



Waukesha Police Department

Delafield Street Facility
Renovation and Expansion

City of Waukesha Finance Committee
September 22, 2020



Project Highlights:

- Project began as effort to address water infiltration into evidence storage and related and adjacent spaces in this 30-year-old facility.
- Review uncovered issues with existing building mechanical, electrical and plumbing systems reaching end of life and the need to provide fire suppression not included in original building design. Scope also includes replacement of inefficient and aged windows and sloped roof areas
- Review of options for accommodating relocation of evidence and related spaces uncovered space constraints and needed program changes.



Project Highlights:

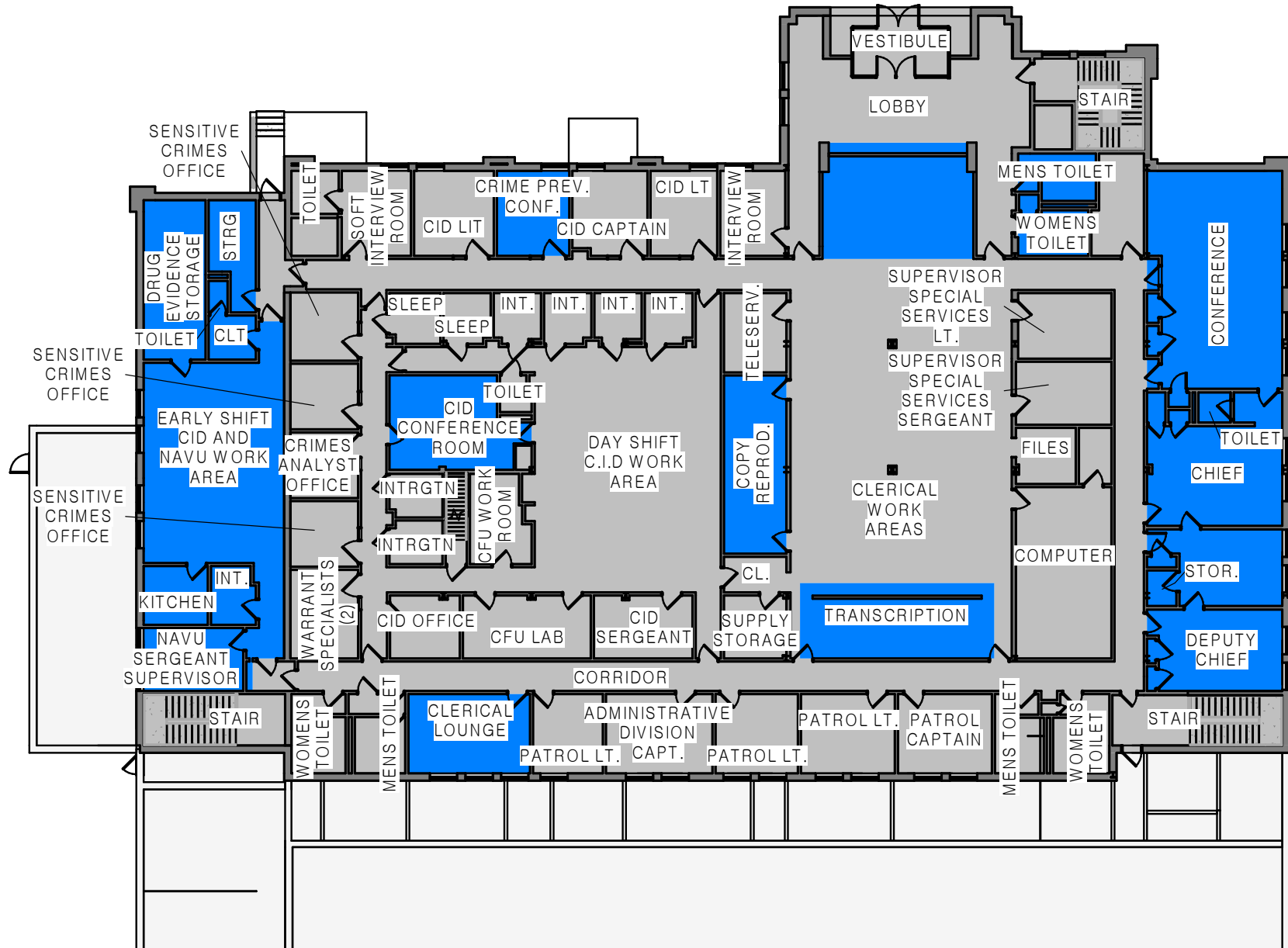
- Accommodating increased size and greater number of female officers on the WPD force, expanded programs, additional equipment and the ability to meet current "best practices" lead to more extensive renovation and the addition of spaces not originally anticipated.
- Final design increases building size from 53,780 square feet to just under 81,000 square feet, while greatly improving efficiency, function and future flexibility. The goal is a building to support the needs of Waukesha Police Department and extend the useful life of this investment for at least the next 30 years.



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Delafield Street Facility Renovation and Expansion

Existing Entry Level Plan

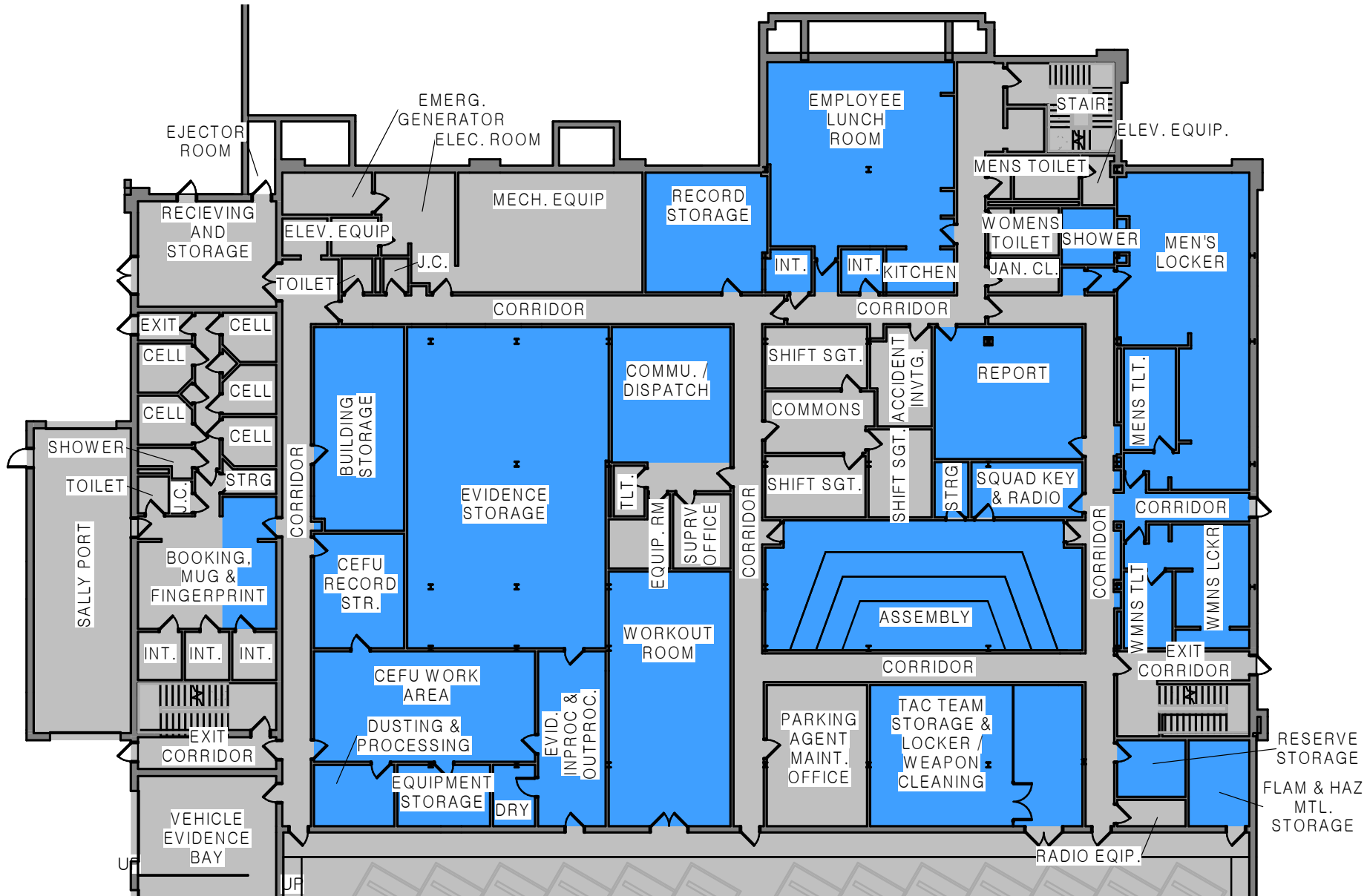




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Delafield Street Facility Renovation and Expansion

Existing Lower Level Plan



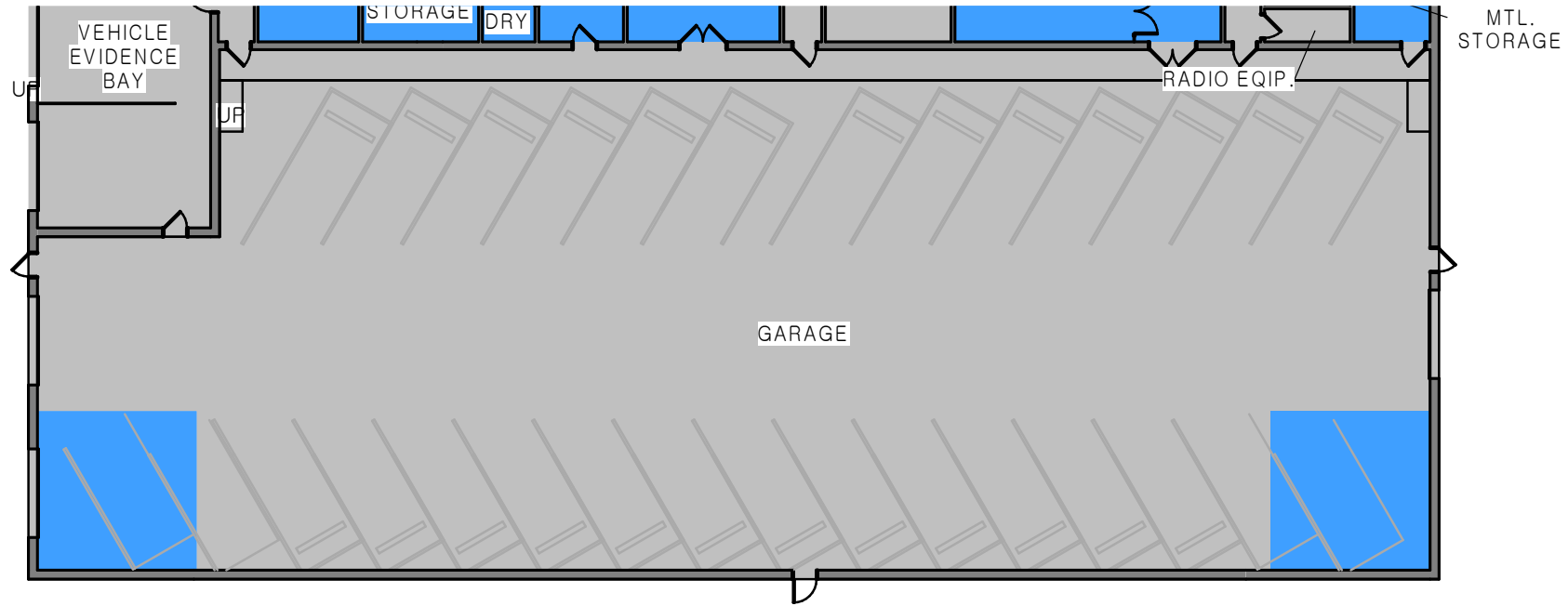


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Delafield Street Facility Renovation and Expansion

Existing Lower Level Plan

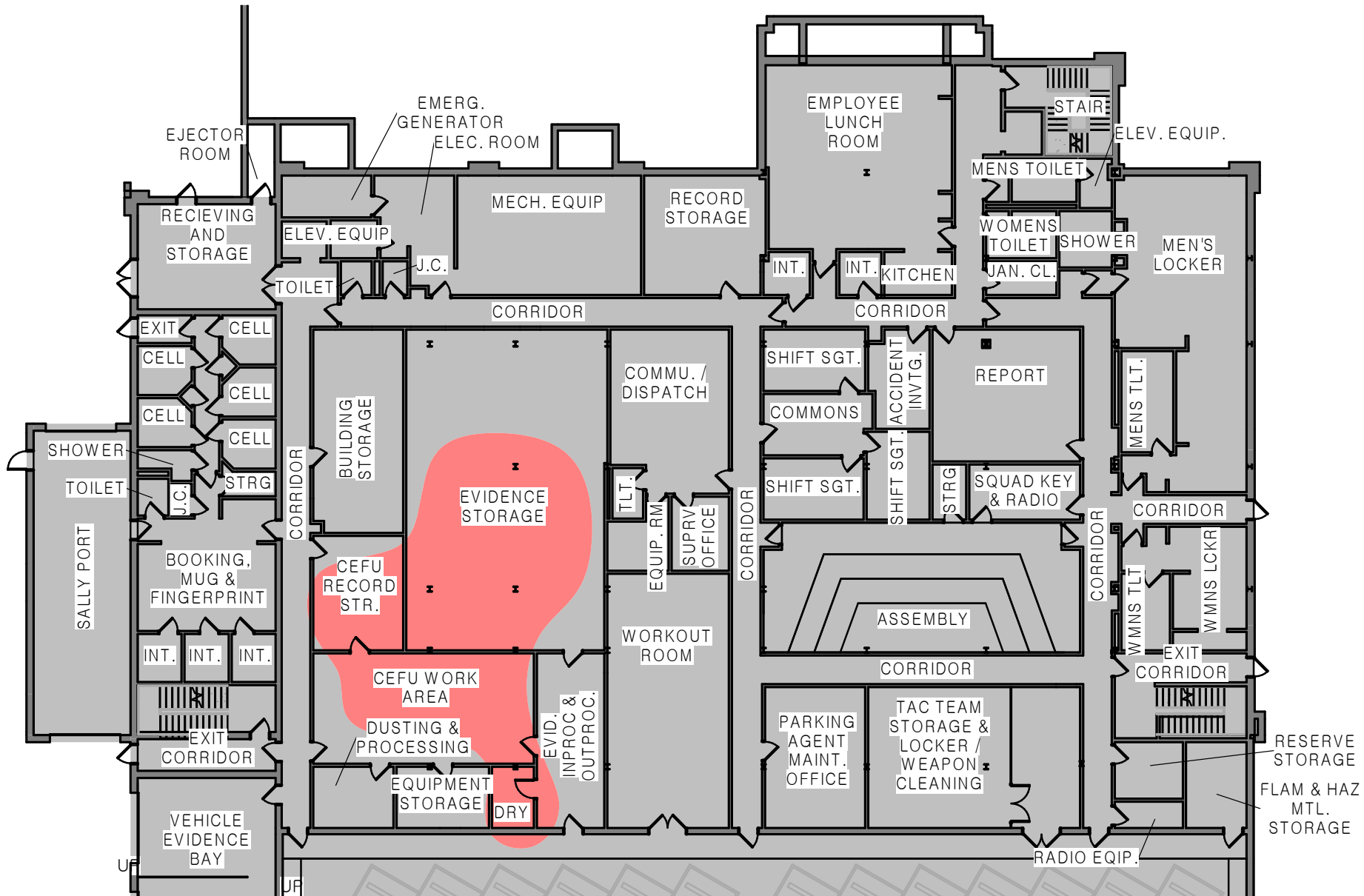




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Delafield Street Facility Renovation and Expansion

Existing Lower Level Plan

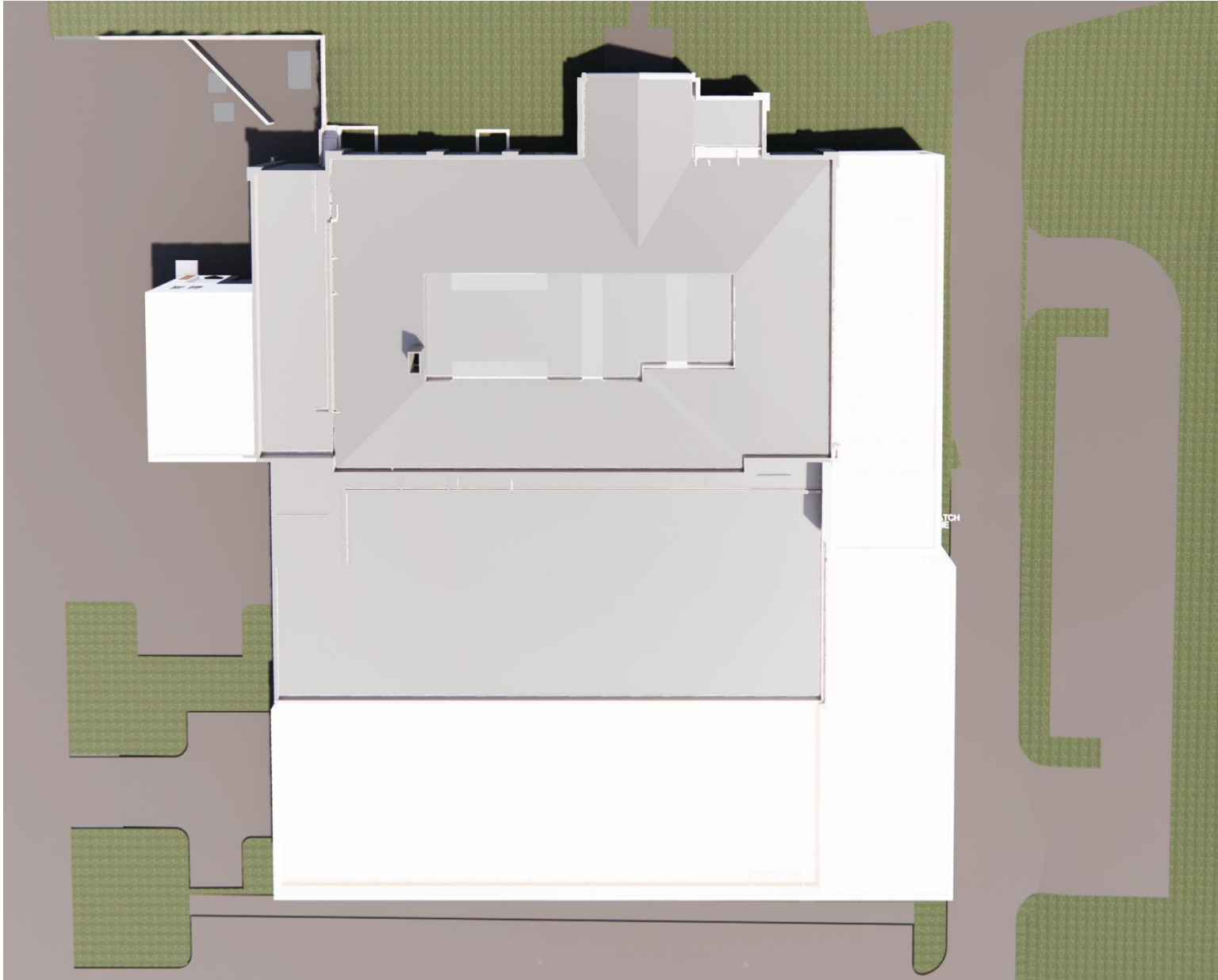




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Delafield Street Facility Renovation and Expansion

Overhead Plan Diagram





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Delafield Street Facility Renovation and Expansion Overall Entry Level Plan

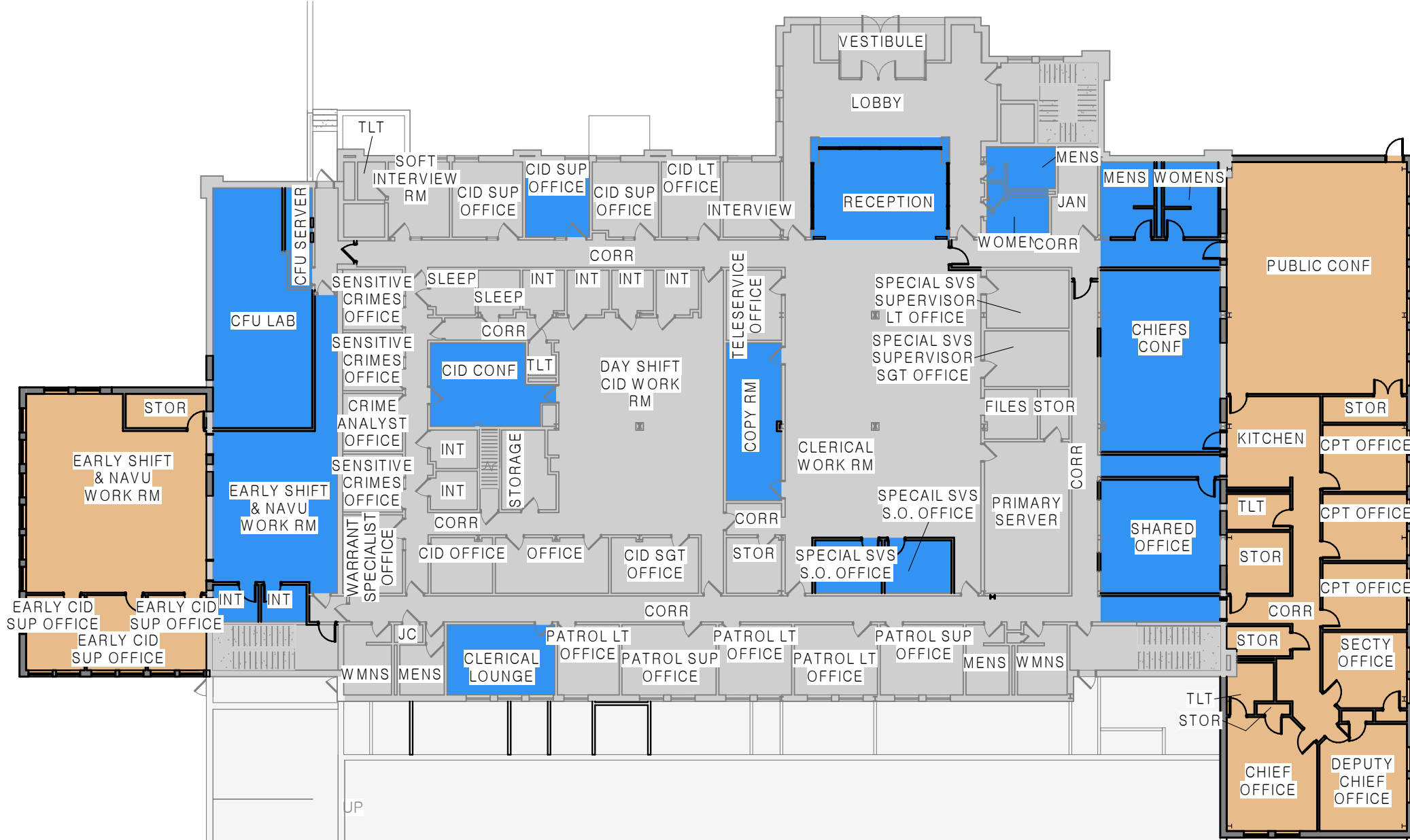




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Delafield Street Facility Renovation and Expansion New Entry Level Plan

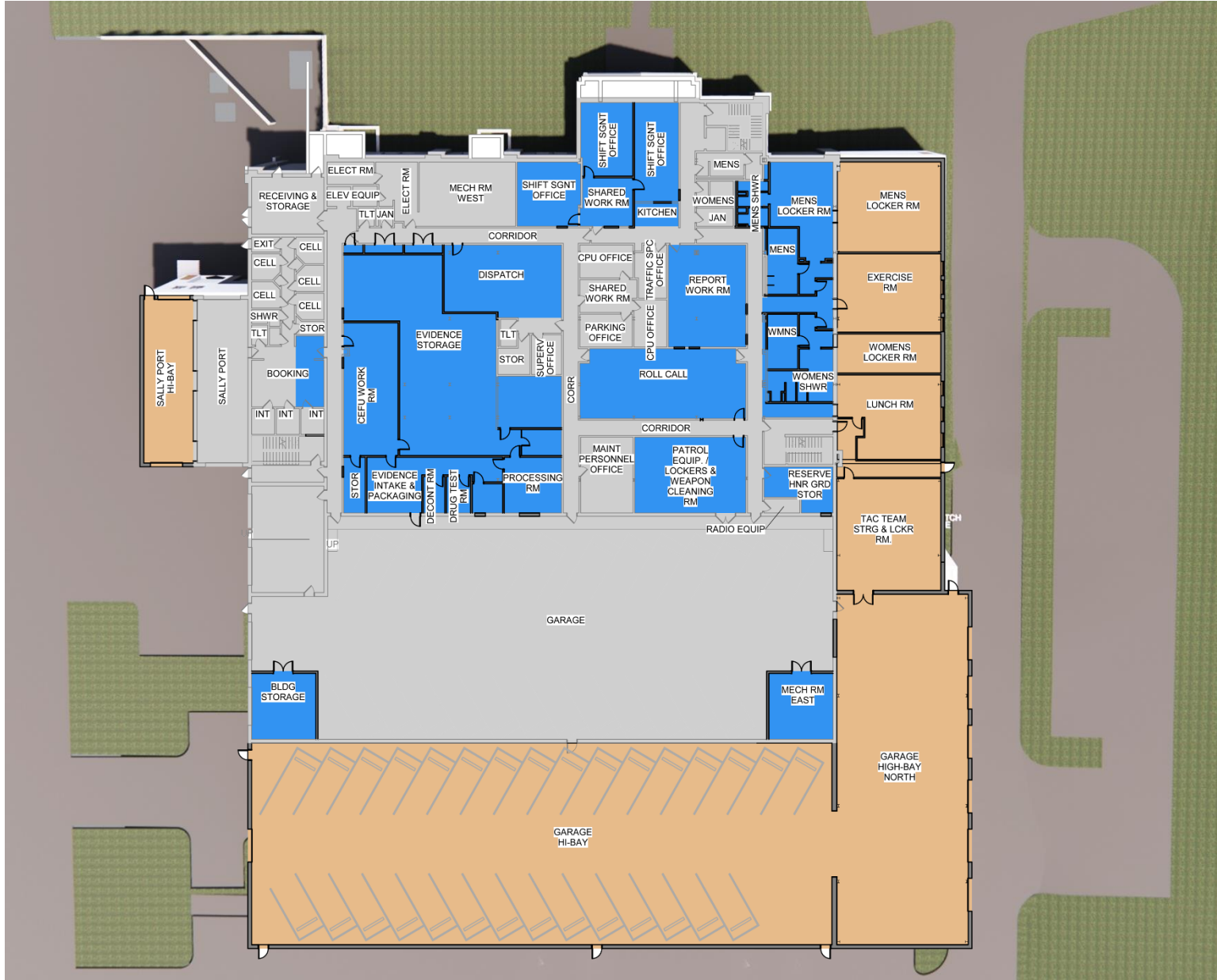




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Delafield Street Facility Renovation and Expansion

Overall Lower Level Plan

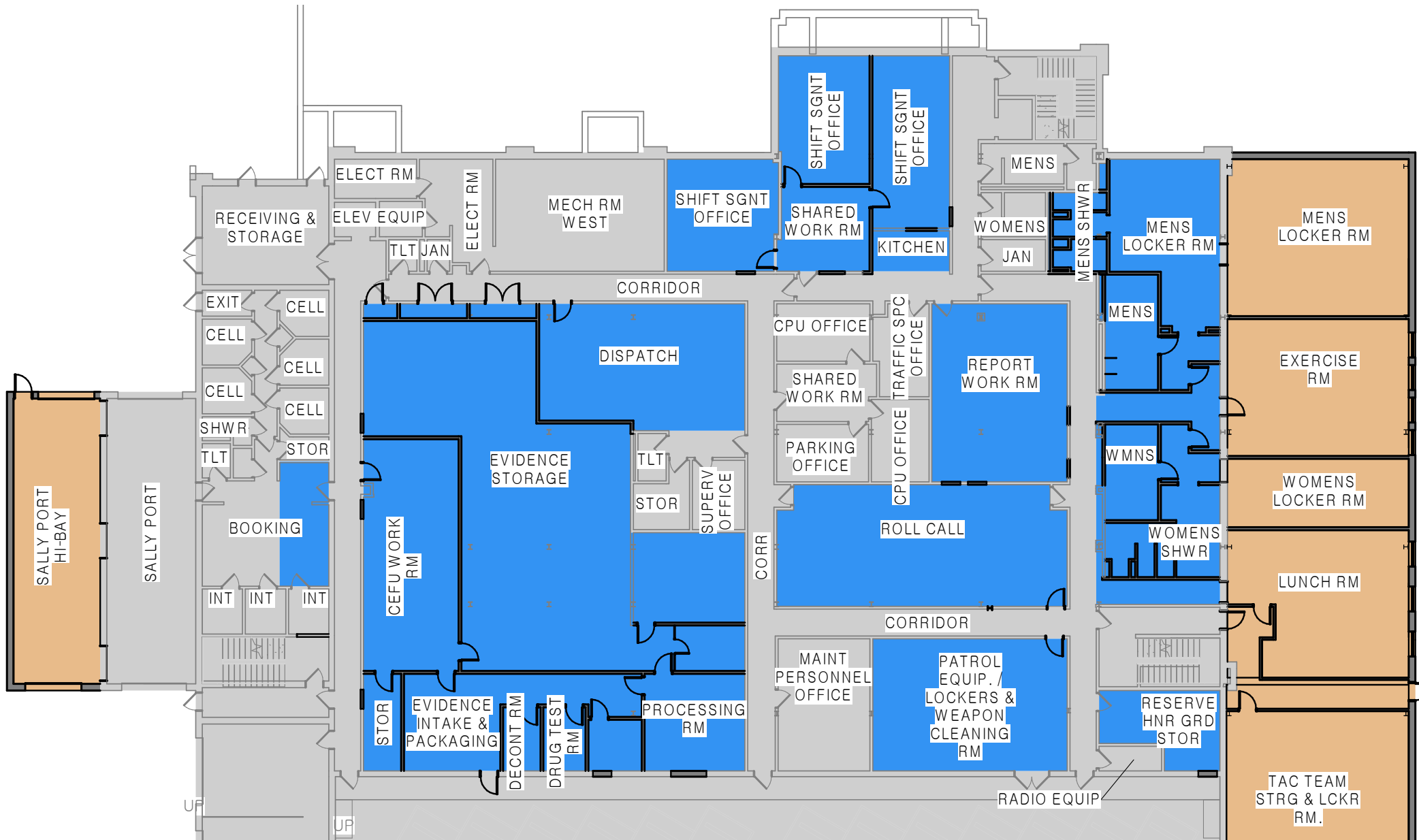




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Delafield Street Facility Renovation and Expansion

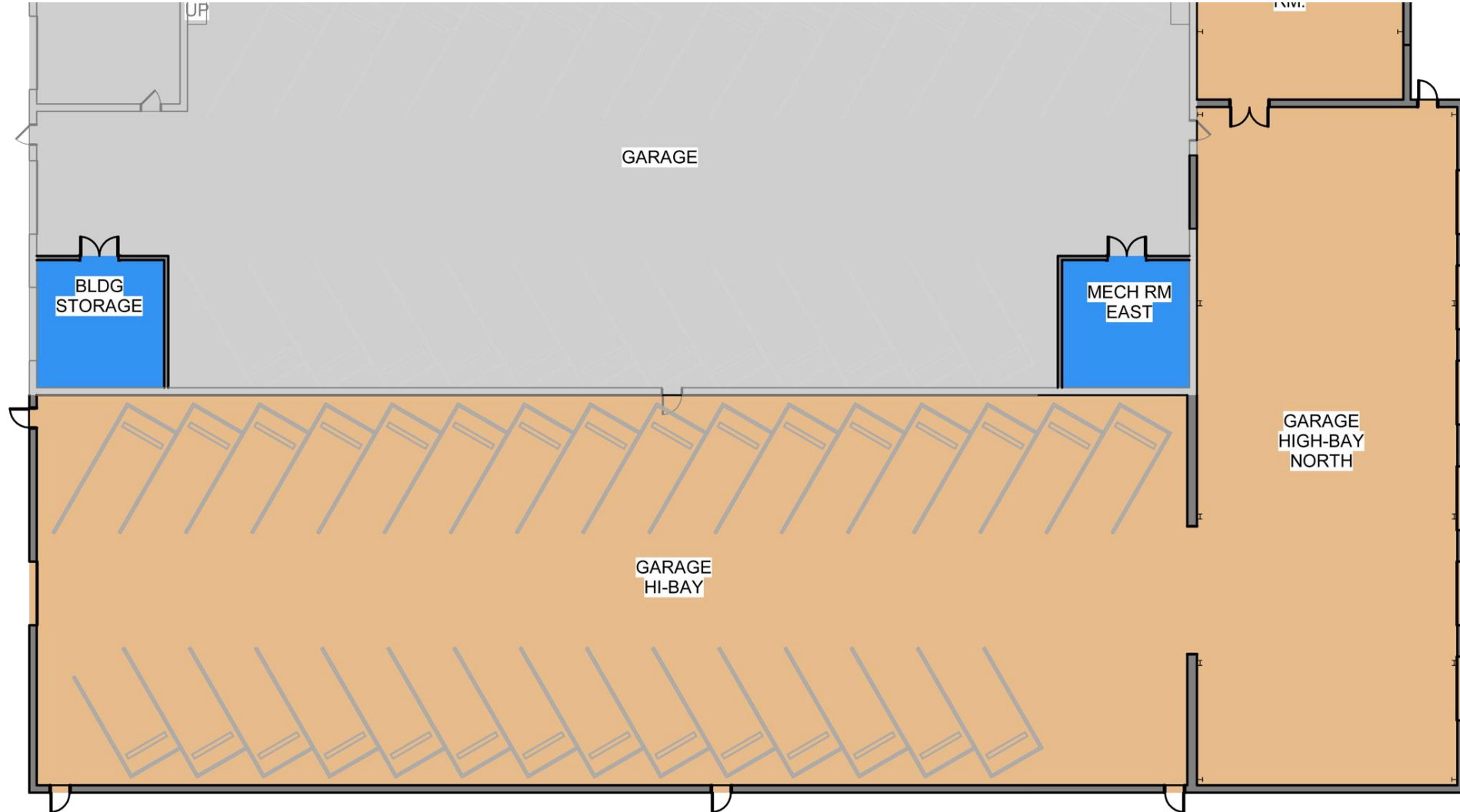
New Lower Level Plan





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Delafield Street Facility Renovation and Expansion New Lower Level Plan





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Delafield Street Facility Renovation and Expansion

Entry Level Plan with Furnishings

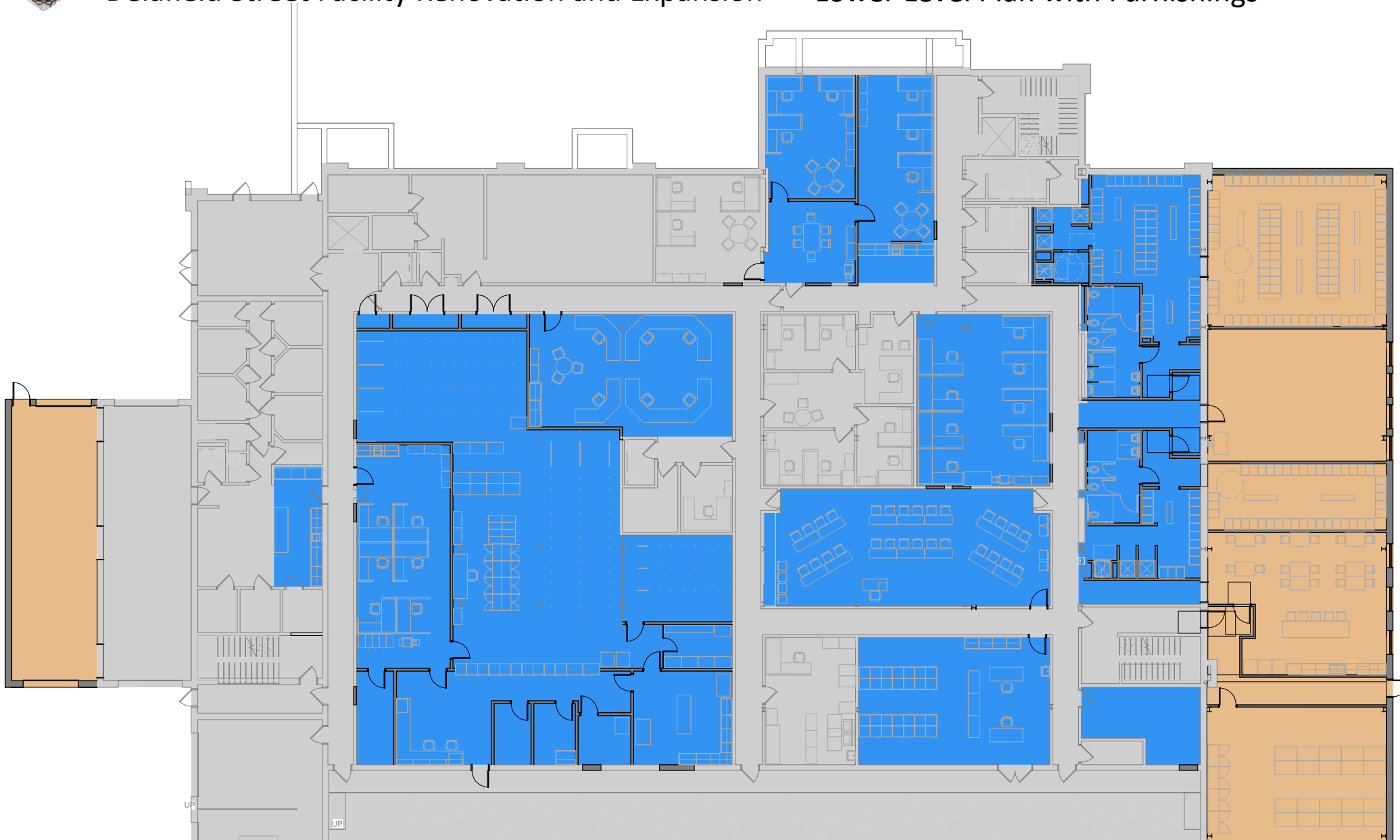




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Delafield Street Facility Renovation and Expansion

Lower Level Plan with Furnishings

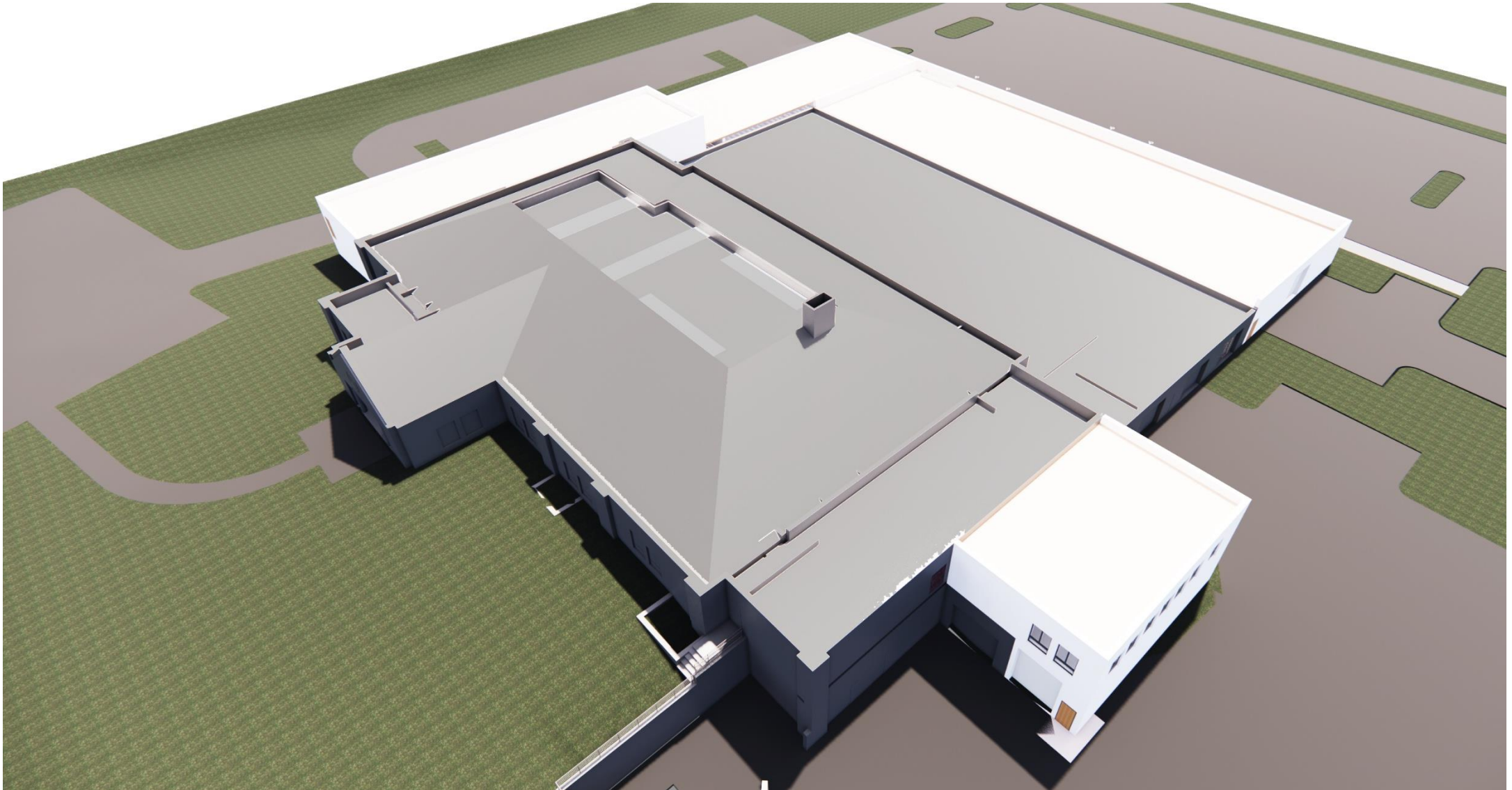




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Delafield Street Facility Renovation and Expansion

Overall New Building Massing





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Delafield Street Facility Renovation and Expansion

Existing view from Northwest

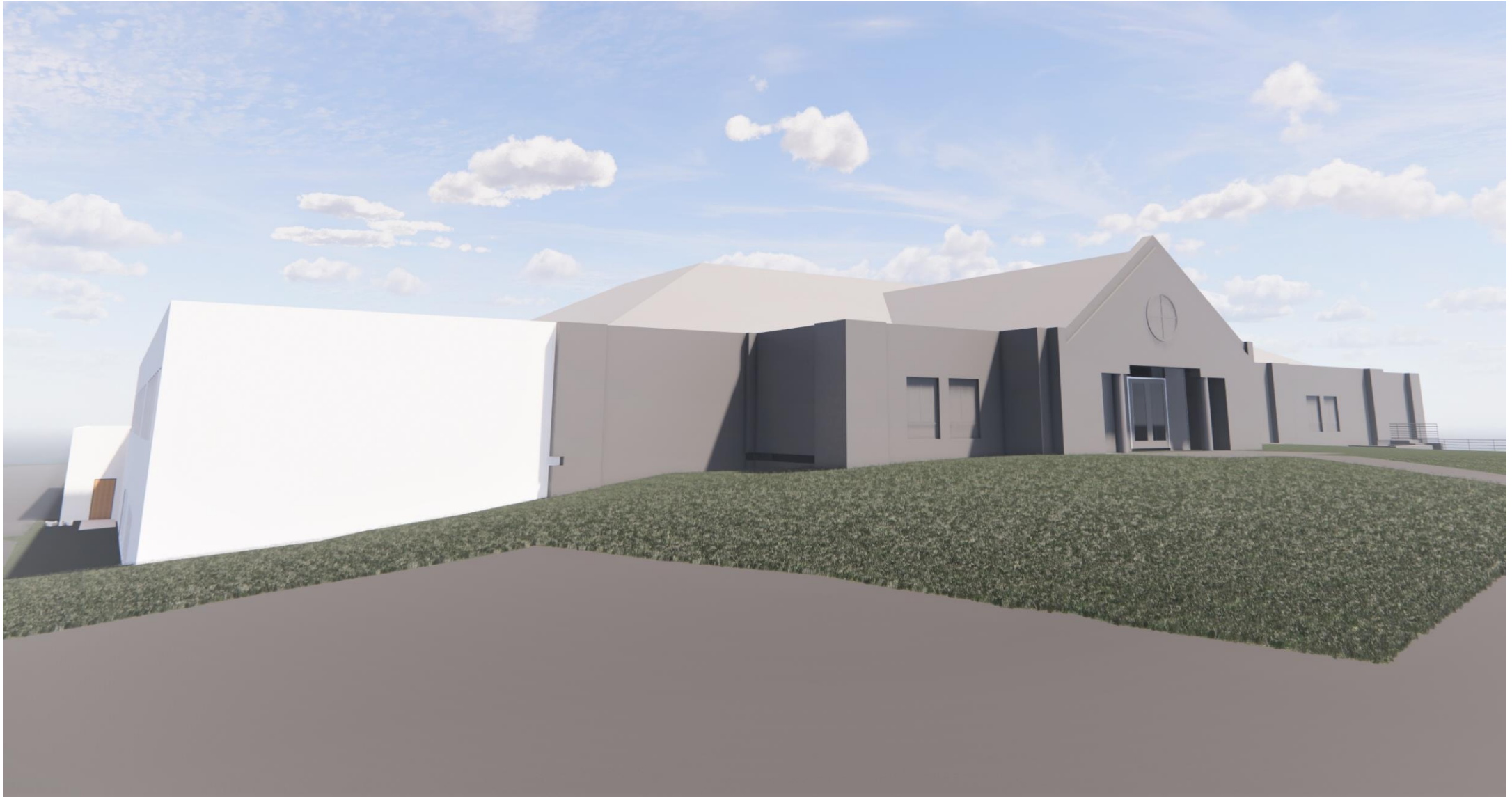




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Delafield Street Facility Renovation and Expansion

New massing from Northwest





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Delafield Street Facility Renovation and Expansion

Existing view from Southwest





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Delafield Street Facility Renovation and Expansion

New massing from Southwest





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Delafield Street Facility Renovation and Expansion

Existing view from Southeast





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Delafield Street Facility Renovation and Expansion

New massing from Southeast





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Delafield Street Facility Renovation and Expansion

Existing view from Northeast





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Delafield Street Facility Renovation and Expansion

New massing from Northeast





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Delafield Street Facility Renovation and Expansion



Project overall budget

SD construction estimates produced by Hunzinger, FFE by EA, Other items by WPD

Course of Action 1:

- Construction\$ 17,737,230
Including all interior renovation, additions as described, roof and window replacement, and all building system upgrades
- Furnishings\$ 1,271,635
- Special Equipment and Logistics\$ 746,500
- Total \$ 19,755,365**

Preferred option addresses all known building issues and makes existing facility viable for 30+ additional years



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Course of Action 2:

- Delete Garage addition - \$ 2,028,413
- Deleted associated work in lower north lot - \$ 150,242
- Delete associated site work (estimate) - \$ 813,000
- Revised Total \$ 16,763,710**

Will actually reduce overall secure vehicle parking by 6 existing spots due to needed relocation of mechanical equipment into existing garage, reducing overall life of WPD fleet



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Project overall budget

SD construction estimates produced by Hunzinger, FFE by EA, Other items by WPD

Distribution of funds (approx., assumes COA 1 selected):

- Construction completed in 2021.....\$ 13,302,922
- Construction, FFE and costs incurred in 2022\$ 6,452,443

Assumes bidding in spring of 2021 with construction start in May/June 2021 and completion spring 2022