

PORTSMOUTH COMMUNITY POLICING FACILITY

CITY COUNCIL & POLICE COMMISSION

JOINT WORK SESSION

11/13/2023 AT 6:00 PM

AGENDA

- Overview of steps to date
 - Space needs & site selection process
 - Test fit of highest ranked sites
- Initial opinion of costs
- Considerations
- Q&A



More information and materials from public meetings can be found at: portsnh.co/policingfacility

INTENT OF TONIGHT'S MEETING

- Deliver an update to City Council, Police Commission, and to the public
- Obtain guidance from City Council & Police Commission given latest cost information

THE SPACE NEEDS PROCESS

- Consultant interviews with Police Department
- Survey of existing conditions
- Study of modern Community Policing requirements
- Iterative process to arrive at our specific programming needs
- For more information see public meeting (7/11/2023)

More information and materials from public meetings can be found at: portsnh.co/policingfacility

THE SITE SELECTION PROCESS: NARROWING THE FIELD

- Reviewed City-owned property
- Minimum size requirements
- Proximity to downtown
- Looked at 200+ sites, narrowed to 5
- Full site selection matrix available online
- For more information see public meeting (9/21/2023)

More information and materials from public meetings can be found at: portsnh.co/policingfacility

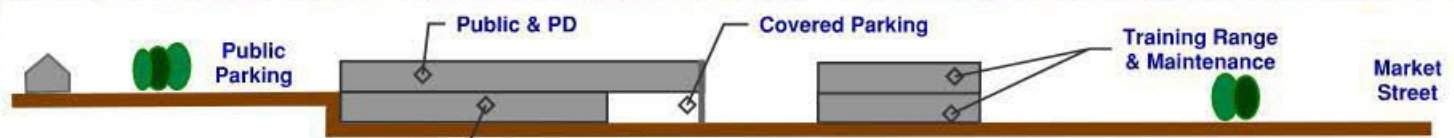
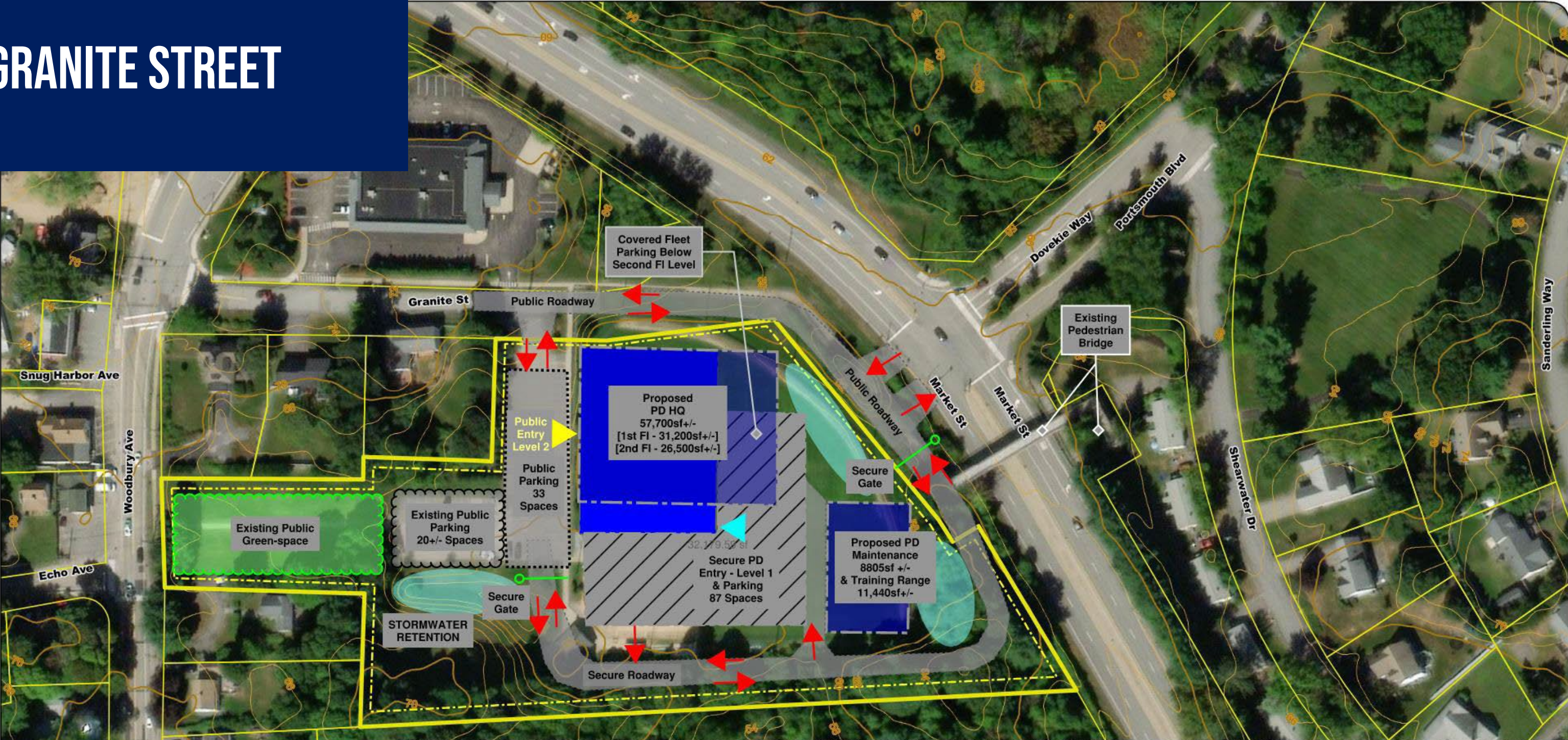
TEST FIT OF FIVE HIGHEST RANKED SITES

- Granite Street
- Sherburne Road
- Clough Drive
- City Hall Lower Lot
- City Hall Existing Site

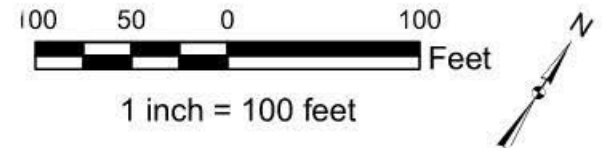
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GRANITE STREET

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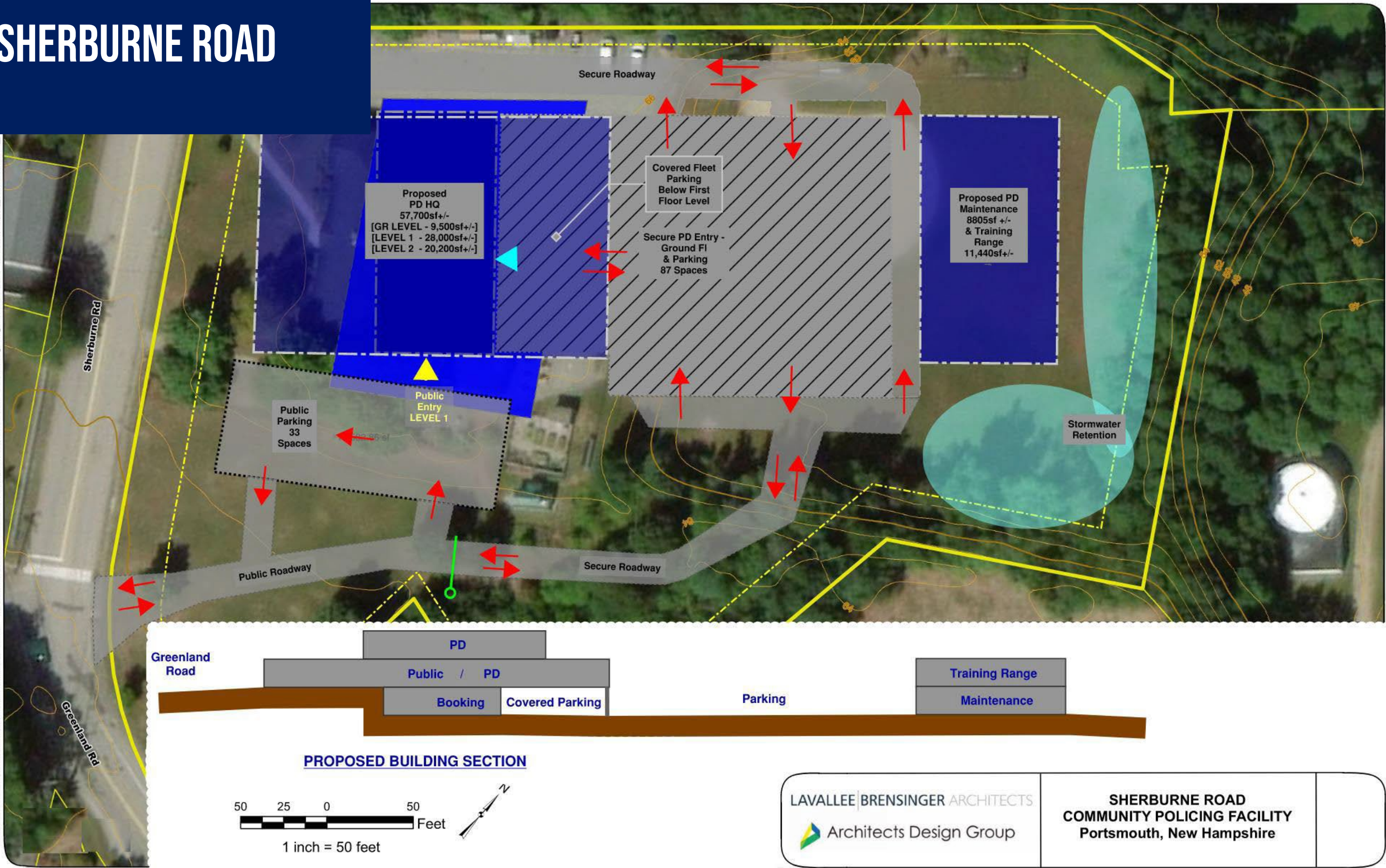
PROPOSED BUILDING SECTION



<p>LAVALLEE BRENSINGER ARCHITECTS Architects Design Group</p>	<p>GRANITE STREET COMMUNITY POLICING FACILITY Portsmouth, New Hampshire</p>
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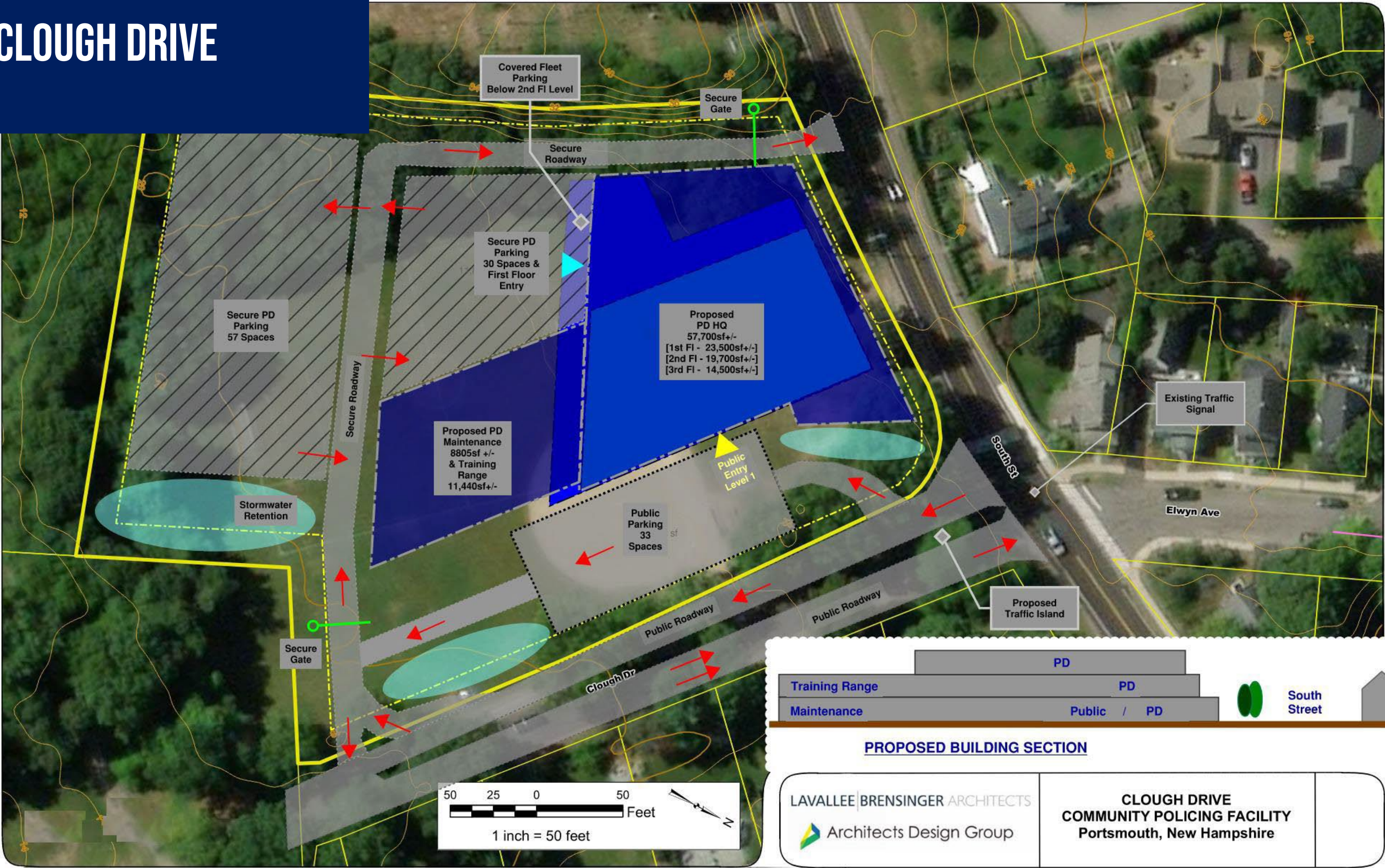
SHERBURNE ROAD

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CLOUGH DRIVE

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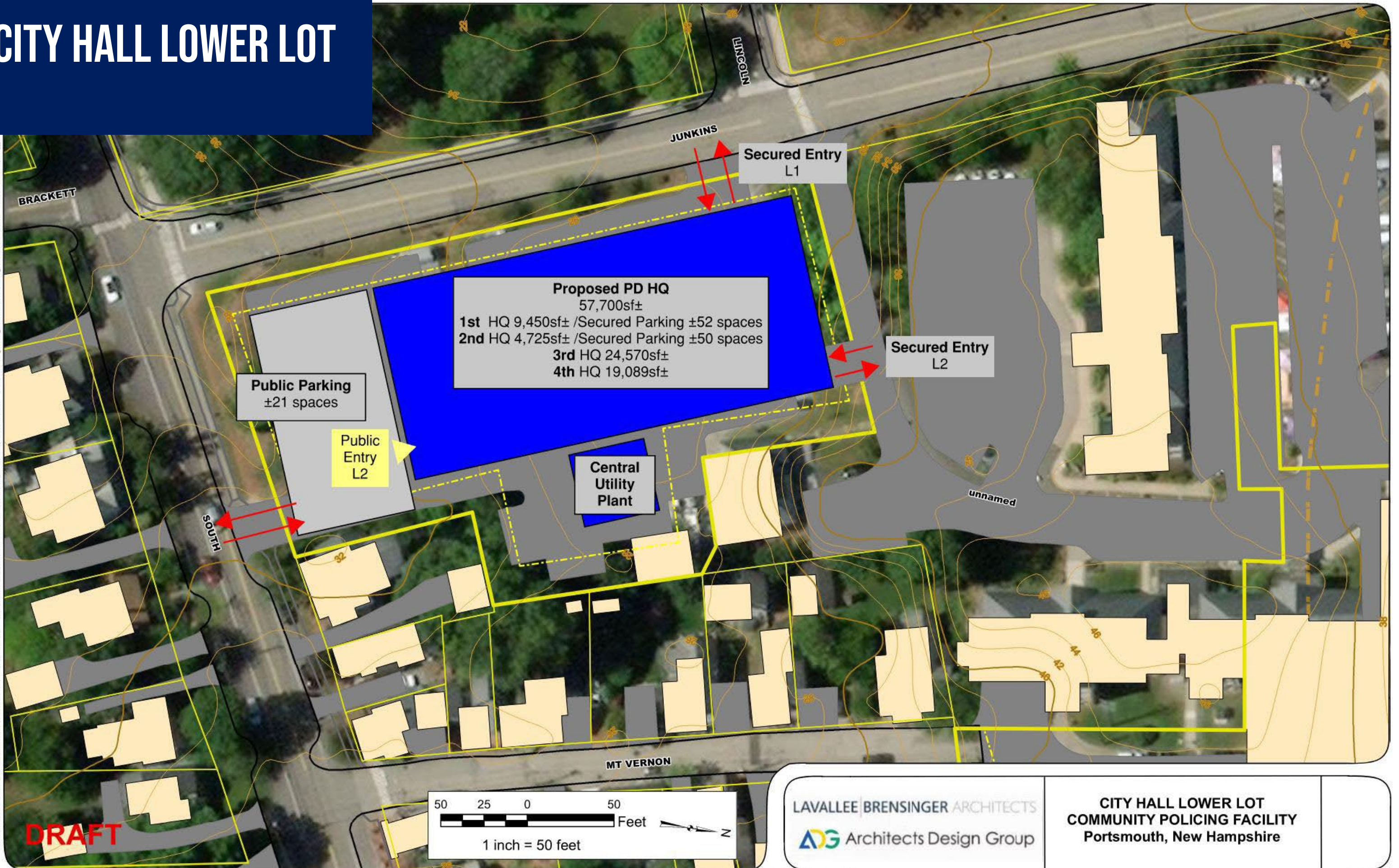
PROPOSED BUILDING SECTION

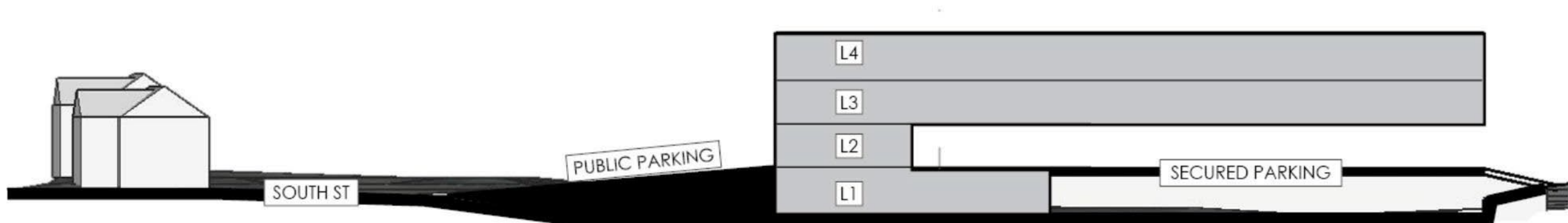
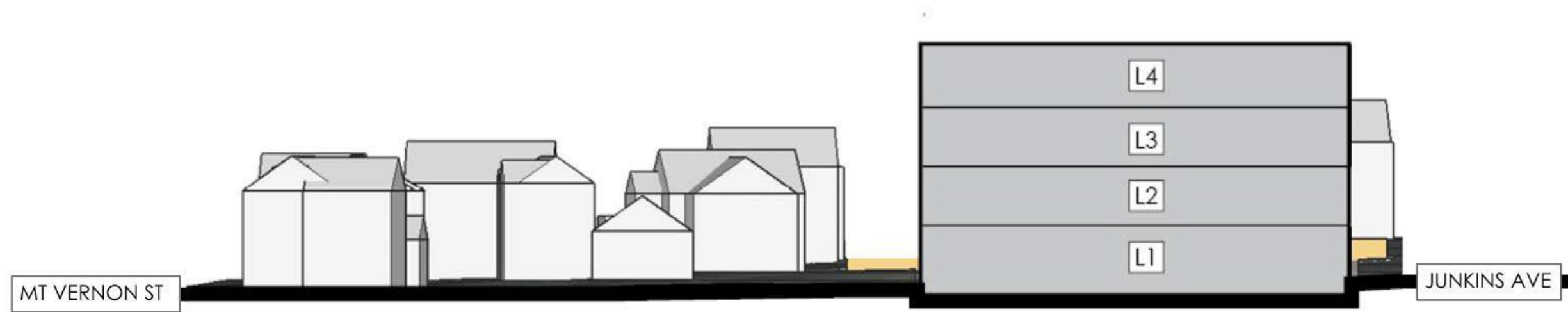
LAVALLEE BRENSINGER ARCHITECTS
Architects Design Group

CLOUGH DRIVE
COMMUNITY POLICING FACILITY
Portsmouth, New Hampshire

CITY HALL LOWER LOT

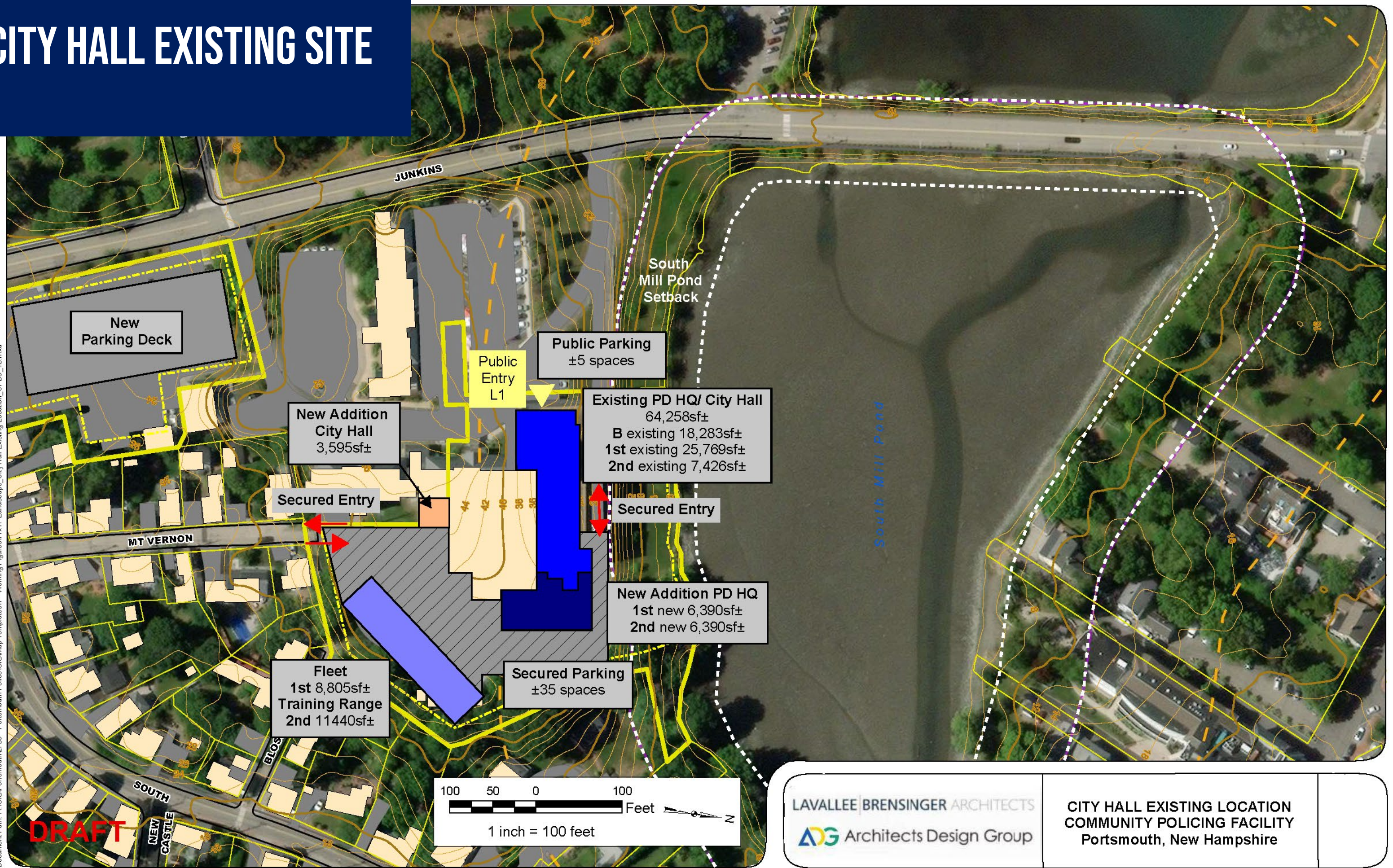
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CITY HALL EXISTING SITE

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DRAFT

<p>LAVALLEE BRENSINGER ARCHITECTS</p> <p>ADG Architects Design Group</p>	<p>CITY HALL EXISTING LOCATION COMMUNITY POLICING FACILITY Portsmouth, New Hampshire</p>
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Initial Opinion of Costs as of November 7, 2023

	Granite St	Sherburne Road	Clough Dr	Lower Lot	City Hall
Site Development	\$ 5,129,900	\$ 4,326,875	\$ 3,727,563	\$ 6,109,225	\$ 911,063
Demolition of Existing Structure		\$ 300,000			
IBC Category 4 Building Construction	\$ 35,520,120	\$ 35,520,120	\$ 35,520,120	\$ 35,520,120	\$ 35,564,000 ****
Add for Sustainable Facility	\$ 1,420,805	\$ 1,420,805	\$ 1,420,805	\$ 1,420,805	\$ 1,422,560
	\$ 42,070,825	\$ 41,567,800	\$ 40,668,487	\$ 43,050,150	\$ 37,897,623
Design/Contingency 10%	\$ 4,207,082	\$ 4,156,780	\$ 4,066,849	\$ 4,305,015	\$ 3,789,762
Total Construction Cost	\$ 46,277,907	\$ 45,724,580	\$ 44,735,336	\$ 47,355,165	\$ 41,687,385
Soft Costs 20%	\$ 9,255,581	\$ 9,144,916	\$ 8,947,067	\$ 9,471,033	\$ 8,337,477
Stranded Costs*	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 8,605,000
Field Replacement**	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000		
Total Community Policing Facility Cost	\$ 57,133,489	\$ 56,469,496	\$ 55,282,403	\$ 56,926,198	\$ 58,629,862
Training/Maintenance Facility	\$ 11,694,500	\$ 11,694,500	\$ 11,694,500		\$ 14,035,725***
Renovate existing Training/Maintenance Facility				\$ 5,000,000	
Total Project Cost	\$ 68,827,989	\$ 68,163,996	\$ 66,976,904	\$ 61,926,198	\$ 72,665,587

* Stranded Cost estimate was provided by the City

Stranded Costs for the first 4 site options includes police relocation expenses

Stranded Costs for the City Hall site are included to address police and city relocation expense, temporary facility lease and fit up costs

** Field Replacement Cost was provided by the City

*** Training and Maintenance Facility at the City Hall Site is 20% higher due to site logistical challenges

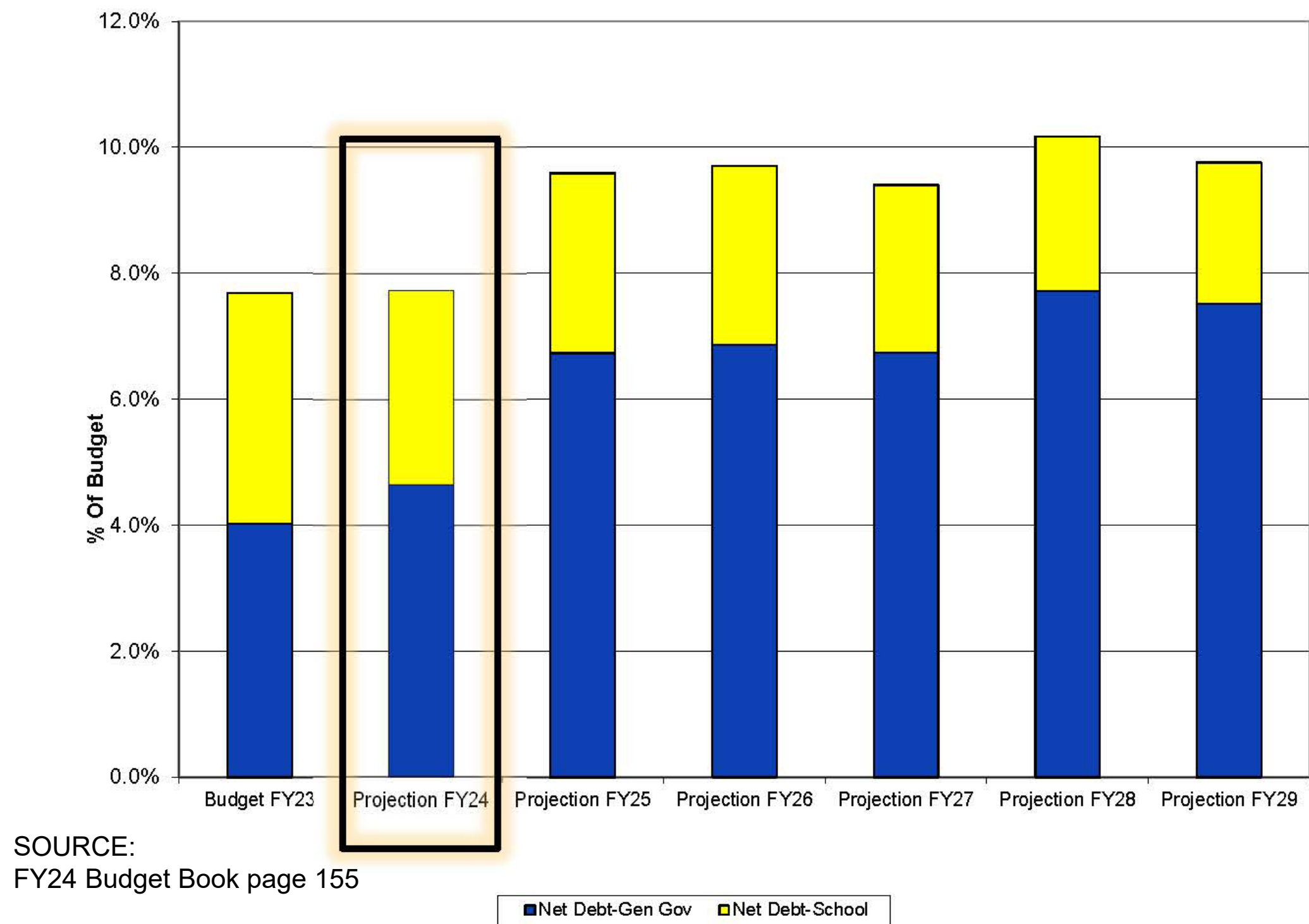
**** The existing City Hall North Building is not an IBC Category 4 facility

Cost for radio communication equipment and antenna relocation are not included

CONSIDERATIONS

- **All opinions of cost exceed current budgeted amounts**
 - Current CLP provides an additional \$38 million for construction (\$1.4M previously authorized, \$2.8M pending authorization)
 - Opinion of costs range from \$62 million to \$72.5 million
- General Fund policy limits debt to 10%

NET DEBT SERVICE AS A PERCENTAGE OF THE GENERAL FUND BUDGET



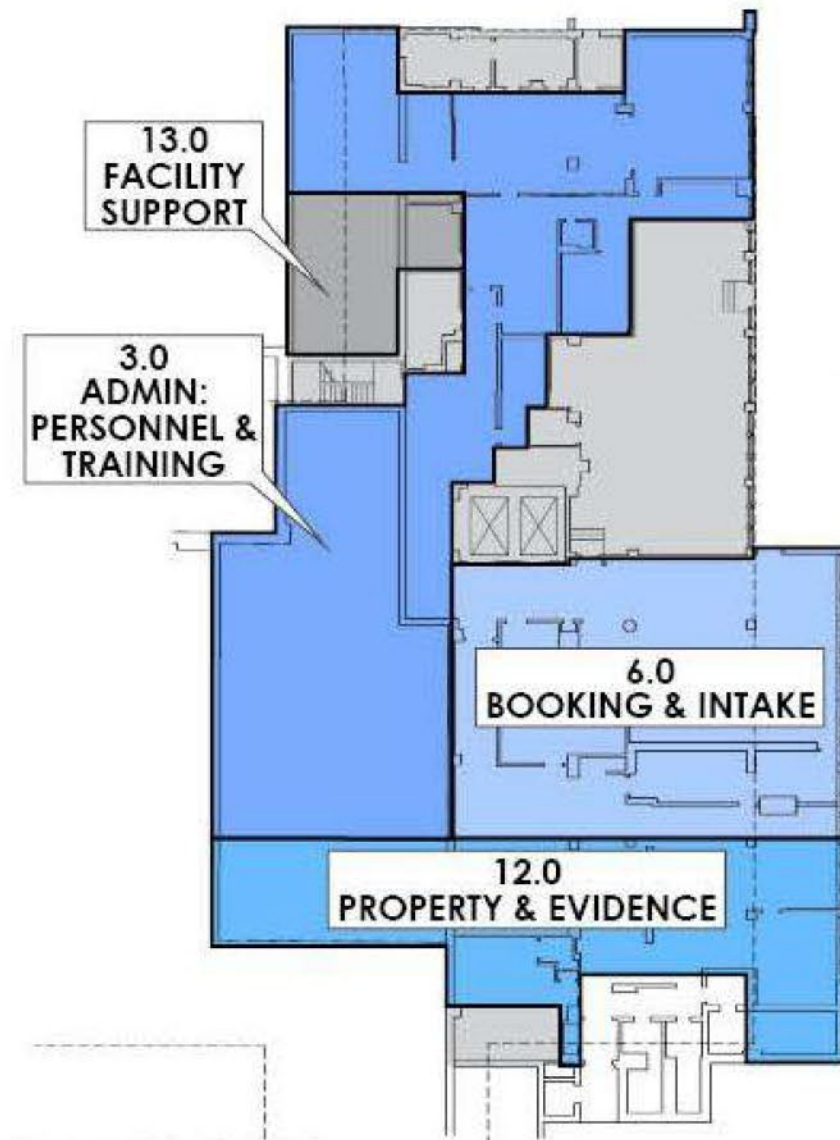
The six-year projection of long-term debt based on current CIP.

WHERE WE GO FROM HERE

1. Potential adjustments to the CIP projects
 - Planning Board – 12/21/23
 - City Council Work Session – 1/17/24
2. Potential adjustments to the Community Policing Facility program
3. Explore phasing of Community Policing Facility program elements
4. Identify grants or other supplemental funding options

Q & A

Visit portsnh.co/policingfacility for background information, presentations, and comment box.

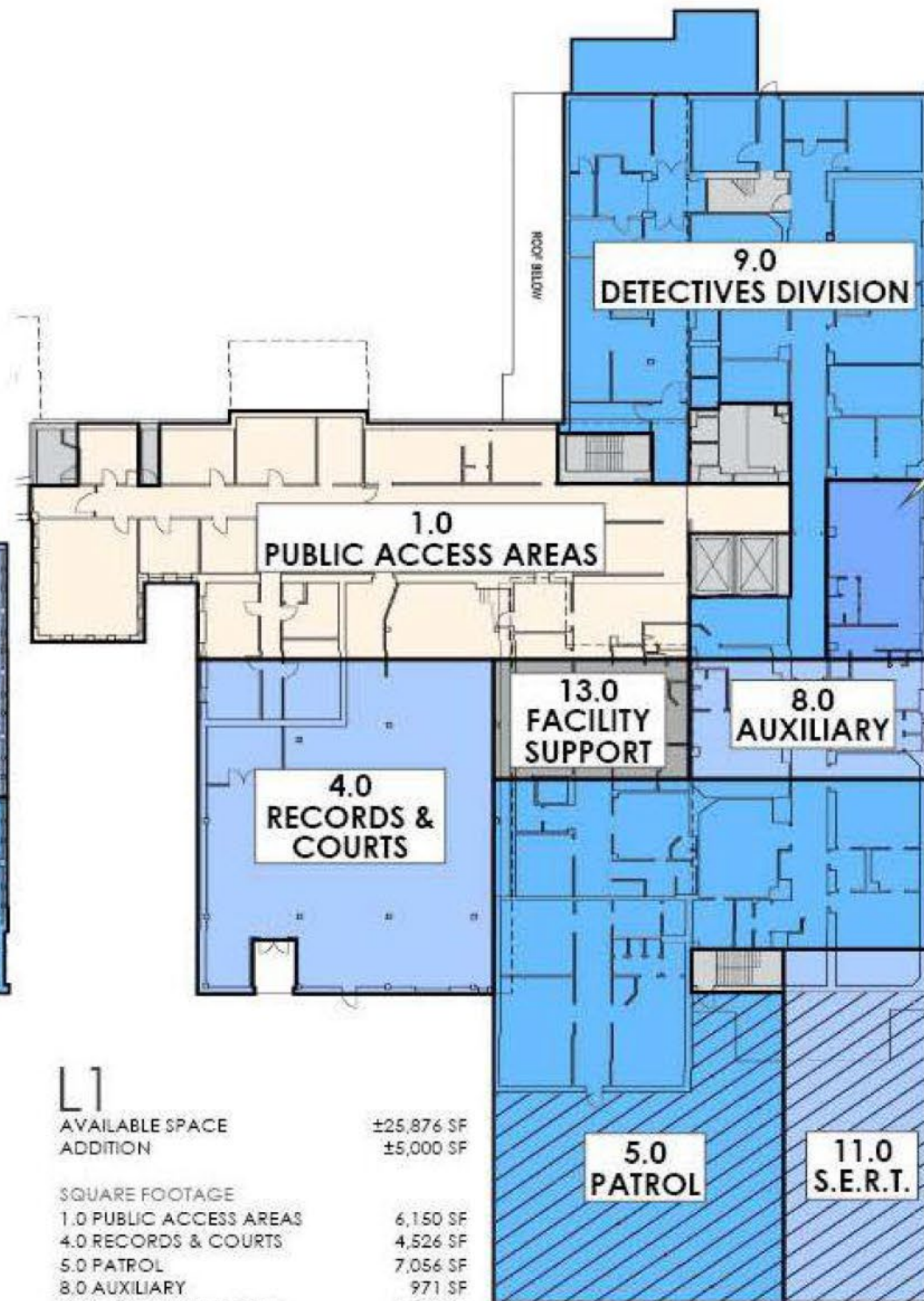


BASEMENT

AVAILABLE SPACE ±14,897 SF

SQUARE FOOTAGE

3.0 ADMIN PERSONNEL & TRAINING	5,314 SF
6.0 BOOKING & INTAKE	3,880 SF
12.0 PROPERTY & EVIDENCE	3,487 SF
13.0 FACILITY SUPPORT	1,000 SF
	13,681 SF



L1

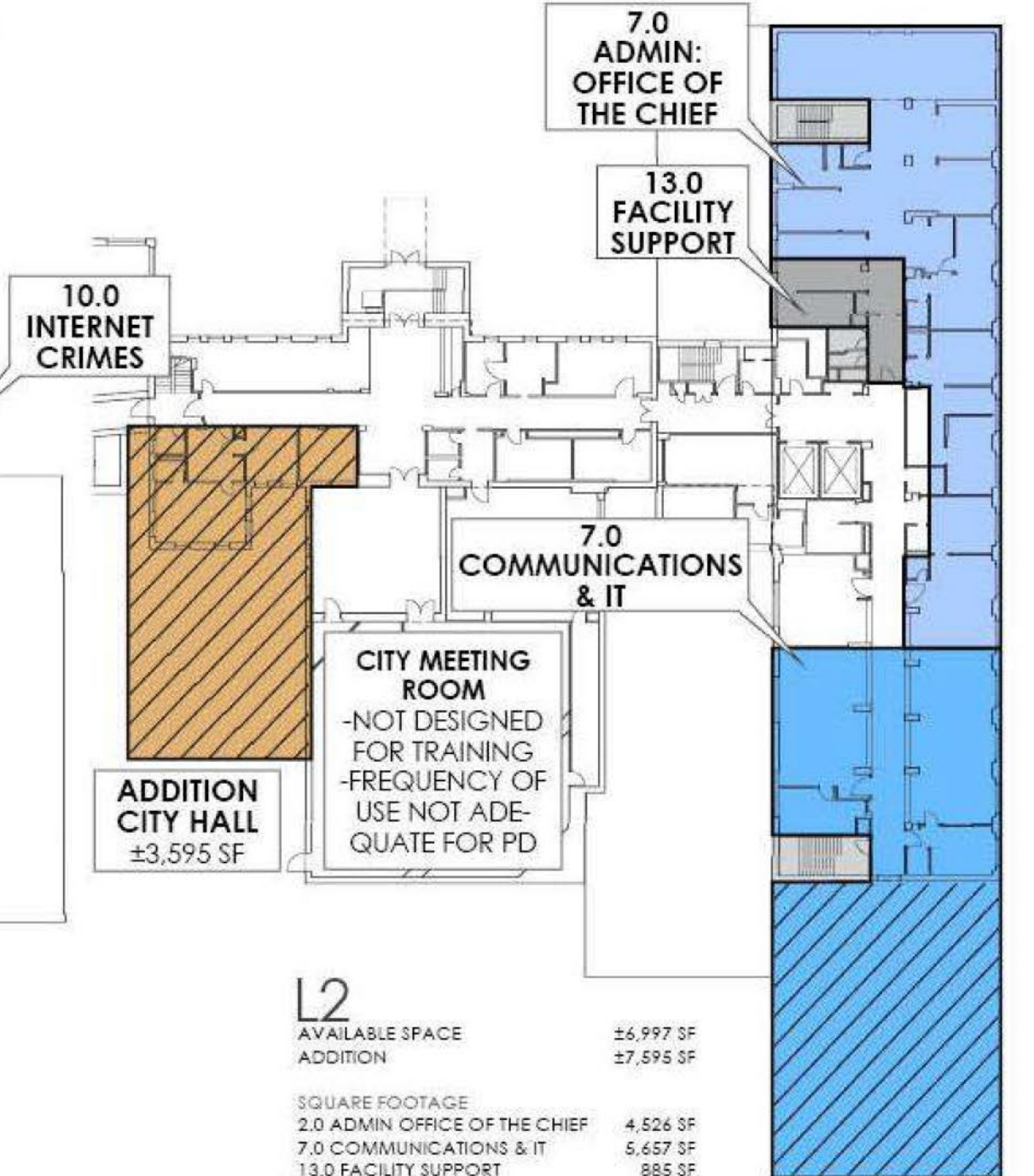
AVAILABLE SPACE ADDITION

±25,876 SF
±5,000 SF

SQUARE FOOTAGE

1.0 PUBLIC ACCESS AREAS	6,150 SF
4.0 RECORDS & COURTS	4,526 SF
5.0 PATROL	7,056 SF
8.0 AUXILIARY	971 SF
9.0 DETECTIVES DIVISION	7,531 SF
10.0 INTERNET CRIMES	641 SF
11.0 S.E.R.T.	2,179 SF
13.0 FACILITY SUPPORT	1,000 SF
	30,054

**ADDITION
POLICE DEPARTMENT**
±5,000 SF



L2

AVAILABLE SPACE ADDITION

±6,997 SF
±7,595 SF

SQUARE FOOTAGE

2.0 ADMIN OFFICE OF THE CHIEF	4,526 SF
7.0 COMMUNICATIONS & IT	5,657 SF
13.0 FACILITY SUPPORT	885 SF
	11,068

EXISTING CORE/ MECH/ ELEC

SQUARE FOOTAGE	
EXISTING CORE/ MECH/ ELEC	±3,000 SF
14.0 FACILITY SERVICES	3,771 SF

**ADDITION
POLICE DEPARTMENT**
±4,000 SF

LAVALLEE BRENSINGER ARCHITECTS

ADG Architects Design Group

CITY HALL EXISTING LOCATION
COMMUNITY POLICING FACILITY
Portsmouth, New Hampshire