

Temporary and New Town Police Facility

Town of Purcellville, Virginia

August 11, 2020

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AGENDA

EXISTING POLICE HEADQUARTERS

NEW POLICE HEADQUARTERS

PROJECT SCHEDULE

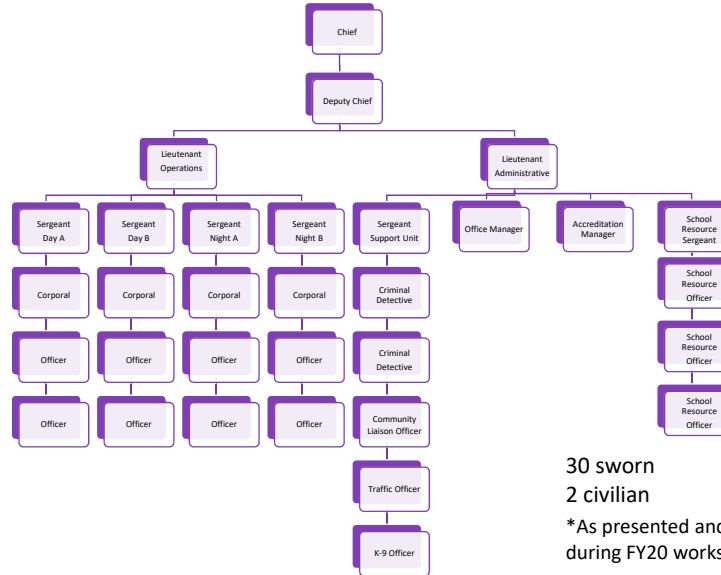
TEMPORARY FACILITY

YOUR QUESTIONS

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Minimum Force Staffing Level

*Critical staffing to provide quality law enforcement services and effective community policing engagement**



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EXISTING POLICE HEADQUARTERS CONDITIONS

FACILITY IS RENTED BY THE TOWN

SITE

- UNSECURED PARKING
- NO BUILDING STAND-OFF
- CLEAR SIGHT LINES INTO BUILDING



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EXISTING POLICE HEADQUARTERS CONDITIONS

LOBBY

- SMALL
- NO BALLISTIC RESISTANCE
- NO PUBLIC RESTROOM

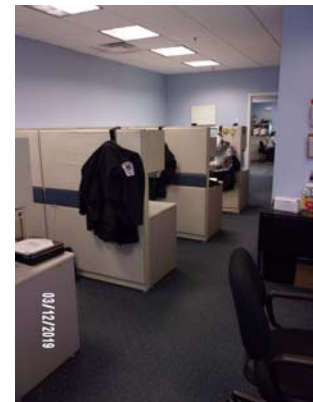


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EXISTING POLICE HEADQUARTERS CONDITIONS

OFFICER WORKSPACE

- SMALL WORKSTATIONS
- INSUFFICIENT STORAGE
- INSUFFICIENT DESKS



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EXISTING POLICE HEADQUARTERS CONDITIONS

LOCKER ROOM

- SMALL LOCKER ROOM
- INSUFFICIENT STORAGE
- INSUFFICIENT NUMBER OF LOCKERS



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EXISTING POLICE HEADQUARTERS CONDITIONS

EVIDENCE STORAGE

- INSUFFICIENT STORAGE SPACE
- INADEQUATE VENTILATION
- LIMITED PROCESSING SPACE



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EXISTING POLICE HEADQUARTERS CONDITIONS

CHIEF'S OFFICE

- LACKING SECURITY MEASURES
- EASILY ACCESSED FROM EXTERIOR
- VIEWABLE FROM EXTERIOR

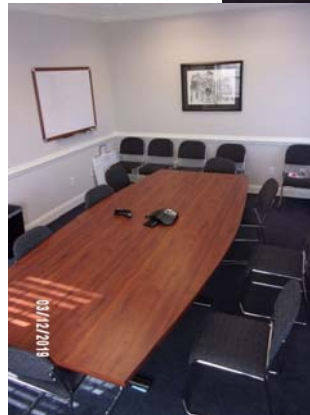


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EXISTING POLICE HEADQUARTERS CONDITIONS

CONFERENCE ROOM

- NO NON-SECURE SIDE ACCESS
- REMOTE FROM LOBBY
- INSUFFICIENT TECHNOLOGY
- TOO SMALL FOR TRAINING



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EXISTING POLICE HEADQUARTERS CONDITIONS

INTERVIEW ROOM

- NO RECORDING CAPABILITIES
- NOT CHILD FRIENDLY
- ONLY ONE ROOM (VICTIM/SUSPECT)
- NOT ACOUSTICALLY TREATED
- NO RESTROOM



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PERMANENT HEADQUARTERS PROGRAM

PURCELLVILLE NEW POLICE HEADQUARTERS

SPACE REQUIREMENTS SUMMARY

	CURRENT NEEDS	
	PERS	NSF
PUBLIC SAFETY		
POLICE - ADMINISTRATION	5	2,801
POLICE - OPERATIONS (PATROL)	19	4,602
SHARED POLICE		3,051
TOTAL PERSONNEL / NSF	24	10,454
CURRENT / REQUIRED GROSS SQ FT at 80% efficiency		13,068
Required gross square footage calculation above is determined using an efficiency of 80%.		
CURRENT / REQUIRED GROSS SQ FT at 90% efficiency		11,616
Required gross square footage calculation above is determined using an efficiency of 90%.		

* CURRENT NEEDS NSF indicates the amount of NSF (net square feet) required to meet the needs of the current staff based on appropriate space standards. The difference between CURRENT NEEDS NSF and CURRENT SPACE NSF is the deficiency or excess of space for the current staff.

Parking
Police = 28 staff + 15 visitor = 43 spaces
Store VMB trailers (3)
Traffic Safety Motor Unit
No command bus.

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PERMANENT HEADQUARTERS CONCEPT PLAN

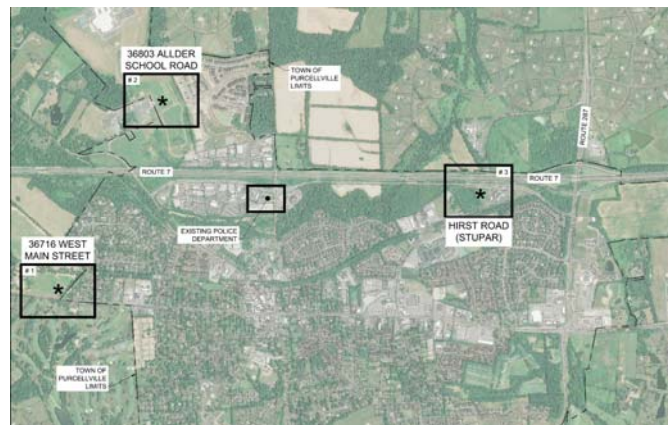
BUILDING PLAN



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PERMANENT HEADQUARTERS LOCATIONS

ALLDER SCHOOL ROAD
WEST MAIN STREET
HIRST ROAD (STUPAR)



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PERMANENT HEADQUARTERS SITE PLANS

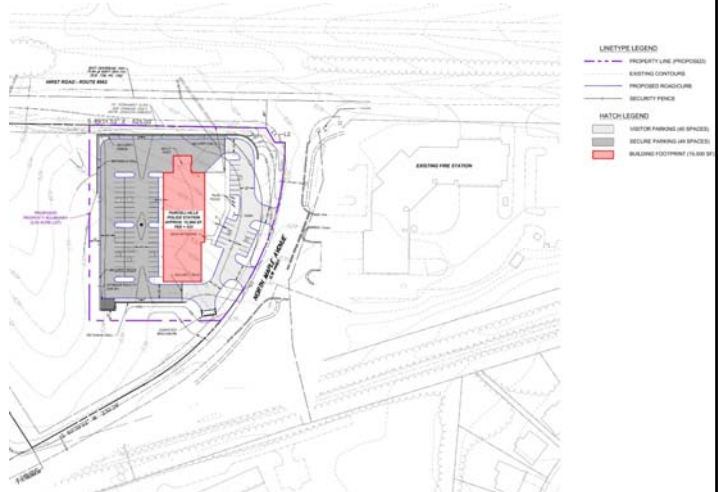
ALLDER SCHOOL ROAD



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PERMANENT HEADQUARTERS SITE PLANS

HIRST ROAD (STUPAR)



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PERMANENT HEADQUARTERS SITE PLANS

WEST MAIN STREET



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PERMANENT HEADQUARTERS BUDGET

TOTAL PROJECT BUDGET

INCLUDES HARD AND SOFT COSTS

BUDGET NUMBERS ARE NOT ESTIMATES

TOWN OF PURCELLVILLE POLICE HEADQUARTERS BUDGET ESTIMATE

August 11, 2020

Since we have no control over the cost of labor and materials, current market conditions, or competitive bidding, we cannot guarantee the accuracy of this estimate of probable construction costs.

CONSTRUCTION COSTS

One Story building	12,000 SF @	\$315.00	\$3,780,000
Site work (no off-site improvements)	2.5 AC @	\$525,000	\$1,312,500
Construction Cost Subtotal		\$424.38	\$5,092,500

OTHER COSTS

Misc Building Systems

Furniture Allowance (\$25 PSF)	Not included
Graphics & Signage (\$1.25 PSF)	\$15,000
Voice and data systems (\$3 PSF)	\$36,000
Appliances - 3 refrigerators, 3 microwaves, 2 coffee pots	\$10,000
Fitness equipment	\$20,000

Site purchase

Permitting and Utility Connection Allowance	\$20,000
Environmental mitigation cost	Not included
Legal/ILA, Plans and closing fees	Not included
Property Acquisition Allowance	Not included
Legal Expenses	Not included
Financing Expenses	Not included

Design soft costs

Architectural/Engineering Services	\$509,250
Boundary and Topographic Survey	included in A/E services cost

Construction soft costs

Moving Expenses Allowance	\$20,000
Geotech/const materials testing	\$35,000
Special/third party inspect (0.75% of constr cost-Town)	\$38,194

Other Costs Subtotal **\$703,444**

Project Cost Subtotal **\$5,795,944**

Contingency (10%)	\$580,000
TOTAL	\$6,375,944

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Key Assumptions



- The following pages present estimated payments associated with (a) the potential construction of a Permanent Police Station and (b) potential rental and renovation of a Temporary Police Station:
 - Permanent Police Station
 - Estimates are based on a project cost of \$6.5 million⁽¹⁾ (rounded) and an assumed 20-year financing term.
 - Estimates are based on an estimated current-market interest rate, the current-market rate plus 1%, and the current-market rate plus 2%.
 - Temporary Police Station
 - Estimates are based upon a variety of lease options (3 years up through 10 years).
 - Payments consist of annual lease payments and annually amortized build-out costs provided by Moseley Architects.
- Long-term interest rates (i.e. 20-year fixed rates) are at approximately 60-year lows. See next page.
- Since 2018 (pre COVID-19), inflation/increase in the Consumer Price Index (CPI) caused Permanent Police Station costs to increase at an average of 4.5% to 5% per year, or roughly 10% over 2 years compounded.
- Since the onset of COVID-19, the estimated construction cost decreased by roughly the same amount.
(Note: the \$6.5 million cost estimate as of 2020 was provided by Moseley taking into consideration the factors above).

DAVENPORT & COMPANY ⁽¹⁾ Cost estimate per Moseley Architects.

Town of Purcellville, Virginia

August 11, 2020

1

Tax-Exempt Interest Rate Trends



Long term interest rates have continued to decline and remain at historical lows.

DAVENPORT & COMPANY Note: Graphs show data for the Bond Buyer 20-Bond Index through Thursday, July 30, 2020.

Town of Purcellville, Virginia

August 11, 2020

2

Permanent Police Station Payment Estimates



- Each estimate below is based on permanent financing with a 20-year repayment term.

Scenario	Estimated Current Market Interest Rate	Estimated Current Market Interest Rate plus 1%	Estimated Current Market Interest Rate plus 2%
Project Cost	\$6.5 Million	\$6.5 Million	\$6.5 Million
Interest Rate ⁽¹⁾	2.00%	3.00%	4.00%
Financing Term	20 Years	20 Years	20 Years
Annual Payments (approx.)	\$400,000	\$450,000	\$500,000
Total Payments over Financing Term (approx.)	\$8 Million	\$9 Million	\$10 Million

(1) Estimated results are preliminary and subject to change. Based on estimated interest rates as of August 10, 2020. Actual results may vary from these estimates.

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Town of Purcellville, Virginia

August 11, 2020

3

Lowers Group Temporary Police Station Payment Estimates vs. Permanent Police Station



- The table below shows estimated costs associated with using the Lowers Group as a Temporary Police Station (as estimated by Moseley Architects)⁽¹⁾ and the estimated cost of financing a Permanent Police Station at an estimated current market interest rate.⁽²⁾

Lowers Group as Temporary Police Station

Scenario	3-Year Rental	5-Year Rental	7-Year Rental	10-Year Rental
Square Footage	7,400 square feet (consists of current 4,300 plus additional 3,100)			
Annual Rent (approx.)	\$192,400	\$192,400	\$192,400	\$192,400
Annual Build-Out Costs	\$100,000	\$100,000	\$100,000	\$100,000
Annual Payments (approx.)	\$292,400	\$292,400	\$292,400	\$292,400
Total Payments over Rental Term (approx.)	\$880,000	\$1.5 Million	\$2.1 Million	\$2.9 Million

Permanent Police Station

Scenario	Permanent Police Station at Current Market Interest Rate
Square Footage	12,000 (estimated)
Project Cost	\$6.5 Million
Interest Rate & Financing Term	20 Years at 2.00%
Annual Payments (approx.)	\$400,000
Total Payments over Financing Term (approx.)	\$8.0 Million

(1) Estimated amounts presented above are provided by Moseley Architects. Amounts include NNN costs. Lease rates are based on a 2020 rate of \$26 per square foot.

(2) Estimated results are preliminary and subject to change. Based on estimated interest rates as of August 10, 2020. Actual results may vary from these estimates.

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Town of Purcellville, Virginia

August 11, 2020

4

Pickwick Temporary Police Station Payment Estimates vs. Permanent Police Station



- The table below shows estimated costs associated with using the Pickwick Building as a Temporary Police Station (as estimated by Moseley Architects)⁽¹⁾ and the estimated cost of financing a Permanent Police Station at an estimated current market interest rate.⁽²⁾

Pickwick Building as Temporary Police Station

Scenario	3-Year Rental	5-Year Rental	7-Year Rental	10-Year Rental
Square Footage	7,500 square-foot buildout out of a 10,000 square-foot facility			
Annual Rent (approx.)	\$195,000	\$195,000	\$195,000	\$195,000
Annual Build-Out Costs	\$100,000	\$100,000	\$100,000	\$100,000
Annual Payments (approx.)	\$295,000	\$295,000	\$295,000	\$295,000
Total Payments over Rental Term (approx.)	\$885,000	\$1.5 Million	\$2.1 Million	\$3.0 Million

Permanent Police Station

Scenario	Permanent Police Station at Current Market Interest Rate
Square Footage	12,000 (estimated)
Project Cost	\$6.5 Million
Interest Rate & Financing Term	20 Years at 2.00%
Annual Payments (approx.)	\$400,000
Total Payments over Financing Term (approx.)	\$8.0 Million

(1) Estimated amounts presented above are provided by Moseley Architects. Amounts include NNN costs. Lease rates are based on a 2020 rate of \$26 per square foot.

(2) Estimated results are preliminary and subject to change. Based on estimated interest rates as of August 10, 2020. Actual results may vary from these estimates.

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Town of Purcellville, Virginia

August 11, 2020

5

Dragon Hops Temporary Police Station Payment Estimates vs. Permanent Police Station



- The table below shows estimated costs associated with using Dragon Hops as a Temporary Police Station (as estimated by Moseley Architects)⁽¹⁾ versus the estimated cost of financing a Permanent Police Station at an estimated current market interest rate.⁽²⁾

Dragon Hops as Temporary Police Station

Scenario	3-Year Rental	5-Year Rental	7-Year Rental	10-Year Rental
Square Footage	7,800 square feet			
Annual Rent (approx.)	\$202,800	\$202,800	\$202,800	\$202,800
Annual Build-Out Costs	\$100,000	\$100,000	\$100,000	\$100,000
Annual Payments (approx.)	\$302,800	\$302,800	\$302,800	\$302,800
Total Payments over Rental Term (approx.)	\$910,000	\$1.5 Million	\$2.1 Million	\$3.0 Million

Permanent Police Station

Scenario	Permanent Police Station at Current Market Interest Rate
Square Footage	12,000 (estimated)
Project Cost	\$6.5 Million
Interest Rate & Financing Term	20 Years at 2.00%
Annual Payments (approx.)	\$400,000
Total Payments over Financing Term (approx.)	\$8.0 Million

(1) Estimated amounts presented above are provided by Moseley Architects. Amounts include NNN costs. Lease rates are based on a 2020 rate of \$26 per square foot.

(2) Estimated results are preliminary and subject to change. Based on estimated interest rates as of August 10, 2020. Actual results may vary from these estimates.

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Town of Purcellville, Virginia

August 11, 2020

6

Key Observations



- Costs of the Permanent Police Station are currently estimated at \$6.5 million.
- The Town could finance the \$6.5 million Permanent Police Station over 20 years with:
 - Estimated annual payments of approximately \$400,000 to \$500,000; and
 - Total payments over the life of the financing of approximately \$8 million to \$10 million.⁽¹⁾
- If the Town were to lease a Temporary Police Station facility for 10 years, the Town would pay approximately \$2.9–\$3.0 million of rent/buildout costs over 10 years and would still need to fund a Permanent Police Station at the end of that term.
- Assuming an annual inflation factor of 4% per year, the current \$6.5 million project cost could increase to approximately \$9.6 million after 10 years.
- Assuming a \$9.6 million project cost and a 4.00% interest rate, a 20-year financing for the Permanent Police Station would have annual payments of approximately \$710,000 and total payments of \$14.2 million over the life of the financing.

(1) Estimated results are preliminary and subject to change. Range of results based on estimated current market interest rate (2.00%) as of August 10, 2020 and current market interest rate plus 2.00% (4.00%). Actual results may vary from these estimates.

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Town of Purcellville, Virginia

August 11, 2020

7

PERMANENT HEADQUARTERS SCHEDULE

DOES NOT INCLUDE TIME FOR PROPERTY ACQUISITION

PROJECT SCHEDULE

• SCHEMATIC DESIGN	4 WEEKS
• DESIGN DEVELOPMENT	6 WEEKS
• CONSTRUCTION DOCUMENTS	8 WEEKS
• PERMITTING AND BIDDING	6 WEEKS
• AWARD CONSTRUCTION	4 WEEKS
• <u>CONSTRUCTION</u>	<u>12 MONTHS</u>
• TOTAL	19 MONTHS

CONCURRENT SITE PLAN SCHEDULE

• SURVEY, GEOTECH, ENVIRONMENTAL STUDIES	6 WEEKS
• PRELIMINARY DESIGN	4 WEEKS
• PRE-APPLICATION MEETING	
• CONSTRUCTION DOCUMENTS	8 WEEKS
• TOWN REVIEW AND COMMENT RESPONSE	6 WEEKS PER REVIEW CYCLE
• PERMITTING	2-3 WEEKS

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TEMPORARY FACILITY LOCATIONS

PICKWICK BUILDING

DRAGON HOPS

PULLEN HOUSE

LOWERS GROUP

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TEMPORARY FACILITY ASSESSMENTS

EXISTING CONDITIONS REPORTS

COMPARATIVE ANALYSIS/ASSESSMENT CRITERIA

EXISTING BUILDING ASSESSMENT
17336 PICKWICK DRIVE



Town of Purcellville
Police Department Building Assessment

Town of Purcellville,
Architect's Project

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ARCHITECT/ENGINEER

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
CIVIL ENGINEER

EXISTING BUILDING ASSESSMENT
Former Dragon Hops Building
130 East Main Street



Town of Purcellville
Police Department Building Assessment

Town of Purcellville
Purcellville, Virginia
Architect's Project No. 591777

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ARCHITECT/ENGINEER

TIMMONS GROUP
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CIVIL ENGINEER

RICHMOND, VIRGINIA

RICHMOND, VIRGINIA

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TEMPORARY FACILITY ASSESSMENTS

EXISTING CONDITIONS REPORTS

COMPARATIVE ANALYSIS/ASSESSMENT CRITERIA

ASSESSMENT CRITERIA

Access for Visitors and Staff

Adequate parking spaces for public in unsecure area
Ability to secure parking of personal vehicles (POVs) and fleet vehicles. Fenced area.
Two ways out of secure parking area.
Clear sight ingress/egress
Two ingress/egress drives

Visibility

Location not hidden from traffic flow
Walkable for the community

Viability

The level of functionality to have adequate space for a floor plan of a modern police facility
The ability to retrofit the building without major renovations to meet the safety standards needed for a police facility
Strengthen community engagement, space for a community room.

Cost to Implement

If leased, what contribution is the landlord making to the build out?
Cost to return facility back to original design
Request to return facility to original design or leave "as-is"
Interview/interrogation room
Front lobby security
Building of secure armory and Property & Evidence room
Adequate square footage for five years and if needed, 10 years

Operational Accommodation

Ability to secure public areas
Ability to add community room.
Ability to have adequate offices for staff
Ability to have a floor plan that allows flow of like units together.
Adequate storage for equipment
Secure exterior for staff safety

Distance from Downtown

Walkability is 'nice to have'

Overall Security

Adequate setback
Secure structure
Solid construction
Ability to upgrade for ballistic exterior windows
Ample lobby size
Good lighting
Clear sight distance for ingress/egress

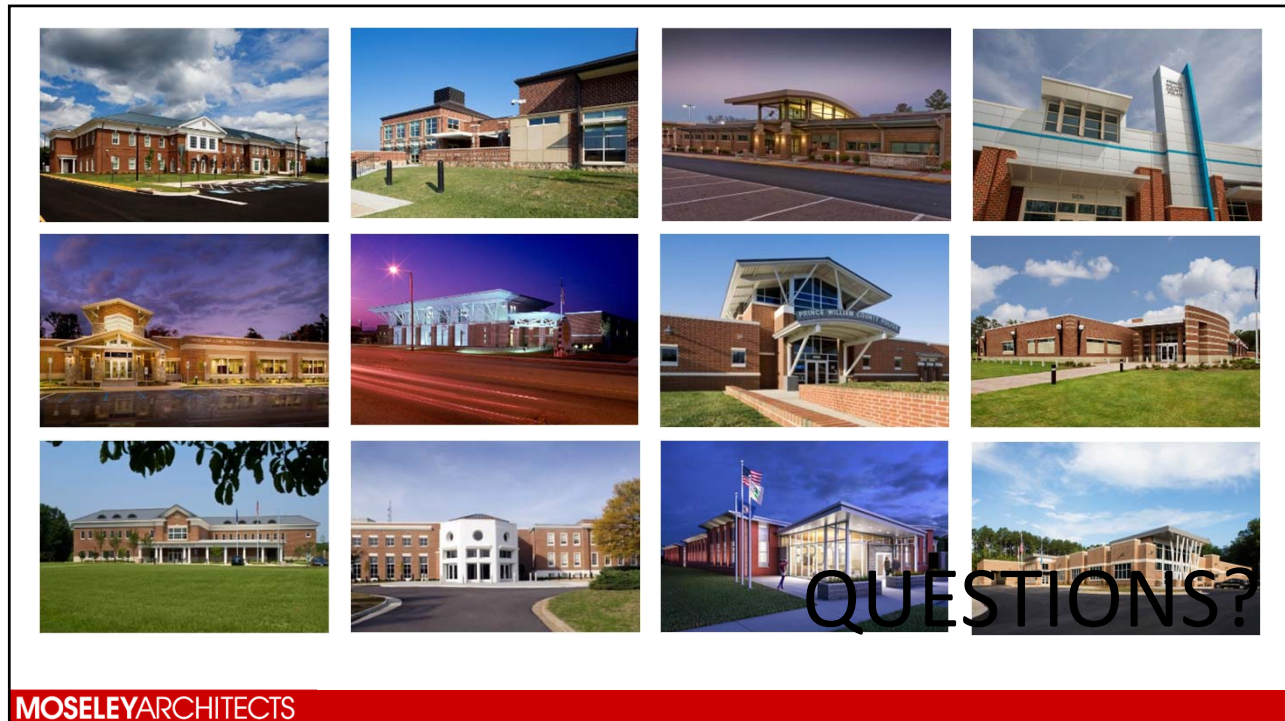
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Town of Purcellville - Temporary Police Facility Assessment

Weight of Criteria →		10	4	10	10	6	1	10	
Site Name		Access / Visitors and Staff	Visibility	Viability	Cost to Implement	Operational Accommodation	Distance from Downtown	Overall Security	TOTAL SCORE
1 Pickwick Building		4.4	3.50	8.67	8.43	8.83	2.00	6.57	349.67
2 Lowers Group		8.60	9.00	5.00	8.43	5.17	6.00	5.57	349.00
3 Dragon Hops		9.80	9.00	7.00	9.57	8.33	10.00	9.57	455.43
4 Pullen House		3.80	8.50	6.67	8.14	6.83	10.00	7.43	345.38

Scale: 1 Least favorable - 10 Most Favorable

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