



CITY OF BROOKINGS

Brookings Police Station Site Recommendations



WHY THE NEED FOR A NEW FACILITY?

EXISTING BROOKINGS POLICE STATION

SPACE NEEDS AND GROWTH:

- No community room or space to interact with the public
- Unsecured and inadequate dispatch communications work and support spaces; not possible to expand due to building constraints
- No dedicated public parking

WORKFLOW DEFICIENCIES:

- Current facility not designed for police operations. Extensive renovations are required to achieve workspace efficiencies and adjacencies. (e.g., Investigation/ Patrol work areas separated)

CONDITION OF CURRENT FACILITY:

- Current code requirements not met for International Building Code Risk Category IV for essential services (police and fire facilities, emergency communications centers, hospitals, etc.).
- Mechanical, electrical, plumbing, elevator, roof, and windows reaching end of their life cycle.
- Maintaining evolving Americans with Disabilities Act (ADA) guidelines presents ongoing challenges in this facility.



CURRENT VS. DESIGN STANDARD FOR POLICE STATION

ENTRANCE AND LOBBY



CURRENT ENTRANCE AND LOBBY: The Lobby is not inviting. No visual control of customers approaching or entering the building and no public community room.



DESIGN STANDARD ENTRANCE AND LOBBY: Welcoming space for visitors; waiting area, restrooms. Easy access to public community meeting space.

CURRENT VS. DESIGN STANDARD FOR POLICE STATION

DISPATCH WORK AREA



CURRENT DISPATCH WORK AREA: The existing dispatch work area is inadequate in size, configuration, consoles, acoustics, and ergonomics. The equipment is outdated and in need of replacement.



DESIGN STANDARD DISPATCH WORK AREA: Modern dispatch consoles separate but proximate to police operation areas; includes dedicated break and respite spaces located within the department.

POLICE STATION SPACE NEEDS

COMPONENT	STAFFING				AREA REQ		
	2024	2024 RIGHT SIZE	2025 RIGHT SIZE	FUTURE	2024 RIGHT SIZE	2025 RIGHT SIZE	FUTURE
POLICE DEPARTMENT							
PUBLIC	0	0	0	0	2596	2926	2926
ADMIN. & COMMAND STAFF	5	6	7	7	1566	1728	1728
PATROL	28	34	35	43	3679	3679	3938
CID/PROFESSIONAL STANDARDS	8	8	8	12	2184	2184	2454
COMMUNICATIONS/DISPATCH	12	13	13	17	2383	2383	2383
GSO	0	0	0	0	0	0	0
RESERVES	0	0	0	0	0	0	0
PROPERTY & EVIDENCE	1	2	2	3	3461	3461	3461
STAFF SUPPORT & TRAINING	0	0	0	0	4077	4077	4077
BLDG SUPPORT	0	0	0	0	338	0	338
Subtotal STAFF & ASF	54	63	65	82	20283	20438	21304
TOTAL GROSS SF					24746	24734	25991
PARKING & SITE FEATURES							
TOTAL PARKING SPACES		110	112	140			

1 ONE STORY BUILDING 156,130 SF | 3.56 Acres

Building Footprint	26,000 SF
Public Parking	5,000 SF
Secure Line/Staff Parking (100 spaces)	50,000 SF
Secure Parking Future Growth	12,000 SF

Building and Parking: 93,000 SF 2.14 Acres

Setback Area	38,000 SF
Site Utilities (Transformer/Generator)	1,580 SF
Site Green Space/Walkways/ETC.	22,550 SF

Site: 62,130 SF 1.42 Acres

2 TWO STORY BUILDING 139,405 SF | 3.2 Acres

Building Footprint: CID & Dispatch 2 nd floor)	20,000 SF
Public Parking	5,000 SF
Secure Line/Staff Parking (100 spaces)	50,000 SF
Secure Parking Future Growth	12,000 SF

Building and Parking: 87,000 SF 2 Acres

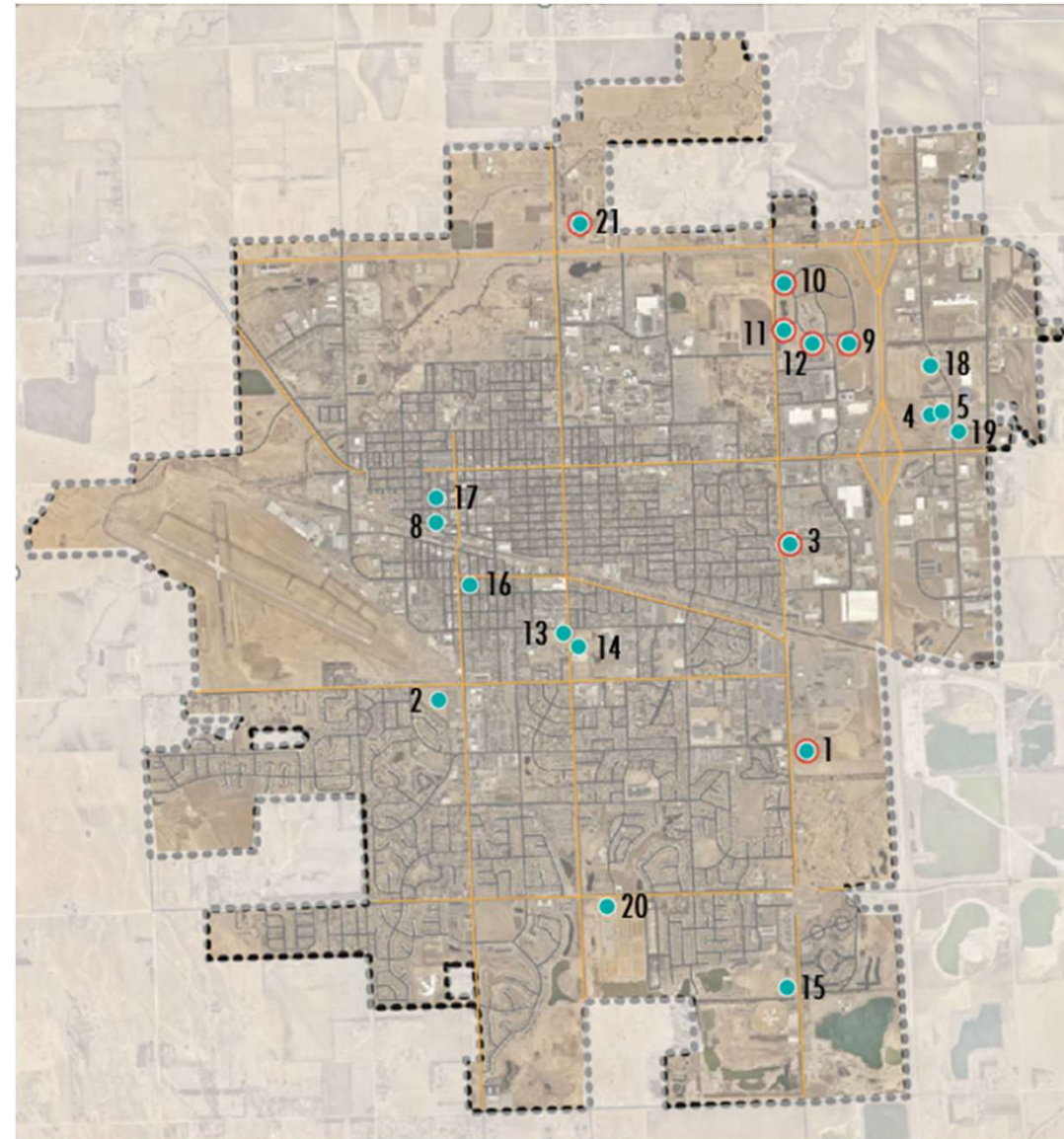
Setback Area	28,000 SF
Site Utilities (Transformer/Generator)	1,580 SF
Site Green Space/Walkways/ETC.	22,550 SF

Site: 52,405 SF 1.20 Acres

PRELIMINARY SITE REVIEW

Twelve sites were eliminated due to being too small, having inadequate infrastructure, access, and/or stormwater costs that were too expensive. Ten sites remained for final evaluation.

1	3M / Solventum	Eliminated
2	Airport Site	✓
3	Avera / Larson Park	Eliminated
4	Marketplace	✓
5	Marketplace - RTI	✓
6	Private Site A	✓
7	Private Site B	✓
8	PD Existing Site	Eliminated
9	Research Park — Lloyds Building	Eliminated
10	Research Park — Northwest Site C	Eliminated
11	Research Park — Southwest Site A	Eliminated
12	Research Park — Southwest Site B	Eliminated
13	School District Site A	✓
14	Teener Field	✓
15	School District Site B (Bus)	Eliminated
16	Southside Park	Eliminated
17	72 Hour Lot	Eliminated
18	Wiese Property	✓
19	Dacotah Bank Center	✓
20	Fishback Soccer Complex	✓
21	Community Gardens	Eliminated
22	Private Site C	Eliminated



FINAL EVALUATION

	Dacotah Bank Center	Marketplace — RTI	Marketplace	Wiese Property	Fishback Soccer Complex	Private Site B	Airport Site	Private Site A	Teener Field	School District Site A
Property Size	4.9 Acres	5.8 Acres	3.5 Acres	30.86 Acres	4.0 Acres	3.5 Acres	13.0 Acres	3.5 Acres	4.8 Acres	4.8 Acres
Zoning	PDD	PDD	PDD	PDD	Civic	B	B-3 & AP	B	R-1B	R1-B
Ownership	City	City	City	City	City	Private	City/FAA	Private	City	School District



FINANCE:

- ✓ Acquisition Cost (City owned, agency owned, privately held)
- ✓ No Replacement Cost (i.e.: for recreational amenities or land)
- ✓ Stormwater Drainage Expense (Engineering decision)



RESTRICTIONS & HAZARDS:

- ✓ Deed (Delayed build = increased \$)
- ✓ Hazards (Railroad, air traffic, elevators)



NEIGHBORHOOD IMPACT:

- ✓ Neighborhood Impact (Residential density or open land adjacent)



ACCESS, TRAFFIC & SAFETY:

- ✓ Access to Arterials / Collectors
- ✓ Traffic Impacts (Traffic Congestion)
- ✓ Safety — Pedestrian (Pedestrian traffic around site)



PUBLIC ACCESS:

- ✓ Public Access (Pedestrians/bicycles, BATA, Visibility — ease of finding site)



FUTURE GROWTH POTENTIAL:

- ✓ Future Growth Potential (expansion of building in the future)

WEIGHTED RANKING

- Finance — Acquisition Cost
- Future Growth Potential
- Restrictions & Hazards
- Access, Traffic & Safety
- Public Access
- Neighborhood Impact

Final Weighted Ranking

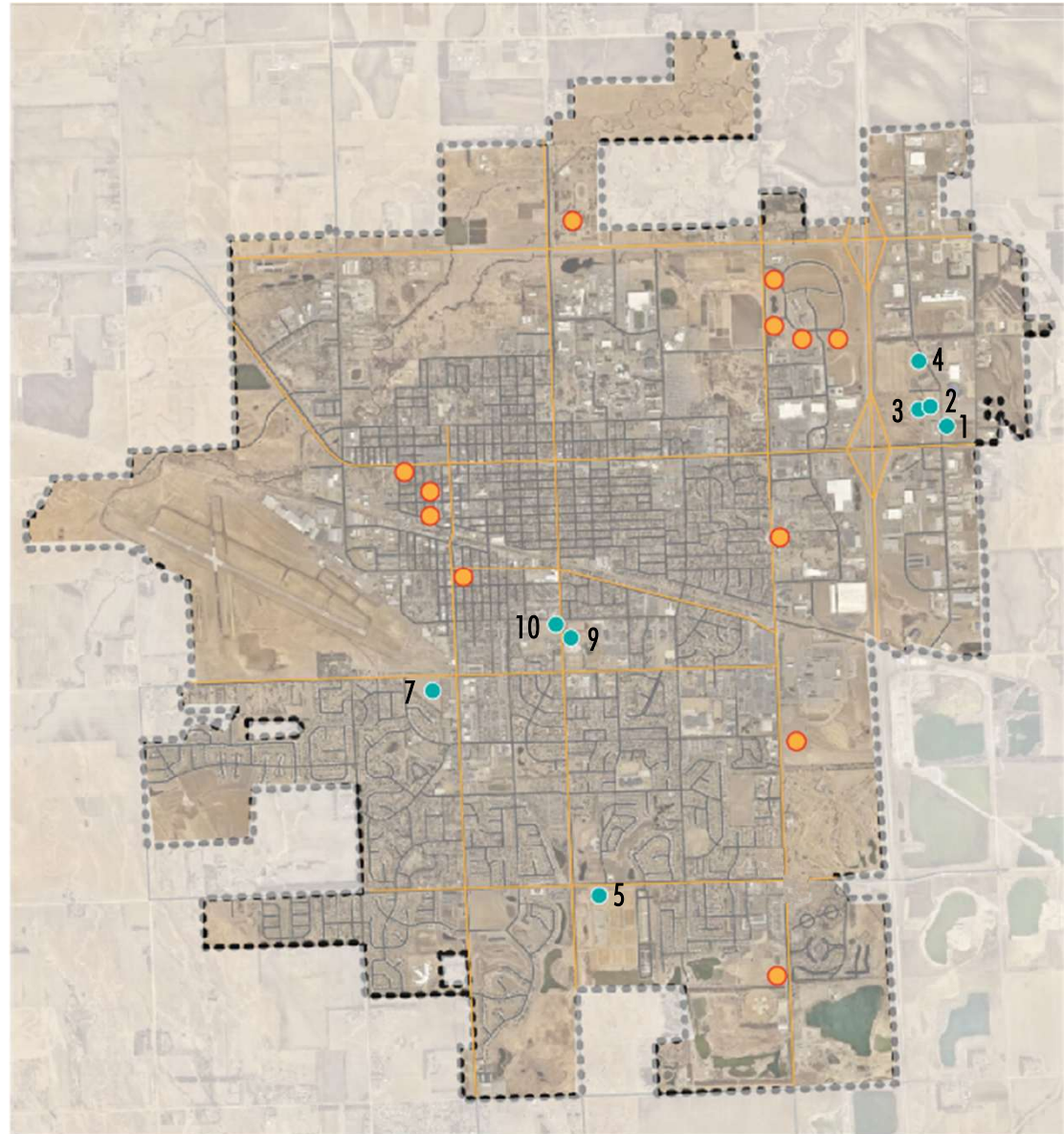
FINAL RANK

1 2 3 4 5 6 7 8 9 10

FINAL SITE RECOMMENDATIONS

The following sites are in order of their final ranking and weighted score.

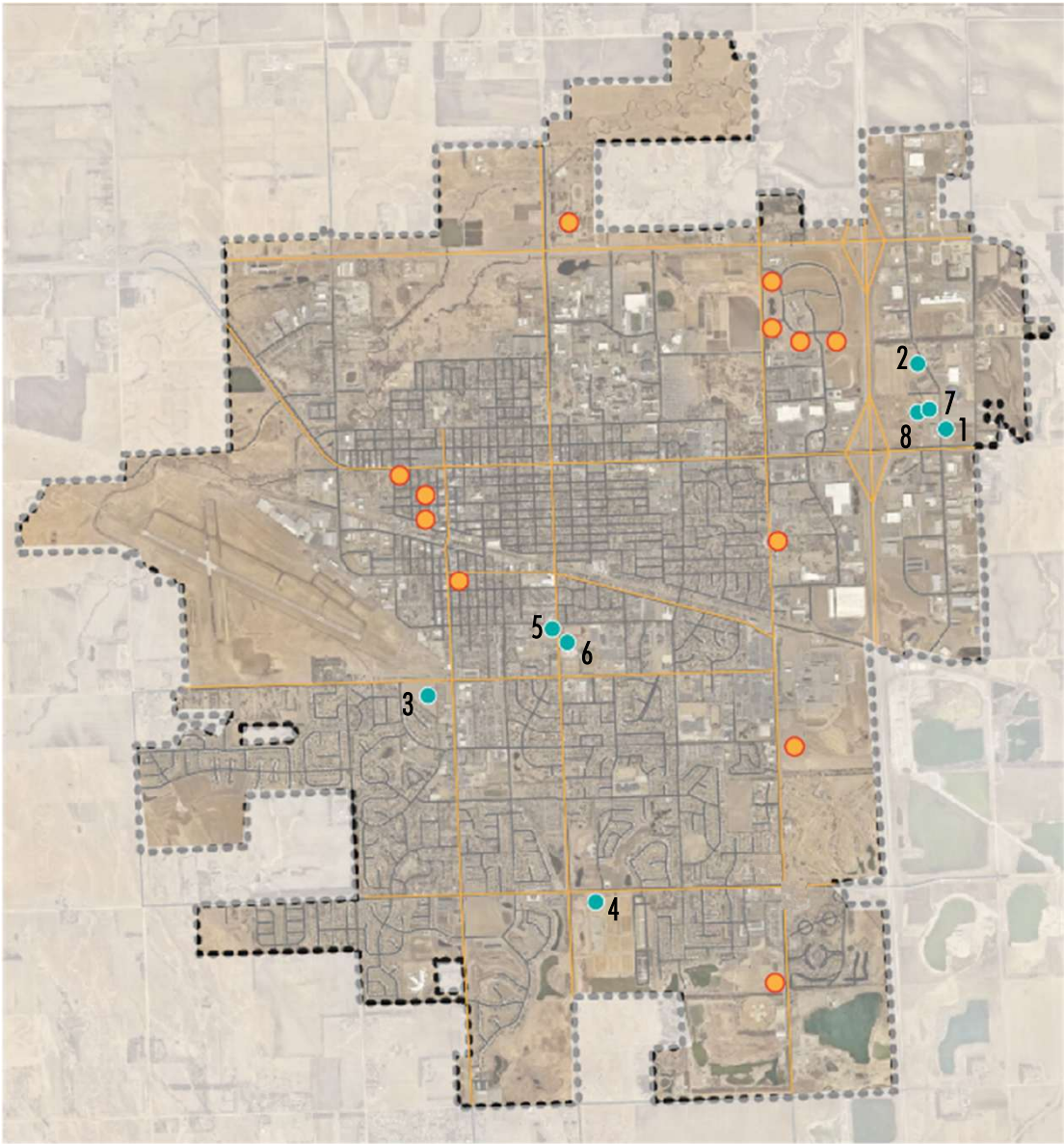
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|----|-------------------------|
| 1 | Dacotah Bank Center |
| 2 | Marketplace — RTI |
| 3 | Marketplace |
| 4 | Wiese Property |
| 5 | Fishback Soccer Complex |
| 6 | Private Site B |
| 7 | Airport Site |
| 8 | Private Site A |
| 9 | Teener Field |
| 10 | School District Site A |



FINAL SITE RECOMMENDATIONS

The following sites are grouped in order of Staff Recommendations.

1	Dacotah Bank Center
2	Wiese Property
3	Airport Site
4	Fishback Soccer Complex
5	School District Site A
6	Teener Field
7	Marketplace — RTI
8	Marketplace
9	Private Site B
10	Private Site A



SITE PROS & CONS

SITE RECOMMENDATION 1: DAKOTAH BANK CENTER

Pros

- No Acquisition Cost
- Infrastructure Available
- Future Growth Potential
- No Known Hazards
- Accessible to Major Arterials and I29
- No Neighborhood Impact

Con

- Eliminates Existing Parking

Dakotah Bank Center Site Location



SITE PROS & CONS

SITE RECOMMENDATION 2: WIESE PROPERTY

Pros

- No Acquisition Cost
- Infrastructure Available
- Future Growth Potential
- No Known Hazards
- Accessible to Major Arterials and I29
- No Neighborhood Impact
- Existing Commercial Uses in Proximity

Con

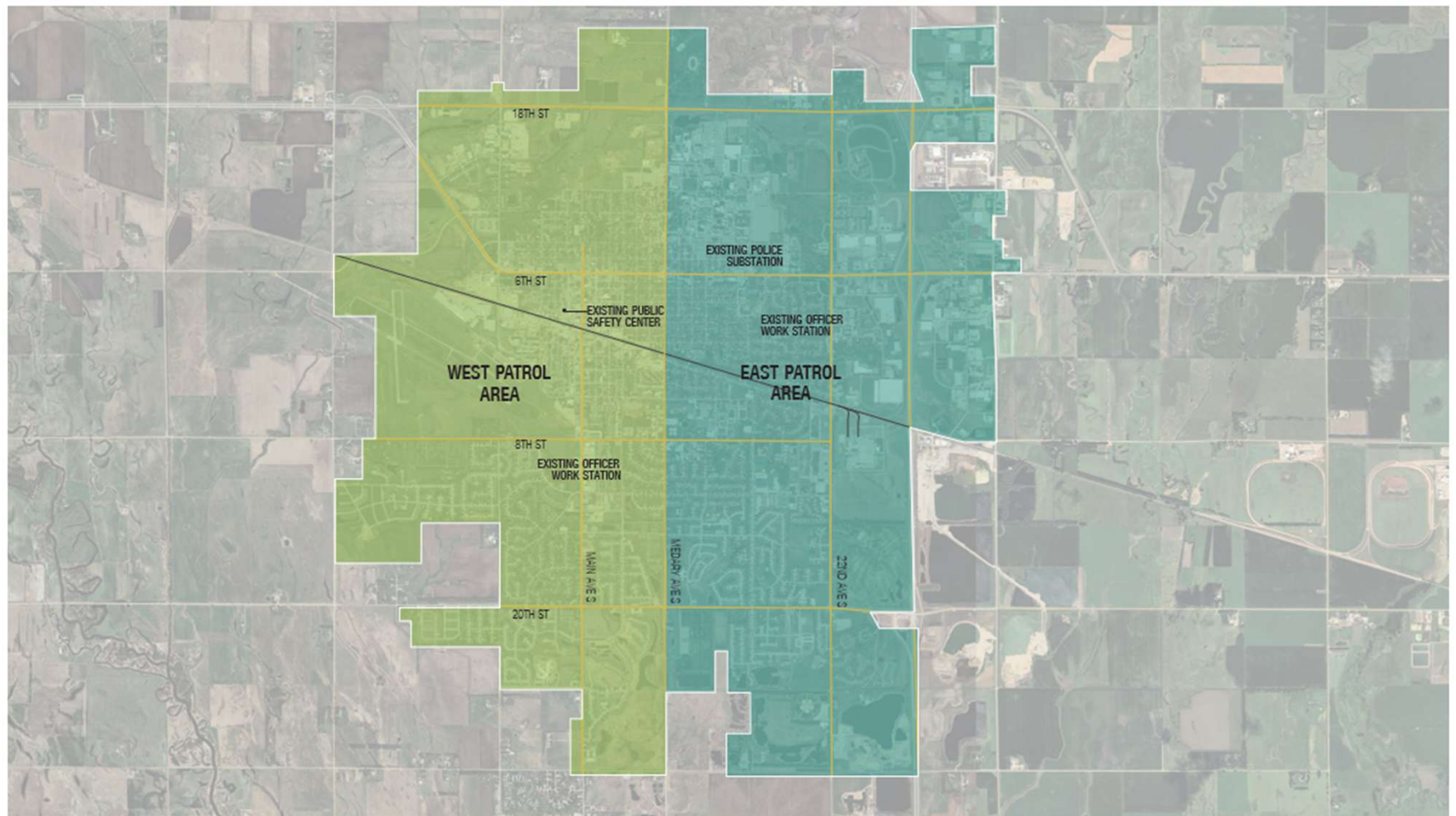
- Reduction of Vacant Commercial land

Wiese Property



EXISTING SUBSTATION AND PATROL SECTORS

BROOKINGS POLICE DEPARTMENT



SITE PROS & CONS

SITE RECOMMENDATION 3: AIRPORT SITE

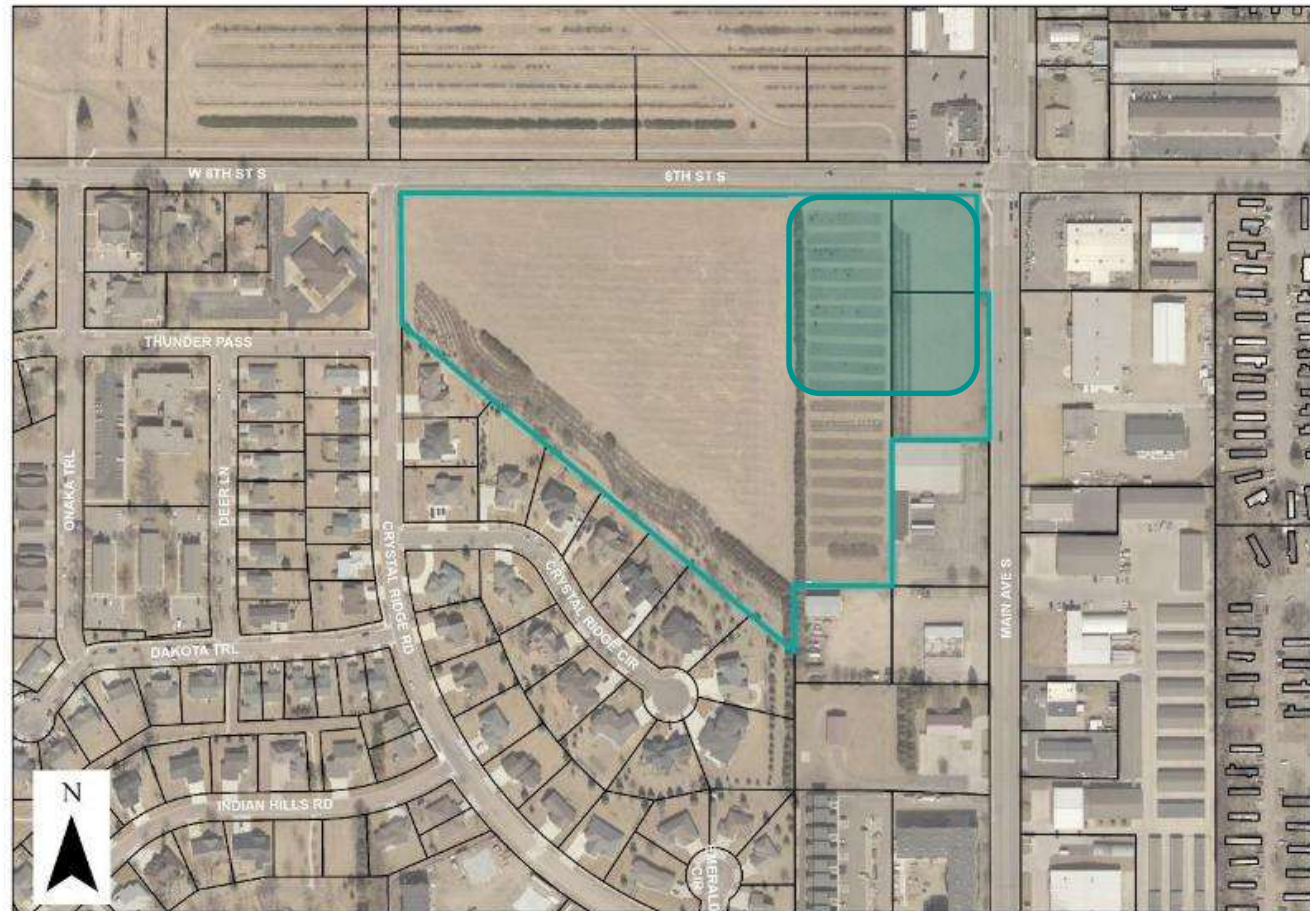
Pros

- Infrastructure Available
- Future Growth Potential
- Accessible to Major Arterials

Con

- FAA Restrictions
 - Lease Option Available in 6 Months
 - Purchase Option 6 Years
 - \$1.8-\$2.5 Million Acquisition Cost
- Flight Pattern Risk

Airport Site Location



SITE PROS & CONS

SITE RECOMMENDATION 4: FISHBACK SOCCER COMPLEX

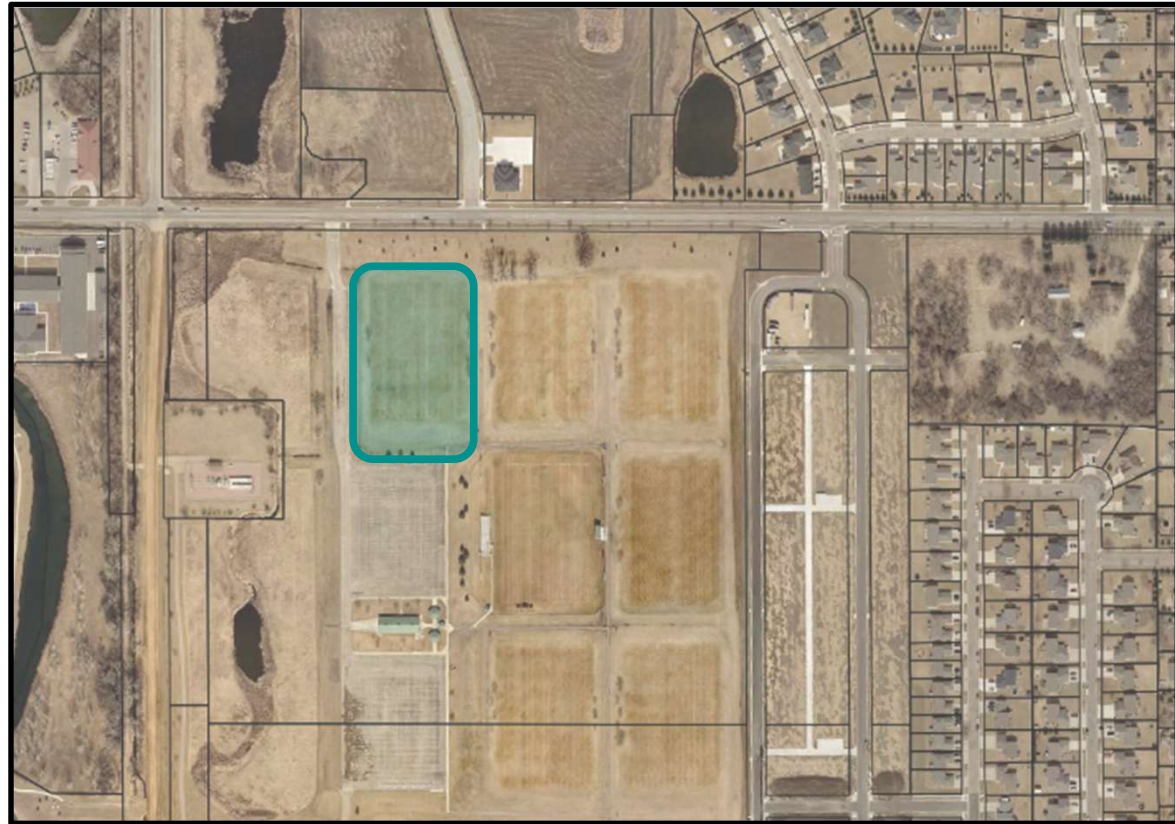
Pros

- No Acquisition Cost
- Infrastructure Available
- No Known Hazards
- Accessible to Major Arterials
- Reduction in Maintenance

Con

- Loss of Park Investment
- Limited Growth Potential
- Investment in Existing Facilities Warranted

Fishback Soccer Complex Site Location



SITE PROS & CONS

SITE RECOMMENDATION 5: SCHOOL DISTRICT SITE A

Pros

- Land Swap Opportunity
- Infrastructure Available
- No Known Hazards
- Accessible to Major Arterials
- Close Proximity for School Response

Con

- Loss of Park Investment
- Congestion Misconceptions
- Interpretation of Unauthorized Offenders
 - Proximity to Schools

School District Site A Location



SITE PROS & CONS

SITE RECOMMENDATION 6: TEENER FIELD

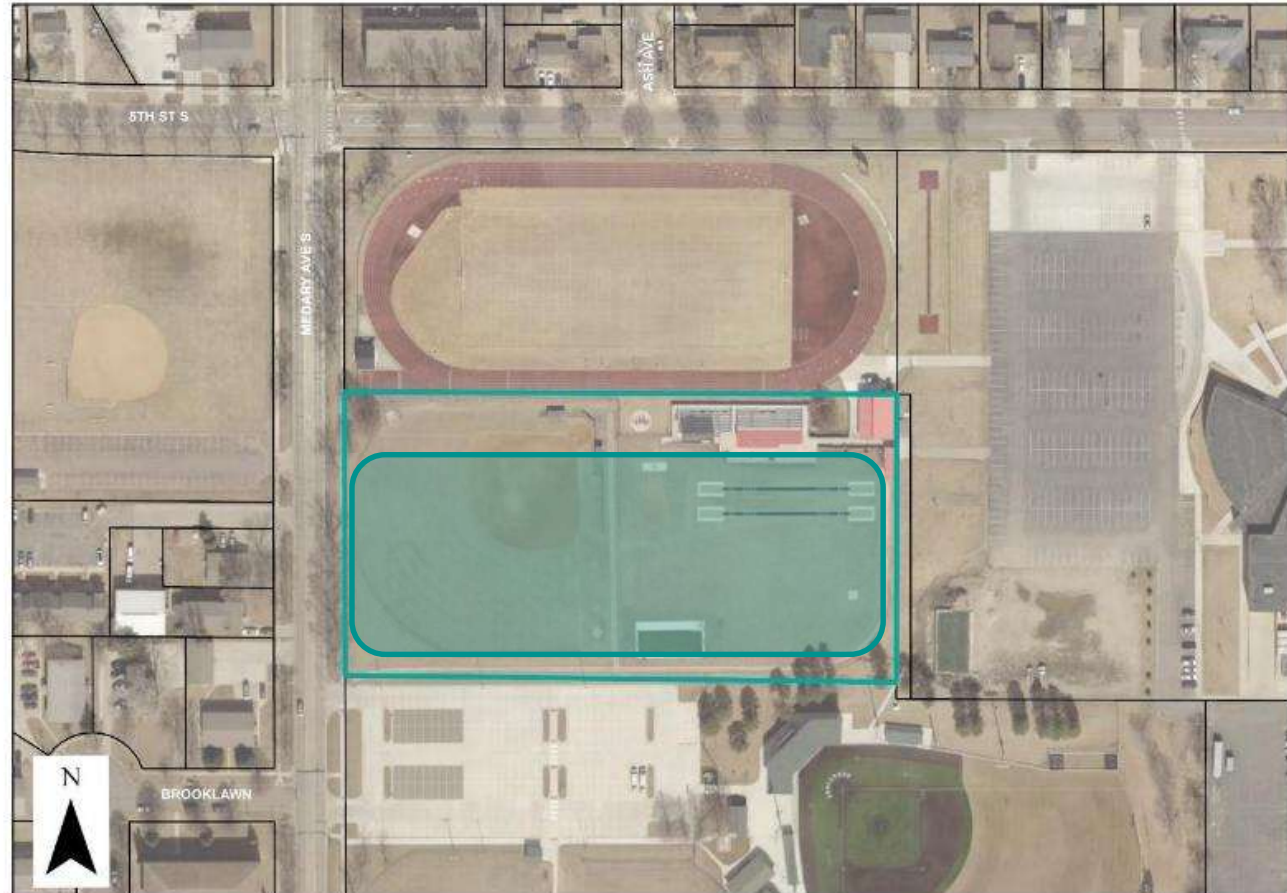
Pros

- No Acquisition Cost
- Infrastructure Available
- No Known Hazards
- Accessible to Major Arterials
- Reduction in Maintenance
- Close Proximity for School Response

Con

- Limits School District Athletic Growth
- Stormwater Hinderances
- Loss of Park Investment
- Land & Water Grant Requirements
- Congestion Misconceptions
- Interpretation of Unauthorized Offenders

Teener Field Location



SITE PROS & CONS

SITE RECOMMENDATION 7-10: PRIVATE SITE A & B | MARKETPLACE – RTI

Pros

- No Acquisition Cost
- Infrastructure Available
- No Known Hazards
- Accessible to Major Arterials and I29

Con

- \$1.8-\$3.5 Million Acquisition Costs (Private Land)
- Greater Economic Impact with Commercial Use

Marketplace-RTI Site Location



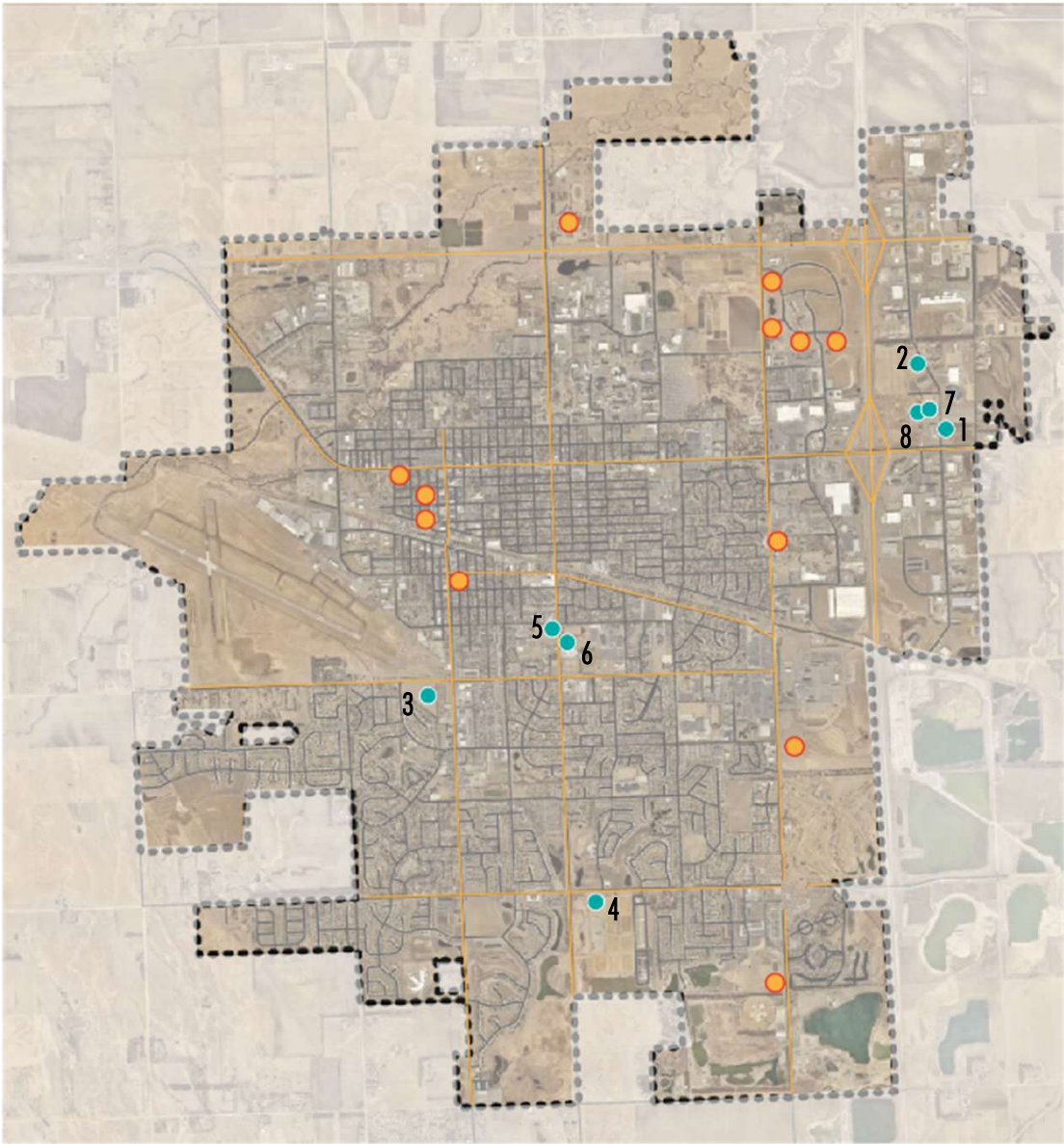
Marketplace Site Location



FINAL SITE RECOMMENDATIONS

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2	Wiese Property
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4	Fishback Soccer Complex
5	School District Site A
6	Teener Field
7	Marketplace — RTI
8	Marketplace
9	Private Site B
10	Private Site A



Budget Scenarios

	Scenario 1 PD on City Land	Scenario 2 PD on Private Land	Scenario 3 Worst Case
Fire & PD (Estimate)	\$25M	\$27.5M (Land)	\$30.5M
Current Savings	\$18.5M	\$18.5M	\$18.5M
Budget Shortfall	\$6.5M	\$9M	\$12M
Total Interest Paid over 20 years (4%)	\$3,065,628	\$4,244,715	\$5,659,620
Total Payments over 20 years	\$9,565,628	\$13,244,715	\$17,659,620
Annual Bond Payment (Estimate)	\$478,281/yr	\$662,236/yr	\$882,981/yr

Summary

- Staff Recommends Utilizing City Land for the PD Site
- Ideal Sites = Wiese or DBC
- Buying Land for PD Site = Increases Capital Cuts for 20 Years
- Current Estimate for Fire & PD Projects without Land Costs

\$25 Million