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June 25, 2015

Dave Donovan, Director
Scott County Facility and Support Services
600 West Fourth Street
Davenport, Iowa 52801

Re: Scott County
Sheriff Patrol Headquarters
Commission No. 133030

Dear Dave:

As requested, Wold Architects and Engineers reviewed the following two sites for determining the feasibility of locating the new Sheriff Patrol Headquarters at either site: the Midwest Training Center Site at North Fairmount Street and West 83rd Street, and the Eldridge Commercial Site at South 16th Avenue and Blackhawk Trail Road.

At the beginning of the schematic design phase of the Patrol project, a site criteria matrix was developed by the Planning Group. We began our review of both sites by comparing them against this Owner developed criteria. From there we took the current approved plan and site footprint and overlaid these assumed project limits on each site. After confirming that both sites would allow for the building and site footprint planned, we then combined the siting information and site matrix information into a Site Evaluation Pros and Cons list. All of these items are attached for your review.

Clearly both sites have potential benefits, but after review we have found the following issues to be the determining factors in our site recommendation;

- Although advised that Sheriff's Patrol is not considered an emergency response department during daily routine patrols, the limited access and congestion observed at the Midwest Training Center Site does not appear conducive for locating any emergency services. The truck traffic alone exiting West 83rd Street and Hillendale Road for access onto Northwest Boulevard could severely impact response times in emergency situations.
- The cost for the City of Davenport required site improvements to 83rd Street as well as the unknown amount of site cleanup/demolition costs could easily outweigh the assumed low site acquisition costs for the Midwest Training Center Site. One of the main drawbacks of the Eldridge Commercial Site was always the site acquisition costs. However, in comparison, the potential site improvement and remediation costs associated with the Midwest Training Center Site could quickly surpass Eldridge Commercial Site property costs.

Based on this review, we feel that the Eldridge Commercial Site is the logical choice for recommendation. We do ask that you review all attached documents to confirm the County's continued agreement with the original site criteria and ranking. Additionally, once a site is decided on, we do recommend that the County request permission to obtain soil borings at that site prior to closing to determine soil quality.

Minnesota
Illinois
Michigan
Colorado

designers and researchers for public environments

Please do not hesitate to contact me with any questions.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Kirsta Ehmke". The signature is written in a cursive, flowing style.

Kirsta Ehmke
Associate

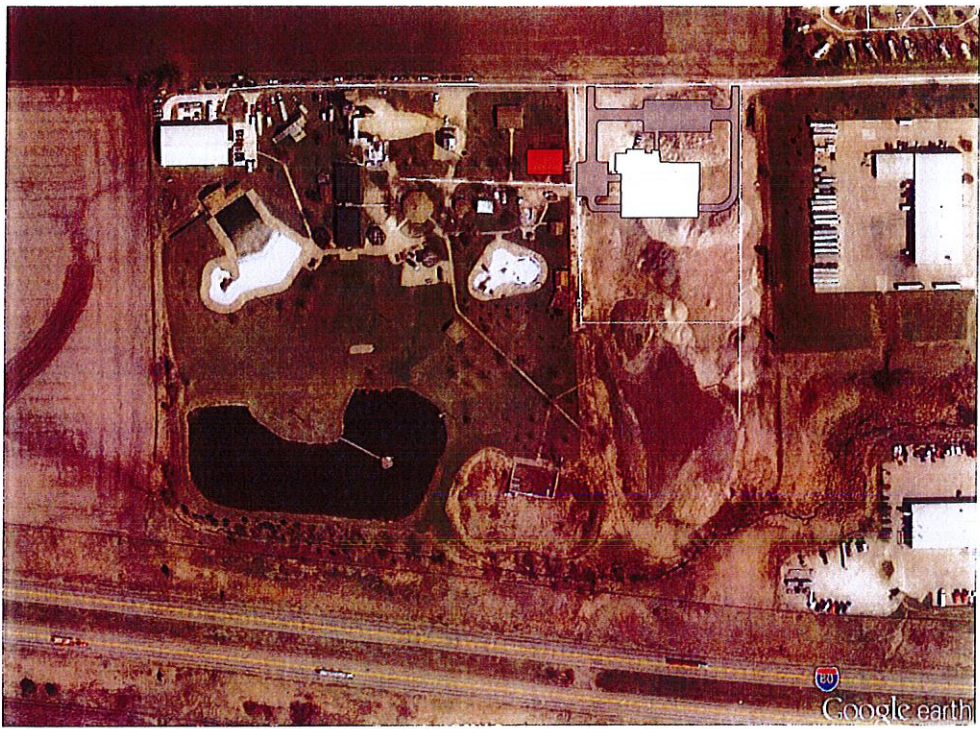
cc: Dee Bruemmer, Scott County Administrator
Tammy Speidel, Facilities and Support Services
Roger Schroepfer, Wold Architects and Engineers



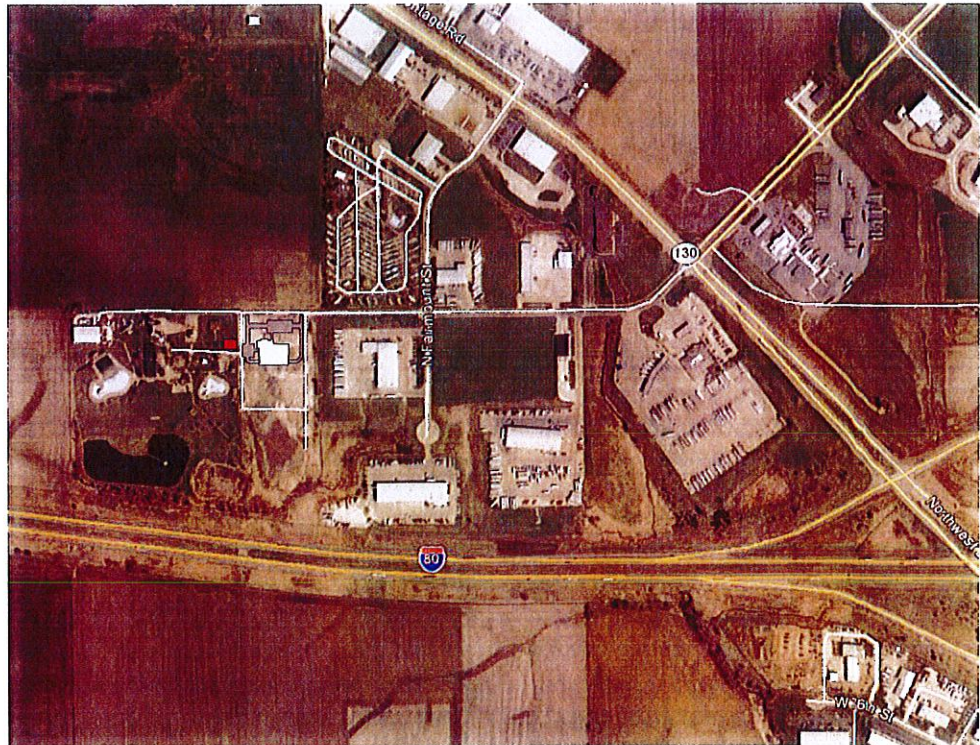
SCOTT COUNTY PATROL SITE EVALUATION MATRIX

Criteria		Criteria Ranking (H-M-L)	Site Location #1 MIDWEST TRAINING CENTER	Site Location #2 ELDRIDGE COMMERCIAL SITE
A	Adequate Building Acreage (minimum 3 acres)	High	The most viable building location on the site (total of 25 acres) is the existing/original parking lot at the northeast corner of the property and is approximately 4 to 4.5 acres.	Lot 3 = 4.2 acres (plus outlot C = additional 2 acres)
B	Opportunity for Multiple Site Ingress/Egress Points	High	Currently the only access point to this site is 83rd Street to NW Highway (Multiple access points onto 83rd possible). According to the City of Davenport, 83rd Street is planned to eventually continue through to Wisconsin Avenue as a collector street. This would allow for two potential access points, however timing of work is unknown. With one congested access point, this location would not be ideal for co-locating with emergency services (ambulance/911 service).	Drainage ditch and proximity to interchange likely prohibit direct access to Blackhawk. Multiple access points would be possible from S 16th Ave.
C	Access to Major Highways/Roadways	High	NW Highway provides immediate access to I-80. However, the 83rd/NW Highway intersection is home to multiple truck stops and can impede immediate access to I-80.	Immediate proximity to Hwy 61 interchange
D	Acquisition Cost	High	Land: ??? Sewer & Water: approx. \$9,500 83rd Street Improvements: \$344,000 (plus - see attached)	Land: \$275,000 Sewer & Water: approx. \$9,500 Site Infill: \$30/CY - amount unknown due to siting
E	Availability of Infrastructure (Utilities)	Med	Extending 83rd Street to the area of development - bringing roadway up to City requirements (possible help from City due to their desire to extend 83rd); sanitary available on site & water available along north property line.	Sanitary & water main exist on the east side of S 16th Ave.; according to City of Eldridge sewer and water have been extended to each of the individual lots
F	Centralized Location in County	Med	Approx. 2.75 miles to Hwy 61, 5.5 miles to I-74, 2.9 miles to I-260.	Yes
G	Site Security	Low	Large amount of commercial traffic on east side of site may be an issue.	Bordered by residential on East, I-80 on West, and BHT on the South
H	Compatible with Current Land Use Zoning	Low	TBD	Currently zoned as C-3 General Commercial District
I	Separation from Rail Road	Low	Yes	Yes
	Miscellaneous		See Site Evaluation Sheet	See Site Evaluation Sheet

SCOTT COUNTY PATROL SITE – MIDWEST TRAINING CENTER SITE



MIDWEST TRAINING CENTER SITE – MICRO



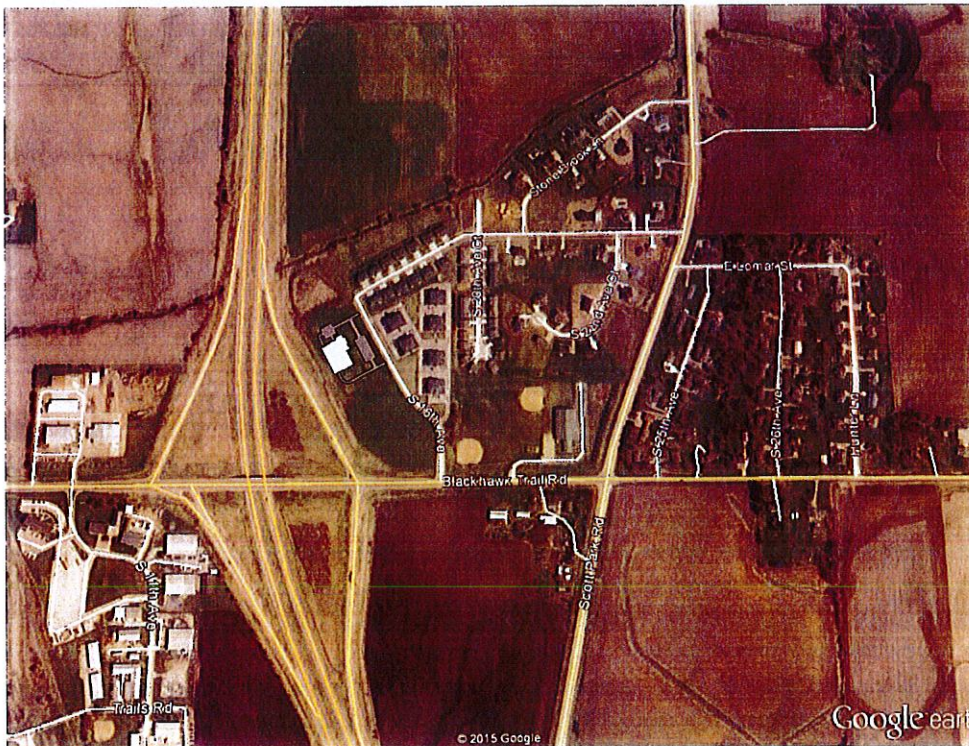
MIDWEST TRAINING CENTER SITE – MACRO



SCOTT COUNTY PATROL SITE – ELDRIDGE COMMERCIAL SITE



ELDRIDGE COMMERCIAL SITE – MICRO



ELDRIDGE COMMERCIAL SITE – MACRO



SCOTT COUNTY PATROL SITE EVALUATION

A. SITE #1 – Midwest Training Center

1. See attached Site Evaluation Matrix for initial evaluation against original project criteria.
2. Pros:
 - Long term plan by the City of Davenport would extend 83rd Street to the West allowing for a multiple access site (however site access further west moves away from the preferred centralized location near Interstate 80 and Highway 61).
 - Potential synergies with Community College Training Center, future Ambulance Service, and City of Davenport Fire Training make this site a potential emergency services campus.
 - Immediate City sewer and water access.
 - Campus site area available for water detention and geothermal.
 - No residential development nearby other than trailer park.
3. Cons:
 - Building siting is limited due to existing structures on site.
 - Main access to site via Northwest Highway and 83rd Street is highly congested with truck traffic.
 - Roadway improvements to 83rd Street would be required by the City of Davenport.
 - Stormwater detention costs likely more due to stringent City of Davenport requirements.
 - Co-locating ambulance/911 services on this site would be problematic due to one congested site access point – may increase response times.
 - Site is congested with multiple unused buildings – total rehab of site into an emergency services campus by multiple entities could be potentially costly and may not come to fruition.
 - Lack of public presence – far from main roads.
 - Limited views.
 - Little room for expansion.
 - Currently no Fiber connection in the area, cost to extend from Davenport is expensive.



B. SITE #2 – Eldridge Commercial Site

1. See attached Site Evaluation Matrix for initial evaluation against original project criteria.
2. Pros:
 - Immediate City sewer and water access.
 - Immediate proximity to Highway 61 interchange – ideal location in the County.
 - Stormwater detention costs likely less than Midwest site due to less stringent requirements by City of Eldridge, and due to the existing detention basin being installed and sized per Eldridge requirements during prior site development.
 - Only presence on site – no need to adjust building/site intentions due to other co-located entities.
 - Views of open land and residential area.
 - Potential area available for water detention and geothermal.
 - Visible presence from Blackhawk Trail Road.
 - Alternate route to Scott Park Road if Blackhawk Trail is blocked or closed for road construction.
 - Site zoned and approved as C-3 (Commercial) and no additional permitting besides a building permit should be required.
 - Fiber connectivity is available at Scott Park Road and Black Hawk Trails. (costs to extend fiber connection is estimated at a one-time cost of \$5.00-\$10.00 per foot)
3. Cons:
 - Site acquisition expense.
 - Site drops off dramatically from Lot 2 to Lot 3 – potential cost need for infill depending on building siting.
 - Residential area adjacent to site.
 - Little room for expansion.