



PLATTEVILLE POLICE DEPARTMENT BUILDING PLANNING PROJECT UPDATE

ISSUES:

The existing police facilities are inadequate due to:

- Insufficient size, hindering resource availability (e.g., lack of locker rooms, officer space, evidence storage).
- Overcrowding and lack of dedicated spaces, impacting morale and recruitment.
- Outdated facilities (Town Hall built in 1996) with converted office spaces.
- Reduced space for Town Hall and Public Works Staff

It's important to recognize that the limitations of the current police facilities, failing to intervene at this stage could result in a greater threat to operational efficiency and the department's ability to serve the community. We need to implement a strategy to manage these risks effectively, and a new facility is the most prudent long-term solution.

PROJECT GOALS

- Create a unified public safety campus, with the court remaining at the current Town Hall.
- Expand the department to 18-20 staff members and serve the Platteville and Gilcrest
- Enhance recruitment and retention by providing modern amenities.

PROCESS SUMMARY:

Project Initiation and Background:

2018: The project began with site and floor plan studies by EPS Engineers and TCC.

2025 RFP Issued: The RFP outlines the project's objectives, scope, requirements, and evaluation criteria for Phase 1 and Phase 2

Infusion Architects was interviewed and awarded contract: Infusion was interviewed based on their proposal and qualifications. Following a successful interview, they were awarded the contract to provide 30% architectural services. This marks the official commencement of the design process, with work beginning in March 2025.

Phase 1: Programming and Floor Plan Studies (February - June) Completed

This phase involves gathering detailed information about the project's requirements. Infusion worked closely with the Police Department and other Town stakeholders to define the functional needs, spatial requirements, and desired outcomes of the project. This included:

Phase 2: Schematic Design (June - September) Completed

Infusion further developed the design concept approved during the Phase 1 programming effort. The goal is to refine the design and determine the main systems. This included Integration of structural, mechanical, and electrical system and updated cost estimates

NEXT STEPS:

Phase 3: Design Development (6-8 weeks)

This phase involves refining the approved schematic design into a more detailed and coordinated plan. design intent is clear, but not fully documented for construction. This includes:

- Define materials, finishes, and architectural details.
- Coordinate structural, mechanical, electrical, and plumbing systems.
- Address code compliance and project goals.
- Completing the design development phase will allow the project to be 'permit-ready.' This strategic readiness will enable the town to initiate the bidding process and the contractor to procure long-lead items immediately once funding is secured, which will accelerate the overall project schedule and reduce costs.

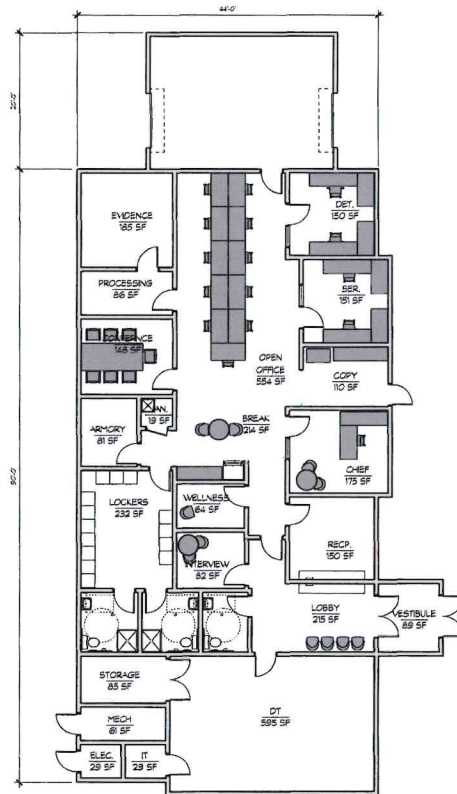
Phase 4: Construction Documents, Permitting, & Consturction Adminstration

Produce a complete, detailed set of documents for bidding, permitting, and construction. Infusion will oversee construction and guard the design intent, quality, schedule, and cost throughout the build.

- Full documentation of dimensions, tolerances, and details (waterproofing, firestopping, flashings)
- Bid package strategy (phasing, alternates, unit prices) finialized
- Final coordination of structural/MEP/civil/landscape
- Submit construction documents to local authorities for code review and compliance
- Review submittals and shop drawings for conformance with design intent
- Answer design/coordination questions
- Regular field visits and OAC meetings

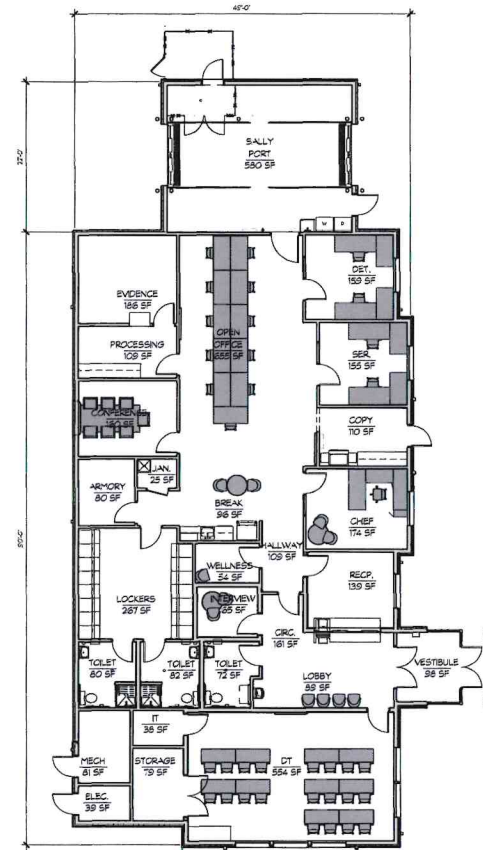
PREVIOUSLY SELECTED PLAN

4,175 NET SF FOOTPRINT / 4,770 GROSS SF FOOTPRINT



CURRENT PLAN

4,565 NET SF FOOTPRINT / 5,075 GROSS SF FOOTPRINT



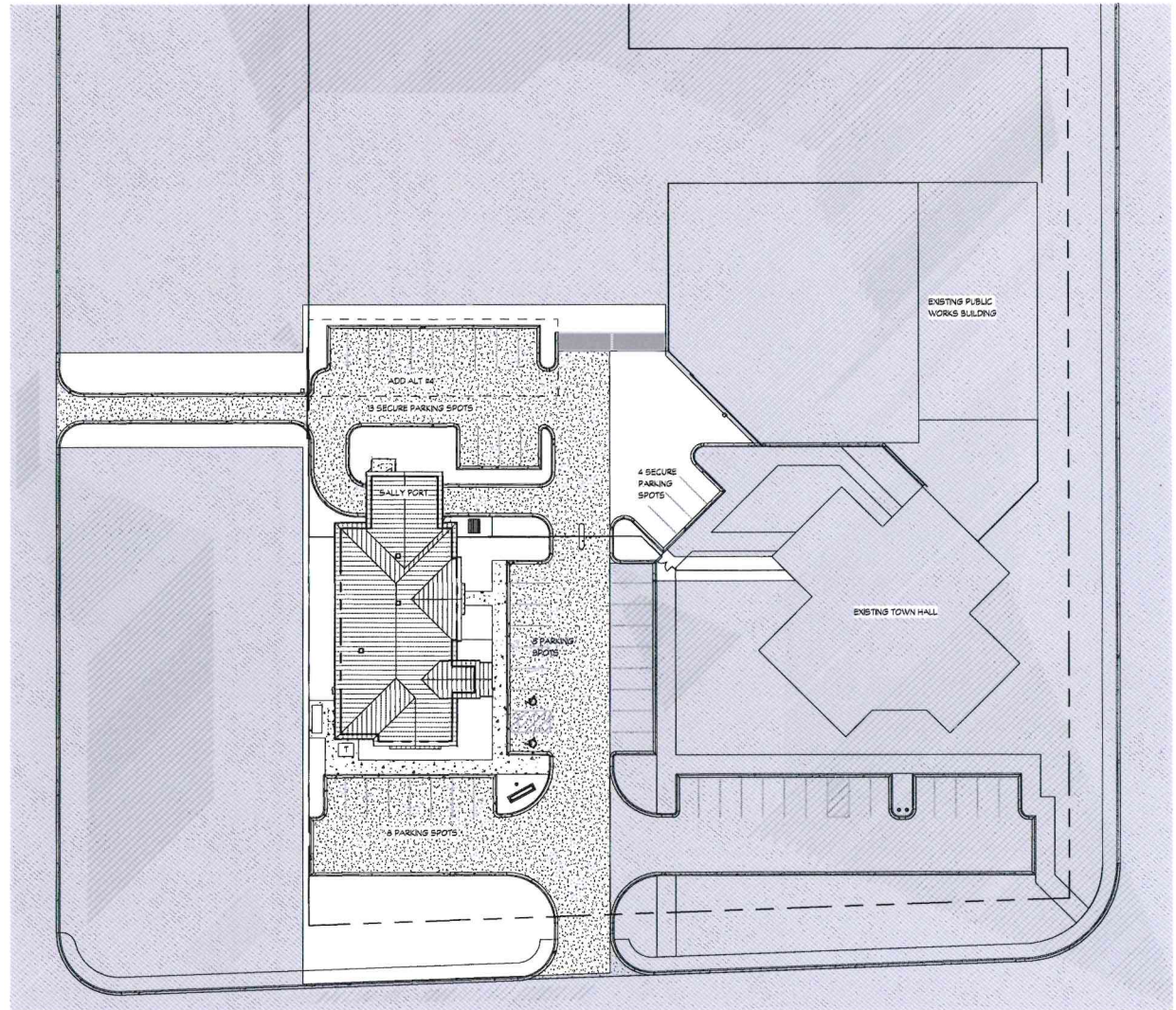
SITE PLAN

Site Preparation Costs:

- Higher due to several critical factors.
- Over excavation for building foundations
- Installation of utilities, including water, fire, sewer, and electrical lines
- Security fencing and gates

Site Cost Savings:

- Manual security gates
- Recycled asphalt or gravel secure lot
- Monument sign deferred
- Reduced landscaping



NEIGHBORING MUNICIPALITIES

				
LOCATION:	TIMNATH	SEVERANCE	AULT	PLATTEVILLE
CONSIDERATIONS:	Economy of Scale	Planning addition	Shared Facility, Economy of Scale	No Future Additions Planned
BUILDING COMPLETION:	2022	2024	On Hold	In Concept
BUILDING SF:	22,000 SF	4,750	9,200	4,565
POPULATION:	10,848	10,820	2,666 + 1,097 (Also serve Pierce)	2,904 + 1,029 (Also serve Gilcrest)
STAFF SIZE:	29	16	8	12
SWORN:	26	14	8	10
CIVILIAN:	3	2		2
FINANCING:	Used City Reserves	Used City Reserves	TBD	TBD
COST PER SF ESCALATED TO 2025 COST:	\$585 SF (Hard Cost)	\$645 SF (Hard Cost)	\$745 SF (PROJECTED)	\$765 SF (Hard Cost)

NEIGHBORING MUNICIPALITIES - COSTS

Police Departments Building Costs			
Project	Building SF	2025 Cost	2025 Building Cost/Square Foot
Timnath PD (Built)	21,962	\$ 10,002,168	455
Severance PD (Built)	4,697	\$ 2,391,630	509
Ault PD	9,200	\$ 5,052,535	549
Platteville PD	5,000	\$ 2,702,463	540

Police Departments Site Costs			
Project	Site Square Footage	2025 Cost	2025 Building Cost/Square Foot
Timnath PD (Built)	132,981	\$ 2,403,851	18
Severance PD (Built)	27,300	\$ 641,634	24
Ault PD	100,000	\$ 1,796,964	18
Platteville PD	36,000	\$ 1,118,911	31

Police Departments Total Construction Costs			
Project	Building Square Footage	2025 Cost	2025 Building Cost/Square Foot
Timnath PD (Built)	21,962	\$ 12,406,019	565
Severance PD (Built)	4,697	\$ 3,033,264	646
Ault PD	9,200	\$ 6,849,500	745
Platteville PD	5,000	\$ 3,821,374	764

HARD & SOFT COSTS

DIV NO	DIVISION RECAP	DIVISION TOTAL	\$ PER S.F.	% OF TTL
1	General Conditions	459,887	\$91.98	10.56%
2	Sitework	1,118,911	\$223.78	25.68%
3	Concrete	154,501	\$30.90	3.55%
4	Masonry	36,650	\$7.33	0.84%
5	Metals	14,000	\$2.80	0.32%
6	Carpentry	321,370	\$64.27	7.38%
7	Moisture Protection	257,484	\$51.50	5.91%
8	Doors, Windows & Glass	226,159	\$45.23	5.19%
9	Finishes	222,707	\$44.54	5.11%
10	Specialties	99,732	\$19.95	2.29%
11	Equipment	3,451	\$0.69	0.08%
12	Furnishings	4,500	\$0.90	0.10%
13	Special Construction	0	\$0.00	0.00%
14	Conveying Systems	0	\$0.00	0.00%
15	Mechanical	422,133	\$84.43	9.69%
16	Electrical	479,889	\$95.98	11.02%
DIRECT COST		3,821,374	\$764.27	87.72%
State and Local Tax		Exempt		
Use Tax Allowance ALLOW		By Owner		
Permit & Plan Review Fee ALLOW		By Owner		
Project Fee 3.50%		152,474	\$30.49	3.50%
Construction Contingency 3.00%		130,692	\$26.14	3.00%
Bidding & Buyout Contingency 2.50%		108,910	\$21.78	2.50%
Project Escalation 0.00%		0	\$0.00	0.00%
Liability Insurance 1.405%		61,208	\$12.24	1.41%
Builder's Risk Insurance 0.59%		25,703	\$5.14	0.59%
Preconstruction Fee LS		19,900	\$3.98	0.46%
Performance and Payment Bond LS		36,146	\$7.23	0.83%
TOTAL COST		\$4,356,407	\$871.28	100.0%

High Level

\$ 5,282,440

\$ 1,081,480

\$ 6,363,920

Mid Level

\$ 4,443,637

\$ 1,081,480

\$ 5,525,117

Low Level

\$ 3,978,402

\$ 1,081,480

\$ 5,059,882

Model

\$ 4,356,407

\$ 1,081,480

\$ 5,437,887



PUBLIC SAFETY FACILITY COSTS

Public Safety Facility Costs		
Item	Cost	Cost/Square Foot
6" Fire Line to Building	\$ 85,500.80	\$ 17.10
Fencing	\$ 79,391.48	\$ 15.88
Parking Lot	\$ 161,709.65	\$ 32.34
Lockers	\$ 39,275.65	\$ 7.86
Fire Sprinkler System	\$ 57,456.54	\$ 11.49
Sand Oil interceptor and Trench Drains	\$ 40,447.00	\$ 8.09
Generator	\$ 140,905.31	\$ 28.18
Lobby Transaction Window	\$ 28,000.00	\$ 5.60
Access Control	\$ 20,000.00	\$ 4.00
Seismic Bracing	\$ 18,240.17	\$ 3.65
Total Commercial Costs	\$ 670,926.59	\$ 134.19

COST BREAKDOWN

Cost Breakdown by Site and Building			
	Square Footage	Cost/Square Foot	Cost
Total Site Costs	36,000	\$ 31.08	\$ 1,118,911
Total Building Costs with General Conditons	5,000	\$ 540.49	\$ 2,702,463
Indirect Costs	5,000	\$ 107.01	\$ 535,033
Soft Costs	5,000	\$ 216.30	\$ 1,081,480
Total Building Costs			\$ 5,437,887

Platteville PD Alternates		
Item	Cost	Included in Final Cost
Alternate #1 Sound Enclosure at Generator (Level 2 Sound Enclosure)	\$ 5,700	Included
Alternate #2 Level 3 Glazing at East and South Walls	\$ 85,501	Not Included
Alternate #3 Ballistic Panels at East and South Walls	\$ 20,520	Not Included
Alternate #4 Pave Entire North Parking Area (Includes Landscaping)	\$ 27,769	Not Included
Deduct Alternate #1 Remove Sally Port	\$ (392,823.31)	Scope Included (Deduct Not Taken)

INFLATION IMPACT

Expected Cost Escalation Over 2 Years			
Construction Start Date	Expected Inflation %	Future Project Costs	Cost Increase
2026 March	1.1%	\$ 5,562,813.17	\$ 60,525.17
2026 September	3.2%	\$ 5,678,361.22	\$ 176,073.22
2027 September	5.2%	\$ 5,788,406.98	\$ 286,118.98

COP Process

- Financial Preparation
 - Reserves for Down Payment: Set aside sufficient funds to cover the required down payment.
 - COP Loan: Explore financing options through a COP loan to cover the remaining balance after the down payment. Ensure the loan terms align with long-term financial goals.
- Payoff Strategy
 - Target Payoff Timeline: Develop a plan to fully pay off the COP loan within 5 to 8 years



infusion
ARCHITECTS

**FRANSEN
PITTMAN**
EXPECT PRECISION

PLATTEVILLE POLICE DEPARTMENT
OCTOBER 7, 2025



Town of
Platteville
COLORADO

CMGC VS DESIGN-BID-BUILD ("HARD BID")

CMGC Advantages

Early Collaboration

- Leverages contractor expertise during design
- Optimizes connections, materials, and methods
- Identifies fabrication efficiencies
- Plans for utility and finish tie-ins

Faster Schedule

- Overlaps design & construction

Fewer Surprises

- Early investigations reduce risk
- More accurate budgeting, fewer change orders
- Negotiation of the project's risk profile before awarding the construction contract

Streamlined Communication

- CMGC serves as construction expert & GC
- Simplifies constructability and budget discussions

Design-Bid-Build Disadvantages

Delayed Input

- Contractor expertise comes post-design
- May lead to inefficient or costly designs

Higher Risk

- More change orders from unforeseen conditions often resulting in higher costs and delays
- The traditional structure can create a more adversarial dynamic between the owner, designer, and contractor
- More cost risk due to escalation through design

Longer Timeline

- Sequential process delays construction start

Less Flexibility

- Changes after bidding can be costly and time-consuming due to the need for change orders