



TOWN OF BASALT

POLICE & PUBLIC WORKS PRELIMINARY PLANNING

Town Council Meeting | December 9, 2025

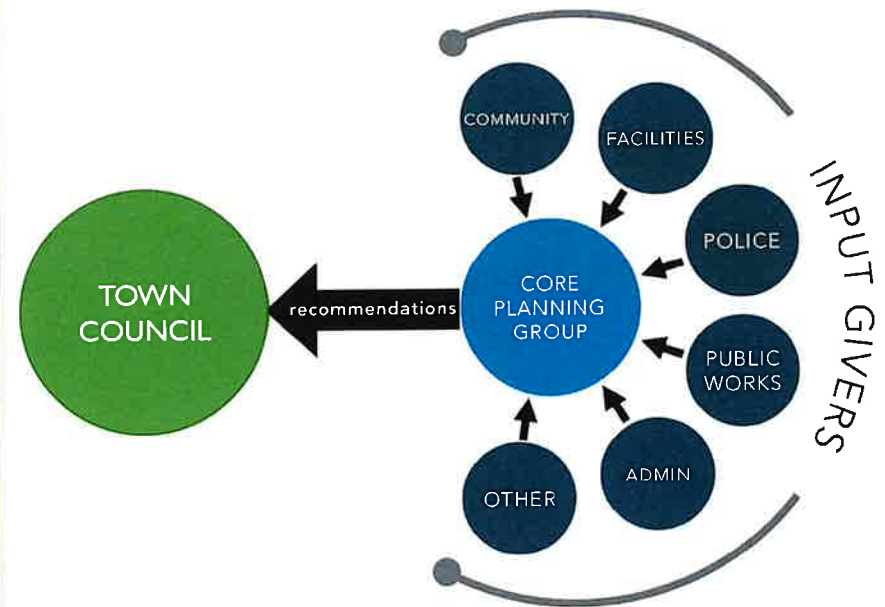
OUR CHARGE FOR THIS UPDATE

1. Identify a phased solution where the **first phase** of the total needs aligns with the current **funding capacity of \$15 Million**
2. Identify opportunities to **reduce the total cost** of the PD and PV projects from the previous ideal to one that will still **accommodate priority needs** and set up for the future

INTRODUCTIONS CORE PLANNING GROUP

Core Planning Group Participants

Ryan Mahoney	Former Town Manager
Doug Pattison	Finance Director
Catherine Christoff	Town Engineer
Michelle Thibeault	Planning Director
Boyd Bierbaum	Former Public Works Director
Justin Forman	Public Works Director
Greg Knott	Chief of Police
Aaron Munch	Police Lieutenant
Dina Prieto	Police Admin. Assistant



INTRODUCTIONS

RECOGNIZING THE NEED

Police Department

- Lack of necessary operational space for Patrol and support spaces
- Parking is not secure
- No area to hold detainees or properly conduct interviews
- No space for the necessary growth
- Not welcoming to the public
- Evidence space does not meet best practices for chain of custody or storage



INTRODUCTIONS

RECOGNIZING THE NEED

Public Works

- Lack of necessary operational space for staff and support spaces
- Not enough parking or yard space
- Office building is a portable/temporary structure beyond its useful life
- No space for training or breaks
- No space for staff to conduct work or phone calls
- Inefficient Operations due to office and equipment disbursement among 5 locations



PLANNING PROCESS



CREATING A VISION FOR BASALT POLICE DEPARTMENT

Key PD Planning Concepts

Public access and orientation

- Police Department should have a strong presence from highway 82
- Provide clear orientation to the lobby for after-hours public contact
- User-friendly and welcoming reception area for the public, yet secure with good sight lines for staff
- Victim and accused privacy should be carefully considered
- Provide conferencing off lobby for public interaction outside secure area
- Provide a multi-use Community Room which can help promote police interactions with the community as well as function for police training and EOC operations



CREATING A VISION FOR BASALT POLICE DEPARTMENT

Key PD Planning Concepts

Essential Service Facility Redundancy & Durability

- Construct to stormproof standards
- Provide generator back up
- Building materials can withstand 24/7 use and is abuse resistance where appropriate

Secure Perimeter

- Secure administrative, investigative, patrol areas, holding and evidence
- Secure property, firearms
- Secure vehicle parking area from public and away from public view if possible



CREATING A VISION FOR BASALT POLICE DEPARTMENT

Key PD Planning Concepts

Functional & Operational Efficiency

- Efficient adjacencies between staff while maintaining appropriate privacy
- Evidence chain of custody to be maintained

Investigators & Patrol Functions

- Conferencing and interview positioned with recording capability
- Create opportunities for internal interactions
- Evidence processing and control with proximity to sallyport
- Flexible and sharable patrol workstations with adjacent rooms to conduct private conversations



CREATING A VISION FOR BASALT PUBLIC WORKS

Key PW Planning Concepts

Site Movement of Materials, Equipment, & People

- Traffic patterns to be clear and easily understood
- Movement to be operationally efficient
- Provide site security and separate parking area for visitors and staff

Administration & Support Areas for Staff

- Appropriate and efficient workspace
- Improve staff workplace amenities including appropriate lockers and showering facilities
- Transition mud rooms to keep dirt out of clean areas.
- Provide an appropriately sized training/ meeting room for staff



CREATING A VISION FOR BASALT PUBLIC WORKS

Key PW Planning Concepts

Equipment Storage

- Purposeful and protected areas for storage of materials, parts, and equipment so they can be easily inventoried, quickly accessed, and deployed
- Provide the ability for weather vulnerable equipment to be stored indoors with headed storage for town equipment driven by staff
- Provide the ability to wash vehicles for employee pride and to extend their longevity and maintain maximum value at the time of resale



DEVELOPING SPACE NEEDS PROGRAMS



- *Interview staff*
- *Learnings from tours*
- *Develop Space standards*
- *Functional requirements defined*
- *Find Efficiencies (multi-use / sharing)*

DEVELOPING SPACE NEEDS PROGRAMS

TOUR OF PRECEDENT POLICE FACILITIES



ASPEN PD

Population: 7,000

Number of Staff: 34

SF: 18,515 sf

Year built: 2018

Const. Cost: \$18.1 M
(Also has a \$7.3 M 8,220 sf affordable housing complex)
Const. Cost in 2024: \$1,516 /sf



AVON PD

Population: 6,100

Number of Staff: 47

SF: 24,000 sf (includes Fire station)

Year built: 2017

Const. Cost: \$ 7.3 Million
Const. Cost in 2024: \$610 /sf



FIRESTONE PD

Population: 17,500

Number of Staff: 31

SF: 29,000 sf

Year built: 2019

Const. Cost: \$16 Million
Const. Cost in 2024: \$1,004 /sf



TIMNATH PD

Population: 7,900

Number of Staff: 17

SF: 21,600 sf

Year built: 2022

Const. Cost: \$13.4 Million
Const. Cost in 2024: \$684 /sf

DEVELOPING SPACE NEEDS PROGRAMS

TOUR OF PRECEDENT PUBLIC WORKS FACILITIES



PITKIN COUNTY PW

Population: 16,900

Number of Staff: 38



FREDERICK PW

Population: 18,100

Number of Staff: unknown

SF: 18,650 sf
(3,420 office – 15,230 vehicle shop)

Year built: 2014

Const. Cost: \$ 2.53 Million
Const. Cost: \$ 297 /sf

Site: 5.0 Acres



WINDSOR PW

Population: 41,400

Number of Staff: Public Works = 31 (2019)
Parks = 70 (2019)

SF: 16,000 sf Office - 15,000 sf Fleet - 21,000 sf storage
10,000 sf Shops - 18,000 sf Parks

Year built: 2017 & 2020

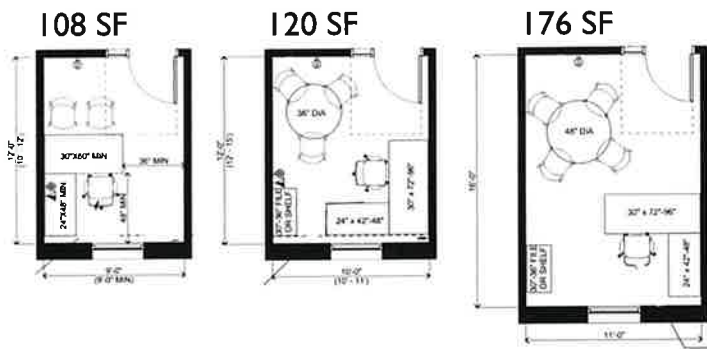
Cost: \$ 20.2 Million
Cost: \$ 506 /sf

Site: 24.2 Acres (11 developed)

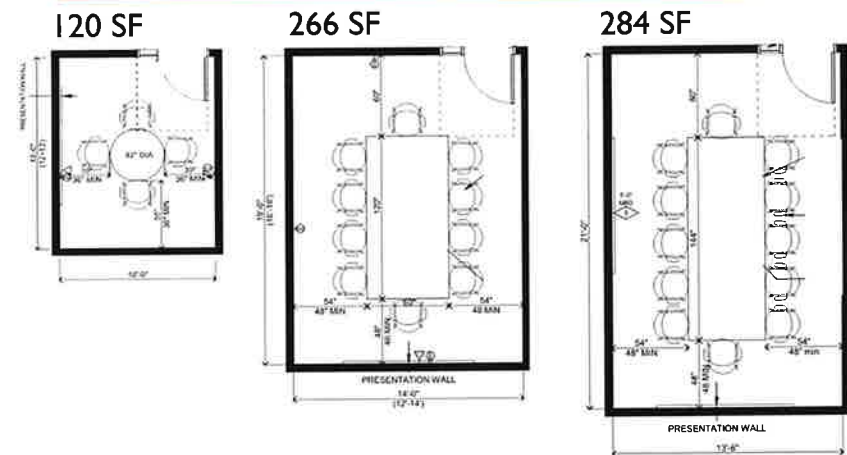
DEVELOPING SPACE NEEDS PROGRAMS

SPACE STANDARDS

OFFICES



CONFERENCE ROOMS



WORKSTATIONS

15-24 SF
(3x5 or 4x6)
drop-in station



36 SF
(6x6) workstation



48 SF
(6x8) workstation



64 SF
(8x8) workstation



DEVELOPING SPACE NEEDS PROGRAMS

POLICE SPACE NEEDS PROGRAM

Police Area	Existing Net SF	Original Study SF	Revised Study SF
Admin / Reception / Lobby	260 sf	2,518 sf	2,043 sf
Offices	404 sf	1,930 sf	1,480 sf
Evidence Process & Storage	495 sf	1,652 sf	1,202 sf
Patrol	408 sf	1,188 sf	964 sf
Support	378 sf	2,730 sf	2,580 sf
NET SF TOTAL	1,945 sf	10,018 sf	8,269 sf
Net / Gross (circulation Mechanical, Wall thickness etc.)	1.39	1.45	1.45
TOTAL GROSS FOOTAGE	2,484 sf	14,526 sf	11,990 sf

**Reduced by
2,536 sf**

DEVELOPING SPACE NEEDS PROGRAMS

PUBLIC WORKS SPACE NEEDS PROGRAM

Public Works Office Areas	Total Existing SF	Original Study SF	Revised Study SF
Offices	819 sf	2,163 sf	1,694 sf
Support Spaces	308 sf	1,320 sf	930 sf
NET SF TOTAL	1,127 sf	3,483 sf	2,624 sf
Net / Gross (circulation Mechanical, Wall thickness etc.)	NA (multiple locations)	1.45	1.45
TOTAL GROSS FOOTAGE	NA	5,050 sf	3,805 sf
Public Works Garage Areas	Total Existing SF	Original Study SF	Original Study SF
Enclosed Storage	13,579 sf	10,814 sf	9,775 sf
Covered Storage	0 sf	0 sf	2,350 sf
Net / Gross (circulation Mechanical, Wall thickness etc.)	NA (multiple locations)	1.10	1.10
TOTAL GROSS FOOTAGE	NA	11,895 sf	13,338 sf

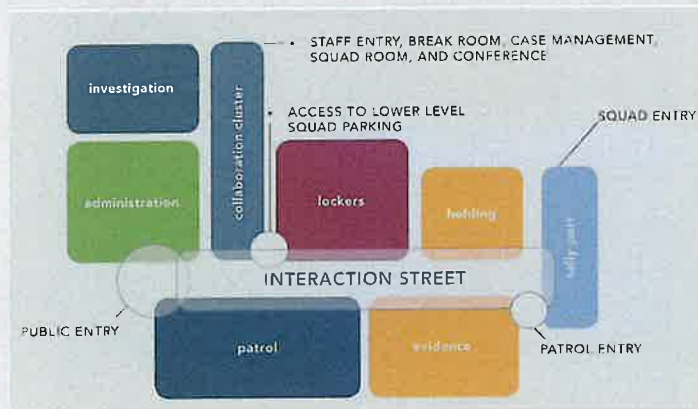
Reduced by
1,245 sf

Reduced
enclosed
storage

Added
covered
storage

GETTING IT RIGHT – CONCEPTS & COST

- *Alignment with criteria*
- *Functional Solutions*
- *Affordability*
- *Projecting accurate and all-inclusive costs*

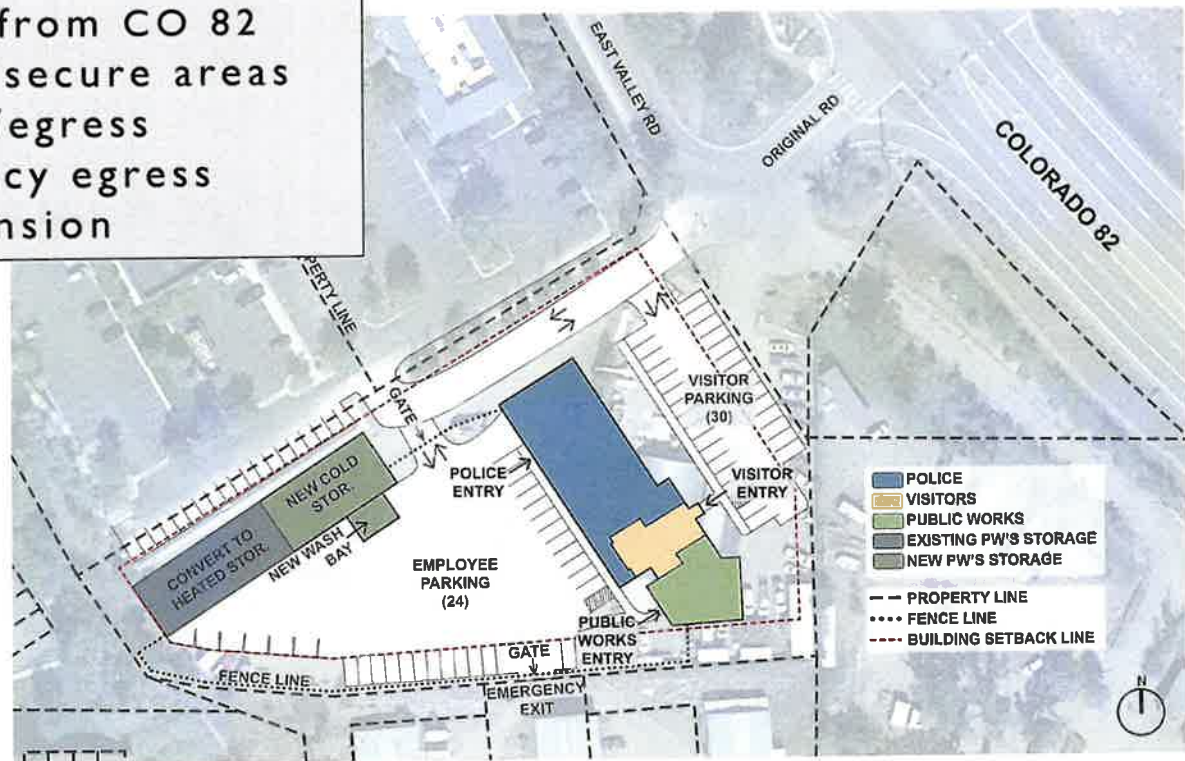


OVERALL SITES

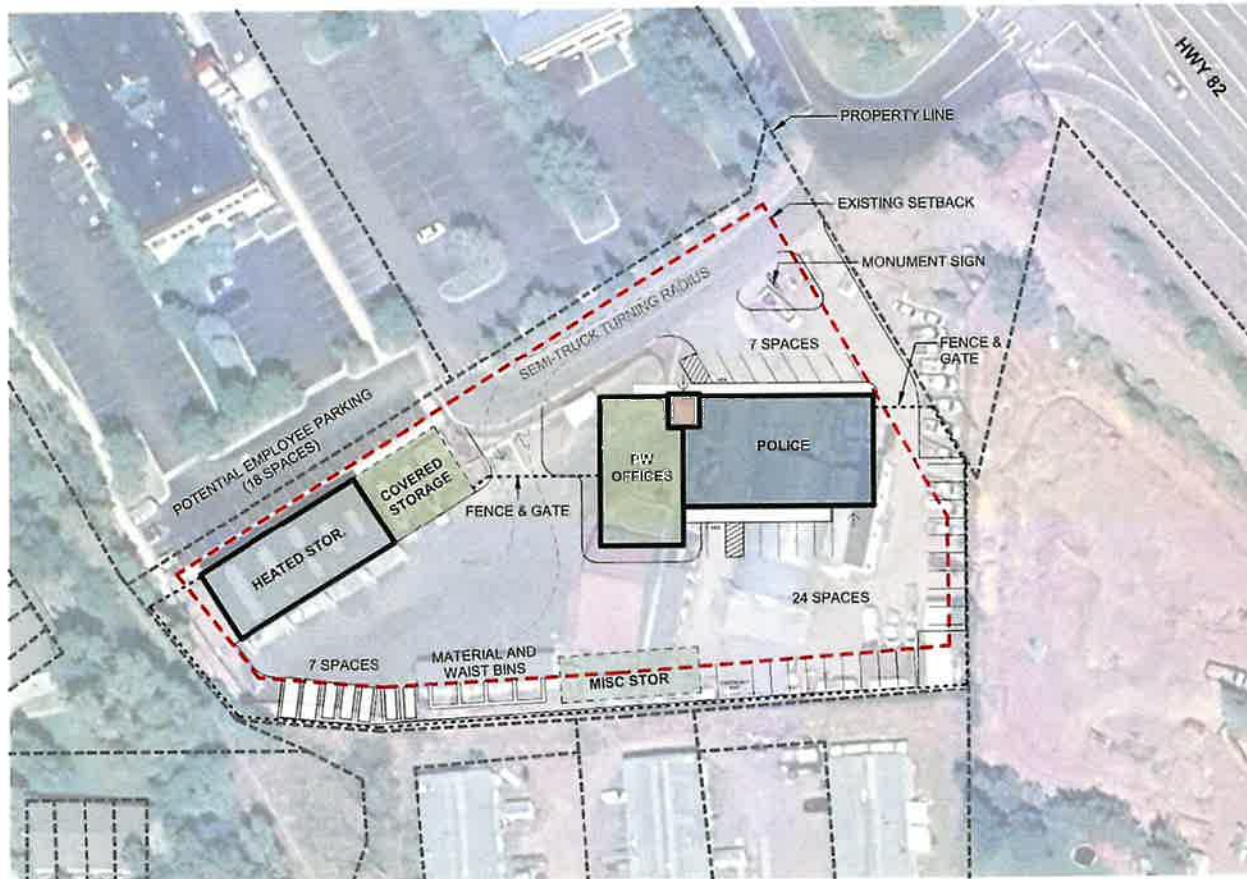


ORIGINAL STUDY SITE PLAN HWY 82

- phased approach
- maximize site usage
- visibility/presence from CO 82
- separate public vs. secure areas
- ease of site access/egress
- secondary/emergency egress
- accommodate expansion



UPDATED STUDY SITE PLAN HWY 82



EQUIPMENT LIST

INSIDE

- ☐ Ventrac 3400Y
- ☐ Caterpillar 262D3 Skid Steer
- ☐ Chevy Silverado 3500 (REG WT)
- ☐ Western Star 4700 SB D/P/W

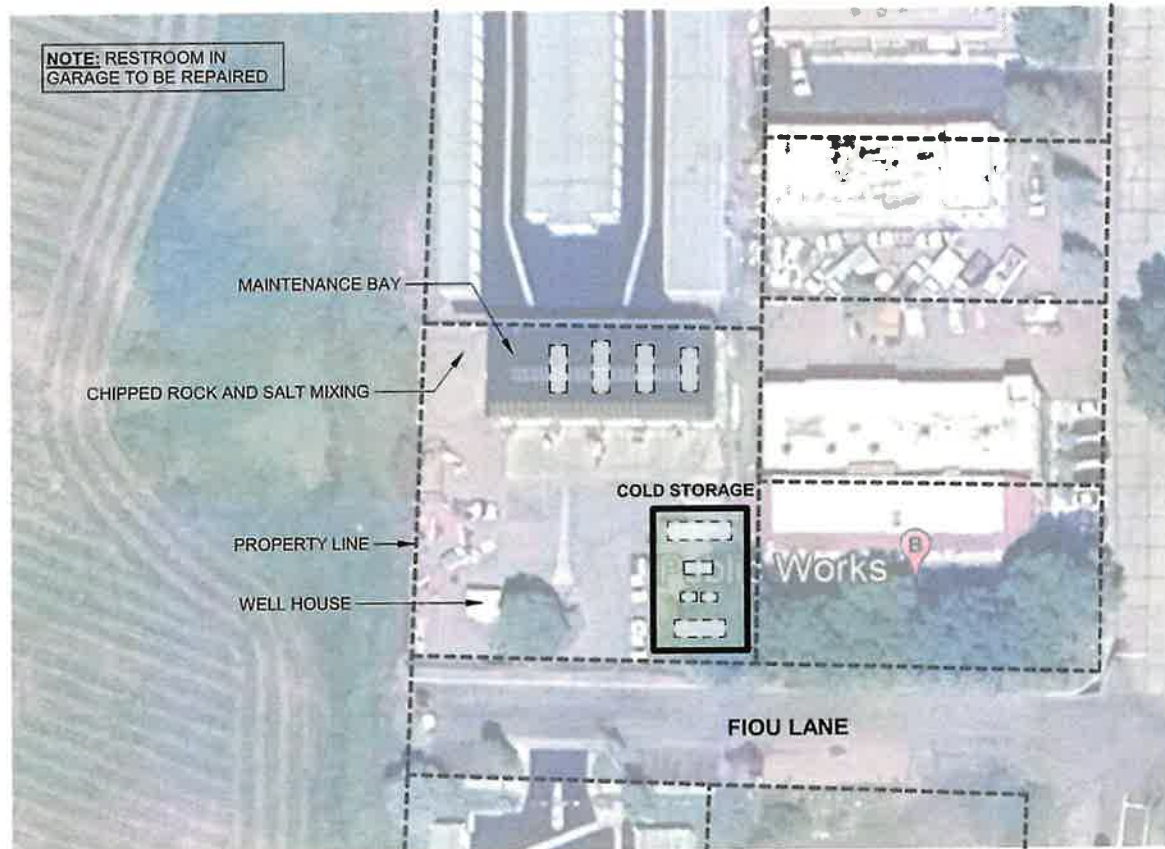
COVERED

- ☐ Bobcat Toolcat 5600
- ☐ Toyota Tacoma 2.7L
- ☐ Chevy Silverado
- ☐ Ford F250 Super Duty 3/4 Ton (6.2L)
- ☐ Dodge Ram 5500 Dump
- ☐ International 4800 Hook Truck

OUTSIDE

- ☐ Wanco VMS Board (2)
- ☐ Chevy Colorado
- ☐ Ford F150 1/2 Ton
- ☐ Chevy Silverado 2500 WT
- ☐ Chevy Silverado 2500 (3/4 Cab)
- ☐ Flatbed Trailer
- ☐ Trailer
- ☐ Ford F350 Super Duty (6.2L)

UPDATED STUDY SITE PLAN FIOU



EQUIPMENT LIST

INSIDE

- ☐ Hustler Mower
- ☐ Ford F350 Diesel SD (6.7L)
- ☐ Ravo 5-Series 540 Sweeper
- ☐ Bobcat Toolcat UW56
- ☐ Ventrac 4520z
- ☐ Caterpillar 420XE Backhoe
- ☐ Caterpillar 262D3 Skid Steer

COVERED

- ☐ International 7400 Hook Truck

OUTSIDE

- ☐ Ford F350 Super Duty (6.2L)

NOTE: All vehicles shown inside for this diagram.

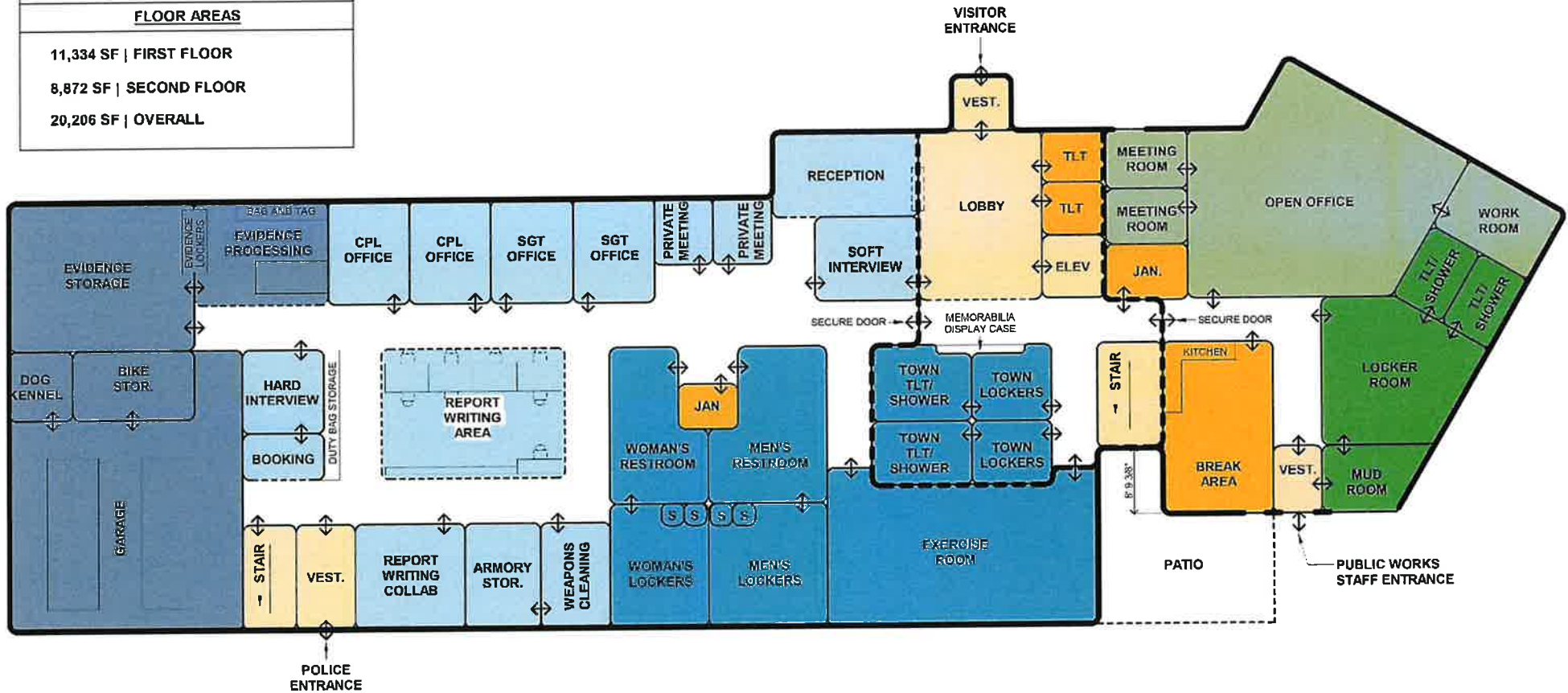
VEHICLES STORED AT ANNEX

- ☐ GMC 3500 Boom Truck
- ☐ Vermeer V250 VR

ORIGINAL CONCEPT FLOOR PLAN

MAIN LEVEL

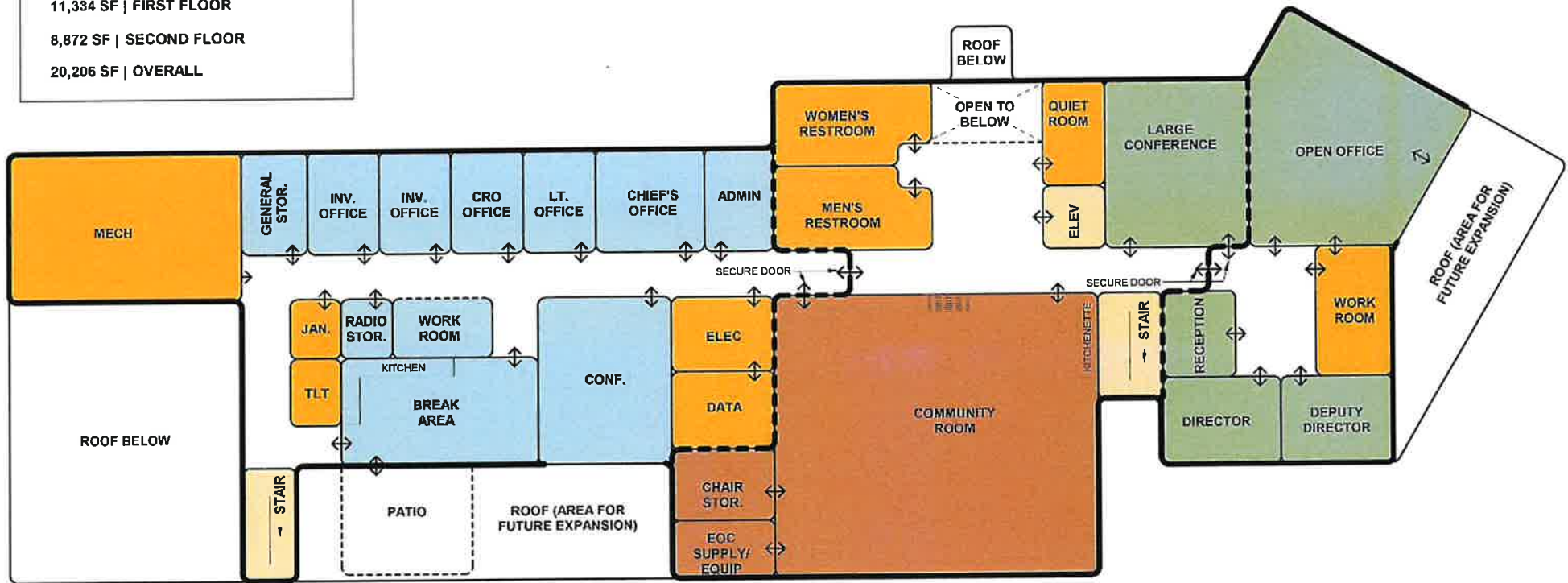
SYMBOL KEY	
-----	SECURE PERIMETER
↔	DOOR LOCATION
-----	ROOM OPEN (NO WALL)
FLOOR AREAS	
11,334 SF	FIRST FLOOR
8,872 SF	SECOND FLOOR
20,206 SF	OVERALL



ORIGINAL CONCEPT FLOOR PLAN

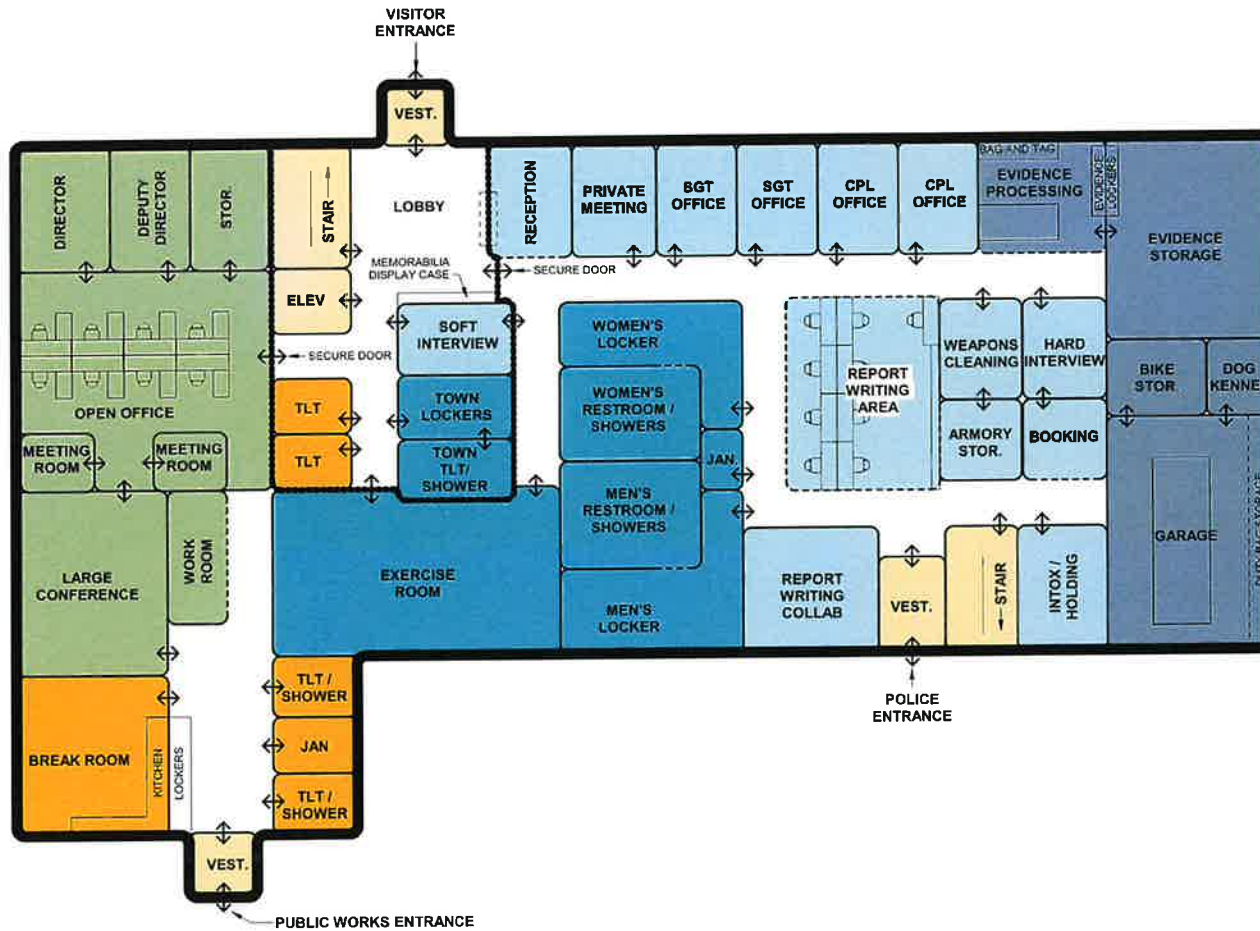
UPPER LEVEL

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UPDATED CONCEPT FLOOR PLAN

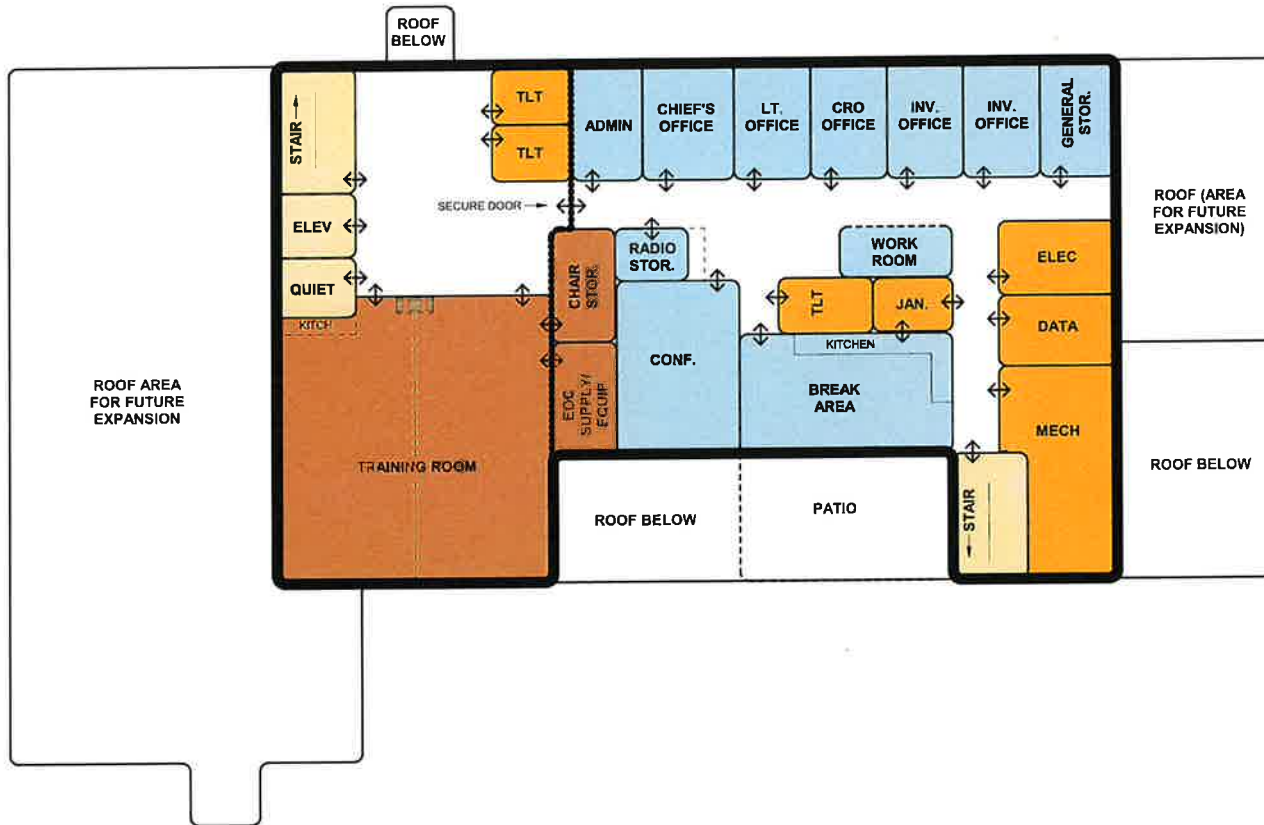
MAIN LEVEL



SYMBOL KEY	
	SECURE PERIMETER
	DOOR LOCATION
	ROOM OPEN (NO WALL)
FLOOR AREAS	
10,370 SF	FIRST FLOOR
5,460 SF	SECOND FLOOR
15,830 SF	OVERALL

UPDATED CONCEPT FLOOR PLAN

UPPER LEVEL

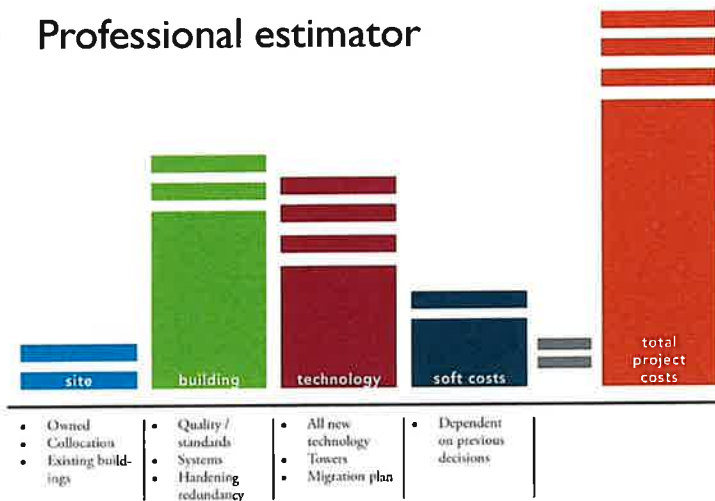


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FLOOR AREAS	
10,370 SF	FIRST FLOOR
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15,830 SF	OVERALL

GETTING IT RIGHT COST ESTIMATING

Experience

- Knowledge of construction type
- Vendor relationships
- Professional estimator



Market Conditions

- Local project knowledge
- CM / GC relationships
- Cost tracking



GETTING IT RIGHT

PRELIMINARY COST ESTIMATE

WEMBER

Basalt Police Station and Public Works

Year Planned for Construction: 2026

Annual Inflation for escalation: 6%

Last Update: 11/13/23

Windsor Police					
2023					
SF	Construction Cost	SF Cost	Years to Escalate	Projected 2026 sf cost	
Total	43,365	\$ 23,722,013	\$ 547	3	\$ 645
Sitework		\$ 3,955,583			
Police Area	43,365	\$ 19,766,430	\$ 456	3	\$ 538

Ft Collins					
2023					
SF	Construction Cost	SF Cost	Years to Escalate	Projected 2025 sf cost	
Total	41,534	\$ 33,000,000	\$ 795	3	\$ 938
Sitework		\$ 3,955,583			
Police Area	41,534	\$ 29,044,417	\$ 699	3	\$ 825

City of Lonetree					
2023					
SF	Construction Cost	SF Cost	Years to Escalate	Projected 2025 sf cost	
Total	41,534	\$ 33,140,840	\$ 798	3	\$ 942
Sitework		\$ 1,575,000			
Police Area - includes courts	41,534	\$ 31,565,840	\$ 760	3	\$ 897
Total	41,534	\$ 13,229,050	\$ 319	3	\$ 376
Sitework		\$ 650,000			
Public Works	22,871	\$ 12,579,050	\$ 550	3	\$ 649

Police Area - includes courts and Fire station

Bozeman Public Safety Center					
2022					
SF	Construction Cost	SF Cost	Years to Escalate	Projected 2025 sf cost	
Total	95,000	\$ 36,900,000	\$ 388	4	\$ 482
Sitework					
Police Area	95,000	\$ 36,900,000	\$ 388	4	\$ 482

Aspen Police					
2016					
SF	Construction Cost	SF Cost	Years to Escalate	Projected 2025 sf cost	
Total	27,000	\$ 20,900,000	\$ 774	10	\$ 1,239
Sitework					
Police Area	18,515	\$ 18,100,000	\$ 978	10	\$ 1,564

Steamboat Fire					
2023					
SF	Construction Cost	SF Cost	Years to Escalate	Projected 2026 sf cost	
Total	18,055	\$ 17,901,020	\$ 991	3	\$ 1,170
Sitework	18,055.00	\$ 1,484,300	\$ 82	3	\$ 97
Fire Area	18,055	\$ 16,416,720	\$ 909	3	\$ 1,073

Average
Construction Cost
= \$ 902 /sf in 2026

**Total Project Cost =
\$28,516,000**

PRELIMINARY COST ESTIMATE

Police Department

CONSTRUCTION COSTS	
Building	\$ 12,487,000
Site infrastructure	\$1,000,000
Parking	\$294,000
Contingency (10%)	\$ 1,378,000
SUBTOTAL	\$ 15,159,000

\$986 / sf

FEES AND TESTING COSTS	
Fees	\$ 1,212,000
Testing	\$ 150,000
Miscellaneous	\$ 89,000
Contingency (10%)	\$ 145,000
SUBTOTAL	\$ 1,596,000

FURNITURE & EQUIPMENT COSTS	
Furniture	\$ 410,000
Equipment	\$ 400,000
Technology	\$ 400,000
Contingency (15%)	\$ 182,000
SUBTOTAL	\$ 1,392,000

Total Anticipated Project Cost	\$ 18,147,000 (\$1,167 / SF)
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Public Works Offices

CONSTRUCTION COSTS	
Building	\$ 3,955,000
Site infrastructure	see PD
Parking	\$ 84,000
Contingency (10%)	\$ 404,000
SUBTOTAL	\$ 4,443,000

\$880 / sf

FEES AND TESTING COSTS	
Fees	\$ 355,000
Testing	\$ 17,000
Miscellaneous	\$ 14,000
Contingency (10%)	\$ 39,000
SUBTOTAL	\$ 425,000

FURNITURE & EQUIPMENT COSTS	
Furniture	\$ 40,000
Equipment	\$ 100,000
Technology	\$ 50,000
Contingency (15%)	\$ 29,000
SUBTOTAL	\$ 219,000

Total Anticipated Project Cost	\$ 5,087,000 (\$1,007 / SF)
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Public Works Storage

CONSTRUCTION COSTS	
Building	\$ 3,333,000
Site	\$ 900,000
Parking	see PD and PW office
Contingency (10%)	\$ 423,000
SUBTOTAL	\$ 4,656,000

\$456 / sf

FEES AND TESTING COSTS	
Fees	\$ 373,000
Testing	\$ 28,000
Miscellaneous	\$ 32,000
Contingency (10%)	\$ 43,000
SUBTOTAL	\$ 476,000

FURNITURE & EQUIPMENT COSTS	
Furniture	\$ 50,000
Equipment	\$ 30,000
Technology	\$ 50,000
Contingency (15%)	\$ 20,000
SUBTOTAL	\$ 150,000

Total Anticipated Project Cost	\$ 5,282,000 (\$518 / SF)
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**Total Project Cost =
\$25,398,000**

Police Department

CONSTRUCTION COSTS	
Building	\$ 10,311,500
Site infrastructure	\$ 1,000,000
Parking	\$315,000
Contingency (10%)	\$ 1,162,650
SUBTOTAL	\$ 12,789,150

\$1,068 / sf

FEES AND TESTING COSTS	
Fees	\$ 1,023,132
Testing	\$ 105,000
Miscellaneous	\$ 143,000
Contingency (10%)	\$ 126,113
SUBTOTAL	\$ 1,387,245

FURNITURE & EQUIPMENT COSTS	
Furniture	\$ 410,000
Equipment	\$ 400,000
Technology	\$ 400,000
Contingency (15%)	\$ 181,500
SUBTOTAL	\$ 1,391,500

Total Anticipated Project Cost **\$ 15,567,895**
(\$1,300 / SF)

Reduced by \$2,579,105

Public Works Offices

CONSTRUCTION COSTS	
Building	\$ 3,038,875
Site infrastructure	see PD
Parking	see PD
Contingency (10%)	\$ 303,888
SUBTOTAL	\$ 3,342,763

\$880 / sf

FEES AND TESTING COSTS	
Fees	\$ 257,421
Testing	\$ 17,000
Miscellaneous	\$ 24,000
Contingency (10%)	\$ 29,842
SUBTOTAL	\$ 328,263

FURNITURE & EQUIPMENT COSTS	
Furniture	\$ 40,000
Equipment	\$ 80,000
Technology	\$ 50,000
Contingency (15%)	\$ 25,500
SUBTOTAL	\$ 195,500

Total Anticipated Project Cost **\$ 3,866,526**
(\$997 / SF)

Reduced by \$1,220,474

Public Works Storage

CONSTRUCTION COSTS	
Building	\$ 3,888,000
Site	\$ 900,000
Parking	see PD and PW office
Contingency (10%)	\$ 478,800
SUBTOTAL	\$ 5,266,800

\$395 / sf

FEES AND TESTING COSTS	
Fees	\$ 436,832
Testing	\$ 28,000
Miscellaneous	\$ 32,000
Contingency (10%)	\$ 49,683
SUBTOTAL	\$ 546,515

FURNITURE & EQUIPMENT COSTS	
Furniture	\$ 50,000
Equipment	\$ 30,000
Technology	\$ 50,000
Contingency (15%)	\$ 19,500
SUBTOTAL	\$ 149,500

Total Anticipated Project Cost **\$ 5,962,815**
(\$447 / SF)

Increased by \$680,815

QUESTIONS ?



TOWN OF
BASALT



THANK YOU FOR YOUR TIME AND INPUT

OUR
PURPOSE IS TO MAKE A
DIFFERENCE IN THE
COMMUNITIES
WE SERVE

empower people



create together



learn every day



inspire unique results



go above and beyond

