

Review of BPD Site Options



Why Does BPD Need a New Home?

Current Building

1. Too small for current or future needs
2. Inadequate facilities to properly conduct police business
3. Maxed out power supply
4. Damaged from flooding and continues to take on water
5. 50+ old structure not up to current standards for ADA, public safety building design, or basic user needs

Why Do We Need a New Plan?

1. The public safety bond did not contain enough funding for all of its projects.
No matter where BPD moves, a new bond will be needed.
 - From the outset, it was acknowledged that Fire projects were more urgent.
 - All Fire projects are complete or underway, leaving approx \$1.5M in the bond.
 - Necessary, significant items were removed from the Showers West estimate to produce what appeared to be a lower renovation cost.
2. Showers West is no longer viable.
3. We need to identify a new home for BPD that is operationally sound, fiscally responsible, and provides a long-term (50-year) solution.

Status of Public Safety Bond

Proposed Costs

PROJECT	ORIGINAL EST (1/25/23)	FINAL EST
Purchase of Showers West	\$8.75M	\$8.75M
Renovation of Showers West	\$14.75M*	\$14.6M
Rebuild Fire Station 1	\$5.5M	\$5.4M
Remodel Fire Station 3	\$2.5M	\$3M
Build Logistics & Training Center	\$2.5M	\$1.5M**
TOTAL	\$34,000,000	\$33,250,000

Actual Costs

COSTS TO DATE	COMPLETE
\$8,712,355	2023
\$140,000 <i>Fire Admin & Chiller</i>	11/29/2024
\$5,534,666	11/24/2024
\$4,000,000 <i>est.</i>	9/5/2025
\$7,000,000*** <i>est.</i>	12/31/2025
\$25,387,021	

Balance

BOND PROCEEDS	\$27,292,880
PROJECT EXPENSES	(25,387,021)
SHOWERS WEST DESIGN	(973,846)
BOND COSTS	(141,725)
INTEREST EARNINGS	797,347
PROJECTED BOND BALANCE	\$1,587,634

Showers West





PROS

1. Central location connected to City Hall
2. Property now owned by COB
3. Design is complete
4. Would not require relocating BPD during renovation
5. On public transit



CONS

1. Short-term (5-10 year) solution
2. Poor road access and proximity of B-Line Trail hinder emergency dispatch
3. Inadequate parking for BPD fleet
4. Historic wood-frame building not suitable for security needs
5. Limited room for expansion
6. Original budget inadequate
7. Difficult to maintain CALEA Accreditation
8. Not supported by union



★
Areas of
restricted
access.

Showers West – Scope Reduction to Lower Budget

Items Removed

- Controlled access and security systems
- All gun storage and pistol lockers
- All connections to Showers East
- Staff restrooms
- Emergency generators
- New ductwork
- Circulating pumps
- Solar system
- Site improvements
- Lockers and workbenches
- All workstations and writing stations
- All shelving, including high-density shelving for evidence and records
- Large group training room

Expand Current BPD Headquarters



Expand Current BPD Headquarters



PROS

1. Central location
2. Easy access to a main road for quick dispatch
3. Adequate parking for BPD fleet
4. Property owned by COB
5. Currently in use, modified to current needs, and familiar to employees



CONS

1. Requires additional property purchase to expand horizontally
2. Significant water damage and continuing water infiltration
3. Electrical service at maximum capacity
4. Not ADA-compliant, complete gut
5. Requires \$\$\$ relocation during renovation, and no suitable temporary space is available
6. Design needed



714 S. Rogers Street





PROS

1. Long-term (50-year) solution
2. Central location
3. Access to main roadways for fast dispatch
4. Adequate parking for the BPD fleet
5. Vacant property owned by COB
6. Steel and concrete building structure
7. Room for future expansion and/or co-location of services
8. On public transit and close but not adjacent to the B-Line Trail
9. Supported by union & leadership



CONS

1. Interior demolition required
2. Site must be brought up to current UDO standards.
3. Area is slightly more residential, though with a history of emergency services.
4. New design needed



Cost Comparisons

ITEM	SHOWERS WEST	EXPAND CURRENT BLDG	714 S ROGERS
Land purchase	\$8,750,000	<i>\$1,000,000</i>	\$0
Tenant Buyout	<i>\$500,000</i>	\$0	\$0
Renovation	\$14,600,000*	\$22,523,568	\$22,903,848
Design			
FF&E			
TOTAL	\$23,850,000	\$23,523,568	\$22,903,848

Feedback Form: Future Bloomington Police Headquarters



Share your questions, comments, or suggestions regarding the future location of the Bloomington Police Department headquarters. Use your phone's camera to scan the QR code and access the feedback form or visit **bton.in/j6EtZ**

Submissions can be anonymous, or you may choose to provide contact information if you'd like a follow-up.