

NEW POLICE STATION 4 BOUTON STREET

CITY COUNCIL MEETING OCTOBER 14, 2025



NEW POLICE STATION TIMELINE

- **1978-2008:** Identified Department would outgrow existing space by 2000. Studies in early 2000s were halted due to recession.
- **2019-2021:** Facility Needs Assessment & Space Planning Study determined existing location not sufficient.
- **June 2023:** City Council appropriated funds for a Site Selection Study (later repurposed for Due Diligence)
- **December 2023:** City Council approved Resolution #9604 to enter into a Purchase & Sales Agreement for 4 Bouton Street property for the purpose of a new police station.
- **April 2024:** City Council authorized City Manager to complete the purchase, and voted to reuse the existing building and build an addition to accommodate a new police station.

NEW POLICE STATION TIMELINE

- **May 2024:** City acquired the property.
- **June 2024:** City Council appropriated funds for the design of a new police station at 4 Bouton Street.
- **December 2025-January 2025:** Construction manager and Design Team were selected.
- **May & June 2025:** Schematic designs were presented to the Heritage Commission and Architecture Design Review Committee.
- **July 2025:** Schematic Design Plans and cost estimate presented to City Council.

EXISTING POLICE STATION



Constructed: 1975
Total SF: 20,493 (4-stories)

Serves: ~45,000 residents
~90,000 daytime pop.
~50,000 calls/year

Staff: 90 sworn Officers
26 full/part-time civilians

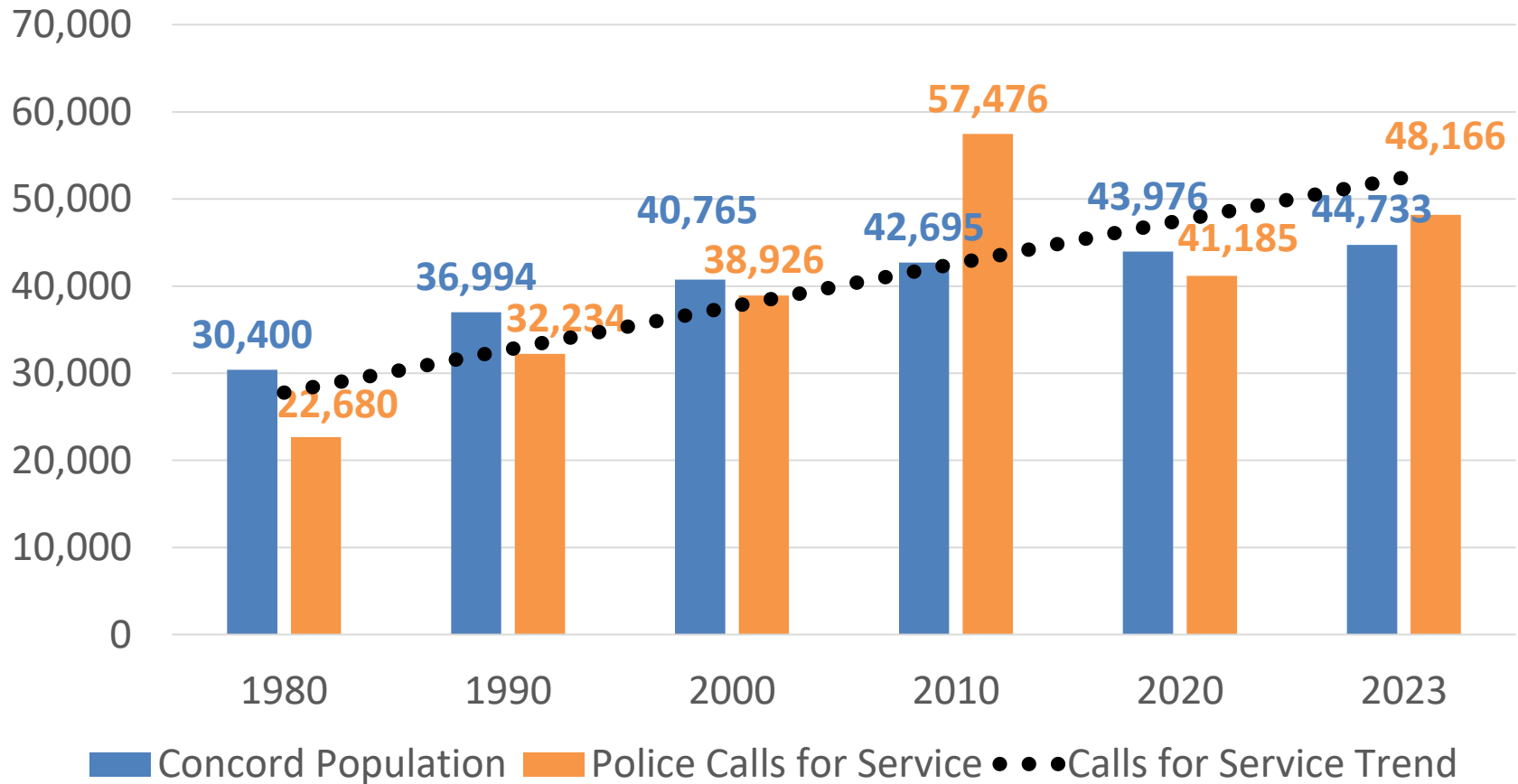


2021 NEEDS ASSESSMENT FINDINGS

- Antiquated Design of Current Facility Severely Limits Renovation Options
- Insufficient Real Estate for Expansion to Meet Current & Future Needs
- “Adjacency of Uses” & “Separation of Spaces” Hinders State / National CALEA Accreditation
- Lack of Secure, Dedicated Parking
- Space Needs of Other Departments Located at City Hall Campus

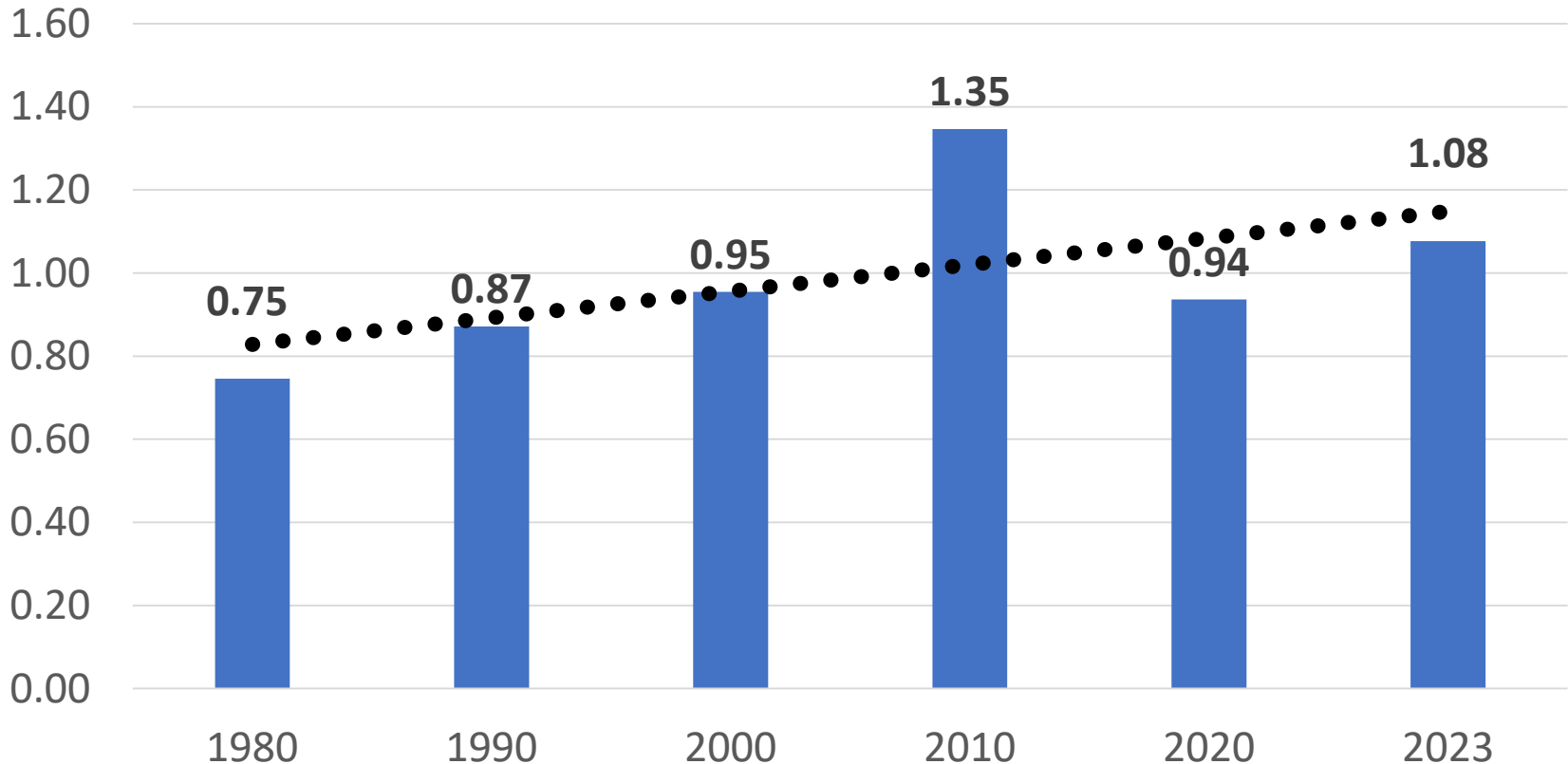
POPULATION GROWTH & POLICE DEPARTMENT TRENDS

Concord Population & Police Calls for Service 1980-2023



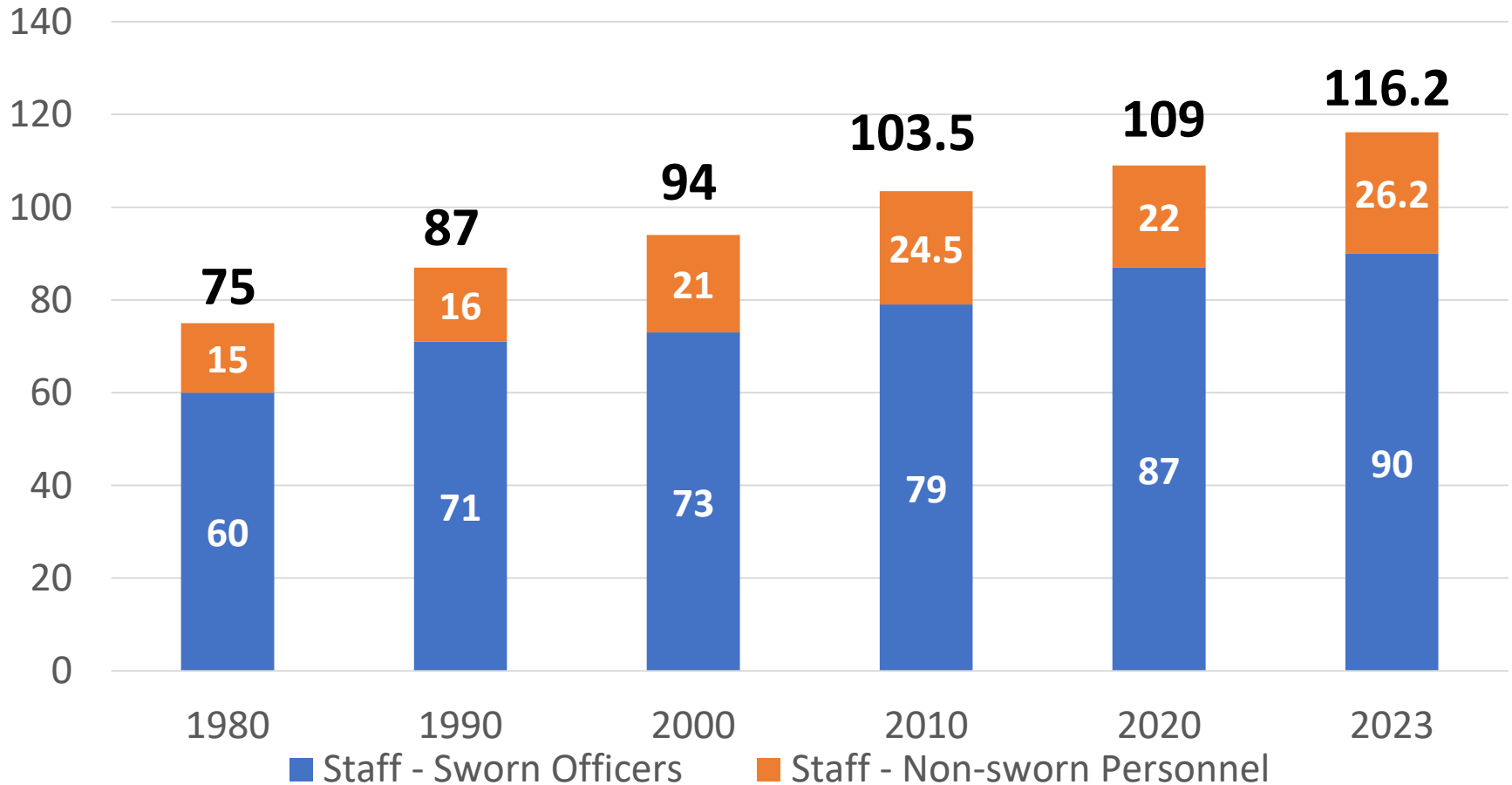
POPULATION GROWTH & POLICE DEPARTMENT TRENDS

Police Calls for Service Per Resident



POPULATION GROWTH & POLICE DEPARTMENT TRENDS

Police Department Staffing 1980-2023



TRENDS 1980-2023 & 2044 PROJECTION

	1980	2023	% Change (1980- 2023)	Average Annualized % Change (1980-2023)	2044 Projection
Concord Population	30,400	44,733	47%	1.1%	56,286
Police Calls for Service	22,680	48,166	112%	2.6%	82,572
Calls for Service Per Resident	0.75	1.08	44%	1.0%	1.33
Staff - Sworn Officers	60	90	50%	1.2%	113
Staff - Non-sworn Personnel	15	26.2	75%	1.7%	37
Staff - Total	75	116.2	55%	1.3%	151

*1974 CD Dept Estimate; 1980-2020 US Census;
2023 Estimate www.worldpopulationreview.com



4 BOUTON STREET

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4 BOUTON STREET

- Strengths
 - Centrally Located; Inside Urban Growth Boundary
 - Easy Access to I-393, I-93, & Route 3
 - 1 Mile From City Hall Campus
 - Adjacent to Fire Department Headquarters
 - 2.16 Acre Lot
 - 38,000SF Existing Building
 - 113+/- Parking Spaces
 - 3 Driveways (1 Fully Signalized; Direct Access to 2nd Fully Signalized @ Horseshoe Pond Land)
 - Access to All Major Utilities (Water / Sewer / Gas / Electric / Etc.)
 - Willing Seller
- Other Considerations
 - Triangle Shaped Lot (Less Efficient Site Layout)
 - Historic Building (1958; Mid-Century Modern)
 - Long-Term Future Expansion & Historic District



4 BOUTON ST. FACILITY ASSESSMENT

- Good / Reusable
 - Structural Components
 - Air Conditioning Plant
 - Emergency Generator
- Fully Depreciated / Replace
 - Electrical
 - Water Service & Plumbing
 - Heating
 - Ventilation
 - Doors and Windows
 - Roof
 - Fire Alarm System
 - Telecommunications
- Other
 - No Sprinkler System
 - ADA Compliance Issues
 - Lack of Insulation





4 BOUTON STREET DESIGN PROCESS



POLICE DEPARTMENT SPACE NEEDS STUDIES

	Existing 35 Green Street	2024 Concept 20-yr growth	2025 Programming 50-year growth
Common/Shared Spaces (includes training)	1,741	5,369	7,582
Records Storage	375	1,352	1,177
Community Resources	675	1,376	9,096
Administration	3,303	6,058	
Dispatch/ComCenter and WC/OIC Office	448	1,520	1,794
Booking and Intake	1,881	3,061	5,605
Property and Evidence	1,781	5,968	8,311
Investigations/Detectives	2,256	5,951	8,523
Patrol/Operations/Parking	2,500	4,250	7,140
PD Departmental Support	2,350	4,216	5,918
PD Firing Range	0	4,100	0
Facility support	3,183	5,566	2,866
Shell for future growth	0	3,315	1,700
Total Gross Square Footage	20,493	52,102	59,712

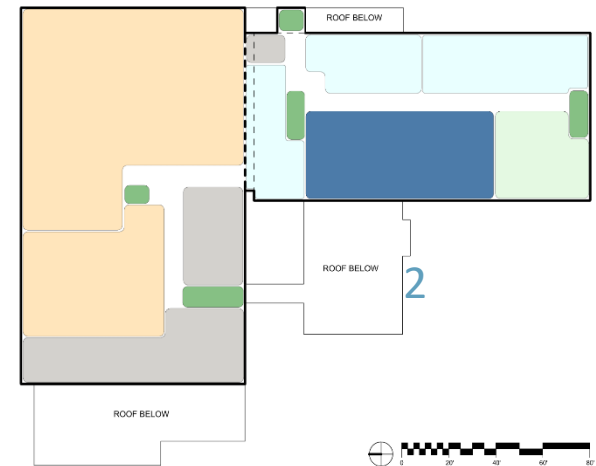
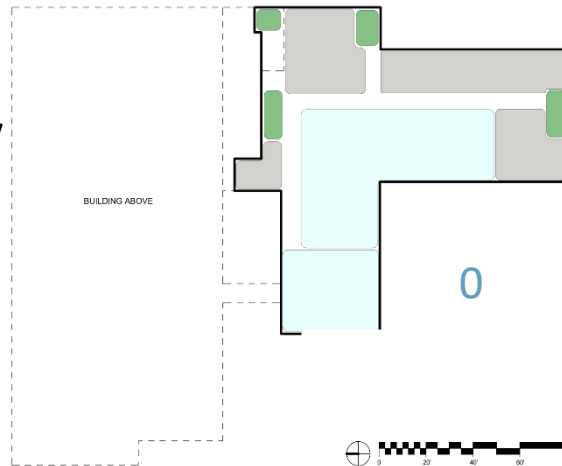
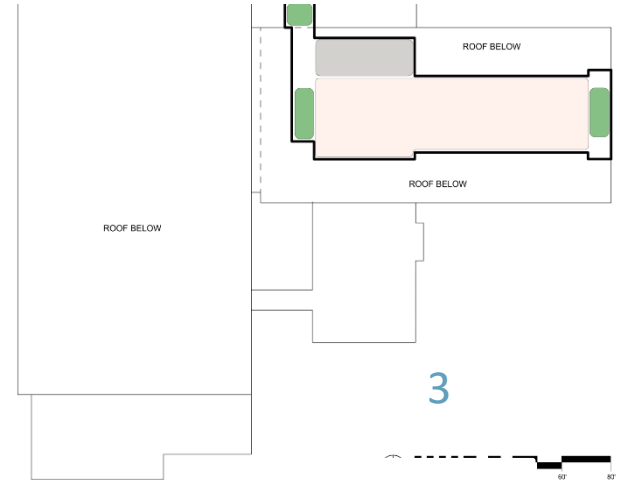
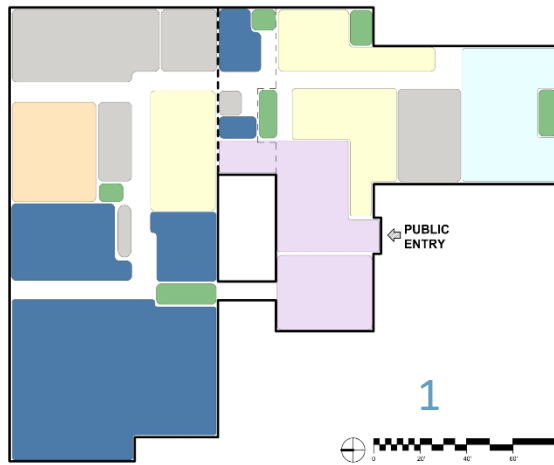


POLICE DEPARTMENT SPACE NEEDS IMPACTS

- International Building Code (IBC) Risk Category IV & National Fire Protection Association (NFPA) for Critical Facilities
 - Requires a more robust structure to withstand extreme environmental loads such as earthquakes and hurricanes
 - Require redundant building systems including two electrical services, two water services, two boiler plants, and two separate HVAC systems
- Re-use of existing facility will preserve an architecturally significant structure, however, the space will be less efficient than a new, custom designed and purpose-built structure

POLICE DEPARTMENT SPACE PROGRAMMING

- Improved circulation for people and vehicles
- Improved evidence handling
- Private victim & witness support rooms
- Embedded Social & Child Services
- Dedicated rest & recovery spaces
- Gender-inclusive
- Emergency preparedness



POLICE DEPARTMENT SPACE NEEDS

EXAMPLES

Space	Existing	Current Recommend/Need	Need for 50-year growth	Proposed
Lobby	140 SF	1,500 min needed	~2,000SF	1,866 SF
Lockers	260 SF women 970 SF men 1,230 SF total	~ 1,800	~1,900 SF compartmentalized for flexibility	1,914 SF
Investigations	1,600 SF	3,800 SF min needed	4,800 SF *largest and fastest growing dept.	5,033 SF
Computer crimes	240 SF	600 SF	850 SF *second fastest growing dept.	754 SF (plus 483 shell space for growth, shared with Investigations)
Dispatch	500 SF	1,100 SF min.	1,300 SF	1,671 SF
Patrol	1,040 SF total	2,700 SF	2,900 SF	2,952 SF
Evidence	1,300 SF	2,100 SF	3,350 SF	4,246 SF
Holding (cells)	380 SF	1,300 SF	1,380 SF	1,335 SF
Social Work	60 SF	500 SF min	970 SF	1,443 SF

PROPOSED FACILITY DESIGN



PROPOSED FACILITY DESIGN



PROPOSED FACILITY DESIGN



LINCOLN BROWN ILLUSTRATION

PROPOSED SITE PLAN



SUSTAINABLE DESIGN CONSIDERATIONS

- High-performance building systems to reduce energy use and operating costs.
- Energy use projected to be 23% below national average for public safety facility.
- Water efficiency through low flow plumbing fixtures and native/drought-tolerant plantings.
- Proposed green roof to mitigate heat island effects and stormwater run-off.
- Rooftop solar being explored for feasibility

COST ESTIMATE AND FINANCIAL PROJECTIONS



		<u>October 2025 Estimate</u>
<u>Building Square Footage (Gross)</u>		70,275
<u>Hard Costs</u>		
Site Work & Utilities	\$	4,200,294
Building Renovations	\$	16,258,918
Building Additions	\$	19,893,788
Asbestos Abatement/Demolition	\$	333,000
Lead Paint Abatement / Universal		Excluded / TBD
<u>Subtotal - Hard Costs</u>	\$	<u>40,686,000</u>
<u>Soft Costs</u>		
Special Inspections/Commissioning	\$	300,000
Communications Antenna	\$	25,000
Insurances	\$	29,000
Fixtures / Furnishings / Equipment	\$	1,110,000
Moving Expenses	\$	50,000
<u>Subtotal - Soft Costs</u>	\$	<u>1,514,000</u>
<u>Contingency</u>		
Hard Cost Contingency	\$	3,000,000
Soft Cost Contingency	\$	300,000
<u>Subtotal - Contingency</u>	\$	<u>3,300,000</u>
<u>Total Project Cost</u>	\$	45,500,000
<u>Per Square Foot</u>	\$	647.46

NEW POLICE STATION FINANCIAL PROJECTIONS FY25-FY30

Project	Bond Amount	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
CIP 643 New Police Station							
Already Appropriated:							
Property Acquisition Bond (Appropriated Dec. 2024 issued March 2025)	\$ 4,090,000	\$ -	\$ 347,650	\$ 340,493	\$ 333,335	\$ 326,178	\$ 319,020
Due Diligence Bond (Appropriated June 2023, issued Feb 2024, paid off)	\$ 75,000	\$ 77,524	\$ -	\$ -	\$ -	\$ -	\$ -
Weatherization Bond (Appropriate June 2024, bond not yet issued)	\$ 240,000	\$ -	\$ -	\$ 20,400	\$ 19,980	\$ 19,560	\$ 19,140
Interim Property Maintenance (cash, no bond)	N/A	\$ 58,749	\$ 55,685	\$ -	\$ -	\$ -	\$ -
Design Bond (Appropriated June 2024, bond not yet issued)	\$ 3,131,800	\$ -	\$ -	\$ 234,885	\$ 230,500	\$ 226,116	\$ 221,731
<i>Subtotal - Already Appropriated</i>	<i>\$ 7,536,800</i>	<i>\$ 136,274</i>	<i>\$ 403,335</i>	<i>\$ 595,778</i>	<i>\$ 583,815</i>	<i>\$ 571,854</i>	<i>\$ 559,891</i>
To Be Appropriated:							
Proposed Construction Bond (Issuance #1)	\$ 19,000,000	\$ -	\$ -	\$ 1,425,000	\$ 1,398,400	\$ 1,371,800	\$ 1,318,600
Proposed Construction Bond (Issuance #2)	\$ 26,500,000	\$ -	\$ -	\$ -	\$ 1,987,500	\$ 1,950,400	\$ 1,913,300
Operating & Maintenance (not proposed for bond)	N/A	\$ -	\$ -	\$ -	\$ 519,396	\$ 675,364	\$ 695,625
<i>Subtotal - To Be Appropriated</i>	<i>\$ 45,500,000</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 3,905,296</i>	<i>\$ 3,997,564</i>	<i>\$ 3,927,525</i>
Total	\$ 53,036,800	\$ 136,274	\$ 403,335	\$ 2,020,778	\$ 4,489,112	\$ 4,569,418	\$ 4,487,417
<i>Credit - Parking Fund Rent*</i>		\$ -	\$ -	\$ -	\$ (77,774)	\$ (105,554)	\$ (103,659)
<i>Credit - Rent Savings Prosecutors Lease Termination**</i>		\$ -	\$ -	\$ -	\$ (50,034)	\$ (68,041)	\$ (69,429)
Net Raised by Property Taxes		\$ 136,274	\$ 403,335	\$ 2,020,778	\$ 4,361,304	\$ 4,395,823	\$ 4,314,329
Projected Tax Rate Impact****		\$ 0.03	\$ 0.08	\$ 0.39	\$ 0.84	\$ 0.85	\$ 0.83

NEW POLICE STATION FINANCIAL PROJECTIONS FY25-FY30

Project	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Annual Cost	\$136,274	\$403,335	\$2,020,778	\$4,361,304	\$4,395,823	\$4,314,329
Projected Tax Rate Impact	\$0.03	\$0.08	\$0.39	\$0.84	\$0.85	\$0.83
Projected Tax Impact						
\$250,000 Assessed Value	\$6.56	\$19.40	\$97.21	\$209.80	\$211.46	\$207.54
\$350,000 Assessed Value	\$9.18	\$27.16	\$136.09	\$293.72	\$296.04	\$290.55
\$400,000 Assessed Value	\$10.49	\$31.04	\$155.53	\$335.68	\$338.33	\$332.06
\$500,000 Assessed Value	\$13.11	\$38.80	\$194.42	\$419.60	\$422.92	\$415.08

PROJECTED ANNUAL O&M COSTS

	Current Expenses	FY2029 Projection	FY2025	FY2029 Projection	Difference
	Existing Green St Facility	Existing Green St Facility	4 Bouton St Police Station	4 Bouton St Police Station (1st Full Year Operations)	Bouton vs. Existing Green St
Building Square Footage (Gross)	<u>21,790</u>	<u>21,790</u>	<u>70,275</u>	<u>70,275</u>	<u>70,275</u>
Repairs and Maintenance	\$ 5,600	\$ 6,062	\$ 13,399	\$ 14,504	\$ 8,442
Software/Hardware Maintenance	\$ 4,400	\$ 4,763	\$ 10,528	\$ 11,396	\$ 6,633
Communications	\$ 41,251	\$ 44,651	\$ 41,251	\$ 44,651	\$ -
Building Supplies	\$ 1,350	\$ 1,461	\$ 3,230	\$ 3,496	\$ 2,035
Diesel Fuel (back-up generator)	\$ -	\$ -	\$ 525	\$ 700	\$ 700
Electricity	\$ 23,186	\$ 25,505	\$ 64,212	\$ 85,616	\$ 60,111
Natural Gas	\$ 10,560	\$ 11,430	\$ 42,734	\$ 56,979	\$ 45,549
Water and Wastewater	\$ 3,690	\$ 3,994	\$ 9,369	\$ 12,492	\$ 8,498
Property Insurance	\$ 3,240	\$ 3,507	\$ 21,825	\$ 29,100	\$ 25,593
Water Backflow Meter Charges	\$ -	\$ -	\$ 340	\$ 453	\$ 453
Custodial Staff Salaries & Benefits	\$ 134,304	\$ 145,375	\$ 305,156	\$ 406,875	\$ 261,500
Snow Removal (by Parking Fund)	\$ 3,891	\$ 4,212	\$ 6,827	\$ 9,103	\$ 4,890
Subtotal - Facility O&M	\$ 231,472	\$ 250,960	\$ 519,396	\$ 675,364	\$ 424,404
Per Square Foot	\$ 10.62	\$ 11.52	\$ 7.39	\$ 9.61	\$ (1.91)



VALUE ENGINEERING/ADD ALTERNATE CONSIDERATIONS

Scope Item under consideration to Eliminate / Reduce	Potential Savings
Material Selections (carpet, wall finishes, etc.)	(\$126,893)
Interior window treatments	(\$25,000)
Green Roof (Existing building)	(\$106,580)
Green Roof (Addition)	(\$102,216)
Roof top Solar	(\$350,000)
Vault door display case	(\$25,000)
Radiant heat sidewalks	TBD
Landscaping - reduce plantings	(\$100,000)
Courtyard landscaping and furnishings	(\$47,920)
Masonry pilasters @ fence	(\$60,000)
Granite barriers	(\$66,650)
Flag poles (reduce from 2 to 1)	(\$9,000)
Furniture	(\$75,000)
Phone system (reuse existing at Green Street)	(\$100,000)
Storage/lockers	(\$100,000)
Gym - reduce equipment allowance	(\$40,000)
Training room equipment	(\$70,000)
Signage (LED interior badge)	(\$31,263)
Total	(\$1,435,522)

SUMMARY



SUMMARY

- Today's Request
 - Set a Public Hearing for November 10, 2025 to Appropriate Funds for Construction
- Benefits for the Police Department
 - Achieves New Modern Facility Meeting the Department's Current and Projected Needs Through At Least 2077
 - New Facility Removes Barriers to State & National Accreditation
 - New Facility Will Strengthen Morale; Enhance Recruitment & Retention Efforts
 - Improves Safety & Efficiency of Operations



SUMMARY

- Benefits for Other City Departments
 - Allows Prosecutor's Office to be relocated to new Police Station; improves operational efficiencies & interdepartmental coordination; allows the city to vacate rented office space
 - Creates opportunity to renovate Green Street Police Station for other municipal uses
 - Relocates Police Department closer to Fire Department Central Station for improved operational efficiencies



SUMMARY

- Other Thoughts
 - Meets the goal of Preserving & Adaptively Reusing Mid-Century Modern Building
 - Value Engineering and Cost Savings have been considered throughout the design process
 - To meet the current schedule of a Spring 2026 Construction Start, funds will need to be appropriated by end of 2025 to risk pushing start to 2027
 - Construction costs will continue to increase (likely on the order of multiple millions of dollars annually)



SCHEDULE

City Fiscal Year

Projected Dates

Bouton Street Police Station

Property Acquisition	FY2024	May 2024
Weatherization	FY2024 / FY2025	Summer 2024-Spring 2025
Design & Permitting	FY2025 / FY2026	07/01/2024 – 1/30/2026
Final Bidding for Construction	FY2026	01/30/2026 – 03/31/2026
Construction	FY2026 / FY2028	04/01/2026 – 09/30/2027
Move-In	FY2028	10/1/2027 – 10/31/2027
Occupancy	FY2028	November 2027

City Hall Campus Plan

Space Assessment & Master Plan	FY2025 / FY2026	07/01/2024 – 12/31/2025
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DISCUSSION

WWW.CONCORDNH.GOV/NEWPOLICESTATION

