

Special Election
May 3

Absentee ballots
due by April 29



BUILDING A SAFER FUTURE FOR COUNCIL BLUFFS

The need is beyond question.

- * The current facility is nearly 40 years old and outdated.
- * The current facility limits the police force's ability to fully serve and protect our community.
- * Mayor Walsh and every city council member agrees with the community study group that a new headquarters facility is absolutely necessary.

The project will not exceed the \$20 million bond.

- * The top location recommended by the community study group is not only the most suitable for new construction, it is also the most cost-effective option to purchase.
- * Bond rates and construction industry rates are favorable in the market at this time.
- * Community partners are willing to financially contribute to portions of the project cost.
- * Contingencies that can affect design and construction costs are planned for in the project estimate. Alternative construction materials or building features can be scaled back to reduce costs if necessary and without adversely affecting overall price.

Estimated Facility Cost

Facility Expenses	Woodbury Site
Building	\$ 13,760,527
Site Work	\$ 1,256,074
Furniture, fixtures, equipment	\$ 2,287,270
Design Fees	\$ 1,200,000
Total Building Costs	\$ 18,503,871
Land	\$ 1,000,000
Total Project Costs	\$19,503,871

Estimated Cost to Homeowner

House Value	Annual Cost*	Monthly Cost*
\$80,000	\$23.02	\$1.92
\$100,000	\$28.77	2.40
\$103,000	\$29.63	2.47
\$120,000	\$34.53	2.88
\$160,000	\$46.04	3.84
\$180,000	\$51.79	4.32
\$200,000	\$57.54	4.80
\$210,000	\$60.42	5.04
\$220,000	\$63.30	5.28

The bond will cost the
average homeowner
\$2.47 per month!

**Calculations are based on a \$20 million project, paid over 20 years, at a 2.95% interest rate.*



Downtown and urban core locations would increase the project cost to nearly \$30 million.

- * Five downtown and urban core locations were considered.
- * These locations would require significantly higher real estate, utility infrastructure, and residential or commercial relocation costs.
- * Many of these locations are plagued with accessibility challenges or other hazards that do not necessarily affect current land use, but would be a detriment to a 24/7, 365 days per year police operations that must never be hindered by natural or man-made conditions.
- * Our dedicated staff are always where they are needed, protecting citizens, preventing and solving crimes, and working in neighborhoods.

The High Cost of Re-Purposing a Site

Building on a viable existing site adds significant additional costs. For example, the Creek Top site (located near downtown Council Bluffs) would cost \$11 million in addition to the cost of the building and furniture, fixtures, equipment (FFE).

Project Task	Cost
Water repairs – Indian Creek	\$3,500,000
Property acquisition	\$4,000,000
Relocation costs	\$1,500,000
Demolition and site preparation	\$2,000,000
Costs from delays in construction	\$1,400,000
Urban core land cost	\$11,400,000
Building and FFE cost	\$18,503,871
TOTAL COST	\$29,903,871

The Woodbury site is most efficient and cost effective.



The Woodbury site concept developed during the January 2016 design charrette.



A computer-generated 3-D model of the Woodbury site concept.

Planning for Long-Term Growth

- * Building will meet space needs for 20-plus years
- * Site large enough to expand on in 50, 60, or 100 years
- * Anticipate staffing and services growth
- * Provides nationally accredited crime lab

Here is what your \$2.47 per month provides:

- * The facility square footage that our police force needs for the next 20 years is incorporated into the project cost estimate.
- * We know the current market prices for the desired low-maintenance, high-durability materials recommended by the community study group; and it's easy to apply these known material costs to the needed square footage for the new facility.
- * Every dollar spent on real estate or land redevelopment is one less dollar that can be applied toward the actual facility. This makes the proposed Woodbury site the most effective site from a constructibility perspective and for project cost efficiencies.
- * The police headquarters is the foundation of all services our department provides to keep our community safe. The new facility is designed to provide much needed services not currently available and allow us to deliver these enhanced services more efficiently.

