

COST CONSIDERATIONS OF A NEW POLICE HEADQUARTERS



COUNCIL BLUFFS
LAW ENFORCEMENT CENTER
COMMUNITY STUDY GROUP

Cost effectiveness can be achieved by properly balancing land acquisition costs with facility construction costs.

- * The more money spent purchasing and preparing the selected property, the less money there is to invest in the facility.
- * The community study group determined that many of the location options had unreasonable land acquisition costs, excessive facility renovation costs, or limited opportunity for site development.
- * The Mall of the Bluffs option would require substantial demolition and building renovation costs, in addition to taking prime commercial real estate off the city's tax roll.



Careful consideration of construction materials and building features can provide a return on investment over time.

- * The facility will have heavy use 24 hours per day and 365 days a year.
- * Choosing durable finishes, like burnished concrete block for walls and epoxy-coated concrete floors, in high-traffic areas can dramatically reduce or eliminate maintenance and repair costs.
 - > Community study group members observed newer police facilities in the Kansas City area that are undergoing costly expenses repairing drywall and continual maintenance of vinyl finishes.
- * A garage or covered parking for police vehicles significantly reduces maintenance and replacement expenses.
 - > The police chief in Ankeny, IA reported saving 48% in vehicle maintenance costs as a result of parking the patrol fleet inside.



Images of varying "levels of finish" in modern police facilities. Areas of heavy use (right) should be more durable and lower maintenance.

Having a long-term vision for design can help achieve cost efficiencies.

- * Choosing a property that allows for future expansion of the facility will save the community from having to invest in another new facility for the next 50-100 years.
- * Planning and designing for anticipated future expansions of the facility will significantly reduce future remodeling and expansion costs.
- * Designing effective multi-purpose areas, such as a community room that can double as an emergency operation center (EOC), will maximize the facility's use without compromising necessary functions.



Having a large multi-purpose community room benefits both the community and the police department.

