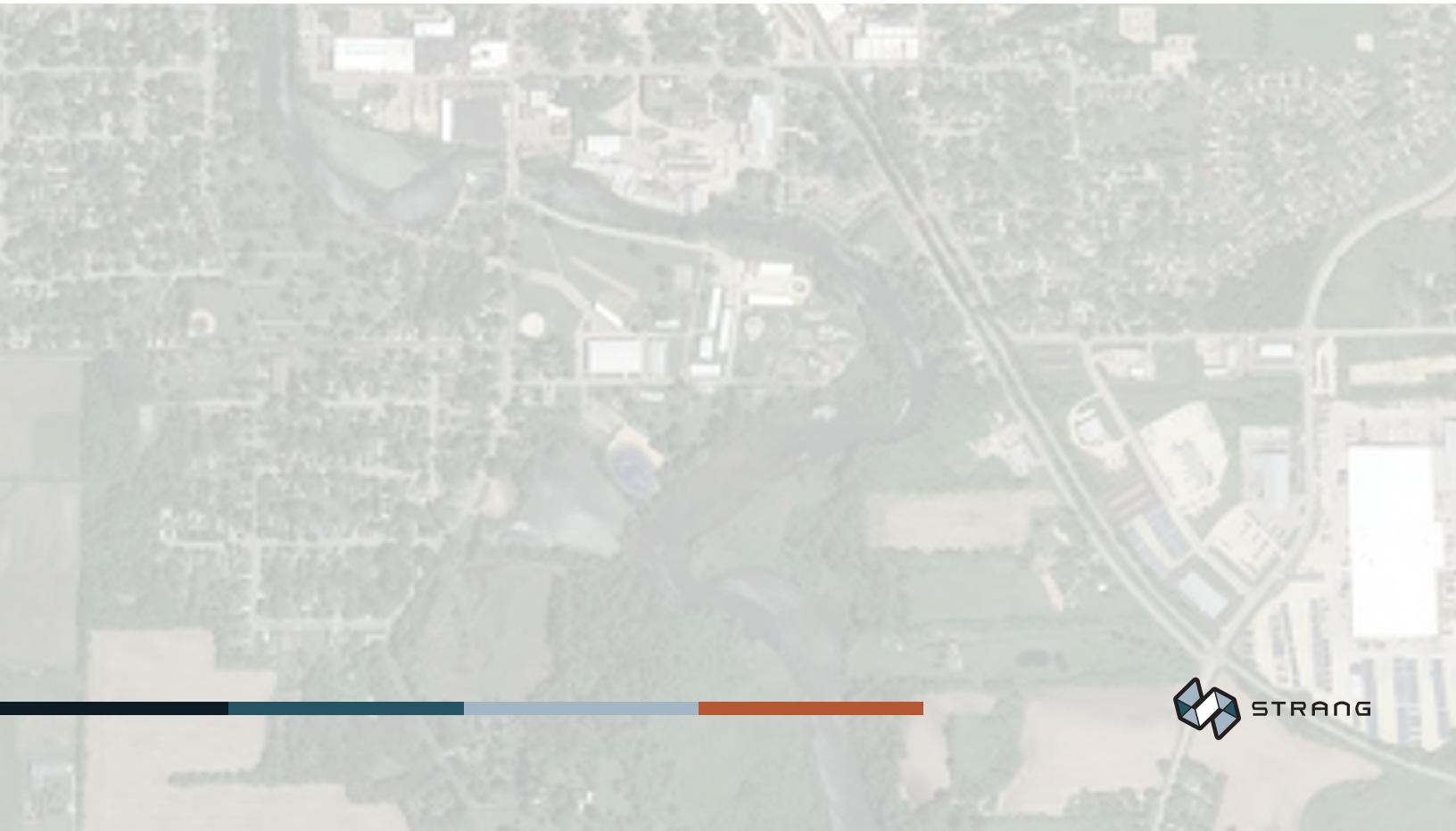
CITY OF STOUGHTON POLICE DEPARTMENT MASTER PLAN

FEBRUARY 16, 2018



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Introduction and Overview | The Master Plan

Situated in the heart of downtown Stoughton, the police department finds itself in an ideal location, centrally located, adjacent to other city services. The aerial image below shows general uses of the neighboring properties. Albeit an excellent location, this site presents a few constraints within it's current building and the site itself, which prompted the hiring of Strang to facilitate a master planning effort.

The focus of this study was to understand future expansion strategies within the adjacent site. Of particular concern was the limited parking available on the current site for the department's squad of vehicles which currently occupy 7 of 11 spaces in an outdoor lot. In addition to the limited spaces when current future squad growth are considered, parking outdoors is not ideal for operational, security, and climatic reasons. Opportunities for expanding and improving the internal layout of the existing squad-room were also investigated as part of a collective strategy to accommodate operational needs and growth demands.

Each master plan scheme also considered potential future expansion. Each single story strategy would be designed to accommodate future office expansion atop the proposed parking garage. This would allow the 2nd floor of the current police department to expand eastward. Discussion was also had on opportunities to tie any future expansion with the Fire Department as well as the City Hall. This goal was generally outside of the scope of the study, but is represented vaguely on each scheme that would accommodate this opportunity.

Within this report are three scenarios that accommodate expanded indoor parking opportunities while minimally impacting the existing facility entry and parking lot. Each scheme is designed to remodel a portion of the first floor to accommodate growth within the squad room, and allow direct access from the squad room to the enclosed parking area. Each scheme includes a budget cost estimate.

<u>Parties Involved with Master-planning Effort:</u>
-Rodney Scheel | Director of Planning and Development
- Greg Leck | Police Chief
-Ivo Rozendaal | Strang Architects/Engineering/Interior Design

PROJECT LOCATION

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EXISTING SITE

The Master Plan | Scheme A

OVERVIEW | 5,100 SF GARAGE EXPANSION WITH VERTICAL EXPANSION CAPACITY

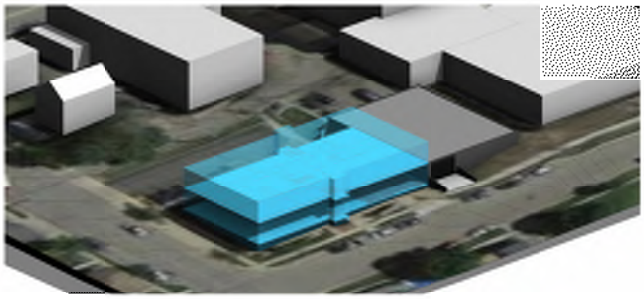
Scheme A builds out a 5,100 SF Single level parking garage accessed from East Jefferson St. The layout accommodates a capacity of nine vehicles, a wash bay, and 380 SF of storage space. The garage floor level is located at an elevation to allow direct access from the 1st floor squad-room.

A 2300 SF remodel within the existing 1st floor Police Department allows for improved use and much needed additional open space. The master-plan assumes an open office environment that allows for better space utilization than currently possible. Technology upgrades and flexible space planning will allow this remodeled area to be most versatile for the Police Department.

This scheme provides a smaller footprint than other options and thus maintains access to both garage stalls on the existing adjacent City property accessed from the shared alley.

FIRST FLOOR

SECOND FLOOR



BUDGET | $1,650,000

FUTURE | Future 2nd Floor Police Department Expansion

Scheme A would be designed to structurally be able to accommodate expansion above the parking garage. This scheme allows for future expansion to tie into existing City Hall and Fire Station facilities. It was discussed that any future expansion could act as a central hub between city faclities. Accessbility, security, and opportunties for shared community spaces were identified potential as advantages to this strategy.

Budgeting | Scheme A

Stoughton Police Department - Option A

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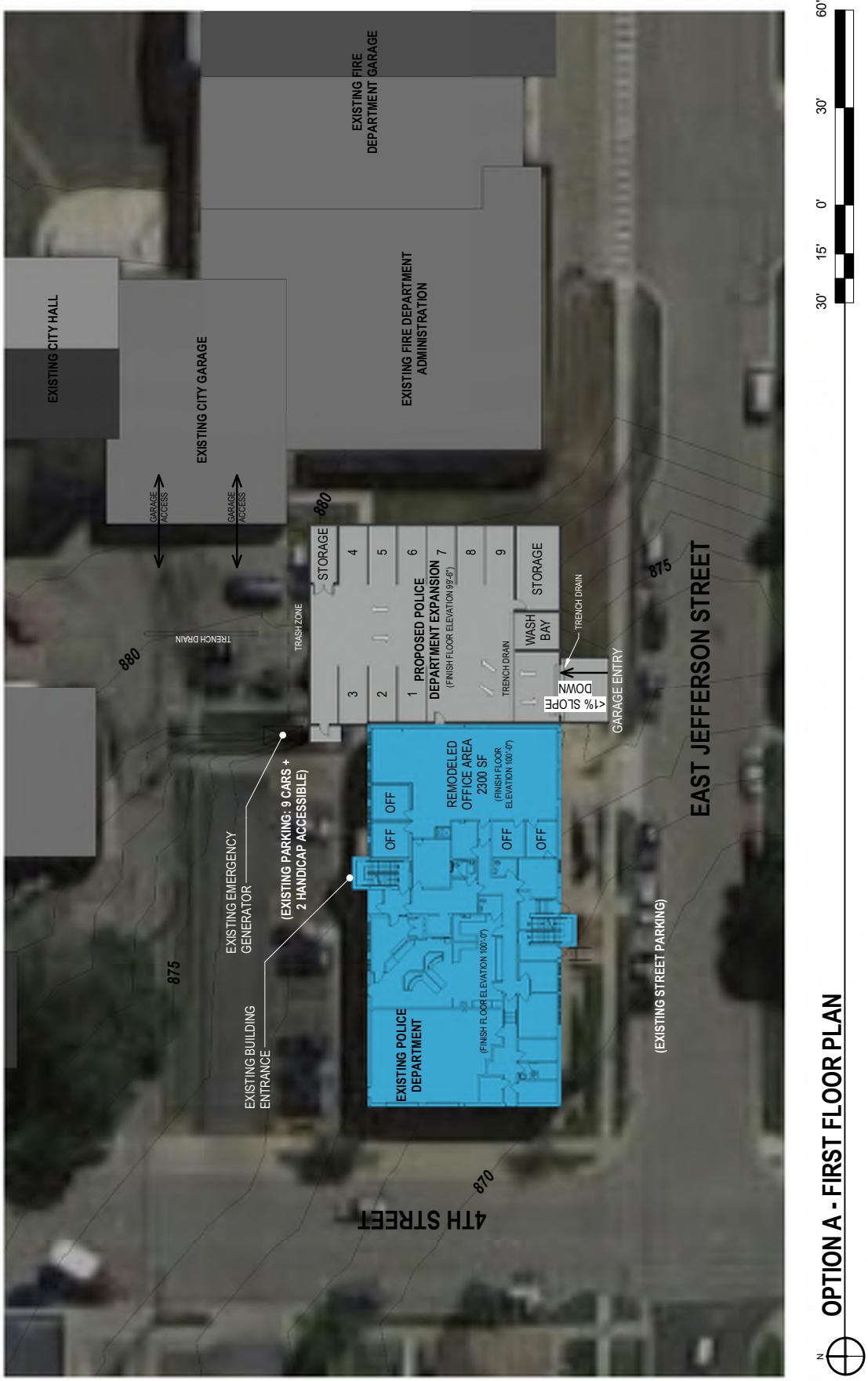
Preliminary Project Budget - Single story building expansion
Date: 1/17/2018

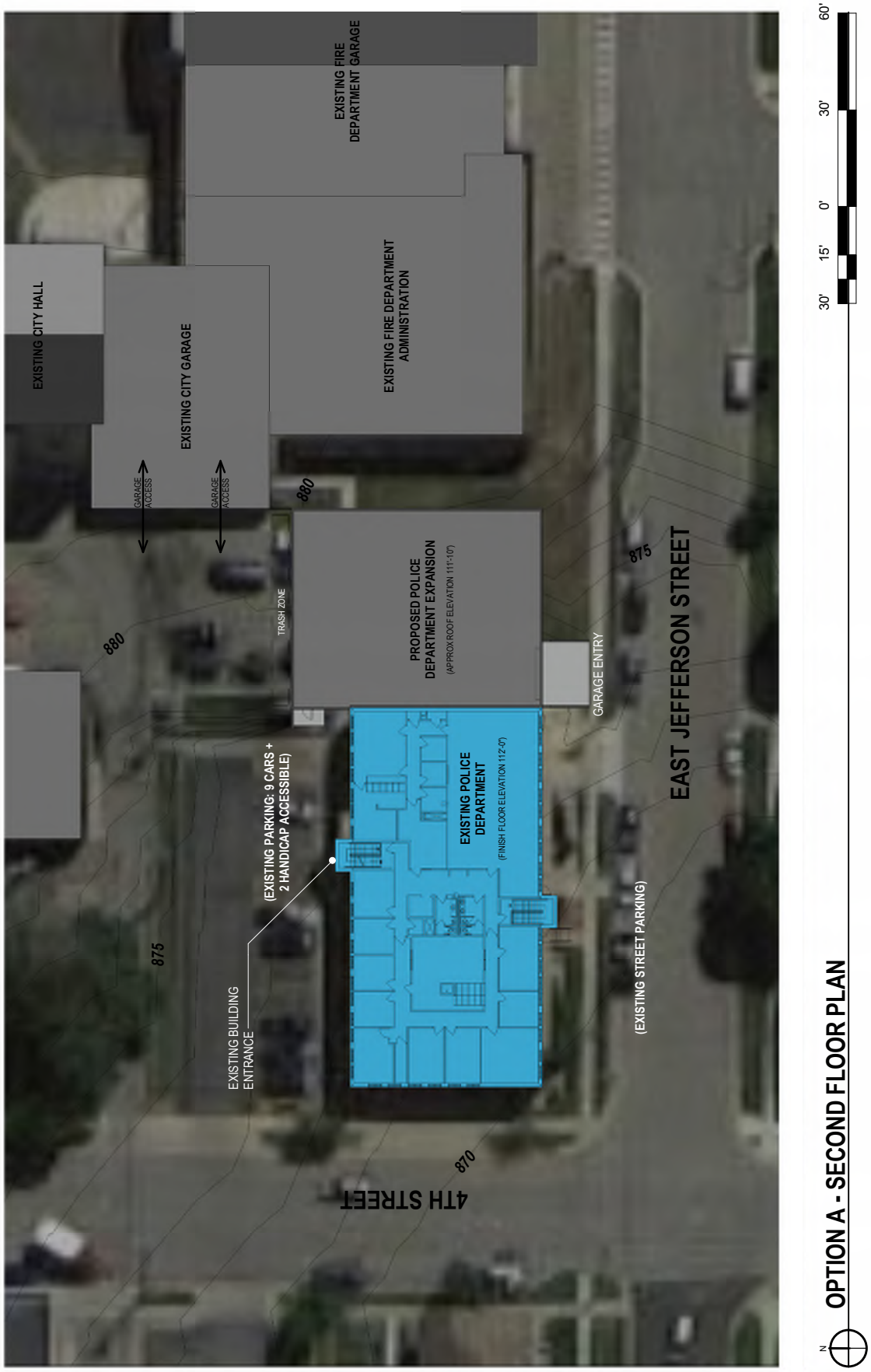
Project Square Footage = 7,400

Square Foot Cost Estimates (hard costs)
Note: Costs primarily derived from RSMeans Cost Guides + recent project cost comparisons

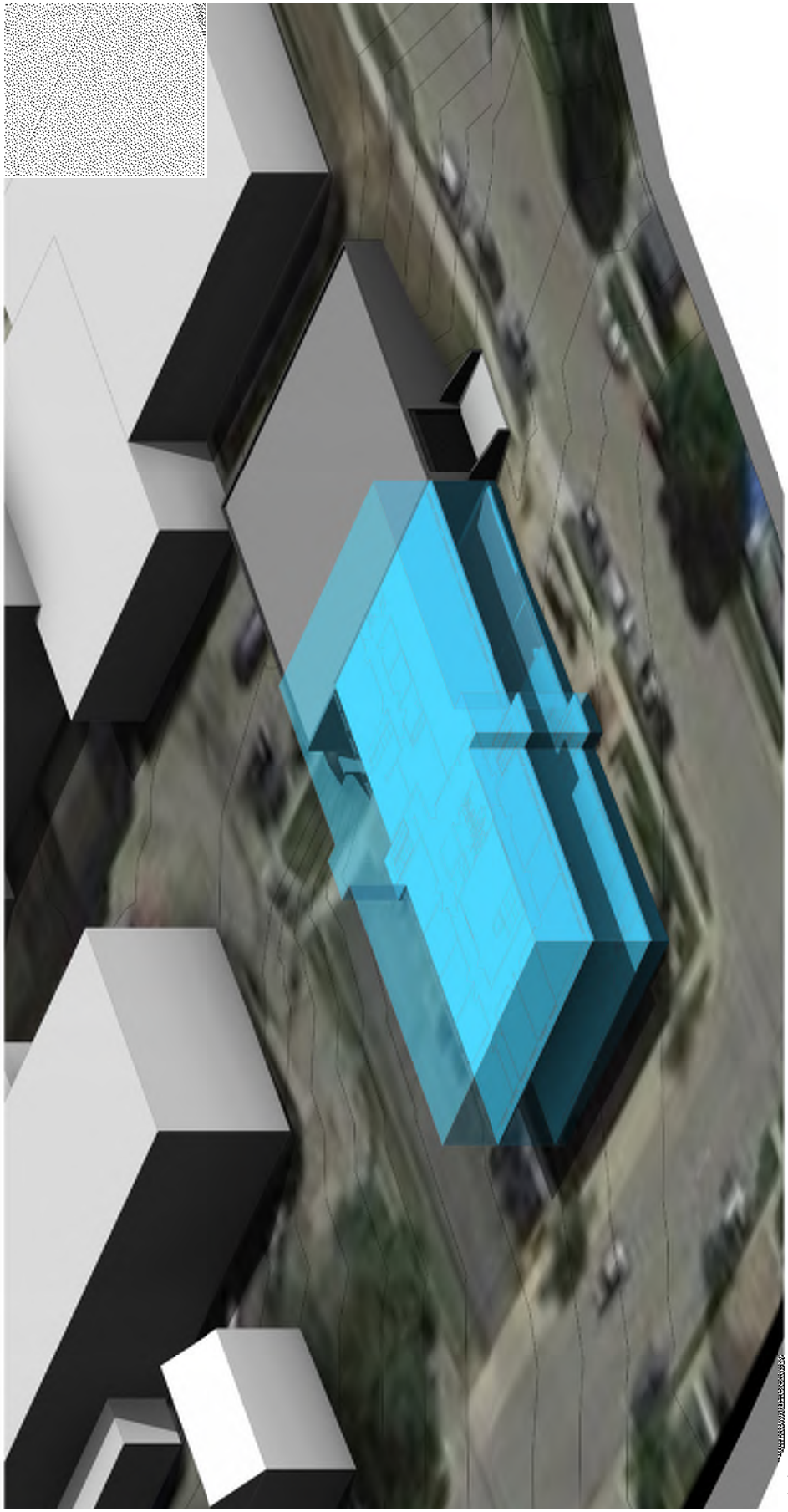
System / Component	qty	unit	unit$	SD budget	Notes
Site Development					
Site Budget (misc. repairs around construction)	5,000	sf	$20.00	$100,000	
				subtotal	$100,000.00
Building Shell					
Parking Garage Shell Budget	5,100	sf	$125.00	$637,500	
				$0	
				subtotal	$637,500.00
Interior Buildout					
1st floor remodeling portions	2,300	sf	$90.00	$207,000	
Parking Garage Buildout	1,000	sf	$45.00	$45,000	
				subtotal	$252,000.00
Sub-Total Estimated Component Costs				$989,500	
General Requirements		10%		$98,950	
Contractor overhead & profit		15%		$148,425	
Estimating Contingency		5%		$61,844	
Estimated Construction Total				**$1,298,719**	
				$175.50	cost / sq. ft. including site
Owner FF&E Costs (NIC by owner):					
FF&E Budget at $20/s.f.				$148,000	
			Total	**$148,000**	
Project Soft Costs					
A/E fee budget				$129,872	
Printing & Plan Review Fees				$2,500	
Site survey and geotech.				$4,000	
Legal, Insurance, Testing				$5,000	
Owner contingency @ 5%				$64,936	
			Total	**$206,308**	
Total Project Cost Summary					
Construction Total				$1,298,719	
FF&E Total				$148,000	
Soft Cost Total				$206,308	
				$1,653,027	
Future Second Floor Buildout					
2nd Floor Shell and interior remodeling	5,100	sf	$200.00	$1,020,000	
Gen. Req, Overhead, Est. Contingency				$318,750	
Soft Cost Total				$200,813	
				$1,539,563	



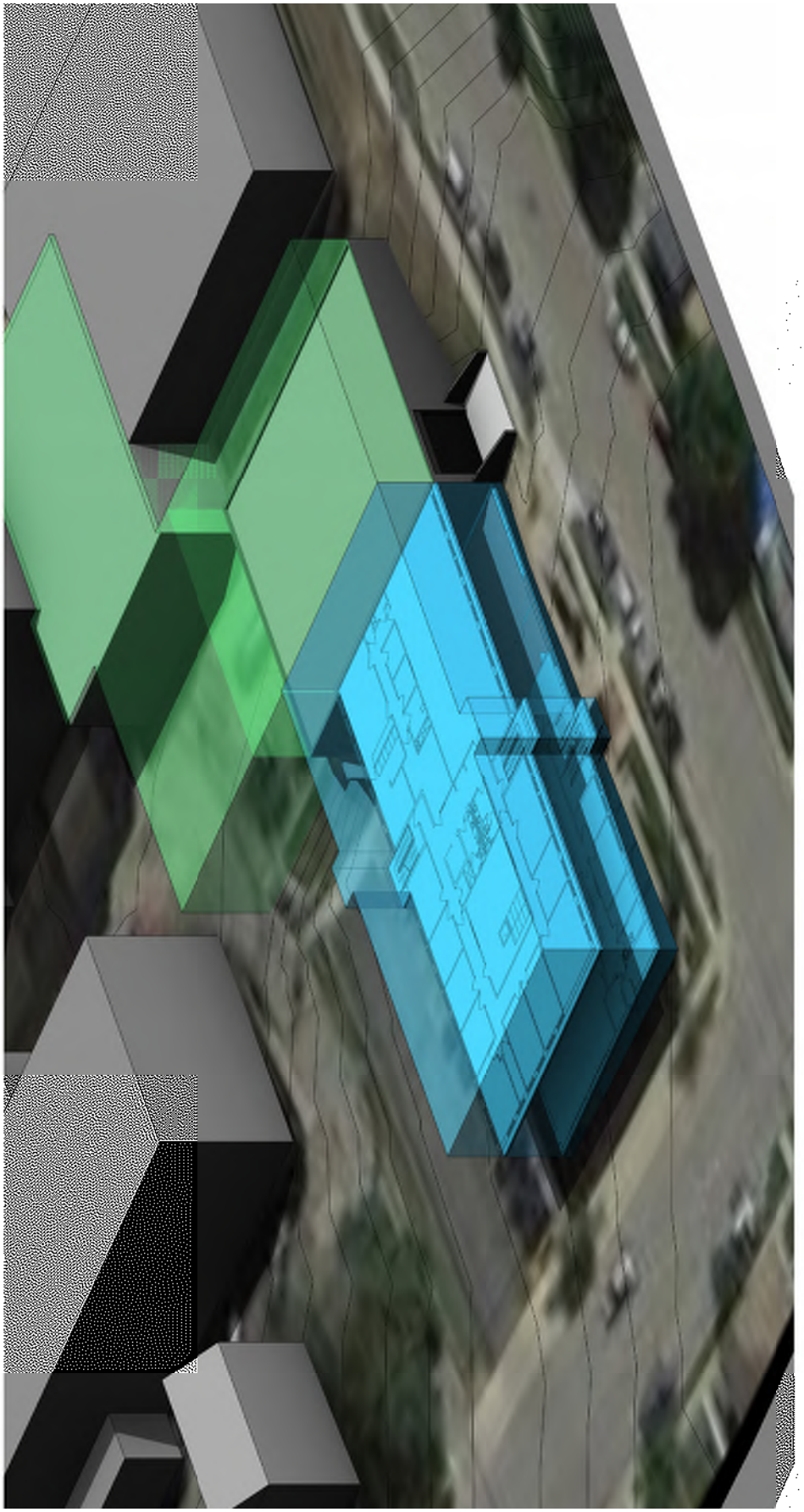
OPTION A - FIRST FLOOR PLAN



OPTION A - SECOND FLOOR PLAN



OPTION A - SITE MASSING



FUTURE | EXPANSION OPPORTUNITY DIAGRAM

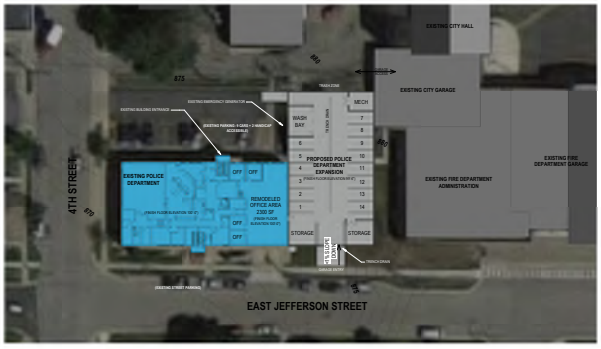
THIS SCHEME MAY ALLOW MORE FLEXIBILITY IN FUTURE EXPANSIONS. ONE CASE SCENARIO DISCUSSED WAS THE OPPORTUNITY TO LINK THREE EXISTING CITY FACILITIES TO RESOLVE ACCESS AND SECURITY CONCERNS CURRENTLY PRESENT. THIS DIAGRAMS SIMPLY REPRESENTS THE GENERAL DEVELOPMENT OPPORTUNITY INHERENT WITHIN THIS SCHEME.

The Master Plan | Scheme B

OVERVIEW | 7100 SF GARAGE EXPANSION WITH VERTICAL EXPANSION CAPACITY.

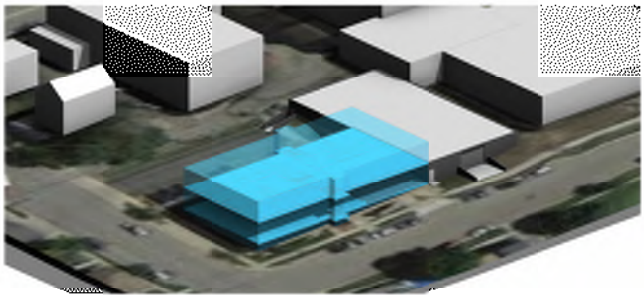
Scheme B builds out a 7,100 SF Single level parking garage accessed from East Jefferson St. The layout accommodates a capacity of fifteen vehicles, a wash bay, and 700SF of storage space. The garage floor level is located at an elevation to allow direct access from the 1st floor squad-room. A 2300 SF remodel within the existing 1st floor Police Department allows for improved use and much needed additional open space. The master-plan assumes an open office environment that allows for better space utilization than currently possible. Technology upgrades and flexible space planning will allow this remodeled area to be most versatile for the Police Department.

This scheme provides the largest possible footprint while still maintaining access to one of the existing garage stalls on the adjacent City property.



FIRST FLOOR

SECOND FLOOR



BUDGET | $2,100,000

FUTURE | Future 2nd Floor Police Department Expansion

Scheme A would be designed to structurally be able to accommodate expansion above the parking garage. This scheme allows for future expansion to tie into existing City hall, and Fire Station facilities. It was discussed that any future expansion could act as a central hub between city faclities. Accessbility, security, and opportunties for shared community spaces were identified potential as advantages to this strategy.

Budgeting | The Master Plan

Stoughton Police Department - Option B

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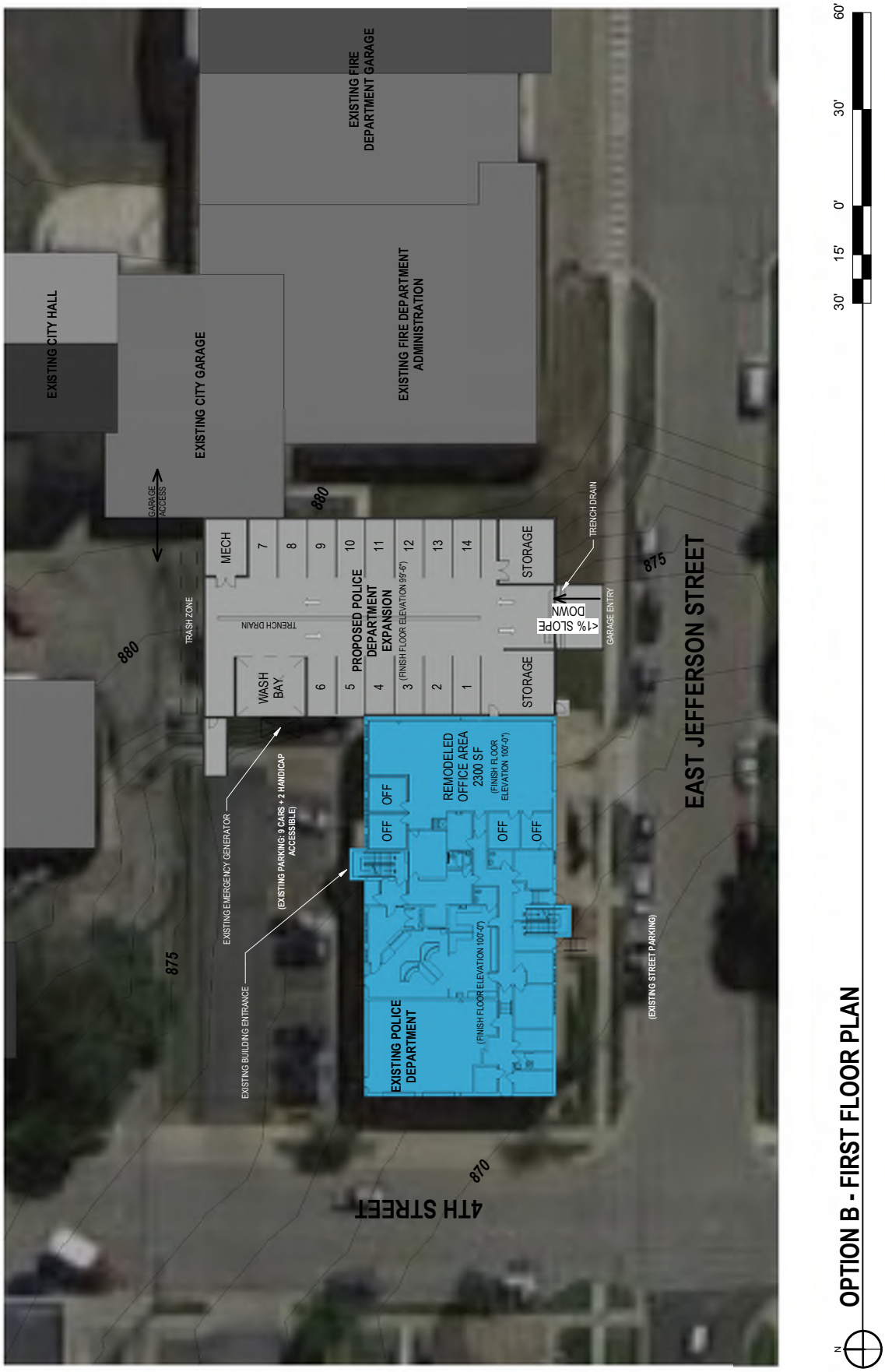
Preliminary Project Budget - Single story building expansion
Date: 1/17/2018

Project Square Footage = 9,400

Square Foot Cost Estimates (hard costs)
Note: Costs primarily derived from RSMeans Cost Guides + recent project cost comparisons

System / Component	qty	unit	unit$	SD budget	Notes
Site Development					
Site Budget (misc. repairs around construction)	5,000	sf	$20.00	$100,000	
				subtotal	$100,000.00
Building Shell					
Parking Garage Shell Budget	7,100	sf	$125.00	$887,500	
				$0	
				subtotal	$887,500.00
Interior Buildout					
1st floor remodeling portions	2,300	sf	$90.00	$207,000	
Parking Garage Buildout	1,000	sf	$45.00	$45,000	
				subtotal	$252,000.00
Sub-Total Estimated Component Costs				$1,239,500	
General Requirements		10%		$123,950	
Contractor overhead & profit		15%		$185,925	
Estimating Contingency		5%		$77,469	
Estimated Construction Total				**$1,626,844**	
				$173.07	cost / sq. ft. including site
Owner FF&E Costs (NIC by owner):					
FF&E Budget at $20/s.f.				$188,000	
			Total	**$188,000**	
Project Soft Costs					
A/E fee budget				$162,684	
Printing & Plan Review Fees				$2,500	
Site survey and geotech.				$4,000	
Legal, Insurance, Testing				$5,000	
Owner contingency @ 5%				$81,342	
			Total	**$255,527**	
Total Project Cost Summary					
Construction Total				$1,626,844	
FF&E Total				$188,000	
Soft Cost Total				$255,527	
				$2,070,370	
Future Second Floor Buildout					
2nd Floor Shell and interior remodeling	7,100	sf	$200.00	$1,420,000	
Gen. Req, Overhead, Est. Contingency				$443,750	
Soft Cost Total				$279,563	
				$2,143,313	



OPTION B - FIRST FLOOR PLAN

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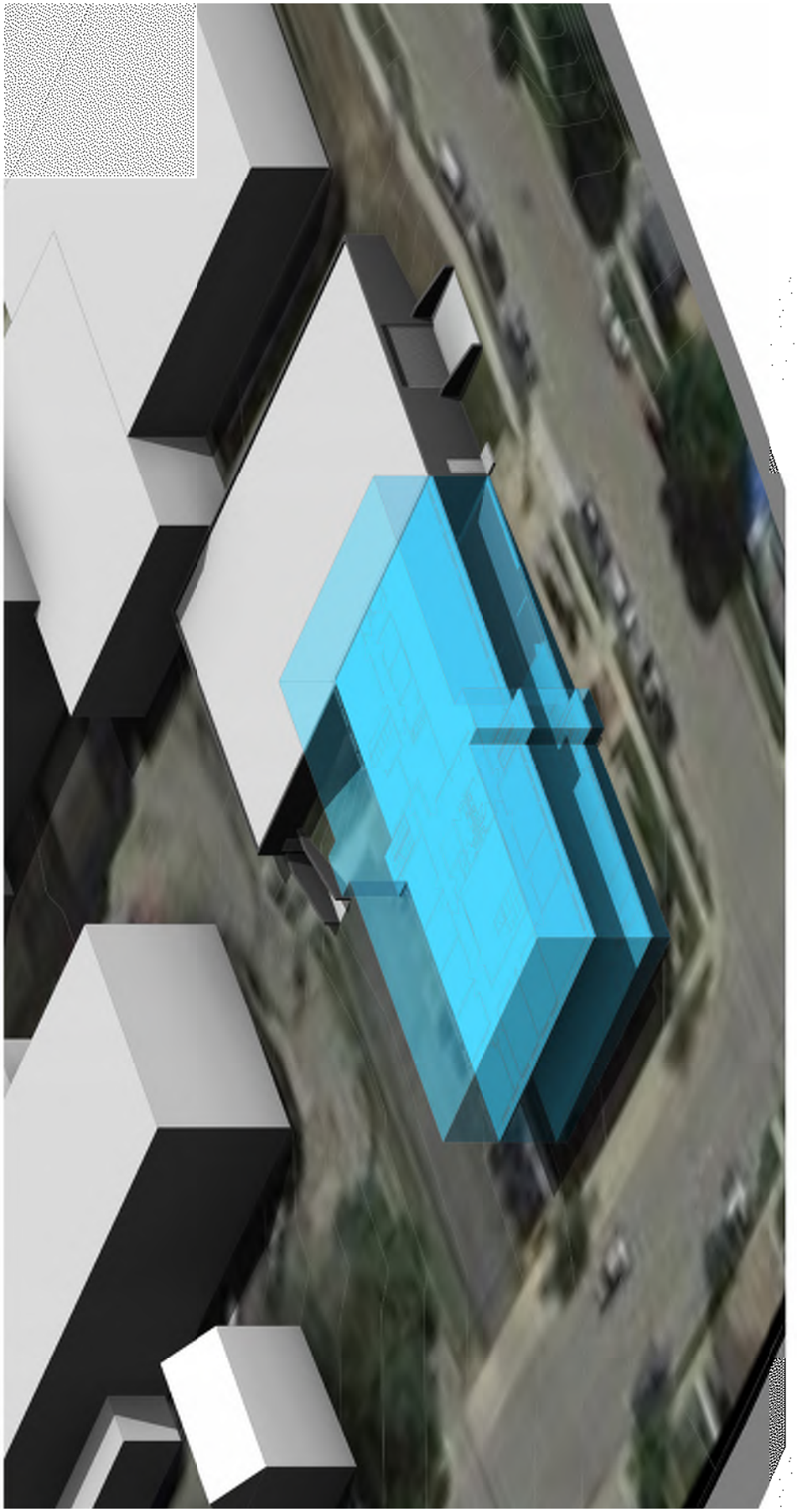
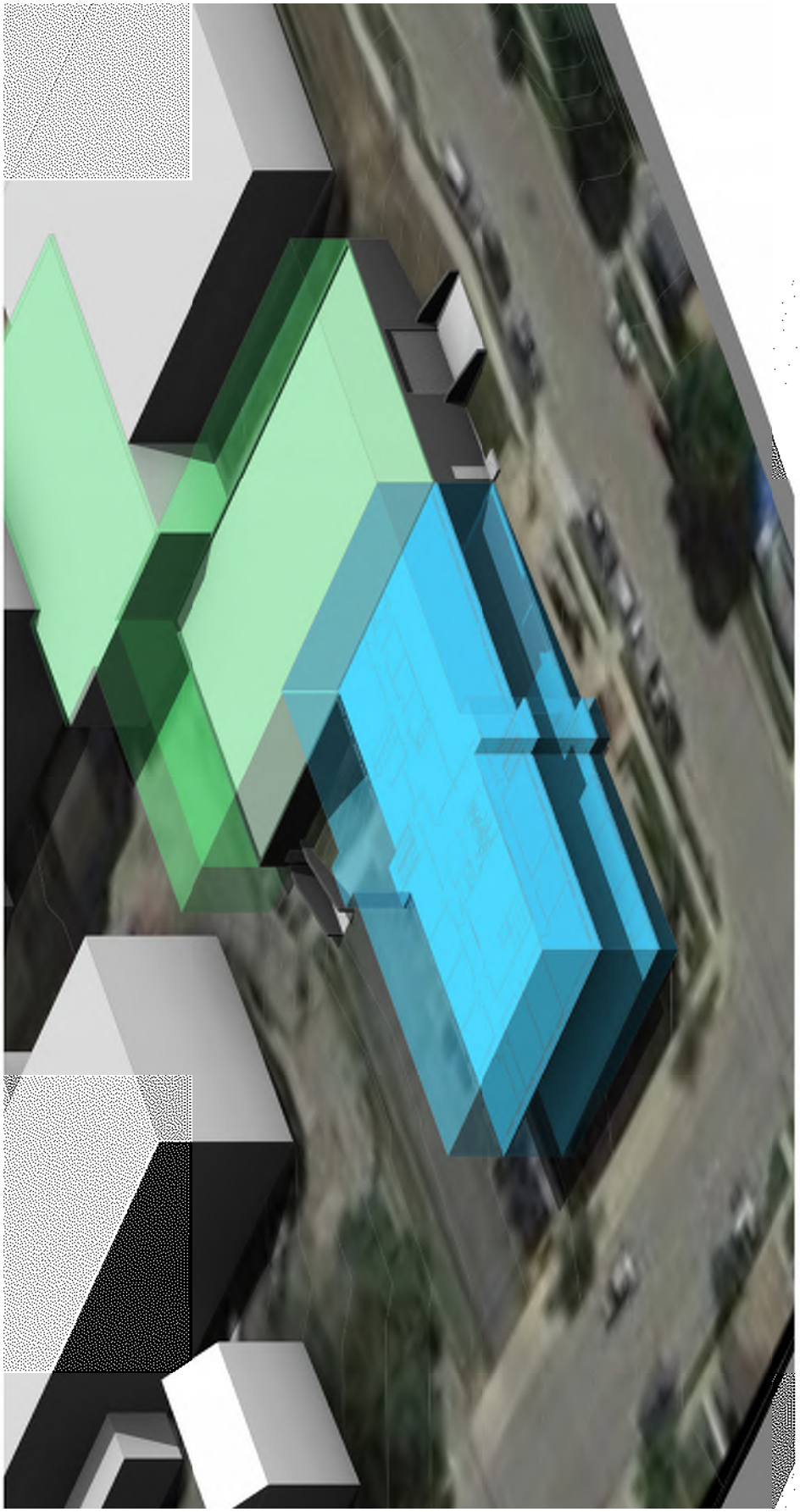
OPTION B - SECOND FLOOR PLAN



OPTION B - SITE MASSING



FUTURE | EXPANSION OPPORTUNITY DIAGRAM

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The Master Plan | Scheme C

OVERVIEW | 7100 SF PARKING GARAGE EXPANSION

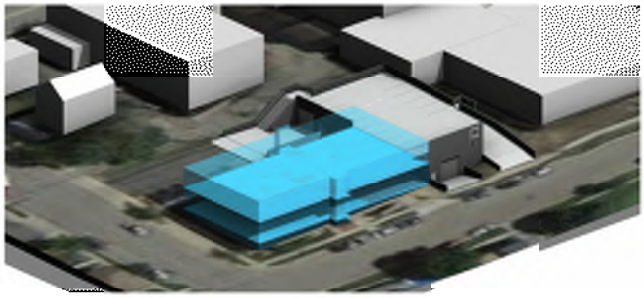
Scheme C builds out a 7,100 SF two level parking garage accessed from East Jefferson St. The layout accommodates a capacity for ten vehicles, a wash bay, and 850 SF of storage space at the lower level. The lower garage floor level is located at an elevation to allow direct access from the 1st floor squad-room. The upper parking level would serve as public parking and is also accessed only from East Jefferson. Capacity at this level is 13 vehicles.

A 2300 SF remodel within the existing 1st floor Police Department allows for improved use and much needed additional open space. The master-plan assumes an open office environment that allows for better space utilization than currently possible. Technology upgrades and flexible space planning will allow this remodeled area to be most versatile for Police Department needs.

This scheme provides the largest possible footprint while still maintaining access to one of the existing garage stalls on the adjacent City property.

FIRST FLOOR

SECOND FLOOR



BUDGET | $2,100,000

FUTURE |

Scheme C assumes no future expansion over the proposed project area.

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Budgeting | The Master Plan

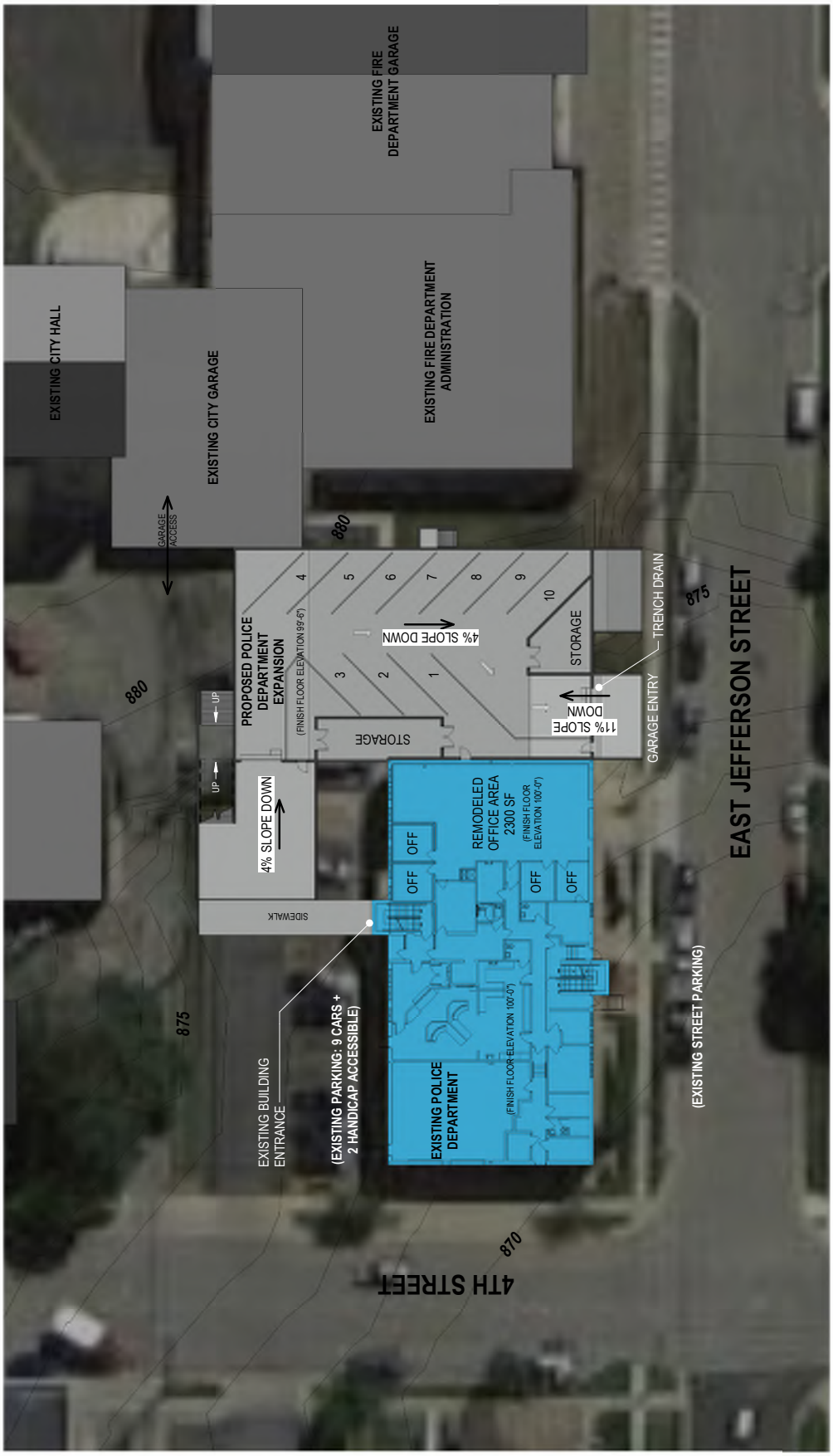
Stoughton Police Department - Option C

Preliminary Project Budget - Single story building expansion
Date: 1/17/2018

Project Square Footage = 9,550

Square Foot Cost Estimates (hard costs)
Note: Costs primarily derived from RSMeans Cost Guides + recent project cost comparisons

System / Component	qty	unit	unit$	SD budget	Notes
Site Development					
Site Budget (misc. repairs around construction)	5,200	sf	$20.00	$104,000	
				subtotal	$104,000.00
Building Shell					
1st Floor Shell Budget	7,250	sf	$125.00	$906,250	
				$0	
				subtotal	$906,250.00
Interior Buildout					
1st floor remodeling portions	2,300	sf	$90.00	$207,000	
Parking Garage Buildout	1,100	sf	$45.00	$49,500	
				subtotal	$256,500.00
Sub-Total Estimated Component Costs				$1,266,750	
General Requirements		10%		$126,675	
Contractor overhead & profit		15%		$190,013	
Estimating Contingency		5%		$79,172	
Estimated Construction Total				**$1,662,609**	
				$174.10	cost / sq. ft. including site
Owner FF&E Costs (NIC by owner):					
FF&E Budget at $20/s.f.				$191,000	
			Total	**$191,000**	
Project Soft Costs					
A/E fee budget				$166,261	
Printing & Plan Review Fees				$2,500	
Site survey and geotech.				$5,000	
Legal, Insurance, Testing				$5,000	
Owner contingency @ 5%				$83,130	
			Total	**$261,891**	
Total Project Cost Summary					
Construction Total				$1,662,609	
FF&E Total				$191,000	
Soft Cost Total				$261,891	
				$2,115,501	



OPTION C - FIRST FLOOR PLAN

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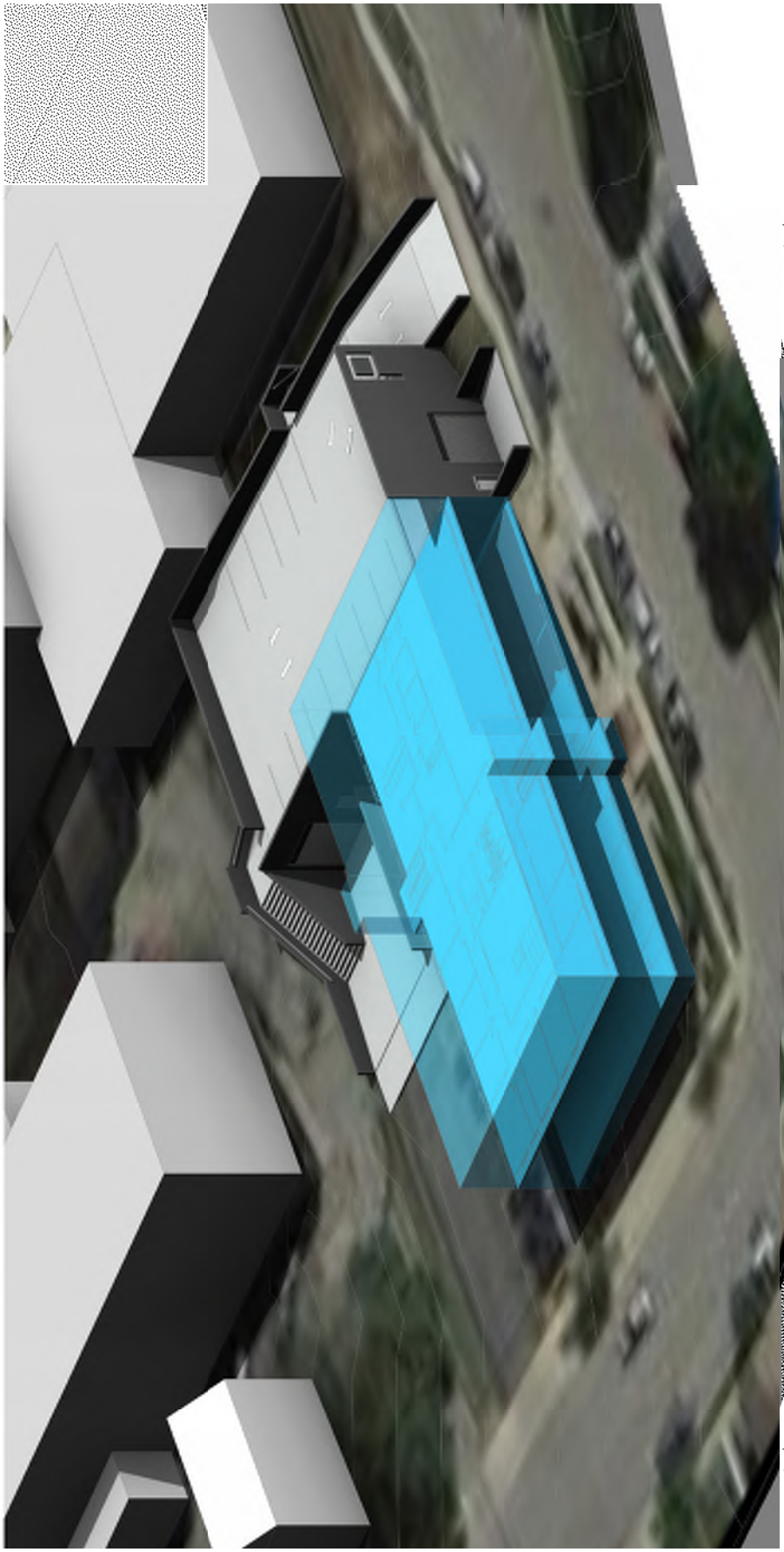
OPTION C - SECOND FLOOR PLAN



OPTION C - SITE MASSING