

## Scott County Tremont Substation:

The Scott County Tremont Sub-Station (52,000 SF) currently houses the following Departments/Offices; County Sheriff's Patrol Division, the County's warehouse storage bays, and the Jail's Bike Repair Shop. The portion of the Substation Facility that housed a minimum security jail is currently available space.



## Scott County Sheriff's Patrol Division:

Existing Conditions: The Patrol Division occupies approximately 7,500 SF of the Substation Facility. A programmatic exercise was conducted to determine actual square footage needs of approximately 12,000 SF. No work has been completed at the Patrol Offices since a renovation of the space in 1994.

### Planning Parameters:

- It would be ideal to locate Patrol further outside of the City limits. When Patrol located at the Tremont Facility, the City of Davenport was not as built-up as it is now and the Sheriff's Department feels it needs to be closer to the main thoroughfares of the County – Interstate 80 and Route 61.
- There are no immediate growth predictions for the Patrol Unit. Expansion of the Department would be due to long term population growth or a future consolidation.
- Space requirements and square footage needs are outlined in attached Tremont/Patrol program.

### Projected Needs:

- The current location does not provide for adequate, secure parking of the County vehicles.
- It would be ideal to provide a portion of the patrol parking as indoor parking with a maintenance bay component.
- The current space does not meet ADA accessibility guidelines.
- Lack of space for staff functions and filing/storage is the biggest issue. Only 4,000 SF of the Substation were originally renovated for use by Patrol. The additional space utilized has been taken over by the staff from the available space in the Minimum Security Jail on site.

## Scott County Master Space Plan

### Program

#### Patrol Building

	<u>Existing</u>	<u>Programmed</u>
<b>Offices</b>		
Captain	0 SF	196 SF
Lieutenant (three offices @ 144 SF)	0 SF	432 SF
Training Sergeant	0 SF	144 SF
Sergeants (shared office w/ three workstations and interview table)	0 SF	384 SF
Drug Enforcement Officers (shared office w/ two workstations)	0 SF	240 SF
<b>Offices Subtotal</b>	<b>960 SF</b>	<b>1,396 SF</b>
<b>Common Areas</b>		
Processing Room	0 SF	200 SF
Ordinance Room	0 SF	120 SF
Small Interview Room (two @ 120 SF)	0 SF	240 SF
Large Interview Room	0 SF	196 SF
Training Room (sized for 50 people)	0 SF	1,300 SF
Conference Room (sized for 12 people)	0 SF	400 SF
Report Writing (4-5 stations)	0 SF	300 SF
Drug Storage Room	0 SF	120 SF
<b>Common Areas Subtotal</b>	<b>1,990 SF</b>	<b>2,876 SF</b>
<b>Staff Support Area</b>		
Womens Lockers (35 lockers, two toilets, two showers)	0 SF	650 SF
Mens Lockers (35 lockers, two toilets, two showers)	0 SF	650 SF
Dress Out Room	0 SF	200 SF
Weight Room	0 SF	350 SF
Defense Tactics	0 SF	600 SF
Break Room	0 SF	350 SF
Mail Area	0 SF	120 SF
<b>Staff Support Subtotal</b>	<b>1,925 SF</b>	<b>2,920 SF</b>
<b>Building Support</b>		
Vestibule/Secure Entrance	0 SF	150 SF
Public Toilets - Men	0 SF	200 SF
Public Toilets - Women	0 SF	200 SF
Storage Room	0 SF	200 SF
Janitor's Closet	0 SF	80 SF
Mechanical Room	0 SF	Incl. In Gross
<b>Building Support Subtotal</b>	<b>250 SF</b>	<b>830 SF</b>
<b>Total Net Square Feet</b>	<b>5,125 SF</b>	<b>8,022 SF</b>
<b>Net to Gross Factor</b>	<b>1.48</b>	<b>1.50</b>
<b>Total Gross Square Feet</b>	<b>7,585 SF</b>	<b>12,033 SF</b>



## Scott County Master Space Plan

### Options/Recommendations:

It is clear that the space available in the Tremont substation no longer meets the needs of the Patrol Unit that utilizes a portion of that space.

### Short Term Recommendations:

1. Patrol – Option #2; Relocate Patrol to new building on new site.

### Long Term Recommendations:

1. No recommendations at this time.

## Tremont Warehouse Storage Bays:

### Existing Conditions:

The Storage Warehouse occupies approximately 30,000 SF of the Substation Facility.

### Planning Parameters:

- The main complaint of the Tremont Storage Facility is that it is not centrally located to the main county buildings on the Downtown Campus.

### Projected Needs:

- Re-evaluate existing racking/shelving requirements after implementation of Countywide imaging requirements.
- Provide conditioned/controlled historic document room

### Options/Recommendations:

#### Short Term Recommendations:

1. Implement countywide document management system.
2. Provide archival strategy for County's historical documents/book currently stored at Departments/Offices.

#### Long Term Recommendations:

1. Provide new racking/shelving layout to match document management and archival strategy requirements.

**Jail's Bike Repair Shop:**

Existing Conditions:

The Bike Repair Shop occupies approximately 2,000 SF of the Substation Facility. There is no intent to relocate this building component in the near future.

Options/Recommendations:

There are no recommendations for the Bike Repair Shop at this time.

**Minimum Security Jail:**

Existing Conditions:

The Minimum Security Jail occupies approximately 17,000 SF of the Substation Facility. This space is currently available, and there is no intent to reuse this space as a detention facility in the near future.

Options/Recommendations:

There are no recommendations for the Minimum Security Jail at this time.

## Tremont Substation Plan Analysis – Options/Recommendations:

After relocating Patrol, a large portion of this building (Patrol and Jail) will be available space to the County that can be repurposed as needs arise.

### Short Term Recommendations:

1. Relocate Patrol to new building on new site.

### Long Term Recommendations:

1. Repurpose available space in original Patrol and Jail areas as it becomes available.

### Option 1: Renovation of existing Facility (Not the recommended long term solution)



### Estimated Costs:

Renovation of existing Patrol (4,300 sf @ \$150/sf)	\$ 250,000
Renovation of existing Jail (7,800 sf x \$180/sf)	\$1,404,000
Additional Parking (30 stalls x \$ 2,500/stall)	\$ 75,000
<b>Construction Costs</b>	<b>\$ 1,544,000</b>
Contingency, Fees, FFE	x 1.3
<b>Total Project Costs</b>	<b>\$ 2,007,000</b>
Potential Historical Archive Storage area (7,300 sf @ \$80/sf)	\$ 584,000



Option 2: Creation of a New facility on a New Site (Recommended Solution)



Estimated Costs:

New Patrol Building (12,100 sf x \$200/sf)	\$ 2,420,000
Public Parking Lot (20 stalls x \$2,500/stall)	\$ 50,000
Patrol Parking Lot (25 stalls x \$2,500/stall)	\$ 63,000
<b>Construction Costs</b>	<b>\$ 2,533,000</b>
Contingency, Fees, FFE	x 1.3
<b>Total Project Costs</b>	<b>\$ 3,293,000</b>

Optional enclosed parking and Vehicle Maintenance (9,000 sf x \$120/sf)	\$ 1,080,000
Contingency, Fees, FFE	x 1.3
<b>Total Project Costs</b>	<b>\$ 1,404,000</b>