

Presentation for

ODESSA JUSTICE CENTER

Police, Courts, EOC, Public Storm Shelter
Odessa, Missouri

November 14, 2024



POLICE
FACILITY
DESIGN
GROUP

PROCESS AND FINDINGS

Architect Selection Process

January 2023

Police Facility Design Group



POLICE FACILITY DESIGN GROUP

It's All We Do

300 PROJECTS IN TYPE

What's The Value of That Experience?

- Planning by Standards brings credibility
- Understanding the details promotes accuracy and cost effectiveness
- The expertise to inform



PROCESS AND FINDINGS

Architect Selection Process

January 2023

Police Facility Design Group

Initial Planning Meetings

April 2023



PLANNING MEETINGS

Interactive w/ Police Staff

Experienced Guidance

Owner Empowerment



PROCESS AND FINDINGS

Architect Selection Process

January 2023

Police Facility Design Group

Initial Planning Meetings

April 2023

Preliminary Program/Design Submittals June 2023

18,700 SF @ \$8.5 million constr. cost

\$11 million project cost

Final Program/Design Submittals

August 2023

15,665 SF @ \$6.9 million constr. cost

\$8.5 million project cost

Cost Comparisons

COST COMPARISONS

Post COVID Cost Escalation

Odessa Final Program/Design

15,665 SF @ \$6.9 million construction cost = \$440 SF

\$8.5 million total project cost = \$542 SF

Smithville, Missouri Police Facility Estimate (Est. Bid 2024)

25,602 SF @ \$11.0 million construction cost = \$429 SF

\$15.9 million total project cost = \$621 SF

Grain Valley, Missouri Police Facility (Bid 2023)

22,000 SF @ \$???.0 million construction cost = \$?? SF

\$14.0 million total project cost = \$636 SF

COST COMPARISONS

Post COVID Cost Escalation

Odessa Final Program/Design

15,665 SF @ \$6.9 million construction cost = \$440 SF

\$8.5 million total project cost = \$542 SF

Gulf Shores, Alabama Police Facility (October 2023 Bid)

64,000 SF @ \$31.0 million construction cost = \$484 SF



COST COMPARISONS

Pre - COVID Cost

Odessa Final Program/Design

15,665 SF @ \$6.9 million construction cost = \$440 SF

\$8.5 million total project cost = \$542 SF

Poplar Bluff, Missouri Police Facility (Bid March 2021 Bid)

27,000 SF @ \$7.6 million construction cost = \$281 SF



COST COMPARISONS

Pre - COVID Cost

Odessa Final Program/Design

15,665 SF @ \$6.9 million construction cost = \$440 SF

\$8.5 million total project cost = \$542 SF

North Liberty, Missouri Police Facility (2019 - 2020)

15,700 SF @ \$4.85 million construction cost = \$309 SF



COST COMPARISONS

Pre - COVID Cost

Odessa Final Program/Design

15,665 SF @ \$6.9 million construction cost = \$440 SF

\$8.5 million total project cost = \$542 SF

Columbus, Nebraska Police Facility (2019 - 2020)

26, 320 SF @ \$7.8 million construction cost = \$296 SF



COST COMPARISONS

Pre - COVID Cost

Odessa Final Program/Design

15,665 SF @ \$6.9 million construction cost = \$440 SF

\$8.5 million total project cost = \$542 SF

Creve Coeur, Missouri Police Facility (2019 - 2020)

26, 500 SF @ \$8.1 million construction cost = \$306 SF



ALTERNATE BUILDING COSTS

Masonry Structure

Walls: \$40 psf

Roof: \$28 psf

Steel: \$13 psf

\$81 psf x 12,000sf = \$972,000

Pre-engineered Metal Building

Steel Frame and Skin

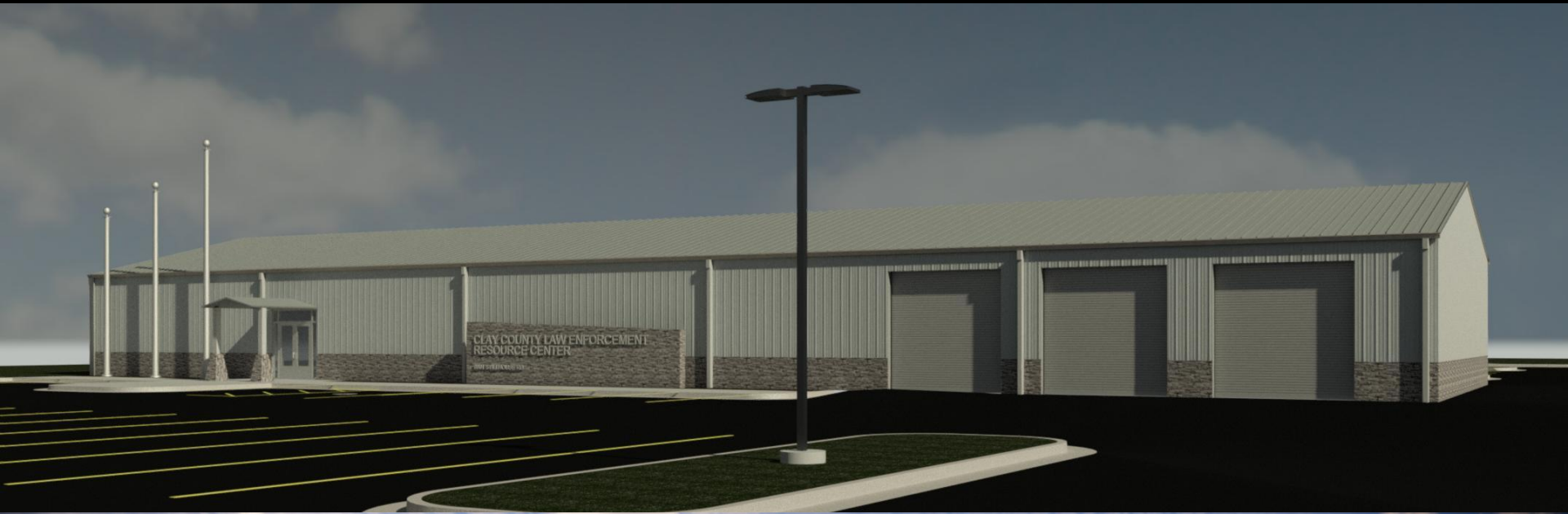
\$54 psf x 12,000sf = \$ 648,000

Delta = \$324,000 (33%)

Renovation: Average savings of 15% - 20%

Frequently exceed new construction costs

ALTERNATE BUILDING COSTS



SPACE NEED EVALUATION

CURRENT FUTURE

TOTAL SPACE NEED 14,593 SF 15,665 SF

POLICE SPACE NEED 11,230 SF 12,302 SF

EXISTING FACILITY 2,850 SF 2,850 SF

PERCENTAGE OF NEED 25% 23%

Police Staff Planned for 25 Staff = 492 SFPP

National Average = 495 SFPP

EXISTING FACILITIES



EXISTING FACILITIES



EXISTING FACILITIES



EXISTING FACILITIES



PROJECT BENEFITS

Maximize Operational Efficiency

Improve Skills by Increased In-Service Training

Increased Safety and Security, Reduced Liability

Increased Public Interaction / Relationships

Improved Staff Recruiting and Retention

Community Quality of Life Enhancement

E. Dryden Street

S. 1st St.

(11) PUBLIC PARKING

(3) PUBLIC PARKING

Court Entry

Police Entry

BUILDING SQUARE FOOTAGE
15,665 SF

(5) PUBLIC PARKING

(28) STAFF PARKING

Generator enclosure

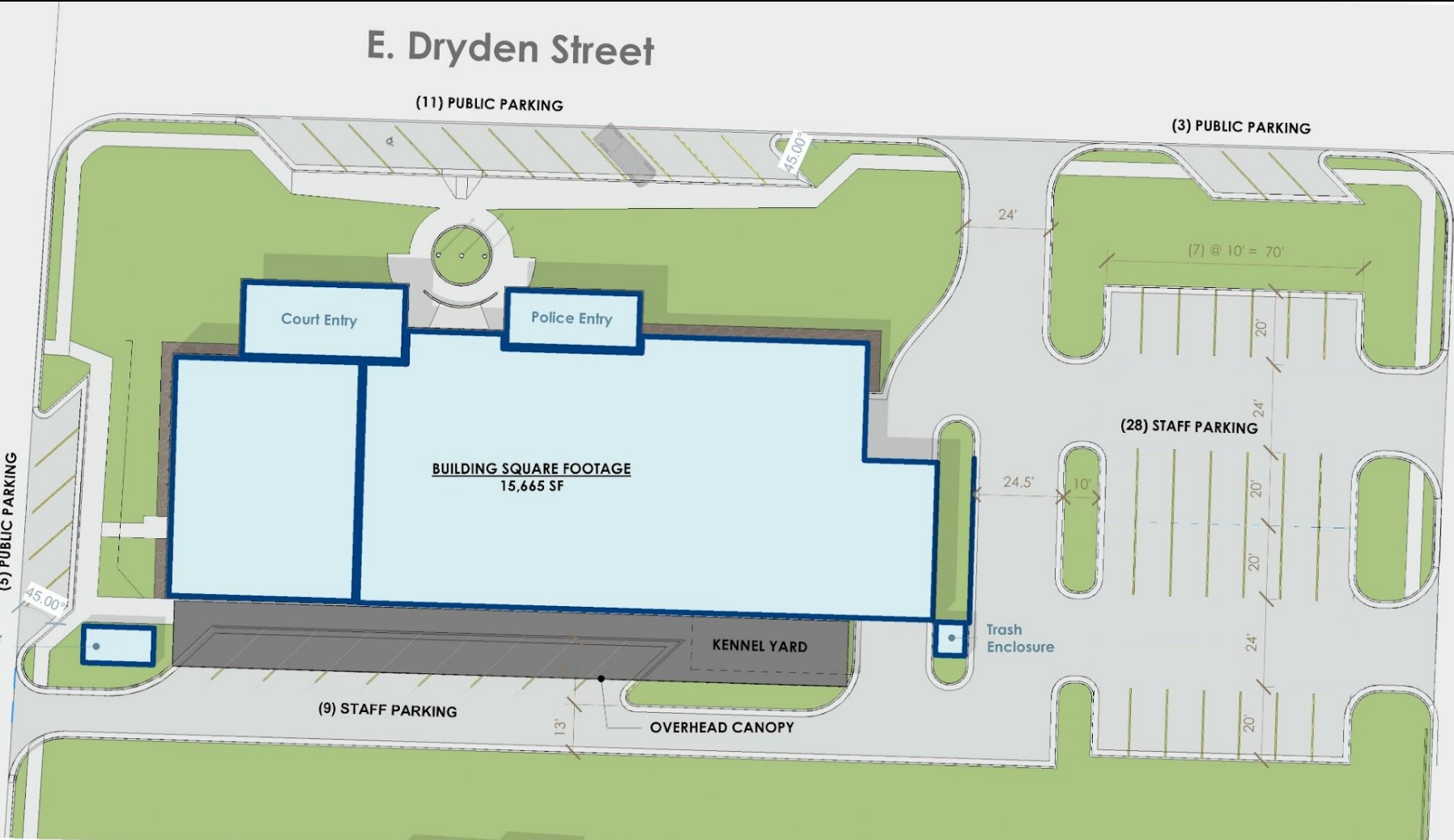
KENNEL YARD

Trash Enclosure

(9) STAFF PARKING

OVERHEAD CANOPY

SITE PLAN



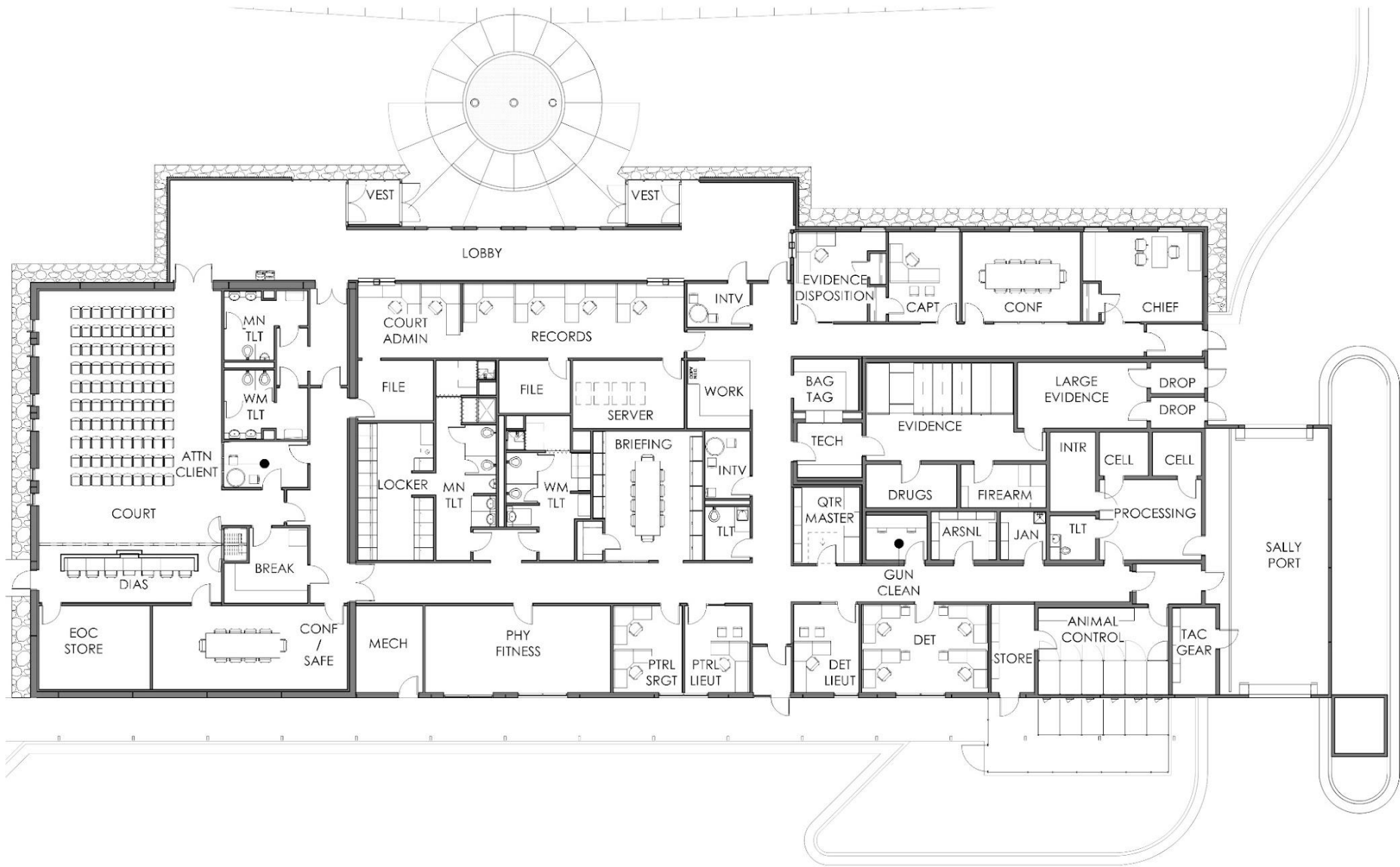


POLICE

ODESSA JUSTICE CENTER

COURT





FLOOR PLAN

Functional Elements and Space Needs Summary Table

Odessa Police, Courts, EOC, and Storm Shelter

		2023		2043	
No.		P1	S1	P2	S2
	POLICE BUILDING:				
1	ADMINISTRATION	2.33	639	2.33	705
2	RECORDS	3.33	773	3.33	804
3	EVIDENCE and PROPERTY	0.33	1,005	0.33	1,303
4	INVESTIGATIONS	3	373	5	488
5	PATROL	11	508	13	741
6	PRISONER PROCESSING	0	1,281	0	1,281
7	COURTS	(1.5)	295	(1.5)	295
8	TORNADO SAFE ROOM	0	2,572	0	2,572
9	BUILDING SUPPORT	0	2,410	0	2,771
10	ANIMAL CONTROL	1	379	1	379
	SUBTOTAL (Net Area)	21	10,235	25	11,339
	ACCESSORY SUPPORT SPACE (+3%)		307		340
	CIRCULATION (+27%)		2,848		3,153
	WALLS AND UNUSABLE AREA (+8%)		1,205		1,335
	BUILDING TOTAL PER NORMAL PROGRAM		14,593		16,167
	BUILDING SF PER MEASURED FLOOR PLAN				15,665

STATEMENT OF PROBABLE COST
Odessa Police, Courts, EOC, and Storm Shelter

HARD COST	Unit Cost	Quantity	Units	Cost
Building Construction: High (Primary space)	\$ 375.00	11,210	Sq. Ft.	\$ 4,203,750.00
Building Construction Hardened Storm Shelter	\$ 399.00	3,575	Sq. Ft.	\$ 1,426,425.00
Building Construction: Low (Garage)	\$ 215.00	860	Sq. Ft.	\$ 189,200.00
Site Development				\$ 749,790.00
Phones/ Data Wiring	\$ 8.00	11,210	Sq. Ft.	\$ 89,680.00
Security/ Door Access Control	\$ 10.00	11,210	Sq. Ft.	\$ 112,100.00
CCTV/AV	\$ 6.50	11,210	Sq. Ft.	\$ 72,865.00
Landscaping/ Irrigation				\$ 50,000.00
High Density Storage Systems				\$ 22,000.00
TOTAL HARD COST				\$ 6,915,810.00
SOFT COST				
A/E Fees				\$ 553,264.80
Geotechnical and Surveying				\$ 15,000.00
Construction Testing Services				\$ 22,000.00
Furnishings				\$ 180,000.00
TOTAL SOFT COSTS				\$ 770,264.80
Contingency (10%)				\$ 768,607.48
TOTAL HARD AND SOFT COSTS				\$ 8,454,682.28