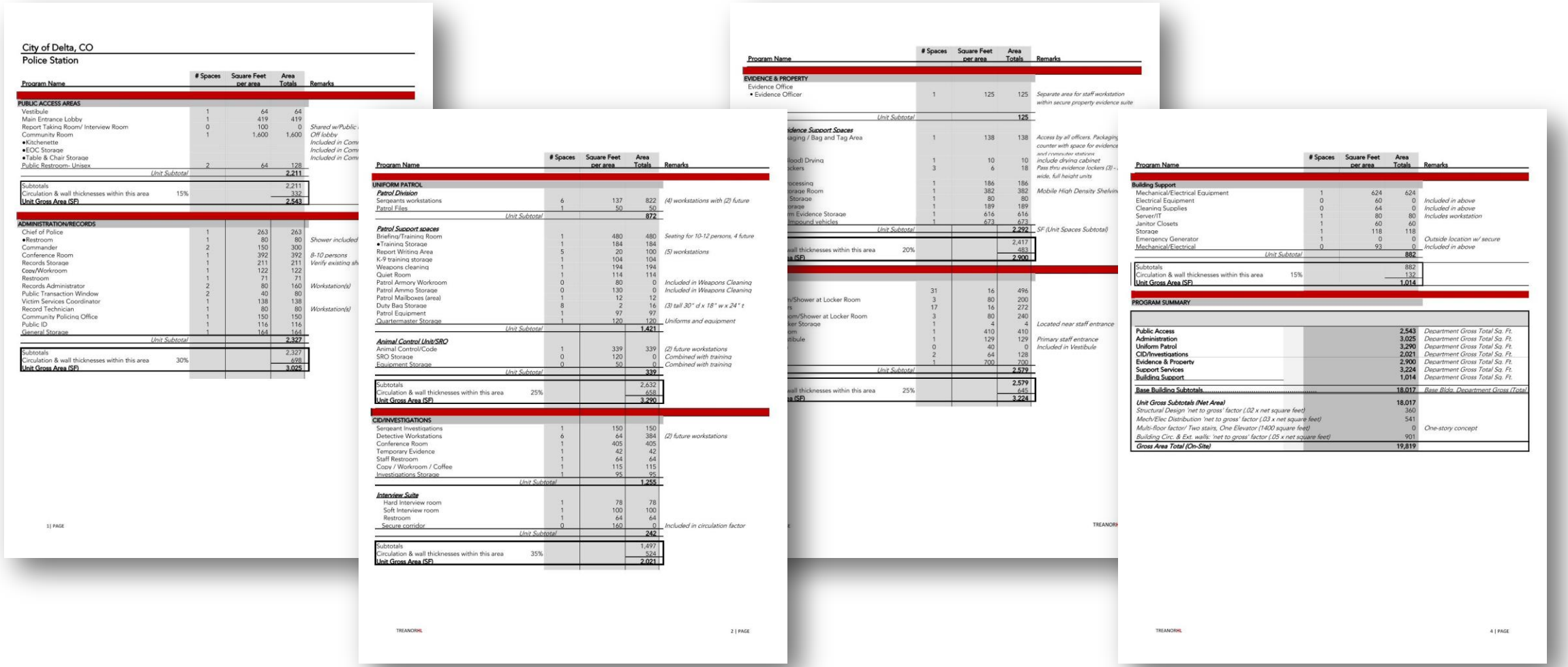
*Source: US Census, *Colorado State Demographer Projections (1%/year)*

City of Delta: Personnel Projections	2021	2031	2041
Population	8,995	9,940*	10,975*
Current Police Staffing (sworn & civilian)	28		
Staffing Ratio (FTE per 1000 residents)	3.08		
Projected Staffing (using current ratio)		31 FTE	34 FTE
Projected Staffing (using average ratio)		34 FTE	38 FTE

Source: The Department of Justice (DOJ) mean average is 3.43 FTE per 1,000 residents

Program Development

Program of Spaces



City of Delta, CO
Police Station

Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
PUBLIC ACCESS AREAS				
Vestibule	1	64	64	
Main Entrance Lobby	1	419	419	
Report Taking Room/ Interview Room	0	100	0	Shared w/Public
Community Room	1	1,600	1,600	Off lobby
•Kitchenette				Included in Com
•EOC Storage				Included in Com
•Table & Chair Storage				Included in Com
Public Restroom- Unisex	2	64	128	
Unit Subtotal			2,211	
Subtotals			2,211	
Circulation & wall thicknesses within this area	15%		332	
Unit Gross Area (SF)			2,543	
ADMINISTRATION/RECORDS				
Chief of Police	1	263	263	
•Restroom	1	80	80	Shower included
Commander	2	150	300	
Conference Room	1	392	392	8-10 persons
Records Storage	1	211	211	Verify existing sh
Copy/Workroom	1	122	122	
Restroom	1	71	71	
Records Administrator	2	80	160	Workstation(s)
Public Transaction Window	2	40	80	
Victim Services Coordinator	1	138	138	
Record Technician	1	80	80	Workstation(s)
Community Policing Office	1	150	150	
Public ID	1	116	116	
General Storage	1	164	164	
Unit Subtotal			2,327	
Subtotals			2,327	
Circulation & wall thicknesses within this area	30%		698	
Unit Gross Area (SF)			3,025	

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Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
UNIFORM PATROL				
Patrol Division				
Sergeants workstations	6	137	822	(4) workstations with (2) future
Patrol Files	1	50	50	
Unit Subtotal			872	
Patrol Support spaces				
Briefing/Training Room	1	480	480	Seating for 10-12 persons, 4 future
•Training Storage	1	184	184	
Report Writing Area	5	20	100	(5) workstations
K-9 training storage	1	104	104	
Weapons cleaning	1	194	194	
Quiet Room	1	114	114	
Patrol Armory Workroom	0	80	0	Included in Weapons Cleaning
Patrol Ammo Storage	0	130	0	Included in Weapons Cleaning
Patrol Mailboxes (area)	1	12	12	
Duty Bag Storage	8	2	16	(3) tall 30" d x 18" w x 24" t
Patrol Equipment	1	97	97	
Quartermaster Storage	1	120	120	Uniforms and equipment
Unit Subtotal			1,421	
Animal Control Unit/SRO				
Animal Control/Code	1	339	339	(2) future workstations
SRO Storage	0	120	0	Combined with training
Equipment Storage	0	50	0	Combined with training
Unit Subtotal			339	
Subtotals			2,632	
Circulation & wall thicknesses within this area	25%		658	
Unit Gross Area (SF)			3,290	
CID/INVESTIGATIONS				
Sergeant Investigations	1	150	150	
Detective Workstations	6	64	384	(2) future workstations
Conference Room	1	405	405	
Temporary Evidence	1	42	42	
Staff Restroom	1	64	64	
Copy / Workroom / Coffee	1	115	115	
Investigations Storage	1	95	95	
Unit Subtotal			1,255	
Interview Suite				
Hard Interview room	1	78	78	
Soft Interview room	1	100	100	
Restroom	1	64	64	
Secure corridor	0	160	0	Included in circulation factor
Unit Subtotal			242	
Subtotals			1,497	
Circulation & wall thicknesses within this area	35%		524	
Unit Gross Area (SF)			2,021	

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Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
EVIDENCE & PROPERTY				
Evidence Office				
• Evidence Officer	1	125	125	Separate area for staff workstation within secure property evidence suite
Unit Subtotal			125	
idence Support Spaces				
aging / Bag and Tag Area	1	138	138	Access by all officers. Packaging counter with space for evidence and computer stations
lood) Drying	1	10	10	include drying cabinet
ckers	3	6	18	Pass thru evidence lockers (3) - wide, full height units
ocessing	1	186	186	
orage Room	1	382	382	Mobile High Density Shelvin
Storage	1	80	80	
orage	1	189	189	
m Evidence Storage	1	616	616	
mpound vehicles	1	673	673	
Unit Subtotal			2,292	SF (Unit Spaces Subtotal)
all thicknesses within this area	20%		2,417	
a (SF)			483	
			2,900	
	31	16	496	
n/Shower at Locker Room	3	80	200	
	17	16	272	
om/Shower at Locker Room	3	80	240	
ker Storage	1	4	4	Located near staff entrance
om	1	410	410	
tibule	1	129	129	Primary staff entrance
	0	40	0	Included in Vestibule
	2	64	128	
	1	700	700	
Unit Subtotal			2,579	
all thicknesses within this area	25%		2,579	
a (SF)			645	
			3,224	

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Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
Building Support				
Mechanical/Electrical Equipment	1	624	624	
Electrical Equipment	0	60	0	Included in above
Cleaning Supplies	0	64	0	Included in above
Server/IT	1	80	80	Includes workstation
Janitor Closets	1	60	60	
Storage	1	118	118	
Emergency Generator	1	0	0	Outside location w/ secure
Mechanical/Electrical	0	93	0	Included in above
Unit Subtotal			882	
Subtotals			882	
Circulation & wall thicknesses within this area	15%		132	
Unit Gross Area (SF)			1,014	

PROGRAM SUMMARY

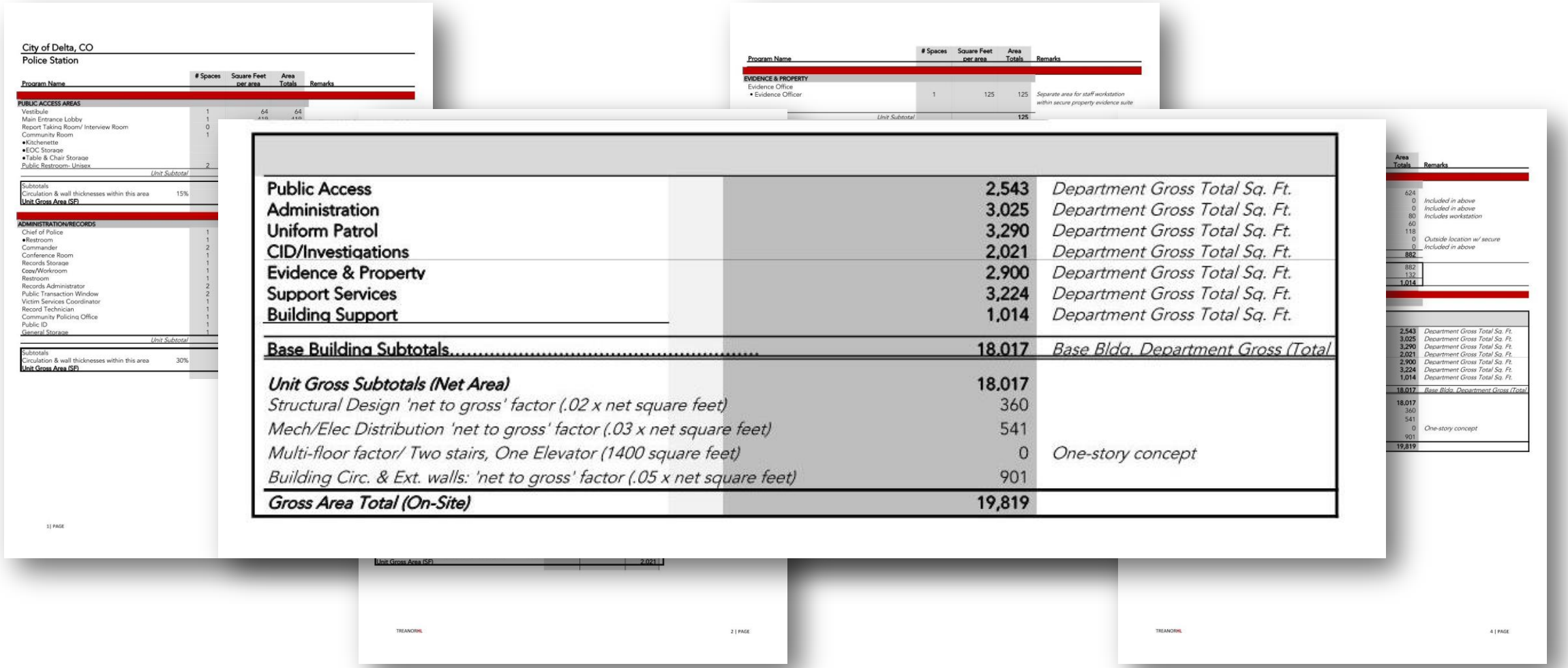
Public Access	2,543	*Department Gross Total Sq. Ft.*
Administration	3,025	*Department Gross Total Sq. Ft.*
Uniform Patrol	3,290	*Department Gross Total Sq. Ft.*
CID/Investigations	2,021	*Department Gross Total Sq. Ft.*
Evidence & Property	2,900	*Department Gross Total Sq. Ft.*
Support Services	3,224	*Department Gross Total Sq. Ft.*
Building Support	1,014	*Department Gross Total Sq. Ft.*
Base Building Subtotals	18,017	*Base Bldg. Department Gross (Total*
Unit Gross Subtotals (Net Area)	18,017	
Structural Design 'net to gross' factor (.02 x net square feet)	360	
Mech/Elec Distribution 'net to gross' factor (.03 x net square feet)	541	
Multi-floor factor/ Two stairs, One Elevator (1400 square feet)	0	*One-story concept*
Building Circ. & Ext. walls: 'net to gross' factor (.05 x net square feet)	901	
Gross Area Total (On-Site)	19,819	

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Program Development

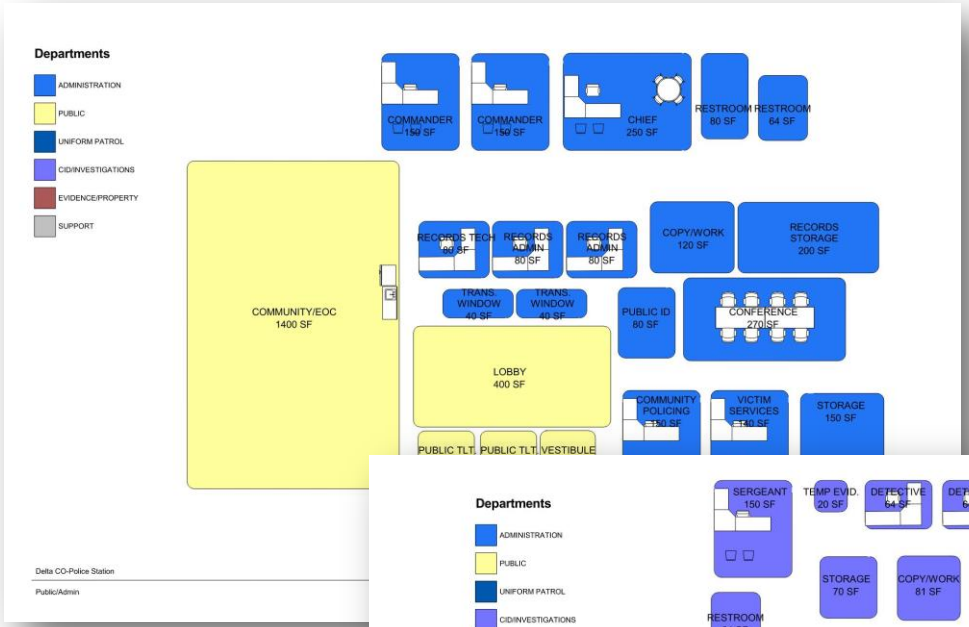
Program of Spaces

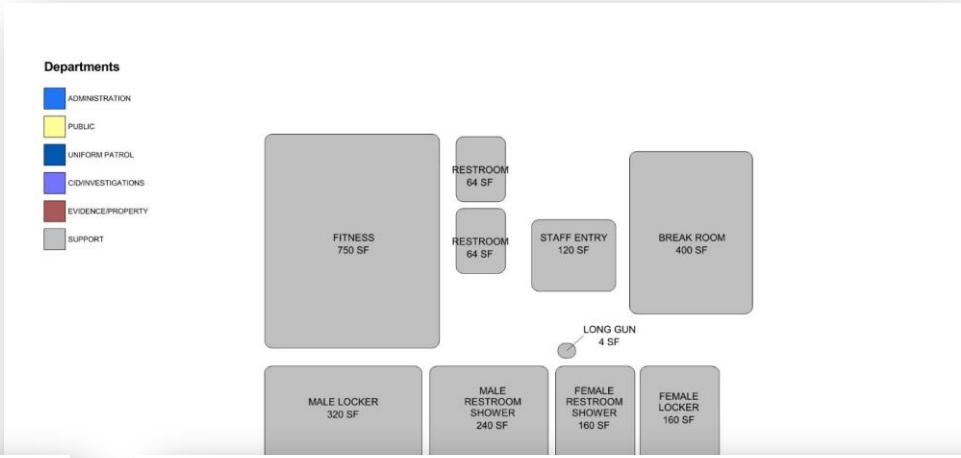


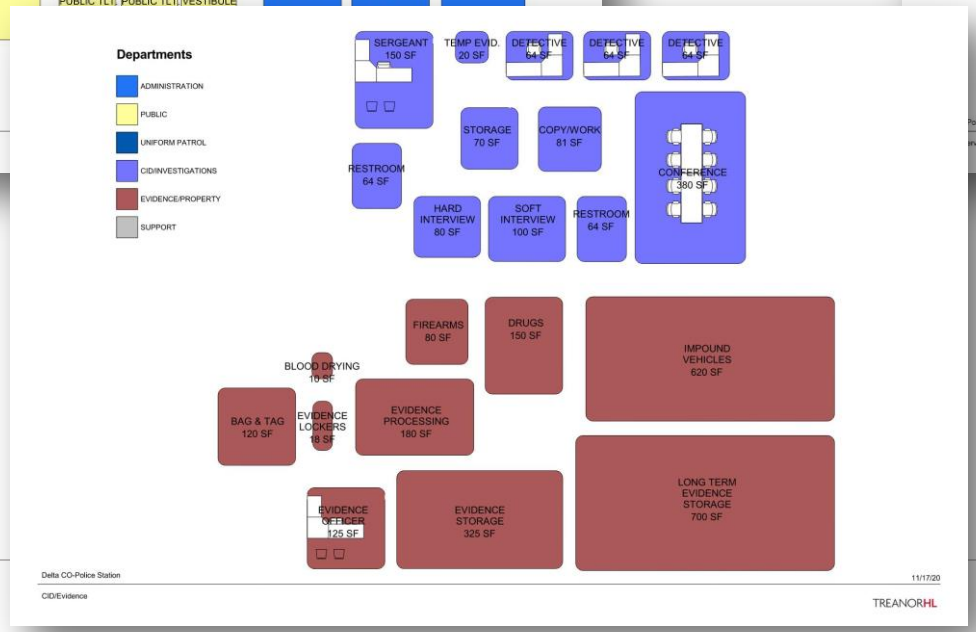
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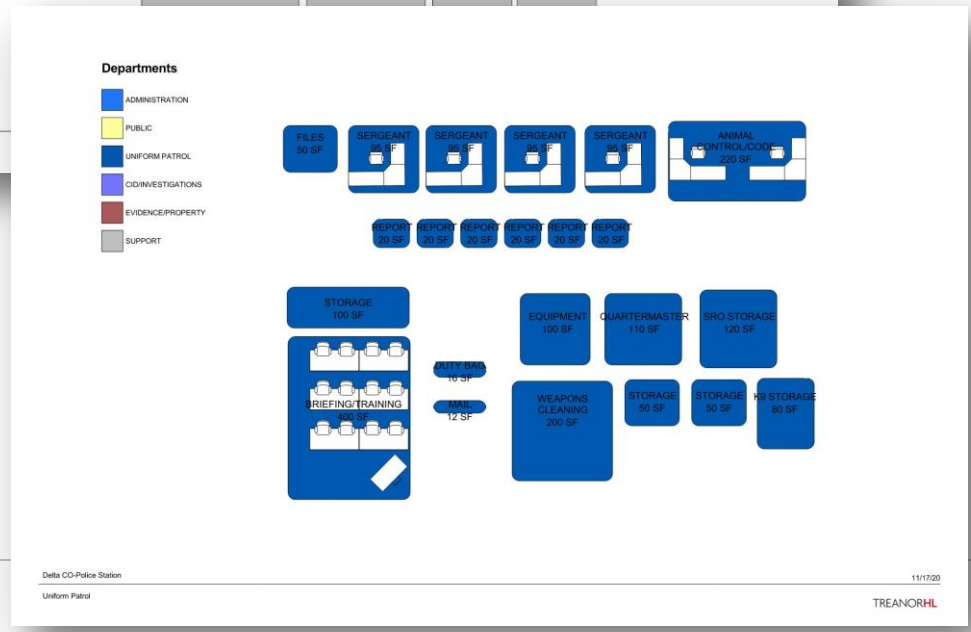
Program Development

Program of Spaces









SITE EVALUATION



Site Evaluation

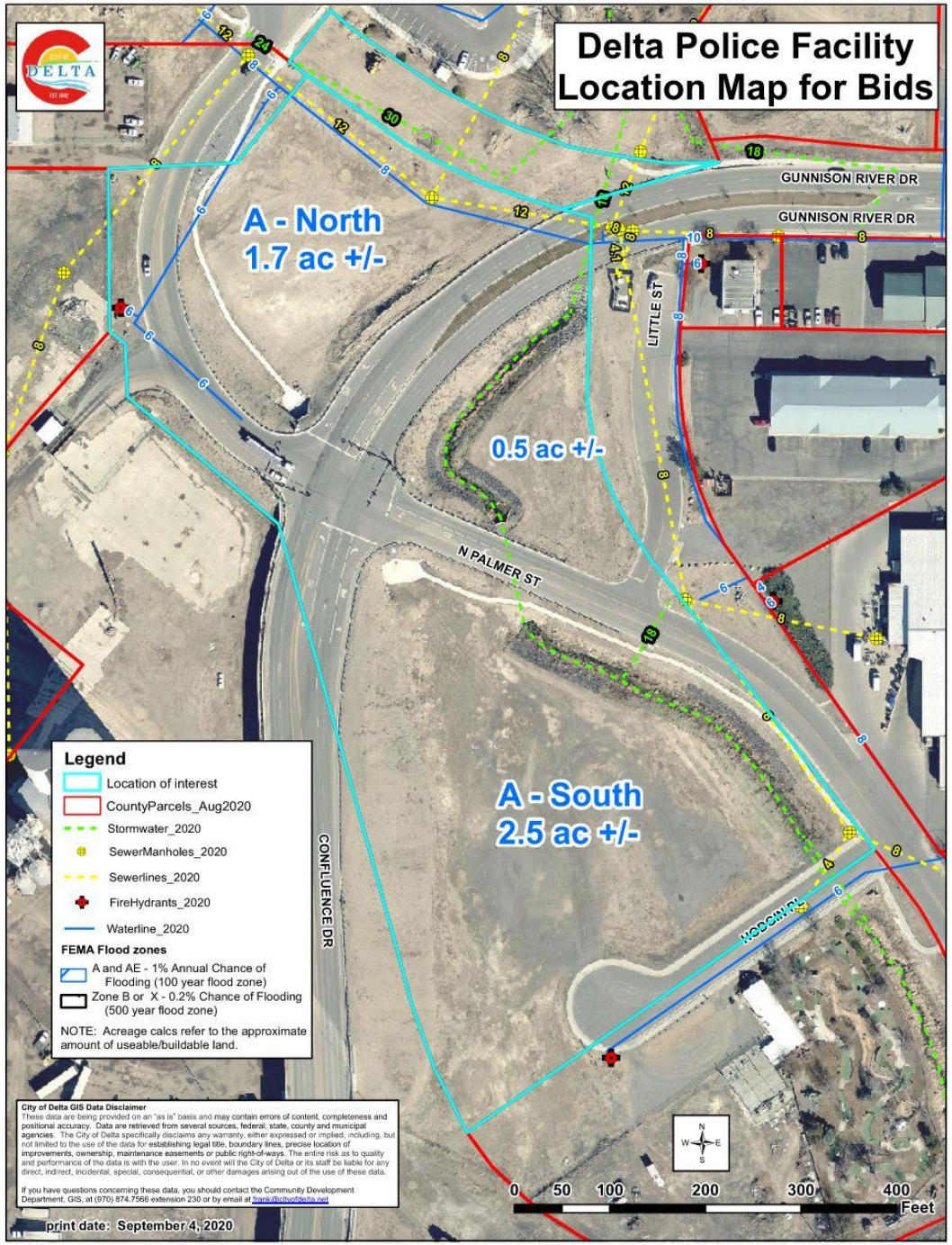


Site Evaluation

Site A

Southeast corner of N. Palmer Street and Confluence D

4.37 acres

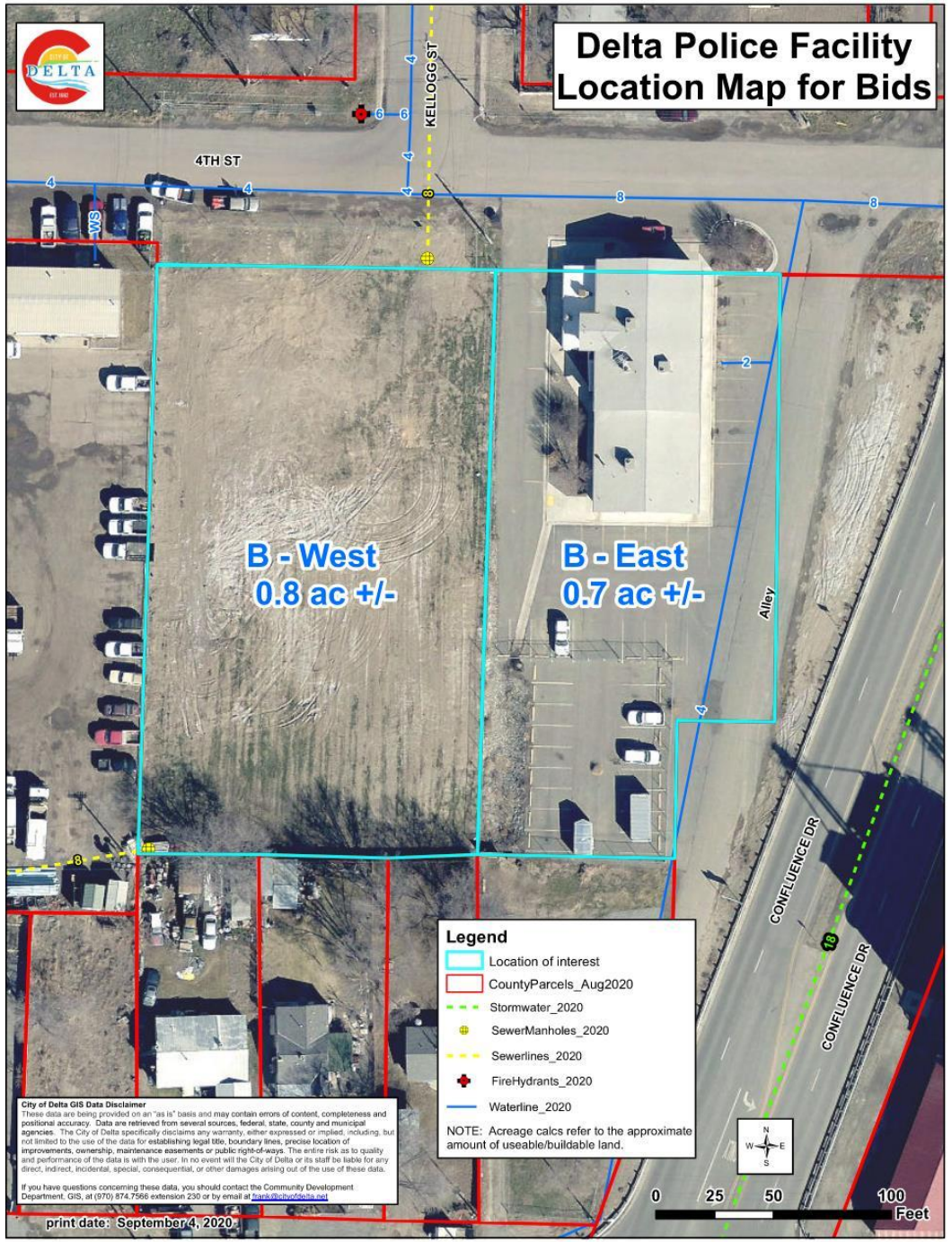


Site Evaluation

Site B

4th Street, west of Confluence Dr.

1.47 acres

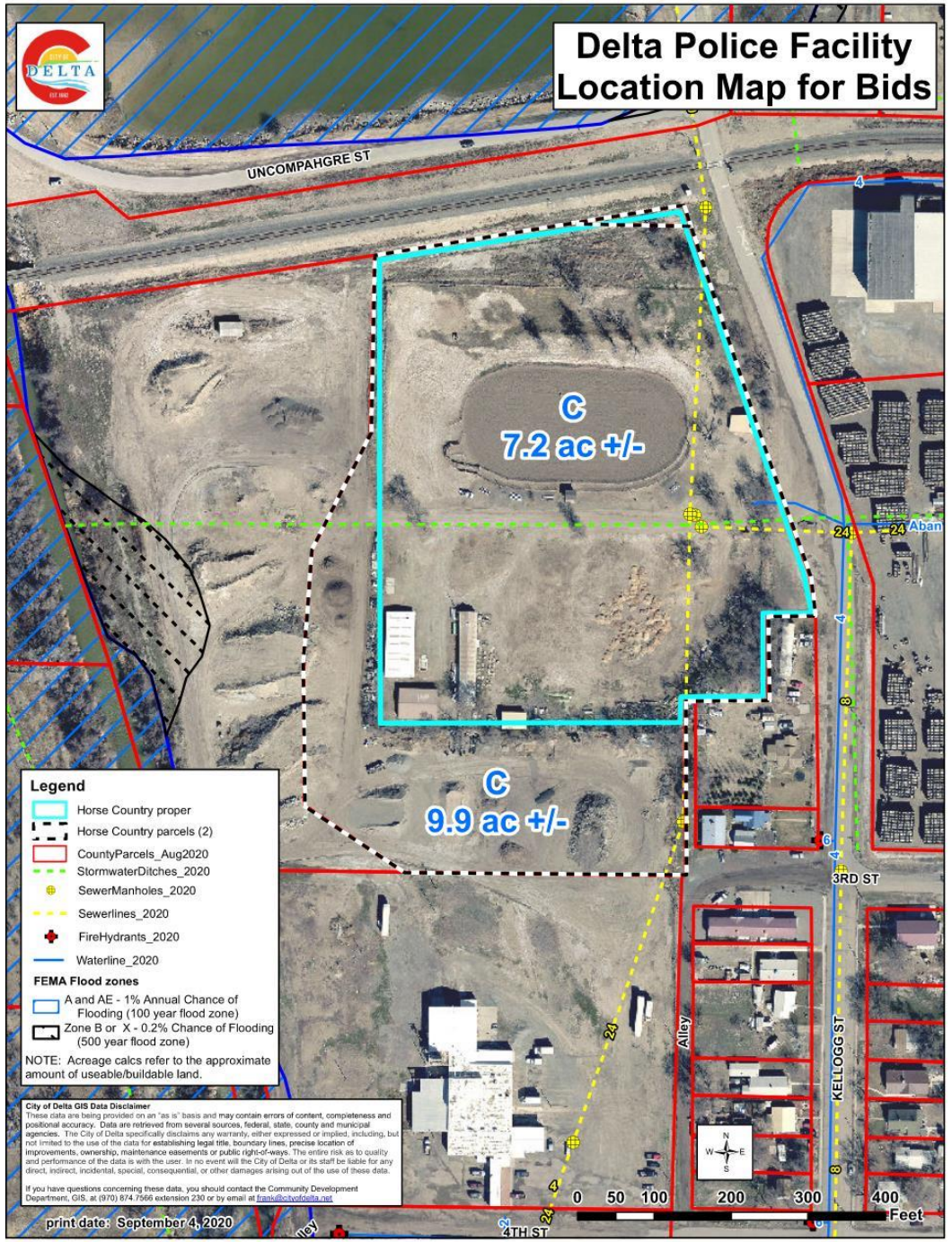


Site Evaluation

Site C

Kellogg St, northwest of 3rd street, south of railroad tracks

15. 8 acres

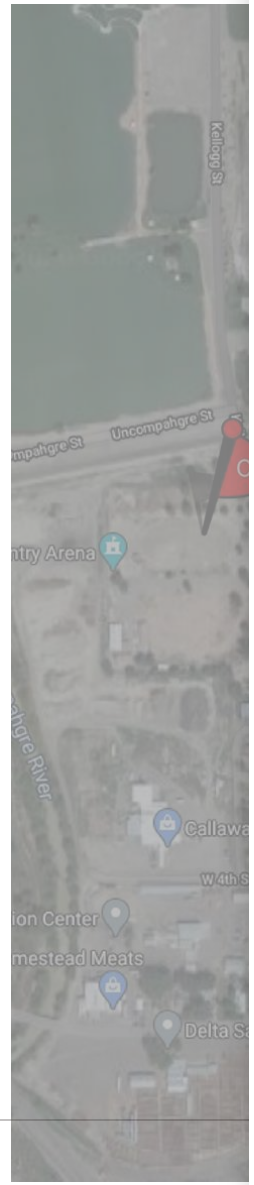


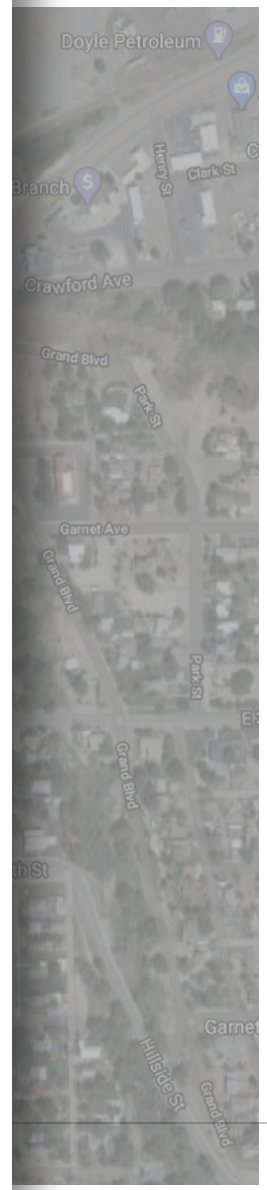
Site Evaluation

City of Delta, CO

Police Facility Site Evaluation

		Weighting (Hi, Med, Lo)	Weight Factor	A		B		C	
				Design Concept A	Design Concept B	Design Concept A	Design Concept B	Design Concept A	Design Concept B
General Site information									
A.	Location			Southeast corner of N. Palmer Street and Confluence D		4th Street, west of Confluence Dr.		Kellogg St, northwest of 3rd street, south of railroad tracks	
B.	Ownership			City of Delta		City of Delta/ Delta County		City of Delta	
C.	Area (acres, to property line, incldues buildable and non-buidable)			4.37		1.47		15.8	
D.	Current Zoning			B-2 Bussiness-2		I-Industrial		A-1 Agriculture	
E.	Adjacent zoning			B-2, I-Industrial		I-Industrial, IR - Industrial / Residential, B-3 Business 3		I-Industrial, IR - Industrial/ Residential	
Site Evaluation Criteria									
1.0	**Preferred Requirements**								
1.1	Minimum Site area acres	Yes or No		YES		NO		YES	
1.2	Land acquisition achievable	Yes or No		YES		YES		YES	
1.3	Located within the city limits	Yes or No		YES		YES		YES	
2.0	**Operational**								
	Category weight percentage: 40%			**329**	**318**	**114**	**114**	**290**	**279**
2.1	Proximity	hi	9	25	25	8	8	20	20
	a. To entire city via main roadways			9	9	3	3	7	7
	b. To specific locations, high call area(s), court(s), county jail			8	8	3	3	7	7
	c. Convenience for residents to visit building			8	8	2	2	6	6
2.2	Prominence and Visibility	hi	7	25	25	11	11	16	16
	a. Awareness of location by residents and visitors			8	8	3	3	6	6
	b. Easy to find for first time visitors			8	8	3	3	5	5
	c. Visible from a main arteries			9	9	5	5	5	5
2.3	Site area (including ability for future expansion)	hi	9	7	7	1	1	9	9
2.3	Minimum two access / egress points for vehicles	hi	9	8	8	2	2	7	7
2.4	Operational efficiency and effectiveness	hi	9	32	29	12	12	32	29
	a. Staff / public separation (vehicles and pedestrians)			8	8	3	3	8	8
	b. Public entry separate and isolated from staff entry			8	6	3	3	8	6
	c. Efficient, direct flow from entry to public parking to public entry			8	8	3	3	8	8
	d. Efficient, secure flow from staff entry to parking to staff entry			8	7	3	3	8	7
3.0	**Planning Policy Compliance**								
	Category weight percentage: 30%			**74**	**74**	**43**	**43**	**74**	**74**
3.1	Compatibility with adjacent property uses	hi	9	8	8	6	6	8	8
3.2	Support development / redevelopment adjacent to property	lo	4	8	8	4	4	7	7
3.3	Catalyst to spark development of surround properties	med	6	7	7	4	4	8	8
3.4	Redevelopment of previously developed property	lo	4	5	5	7	7	5	5
3.5	Displacement of existing or potential business	lo	4	8	8	4	4	8	8
3.6	Leadership in Environmental Design (LEED, sustainable design)	med	6	8	8	1	1	8	8
			33	**44**	**44**	**26**	**26**	**44**	**44**
4.0	**Security Risk**								
	Category weight percentage: 10%			**33**	**33**	**34**	**34**	**31**	**31**
4.1	Proximity to risks								
	a. Railroad	hi	8	8	8	7	7	3	3
	b. Industrial / Chemical storage / processing	hi	9	6	6	6	6	6	6
	c. Adjacent properties risk factors	med	6	8	8	7	7	7	7
	d. Elevated property	med	5	3	3	8	8	8	8
	e. Elevated structures	lo	4	8	8	8	8	8	8
	f. Floodplain/way	hi	9	8	8	8	8	8	8
	g. CPTED / Passive security	med	6	8	8	7	7	8	8
			47	**49**	**49**	**51**	**51**	**48**	**48**
5.0	**Cost**								
	Category weight percentage: 20%			**114**	**114**	**102**	**102**	**106**	**106**
5.1	Acquisition	*hi*	10	10	10	8	8	10	10
5.2	Site Construction	*hi*	10	47	47	43	43	43	43
	a. Utility extension to site			8	8	8	8	7	7
	b. Access / Roads			9	9	9	9	5	5
	c. Storm water management			7	7	6	6	8	8
	d. Environmental abatement			10	10	5	5	10	10
	e. Subsurface conditions			5	5	7	7	5	5
	f. Extensive grading conditions			8	8	8	8	8	8
			20	**104**	**104**	**94**	**94**	**96**	**96**
	TOTAL			**550**	**540**	**293**	**293**	**501**	**490**





Site Evaluation

City of Delta, CO

Police Facility Site Evaluation

	Weighting		A		B		C	
	Hi, Med, Lo	Weight Factor	Design Concept A	Design Concept B	Design Concept A	Design Concept B	Design Concept A	Design Concept B
General Site information								
A. Location			Southeast corner of N. Palmer Street and Confluence D		4th Street, west of Confluence Dr.		Kellogg St, northwest of 3rd street, south of railroad tracks	
2.0 Operational								
Category weight percentage: 40%			329	318	114	114	290	279
3.0 Planning Policy Compliance								
Category weight percentage: 30%			74	74	43	43	74	74
4.0 Security Risk								
Category weight percentage: 10%			33	33	34	34	31	31
5.0 Cost								
Category weight percentage: 20%			114	114	102	102	106	106
TOTAL			550	540	293	293	501	490

PLAN DEVELOPMENT



Plan Development



The Wing



The ‘L’

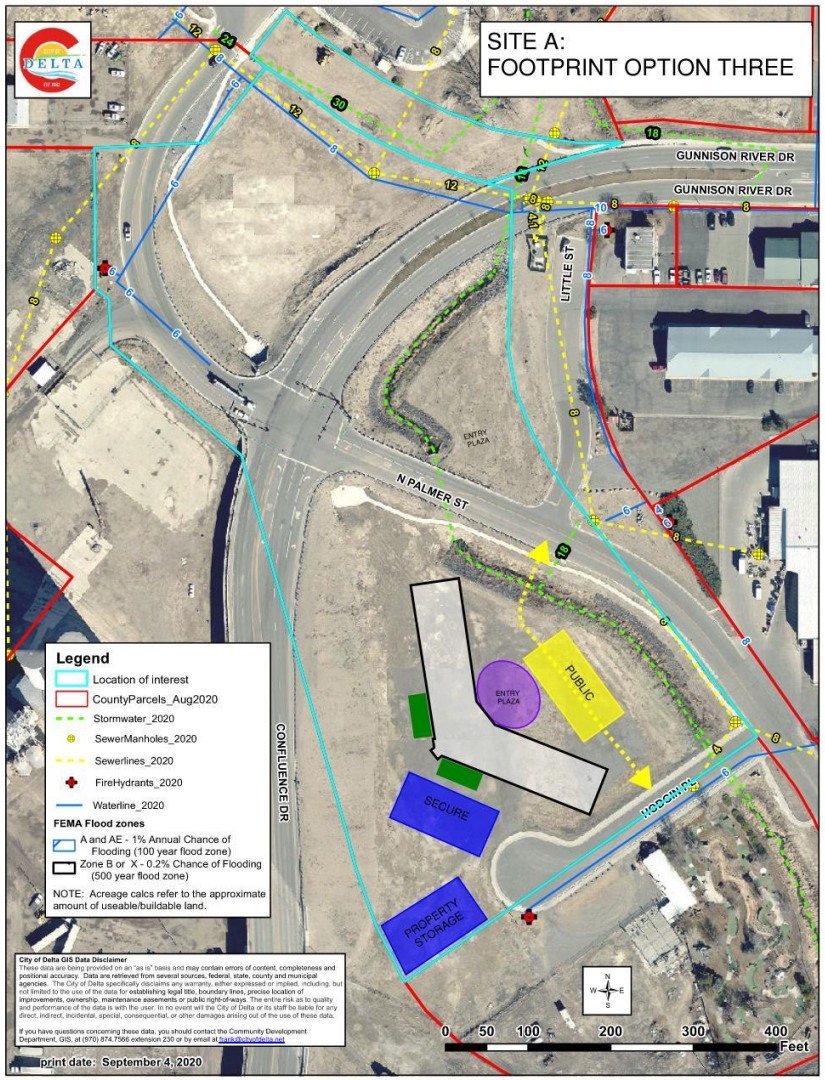


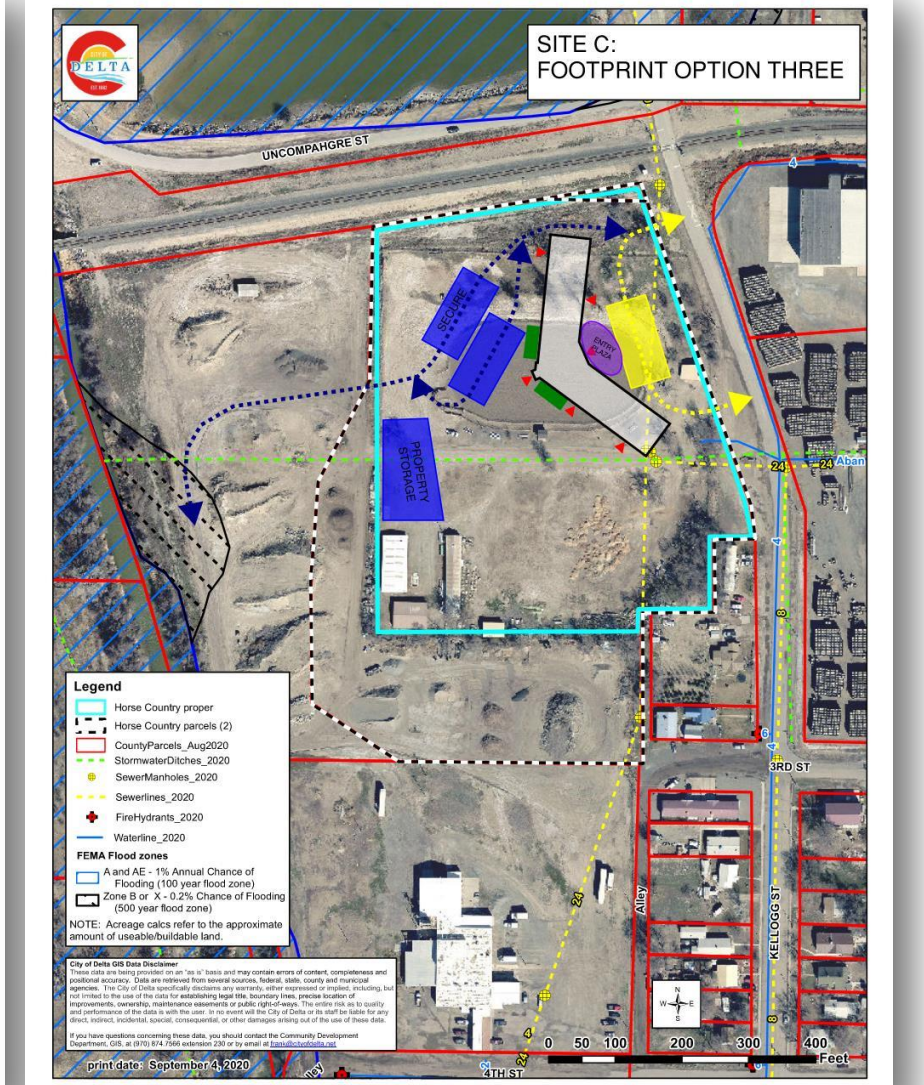
The Square

Plan Development



The Wing

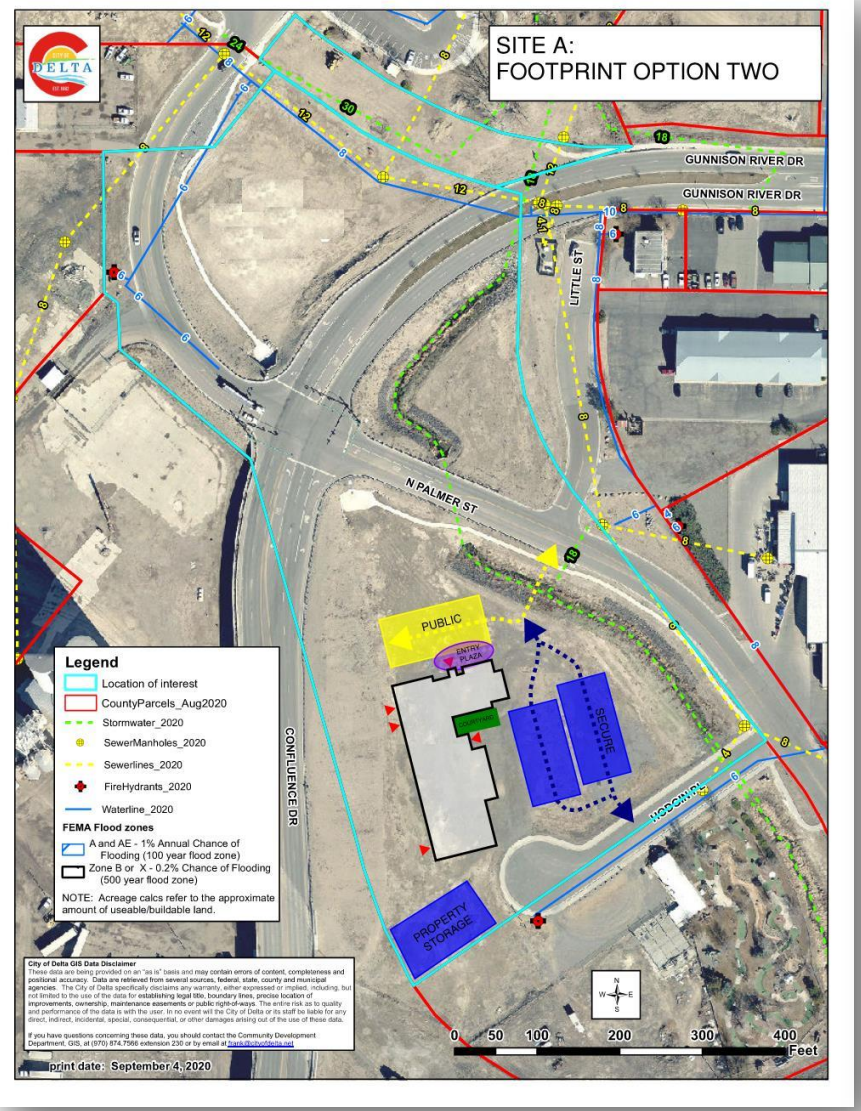


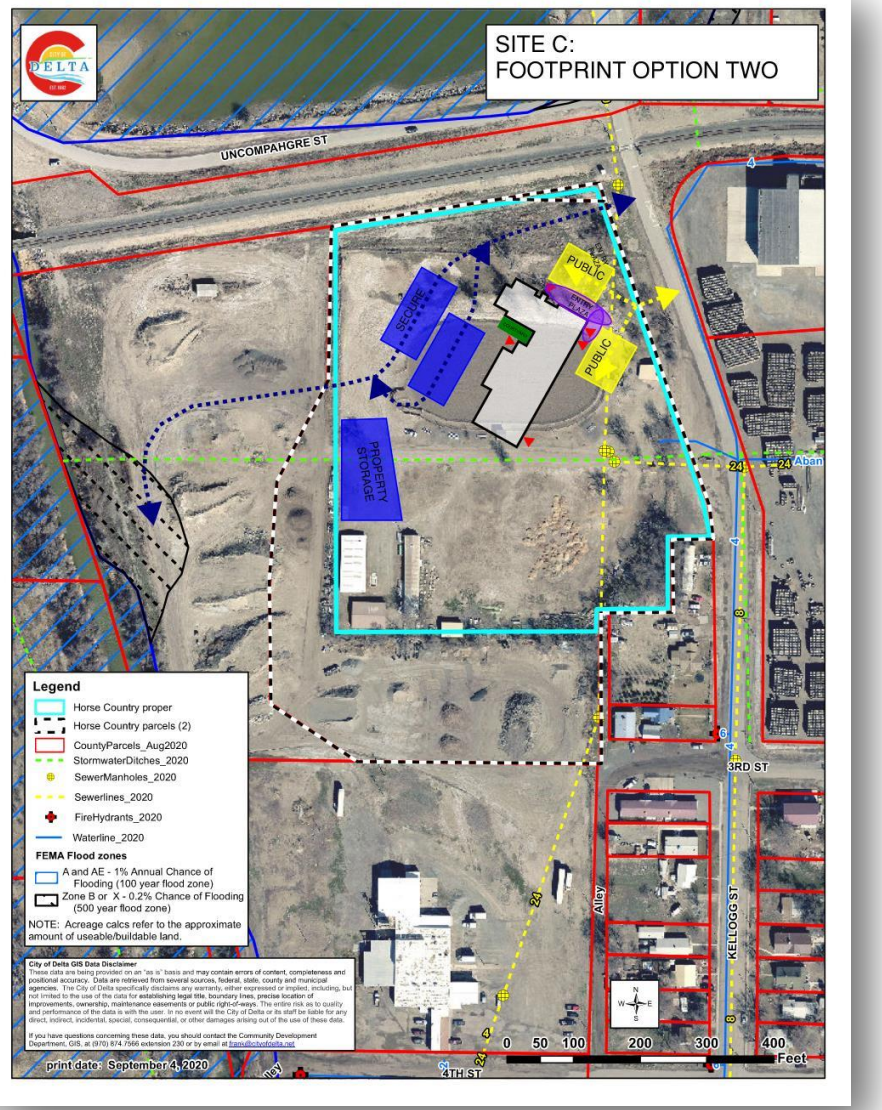


Plan Development



The ‘L’

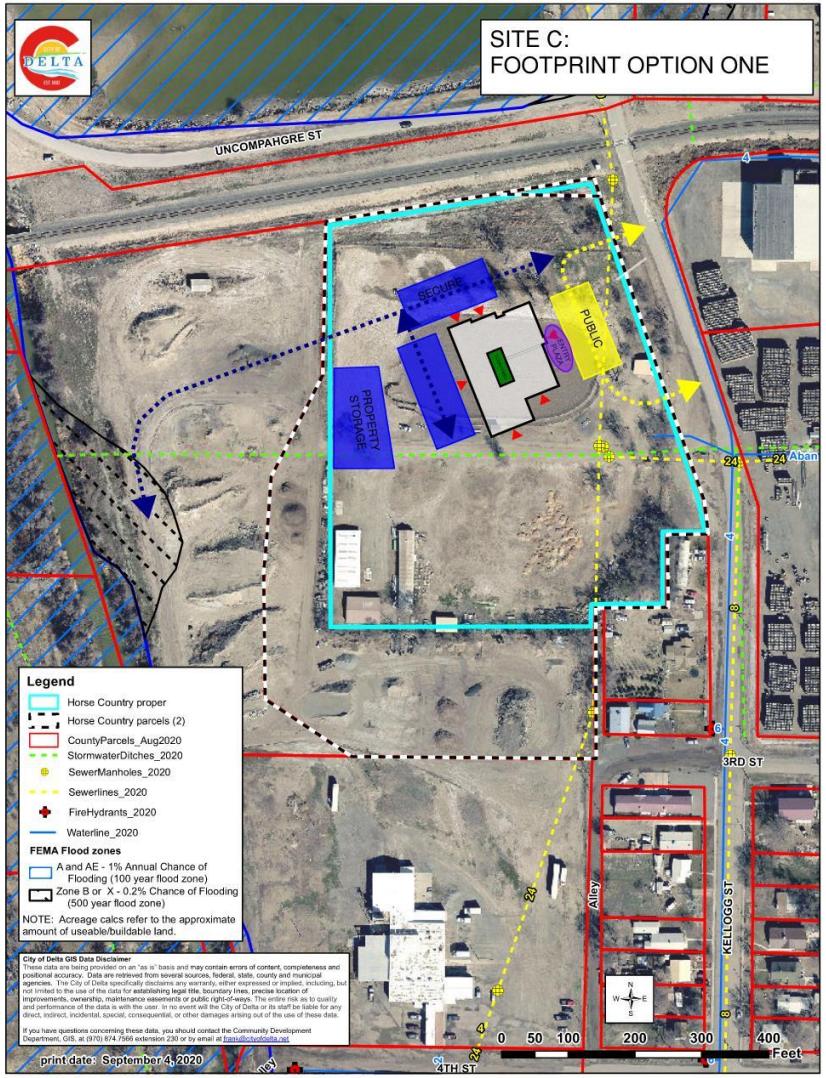


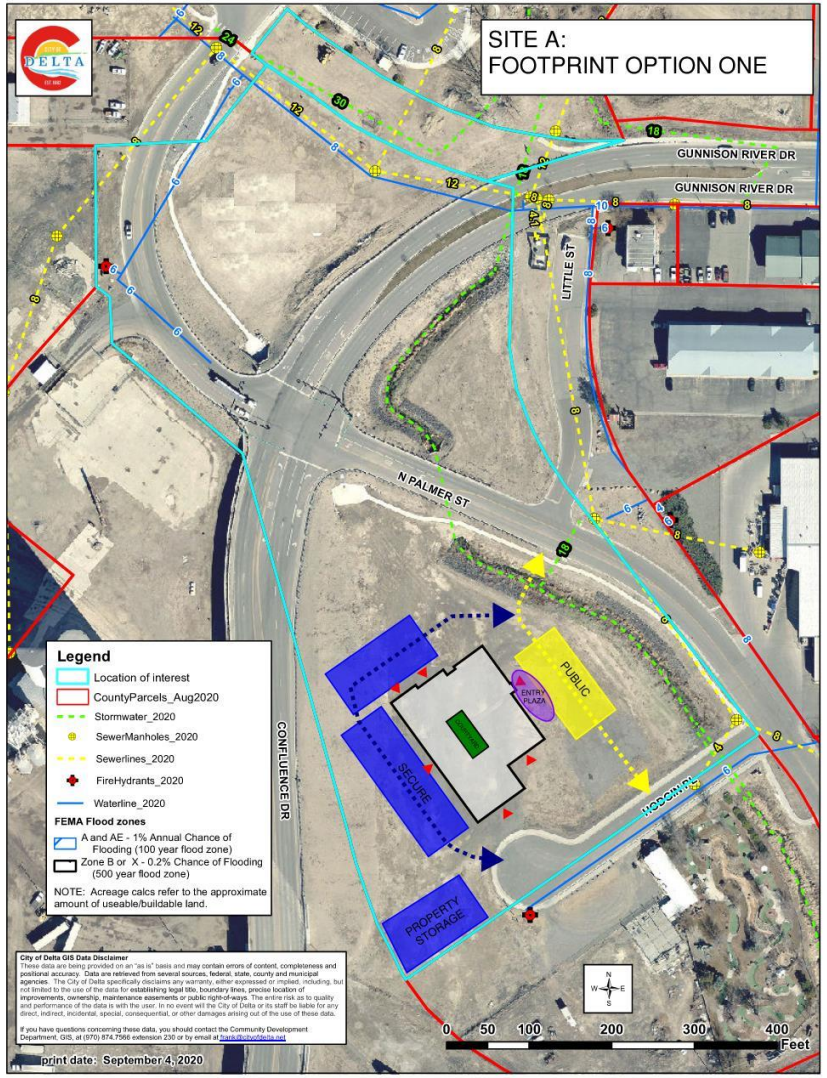


Plan Development



The Square

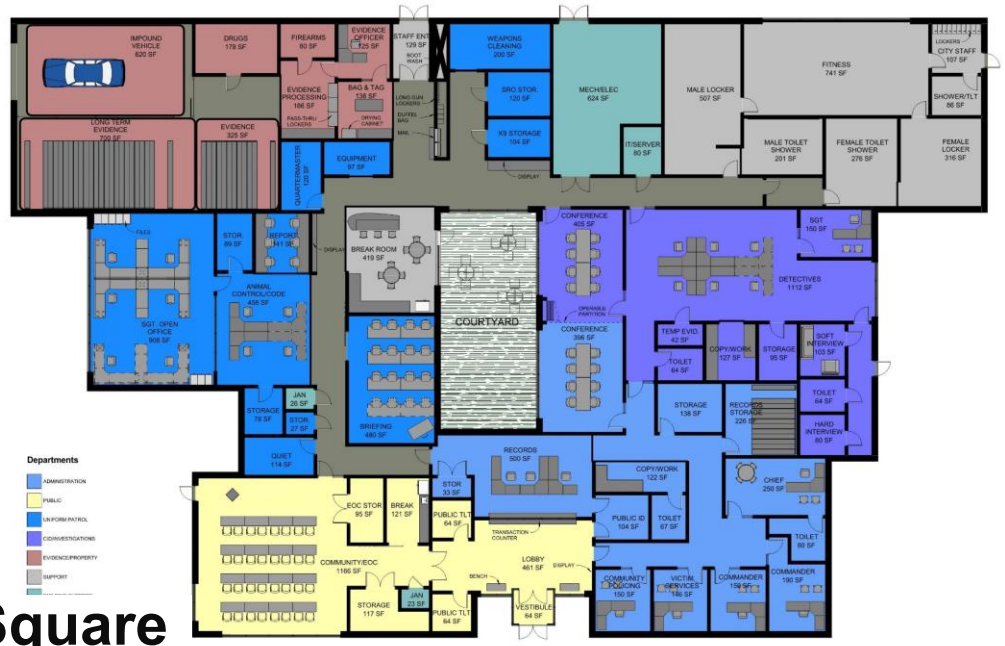




PLAN REFINEMENT



Plan Refinement

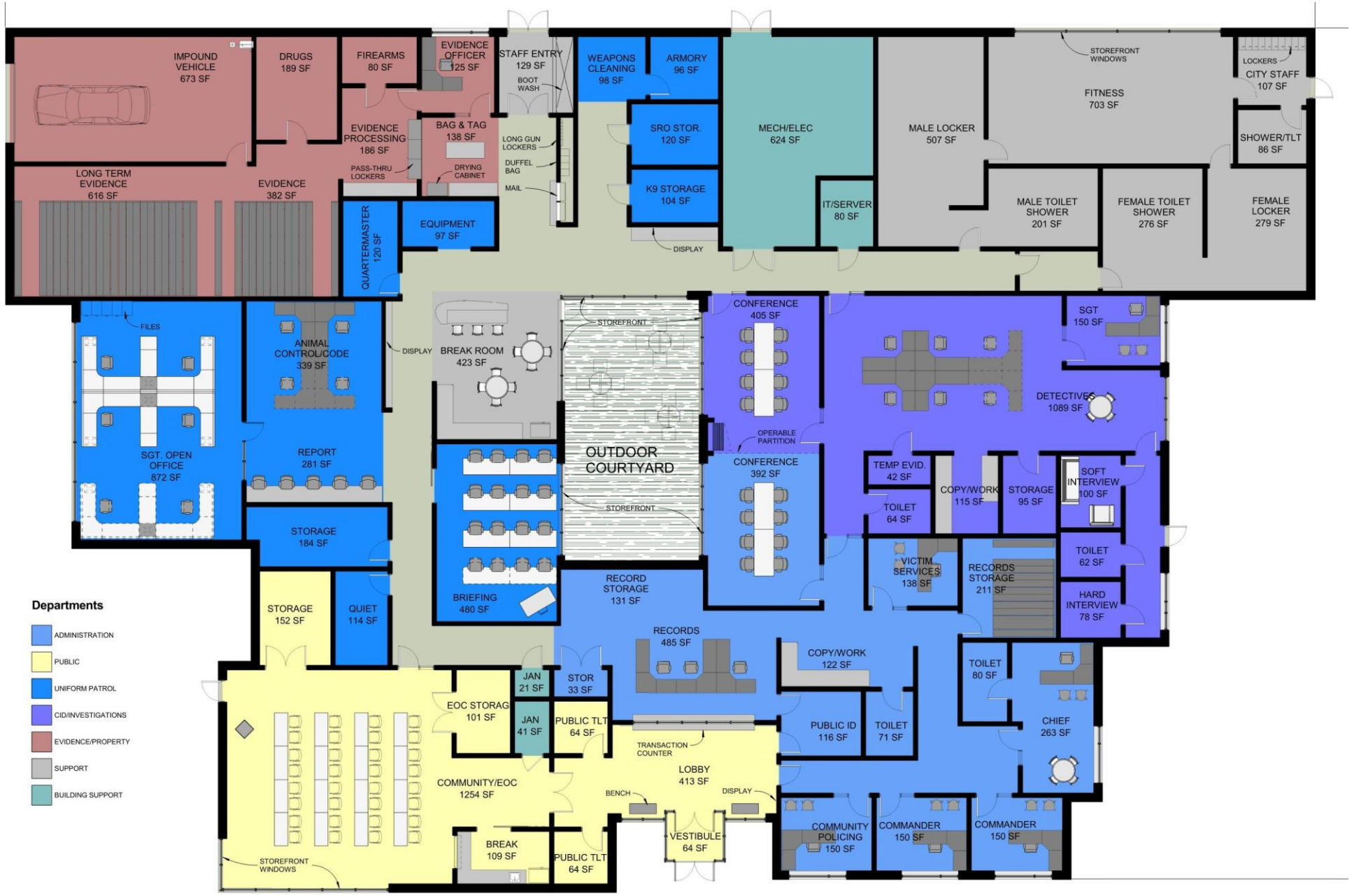


The Square

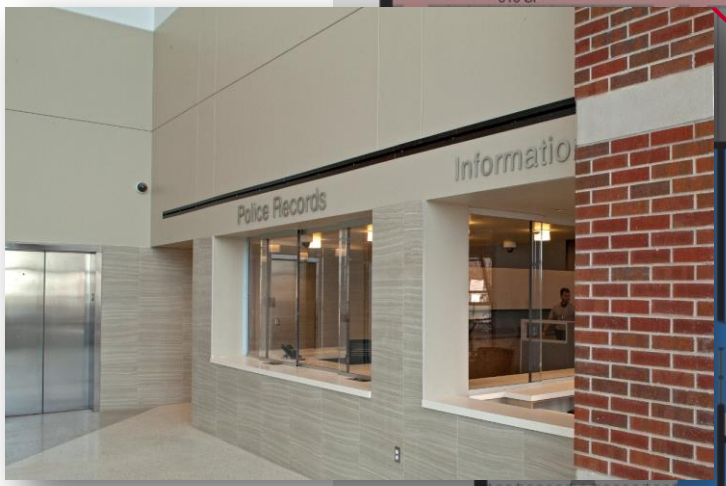


The ‘L’

Floor Plan

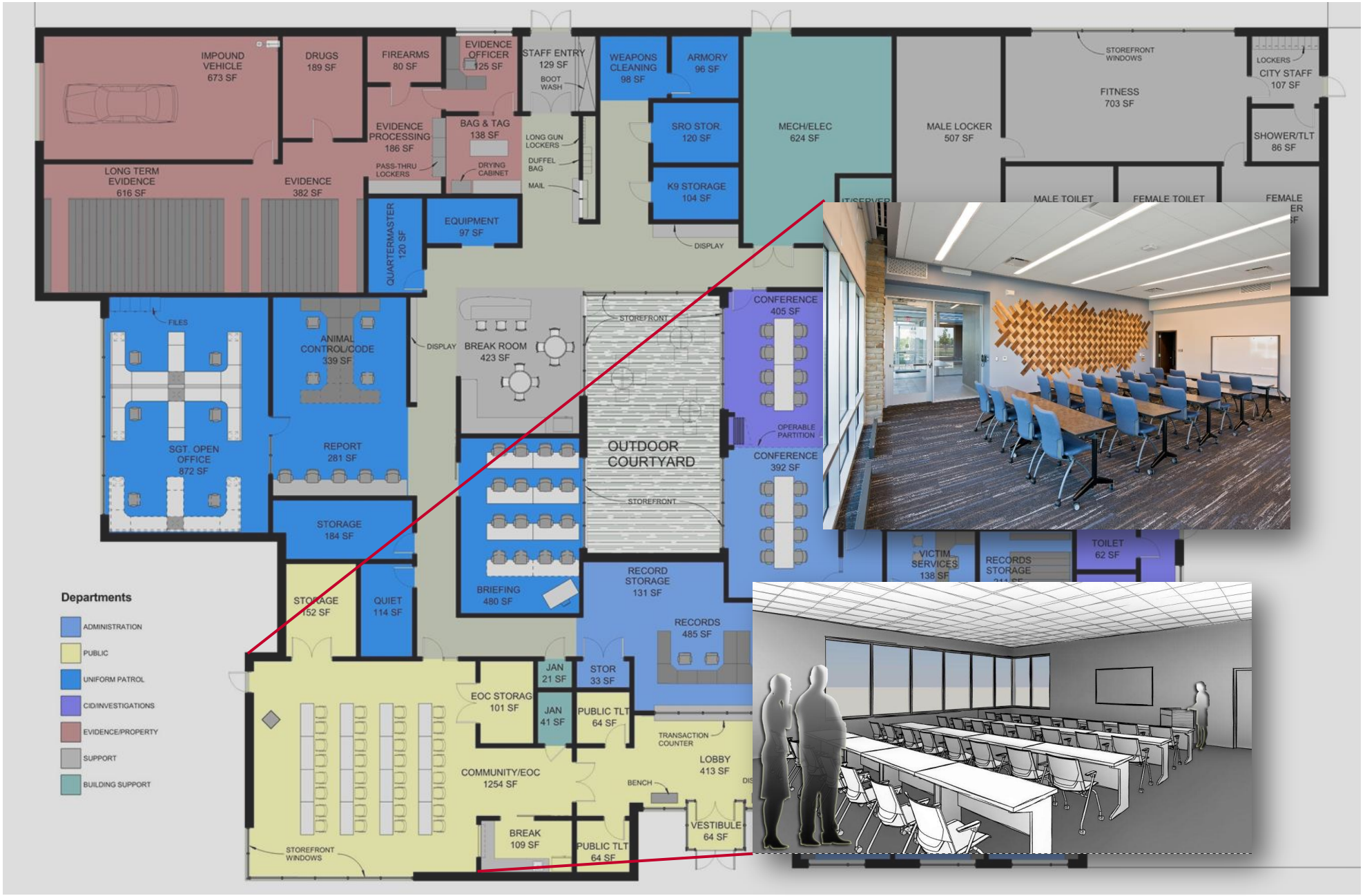

IMPOUND VEHICLE 673 SF
DRUGS 189 SF
FIREARMS 80 SF
EVIDENCE OFFICER 125 SF
STAFF ENTRY 129 SF
BOOT WASH
WEAPONS CLEANING 98 SF
ARMORY 96 SF
MECH/ELEC 624 SF
MALE LOCKER 507 SF
STOREFRONT WINDOWS
FITNESS 703 SF
LOCKERS
CITY STAFF 107 SF
SHOWER/TLT 86 SF
EVIDENCE PROCESSING 186 SF
BAG & TAG 138 SF
LONG GUN LOCKERS
DUFFEL BAG
MAIL
PASS-THRU LOCKERS
DRYING CABINET
SRO STOR. 120 SF
K9 STORAGE 104 SF
DISPLAY
LONG TERM EVIDENCE 616 SF
EVIDENCE 382 SF
QUARTERMASTER 120 SF
EQUIPMENT 97 SF
IT/SERVER 80 SF
MALE TOILET SHOWER 201 SF
FEMALE TOILET SHOWER 276 SF
FEMALE LOCKER 279 SF
FILES
ANIMAL CONTROL/CODE 339 SF
DISPLAY
BREAK ROOM 423 SF
STOREFRONT
CONFERENCE 405 SF
SGT 150 SF
DETECTIVES 1089 SF
SGT. OPEN OFFICE 872 SF
REPORT 281 SF
OUTDOOR COURTYARD
OPERABLE PARTITION
CONFERENCE 392 SF
TEMP EVID. 42 SF
COPY/WORK 115 SF
STORAGE 95 SF
SOFT INTERVIEW 100 SF
TOILET 64 SF
STORAGE 184 SF
STOREFRONT
VICTIM SERVICES 138 SF
RECORDS STORAGE 211 SF
TOILET 62 SF
HARD INTERVIEW 78 SF
BRIEFING 480 SF
RECORD STORAGE 131 SF
STORAGE 152 SF
QUIET 114 SF
RECORDS 485 SF
COPY/WORK 122 SF
TOILET 80 SF
JAN 21 SF
STOR 33 SF
EOC STORAG 101 SF
JAN 41 SF
PUBLIC TLT 64 SF
TRANSACTION COUNTER
PUBLIC ID 116 SF
TOILET 71 SF
CHIEF 263 SF
LOBBY 413 SF
BENCH
DISPLAY
COMMUNITY/EOC 1254 SF
BREAK 109 SF
PUBLIC TLT 64 SF
VESTIBULE 64 SF
COMMUNITY POLICING 150 SF
COMMANDER 150 SF
COMMANDER 150 SF
STOREFRONT WINDOWS
Departments
ADMINISTRATION
PUBLIC
UNIFORM PATROL
CID/INVESTIGATIONS
EVIDENCE/PROPERTY
SUPPORT
BUILDING SUPPORT

Floor Plan

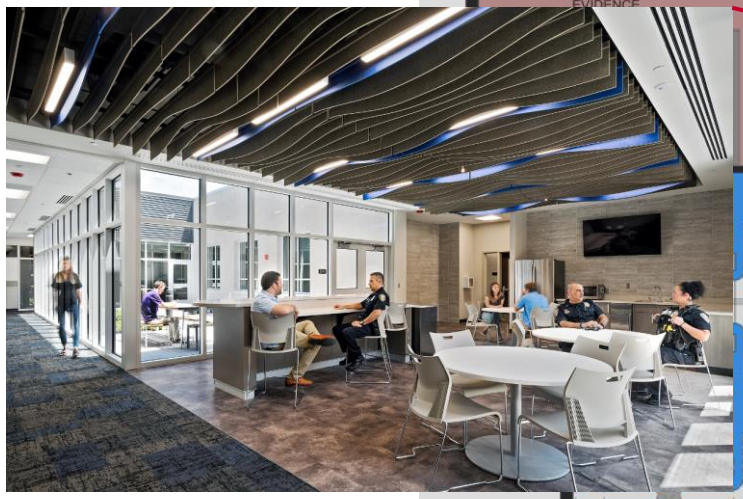




Floor Plan


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Floor Plan









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STOREFRONT WINDOWS

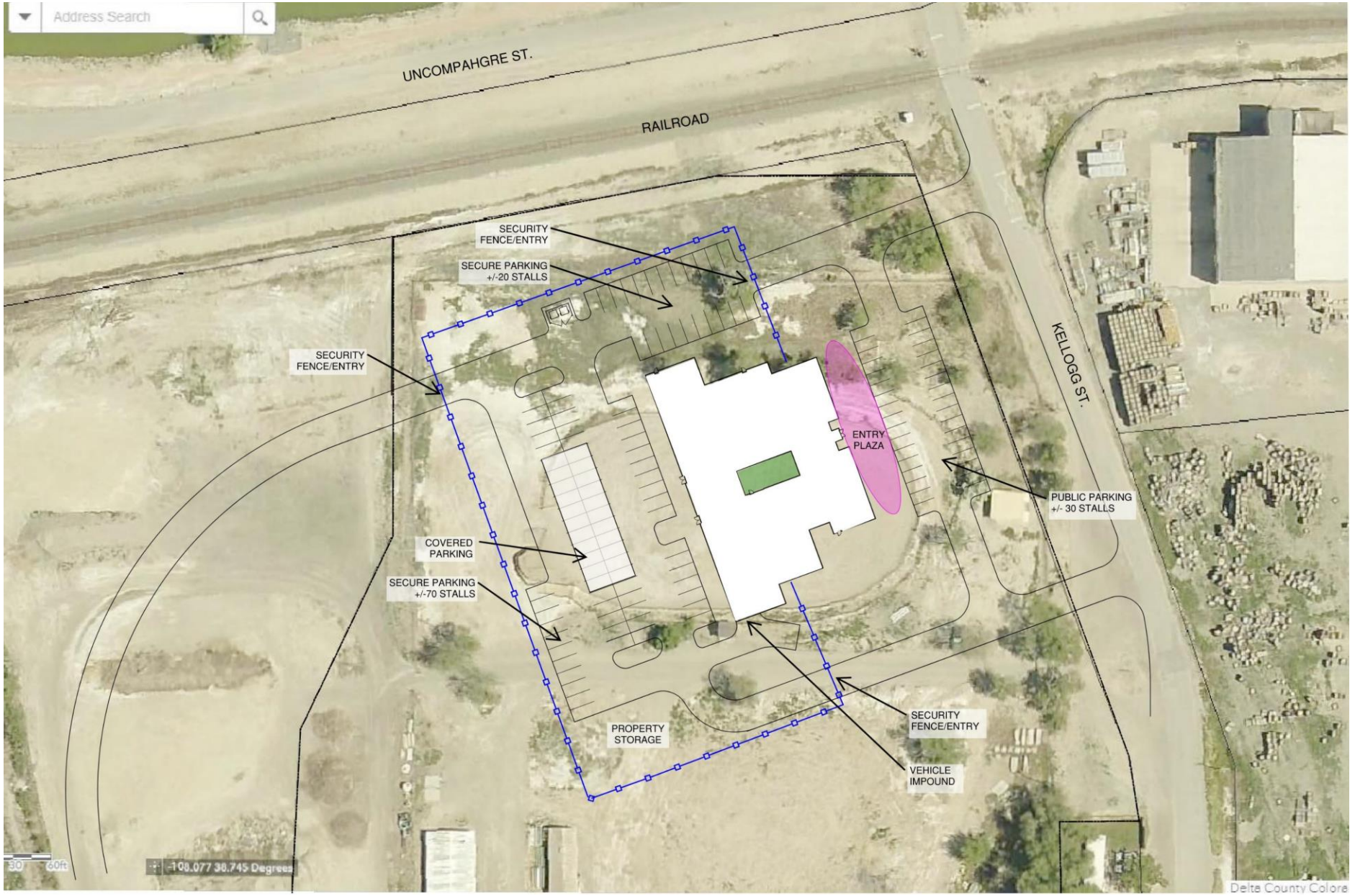
Site Plan

Site A



Site Plan

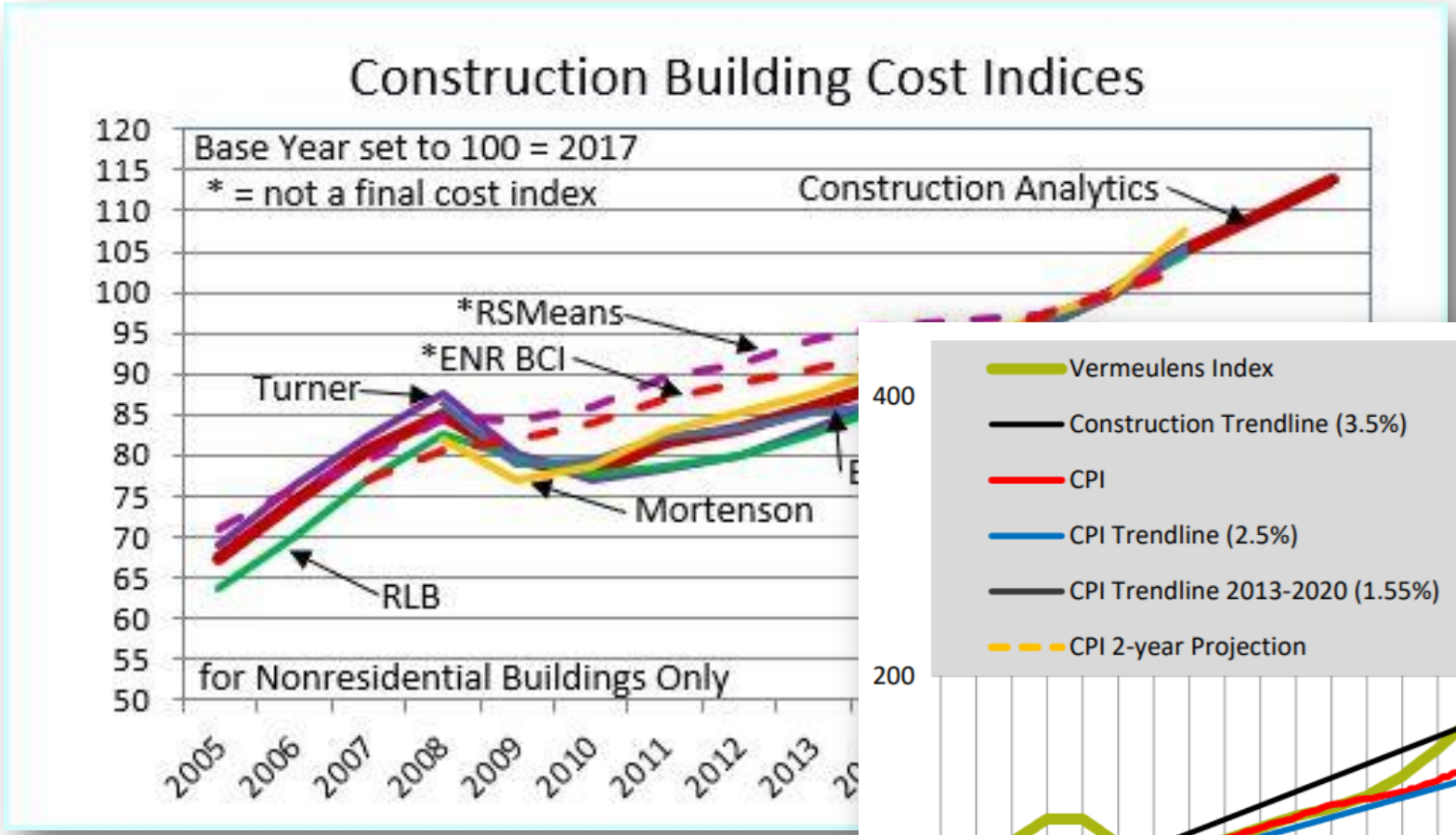
Site C

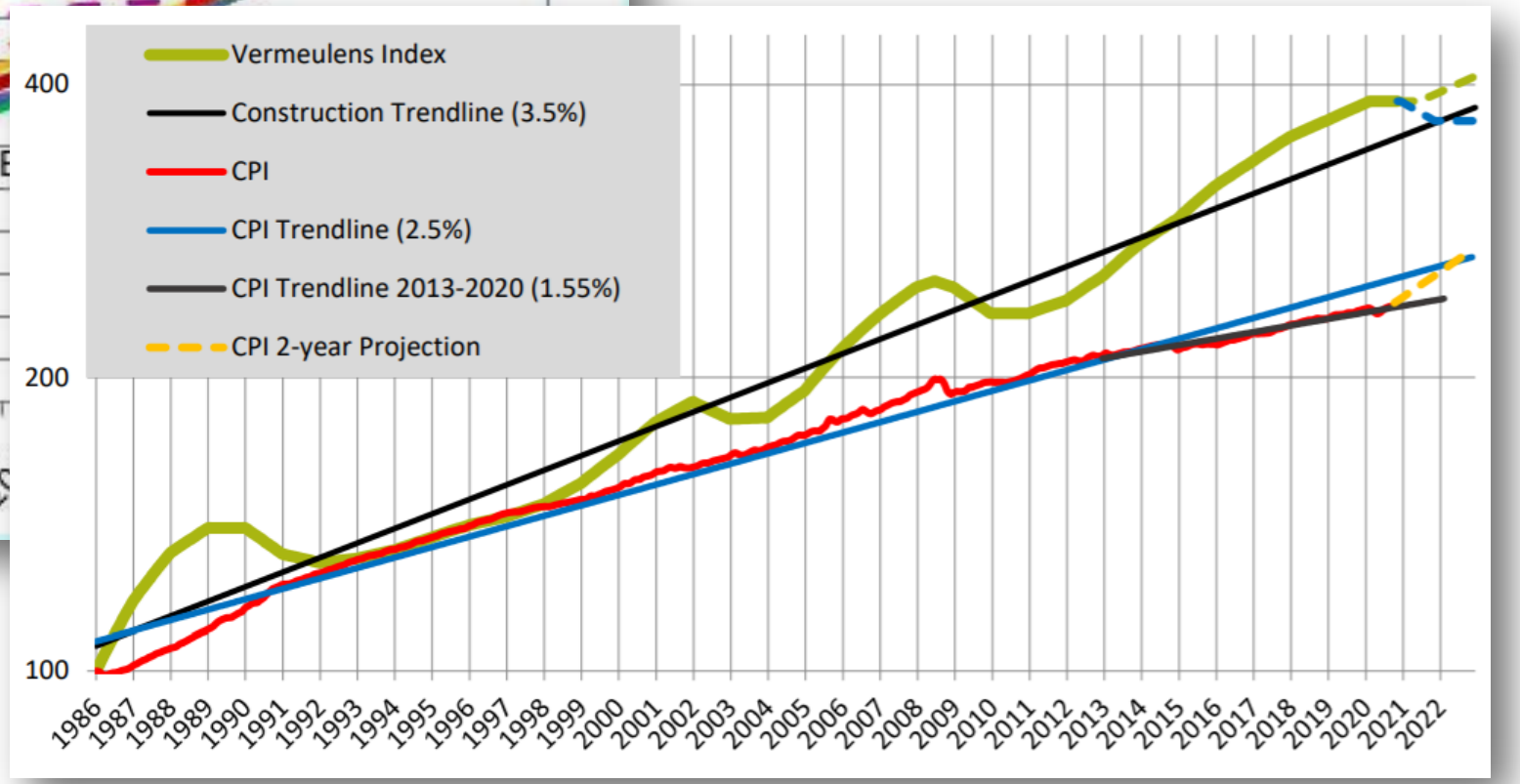


ESTIMATE OF COSTS



PROJECT / CONSTRUCTION COSTS





PROJECT / CONSTRUCTION COSTS

Current impact on industry (nationally)

- Manufacturing slow down due to pandemic and weather
- Limited supply of wood and steel escalating costs
- Unknown impact from current energy demand issues
- Shrinking labor market
- No reliable data or history on long term impact

PROJECT / CONSTRUCTION COSTS

Narrative of architectural materials

- Low-maintenance exterior materials (brick, decorative CMU, etc)
- Full site development (parking carport, site amenities)
- Security requirements (physical, electronic)
- AV/IT/Data equipment
- Specialty furnishings (patrol lockers, evidence lockers, gun storage)

Narrative of structural systems

- Alternate structural systems (unknown subsurface conditions)

Narrative of M/E/P/IT systems

- Energy efficiency considered (VRF system)
- Emergency power requirements
- IT/Data infrastructure

PROJECT / CONSTRUCTION COSTS



PROJECT:

DELTA POLICE STATION
CITY OF DELTA
DELTA, CO

PREPARED FOR:
TREANORHL

CONCEPT MASTER PLANNING ESTIMATE
FEBRUARY 10, 2021

PREPARED BY: FCI CONSTRUCTORS, INC.

FCI Constructors, Inc.

Date: February 10, 2021
Project:
DELTA POLICE STATION
DELTA, CO
CONCEPT MASTER PLANNING ESTIMATE

NEW CONSTR. 19,926
RENOVATION -

DESCRIPTION	TOTAL SF	19,926	
	TOTAL COST	COST/SF	NOTES
100000 GENERAL CONDITIONS	$ 325,000	$ 16.31	
310000 SITE WORK	$ 980,033	$ 49.18	SITE OPTION A
020000 SITEWORK - BUILDING	$ 248,676	$ 12.48	
030000 CONCRETE	$ 263,974	$ 13.25	
040000 MASONRY	$ 255,305	$ 12.81	
050000 METALS	$ 423,464	$ 21.25	
060000 WOOD & PLASTICS	$ 217,713	$ 10.93	
070000 THERMAL & MOISTURE PROTECTION	$ 465,957	$ 23.38	
080000 DOORS & WINDOWS	$ 343,624	$ 17.24	
090000 FINISHES	$ 939,975	$ 47.17	
100000 SPECIALTIES	$ 144,410	$ 7.25	
110000 EQUIPMENT	$ 62,978	$ 3.16	
120000 FURNISHINGS	$ 40,392	$ 2.03	
130000 SPECIAL CONSTRUCTION	$ 38,400	$ 1.93	
140000 CONVEYING SYSTEMS	$ -	$ -	
210000 FIRE PROTECTION	$ 77,711	$ 3.90	
230000 PLUMBING	$ 451,472	$ 22.66	
250000 HVAC	$ 889,844	$ 44.66	
260000 ELECTRICAL	$ 734,198	$ 36.85	
27/280000 LV SPECIAL SYSTEMS	$ 180,723	$ 9.07	
SUBTOTAL - DIRECT COST	**$ 7,083,848**	**$ 355.51**	
CONTINGENCY	$ 425,031	$ 21.33	6.00%
BUILDERS RISK INSURANCE	$ 3,520	$ 0.18	
GENERAL LIABILITY INSURANCE	$ 60,000	$ 3.01	0.75%
PROPERTY SURVEY	$ -	$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	$ -	$ -	BY OWNER
MATERIALS TESTING / INSPECTION	$ -	$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	$ -	$ -	BY OWNER
BUILDING PERMIT	$ -	$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	$ -	$ -	BY OWNER
PAYMENT/PERFORMANCE BONDS	$ 43,620	$ 2.19	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	$ 380,801	$ 19.11	5.00%
SUB-TOTAL ESTIMATED CONSTRUCTION COST	**$ 7,996,820**	**$ 401.33**	**CURRENT 2021 $**

POTENTIAL COST ADDITIONS:

1- ADD STRUCTURAL FILL (24") BENEATH FOUNDATIONS & BUILDING SLABS	**$ 263,631**
2- ADD STRUCTURAL FILL (24") BENEATH BUILDING SLABS ONLY.	**$ 146,071**
3- ADD HELICAL PILES (20 FT DEPTH).	**$ 251,028**
4- ADD FOR SITE OPTION C SITEWORK	**$ 471,795**

PROJECT / CONSTRUCTION COSTS

Summary of Costs

	SITE A			SITE C		
	Square Footage	Average $/SF	Total	Square Footage	Average $/SF	Total
CONSTRUCTION COSTS						
Building and Site Construction			$7,083,848			$ 7,555,643
Contingency			$ 425,031			$ 425,031
Insurance/Bonds			$ 107,140			$ 107,140
Overhead and Fee			$ 380,801			$ 380,801
TOTAL BASE BID	19,926	$ 401	**$7,996,820**	19,926	$ 425	**$ 8,468,615**
SOFT COSTS						
Site Acquisition		Not applicable	$ -		Not applicable	$ -
Off Site Utilities		Included in Construciton	$ -		Included in Construciton	$ -
Off-Street Improvements		Not applicable	$ -		Not applicable	$ -
Building permit		TBD	$ -		TBD	$ -
Development Fees		Not applicable	$ -		Not applicable	$ -
Environmental Phase I		Not applicable	$ -		Not applicable	$ -
A/E Design Fees	8.0%	of construction	$ 639,746	8.0%	of construction	$ 677,489
Civil and Landscape		Included in Design Fees			Included in Design Fees	
Technology Design		Included in Design Fees			Included in Design Fees	
Security Electronics Design		Included in Design Fees			Included in Design Fees	
Reimbursables/Other			$ 2,500			$ 2,500
Survey		TBD	$ -		TBD	$ -
Soils Report			$ 5,000			$ 5,000
Construction Testing			$ 35,000			$ 35,000
Printing			$ -			$ -
Furniture and Equipment			$ 400,000			$ 400,000
Telephone/Data		Conduit/Cable in Construction Costs			Conduit/Cable in Construction Costs	
Audio/Visual		Included in construction	$ -		Included in construction	$ -
Builders Risk/Insurance		Included in construction costs			Included in construction costs	
Commissioning		TBD	$ -		TBD	$ -
Moving Expenses		TBD	$ -		TBD	$ -
Bond/Financial Fees		Included in construction costs			Included in construction costs	
Owner Contingency	5.0%	of construction	$ 399,841	5.0%	of construction	$ 423,431
SOFT COST TOTALS			**$1,482,087**			**$ 1,543,420**
TOTAL PROJECT COSTS			**$9,478,907**			**$10,012,035**

PROJECT / CONSTRUCTION COSTS

Summary of Costs

	SITE A		
	Square Footage	Average $/SF	Total
CONSTRUCTION COSTS			
Building and Site Construction			
Contingency			
Insurance/Bonds			
Overhead and Fee			
TOTAL BASE BID	19,926	$	
SOFT COSTS			
Site Acquisition		Not applica	
Off Site Utilities		Included in	
Off-Street Improvements		Not applica	
Building permit		TBD	
Development Fees		Not applica	
Environmental Phase I		Not applica	
A/E Design Fees	8.0%	of construc	
Civil and Landscape		Included in	
Technology Design		Included in	
Security Electronics Design		Included in Design Fees	
Reimbursables/Other			$ 2,500
Survey		TBD	$ -
Soils Report			$ 5,000
Construction Testing			$ 35,000
Printing			$ -
Furniture and Equipment			$ 400,000
Telephone/Data		Conduit/Cable in Construction Costs	
Audio/Visual		Included in construction	$ -
Builders Risk/Insurance		Included in construction costs	
Commissioning		TBD	$ -
Moving Expenses		TBD	$ -
Bond/Financial Fees		Included in construction costs	
Owner Contingency	5.0%	of construction	$ 399,841
SOFT COST TOTALS			**$1,482,087**
TOTAL PROJECT COSTS			**$9,478,907**

Summary of Costs

	SITE A			
	Square Footage		Average $/SF	Total
CONSTRUCTION COSTS				
Building and Site Construction				$7,083,848
Contingency				$ 425,031
Insurance/Bonds				$ 107,140
Overhead and Fee				$ 380,801
TOTAL BASE BID	19,926	$	401	**$7,996,820**

PROJECT / CONSTRUCTION COSTS

Summary of Costs

	Square Footage	Average
CONSTRUCTION COSTS		
Building and Site Construction		
Contingency		
Insurance/Bonds		
Overhead and Fee		
TOTAL BASE BID	19,926	$
SOFT COSTS		
Site Acquisition		Not applica
Off Site Utilities		Included in
Off-Street Improvements		Not applica
Building permit		TBD
Development Fees		Not applica
Environmental Phase I		Not applica
A/E Design Fees	8.0%	of construc
Civil and Landscape		Included in
Technology Design		Included in
Security Electronics Design		Included in
Reimbursables/Other		
Survey		TBD
Soils Report		
Construction Testing		
Printing		
Furniture and Equipment		
Telephone/Data		Conduit/Ca
Audio/Visual		Included in
Builders Risk/Insurance		Included in
Commissioning		TBD
Moving Expenses		TBD
Bond/Financial Fees		Included in
Owner Contingency	5.0%	of construc
SOFT COST TOTALS		
TOTAL PROJECT COSTS		$9,478,907

SOFT COSTS

Site Acquisition		Not applicable	$ -
Off Site Utilities		Included in Construciton	$ -
Off-Street Improvements		Not applicable	$ -
Building permit		TBD	$ -
Development Fees		Not applicable	$ -
Environmental Phase I		Not applicable	$ -
A/E Design Fees	8.0%	of construction	$ 639,746
Civil and Landscape		Included in Design Fees	
Technology Design		Included in Design Fees	
Security Electronics Design		Included in Design Fees	
Reimbursables/Other			$ 2,500
Survey		TBD	$ -
Soils Report			$ 5,000
Construction Testing			$ 35,000
Printing			$ -
Furniture and Equipment			$ 400,000
Telephone/Data		Conduit/Cable in Construction Costs	
Audio/Visual		Included in construction	$ -
Builders Risk/Insurance		Included in construction costs	
Commissioning		TBD	$ -
Moving Expenses		TBD	$ -
Bond/Financial Fees		Included in construction costs	
Owner Contingency	5.0%	of construction	$ 399,841
SOFT COST TOTALS			**$1,482,087**
TOTAL PROJECT COSTS			**$9,478,907**

NEXT STEPS





DELTA, COLORADO

Determination of Space Needs, Optimum Location, and Concept Design for a New Police Department Facility.

FEBRUARY 2021

TREANORHL