

THE COMMUNITY STUDY GROUP'S RECOMMENDATION



COUNCIL BLUFFS
LAW ENFORCEMENT CENTER
COMMUNITY STUDY GROUP

Your neighbors serving on the community study group have thoroughly reviewed the needs and options for a new Council Bluffs police headquarters.

- ★ Study group members, who work or reside in every part of the community, spent more than three months and countless hours exploring this issue.
- ★ The study group toured the current police headquarters facility and determined that it is not large enough or suitable for the current needs of a modern police force.
- ★ The study group also toured modern law enforcement facilities and consulted with architectural and engineering experts on behalf of the community.



The community study group in Shawnee, KS

Study group members reviewed 13 locations for a new facility, and have narrowed down the options to the three highest-scoring locations.

- ★ The locations came from a number of sources in the community, city government officials, and study group members.
- ★ All 13 locations were evaluated using 31 objective criteria. The top three scored the highest based on these criteria. The remaining locations scored significantly lower, dropping them from further consideration.
- ★ The city, with its consultants, used the same evaluation criteria and independently identified the same top three locations.



Google Property



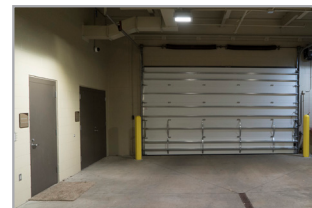
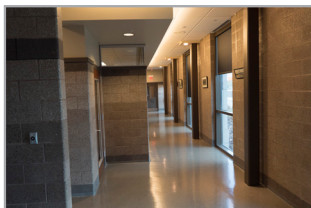
Sapp Brothers #2



Woodbury

The study group recommends the city approve a thoroughly modern and fully capable facility that will serve our police department and community for generations to come.

- ★ The new facility should meet the emerging needs of the city and a growing police force beyond the next 20 years.
- ★ A priority is placed on the use of durable materials that are low maintenance and energy efficient mechanical systems and design, all of which reduce operating costs and provide a return on investment over time.
- ★ Safety and security for everyone, along with features that enhance the integrity of property management, are a critical necessity.



LEFT: Police facilities should have wide hallways and durable finishes

MIDDLE: An exercise room should be large enough to support multiple officers at once

RIGHT: A sally port increases the safety and security of people and property

BUILDING COUNCIL BLUFFS A SAFER FUTURE

Website: www.councilbluffs-ia.gov/policehq | Community Conversation: www.buildingcbsaferfuture.mysidewalk.com



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TOP 3 LOCATIONS (in alphabetical order)

- * Google Property
- * Sapp Brothers
- * Woodbury

"BUILD TO TIME" HORIZON

- * The facility should be built to last 20+ years
- * The location and facility design should support future expansion

"I think it's a disservice to the city if we don't look past 20 years."

- Mark Hansen, Community Study Group Member

KEY DESIGN FEATURES

- * Everything should be thoroughly modern
- * Design should be forward leaning/future oriented to accommodate future technologies and equipment

"Why would we *not* want facility options that use modern best construction practices?"

- Steve Baumert, Community Study Group Member

- * Number of floors should be dependent on what the chosen site best supports
- * Consider including a sally port, pass-through property lockers, and lab certification
- * Use best management practices to determine needs for records and property storage, as well as crime lab
- * Covered parking should be strongly considered

"Covered parking has a clear return on investment..."

- Barry Cleaveland, Community Study Group Member

INTERIOR AND EXTERIOR CONSTRUCTION MATERIALS

- * High durability and low maintenance
- * Durable materials should be prioritized in high-traffic or heavy use areas
- * Exterior walls should also be durable and attractive – consider using brick
- * Sufficiently marked entry, plus adequate signage

"We need to do this right the first time."

- Verne Welch, Community Study Group Member

FACILITY EFFICIENCY

- * Building construction should be energy efficient
- * Mechanical system should be geothermal with 100% back-up ability
- * Use LED lights and light dimming technology to take advantage of natural light

OTHER COMMUNITY BENEFITS

- * Include a community room that can also double as an emergency operation center
- * New facility should be on public transit route

"We need to make sure there is access to public transportation."

- Vicki Quaites-Ferris, Community Study Group Member

COMMUNITY EDUCATION/OUTREACH

- * Provide additional community education on:
 - > The need for 7-10 acres for the facility now and for more cost-effective future expansion
 - > The top 5 reasons 10 of the 13 locations did not make the final cut as a suitable location
 - > The unsuitability of a facility that is more than two stories
 - > The 31 objective criteria used to evaluate potential locations
 - > Community policing techniques and why the population center/downtown areas are not cost-effective nor time-efficient development opportunities