



# City of Grand Island

Tuesday, September 28, 2004

Council Session

## Item G2

### **Approving Minutes of September 21, 2004 City Council Study Session**

*The Minutes of September 21, 2004 City Council Study Session are submitted for approval.  
See attached MINUTES.*

Staff Contact: RaNae Edwards

## OFFICIAL PROCEEDINGS

### CITY OF GRAND ISLAND, NEBRASKA

#### MINUTES OF CITY COUNCIL JOINT STUDY SESSION

September 21, 2004

Pursuant to due call and notice thereof, a Joint Study Session of the City Council of the City of Grand Island, Nebraska and the Hall County Board of Supervisors was conducted in the Council Chambers of City Hall, 100 East First Street, on September 21, 2004. Notice of the meeting was given in the Grand Island Independent on September 15, 2004.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following members were present: Councilmembers Meyer, Whitesides, Pielstick, Gilbert, Nickerson, Pauly, Hornady, Walker, and Haase. Councilmember Cornelius was absent. The following City Officials were present: City Administrator Gary Greer, City Clerk RaNae Edwards, and Finance Director David Springer.

The following Hall County Board of Supervisors were present: Pam Lancaster, Scott Arnold, Jim Ericksen, Bob Humiston, Bud Jeffries, and Robert Rye. County Clerk Marla Connelly was also present.

RESERVE TIME TO SPEAK ON AGENDA ITEMS: No individuals reserved time to speak on agenda items.

MAYOR COMMUNICATION: Mayor Vavricek commented on a number of events that took place last week. Among them were: Assisted Living Week, Husker Harvest Days, Funeral Services for Eric Knott, Ducks Unlimited Banquet, Media Day at Shooting Sports Facility at Cornhusker Army Ammunition Plant, Running of the Weiners and Walk for ALS at Eagle Scout Park.

PRESENTATION OF THE LAW ENFORCEMENT FACILITY NEEDS ASSESSMENT STUDY: Police Chief Kyle Hetrick introduced Project Manager Captain Robert Falldorf. Captain Falldorf reported that a new Law Enforcement facility was one of the projects identified to receive funding under the recently passed 1/2 cent sales tax initiative. Request for Proposals were issued for a needs study for a combined new police/sheriff headquarters facility. Wilson Estes Police Architects of Overland, Kansas was chosen and several meetings had been held with the Law Enforcement Facility Committee.

Captain Falldorf introduced James Estes of Wilson Estes Police Architects who presented a PowerPoint presentation concerning the completed needs study.

Mr. Estes commented that his firm works on nothing but Police facilities. Wilson Estes Police Architects had planned over 100 Police facilities all over the country. Following was the Study Process:

- Program Development
- Sites Analysis
- Budget Establishment

Initial assessments were presented. Mr. Estes stated there was currently a deficiency of space in the facility today. He commented that the current facility was one of the worst cases he had seen and was amazed at how the Police/Sheriff's offices were able function. The total building size needed was recommended at 39,688 sq ft for 2004 and 44,997 sq ft for 2024.

Workplace standards and personnel projections were reviewed. Current personnel for both Police and County were 126 for 2004 with an estimated increase of 32% or 166.5 by 2024. Comparison of facility to typical Police facilities for 2004 Grand Island/Hall County was 315 with a national average at 304.

The following was the Law Enforcement Center Cost Estimate:

Building Construction Cost	44,997 sq ft x \$140.00	=	\$6,299,580.00
Site Development Cost	44,997 sq ft x \$ 14.00	=	<u>\$ 629,958.00</u>
Subtotal			\$6,929,538.00
Contingency (10%)			<u>\$ 692,953.80</u>
Total			\$7,622,491.80

Architectural Engineering Fees	\$ 580,000.00
Geotechnical & Surveying	\$ 12,000.00
Construction Testing Services	\$ 20,000.00
Furnishings	\$ 240,000.00
Phones/Data Wiring	<u>\$ 134,991.00</u>
Total Project Costs	<b>\$8,609,482.80</b>

Options	
High Density storage Systems	\$ 9,008.40
CCTV	\$ 112,492.50
Basement	\$ 921,442.50

Site Evaluation included:

- Determination of Total Building Area
- Probable Building Configuration
- Parking/Site Area Requirements
- Site Development Requirements
- Site Criteria Evaluation

Presented was the site located across from City Hall. This site was determined not to be big enough for the needs of the Police/Sheriff facility. This site had no room for expansion and would require buying more property for parking which would include additional cost. The site at the Luzenac property owned by the County was presented and recommended at the best site, which would work well for the facility with room to expand.

Mentioned were the process, work, and meetings conducted by several people from the Police and Sheriff's Departments to accomplish this study. Developing the site was explained in detail with extensive experience from other facilities.

Mayor Vavricek asked County Board Chairman, Pam Lancaster if this site would be feasible for this facility. Ms. Lancaster commented that the Board would not be able to make a decision right now, but would take it back to the County Board for further discussion. The County Board would meet in two weeks and would have a decision at that time.

Question was asked concerning the benefits of a three story versus a two story building. Mr. Estes stated a two story building was more feasible. From the standpoint of operations, most Police facilities worked better with a two story building. A lot of demands requiring first floor access were mentioned.

Green technology was discussed with regards to materials used in the building and being energy efficient. Mentioned was this would probably increase the cost of the building project. Mr. Estes stated Wilson Estes Police Architects was an environmentally conscious firm.

Captain Robert Falldorf stated the next phase would be to issue a Request for Proposal for the design phase.

ADJOURNMENT: The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

RaNae Edwards  
City Clerk