

BLOOMINGTON POLICE STATION
JULY 16, 2026
REPORT OF FINDINGS

1. Review the American Structurepoint feasibility report and identify any gaps, issues, or questionable assumptions.
The ASP study is complete and accurate considering the information that was available at the time. I believe that there are alternative solutions to their findings concerning structural analysis, space planning, HVAC and Electrical systems. As it relates to 714 S. Rogers. These solutions would have to be vetted and studied in the next phase of design and planning.
2. Evaluate whether current information (structural plans, Patriot borings, Structurepoint study) is sufficient for a defensible decision or if more analysis is needed.
The building at 714 S. Rogers should only continue to be considered if the entire structure does NOT have to be brought in to compliance with design standards to meet a Risk Category IV building. The information that I have been presented with is sufficient to decide as to whether to continue pursuing the existing building at 714 S. Rogers or look for a plan that considers a new structure at 714 S. Rogers or another site.
3. Assess whether a 50-year BPD facility can be achieved within a \$25M budget.
In my opinion the \$25M total cost is likely approximately 15% lower than what the total project budget should be.
4. Provide a professional opinion on whether the constraints of the existing Rogers building outweigh the benefits of reuse.
The building at 714 S. Rogers is only viable if an addition to the building is constructed to house the services that need Risk Category IV status. Given this, I believe that there are positive and negative factors to both reusing 714 S. Rogers and a new stand-alone facility. Among the positive factors in reusing 714 S. Rogers would be the speed to completion, considering that the site is already been approved for this use and the main structure already exists.
5. Evaluate the implications, risks, and hidden costs of removing internal walls in the Rogers building.
This would have to be completely designed by a structural engineer, but I believe that openings of some significant size can be accomplished in these "load bearing" walls.
6. Review Structurepoint's square footage assumptions, including the 54,000 GSF total and grossing factor.
The grossing factors seem very high from my experience. This could be reduced in my opinion by further study and more in-depth space planning.
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8. Assess the feasibility, cost, and long-term performance of each development option.

Each option is certainly feasible and should have a long life. The cost of the project seems to be driven by the \$25M budget. The reuse of 714 S. Rogers would provide more space, even if some of the space would not be “finished out” to a user ready level. The cost per square foot for a new stand-alone facility would have to include site acquisition, planning and approval costs, along with a new start for the design of the building. This would ultimately drive a smaller facility by a significant number of square feet.

9. Advise on coordination with the Hopewell project, especially stormwater detention and civil design interactions.

The coordination with Hopewell and the stormwater collection and storage at 714 S. Rogers should not significantly impact on the project. Please note that all the cost discussions within this report do not consider the cost of the Hopewell stormwater detention at 714 S. Rogers.

10. Provide clear recommendations and next steps.

There will be further study needed of current conditions at 714 S. Rogers if it is decided to move forward by reusing the building. The next step is to decide if the reuse of the building is the direction for constructing the new Police Station. Of course, this choice will prompt a different set of next steps for any of the options that are available.

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