



City of Grand Island

Tuesday, September 21, 2004

Joint Study Session

Item -1

Presentation of the Law Enforcement Facility Needs Assessment Study

Staff Contact: Kyle Hetrick

Council Agenda Memo

From: Captain Robert Falldorf

Meeting: September 21, 2004

Subject: Presentation on Law Enforcement Facility Needs Assessment

Item #'s: 1

Presenter(s): Captain Robert Falldorf
James Estes, Wilson Estes Police Architects

Background

One project identified to receive funding under the recently passed ½ cent sales tax initiative was that of a new Law Enforcement facility. On May 27, 2004 a request for proposals was sent out for a needs study for a combined new police/sheriffs headquarters facility. Two architectural firms were chosen to give presentations to the established Law Enforcement Committee on July 1, 2004. Wilson Estes Police Architects of Overland, Kansas was chosen after the presentations on that date to provide the needs assessment study. A contract was drawn up between Wilson Estes and the City of Grand Island and approved by the Grand Island City Council for Wilson Estes to provide the study.

On August 10th, 11th, and 12th, 2004 representatives from Wilson Estes met with individuals with the Grand Island Police Department, Hall County Sheriff's Department, City Planning, and City Emergency Management. These meetings were used to gather information for the needs study to determine space needs for today and space needs twenty years into the future.

The Law Enforcement Facility Committee again met with James Estes of Wilson Estes on August 27, 2004 where a preliminary report was presented on the needs assessment. Included in the council packets are segments from that preliminary report to include: space needs tables, minimum site area requirements, a hypothetical site plan, and a statement of probable costs. Law Enforcement management from the Police Department and Sheriff's Department then met with James Estes that same afternoon to discuss site selection issues. Two potential sites were discussed, one being the block just to the East of the present City Hall and the other being the proposed new jail site, referred to as the Luzenac site, on East Highway #30. The Luzenac site was identified as the preferred site after a lengthy discussion into the advantages and disadvantages of both sites.

Discussion

The purpose of the presentation at this Council Study Session is to keep the council and the general public informed as to what has transpired up to this point with the needs study. We also want to keep the council and public informed on what the next phase in the process is and allow for any input on the project. James Estes of Wilson Estes will provide a short power point presentation on the completed needs study. Any questions that the council has will also be addressed.

Space Needs Tables

In the Space Needs Tables in Section 4.4 that follow, current year (2004) personnel were allotted to the list of functional elements in the third column, labeled P1. The fourth column, labeled WSI, indicates the number of workstations required to support the assigned personnel. Based on the specific activity occurring in the space, the frequent peak occupancy (the highest number of occupants commonly found in the room, including visitors and the person or persons assigned to the space) is predicted in the fifth column, labeled O1. Many functional elements do not have personnel assigned to the space, and size is determined by the activity that occurs in the space, such as with meeting or lobby space. The O1 column is a useful indicator of space needs, primarily when no personnel are assigned to the element.

From the personnel, workstation, and occupancy figures, and from an understanding of activities and equipment requirements, the 2004 space requirement was estimated for each element in the seventh column, labeled S1. This is the space requirement necessary for the department as it is staffed today if it were to be housed in what would be considered a current-day, typical police facility. The many accessory support spaces (closets, corridors, etc.) were not listed in order to retain the important orientation of primary functions. The information in the 2004 columns were developed to enhance the accuracy of the 2024 projection, and to use as a measure for establishing the degree of deficiency in the current facility. Based on the personnel projection (section 4.2), five similar columns were developed for the adequacy year, 2024. (See columns P2, WS2, WST2, O2, and S2.) The S2 column represents the need for which the building will be designed. The sum of column S2 is the net area for a given grouping of functional elements. Using a multiplier, a percentage of the listed net area for each functional space is added for support space (gross area). This area is listed in the final row of the Summary of the Space Needs Tables.

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		2004										2024														
No.	Name:	Current Frequent Peak Occupants-O1					Current Frequent Peak Occupants-O2					Current Frequent Peak Occupants-O3					Current Frequent Peak Occupants-O4									
		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	P3	WS3	WST3	O3	S3	P4	WS4	WST4	O4	S4					
1.01	Police Chief	1	1	WS-1	6	275	1	1	WS-1	6	275	1	1	WS-1	6	275	1	1	WS-1	6	275	1	1	WS-1	6	275
1.02	Admin, Toilet	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40
1.03	Chief's Administrative Support Staff	1	1	WS-6	4	155	1	1	WS-6	4	155	1	1	WS-6	4	155	1	1	WS-6	4	155	1	1	WS-6	4	155
1.04	Police Administrative Captain	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200
1.05	Police Patrol Captain	1	1	WS-2	4	200	0	0	WS-2	4	200	0	0	WS-2	4	200	0	0	WS-2	4	200	0	0	WS-2	4	200
1.06	Police Operations Captain	0	0	-	0	0	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200
1.07	Police Training Sergeant	1	1	WS-4	4	125	1	1	WS-4	4	125	1	1	WS-4	4	125	1	1	WS-4	4	125	1	1	WS-4	4	125
1.08	Public Safety Administrative Support	1	1	WS-7	6	140	2	2	WS-7	6	140	2	2	WS-7	6	140	2	2	WS-7	6	140	2	2	WS-7	6	140
1.09	Police Projects Room	0	1	WS-5	3	110	0	1	WS-5	3	110	0	1	WS-5	3	110	0	1	WS-5	3	110	0	1	WS-5	3	110
1.10	Police Personnel Files	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40
1.11	Sheriff	1	1	WS-1	6	275	1	1	WS-1	6	275	1	1	WS-1	6	275	1	1	WS-1	6	275	1	1	WS-1	6	275
1.12	Sheriff's Chief Deputy	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4	200
1.13	Sheriff Admin / Office Manager	1	1	WS-6	4	155	2	2	WS-6	4	155	2	2	WS-6	4	155	2	2	WS-6	4	155	2	2	WS-6	4	155
1.14	Sheriff Operations Captain	1	1	WS-2	2	200	1	1	WS-2	2	200	1	1	WS-2	2	200	1	1	WS-2	2	200	1	1	WS-2	2	200
1.15	Sheriff Personnel Files	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40
1.16	Administration Conference Room	0	0	PS-1	14+6	385	0	0	PS-1	14+6	385	0	0	PS-1	14+6	385	0	0	PS-1	14+6	385	0	0	PS-1	14+6	385

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Functional Elements and Space Needs

Grand Island/ Hall County Law Enforcement Center

		2004								2024								
		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2							
No.	Name:																	
1.17	Administration Work Room / Storage	0	1	-	2	80	0	1	-	2	80	0	1	-	2	80		
1.18	Administration Toilet	0	0	-	1	40	0	0	-	1	40	0	0	-	1	40		
Totals (Areas= Net Square Feet)		6/4				2,660	7/5			2,660	7/5					2,915		

- 1. Patrol Captain title becomes Operations Captain in the future.
- 2. Chief's Administrative Support Staff, 1.03, is clerical staff.

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		Planning Horizon Frequent Peak Occupants-O2				Planning Horizon Frequent Peak Occupants-O2			
		Workstation Type-WST2				Workstation Type-WST2			
		Planning Horizon Workstations-P2				Planning Horizon Workstations-P2			
		Current Space Needs-SI				Current Space Needs-SI			
		Current Frequent Peak Occupants-O1				Current Frequent Peak Occupants-O1			
		Workstation Type-WST1				Workstation Type-WST1			
		Current Workstations-WS1				Current Workstations-WS1			
		Current Personnel-P1				Current Personnel-P1			
		↓				↓			

		2004						2024					
No.	Name:	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2		
2.01	Records: Police Records Clerks Desk Officer Sheriff Records Clerks Records Counter	3+(1) ¹ 1 1.5 0	4 1 2 5	WS-8 WS-7 ² WS-8 -	5 1 2 5	340 80 145 140	4+(1) ¹ 2 2 0	5 2 2 5	WS-8 WS-7 WS-8 -	6 2 2 5	430 160 145 140		
2.02	Vehicle Inspection Bay	0	0	PS-?	1	425	0	0	PS-?	1	425		
2.03	Warrants	1.5	2	WS-6	2	210	2	2	WS-6	2	210		
2.04	County Sergeants (Civil Processing)	2	2	WS-6	4	250	2	2	WS-6	4	250		
2.05	Civil Process Data Entry	2	2	WS-8	2	175	3	3	WS-8	3	245		
2.06	Civil Process Server	1.5	2	WS-8	2	175	2	2	WS-8	2	175		
2.07	Civil Process Work Room	0	0	-	2	80	0	0	-	2	80		
2.08	Civil Process File Room ³	0	0	-	1	290	0	0	-	1	365		
2.09	Private Waiting Room (Offenders)	0	0	PS-?	3	70	0	0	PS-?	5	95		
2.10	Information Technology Wiring Closet	0	0	-	1	65	0	0	-	1	65		
2.11	Information Tech. Office/ Work Room	1.5	3 ²	WS-7	4	325	1.5	3 ²	WS-7	4	325		
2.12	Drug Court Lobby/ Waiting	0	0	-	15	130	0	0	-	30	255		

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**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

2.00 SUPPORT SERVICES, continued		2004						2024					
		No.	Name:	PI	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2
2.13	Drug Court Coordinator	(1)	1	WS-5	4	110	(1)	1	WS-5	4	110		
2.14	Drug Court Supervisor	(2)	2	WS-7	4	190	(3)	3	WS-7	4	245		
2.15	Drug Court Restroom	0	0	-	2	55	0	0	-	2	55		
2.16	Victim Assistance Office	(2)	2	WS-7	4	190	(3)	3	WS-7	4	245		
2.17	Victim Assistance Conference Room	0	0	PS-?	3	80	0	0	PS-?	3	80		
Totals (Areas= Net Square Feet)		4/10				3,525	6/12.5				4,100		

1. One work station to serve light duty officer or volunteer.
2. In addition to seated work stations, area requires 28 linear feet of work counter at perimeter walls.
3. Room contains 2 years of C.P. and Warrants files, and three to seven years of archived files.

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		2004										2024									
No.	Name:	Current Frequent Peak Occupants-OI					Current Frequent Peak Occupants-SI					Planning Horizon Frequent Peak Occupants-O2					Planning Horizon Frequent Peak Occupants-S2				
		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	P2	WS2	WST2	O2	S2	P2	WS2	WST2	O2	S2
3.01	Evidence Processing	2	2	WS-7	2	210	4	4	WS-7	4	320	4	4	WS-7	4	320	4	4	WS-7	4	320
3.02	Evidence Review	0	2	WS-9	2	90	0	2	WS-9	2	90	0	2	WS-9	2	90	0	2	WS-9	2	90
3.03	Evidence Lobby	0	0	-	3	130	0	0	-	3	130	0	0	-	3	130	0	0	-	3	130
3.04	Evidence Drop Lockers / Bag & Tag	0	0	-	1	60	0	0	-	1	60	0	0	-	1	60	0	0	-	1	60
3.05	Evidence Supplies	0	0	-	1	35	0	0	-	1	35	0	0	-	1	35	0	0	-	1	35
3.06	Video Room	1	1	WS-8	2	165	1	1	WS-8	2	165	1	1	WS-8	2	165	1	1	WS-8	2	165
3.07	Computer Analysis Room	0	1	WS-7	1	95	0	1	WS-7	1	95	0	1	WS-7	1	95	0	1	WS-7	1	95
3.08	Weapons Firing Room	0	0	-	1	60	0	0	-	1	60	0	0	-	1	60	0	0	-	1	60
3.09	Crime Lab	0	0	-	2	170	0	0	-	2	170	0	0	-	2	170	0	0	-	2	170
3.10	Blood Closet No. 1	0	0	-	1	10	0	0	-	1	10	0	0	-	1	10	0	0	-	1	10
3.11	Blood Closet No. 2	0	0	-	1	10	0	0	-	1	10	0	0	-	1	10	0	0	-	1	10
3.12	Blood Closet No. 3	0	0	-	1	10	0	0	-	1	10	0	0	-	1	10	0	0	-	1	10
3.13	Walk-In Freezer/Refrigerator ¹	0	0	-	1	50	0	0	-	1	50	0	0	-	1	50	0	0	-	1	50
3.14	Evidence & Property Storage	0	0	-	1	710	0	0	-	1	710	0	0	-	1	710	0	0	-	1	710
3.15	Fire Arms & Cash Storage	0	0	-	1	55	0	0	-	1	55	0	0	-	1	55	0	0	-	1	55
3.16	Drug Evidence Storage	0	0	-	1	85	0	0	-	1	85	0	0	-	1	85	0	0	-	1	85

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**Functional Elements and Space Needs
Grand Island/ Hail County Law Enforcement Center**

3.00 EVIDENCE & PROPERTY, continued		2004							2024				
		No.	Name:	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2
3.17	Large Evidence Drop No. 1	0	0	-	1	50	0	0	0	-	1	50	
3.18	Large Evidence Drop No. 2	0	0	-	1	50	0	0	0	-	1	50	
3.19	Large Evidence Drop No. 3	0	0	-	1	50	0	0	0	-	1	50	
3.20	Large Evidence Drop No. 4	0	0	-	1	50	0	0	0	-	1	50	
3.21	Large Evidence Storage	0	0	-	1	225	0	0	0	-	1	285	
3.22	Vehicle Processing	0	0	-	1 ²	425	0	0	0	-	1 ²	425	
Totals (Areas= Net Square Feet)		3				2,795	5					3,220	

1. Manufactured unit requiring area in Property and Evidence Room.
2. Number of vehicle bays.

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		2004										2024					
No.	Name:	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	Planning Horizon Frequent Peak Occupants-O1		Planning Horizon Frequent Peak Occupants-O2			
		↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓			
4.01	Police CID Captain ¹ .	1	1	WS-2	4	200	0	0	0	0	0	0	0	0	0		
4.02	Sheriff CID Captain	1	1	WS-2	4	200	1	1	WS-2	4	200	1	1	WS-2	4		
4.03	Police CID Lieutenants ² .	0	0	WS-3	0	160	1	1	WS-3	4	160	1	1	WS-3	4		
4.04	Police CID Sergeants	2	1	WS-6	4	135	3	2	WS-6	4	240	3	2	WS-6	4		
4.05	CID Support/ Reception:																
	Police Records Clerk	3	2	WS-8	4	170	4	3	WS-8	5	240	4	3	WS-8	5		
	Sheriff CID Support Staff	1	1	WS-8	1	95	1	1	WS-8	1	95	1	1	WS-8	1		
4.06	Investigators:																
	Police Investigators	9	6	WS-6	7	630	12	9	WS-6	11	945	12	9	WS-6	11		
	Sheriff Investigators	3	2	WS-6	3	210	5	3	WS-6	4	315	5	3	WS-6	4		
4.07	Conference Room	0	0	PS-1	12	300	0	0	PS-1	14	335	0	0	PS-1	14		
4.08	Interview Room No. 1	0	0	-	3	75	0	0	-	3	75	0	0	-	3		
4.09	Interview Room No. 2	0	0	-	3	75	0	0	-	3	75	0	0	-	3		
4.10	Interview Room No. 3	0	0	-	0	0	0	0	-	0	0	0	0	-	0		
4.11	Soft Interview Room	0	0	-	5	120	0	0	-	5	120	0	0	-	5		
4.12	Monitor Room	0	0	-	2	60	0	0	-	2	60	0	0	-	2		

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Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center

		2004							2024			
		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	
4.00 CID DIVISION, continued												
No.	Name:											
4.13	Work Room / Temporary Evidence	0	0	-	2	80	0	0	-	2	80	
4.14	File Room ³ .	0	0	-	1	210	0	0	-	1	275	
4.15	Investigators Equipment	0	0	-	1	55	0	0	-	1	55	
4.16	Coffee Counter	0	0	-	1	20	0	0	-	1	20	
Totals: Where area is shown, square feet is net		15/5				2,795	20/7				3,365	

1. Police Captain and CID Captain become consolidated under the title of Operations Captain in the future.
2. Lieutenant becomes the day-to-day supervisor in CID preceding the implementation of the Operations Captain.
3. Includes storage of all unsolved case files.

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		Planning Horizon Frequent Peak Occupants-O2		Planning Horizon Space Needs-S2	
		Workstation Type-WST2		Workstation Type-WST2	
		Planning Horizon Workstations-WS2		Planning Horizon Workstations-WS2	
		Planning Horizon Personnel-P2		Planning Horizon Personnel-P2	
		Current Space Needs-S1		Current Space Needs-S1	
		Current Frequent Peak Occupants-O1		Current Frequent Peak Occupants-O1	
		Workstation Type-WST1		Workstation Type-WST1	
		Current Workstations-WS1		Current Workstations-WS1	
		Current Personnel-P1		Current Personnel-P1	
		↓	↓	↓	↓
		↓	↓	↓	↓
		↓	↓	↓	↓
		↓	↓	↓	↓
		↓	↓	↓	↓
		↓	↓	↓	↓
		↓	↓	↓	↓

		2004						2024					
		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2		
5.00 UNIFORM PATROL DIVISION													
No.	Name:												
5.01	Sheriff Patrol Captain	1	1	WS-2	4	200	1	1	WS-2	4	200		
5.02	Police Patrol Lieutenants	0	0	-	0	0	4	4	WS-6	4	420		
5.03	Sergeants:												
	Police Department	9	9	WS-7	7	720	5	5	WS-7	4	430		
	Sheriff Department	2	2	WS-7	1	160	3	3	WS-7	2	270		
5.04	Community Service Office:												
	Sergeants	1	1	WS-7	2	95	2	2	WS-7	3	175		
	CSO's and SRO's	8	3	WS-8	6	215	11	4	WS-8	7	290		
5.05	Officers:												
	Police Department	41	0	-	0	0	53	0	-	0	0		
	Sheriff Department	17	0	-	0	0	25	0	-	0	0		
5.06	Conference Room	0	0	PS-1	10	265	0	0	PS-1	10	265		
5.07	Briefing Room	0	1	PS-2	20	475	0	1	PS-2	26	560		
5.08	Report Writing Room	0	14	WS-9	14	335	0	18	WS-9	18	420		
5.09	Coaching Room	0	0	-	3	75	0	0	-	3	75		
5.10	Men's Locker Room	0	0	PS-5	11	1,425	0	0	PS-5	20	1,690		

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Functional Elements and Space Needs

Grand Island/ Hall County Law Enforcement Center

5.00 UNIFORM PATROL DIVISION, cont.		2004						2024						
		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2			
No.	Name:													
5.11	Men's Toilet	0	0	-	3	170	0	0	-	3	170			
5.12	Men's Shower	0	0	-	2	75	0	0	-	2	75			
5.13	Women's Locker Room	0	0	PS-5	3	275	0	0	PS-5	4	555			
5.14	Women's Toilet	0	0	-	2	135	0	0	-	2	135			
5.15	Women's Shower	0	0	-	1	45	0	0	-	1	45			
5.16	Patrol Supplies	0	0	-	1	60	0	0	-	1	75			
5.17	Armory	0	0	-	4	110	0	0	-	4	110			
5.18	Arsenal	0	0	-	1	50	0	0	-	1	65			
5.19	Tactical Equipment	0	0	PS-4	14 ³	270	0	0	PS-4	20 ³	405			
5.20	Quarter Master	0	1	-	2	180	0	1	-	2	230			
5.21	K-9 Kennel	0	0	-	4	120	0	0	-	4	120			
5.22	K-9 Wash	0	0	-	1	70	0	0	-	1	70			
5.23	K-9 Supplies	0	0	-	1	25	0	0	-	1	25			
Totals (Areas= Net Square Feet)		59/20				5,350	75/29				6,675			

1. Community oriented policing/ problem solving.
2. Position serves as Bike Officer in summer months.
3. Number of 3 x 3 lockers.

Functional Elements and Space Needs

Grand Island/ Hall County Law Enforcement Center

Grand Island/ Hall County Law Enforcement Center											
Planning Horizon Space Needs-S2											
Planning Horizon Frequent Peak Occupants-O2											
Workstation Type-WST2											
Planning Horizon Workstations-WS2											
Planning Horizon Personnel-P2											
Current Space Needs-S1											
Current Frequent Peak Occupants-O1											
Workstation Type-WST1											
Current Workstations-WS1											
Current Personnel-P1											
2004											
2024											
6.00 PRISONER PROCESSING											
No.	Name:	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2
6.01	Sallyport	0	0	-	4 ¹	1,600	0	0	-	4 ¹	1,600
6.02	Temporary Adult Holding	0	0	-	1	35	0	0	-	1	35
6.03	Adult Holding Cell	0	0	-	1	55	0	0	-	1	55
6.04	Adult Holding Cell	0	0	-	1	55	0	0	-	1	55
6.05	Adult Toilet	0	0	-	1	40	0	0	-	1	40
6.06	Juvenile Observation Holding	0	1	-	5	210	0	1	-	5	210
6.07	Juvenile Holding Cell	0	0	-	1	35	0	0	-	1	35
6.08	Juvenile Holding Cell	0	0	-	1	35	0	0	-	1	35
6.09	Juvenile Toilet	0	0	-	1	40	0	0	-	1	40
6.10	Juvenile Release Room ²	0	0	-	4	160	0	0	-	4	160
6.11	Drug Recognition Exam (D.R.E.)/ Intox	0	0	-	2	100	0	0	-	2	100
6.12	Interrogation	0	0	-	3	75	0	0	-	3	75
Totals (Areas= Net Square Feet)		0				2,440	0				2,440

1. Number of vehicles parked two in tandem in two bays.
 2. Exits to exterior of building.

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		2004										2024								
No.	Name:	PI	WS1	WST1	O1	S1	Current Frequent Peak Occupants-O1			Current Space Needs-S1			Planning Horizon Workstations-P2		Workstation Type-WST2		Planning Horizon Frequent Peak Occupants-O2		Planning Horizon Space Needs-S2	
							Workstation Type-WST1	WSI	WS4	WS5	WS6	WS8	PS1	WS1	WS4	WS5	WS6	WS8	PS1	P2
7.01	EOC Director	(1)	1	WS-4	3	125								1	(1)	WS-4	3	125		
7.02	Civil Preparedness Deputy Director ¹ .	(1)	1	WS-5	3	110								1	(1)	WS-5	3	110		
7.03	Communications/ 911 Supervisor ² .	(1)	1	WS-5	3	110								1	(1)	WS-5	3	110		
7.04	Telecommunicators/ EMD's	(12)	5 ³ .	WS-6	5	625								16	(6) ³ .	WS-6	6	750		
7.05	Support Communications Group ⁴ .	0	6	WS-8	6	360								0	(6)	WS-8	6	360		
7.06	Operations Room	0	26	PS-1	26	575								0	(26)	PS-1	26	575		
7.07	Conference Room	0	0	PS-1	10	265								0	0	PS-1	10	265		
7.08	Break Room	0	0	-	1	125								0	0	-	1	125		
7.09	Work Room	0	0	-	1	80								0	0	-	1	80		
7.10	Bunk Room / Storage Room	0	0	-	2	115								0	0	-	2	115		
7.11	911 Equipment	0	0	-	1	110								0	0	-	1	110		
7.12	Radio Equipment	0	0	-	1	165								0	0	-	1	165		
7.12	Lockers	0	0	-	1	100								0	0	-	1	125		
7.12	Toilet (Unisex)	0	0	-	1	50								0	0	-	1	50		
Totals (Areas= Net Square Feet)		(15)				2,915							(19)						3,065	

1. Serves as public reception.

2. Serves as message center

3. Calltaker/ Dispatching Consoles.

4. Third Party Radio, Amateur Radio Emergency, REA

**Functional Elements and Space Needs
Grand Island/ Hall County Law Enforcement Center**

		2004										2024				
No.	Name:	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	Planning Horizon Frequent Peak Occupants-O2		Planning Horizon Space Needs-S2		
8.01	Lobby	0	0	-	10/75	550	0	0	-	14/75	715	0	0	0		
8.02	Training / Multi-Use Room	0	0	PS-3	75/25 ¹	1,760	0	0	PS-3	75/25 ¹	1,760	0	0	0		
8.03	Training / Multi-Use Galley	0	0	-	2	110	0	0	-	2	110	0	0	0		
8.04	Training / Multi-Use Storage	0	0	-	2	210	0	0	-	2	210	0	0	0		
8.05	Training Equipment and Files				1	240				1	240					
8.06	Interview Room	0	0	-	3	75	0	0	-	3	75	0	0	0		
8.07	Interview Room	0	0	-	3	75	0	0	-	3	75	0	0	0		
8.08	Lounge	0	0	-	6	235	0	0	-	8	290	0	0	0		
8.09	Quiet Room	0	0	-	2	125				2	125					
8.10	Mailroom	0	0	-	1	85	0	0	-	1	85	0	0	0		
8.11	General Supply	0	0	-	1	110	0	0	-	1	135	0	0	0		
8.12	Men's Public Toilet	0	0	-	5	205	0	0	-	5	205	0	0	0		
8.13	Women's Public Toilet	0	0	-	5	230	0	0	-	5	230	0	0	0		
8.14	Men's Staff Toilet No. 1	0	0	-	3	170	0	0	-	3	170	0	0	0		
8.15	Women's Staff Toilet No. 1	0	0	-	3	180	0	0	-	3	180	0	0	0		
8.16	Men's Staff Toilet No. 2	0	0	-	1	45	0	0	-	1	45	0	0	0		
8.17	Women's Staff Toilet No. 2	0	0	-	1	45	0	0	-	1	45	0	0	0		

Continued on next page.

Functional Elements and Space Needs

Grand Island/ Hall County Law Enforcement Center

8.00 GENERAL SUPPORT		2004						2024					
No.	Name:	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2		
8.18	Physical Fitness Room	0	0	-	10	485	0	0	-	10	615		
8.19	Physical Fitness Supply Storage	0	0	-	1	40	0	0	-	1	40		
8.20	Garage:												
	Patrol Bicycles	0	0	-	12	215	0	0	-	12	215		
	Patrol Motorcycles	0	0	-	4	160	0	0	-	4	160		
8.21	Janitor's Closet(s)	0	0	-	1	100	0	0	-	1	130		
8.22	Mechanical Equipment Room(s)	0	0	-	1	690	0	0	-	1	870		
Totals (Areas= Net Square Feet)		0				6,140	0				6,725		

1. Training Room can be subdivided into three spaces by operable wall partitions to accommodate three separate groups of 25 in a classroom seating configuration, or one large classroom for 75.

2. Numbers identify routine police business visitors and Multi-use Room occupants, respectively.

**Functional Elements and Space Needs Summary Table
Grand Island/ Hall County Law Enforcement Center**

		2004 Personnel P-1		2004 Space Needs S-1		2004 Personnel P-2		2004 Space Needs S-2	
		↓	↓	↓	↓	↓	↓	↓	↓
No.	SUMMARY	P1	S1	P2	S2				
	PUBLIC SAFETY HEADQUARTERS								
1	ADMINISTRATION	6/4	2,660	1	2,915				
2	SUPPORT SERVICES	4/10	3,525	6/12.5	4,100				
3	EVIDENCE & PROPERTY	3/0	2,795	5/0	3,220				
4	INVESTIGATIONS	15/5	2,795	20/7	3,365				
5	UNIFORM PATROL	59/20	5,350	75/29	6,675				
6	PRISONER PROCESSING	0/0	2,490	0/0	2,440				
7	COMMUNICATIONS/ EOC	0/0	2,915	0/0	3,065				
8	GENERAL USE/ ACCESSORY SUPPORT	0/0	6,140	0/0	6,725				
	SUBTOTAL (Net Area)	0*	28,670	1	32,505				
	CIRCULATION (+27%)		7,741		8,776				
	WALLS AND UNUSABLE AREA (+9%)		3,277		3,715				
	HEADQUARTERS TOTAL		39,688		44,997				

Building Configuration: Option 1

Grand Island/ Hall County Law Enforcement Center

FLOOR PLATE	Basement		First		Second		Third	
	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF
1.00 Administration				0		4,035		
2.00 Support Services			4,100	5,676		0		
3.00 Evidence and Property			3,220	4,457		0		
4.00 CID/ Investigations				0	3,365	4,658		
5.00 Uniform Patrol			6,675	9,240		0		
6.00 Prisoner Processing			2,440	3,378		0		
7.00 Communications/ EOC				0	3,065	4,243		
8.00 General Use - Multi-Use Room, etc.				0		#VALUE!		
8.00 General Use - Balance of space			2,902	4,017		0		
Space Subtotal	0	0	19,337	26,768	9,345	#VALUE!	0	0
Circulation (+27%)	0	0	5,221		2,523	NA	0	0
Walls and Unusable Area (+9%)	0	0	2,210		1,068	NA	0	0
Subtotal Per Floor	0	0	26,768		12,936		0	0
TOTAL FOR ALL FLOORS								39,704

1. Small numerical variations occur in the subtotals per floor, and total for all floors, due to the rounding that occurs in the formula entered in the Table.

Building Configuration: Option 2

Grand Island/ Hail County Law Enforcement Center

FLOOR PLATE	Basement		First		Second		Third	
	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF
1.00 Administration							2,915	4,035
2.00 Support Services, 2.01, 2.02,					2,800	3,876		
2.00 Support Services, balance of area need			1,300	1,800				
3.00 Evidence and Property			3,220	4,457				
4.00 CID/ Investigations							3,365	4,658
5.00 Uniform Patrol, 5.10-5.15 (lockers)					2,670	3,696		
5.00 Uniform Patrol			4,005	5,544				
6.00 Prisoner Processing			2,440	3,378		0		
7.00 Communications/ EOC							3,065	4,243
8.00 General Use - 8.02-8.05, 8.08, 8.09, 8.12-8.15, 8.21, 8.22					4,612	6,384		
8.00 General Use - partial Lobby area, partial Janitor's							222	307
8.00 General Use - balance of space			1,891	2,618		0		
Space Subtotal	0	0	12,856	17,797	10,082	13,957	9,567	13,244
Circulation (+27%)	0	0	3,471		2,722		2,583	
Walls and Unusable Area (+9%)	0	0	1,469		1,152		1,094	
Subtotal Per Floor	0	0	17,797		13,957		13,244	
TOTAL FOR ALL FLOORS								44,997

1. Small numerical variations occur in the subtotals per floor, and total for all floors, due to the rounding that occurs in the formula entered in the Table.

Building Configuration: Option 3

Grand Island/ Hall County Law Enforcement Center

FLOOR PLATE	Basement		First		Second		Third	
	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF
1.00 Administration					2,915	4,035		
2.00 Support Services			4,100	5,676				
3.00 Evidence and Property	3,220	4,457						
4.00 CID/ Investigations					3,365	4,658		
5.00 Uniform Patrol, 5.10-5.15 (lockers)	2,670	3,696						
5.00 Uniform Patrol			4,005	5,544				
6.00 Prisoner Processing			2,440	3,378				
7.00 Communications/ EOC					3,065	4,243		
8.00 General Use - Multi-Use Room, etc.								
8.00 General Use - balance of space			2,902	4,017				
Space Subtotal	5,890	8,154	13,447	18,615	13,168	18,228		
Circulation (+27%)	1,590		3,631		3,555			
Walls and Unusable Area (+9%)	673		1,537		1,505			
Subtotal Per Floor	8,154		18,615		18,228			
TOTAL FOR ALL FLOORS								44,997

1. Small numerical variations occur in the subtotals per floor, and total for all floors, due to the rounding that occurs in the formula entered in the Table.

Minimum Site Area Requirements

Area of Building

Option 1: Building Footprint (2-story) 26,768 SF
Option 2: Building Footprint (3-story) 17,797 SF
Option 3: Building Footprint (2-story w/ bsmt) 18,615 SF

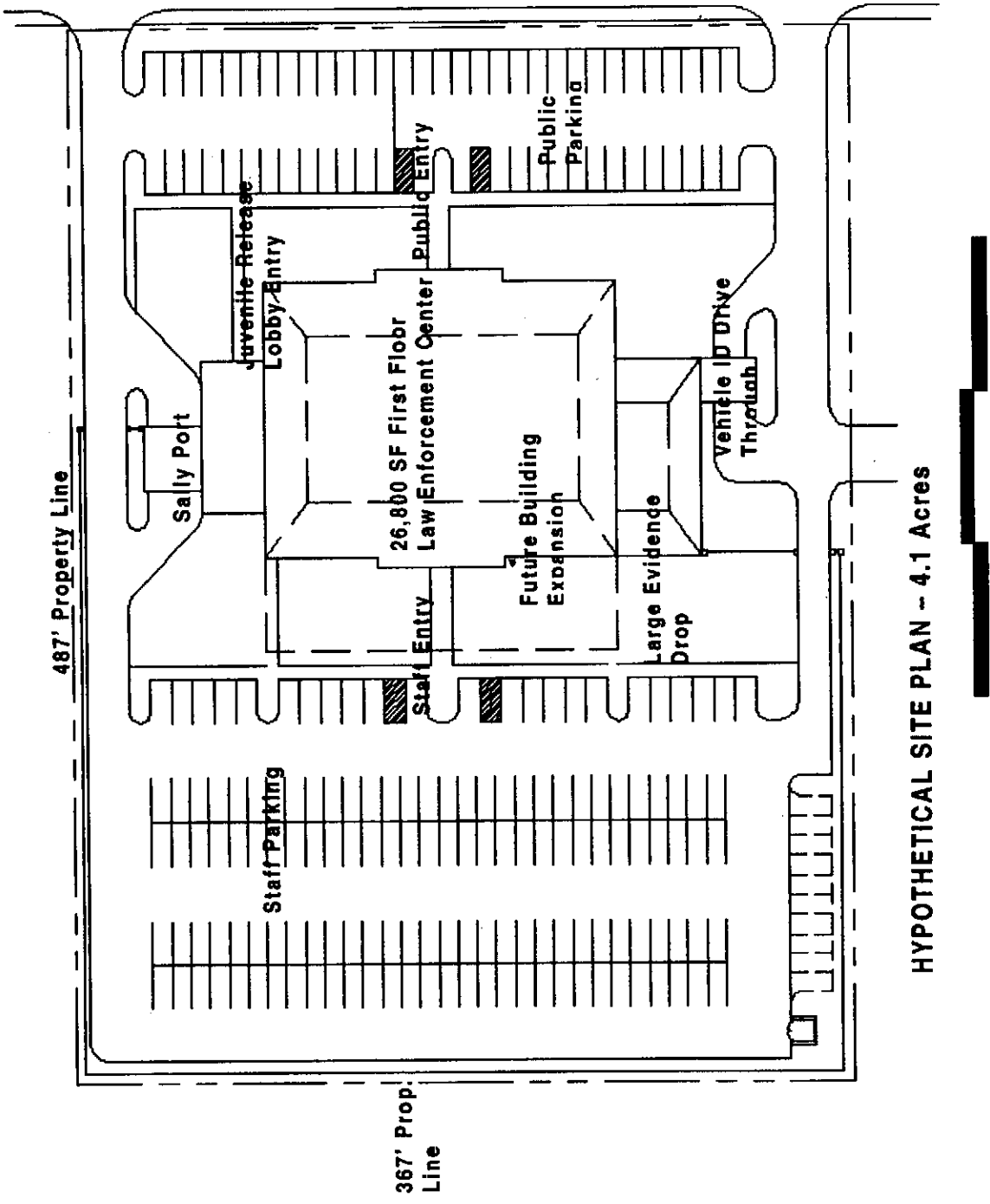
Area of Parking, Drives and Hardsurface

Staff Parking: 450 x 137 stalls 61,650 SF
Public Parking 450 x 52 stalls 23,400 SF
Miscellaneous Paved 6,000 SF
Total 91,050 SF

Basement Parking Reduction, Option 2 17,797 SF

Minimum Site Area, highest density: Option 2 with full basement parking:
10% open area (effectively zero lot line – not recommended) 110,587 SF (2.53 acres)

Minimum Site Area, low density, Option 1:
60% open area (similar to Diagram) 188,509 SF (4.3 acres)



HYPOTHETICAL SITE PLAN - 4.1 Acres

GRAND ISLAND / HALL COUNTY LAW ENFORCEMENT CENTER
 GRAND ISLAND, NEBRASKA

Wilson Estes Police Architects, Pa

**Statement Of Probable Cost: New Construction
Grand Island/ Hall County Law Enforcement Center**

	Unit Cost	Quantity	Units	Cost
Building Construction	\$ 140.00	44,997	Sq. Ft.	\$ 6,299,580.00
Site Development	\$ 14.00	44,997		\$ 629,958.00
Subtotal				\$ 6,929,538.00
Contingency (10%)				\$ 692,953.80
Building/ Site Construction 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	\$ 3.00	44,997	Sq. Ft.	\$ 134,991.00
Total Project Costs				\$ 8,609,482.80
Options:				
High Density Storage Systems (.13%)				\$ 9,008.40
CCTV	\$ 2.50	44,997	Sq. Ft.	\$ 112,492.50
Basement	\$ 49.50	18,615	Sq. Ft.	\$ 921,442.50